



February 24, 2017

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

**Re: NOTICE OF PROJECT CHANGE
Goddard House Renovation & Redevelopment Project
201-221 South Huntington Avenue**

Dear Director Golden:

Eden Properties LLC in partnership with Samuels & Associates (the "Proponent") submits this Notice of Project Change, in accordance with Section 80A-6 of the Boston Zoning Code, related to the proposed construction of a residential development at 201-221 South Huntington Avenue in Jamaica Plain consisting of the rehabilitation, expansion and conversion to residential use of a former nursing home and rehabilitation center, commonly known as Goddard House, and the construction of a new free-standing multi-family residential building on a surface parking lot at the Project Site's southern end fronting South Huntington Avenue. The Project has completed Article 80 Large Project Review, receiving a Scoping Determination waiving further review under Section 80B-5.3(d) of the Boston Zoning Code on April 1, 2016.

PROJECT BACKGROUND

The Proponent submitted a Project Notification Form ("PNF") to the Boston Redevelopment Authority ("BRA") on November 2, 2015 that included a program consisting of approximately 167 dwellings (including approximately 110 dwelling units in the renovated Goddard House building, and approximately 57 dwelling units in the new building), covered and secure bike storage, and approximately 83 parking spaces.

Goddard House – a handsome 1920s brick structure designed by renowned Boston Architects Shepley Bulfinch – sits on a two-acre hillside site along South Huntington Avenue and overlooking the Jamaica Way, historic Olmsted Park, and Leverett Pond. With adjacency to the vibrant and culturally diverse Jamaica Plain and Mission Hill communities and access to transit and walkable services, the location is well-suited to add new apartments that can help meet the city's overwhelming demand for housing on a vacant and underutilized site.

Designed to comply with the new zoning requirements adopted in March 2016 that are based on development guidelines set forth in the South Huntington Avenue Framework for Future Development Review published by the BRA in May 2013, the Project creatively preserves the historic character of the Goddard House while overcoming the significant physical, programmatic and financial challenges to re-using the existing building.



PROPOSED PROJECT CHANGES

In order to overcome significant financial challenges posed by the current construction market, the Proponent proposes a few adjustments to the new building portion of the BRA-approved development program. The main priority of the project continues to be the adaptive re-use of the Goddard House building, and that portion of the project remains unchanged.

The proposed complex structural support system necessary to adaptively re-use the Goddard House building makes it difficult to make any changes that would improve the financial feasibility of the program. As a result, the Proponent focused on the new building program, which included expensive rock excavation and shoring along South Huntington Avenue and deep foundations to build on the slope at the back end of the site. Proposed changes to the new building now limit the new building's footprint to the flattest portion of the property on the existing parking lot. These changes result in a smaller new building and an increased setback from the Jamaica way. A summary of the proposed programmatic changes is below.

Program	Article 80 Approved	Current Plan	Difference
Square Feet (approximate)	165,000 sf	150,000 sf	-15,000 sf
Apartments	167	149	-18 units
Goddard	110	110	(No Change)
New Building	57	39	-18 units
Parking Spaces	83	65	-18 spaces
Bicycle Parking	167	149	-18 racks
New Building J-Way Setback	45 feet	Approximately 70ft - 110ft	+35ft - +65ft
Front Yard Setback	30 feet	30 feet	No Change

URBAN DESIGN/HISTORIC RESOURCE IMPACTS

Attached hereto are new perspective drawings and floor plans that detail the proposed changes to the Project. As noted above, the distinctive Goddard House building will be retained and its useful life will be significantly extended by being converted to code-compliant residential use, as previously proposed and approved. The appearance of the new building from South Huntington Avenue will architecturally complement, but remain distinct from the elegant and stately Goddard House building. To that end, the new building will remain five stories tall so that the distinctive visual presence of Goddard House will be maintained as the most prominent building element on the property. The appearance of the new building from the Jamaica way will now be difficult to view as it no longer extends to the rear slope. With the setback from the Jamaica way increasing from 45 feet originally to now up to 110 feet, the building is more clearly oriented to South Huntington. In addition, more existing trees will be preserved on the property. As shown on the attached site plan, the view corridor from South Huntington Avenue to Olmsted Park between the two buildings is virtually unchanged.

TRANSPORTATION IMPACT ANALYSIS

Vanasse Hangen Brustlin, Inc. (VHB) calculated new trip generation numbers for the updated development program. Pages 3-12 and 3-13 in the original PNF show the Project Trip Generation. With the change since the original PNF filing from 167 units to 149 units, the net-new vehicle trips are shown below. In summary, the updated Project will generate three (3) less vehicle trips in the morning. The evening peak hour is expected to decrease by four (4) vehicle trips.



	Vehicle Trips	
	PNF	NPC
Daily	510	456
In	255	228
Out	255	228
Morning Peak	31	28
In	6	6
Out	25	22
Evening Peak	38	34
In	25	22
Out	13	12

The proposed adjustments to the new building will result in fewer overall project impacts while allowing the project to proceed and deliver many appreciable benefits to Jamaica Plain including public realm improvements and on-site affordable housing satisfying Inclusionary Development Policy (IDP) requirements, as described in the PNF. In accordance with the Inclusionary Development Policy, the project will now include 19 affordable apartments and a fractional payment into the IDP fund.

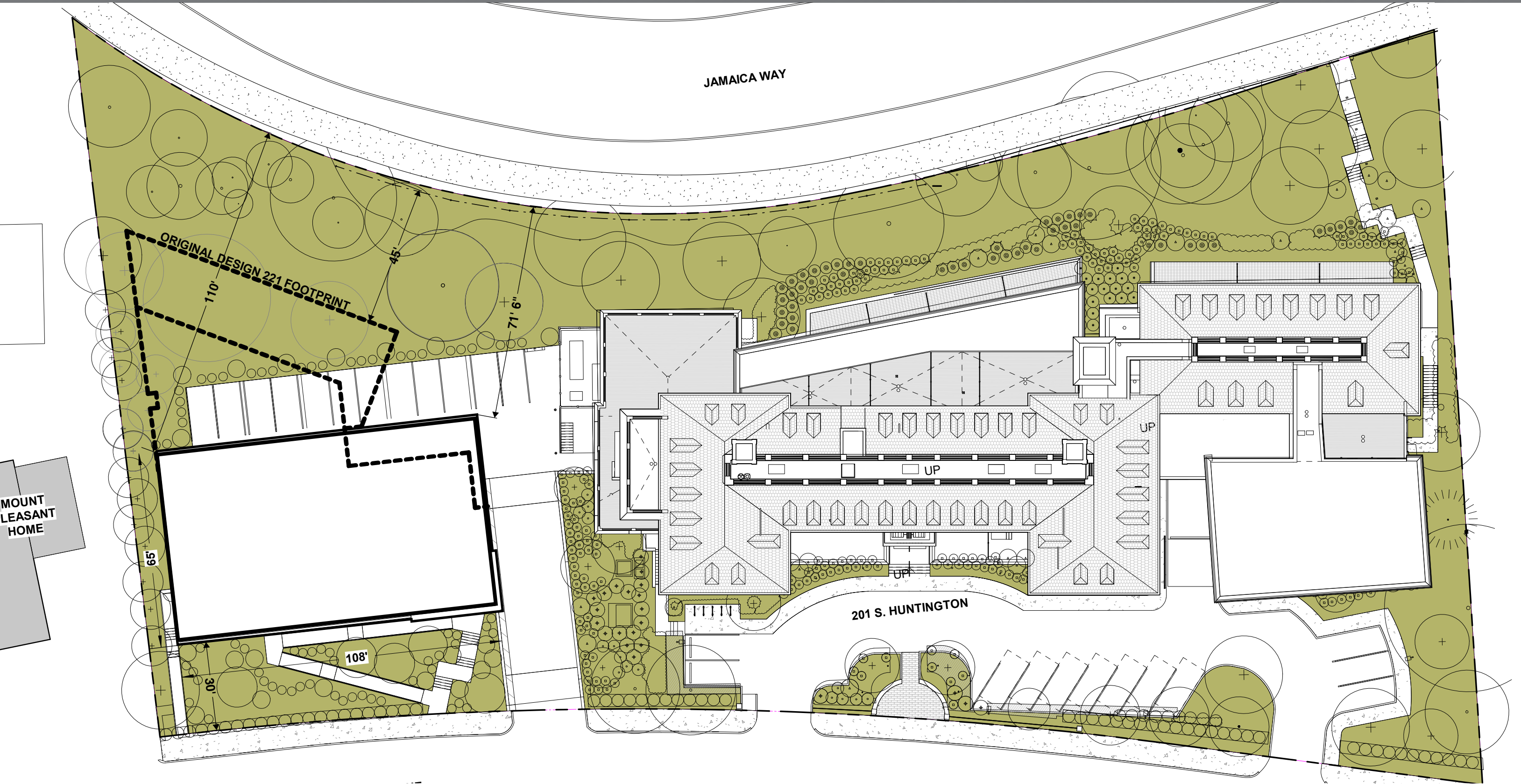
Accordingly, we respectfully request that the BPDA issue an adequacy determination for the revised project in accordance with Section 80A-6 of the Boston Zoning Code.

The Proponent looks forward to working with BPDA and Impact Advisory Group to discuss the proposed changes. Thank you for your consideration. If there is any additional material required or if there are any questions, please do not hesitate to contact me.

Sincerely,

Michael Samuels
Eden Properties

Cc: Steven B. Samuels, Samuels & Associates
Peter Sougarides, Samuels & Associates
Noah Maslan, Eden Properties
Matthew Kiefer, Goulston & Storrs



Goddard House

02-23-2017



Goddard House

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South Huntington



Jamaica way

Goddard House

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