



March 17, 2016

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

**Re: Notice of Project Change
Olmsted Green – Boston, Massachusetts**

Dear Director Golden:

Lena New Boston LLC (the “Proponent”) submits this letter to update you on the status of the Olmsted Green Project and to inform you of certain adjustments to the proposed development of the West Campus, as approved in the Olmsted Green Smart Growth Development Plan described below.

A. Project History

Following extensive public review and impact analysis, on January 26, 2006, the Boston Redevelopment Authority Board authorized the issuance of a Preliminary Adequacy Determination waiving further Large Project Review for Olmsted Green, a mixed use development at the former site of the Boston State Hospital. At the same time, the BRA approved a Development Plan for Olmsted Green (the “PDA Plan”) for PDA No. 67 (the “PDA”) under Article 80C of the Boston Zoning Code (the “Code”).¹

Following PDA approval, the Proponent constructed 19 homeownership units and 51 rental units on the West Campus under the PDA Plan. Shortly thereafter, the Proponent and the BRA worked together to establish a Smart Growth District under M.G.L. c. 40R at the site so that 40R incentive payments from the state could be used to help finance infrastructure. On January 9, 2008, the Boston Zoning Commission approved Article 87 of the Code authorizing the creation of Smart Growth Overlay Districts within the City of Boston under M.G.L. c. 40R; and also approved Article 87A of the Code creating the Olmsted Green Smart Growth Overlay District within the Greater Mattapan Neighborhood District (the “OGSGOD”).

The OGSGOD is approximately 42.5 acres in area, and has three subdistricts: the 4-acre Olmsted Community Subdistrict; the 14.5-acre Olmsted East Mixed Use Subdistrict (“East Campus”); and the 24-acre Olmsted West Residential Subdistrict (“West Campus”). On October 16, 2008, the BRA approved a Smart Growth Development Plan for the OGSGOD providing for, among other things, the phased development of approximately 268 additional residential units on the West Campus and up to approximately 183 residential units on the East Campus (the “Smart Growth Development Plan”).²

¹ On January 26, 2006 the BRA approved a Zoning Map Amendment Application to Establish Planned Development Area No. 67 under Article 80C of the Code for Olmsted Green. On February 15, 2006 the Boston Zoning Commission approved the PDA Plan.

² The BRA filed its written Notice of Decision approving the Smart Growth Development Plan with the City Clerk on November 6, 2008 and the twenty day appeal period lapsed on November 26, 2008 with no appeal having been filed. The City Clerk certified the same on November 28, 2008 on the Notice of Decision. The certified Notice of Decision was duly recorded in the Suffolk County Registry of Deeds.

The Proponent has completed 100 rental units in two 50-unit phases on the East Campus under the Smart Growth Development Plan. Also on the East Campus, Hearth, a non-profit developer of senior housing, completed 59 senior housing units under the PDA Plan. Due to market conditions, none of the residential units allowed under the Smart Growth Development Plan were constructed on the West Campus.

B. Proposed Alterations

The Proponent now seeks to develop the remaining 268 West Campus residential units approved under the Smart Growth Development Plan in four phases. The development will comprise a 41-unit homeownership phase, a 100-unit mixed-income rental phase, an 80-unit homeownership phase, and a 47-unit Low Income Housing Tax Credit (LIHTC) rental phase. The proposed layout is shown on the Site Plan attached hereto as **Exhibit A**. In response to market knowledge gained from completing earlier phases, and to qualify for certain state and city project funding sources, the Proponent seeks to reduce the number of three-bedroom units from 187 to 37, increase the number of two-bedroom units from 100 to 227, and add 23 one-bedroom units (the "Project Adjustments"). The overall number of units will not change. Although bedroom count is not regulated by Article 87 or Article 87A, we note that the Smart Growth Development Plan describes the Project's affordable housing units as two- and three-bedroom units.

The Project Adjustments will result in a reduction of the approximate Floor Area Ratio ("FAR"), which will continue to be within the approved FAR limit in the Smart Growth Development Plan. The total number of units, building height, overall unit density, percentage of affordable housing and parking spaces per residential unit will all continue to comply with the Smart Growth Development Plan. The chart attached as **Exhibit B** summarizes the applicable requirements set forth Article 87 and Article 87A, approved in the Smart Growth Development Plan and now proposed via the Project Adjustments.

The proposed Project Adjustments, which have been thoroughly reviewed and supported by the Boston State Hospital Citizen's Advisory Committee and the Mattapan Civic Improvement Association, will have little overall effect on the Project's program or impacts.³ The focus of the regulations set forth in Article 87 is on density and affordability. The unit count is not changing and building density is slightly decreasing as unit sizes are reduced. Overall occupancy levels will decrease as a result of reducing the number of bedrooms by 173, leading to reductions in vehicle trips, utility usage, sewer discharge and other related impacts. Additionally, affordability will be increased for the Project, which is a direct goal of Chapter 40R. Accordingly, we do not believe the Project Adjustments amount to changes requiring further review under Section 87-12, "Change In Plans After Approval By Authority".

Based on the foregoing, we respectfully request your confirmation that the Project Adjustments do not constitute a material change to the Project and accordingly do not require additional review under Article 80B of the Code. The Proponent also respectfully requests a Certificate of Approval under Section 87-11.5 of the Code and the Smart Growth Development Plan in order to obtain building permits for the development of the 41-unit homeownership phase and 100-unit mixed-income rental phase, subject to the ongoing BRA design review process set forth in Section 87-10 of the Code. The Proponent will request a Certificate of Approval for the remaining phases of the proposed development as they proceed toward commencement.

³ On December 2, 2015, the Boston State Hospital Citizen's Advisory Committee and the Mattapan Civic Improvement Association issued letters of approval of the Project Adjustments. Such letters are attached hereto as **Exhibit C**.

Please feel free to contact me at (617) 723-7760 or our attorney, Matthew Kiefer, at (617) 574-6597 if you have any questions or require any additional information from us. Thank you very much for your assistance.

Sincerely,

LENA NEW BOSTON LLC

By: New Boston State Hospital, LLC,
its Managing Member

By: New Boston Fund, Inc.,
its Manager



By: Kirk A. Sykes

cc: Eric VanDusen
Jerry Rappaport, Jr.
Matthew J. Kiefer, Esq.

Exhibit A
Draft Site Plan

[Attached]

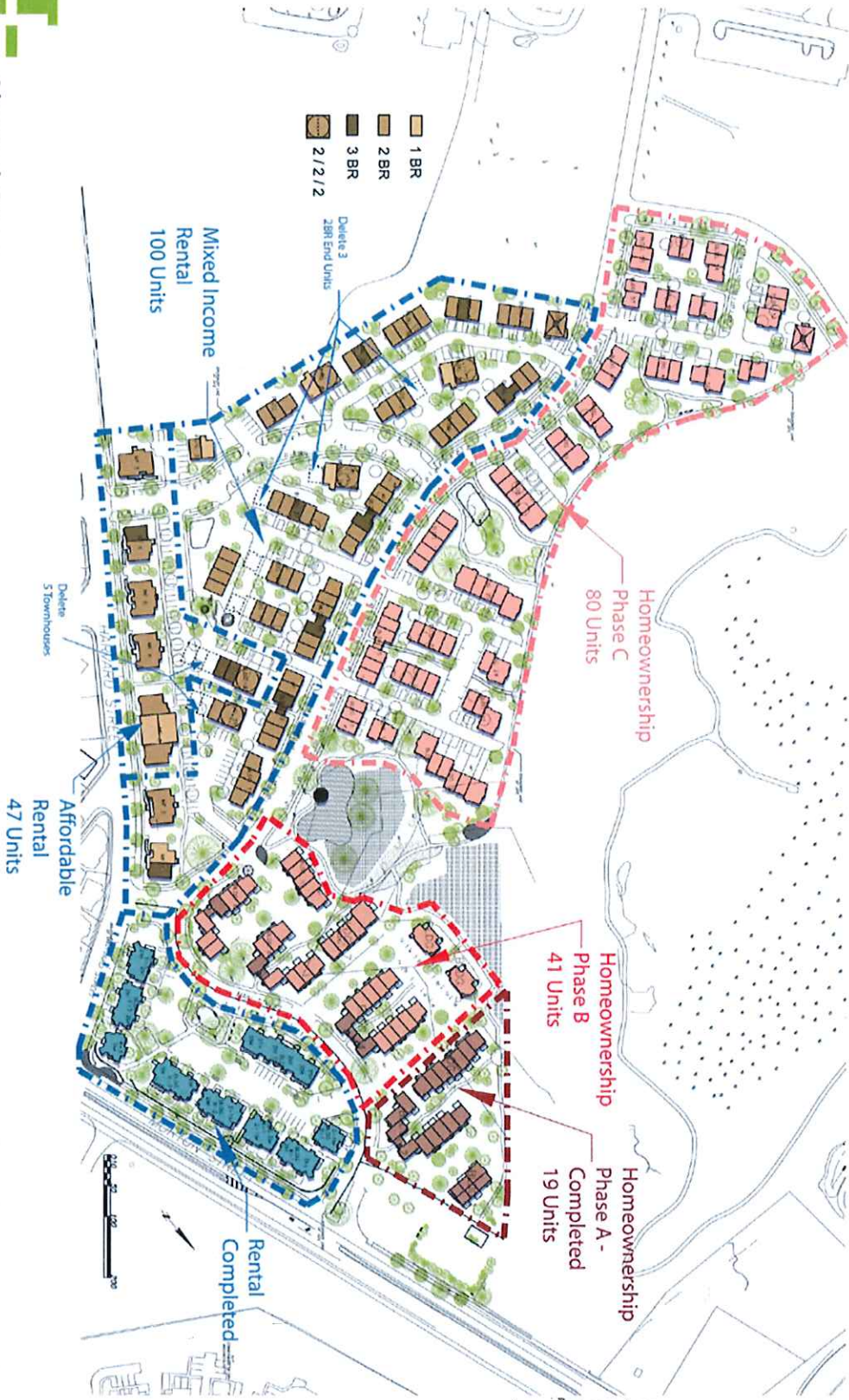


Exhibit B

Summary of Project Compliance

Regulation	Permitted by Article 87/Article 87A	Approved in Development Plan	Project with Proposed Alterations
Use			
Two and three-family housing	Allowed	Allowed	N/A
Multifamily housing	Allowed	Allowed	Allowed
All uses ordinarily incidental to a lawful main use, including parking whether or not located on the same lot as the use which it supports.	Allowed	Allowed	Allowed
Bulk and Dimensional Requirements			
Maximum Floor Area Ratio ("FAR")	0.5	0.5	Not to exceed 0.468 Project-wide
Minimum allowable as-of-right density for two- and three-family housing (units per Acre of Developable Land ⁴ calculation)	10	27	27
Minimum allowable as-of-right density for multifamily housing (units per Acre of Developable Land Calculation)	20	27	27
Maximum allowable as-of-right density (units per Acre of Developable Land calculation)	27	27	27
Maximum allowable as-of-right density (standard units per Acre calculation)	[Not regulated]	14.5	14.5
Total number of units	[Not regulated]	Approximately 268 ⁵	268
Maximum Building Height	45 feet	45 feet	Not to exceed 45 feet
Affordable Housing			

⁴ Developable Land excludes substantially developed land, existing open space, and development constrained land, such as wetlands, slopes, roadways and sidewalks.

⁵ The total number of units in the OWR Subdistrict, including the 70 Existing West Campus Units, will be 338.

Percentage of Affordable Units	Not less than twenty percent (20%) of the residential units constructed in the Project.	Not less than 20% of the total residential units constructed in the 40R Project will be affordable, and not less than 20% of the residential units will be affordable at any time during construction of the Project.	Not less than 20% of the total residential units constructed in the 40R Project will be affordable, and not less than 20% of the residential units will be affordable at any time during construction of the Project.
Parking			
Spaces per residential unit (West Campus Only)	Min: 1 space/unit Max: 1.8 spaces/unit	Approximately 1.5 spaces/unit ⁶	Approximately 150 spaces for the 100-unit phase (1.5 spaces/unit). Approximately 50 spaces for the 41-unit phase (1.22 spaces/unit). Approximately 1.3 spaces/units are estimated for future phases. Overall, the West Campus will be within the range of 1-1.8 spaces/unit.
Spaces per residential unit (East Campus and West Campus)	[Not regulated]	Approximately 1.5 spaces/unit	Less than 1.5 spaces/unit
Total number of spaces (West Campus Only)	[Not regulated]	Approximately 519 parking spaces ⁷ (combination of on and off-street)	Approximately 519 parking spaces ⁸ (combination of on and off-street)
Total number of spaces (East Campus and West Campus)	[Not regulated]	Approximately 890 parking spaces (combination of on and off-street)	Approximately 890 parking spaces (combination of on and off-street)

⁶ Parking ratio is based on approximately 519 spaces, which includes existing parking spaces constructed for the Existing West Campus Units, and a total of 338 units (268 proposed units plus the 70 existing homeownership units) in the OWR Subdistrict.

⁷ Includes existing parking spaces constructed for the Existing West Campus Units.

⁸ Includes existing parking spaces constructed for the Existing West Campus Units.

Exhibit C

Approval Letters from the Boston State Hospital Citizen's Advisory Committee and the Mattapan Civic Improvement Association

[Attached]

CAC

BOSTON STATE HOSPITAL
CITIZEN'S ADVISORY
COMMITTEE, INC.

December 2, 2015

James Clark, Sr.
Chairman

Donn Dingle
Donna Young
Co-Vice-Chairs

MEMBERS

Royal Bolling, Jr.
Mary Burke
Donn Dingle
Mabel Graham
Douglas Kinan
Rev. Dr. Bill Loesch
Glenola Mitchell

EX-OFFICIO MEMBERS

Mayor Martin Walsh
Senator Sonia Chang-Diaz
Senator Linda Dorcena Forry
Rep. Russell Holmes
Rep. Gloria Fox
Rep. Angelo Scaccia
Councilor Timothy McCarthy

112 Mattapan Street
Mattapan, MA 02126

Tel: (617) 296-0566
Fax:

Sheila Dillon
Cabinet Chief of Housing and Director of the Department of Neighborhood
Development
26 Court Street
Boston, MA 02108

Re: Olmsted Green Mixed Income Rental and Homeownership Housing

Dear Director Dillon,

I would like to express my strong support for Lena New Boston's application for funding for the development of Olmsted Green's Mixed Income Rental and Homeownership Housing on the former Boston State Hospital site. This affordable, moderate and market rate housing is drastically needed to support our community and all of its residents. We are excited that the first three phases of rental and homeownership housing have been completed and are now fully occupied and has created a thriving and vital community. We believe that the future phases will continue and expand the positive impact Olmsted Green has had on the community and the City as a whole.


As a long-term stakeholder in this community, we have been involved in the proposed redevelopment of the site and fully endorse Lena New Boston's development plan. We understand how important Olmsted Green is to the immediate community, and we value Lena New Boston's commitment to this community-driven development.

Lena New Boston has completed their development of the East Campus of Olmsted Green, with only one small site remaining for sale. On the West Campus, Phase I rental is fully occupied, 19 of the Phase I homeownership units have been sold, and the development of new infrastructure at Olmsted Green is helping to improve connections to the existing neighborhood. As Olmsted Green moves forward, we are particularly enthusiastic about your plans to develop additional mixed-income rental and homeownership units in the next phase of construction. Throughout this process, Lena New Boston has demonstrated a commitment to community benefits and minority and women hiring, and the development of this mixed-income units is another indication of their continued effort to promote our community's growth.

I am truly excited that Lena New Boston has the commitment, the resources and the community support necessary to bring Olmsted Green to fruition. Olmsted Green will help bring economic vibrancy back to the site that has been neglected for over thirty years. The planned development and the mixed-income rental housing and homeownership units in particular will dramatically improve the quality of life for residents of the new community and the surrounding communities through enhanced housing, open space and community facilities. DHCD and DND funding are critical pieces of financing to assemble for this exciting development and I am proud to support Lena New Boston in this effort.

I look forward to your continued progress.

Sincerely,


James C. Clark, Sr.
Chairman

CAC

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CITIZEN'S ADVISORY
COMMITTEE, INC.

December 2, 2015

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Rep. Russell Holmes
Rep. Gloria Fox
Rep. Angelo Scaccia
Councillor Timothy McCarthy

112 Mattapan Street
Mattapan, MA 02126

Tel: (617) 296-0566
Fax:

Chrystal Kornegay
Undersecretary of Housing and Community Development
Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Re: Olmsted Green Mixed Income Rental and Homeownership Housing

Dear Under-Secretary Kornegay:

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Sincerely,


James C. Clark, Sr.
Chairman

Mattapan Civic Improvement Association
153 Ormond Street
Mattapan, MA 02126

December 2, 2015

Sheila Dillon,
Cabinet Chief of Housing and Director of the Department of Neighborhood Development
26 Court Street
Boston, MA 02108

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I look forward to your continued progress.

Sincerely,

A handwritten signature in cursive script that reads "Mable Graham".

Mable Graham
President

Mattapan Civic Improvement Association
153 Ormond Street
Mattapan, MA 02126

December 2, 2015

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Department of Housing and Community Development
100 Cambridge Street
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I look forward to your continued progress.

Sincerely,

A handwritten signature in cursive script that reads "Mable Graham". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Mable Graham