

## **123-125 Sumner Street**

***August 21, 2019***

**Developer:** Clippership Apartments Limited Partnership/Clippership Condominium LLC  
**Developmental Impact Project Plan (DIPP) / BPDA**

**General Contractor:** Cranshaw Construction

**Construction Cost:** \$27.1 Million

**Construction Period:** 06/01/19 - 12/01/20

**Construction Monitor:** Takara Hamilton

**New BRJP Ordinance Goals:**    **51% Resident**    **40% People of Color**    **12% Female**

### **Project Description:**

Winn Development is constructing a mixed-use, mixed-income, transit-oriented residential development called 125 Sumner Street and 133 Sumner Street (the "Project"). This redevelopment will replace four existing buildings and 20 affordable housing units owned and operated by the Boston Housing Authority ("BHA") on approximately 1.1 acres or 46,320 square feet of land in East Boston (the "Project Site"). Winn Development subdivided the existing parcel at closing and is currently constructing a 30 unit, mixed-income homeownership project at 133 Sumner Street, with 14 middle-income restricted condos (6 units at 80% of AMI and 8 units at 120% of AMI) and 16 market rate condos, and a separate 22 unit income-restricted affordable rental project at 125 Sumner Street with Project Based Vouchers for all units.

The proposed buildings will each be three-story wood-framed structures. The ground floor of the 125 Sumner Project will contain approximately 3,123 square feet of retail space fronting on Sumner Street. A well-marked and accessible public bicycle storage room will be located behind the retail space and on the southern end of 125 Sumner, there will be an approximately 1,040 sf community room, fronted by a community patio with views to the harbor and skyline beyond. The community room will be open and available to the public and will be advertised in the East Boston neighborhood as potential meeting space. Open space is proposed between the 125 Sumner Project and the neighboring Carlton Wharf residential building. A community patio and community garden are envisioned for this space. The Project Site and buildings will be bisected by Lisbon Street, a new private way open to public travel. Lisbon Street will optimize safety for residents and neighbors with one-way vehicular circulation away from the harbor, connect with Havre Street at Sumner Street. Clipper Ship Lane will remain the primary vehicular connection from Sumner Street, reinforcing the private nature of Lisbon Street.