

April 10, 2013

Mr. Peter Meade
Director, Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: 621 East First Street, South Boston, MA 02127
Supplemental and Informational Changes to the Project

Dear Director Meade,

We are writing you this letter to provide you with supplemental and informational changes to the previously submitted Article 80 Small Project Review for the above referenced project. Please note that our team has been working with your architects and planners in order to incorporate their requests in our proposed design. Our most recent design changes were completed on 3/12/13 before our ZBA hearing, which was subsequently deferred to 4/23/13. This latest proposed plan incorporates all elements from our several meetings with Kairos Shin, David Carlson, Heather Campisano, and the rest of your staff. We have included both a summary table of changes and respective, detailed descriptions for each change. Please see below:

<u>Description</u>	<u>Original</u>	<u>Revised</u>	<u>Memo</u>
Building Height	55'	45'	Lowered to comply with current zoning with commercial on grade level.
Unit Count	28	28+1	28 Residential & 1 Commercial on grade floor.
Parking	53	39	Includes 4 accessible spaces.
FAR	3.48	2.26	

Building Height

Please note that this project was originally submitted before the 9/15/11 Article 68 ("South Boston Neighborhood District") of the Zoning Code had been released. We were previously in the First Street IPOD when the Article 80 was first submitted, and had proposed a building height of 55'. We felt that this was appropriate for the immediate neighborhood, given the

abutting building heights. Since Article 68 was ratified, the newly rezoned First Street Neighborhood Development Area ("First Street NDA") changed the neighborhood height

requirement to 35' and 45' for buildings fronting on First Street that have ground floor retail and on-site parking. Our most recent height revision is 45' to comply with Article 68.

Residential Unit Counts

Residential unit counts did not change, but configurations were altered to include a mix of 1, 2 and 3 bedroom units.

Commercial Unit

Under the relatively new Article 68 Zoning Code, we were able to achieve the above referenced building height through the addition of a First Street storefront commercial space on the ground floor. We configured this space as an as of right gym with daycare space. We are in negotiations with an international non-profit organization to be the operator of this gym.

Parking

Article 68 of the Zoning Code has a .9 space per unit requirement. While we lost the parking on the first floor in favor of the commercial space, we maximized spaces on the basement floor by expanding the parking area under the adjacent parcel. We were able to line 39 spaces, including 4 accessible spaces. Zoning Code requirement in a 28 residential unit building is 25.2 spaces. We have 13.8 spaces over the minimum requirement.

FAR

We were able to achieve a 2.26 FAR with the including of the abutting parcel, adding an additional 7,021 sq ft to the existing 12,400 sq ft for a total of 19,421 sq ft. This was at the suggestion of the BRA.

Open Space

The project now includes more open space via central courtyard on the third floor, central open area on the fourth floor, side and rear yards, and rooftop green roof to be shared by all residential occupants.

Affordable Housing

Unchanged from previous filing

Please refer to Article 80 Small Project Review submission filed 9/15/2011 for further details.

Thank you,

M.G.J. 621 East First Street, LLC