

January 6, 2017



Mr. Raul Duverge, Project Manager
Boston Planning and Development Agency
Boston City Hall
Boston, MA 02210

Re: Harrison Albany Block project

Dear Raul:

Over the last 18 months, we have worked closely with the community to address concerns by making changes and adjustments to the plan for the Harrison Albany Block project (the “Project”), and providing commitments on construction management, community benefits and public realm improvements. We are excited about the current state of our project and appreciate the collaborative efforts of both the City and the South End community.

Throughout the process, our goals for the Project have been consistent:

- create a housing development that is well designed and built
- maximize open space and light and air
- enhance the public realm and contribute to this vibrant neighborhood

We are providing this letter in response to comments received on the Draft Project Impact Report (DPIR). Two attachments are also included for your records, a list of community meetings to date and an updated design package.

Many letters received express support for the project, and recognize that through replacement of a underutilized parking lot with a vibrant project containing residential, retail and office. The community will benefit from increased street activity, security, open space and other amenities that do not exist today. In addition to the letters expressing support for the Project, the comments received generally fall within five categories: Massing and Design; Public Benefits; Construction Impacts; Program/Uses; and Transportation and Parking. We have provided general responses to the comments below.

Massing and Design

Massing and density have been issues of concern for the community, and through the process we have reduced the Project height, reduced the number of units, added three bedroom units and designed the Project to be in compliance with a Planned Development Area (PDA) Development Plan in the Harrison/Albany corridor. The Project will not exceed the maximum allowed height of 120’ and is approximately 80% of allowed FAR for a PDA. Recent changes include reducing the height of the vertical addition to 575 Albany Street and related reduction in the number of residential units, reducing

the height of one wing of Building B closest to Harrison Avenue, and reducing the garage by 50 spaces and one level. The design continues to include significant public open space, approximately 36% of the site above the minimum required 20% under a PDA, as well as courtyards for residents, all of which we believe are valuable for both the neighborhood and tenants in the buildings.

As expressed by several comment letters, the design has improved through the review process and better fits into the surroundings.

Public Benefits

In the months ahead, we will continue to work with the City and the community to finalize a community benefits plan, including the details of the cultural space and affordable housing commitments, that will enhance the surrounding neighborhood. It is anticipated that some of the suggestions provided by the commenters will be a part of the community benefits plan, including focusing mitigation funds to the needs of the immediately surrounding area. IAG priorities have been focused on the themes of improving existing open space, neighborhood safety and security, and neighborhood focused social service organizations. In addition, we will continue work with the community on the suggestions regarding neighborhood parking on and around the site.

The project will include 65 on-site affordable units and an estimated payment to the Housing Fund of \$13 million, along with \$1.2 million for public benefits to be administered by the BPDA. Other proposed on-site public benefits include cultural space, artist live/work units, the creation of a public green cross block connection and the creation of approximately 1,350 construction jobs and approximately 290 permanent jobs.

Construction Impacts

We know that construction management is of critical importance to our neighbors, and we are committed to working with the City and the community to develop a comprehensive construction management plan and an open line of communication with our neighbors. We are committed to conducting preconstruction surveys of surrounding buildings, using slurry wall foundation construction to minimize impacts on our neighbors, and to require off-street parking for construction vehicles. The construction management plan will provide further details about pest control, planning for impacts to the surrounding streets, monitoring impacts to adjacent buildings, and regulating specifically where construction workers park their vehicles.

Program/Uses

The Project will continue to include commercial space in the Gambro Building and its addition, as well as commercial space in the ground floors of all four buildings. We continue to propose a mix of uses, with the majority being residential use based on the market conditions for the area, and what we believe will make a successful project that meets our goals, and the goal of the City to increase housing.

Although many have expressed a desire for ownership units, they are currently not feasible due to the financial structure of the Project's investor as a real estate investment trust. If, in the future, ownership units become a possibility, we will evaluate their inclusion into the Project.

Transportation and Parking

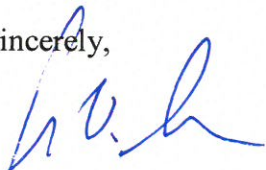
Traffic management is a concern for us and the community. We will incorporate feasible measures to mitigate our transportation impact, and continue to work with the Boston Transportation Department on mitigation to improve traffic in the area. In addition, we will provide a transportation demand management program, a vehicle sharing program such as Zipcar, bicycle facilities on-site including a Hubway station, and will redesign Andrews Street to accommodate its current and intended uses.

The Project will provide below grade parking on-site, and we will continue to evaluate our parking supply and the needs of the community, including potentially opening the parking garage to neighbors on a monthly and nights/weekends basis, as well as during snow emergencies.

While we recognize that some may wish that we were able to do more, throughout this process we have listened, made adjustments when possible and been committed to creating a vibrant development that will add to the South End and to the City as a whole.

We remain committed to working together to see this Project completed.

Sincerely,



William Gause
Executive Vice President
Leggat McCall Properties

Harrison/Albany Community Meetings

January 6, 2017

9/14/2015	Newmarket Business Association
9/22/2015	Worcester Square Area Neighborhood Association
9/25/2015	535 Albany Street representative
9/29/2015	Blackstone Franklin Neighborhood Association Development Committee
10/7/2015	Newmarket Business Association Development Committee
11/5/2015	Representative Byron Rushing
11/5/2015	Councilor Frank Baker
11/5/2015	Councilor Bill Linehan
12/1/2015	PerkinElmer Abutters
12/1/2015	Washington Gateway Main Streets
12/9/2015	Boston Flower Market Abutters
12/11/2015	Cathedral Housing
1/6/2016	Future Chefs
2/29/2016	Future Chefs
3/23/2016	700 Harrison retail representatives
4/7/2016	IAG meeting
4/14/2016	Public Community Meeting
4/20/2016	700 Harrison Trustees
4/26/2016	Worcester Square Area Neighborhood Association
4/29/2016	72 East Dedham Street Abutters
5/3/2016	Old Dover Neighborhood Association
5/17/2016	Blackstone Franklin Neighborhood Association
6/8/2016	IAG meeting
7/21/2016	IAG meeting
10/4/2016	IAG meeting
10/13/2016	Public Community Meeting
10/17/2016	East Canton Street (Board/Residents)
10/19/2016	Washington Gateway Main Streets
11/10/2016	PerkinElmer Abutters
11/14/2016	Public meeting
11/15/2016	Blackstone Franklin Neighborhood Association
11/16/2016	IAG meeting
11/18/2016	72 East Dedham Street Abutters (Residents & Wediko Children Services)
12/8/2016	Neighborhood walk with WGMS representative and community members re Design
12/21/2016	MA Artists Leaders Coalition and Arts & Business Council of Greater Boston