

September 13, 2103

Peter Meade, Director  
Boston Redevelopment Authority  
City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

**Re: Ink Block - South End: Notice of Project Change**

Dear Mr. Meade:

On behalf of Ink Block South End, LLC and the project proponent, National Development, I am pleased to submit this Notice of Project Change ["NPC"] under Article 80A-6 of the Boston Zoning Code. Ink Block, as approved by the Boston Redevelopment Authority ["BRA"] Board of Directors on May 15, 2012 pursuant to the Large Project Review procedures of Article 80B, consists of the redevelopment of the former Boston Herald site in the New York Streets section of the South End.

As previously approved by the BRA, the project will consist of four buildings that will create 471 new residential units. A total of 85,000 square feet of retail space will be constructed including a 50,000 square foot Whole Foods grocery store and multiple smaller scale ground floor local retail or restaurant uses. The approved project has been planned to be developed in two phases with an estimated completion date of 2016.

On November 27, 2012, the zoning Board of Appeal granted relief for each of the four buildings to be constructed. The decisions of the Board of Appeal were entered at the Inspectional Services Department on January 28, 2013 and thereafter became final following the appeal period.

Demolition of the Boston Herald building at the site has been completed and construction is underway for Phase One of the project. The new buildings under construction at 300 Harrison Avenue [Building One]; 310-348 Harrison Avenue [Building Two]; and 350-354 Harrison Avenue [Building Three]; will contain 315 residential units, together with the grocery use and the other ground floor retail. Collectively, these three buildings, and associated underground and surface parking, comprise Phase One.

Phase Two of the project, as previously approved, was to be a 156 residential unit building at 30-36 Traveler Street [Building Four]. The new proposal calls for dividing up the previously approved number of residential units into two buildings: 83 units in 4 Ink and, in a future Phase Three, 73 units in 5 Ink [the location of the two buildings are shown in the attached renderings].

The 83 units in 4 Ink will be sold as condominium units. This represents a change from the prior approvals which contemplated a rental project and included provision for 62 affordable rental units in the entire project based upon a total of 471 residential units. As such, the existing Affordable Rental Housing Agreement will require amendment and a new Affordable Housing Agreement will be required for 4 Ink and 5 Ink.

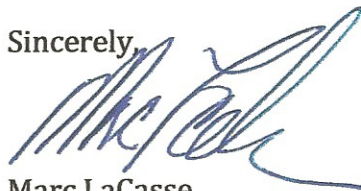
Otherwise, the proposal to divide Building Four located at 30-36 Traveler Street into two separate buildings represents no change to the project's overall size [height or building area], number of units, parking spaces or the retail component. On September 3, 2013, the Boston Civic Design Commission ["BCDC"] reviewed and approved the proposed design changes to Building Four. There may be a need for further review by the zoning Board of Appeal for the proposed balconies which project from the building, potentially causing an insufficient setback along Traveler Street.

The purpose of this submission is to notify the BRA of the proposed change to Phase Two of the project and to request that the BRA determine that these modifications do not represent a material change. From this determination of no material change, the proponent further requests that the BRA determine that no additional review is required under Article 80 and that the previously submitted Expanded Project Notification Form and Environmental Notification Form adequately addresses the project's: (1) general information; (2) description and alternatives; (3) urban design; (4) transportation; (5) environmental protection; infrastructure systems; (6) historic resources; (7) greenhouse gas assessment; and (8) mitigation and section 61 findings.

Request is made for a public meeting to present to the community these proposed changes to the project. If you have any questions or require any additional information prior to the scheduling of the public meeting, please contact me at your convenience. Following the public meeting and comment period, review and approval by the BRA Board of Directors is hereby requested.

Thank you for your consideration of this matter and together with the project proponent, we look forward to working with the BRA staff to obtain approval of this NPC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marc LaCasse', with a stylized flourish at the end.

Marc LaCasse

cc: Casey Ann Hines  
Heather Campisano