

*217 Albany II LLC  
c/o National Development  
2310 Washington Street  
Newton Lower Falls, MA 02462*

February 27, 2019

Via email.

Brian P. Golden  
Boston Planning and Development Agency ("BPDA")  
Director of Development Review  
1 City Hall Square  
Boston, MA 02201

Re: Notice of Project Change: 217 Albany Street Project ("7INK") Unit Mix Modification

Dear Director Golden:

I am submitting the enclosed Notice of Project Change ("NPC") under Article 80A-6 of the Boston Zoning Code for the minor modification to the 7INK project's unit mix, as it relates to the Board-approved BPDA memorandum dated July 12, 2016. While **the overall building area, building height and the building envelope/footprint have remained the same**, the project's unit mix has been modified, as reviewed with BPDA staff, to create more multi-bedroom units. The unit mix modification is as follows:

Unit Type	Previously approved unit mix	New unit mix
Studio	197	84
1-bedroom (premium units)	0	6
2-bedroom	35	28
3-bedroom	12	32
4-bedroom	6	20
<b>Total Units</b>	<b>250</b>	<b>180</b>
<b>Total Bedrooms</b>	<b>327</b>	<b>353</b>

Request is hereby made to advance the NPC for approval by the BPDA Board of Directors. If you have any questions or need any additional information, feel free to contact me at [tye@natdev.com](mailto:tye@natdev.com) or 617-559-5050.

Sincerely,



Ted Tye  
Managing Partner

cc: Samantha Gajewski, National Development  
Marc LaCasse, LaCasse Law LLC

**NOTICE OF PROJECT CHANGE No. 1**  
**7INK**  
217 Albany Street, Boston

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This Notice of Project Change (“NPC”) is submitted under Article 80A-6 of the Boston Zoning Code. The purpose of this submission is to notify the Boston Planning and Development Authority (“BPDA”) of the minor changes to the apartment unit mix related to the 7INK project at 217 Albany Street. Because the overall percentage change in the number of bedrooms is less than a ten percent (10%) increase, this NPC is requested to be administratively approved without the necessity of a hearing before the Board of Directors.

**LOCATION AND SITE DESCRIPTION**

The 217 Albany Street site consists of approximately 0.83 acres of land located in the South End neighborhood of Boston (the “Project Site”). The Project Site is bounded by the AC Hotel development to the south, the Ink Block mixed-use redevelopment project to the west (“Ink Block”). Directly to the east of Albany Street (approximately 30 feet) lies the elevated Southeast Expressway (I-93), which runs north-south. Surrounding neighborhoods include the Chinatown neighborhood north of the Project Site across I-90, the Fort Point Channel and South Boston neighborhoods east of the Project Site across I-93, and the South End neighborhood to the southwest and west. The entire Project Site is located within a designated Economic Development Area [EDA North] sub-district of the South End Neighborhood District governed by Article 64 of the Boston Zoning Code.

**PROJECT BACKGROUND**

The 217 Albany Street project (“the Project”) was originally approved by the BPDA Board of Directors on July 12, 2018, pursuant to the Large Project Review procedures of Article 80B. The Project, as approved by the BPDA Board, consists of a new 14-story, approximately 139,900-square foot residential co-living project with up to 250 units consisting of studios and a mix of two- three- and four-bedroom units. The residential units will include multifunctional furniture, common amenity areas, extensive services and social programming.

**PROPOSED CHANGES UNDER NOTICE OF PROJECT CHANGE**

The Applicant is proposing to modify the Project’s unit mix in response to assessment of market information both from the Boston market and obtained from operating co-living communities in other locations. Increased market demand from the targeted

demographic of 25-40 year olds has been experienced for the multi-bedroom units due to the lower price point associated with these unit types. The proposed unit mix modification is as follows:

<u>Unit Type</u>	<u>Previously approved unit mix</u>	<u>New unit mix</u>
Studio	197	84
1-bedroom (premium units)	0	6
2-bedroom	35	28
3-bedroom	12	32
4-bedroom	6	20
<b>Total Units</b>	<b>250</b>	<b>180</b>
<b>Total Bedrooms</b>	<b>327</b>	<b>353</b>

The overall increase in the approved total number of bedrooms from 327 to 353 is 8%. **The overall building area, building height and the building envelope/footprint, as approved by the BPDA Board on July 12, 2018, will remain the same.** The change to the bedroom count is achieved solely by redesign of the floor plans of the previously approved units.

### AFFORDABLE HOUSING

The proposed changes to the Project’s unit mix are consistent with the Inclusionary Development Policy (“IDP”) requirements as outlined in the Project’s Project Notification Form that stipulates all of the required 13% IDP units will be on-site. The Project will provide 13% of the 353 bedrooms as IDP rental co-living spaces, made affordable to households earning not more than 70% of the Area Median Income (“AMI”), as published by the U.S. Department of Housing and Urban Development (“HUD”). This affordable housing arrangement will be memorialized in an Affordable Housing Agreement, to be executed by the BPDA and the Applicant as part of the Project’s required Article 80 documents.

### CONCLUSION

Accordingly, this NPC seeks administrative approval of the proposed changes as follows: a decrease in the unit count from 250 to 180 and an increase in the bedroom count from 327 to 353, with a corresponding change to the number of IDP bedrooms.

217 Albany Street  
NPC No. 1  
Exhibit A

7INK Floorplan (as previously approved):



7INK Floorplan (with modified unit mix per NPC):





January 10, 2019

Ref: 10995.05

Ms. Samantha Gajewski  
Senior Project Manager  
National Development  
2310 Washington Street  
Newton Lower Falls, MA 02462

Re: Notice of Project Change – Transportation Evaluation  
217 Albany Street  
Boston, Massachusetts

Dear Ms. Gajewski:

On behalf of National Development (the "Proponent") VHB has evaluated the transportation-related aspects of Notice of Project Change No. 1 for the proposed "7Ink" development (the "Project") at 217 Albany Street. Specifically, VHB has reviewed the trip generation for the currently proposed unit mix modification for the Project. VHB's understanding is that the unit mix will be modified as follows:

<u>Unit Type</u>	<u>Previously approved unit mix</u>	<u>New unit mix</u>
Studio	197	84
1-bedroom (premium units)	0	6
2-bedroom	35	28
3-bedroom	12	32
<u>4-bedroom</u>	<u>6</u>	<u>20</u>
<b>Total Units</b>	<b>250</b>	<b>180</b>
<b>Total Bedrooms</b>	<b>327</b>	<b>353</b>

**Transportation and Trip Generation Impacts**

There is no parking associated with the Project due to the fact that the Project is heavily-oriented toward tenants that will utilize other forms of transportation. The Project will utilize the extensive existing transportation infrastructure currently serving the Project site, including the nearby MBTA bus and train service, bicycle and pedestrian facilities, and private ride services such as Uber, Lyft, and others. Additionally, as required under the approval by the BPDA Board of Directors, the Project will contain several bike parking spaces within the building and at the Project site, and will be required to expand the

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existing Blue Bikes facility at Ink Block. In addition to the alternative modes of transportation listed above, if a resident does wish to own a car they will have the ability to rent a parking space at the existing Ink Underground parking lot (controlled by the Proponent) across Albany Street from the Project site, beneath I-93.

The Traffic Impact and Access Study<sup>1</sup> prepared for the Project anticipated that only minor levels of vehicle trips would be generated: 671 and 676 vehicle trips on a typical weekday and Saturday, respectively. During the respective weekday morning and evening peak hours, the Project will generate 38 and 44 trips, respectively, and 59 trips during the Saturday midday peak hour. With no on-site parking being provided, this traffic likely will be limited to taxis and/or private ride services as noted earlier. The resulting trip generation was estimated based on standard Institute of Transportation Engineer's data<sup>2</sup> considering the proposed unit count. Because the unit count is decreasing from 250 to 180 units and the bedroom count is only increasing very slightly (by 26 bedrooms), this proposed unit mix modification will not have any significant impact on the proposed trip generation levels discussed above.

Please call at 617-607-6175 if you have any questions or if you need any additional information.

Sincerely,

A handwritten signature in blue ink that reads "Patrick Dunford".

Patrick Dunford, P.E.  
Senior Project Manager  
pdunford@vhb.com

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1 [Project Notification Form – 217 Albany Street, Boston, Massachusetts](#); Vanasse Hangen Brustlin, Inc. (Watertown, Massachusetts) April 2018.  
2 [Trip Generation Manual \(10th edition\)](#), Institute of Transportation Engineers (Washington DC), 2017.