

BOARD APPROVED

MEMORANDUM

AUGUST 16, 2018

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
RAUL DUVERGE, SENIOR PROJECT MANAGER
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: 187-191 AND 211 CONDOR STREET, EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to issue a Partial Certification of Approval for the plan to construct a residential building with twelve (12) residential units, including two (2) Inclusionary Development Policy ("IDP") units and ten (10) off-street parking spaces, at 211 Condor Street and within the 187-191 and 211 Condor Street project (collectively, the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code").

PROJECT SITE

The 187-191 and 211 Condor Street project is situated on two (2) parcels of land located at 187-191 Condor Street and 211 Condor Street in the Eagle Hill section of the East Boston neighborhood. Collectively, the two (2) parcels comprise approximately 10,938 square feet and front on the Chelsea River (the "Project Site"). The parcel located at 187-191 Condor Street is currently occupied by a three (3) story residential building. The parcel located at 211 Condor Street is occupied by a single story vacant commercial structure.

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

The Project Site is located within an approximately fifteen (15) minute walk (0.7 miles) of MBTA Blue Line subway service (Airport Station) providing access throughout the City of Boston and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: Condor Street Condominiums, LLC¹
 211 Condor Street, LLC²
 Jacqueline Nunez

Architect: Merge Architects, Inc.³
 Elizabeth Whittaker

Legal Counsel: LaCasse Law, LLC
 Marc LaCasse

THE ORIGINALLY APPROVED PROJECT

On May 11, 2017, Boston Real Estate Capital (the “Original Proponent”) filed a Small Project Review Application with the BPDA seeking to redevelop two parcels respectively located at 187-191 Condor Street and 211 Condor Street in East Boston. On June 15, 2017, the BPDA Board voted to approve the first iteration of the 187-191 and 211 Condor Street project (the “Originally Approved Project”).

The Originally Approved Project consisted of the construction of two (2), four (4) story residential buildings, totaling approximately 36,000 gross square feet, that would collectively include approximately twenty-three (23) residential homeownership units, including three (3) IDP units, and up to twenty-five (25) off-street vehicle parking spaces.

¹ Condor Street Condominiums, LLC acquired title to the property located at 187-191 Condor Street on November 15, 2017.

² 211 Condor Street, LLC acquired title to the property located at 211 Condor Street on March 6, 2018.

³ Merge Architects, Inc. is the new architect for the buildings to be located at 187-191 Condor Street and 211 Condor Street.

The proposed four (4) story residential building to be located at 187-191 Condor Street included nine (9) two-bedroom units and up to eleven (11) off-street vehicle parking spaces. The proposed four (4) story residential building to be located at 211 Condor Street included two (2) one-bedroom units and twelve (12) two-bedroom units and up to fourteen (14) off-street vehicle parking spaces.

THE REVISED PLAN FOR 211 CONDOR STREET

On November 20, 2017, the Original Proponent submitted a Notice of Project Change ("NPC") consisting of a revised plan for the building located at 211 Condor Street within the Originally Approved Project with the BPDA.

After approvals were received from the BPDA and the City of Boston Zoning Board of Appeal ("ZBA"), further study revealed that the parcel located at 211 Condor Street is subject to the jurisdiction of Massachusetts General Laws, Chapter 91 ("G.L. c. 91"). Accordingly, in order to satisfy the requirements of G.L. c. 91, the proposed residential building at 211 Condor Street was slightly revised. The requirements of G.L. c. 91 necessitate pulling the new structure back from the edge of Condor Street, away from the waterfront along the Chelsea River. As a result, the building will be smaller.

The following changes were made to the proposed building located at 211 Condor Street to comply with the requirements of G.L. c.91:

1. A reduction of two (2) residential units bringing the total to twelve (12). The proposed unit mix consists of approximately three (3) one bedroom units and nine (9) two bedroom units.
2. A reduction of approximately three (3) off-street parking spaces, bringing the total to eleven (11).
3. A reduction in the gross floor area of approximately 2,665 square feet for a new gross floor area of approximately 13,955 square feet.

On January 11, 2018, the Director was authorized to issue a Partial Certification of Approval, approving the revised plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and eleven (11) off-street parking spaces, located at 211 Condor Street and within the Proposed Project, in accordance with the requirements of Small Project Review Article 80E, of the Code, subject to continuing design review by the BRA. The Director was further authorized to execute and deliver Affordable Housing Agreement(s) for the creation

of three (3) on-site IDP units in connection with the Proposed Project, as well as Community Benefits Agreement(s) in connection with the Proposed Project.

THE REVISED PLAN FOR 187-191 CONDOR STREET

On January 5, 2018, Condor Street Condominiums, LLC submitted a NPC which consisted of a revised architectural plan for the building located at 187-191 Condor Street.

The following change has been made to the proposed building located at 187-191 Condor Street:

1. A redesign of the exterior façade of the building.

The proposed four (4) story residential building to be located at 187-191 Condor Street continues to include nine (9) two-bedroom units, including one (1) IDP unit and approximately eleven (11) off-street vehicle parking spaces.

On February 8, 2018, the Director was authorized to issue a Partial Certification of Approval, approving the revised plan to develop and construct a residential building with nine (9) residential units, including one (1) IDP unit and eleven (11) off-street parking spaces, located at 187-191 Condor Street and within the Proposed Project, in accordance with the requirements of Small Project Review Article 80E, of the Code, subject to continuing design review by the BRA.

THE SECOND REVISED PLAN FOR 211 CONDOR STREET

On June 26, 2018, Condor Street Condominiums, LLC submitted a second NPC consisting of a revised architectural plan for the building located at 211 Condor Street.

The following changes have been proposed to the building to be located at 211 Condor Street:

1. A redesign of the exterior façade of the building.
2. A reduction of one (1) off-street vehicle parking space, bringing the total number of off-street vehicle parking spaces to ten (10).

Due to the revisions, the proposed four (4) story residential building to be located at 211 Condor Street will include twelve (12) two-bedroom units, including two (2) IDP units and ten (10) off-street vehicle parking spaces.

As a result of these changes to the building located at 211 Condor Street, the proposed development at the Project Site will include the construction of two (2), four (4) story residential buildings, that will collectively include approximately twenty-one (21) residential homeownership units, including three (3) IDP units, and approximately twenty-one (21) off-street vehicle parking spaces (as previously defined above, the "Proposed Project").

All of the community benefits, mitigation, and IDP commitments for the Proposed Project will remain the same as the Originally Approved Project, and as reiterated at the February 8, 2018 Board meeting.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. As the Proposed Project will provide twenty-one (21) new homeownership units, three (3) units within the Proposed Project will be created as IDP homeownership units (the "IDP Units"), of which two (2) will be made affordable to households earning not more than 80% of the Area Median Income ("AMI"), as published by the United States Department of Housing and Urban Development ("HUD"), and the remainder, one (1) IDP Unit, will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Approximate Square Footage	Location of IDP Unit	Percent of Median Income	Approximate Sale Price
One	733 SF	211 Condor, Unit 2	80%	\$179,600
Two	918 SF	211 Condor, Unit 7	100%	\$277,100
Two	896 SF	187-191 Condor, Unit 3	80%	\$214,300

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreements ("AHA") executed for 187-191 Condor Street and 211 Condor Street, respectively, and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The AHA must be executed along with, or prior to, the issuance of the Partial Certification of Approval(s) for the Proposed Project. The Proponent must also submit a draft Affirmative Fair Housing Marketing Plan (the "Plan") to the Boston Fair Housing Commission ("BFHC") within thirty (30) days of the building permit, and marketing cannot proceed until a final Plan has been approved by the BFHC and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First time homebuyer

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on each of the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the developer prior to sale to an income eligible buyer, and the BPDA or its assigns or successors will monitor the ongoing affordability of the IDP Units.

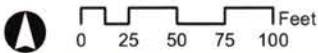
RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the BPDA approve and authorize the Director to issue a Partial Certification of Approval.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certification of Approval, approving the plan to develop and construct a residential building with twelve (12) residential units, including two (2) IDP units and ten (10) off-street parking spaces, located at 211 Condor Street and within the 187-191 and 211 Condor Street project (the "Proposed Project"), in accordance with the requirements of Small Project Review Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA").

191 & 211 Condor Street, East Boston



boston planning & development agency

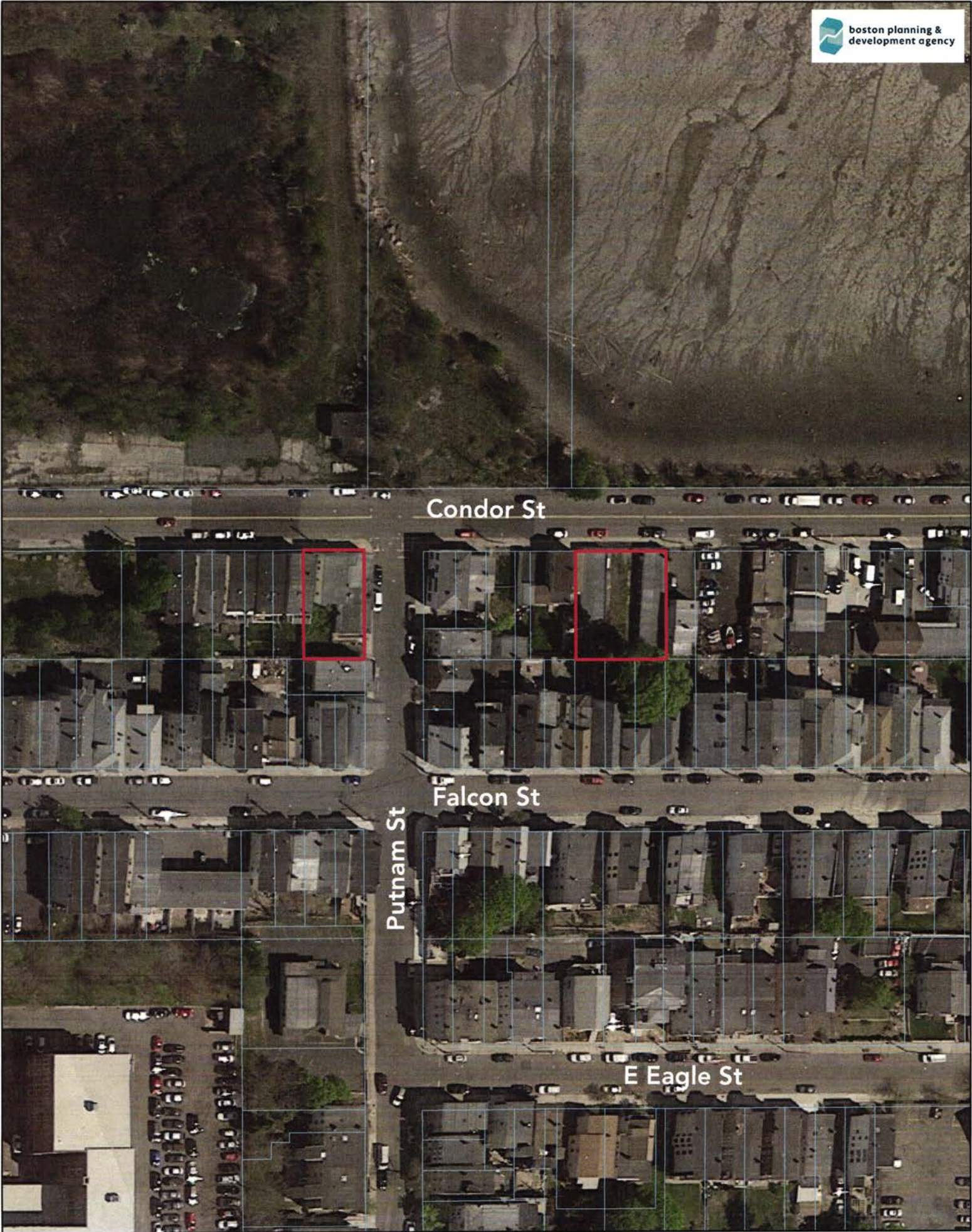


191 & 211 Condor Street, East Boston

2016 Aerial



boston planning & development agency



Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
7/12/2018	Alex	DeFronzo	Piers Park Sailing Center	Support	The project proponent has made strong efforts to connect with the local community. The project is of a reasonable size and fit and will be a positive addition to East Boston's home ownership opportunities. The location on Condor St will encourage a more accessible Chelsea Creek for the community to enjoy.
7/27/2018	Maureen	O'Connor	Artist	Support	Hi, I'm an artist living in East Boston since 1999 and am interested in receiving information about the artists studios on Condor Street. You can see my artwork at www.moartnow.com . Thanks, Maureen O'Connor