

Washington Pine LLC
185 Dartmouth Street • Boston, MA 02116

March 21, 2019

Brian P. Golden
Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

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Dear Director Golden,

This letter serves as a Letter of Intent pursuant to the Mayoral Executive Order dated October 10, 2000, as amended on April 3, 2001, with respect to the proposed project located at 3368 Washington Street in Jamaica Plain.

The Project site is located at 3368 Washington Street, a 0.90-acre site currently owned by Pine Street Inn, Inc. ("PSI"). The Project site is currently occupied by a single-story building owned and operated by PSI for administrative, operations, and warehouse uses.

The 3368 Washington Street project (the "Proposed Project") includes the demolition of the existing structure, and the construction of a new six-story mixed-use building. The new building will create 225 rental apartments, in addition to approximately 18,000 square feet of PSI office space on the ground floor. The 225 units will be 100% income-restricted and affordable. The proposed massing and dimensions of the building follow the full spirit of the urban design principles described in the PLAN: JP/Rox planning document, though with small variations from a few of the specific guidelines. The building will be designed and constructed in accordance with the Boston Green Building Regulations and Compact Living Guidelines. The parcel is currently zoned as Local Industrial ("LI"). Therefore, the project will require several zoning variances including use, FAR, height, rear setback, and parking.

The Proposed Project will also include approximately 60 vehicle parking spaces and 80 bicycle parking spaces, with a mix below-grade and at-grade.

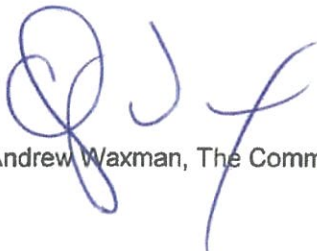
We intend to file a Project Notification Form for the Proposed Project in the coming weeks in accordance with Article 80B of the Boston Zoning Code, and look forward to working with the BPDA, other City agencies, elected officials, and the community in the review of the Proposed Project. Please contact Lydia Scott at 857-221-8796 or Lydia.scott@tcbinc.org if you have any questions.

Sincerely,

Washington Pine LLC



Lyndia Downie, Pine Street Inn, Inc.



Andrew Waxman, The Community Builders, Inc.







STREET VIEW



PANORAMIC VIEW