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June 16, 2016

VIA HAND DELIVERY

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

**Re: Notice of Proposed Project Change
151 Liverpool Street, East Boston, Small Project Review**

Dear Director Golden:

Please consider this letter as notification on behalf of City Point Liverpool LLC, a Massachusetts limited liability company (the "Proponent"), of a proposed Project Change with respect to the proposed redevelopment of the existing two(plus)-story, mixed use building located at 151 Liverpool Street in East Boston.

On or about April 16, 2015, the prior property owner, Charmed Life, LLC, received approval from the Boston Redevelopment Authority (the "BRA") for a residential rehabilitation of the existing building and the construction of a three-story addition to the building resulting in a five-story building (with a height of 58 feet at roof level) containing twenty-four (24) rental units within the upper four levels and twenty (20) parking spaces (plus up to 15 by way of stacked parking) within a parking garage located on the ground floor level, with a total project area, including the ground floor parking, of approximately 38,000 square feet. Construction of the project has not commenced and the Proponent acquired the property on March 4, 2016.

Due to structural, financial, and related considerations, the Proponent determined that it was not commercially reasonable to construct a multi-story addition of suitable dimensions on top of the existing building. Therefore, the Proponent proposes to demolish the existing building and construct a new building with a newly excavated basement for an additional parking level. To account for the additional construction costs associated with this redevelopment, the Proponent proposes twelve (12) additional dwelling units with one (1) additional floor. By constructing a new building, however, there is an opportunity to reduce some floor to ceiling heights from the original proposal so, despite the additional floor, the height of the new building

at the main roof level is down to fifty-five (55) feet. At this time, the Proponent is also considering a change from a rental housing project to a condominium/home ownership project.

The project as now proposed will consist of the construction of a six-story building of approximately 39,177 square feet of gross floor area containing thirty-six (36) dwelling units, thirty-six (36) parking spaces within the basement (serviced by a vehicle elevator) and ground floor parking garage, and a roof deck with appurtenant exercise and lavatory facilities, including a running/walking track, all set back from the edge of the building. The new building will be set back approximately two feet from the front property line to allow for a wider walkway and a strip for some additional plantings and the residential floors will be set back from the side and rear property lines lessening building mass and allowing balconies for every unit. There will be only one curb cut, down from two in the approved proposal. As provided by the Inclusionary Development Policy of the City of Boston, the required number of affordable units is increased from three (3) to five (5), with the Proponent proposing to satisfy that requirement with four (4) on-site units and a monetary contribution in accordance with said Policy. The Proponent expects to make two of the units affordable and wheelchair accessible. The revised project is depicted on the plans identified on and attached to the List of Attachments hereto attached, except that the Proponent intends to modify the layout of some units and change the unit bedroom breakdown to result in 2 three bedroom units, 26 two bedroom units, and 8 one bedroom units, but such modifications will not affect the total number of units or the height or exterior dimensions of the new building or substantially affect the exterior appearance of the building from that shown on the attached plans. The Proponent will provide plans reflecting those modifications within the next several days.

The Proponent anticipates that the revised project will create up to eight (8) permanent full time jobs.

As with the original proposal, the revised project will require zoning relief to exceed the allowed maximum floor area ratio (1.0 allowed; 4.49 proposed), the allowed maximum building height (35 feet allowed; 55 feet at roof level and 64 feet for rooftop structures proposed), the required minimum rear yard setback (20 feet required; 0.0 proposed), and the required minimum number of off-street parking spaces (2.0 per dwelling unit required, as adjusted for affordable units; 1.0 per dwelling unit proposed). With the balconies and roof deck features, the revised project will comply with the required minimum usable open space (50 square feet per unit required; 148.97 square feet per unit proposed).

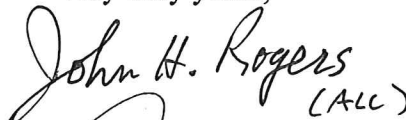
Prior to this filing, the Proponent met with BRA staff on April 25, 2016, and presented a seven-story proposal to the neighbors at an abutters' meeting arranged by the Office of Neighborhood Services on May 31, 2016. As a result of comments made by the neighbors at that meeting, the Proponent made material modifications to the proposed new building, including

reducing height by eliminating one story and reducing the number of windows and size of the balconies in the rear elevation in response to privacy concerns expressed by a rear yard abutter.

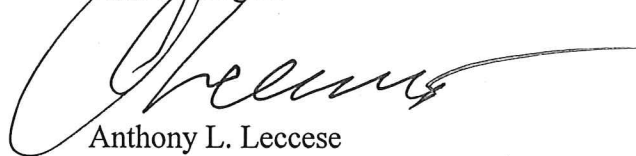
The Proponent respectfully requests that you determine, within the scope of the required review, that the proposed Project Change will not significantly increase the impacts on abutting or other nearby properties of the redevelopment of the property as previously approved and that the benefits to the community of the revised project support and justify the approval of this Project Change.

Please advise if there are any questions of the Proponent or if we can provide any further details as you review this proposed Project Change. Thank you.

Very truly yours,

 (ALL)

John H. Rogers



Anthony L. Leccese

Encls.

cc: John Sambucci
Michael O'Malley
Chris Drew, RCA, LLC
John Campbell, BRA
Michael A. Cannizzo, BRA
Claudia Correa, Office of Neighborhood Services
City Councilor Salvatore LaMattina
Michael Sinatra, Office of Councilor LaMattina
State Representative Adrian Madaro
State Senator Joseph A. Boncore

151 Liverpool Street

East Boston, MA 02128



List of Attachments

- (1) Project Team (1 page)
- (2) Plans entitled “City Point Liverpool, LLC, 151 Liverpool Street, East Boston, MA 02128,” prepared by RCA, LLC, dated June 13, 2016, Sheet 1 (Zoning Sheet) and Sheets A1 to A9 (10 pages) **NOTE: SUBJECT TO MODIFICATION TO REFLECT THE DISCLOSED CHANGE IN THE UNIT BEDROOM BREAKDOWN**
- (3) Plan entitled “Proposed Liverpool Street & Parking Entrance,” prepared by R. Jon Henson Landscape Architects, dated May 23, 2016 (1 page)
- (4) Plan entitled “Proposed Roof Deck Plan,” prepared by R. Jon Henson Landscape Architects, dated April 15, 2016 (1 page)

Project Team

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Engineering:

TBD

Construction Contractor:

TBD