

MEMORANDUM

BOARD APPROVED

MARCH 14, 2019

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
ALEXA PINARD, URBAN DESIGNER II
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: THE AILERON, 131 AND 141-151 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: (1) issue a Certification of Approval for the proposed Aileron project located at 131 and 141-151 Condor Street in East Boston (the “Proposed Project”) in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the “Code”) and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (2) recommend approval to the Zoning Board of Appeal on Petitions BOA-881803 and BOA-881804 for the zoning relief necessary to construct the Proposed Project.

PROJECT SITE

The Proposed Project (as defined below) is situated on approximately 26,250 square feet of vacant land, comprised of three (3) parcels at or adjacent to 131-151 Condor Street in the Eagle Hill section of the East Boston neighborhood (the “Project Site”).

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

On January 25, 2017 and February 6, 2017 the City of Boston Department of Neighborhood Development (“DND”) held and attended two (2) community meetings to solicit input from the public prior to the issuance of a Request for Proposals that would ultimately be issued for the disposition of three (3) BRA-owned parcels of land (the “Parcels”). DND issued an RFP for the Project Site May 8, 2017 with an application due date of July 31, 2017. Following the due date, DND staff held a community meeting on October 24, 2017 to introduce the RFP respondents to the public and solicit feedback on the proposals. The BRA conveyed the Parcels to DND pursuant to a Deed on March 1, 2018. DND will be selling the Parcels to the Proponent for \$350, thereby offering a land cost subsidy of \$719,650, which is calculated by taking the difference between the appraised value of the land (\$720,000) and the sales price of the land (\$350)

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: Neighborhood of Affordable Housing, Inc.
Phil Giffey, Maura Tsongas

Architect: Joy Street Design
Sharon Gentges, Trea LaRaia

Legal Counsel: Drago & Toscano, LLP
Jeffrey Drago, Esq., Matthew Eckel, Esq.

DESCRIPTION AND PROGRAM

Neighborhood of Affordable Housing, Inc. (the “Proponent”) seeks to construct an approximately 49,750 square foot mixed-use, mixed-income development that includes two (2) buildings with a total of forty (40) residential units, artist studios, a work bar/gallery, community studio space, a workshop, thirty five (35) off-street vehicle parking spaces, and at least forty (40) on-site bicycle storage spaces (the “Proposed Project”).

The first structure will be located at 131 Condor Street and will consist of a four (4) story building with seven (7) residential condominium units ("Building One"). Building One is anticipated to include four (4) two-bedroom units, and three (3) three-bedroom units. Of the seven (7) condominium units to be located in Building One, four (4) will be income-restricted.

The second structure will be located at 141-151 Condor Street and will consist of a five (5) story, mixed-use building with thirty three (33) residential rental units, artist studios, a work bar/gallery, community studio space, and thirty five (35) off-street vehicle parking spaces ("Building Two"). Building Two is anticipated to include three (3) studio units, eight (8) one-bedroom units, twenty (20) two-bedroom units, two (2) three-bedroom units, approximately seventeen (17) artist studios, community studio space, a workshop, and a work bar/gallery. Of the thirty three (33) residential rental units to be located in Building Two, twenty four (24) will be income-restricted.

The estimated total development cost for the Proposed Project is \$7,750,000.

ARTICLE 80 REVIEW PROCESS

On October 2, 2018, the Proponent filed an Application for Small Project Review with the BPDA, pursuant to Article 80E of the Boston Zoning Code. The BPDA subsequently sponsored and held a public meeting on December 12, 2018 at East Boston High School located at 86 White Street in East Boston to solicit feedback from members of the community and to review the Proposed Project. The public meeting was advertised in the *East Boston Times* and *El Mundo*. The public comment period was extended and ultimately concluded on December 21, 2018.

In addition to the BPDA-sponsored public meeting, the Proponent conducted additional outreach with area residents, the Eagle Hill Civic Association, and local elected officials to solicit feedback and review the Proposed Project.

ZONING

The Project Site is located in the East Boston Neighborhood District, which is governed by Article 53 of the Code, and more specifically, is located in the 2F-2000 Subdistrict.

The Proposed Project is expected to require zoning relief for the following: uses (work bar/gallery, artist studio, multi-family dwelling, workshop, community studio),

off-street parking, floor area ratio (FAR), height (stories and feet excessive), front, side, and rear yard setbacks.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide substantial benefits to the City of Boston and the East Boston community. The Proposed Project, which will be built on lots that are currently vacant, will:

- create much-needed housing in the East Boston neighborhood, including on-site affordable home-ownership and rental units;
- create artist and community space along Condor Street, thereby activating the streetscape;
- result in the creation of approximately fifty (50) construction jobs;
- generate additional property tax revenue for the City of Boston; and
- result in public realm improvements, including new widened sidewalks, street trees, lighting, and other enhancements in and around the Project Site in conformance with City of Boston Complete Streets Guidelines.

INCLUSIONARY DEVELOPMENT COMMITMENT

Building One in the Proposed Project contains four (4) income restricted home ownership units, or fifty seven percent (57%) of the total units in that building. Building Two of the Proposed Project contains twenty four (24) income restricted units, or seventy three percent (73%) of the total units in that building. In total, the Proposed Project will contain twenty eight (28) income restricted units, of which twenty four (24) will be rental units and four (4) will be condominium units. This amounts to seventy percent (70%) of the total units in the Proposed Project, surpassing forty percent (40%) of the total units.

It is proposed that of the income restricted ownership units, 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 two (2) will be made affordable to households making no more than 100% of AMI. Of the income restricted rental units, four (4) would be for households with incomes of less than 30% of AMI, and twenty (20) would be available for households with incomes of less than 60% of AMI.

The Proponent anticipates that it will apply for and seek funding from DND, the Massachusetts Housing Finance Agency or other state or federal sources that

would require affordable units, and that the ongoing affordability of the project will be monitored under a MassDocs agreement and/or other applicable regulatory agreement(s). It is a requirement of the approval of the Proposed Project that the Proposed Project, when completed, include affordable units substantially in conformance with the affordable units described herein.

In light of the number and type of affordable units, the Proposed Project is exempt from the Inclusionary Development Policy dated December 10, 2015 (the "IDP Policy"). In order to meet this exemption, upon completion of the Proposed Project, the Proponent must provide the BPDA evidence of an affordable housing agreement and restriction with respect to each of the two buildings that meets or exceeds the guidelines of the IDP Policy and has been recorded at the Suffolk County Registry of Deeds.

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: (1) issue a Certification of Approval for the Proposed Project and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (2) recommend approval to the Zoning Board of Appeal on Petitions BOA-881803 and BOA-881804 for the zoning relief necessary to construct the Proposed Project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the proposed Aileron project located at 131 and 141-151 Condor Street in the East Boston neighborhood, proposed by Neighborhood of Affordable Housing (NOAH) (the "Proponent"), for the construction of forty (40) residential units, including twenty eight (28) income restricted units, thirty five (35) off-street vehicle parking spaces, and at least forty (40) on-site bicycle storage spaces (the "Proposed Project"), in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA") and execute and deliver any other agreements and documents that the Director

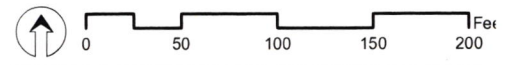
deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED:

That the Director be, and hereby is, authorized to issue the following recommendation to the City of Boston Zoning Board of Appeal on Petitions BOA-881803 and BOA-881804 for the zoning relief necessary. in connection with the Proposed Project: APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval.

The Aileron, East Boston



Comment-00002608

Comment Name	Comment-00002608	Opinion	Neutral
Organization		Project	The Aileron
First Name	John	Contact	John Casamassima
Last Name	Casamassima	Email	john.casamassima@gmail.com
Street Address	Sumner st	Phone	(508) 864-4882
Address Line 2		Approval Status	Approved
City	East Boston	Display on Web	✓
State	MA		
Zip	02128		
CommentsSubmissionFormID	4,360		

Comment Information

Comments I'm neutral as to the design and density however I would like to see trees planted out front. Why allow these new buildings to be built right to the sidewalk preventing any future trees from being planted, especially in a neighborhood with such low tree cover? Please require them to add trees and have the landscaping plan be included when they apply for a permit so the trees are actually installed. Thanks

Created By Data User, 12/12/2018 11:50 AM

Last Modified By Raul Duverge, 12/12/2018 11:51 AM

Approval History

12/12/2018 11:51 AM

Status **Approved**

Assigned To **Raul Duverge**

Actual Approver **Raul Duverge**

Comments

12/12/2018 11:50 AM

Status **Submitted**

Assigned To **Raul Duverge**

Actual Approver **Raul Duverge**

Comments