

1599 Columbus LLC  
1542 Columbus Avenue Boston, MA 02119

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July 11<sup>th</sup>, 2019

Brian P. Golden  
Director  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02110



Dear Director Golden,

This letter serves as a Letter of Intent to file a Project Notification Form with respect to the proposed project located at 1595-1599 Columbus Avenue in Jamaica Plain.

The project site is an assembly of parcels with a total area of approximately 0.56 acres currently owned by 1599 Columbus LLC, which is an affiliate of Urban Edge Housing Corporation. The site is currently occupied by two distressed two-story commercial buildings, a surface parking lot, and vacant land.

The 1599 Columbus project (the "Proposed Project") includes the demolition of the existing buildings and the construction of a new six-story, approximately 75,000 square foot mixed-use building. The new building will create approximately 65 rental apartment homes, in addition to approximately 4,000 SF of non-residential space along Columbus Avenue. The 65 units will be 100% income-restricted affordable apartments. The parcels are located in the Jamaica Plain Neighborhood District in the Industrial Development Area ("IDA"), therefore the project will require several variances including use, FAR, height, and open space. The Proposed Project will include approximately 21 at-grade vehicle parking spaces as well as off-street bicycle parking in accordance with the City of Boston Bicycle Parking Requirements.

We intend to file a Project Notification Form for the Proposed Project in the coming weeks in accordance with Article 80 of the Boston Zoning Code, and look forward to continuing to work with the BPDA, City of Boston Department of Neighborhood Development, other city agencies, elected officials, and the community to review and advance the Proposed Project. Please contact Emily Loomis, Director of Real Estate ([eloomis@urbanedge.org](mailto:eloomis@urbanedge.org) / 617-989-9313) or Caitlin Madden, Senior Project Manager ([cmadden@urbanedge.org](mailto:cmadden@urbanedge.org) / 617.989.9336) if you have any questions.

Sincerely,

1599 Columbus LLC  
By: 1599 Columbus Manager LLC, its Manager  
By: Urban Edge Housing Corporation, its Manager

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By: Emily Loomis, Director of Real Estate