

Condo Development Breaks Ground in East Boston

By Steve Adams | Banker & Tradesman Staff | May 22, 2020



As the Boston construction moratorium lifts, a development team is breaking ground on a 64-unit project testing the East Boston luxury condo market.

The 6-story Mira condo development at 301 Border St. will include a generous component of units with balconies and private roof decks.

City Realty, Gansett Ventures and Helge Capital are partners on the project approved by the Boston Planning & Development

Agency in 2016, when developers estimated project costs at \$21.6 million. The development spans five previous parcels and replaces a former auto repair shop and surface parking.

Designed by Embarc Studio, the project includes a mix of one- to three-bedroom units. Ground floor space will include a cafe and East Boston Museum Gallery featuring local artists' works, and 42 interior parking spaces.

The project adds "critical mass housing to an underserved submarket," City Realty Managing Partner Stephen Whalen said in a statement.

The project enjoyed the support of state Rep. Adrian Madaro, D-East Boston, who predicted it would transform a blighted industrial corridor.

"The proponents have designated a beautiful state-of-the-art building adjacent to Central Square that will enhance the fabric of the neighborhood and provide much-needed lighting and activity to this desolate corridor," Madaro wrote in a comment letter during the BPDA's review.

Developers are targeting a summer 2021 completion date, with Saugus-based Waypoint Companies serving as general contractor. Charlesgate Realty Group is the marketing agent.