

August 28, 2019

**VIA HAND DELIVERY**

Brian Golden, Director  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

**Re: Notice of Project Change – Article 80B Large Project Review  
270 Baker Street, Boston (West Roxbury) Massachusetts 02132**

Dear Director Golden:

Please be advised that this office represents 270 Baker LLC (the “**Proponent**”), the owner and developer of the land located at 270 Baker Street, Boston, Massachusetts 02132 (the “**Property**”), as it pertains to the above-referenced matter.

**Prior Approvals and Project Background**

On or around September 14, 2017, the Boston Planning and Development Agency, f/k/a Boston Redevelopment Authority (“**BPDA**”), authorized the Director to (i) issue a Scoping Determination to waive the requirement of further review for the proposed 270 Baker Street project (the “**Project**”) pursuant to Article 80B-5.3(d) of the Boston Zoning Code (the “**Code**”); (ii) a Certificate of Compliance for the Project pursuant to Article 80B-6 of the Code; and (iii) a Cooperation Agreement, Affordable Housing Agreement, and Boston Residents Construction Employment Plan (the “**Board Memorandum**”).

Pursuant to the Project Notification Form approved by the Board Memorandum, the Proponent proposed to re-develop the site occupied by a commercial office building of approximately 30,000 square feet on a parcel of 124,720 square feet. The Proponent proposed to subdivide the existing site – one parcel to include the existing commercial office building with sufficient surface parking to meet the zoning requirements (approximately 70 spaces) and a second parcel (the “**Residential Parcel**”) to be developed with two new multi-family residential buildings. The new development was proposed to total approximately 79,563 square feet of residential use over parking.

Pursuant to the Project Notification Form approved by the Board Memorandum, the residential program was proposed to consist of a total of 60 homeownership units of which 52 will be

market rate and 8 will be income restricted. The majority of the 105 residential parking spaces were proposed to be provided in sublevel parking under the residential building.

On June 6, 2019 the Proponent filed a Notice of Project Change (the “**June 2019 NPC**”) proposing to change the Project tenure from homeownership to rental. This Notice of Project Change supersedes the June 2019 NPC. Proponent intends that until this Notice of Project Change is approved, existing plans and approvals shall remain in effect.

### **Proposed Project Changes**

The Proponent now proposes certain ownership, tenure, affordability and design changes to the portion of the Project to be developed on the Residential Parcel, as approved by the BPDA and Zoning Board in 2017 and 2018.

#### **1. Proposed Transfer of Ownership.**

Pursuant to Option Agreement dated July 22, 2019, the Proponent has granted an option to purchase the Residential Parcel to B'nai B'rith Housing New England, Inc., a Massachusetts nonprofit corporation with an address of 34 Washington Street, Brighton, MA 02135 (“**BBH**”). BBH is a leading nonprofit developer of affordable housing, and, as the proposed new developer, has approved the submission of this Notice of Project Change. However, the changes delineated in this Notice of Project Change shall not become effective until the Closing, to Proponent’s satisfaction, on the proposed transfer of ownership from Proponent to BBH, and until such time it is understood by the parties that the existing plans and approvals granted to the Proponent for Project shall remain in full force and effect.

#### **2. Conversion of unit tenure from homeownership to rental, shift of fifteen 2-bedroom units to 1-bedroom units, and deepening of affordability requirements.**

BBH as transferee proposes to convert the tenure of unit occupancy from homeownership to rental, shift fifteen 2-bedroom units to 1-bedroom units and deepen the affordability of the Project. BBH proposes to change the unit mix from four (4) 1-bedroom, fifty (50) two-bedroom and six (6) three-bedroom units to nineteen (19) 1-bedroom, thirty-five (35) two-bedroom, and six (6) three-bedroom units. BBH proposes to increase the affordability levels to include forty-one (41) units at or below 60% AMI (\$68,000 household income) and nineteen (19) units at or below 100% AMI (\$113,300 household income). The proposed affordability targeting is contingent on BBH obtaining the necessary subsidies and financing.

#### **3. Design Changes.**

BBH as transferee proposes the following design changes to the building program on the Residential Parcel:

- a. Eliminate the smaller building and change the configuration of the larger building to accommodate the units that were previously proposed for the smaller building. The single building will be in the shape of a shallow “U”.

- b. Reduce the total built area from approximately 79,563 GSF to approximately 62,861, a 21% reduction in GSF.
- c. Reduce the north setback to approximately 25' and increase the west setback to approximately 149' (but maintain the south setback close to the original approximately 23' and maintain the east setback close to the original approximately 27').
- d. Reduce the number of parking spaces from ninety (90) to sixty (60) spaces (resulting in a 1 to 1 unit to parking space ratio).
- e. Eliminate the subsurface parking (parking will be above ground).
- f. Add a secure storage room for approximately sixty (60) bicycles.
- g. Eliminate apartment balconies and "Juliet" balconies.
- h. Slightly lower the building height. The number of floors will remain at three (3) but the subsurface parking level will be eliminated.
- i. Add a second elevator.

Should you have any questions and/or require any additional information concerning this Notice of Project Change, please do not hesitate to contact me. Thank you for your attention and assistance in this matter.

Very truly yours,



Dennis A. Quilty

Enclosures

cc: Jonathan Greeley, BPDA Director of Development Review and Policy  
Michael Christopher, Deputy Director of Development  
Stephen Harvey, BPDA Project Manager  
District City Councilor Matt O'Malley  
Jerome Smith, Chief of Neighborhood Services and Director of Civic Engagement  
Jack Duggan, Mayor's Office of Neighborhood Services, West Roxbury  
State Senator Michael Rush  
State Representative Edward F. Coppinger  
Susan Gittelman, B'nai B'rith Housing New England, Inc.  
Max Glikman, B'nai B'rith Housing New England, Inc.  
Teresa Santalucia, Klein Hornig LLP  
Joseph S. Lieber, Klein Hornig LLP