



# Fort Point Associates, Inc.

*Urban Planning   Environmental Consulting   Project Permitting*

April 27, 2017

Mr. Brian P. Golden, Director  
Boston Redevelopment Authority  
One City Hall Plaza, 9th Floor  
Boston, MA 02201  
Attn: Raul Duverge

Re:     Notice of Project Change  
          Clippership Wharf, East Boston, MA

Dear Mr. Golden:

On behalf of Lendlease Clippership Wharf LLC, I am pleased to submit this Notice of Project Change for your consideration. This Notice of Project Change relates solely to a change in the manner in which the proposed Clippership Wharf Project (the "Proposed Project") complies with the Mayor's Inclusionary Development Policy and does not include any programmatic or design changes.

The currently approved Proposed Project includes construction of four buildings with a planned 478 residential units, ground-floor commercial uses and Facilities of Public Accommodation, and structured parking for 295-308 vehicles (together with limited, short term on-grade parking). The Proposed Project includes significant open space and landscaping improvements including removal of deteriorated piles and deck from the Harbor, creation of an innovative "living shoreline" to encourage public engagement with the waterfront, a Harborwalk, kayak launch, floating docks, a dog park, and lawn and landscaped areas. The Proposed Project includes the development of approximately 525,000 gross square feet of residential units (a mix of condos and rental apartments), and approximately 30,200 gross square feet of retail and Facilities of Public Accommodation. There will be four six story buildings (above grade) and underground parking with up to 308 spaces, including Zip Car services. In addition to the underground parking, there will be up to 7 short-term surface parking spaces dedicated to operational use. There will be approximately 300 indoor bike storage spaces located within the buildings for use by the residents.

The Proposed Project as described above was approved by the Boston Planning and Development Agency Board ("BPDA") on July 16, 2015. The Board action included the authorization of an Affordable Rental Housing Agreement and Restriction ("ARHAR") for the project. The affordability and distribution of these units were memorialized in an updated ARHAR, which was approved in a July 14, 2016 BPDA Board Vote.

At the time of the July 2015 Board action, it was known that the Boston Housing Authority (BHA) was interested in redeveloping the adjacent 125 Sumner Street development. This development, known as Clippership Apartments, consists of 20 existing units of family housing which are in need of major renovation or replacement. The BHA issued a Request For Proposals for the redevelopment of the site in April 2016 and designated Winn Development and Lendlease as co-developers on August 3, 2016. On the basis of that developer designation, Winn Development has proceeded to move forward with project approvals, including the filing of an Expanded Project Notification Form with the BPDA on February 1, 2017. The Project relies upon a capital contribution from Lendlease to finance

the creation of 36 affordable rental and home ownership units and 16 market rate home ownership units. We respectfully request the BPDA Board to allow the 125 Sumner Street project to satisfy the IDP requirement for Clippership Wharf and to replace the approved affordable housing program from the July 2016 ARHAR.

See Table 1 – Program Comparison below for a description of the change in the Inclusionary Development Policy consistency.

**TABLE 1 - Program Comparison**

<b>Program Element</b>	<b>2016 Approved Program</b>	<b>2017 Revised Program</b>	<b>Comments</b>
Total Units	478	478	No change
Affordable Housing Units	30 rental units on site, ranging from studios to 3-BR, at 70% – 120% AMI (this commitment is in addition to a cash payment and other consideration in support of affordable housing previously made for this project)	22 family-sized rental units at 30% - 60% AMI  30 ownership units; 14 affordable ranging from 80% - 120% AMI and 16 market rate ownership units	Creation of 52 new units at 125 Sumner Street, in lieu of current 20 rentals

Through this letter, I am requesting your determination under the provisions of Section 80A-6 of the Boston Zoning Code that this Project Change relative to the provision of affordable housing does not significantly increase the impacts of the Proposed Project and does not require any additional documentation or review. The Project change does not increase the Proposed Project’s size or intensity of use, generate additional or greater impacts, increase traffic impacts or parking spaces, change the expected commencement or completion dates, change the project site, or require zoning relief.

I also request that you seek authorization from the BPDA board to modify the Clippership Wharf project affordable housing commitments as described above.

I look forward to working with you and your staff, to bring this next phase of this project to fruition. If you have any questions, please call me at (617) 357-7044 x204.

Sincerely,

Jamie M. Fay, AICP  
President

cc: Nick Iselin, Lendlease  
Chris Fleming, Winn Development