

July 22, 2019

Brian P. Golden, Director
Boston Planning and Development Agency
1 City Hall Square, Boston MA 02201

RE: 1199-1203 Blue Hill Avenue, Mattapan

Dear Director Golden,

The above-mentioned new construction development of 21 Residential units, with 22 parking spaces was approved by the BPDA on September 14, 2017. The Zoning Board of Appeal subsequently granted zoning relief for the proposed project on August 14, 2018, subject to BRA design review. Of the 21 units, 3 were designated as IDP units under the City's Inclusionary Development Policy.

The original intent at the time of the application was to create 21 units of homeownership housing with underground parking and 5,800 square feet of combined retail and restaurant space. However, in the intervening years as this project nears completion our program vision has changed to be more in line with the projected economics of the neighborhood and capital construction costs.

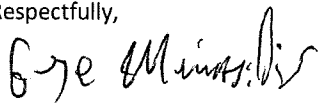
Therefore, we are requesting an amendment to our approvals to allow us to proceed on the basis of the following modifications to the project's organizational program and public benefits;

- modify the housing model from homeownership to rental
- increase the unit count from 21 to 32, working within the City's Compact Living Pilot
- repurposing the ZBA approved building height to accommodate an additional floor of residential units without increasing the overall approved building envelope, (4 floors to 5 floors)
- eliminating the cost-prohibitive underground parking garage and accommodating 11 off-street surface parking spaces at street level
- reducing the extent of commercial space to a new 2,500 sf café/diner restaurant at the corner of Blue Hill Ave. and Deering Road.

It is our belief that the above modifications will allow us to deliver a quality project to the community in a cost-effective manner while retaining the public benefits and complementing the Greater Mattapan Neighborhood. Furthermore, we believe this project will be a benefit to the surrounding neighborhood by providing an increased number of new housing units, residential amenities and a commercial restaurant component, all within walking distance to public transportation. In closing, given the increase in residential units from 21 to 32 we are committed to increasing the project's IDP commitment from 3 units to 4 units.

Thank you for your consideration.

Respectfully,

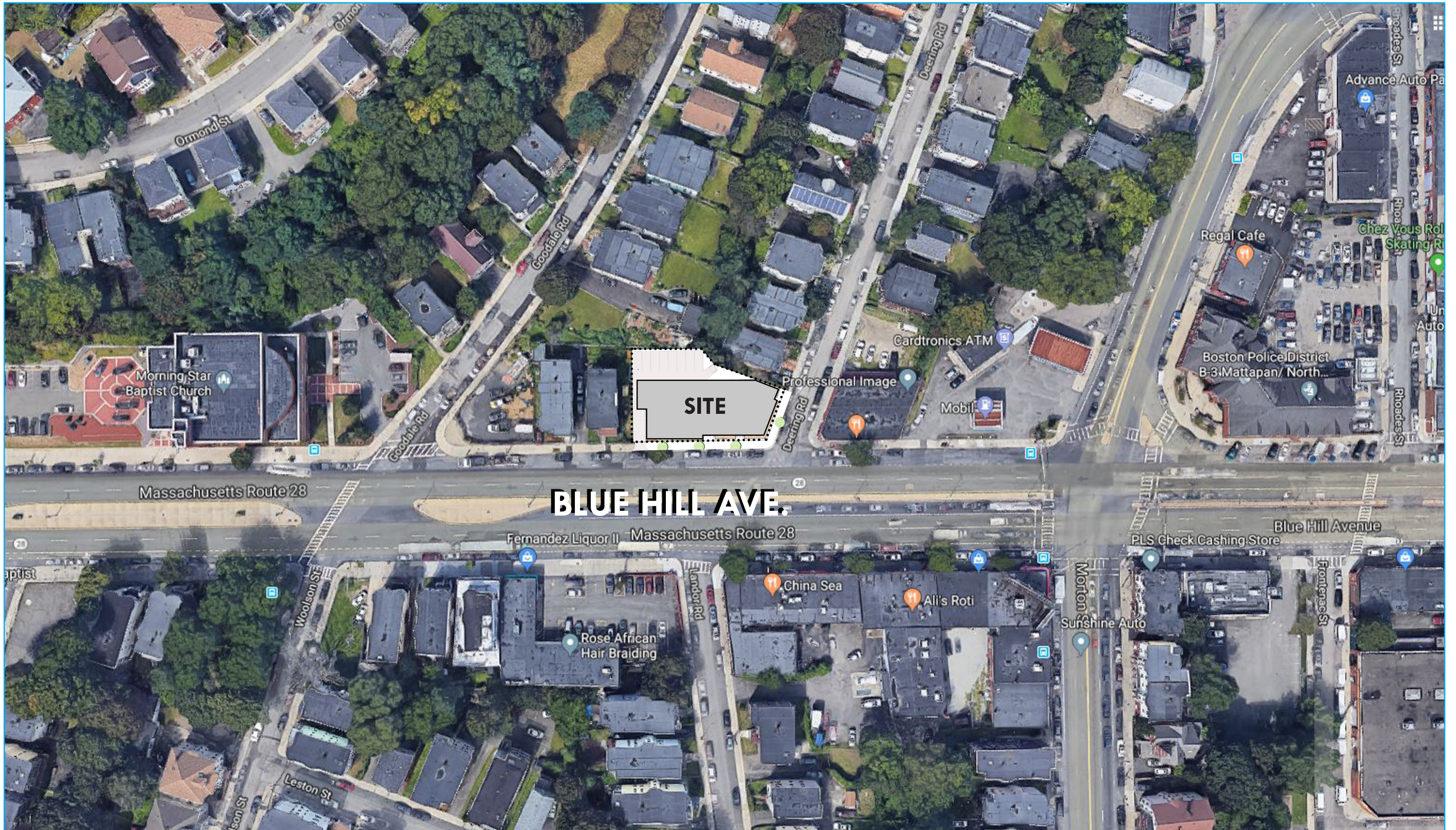


George Minasidis
Managing Member
1199-1203 Blue Hill LLC

DEVELOPMENT OVERVIEW

1199-1203 Blue Hill Ave. Mattapan MA

22 JULY 2019



CRITERIA

BPDA APPROVED DEVELOPMENT

NOTICE OF PROJECT CHANGE MODIFICATIONS

NUMBER OF RESIDENTIAL UNITS

21 UNITS

32 UNITS **CITY OF BOSTON COMPACT LIVING PILOT**

UNIT MIX

(3) 1 BR UNITS / (18) 2 BR UNITS

(16) 1 BR UNITS / (16) 2 BR UNITS

RETAIL/RESTAURANT PROGRAM

3,000 SF RETAIL / 2,800 SF RESTAURANT

2,500 SF CAFE/SMALL RESTAURANT

OVERALL GSF OF CONSTRUCTION

41,551 GSF (INC. GARAGE)

37,798 GSF (GARAGE ELIMINATED)
(3,753 SF OVERALL BUILDING REDUCTION)

FLOOR AREA RATIO

2.90 (W/OUT GARAGE)

3.42 (0.52 INCREASE)

NUMBER OF STORIES

4 STORIES

5 STORIES

BUILDING HEIGHT

55'-8"

55'-8"

USABLE OPEN SPACE

2,730 SF (130 SF/UNIT)

1,700 SF (50 SF/UNIT PER ZONING)

PARKING SCENARIO

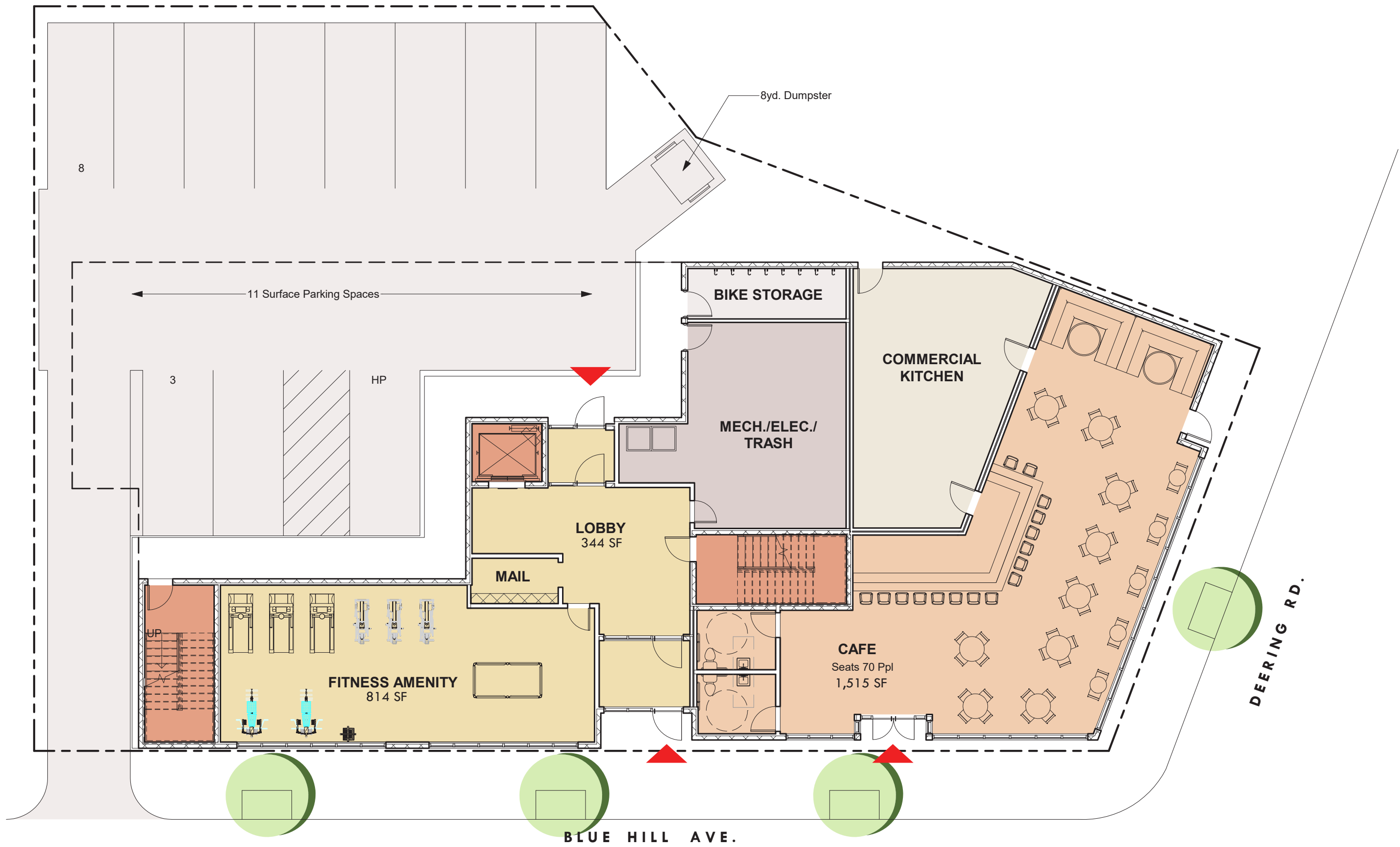
21 SPACES (BELOW GRADE)

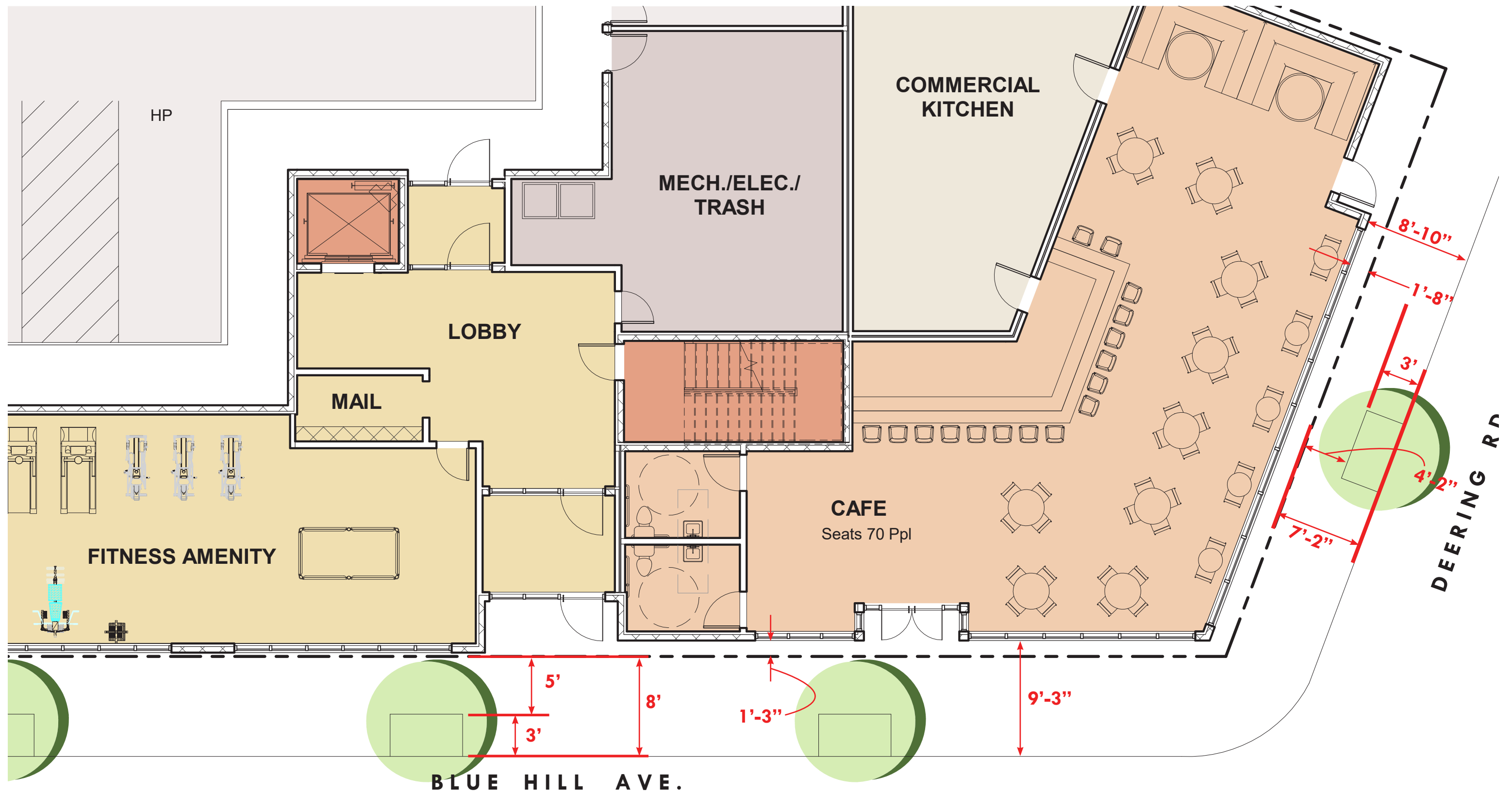
11 SPACES (AT GRADE SURFACE)

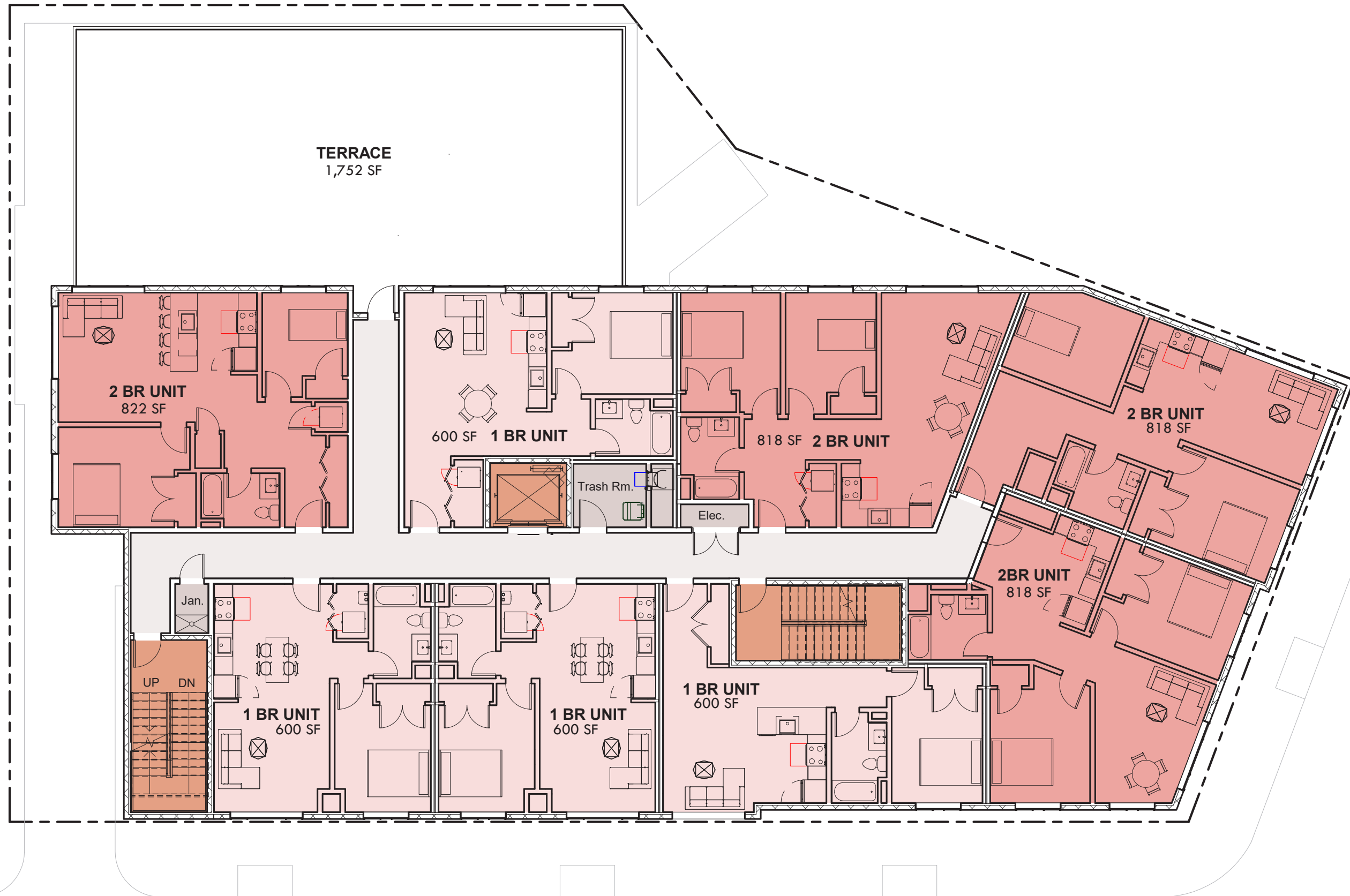
REAL ESTATE MODEL

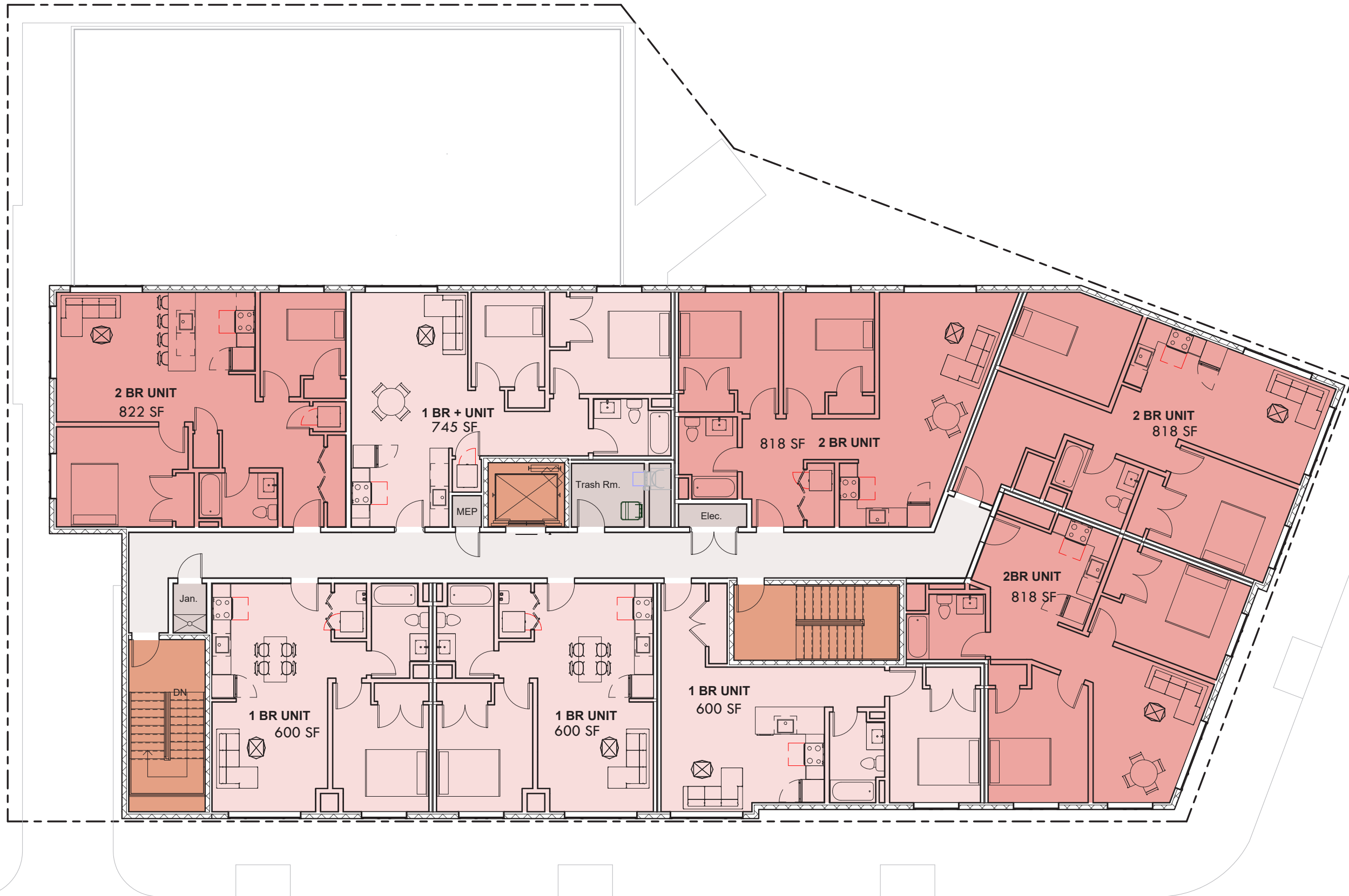
HOMEOWNERSHIP

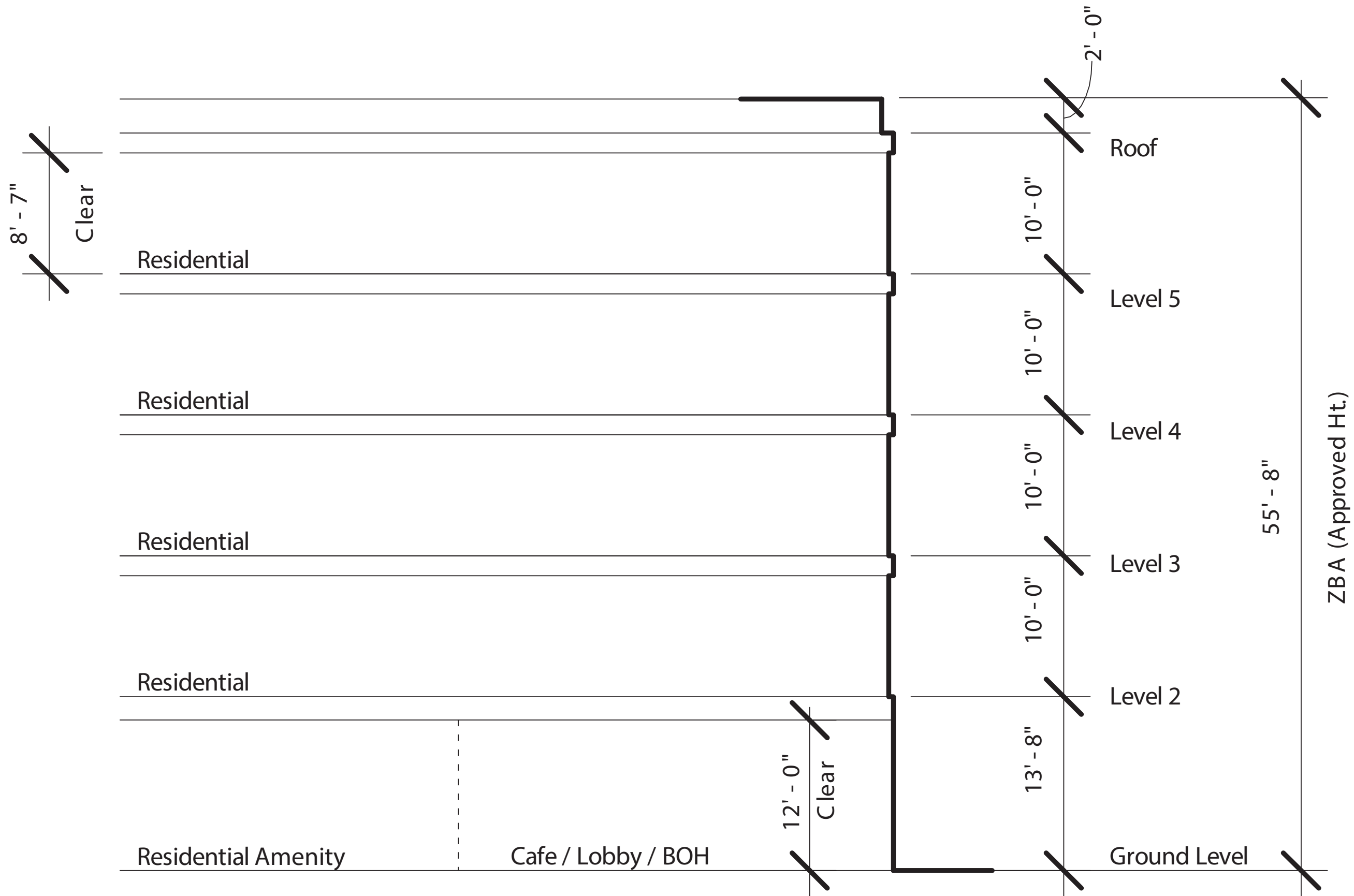
RENTAL





















BLUE HILL
@ 1203

Cafe Eleven Ninety-Nine 1199





**Blue Hill Ave @
Morton St**

1 min walk

28 | 29 | 31



**Blue Hill Ave @
Morton St**

1 min walk

28 | 29



**Morton St @ Blue Hill
Ave**

1 min walk

21



**Blue Hill Ave @
Goodale Rd**

2 min
walk

28 | 29 | 31



**Blue Hill Ave @
Woolson St**

2 min
walk

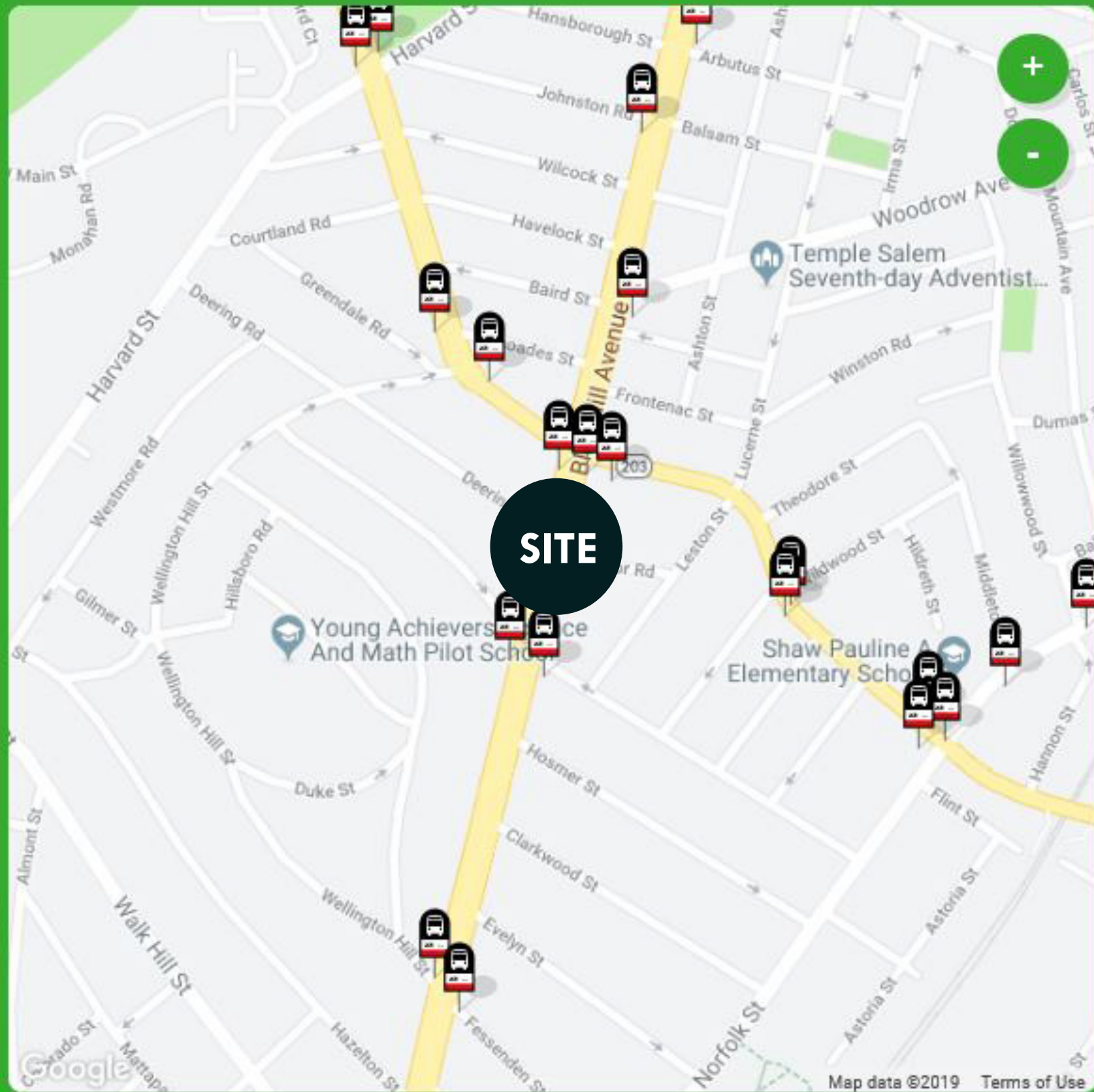
28 | 29 | 31



**Morton St @ Blue Hill
Ave**

3 min
walk

21 | 31





Morton St T 8 min walk

4 Cycles

11 Docks



Mattapan Library 9 min walk

1 Cycles

12 Docks

