

191 and 211 Condor Street
East Boston, MA 02128



Application for Article 80 Small Project Review
Boston Planning and Development Agency
5/3/2017

Developer: Boston Real Estate Capital
Architect: Marc Sullivan, Arthur Choo and Company
Legal Counsel: Marc Lacasse

Project Team

Developer

Boston Real Estate Capital
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Architect

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Legal Counsel

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617-605-2767



April 3, 2017

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Golden,

It is my pleasure to submit this application for 'Article 80 Small Project Review,' regarding 191 and 211 Condor Street Boston, MA 02128.

The proposed projects will consist of a combined total of 23 units; 20 market rate units and 3 affordable units in accordance with the City's Inclusionary Development Program. Both buildings will be served by 25 garage parking spaces.

The applicant is Boston Real Estate Capital, where I am the managing partner. Architectural services are provided by Arthur Choo and Company.

Many thanks to you and your wonderful staff at the BPDA for your assistance thus far. We look forward to working with you on another successful development project.

Sincerely,
Joe Hassell

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Project Description

This project consists of two separate parcels, a corner parcel at 191 Condor Street. (0103375000) is located on the corner of Putnam and Condor Streets, as well as 211 Condor Street (0103319000). Both sites face the water making them a great location for a new residential development. The sites are currently underutilized commercial properties. Our plan will revitalize the area, and provide quality, affordable housing with ample parking for families and young professionals, and improve the area streetscape.

We plan to improve the site with landscaping in the front and side of the property. Major mechanical systems will be located in the garage/basement level, as well as trash storage and elevator access. Our proposed building has been designed to complement the style of the neighborhood through the community process.

Project total cost \$6,400,000

191 Condor \$2,400,000

Unit Mix, 9 units with 8-11 parking spaces
9, two bedrooms (825-1200 Sq. Ft.)
Parking garage with 11 spots approx. 3800 sq ft
Common areas approx. 3000 sq. ft.
Gross sq. ft. approx. 15,000

211 Condor \$4,000,000

Unit Mix, 14 units with 12-14 parking spaces
2 one Bedrooms (700 Sq. Ft.)
12, two bedrooms (825-1200 Sq. Ft.)
Parking garage with 14 spots approx. 5500 sq ft
Common areas approx. 3500 sq. ft.
Gross Sq. Ft. approx. 21,000

Project Sites



**191 Condor St. existing conditions
Facing North**



**From 211 Condor facing South
Facing towards 191 Condor**



Corner of Putnam and Condor



**211 Condor existing conditions
inside**



**211 Condor existing conditions
front**

Neighborhood Context

The project site is in a mostly residential area with commercial properties on the outer edges. The neighborhood has many new projects being built in the immediate area, and a few already completed right down the street. We believe that our proposed project integrates well with the current and future surroundings, both in scale and design. It will be a welcome addition to a growing neighborhood, which is currently lacking housing options.



**129 Condor St. 4 Story
new development**



**Lower Condor St. existing
3.5 Story buildings**



Abutting industrial/Commercial property

Neighborhood Context cont.

There are several other similar projects approved in the area. With the addition of our project the Condor St. area will be significantly improved and hopefully jump start other development on the street. Our proposal has a height of 40' which we believe will complement other new construction projects of this scale in the area, as shown below.



31 Orleans Street



16 Boardman St.



41-43 Saratoga St.

191 Condor St.

Zoning Analysis

Anticipated Permits and Public Review

ZONING SUMMARY

ZONING SUB-DISTRICT	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	F.A.R.	LOT WIDTH MINIMUM	LOT WIDTH FRONTAGE	MAX. HEIGHT	SETBACK FRONT	SETBACK EA. SIDE	SETBACK REAR	MIN. OPEN SPACE PER UNIT	MIN. PARKING SPACES PER UNIT
REQUIRED	2000 SF	N/A	2000 SF	0.8	25'	25'	2.5 STORIES 35'	5'	5'	N/A	NONE	2.0
PROPOSED	2000 SF	N/A	4376 SF	2.7 <small>11758/4376=2.7</small> VIOLATION	45'	45'	4 STORIES 40' VIOLATION	0' VIOLATION	5'	5'	NONE	1.2 VIOLATION

Zoning Summary

1/8" = 1'-0"

Unit Schedule	
Name	Area
UNIT 01	827 SF
UNIT 02	822 SF
UNIT 03	973 SF
UNIT 04	827 SF
UNIT 05	882 SF
UNIT 06	973 SF
UNIT 07	827 SF
UNIT 08	882 SF
UNIT 09	973 SF
Total Unit Count: 9	7986 SF

Gross Area	
Level	Area
GROUND LEVEL	621 SF
2ND FLOOR	3713 SF
3RD FLOOR	3713 SF
4TH FLOOR	3713 SF
Total	11758 SF

Parking Schedule		
Level	Count	Description
GROUND LEVEL	6	8.5' X 18'
GROUND LEVEL	5	T 8.5' X 18'
Total	11	

211 Condor St. Zoning Analysis Anticipated Permits and Public Review

ZONING SUMMARY										
ZONING SUB-DISTRICT	MIN. LOT SIZE	MIN. LOT AREA PER ADD. UNIT	TOTAL LOT SIZE	F.A.R	MAX. HEIGHT	SETBACK FRONT	SETBACK EA. SIDE	SETBACK REAR	MIN. OPEN SPACE PER UNIT	MIN. PARKING SPACES PER UNIT
REQUIRED	2000	N/A	2000	0.8	35'	5'	5'	30'	NONE	2.0
PROPOSED	2000	N/A	6563	2.5 <small>16620/6563=2.5</small> VIOLATION	44' VIOLATION	0' VIOLATION	5'	5' VIOLATION	NONE	1.3 VIOLATION

Zoning Summary
1/8" = 1'-0"

Gross Area	
Level	Area
Level 1	629 SF
Level 2	5330 SF
Level 3	5330 SF
Level 4	5330 SF
Total	16620 SF

Unit Schedule			
Name	Count	Area	Type
UNIT 1	1	899 SF	2 Bedroom
UNIT 2	1	873 SF	2 Bedroom
UNIT 3	1	741 SF	1 Bedroom
UNIT 4	1	880 SF	2 Bedroom
UNIT 5	1	827 SF	2 Bedroom
UNIT 6	1	899 SF	2 Bedroom
UNIT 7	1	873 SF	2 Bedroom
UNIT 8	1	741 SF	1 Bedroom
UNIT 9	1	880 SF	2 Bedroom
UNIT 10	1	827 SF	2 Bedroom
UNIT 11	1	957 SF	2 Bedroom
UNIT 12	1	1135 SF	2 Bedroom
UNIT 13	1	1177 SF	2 Bedroom
UNIT 14	1	959 SF	2 Bedroom

Total Unit Count 14

Parking Schedule		
Level	Count	Description
Level 1	2	HC 9' X 18'
Level 1	16	STACK 8.5' x 18'
Total	18	

Boston Redevelopment Authority
 Boston Public Works Department
 Boston Transportation Department
 Boston Water and Sewer Commission
 Zoning Board of Appeals
 Inspectional Services Department

Article 80 Small Project Review
 Curb Cut Improvements
 Construction Management Plan(if required)
 Site Plan Approval for Connections
 Variances/Conditional Use Permits
 Review Compliance w/ Building Codes

Public Benefit

The new buildings will create 20 market rate units and 3 affordable housing units, addressing the City's affordable housing policy. Our project will clean up and utilize an outdated commercial property. Our design will complement and improve the overall look of the area. High quality, environmentally friendly, and maintenance-free materials will be used where feasible.

Traffic, Parking, and Access

The new buildings provides approx 1 parking space per unit (23 total units 21-25 spaces). The garage will be accessed via a new smaller curb cut. This will create some additional street parking. We are confident that this will cause little to no disturbance in the area and will ultimately benefit the community. Pedestrians will access the building through small lobbies via a front door off of Condor St.

Water Quality/Storm Water Management

On-site water management systems will be in place and approved by the Boston Water and Sewer Commission. We do not anticipate any challenges with the site.

Construction Management

We do not anticipate any major impact to the surrounding area of the site during construction. All materials and equipment can be stored on site. The developer and general contractor are experienced with building in Boston, and have a great track record of working well with neighbors during the process.

Infrastructure Systems

This project requires no major changes to the current systems in place in the immediate area of the site.

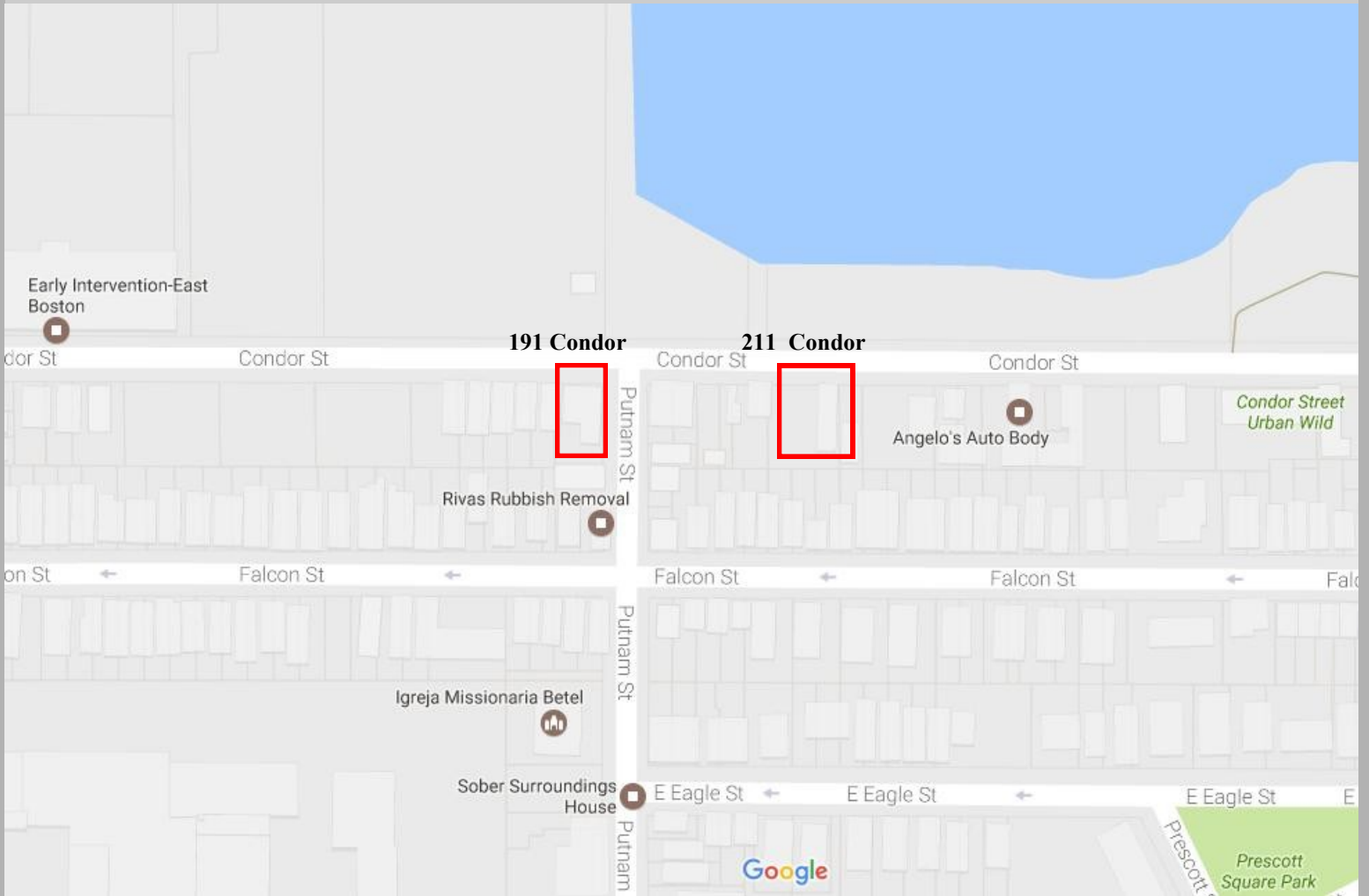
Community Outreach

We have engaged the community in the process and presented our plans to the Eagle Hill Neighborhood Association. We made several edits to our plans with the information and feedback gathered from the surrounding community. We plan to continue to work closely with the community and neighbors of the site to ensure a successful development process.

Site Map Aerial View

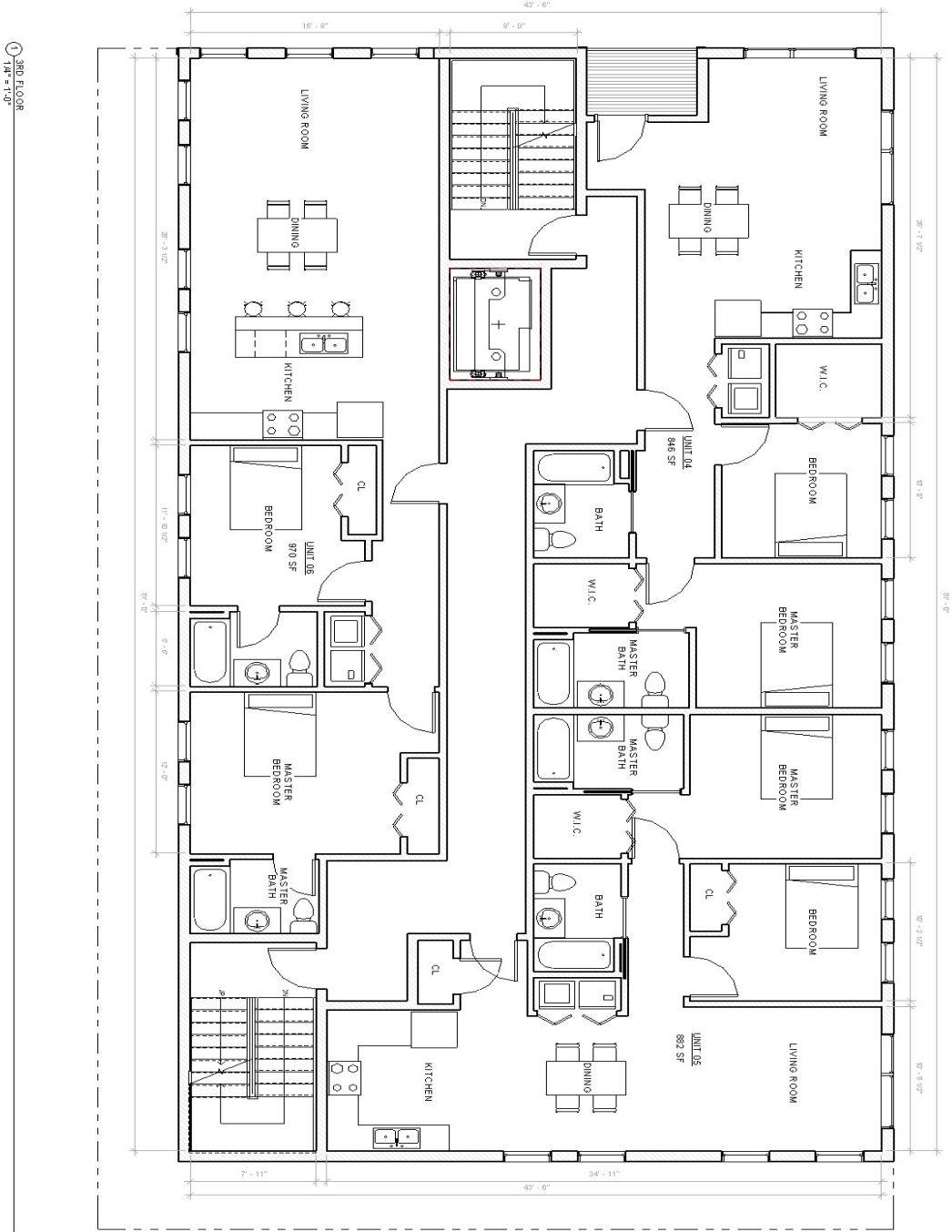


Site Map



CONDOR STREET

PUTNAM STREET



3RD FLOOR
1/8" = 1'-0"

CONDOR & Company, Inc.
 One Building from Quincy Mall, 1277
 Streeterville, Chicago, IL 60601

**NEW 9 UNIT RESIDENTIAL
 191 CONDOR STREET
 EAST BOSTON, MA, 02121**

No.	Description	Date

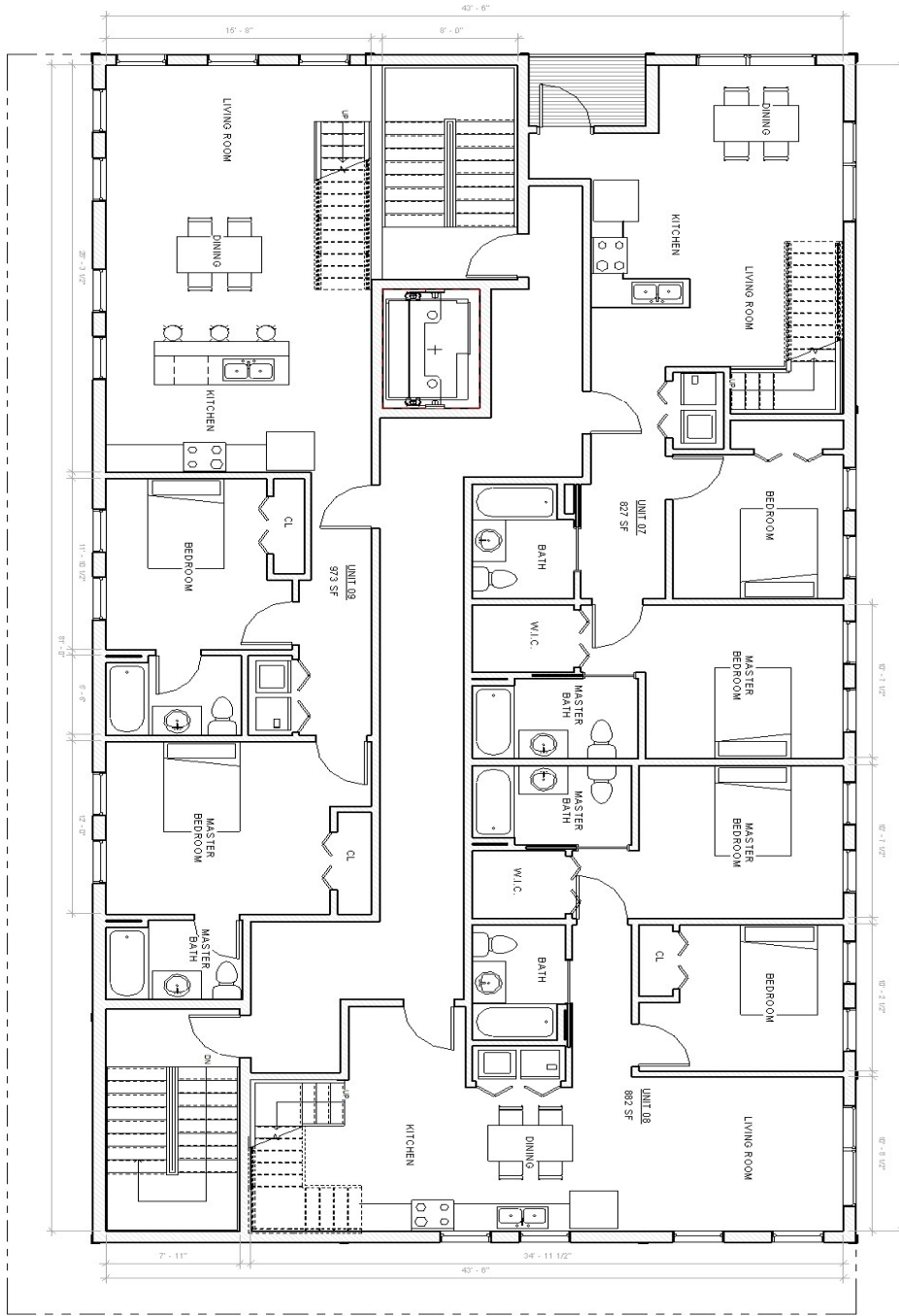
Project No: 18145
 Scale: 1/8" = 1'-0"
 Date: 04-07-2017
 Drawn By: MS
 Drawing Name:

FLOOR PLANS

A-1.3

CONDOR STREET

PUTNAM STREET



① 4TH FLOOR
1/4" = 1'-0"

CONDOR & Company, Inc.
 One Building from Quincy Mall, 10277
 Streeterville, Chicago, IL 60611

**NEW 9 UNIT RESIDENTIAL
 191 CONDOR STREET
 EAST BOSTON, MA, 02121**

No.	Description	DATE

Project No: 18145
 Scale: 1/4" = 1'-0"
 Date: 04-07-2017
 Drawn By: MS
 Drawing Name:

FLOOR PLANS

A-1.4

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for a accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADAstandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41669.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>

- 5. **Public Improvement Commission (PIC)**– The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
- 6. **Visitability**– A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

1. Project Information:

If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.

Project Name:	191 and 211 Condor St.
Primary Project Address:	191 and 211 Condor St.
Total Number of Phases/Buildings:	2 phases 2 Buildings
Primary Contact (Name / Title / Company / Email / Phone): Owner / Developer:	Joe Hassell/managing partner/Boston Real Estate Capital/Joe@bostonrealestatecapital.com/781-727-7678 Joe Hassell
Architect:	Marc Sullivan Choo and Company
Civil Engineer:	TBD
Landscape Architect:	TBD
Permitting:	Owner
Construction Management:	Owner

At what stage is the project at time of this questionnaire? Select below:

Application Submitted	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes, identify and explain.</i>	No		

2. Building Classification and Description:

This section identifies preliminary construction information about the project including size and uses.

What are the dimensions of the project?			
Site Area:	4,376/6,583SF	Building Area:	11,758/16,620G SF
Building Height:	40/44FT.	Number of Stories:	4/4Ftrs.
First Floor Elevation:	10./14,	Is there below grade space:	Yes/Nox
What is the Construction Type? (Select most appropriate type)			
	Wood Frame X	Masonry	Steel Frame Concrete
What are the principal building uses? (IBC definitions are below - select all appropriate that apply)			
	Residential - One - Three Unit	Residential - X Multi-unit, Four +	Institutional Educational
	Business	Mercantile	Factory Hospitality
	Laboratory / Medical	Storage, Utility and Other	
List street-level uses of the building:	parking/lobby		
<p>3. Assessment of Existing Infrastructure for Accessibility:</p> <p><i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>			
<p>Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:</p> <p>List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:</p>	<p>There are many sidewalks with ramps in this waterside location made up of mostly residential and local business</p> <p>Eagle Street @ Lexington St Bus Stop (0.3 Miles) Meridian St @Condor St Bus Stop (0.3 Miles) Wood Island Blue Line Subway Station (0.7 Miles)</p>		

<p>List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:</p>	<p>East Boston High School, Early Intervention-East Boston, Mario Umana Academy K-8, Hugh R O'Donnell Elementary, Little Folks Community Daycare</p>
<p>List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:</p>	<p>Boston Bay Marina, Condor Street Urban Wild, Boston Logan International Airport</p>
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>	
<p>Is the development site within a historic district? If yes, identify which district:</p>	<p>No</p>
<p>Are there sidewalks and pedestrian ramps existing at the development site? If yes, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>Concrete, fair condition, we will be replacing after construction so they will be brand new and perfect. Dimensions and slopes are unknown at this point</p>

<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA/ MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>Concrete, fair condition, we will be replacing after construction so they will be brand new and perfect. Dimensions and slopes are unknown at this point</p>
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5. Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.

<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>No</p>
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<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p> <p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>Unknown</p> <p>All will be concrete and granite curbs or whatever the city requests. They will be stored on private property.</p>
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<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i>, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	<p>N/A</p>
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	<p>N/A</p>
<p>Will any portion of the Project be going through the PIC? <i>If yes</i>, identify PIC actions and provide details.</p>	<p>No</p>
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	<p>10/14</p>
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p> <p>Will any on-street accessible parking spaces be required? <i>If yes</i>, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	<p>None needed</p> <p>No</p>
<p>Where is the accessible visitor parking located?</p> <p>Has a drop-off area been identified? <i>If yes</i>, will it be accessible?</p>	<p>On street</p> <p>No</p>

7. Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.

<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	<p>See attached</p>
<p>Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i></p>	<p>Yes</p>
<p><i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes <u>way-finding</u> / signage package.</i></p>	<p>N/A</p>

8. Accessible Units (Group 2) and Guestrooms: (If applicable)

In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.

<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	<p>14</p>
<p><i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i></p>	<p>All for sale 13% IDP</p>
<p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p> <p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p> <p><i>If a hospitality development, how many accessible units will feature a wheel-in shower?</i></p>	<p>None</p> <p>N/A will adapt if needed</p> <p>N/A</p>

<p>Will accessible equipment be provided as well? <i>If yes</i>, provide amount and location of equipment.</p>	<p>No</p>
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i>, provide reason.</p>	<p>No</p>
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i>, describe:</p>	<p>Yes, elevator goes to all floors from the ground floor</p>
<p>9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i></p>	
<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p> <p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	<p>N/A</p> <p>N/A</p>
<p>Are any restrooms planned in common public spaces? <i>If yes</i>, will any be single-stall, ADA</p>	<p>No</p>

