

**MGJ 621 East First Street, LLC**  
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July 15, 2015

Director Brian Golden  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201

RE: Notice of Change - 621 East First Street, South Boston, MA 02127

Dear Director Golden,

The above referenced project has already received Article 80 Small Project Review approval via BRA Board Hearing for the construction of a 28 residential unit building on an existing foundation, with basement parking and a YMCA located on the ground floor. As turned out, the YMCA was not able to secure funding to realize these plans, so we had to redesign the project to exclude the YMCA portion on the ground floor. I am writing you to detail the changes and why we feel this is a low impact modification for abutters and neighbors. Our ultimate goal is to request that this redesign be moved directly into design review instead of a formal amendment to the previously approved Article 80.

Our focus with this redesign was to keep our project within the general scope and parameters of the approved Article 80 Small Project Review. Here is a list of the changes to the project:

- Unit Count: 28 Residential - Unchanged from previous Article 80 Small Project Review
- FAR: 2.6 FAR - Unchanged from previous Article 80 Small Project Review
- Parking: Increase from 35 spaces to 43 spaces (roughly 1.43 spaces per unit now)
- Dimensions: Building massing to remain within prior parameters, but with new cut outs for natural light, thus creating more open space
- Service Use: Based on the underlying zoning on the First Street corridor, we have included a small commercial/retail space to satisfy requirements.

We have still factored into our affordable housing commitment into our project, so allocations for affordable units will remain the same as previously agreed. Essentially, the scope and intent of the project has changed very little in any way that might have an impact on the abutters and neighborhood. In fact, the only real opposition the original project received was from people against the YMCA aspect and people how wanted more parking. With the YMCA removed and more spaces added, we have effectively removed all objections to this project. We feel that the changes to this project are low impact to the abutters and neighborhood. We respectfully request a move directly into design review in order to avoid a formal amendment to the Article 80 Small Project Review.

Thank you,



Gregg Donovan

cc: Erico Lopez  
John Campbell  
Eric Prentice  
Mark McGonagle