



**The Community Builders, Inc.**

95 Berkeley Street Suite 500 Boston, MA 02116  
617.695.9595 www.tcbinc.org Boston Chicago Washington, D.C.

April 7, 2016

Mr. Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Square, Ninth Floor  
Boston, MA 02201  
Attn: Phil D. Cohen, Project Manager

**Re: Notice of Project Change  
93-95 Hyde Park Avenue, Jamaica Plain –  
Phase C Rental Portion of “Parcel U”**

Dear Director Golden:

The Community Builders, Inc. (“TCB”) is submitting this Notice of Project Change for the 93-95 Hyde Park Avenue portion of “Parcel U (the “Rental Project”) in accordance with the requirements of Section 80A-6 of the Boston Zoning Code (the “Code”) to update the Boston Redevelopment Authority (“BRA”) and interested parties as to the Project’s status.

The 93-95 Hyde Park Avenue development is referred to in the August 1, 2014 Expanded Project Notification Form (“EPNF”) as “Phase C: Rental Apartments.” JP Parcel U, LLC was the Proponent for the August 1, 2014 EPNF, and TCB was the Mixed Income Housing Partner with responsibility for the development of Phase C. This Notice of Project Change is intended only to update Phase C. There are no changes to Phase A or Phase B.

TCB is pleased to report that the latest design iteration will allow the addition of two units, one affordable unit (<60% AMI) and one workforce (120-130% AMI) unit to the Phase C: Rental Apartments to be located at 93-95 Hyde Park Avenue in furtherance of the City of Boston’s housing goals, thereby increasing the rental portion of the rental project from 76 units to 78 units. It also contemplates removing a one-way, right-turn, entrance-only driveway from the plan and re-arranges the associated publicly accessible green space to be built.

### **History of BRA Review**

The Overall Parcel U Project (See Attachment 1: Parcel U Locus Plan) resulted from development recommendations generated by the BRA-led Forest Hills Improvement Initiative community planning process. The Overall Parcel U Project team engaged the community during eight meetings throughout 2014 to review its proposal and received community input during this extensive public comment process. Following that community engagement process, JP Parcel U, LLC and The Community Builders, Inc. (the “Proponent” and “Mixed Income Housing Partner” respectively) filed a Letter of Intent on May 1, 2014 in accordance with the BRA’s policy regarding Provision of Mitigation by Development Projects in Boston, and on August 1, 2014, filed an Expanded Project Notification Form (“EPNF”) with the BRA pursuant to Article 80B of the Code. On August 5, 2014, the Boston Civic Design Commission (“BCDC”) held a public hearing at which the BCDC recommended approval of the schematic

design for the Project in accordance with Article 28 of the Code. The EPNF notice and the EPNF were sent to the City’s public agencies by the BRA pursuant to Section 80A-2 of the Code. Pursuant to Section 80B-5.3(c) of the Code, a scoping session was held on August 27, 2014 with the City’s public agencies at which the Project was reviewed and discussed. The BRA held an Impact Advisory Group meeting on September 23, 2014. A BRA sponsored public meeting was subsequently held on September 29, 2014. The BRA Board approved the Project on December 18, 2014.

Following BRA Approval, the City of Boston Zoning Board of Appeal (ZBA) held a hearing on March 24, 2015. The ZBA issued a signed decision on May 19, 2015 to grant variances necessary for 93-95 Hyde Park Avenue and each of the other addresses associated with the Project, subject to design review by BRA.

Since that time, the design of the Project has progressed and additional measures have been evaluated to improve the Project and increase the number of affordable housing units provided by the Project. In addition, on February 29, 2016, the City of Boston Department of Neighborhood Development (DND) and Neighborhood Housing Trust (NHT) issued awards totaling \$3,000,000 in support of the Project.

### Approved Project

The Project site at the southwest corner of Ukraine Way and Hyde Park Avenue in the Forest Hills section of the Jamaica Plain neighborhood of Boston consists of approximately 126,070 SF of vacant, Massachusetts Bay Transportation Authority (“MBTA”) owned land. Per recommendations from the Forest Hills Improvement Initiative and a Request for Proposals (“RFP”) issued by the MBTA, the Project was divided into a mixed-income, mixed-use rental building, and a series of for-sale townhomes. As referenced, this letter concerns the Phase C: Rental Apartments to be located at 93-95 Hyde Park Avenue (See Attachment 2: Approved Phased Site Plan for Parcel U). The approved Rental Project consists of 5-story building, 65 feet in height, with 76 units over 42 basement parking spaces totaling 94,790 SF +/- with a 15,500 SF +/- building footprint on a lot area of 38,362 SF +/-.

### Proposed Project Changes

As the project design for the Rental Project (the “Revised Project”) progressed, it became clear that the 42-space underground garage would require a slightly larger footprint and also that the unit layouts could be made more efficient. Additionally, public funders requested a larger number of 3BR units. The combination of a slightly larger footprint and increased efficiency has enabled the Project to add two units – one of which will be affordable below 60% AMI and the other which will be offered as workforce housing between 120%-130% AMI in a pilot program with MassHousing. Changes as proposed are summarized in the table:

	EPNF	Proposed
Lot Area	38,362 sf +/-	38,362 sf +/-
Gross Building Footprint Area	15,500 sf +/-	16,894 sf +/-
Gross Square Feet (excluding garage)	78,715 sf +/-	85,992 sf +/-
FAR	2.05 +/-	2.25 +/-
No. of Floors	5	5
Height	65' +/-	65' +/-
Units	76	78 +/-
Parking Spaces	42	42

## Changes to Environmental Impacts

The Revised Project design will not increase impacts relative to those described in the PNF for the original project including wind, shadow, daylight, air quality, noise, level of service at any studied intersections, construction, historic resources, infrastructure, or sustainable design. The Revised Project also contemplates the removal of the one-way, right-turn, entrance-only driveway located on Phase C. The transportation study completed for the EPNF estimated that this driveway if constructed would handle 5 vehicle trips during the AM peak hour and 15 vehicle trips during the PM peak hour.

## Conclusion

The Revised seeks to contribute to Boston 2030 housing goals with the addition of one affordable home and one workforce home. Additionally, the Revised Project will continue to provide a number of neighborhood improving public benefits, including, but not limited to, affordable housing, improved street and pedestrian environments, railroad noise mitigation to surrounding residences, the addition of a new publicly-accessible park, and additional construction and permanent jobs.

We believe that these revisions will improve the Rental Project, enable its feasibility, and better meet the goals of the Forest Hills Improvement Initiative and the Boston 2030 housing plan, while creating negligible additional impacts on the surrounding area. We look forward to moving this Rental Project forward to revitalize this long vacant, publicly-owned, transit-oriented parcel. With funding commitments from the City of Boston, MassHousing, and Massachusetts Housing Investment Corporation, we plan to break ground during 2016 on this badly needed affordable and workforce housing. Therefore, we respectfully request the Director determine the above-described changes do not significantly increase the impacts of the Project and, accordingly, do not warrant further review pursuant to Section 80 A-6 of the Code.

Please contact James Madden, Project Manager at 857-221-8672 or [jmadden@tcbinc.org](mailto:jmadden@tcbinc.org) if you have any questions or require any additional information.

Sincerely,

---

Eliza Datta  
Authorized Agent  
The Community Builders, Inc.

Attachments:

Attachment 1: Zoning Chart

Attachment 2: Updated Site Plan, Floor Plans, and Elevations

Attachment 3: Comparison of EPNF and NPC building footprint

CC: Mr. Phil D. Cohen, BRA Project Manager  
Kamran Zahedi, JP Parcel U, LLC

Dimensional Element		Multifamily Residential Requirement	Phase C EPNF	Phase C NPC
Lot Area Minimum		4,000 sf for first 3 units	85,000 sf required	87,000 sf required
			38,362 sf provided	38,362 sf provided
Additional Lot Area		1,000 sf for each additional unit	85,000 sf required	87,000 sf required
			38,362 sf provided	38,362 sf provided
Lot Width Min		40'	234' +/-	295' +/-
Lot Frontage Min		40'	234' +/-	295' +/-
Floor Area Ratio Max		1	2.05	2.25
Building Height Maximum		3 story, 35'	5 story over basement, 65'-0" +/-	5 story over basement, 65'-0" +/-
Minimum Usable Open Space (Square Feet per D.U.)		150 sf	Approx. 200 +/- per dwelling unit	Approx. 200 +/- per dwelling unit
Minimum Front Yard		15'	9'-2" +/-	13'-6"
Minimum Side Yard		10'	13'-2" +/- minimum	12'-0"
Minimum Rear Yard		20'	20' +/-	14'-0"
Minimum Rear Yard by accessory		25%	n/a	n/a
Parking	Retail	2 per 1,000 sf	8 curbside for 1,620 sf of retail	9 curbside for 1,620 sf of retail
	Community	1 per 1,000 sf	8 curbside for 1,040 sf of community	9 curbside for 1,040 sf of community
	Residential	1-3 units: 1.0 per dwelling	0.55 per dwelling (42 parking spaces for 76 dwelling units)	0.54 per dwelling (42 parking spaces for 78 dwelling units)
		4-9 units: 1.25 per dwelling		
10+ units: 1.5 per dwelling				

1 The dimensions described in this above table may change as the Proposed Project undergoes design review with the BRA.

N/A = Not Available or Not Applicable

Consultant:  
Design Architect  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02116  
Tel: 617.818.2790  
stephen@stephenchung.com

Revision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect of Record:

Drawn: R.H.

Checked: G.K.

Scale: 1/16" = 1'-0"

Key Plan:

Project Name:  
**PARCEL U**

93-95 Hyde Park Ave.  
Boston, MA 02130

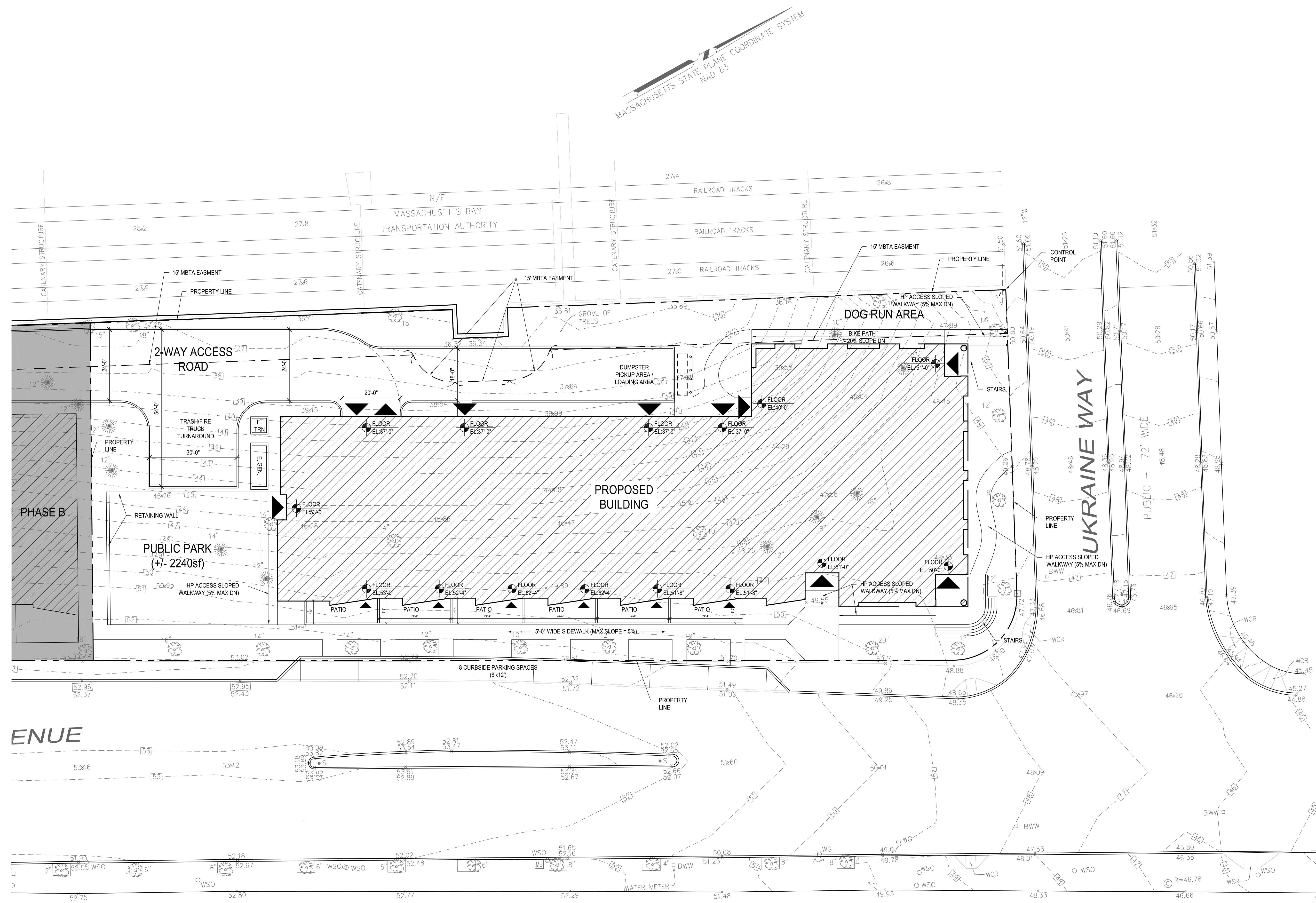
Sheet Name:  
**ARCHITECTURAL  
SITE PLAN**

Project Number:  
**15023.00**

Issue Date:  
**April 6, 2016**

Sheet Number:

**A0.01**



Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect of Record:

Drawn: R.H.  
Checked: G.K.  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**PARCEL U**

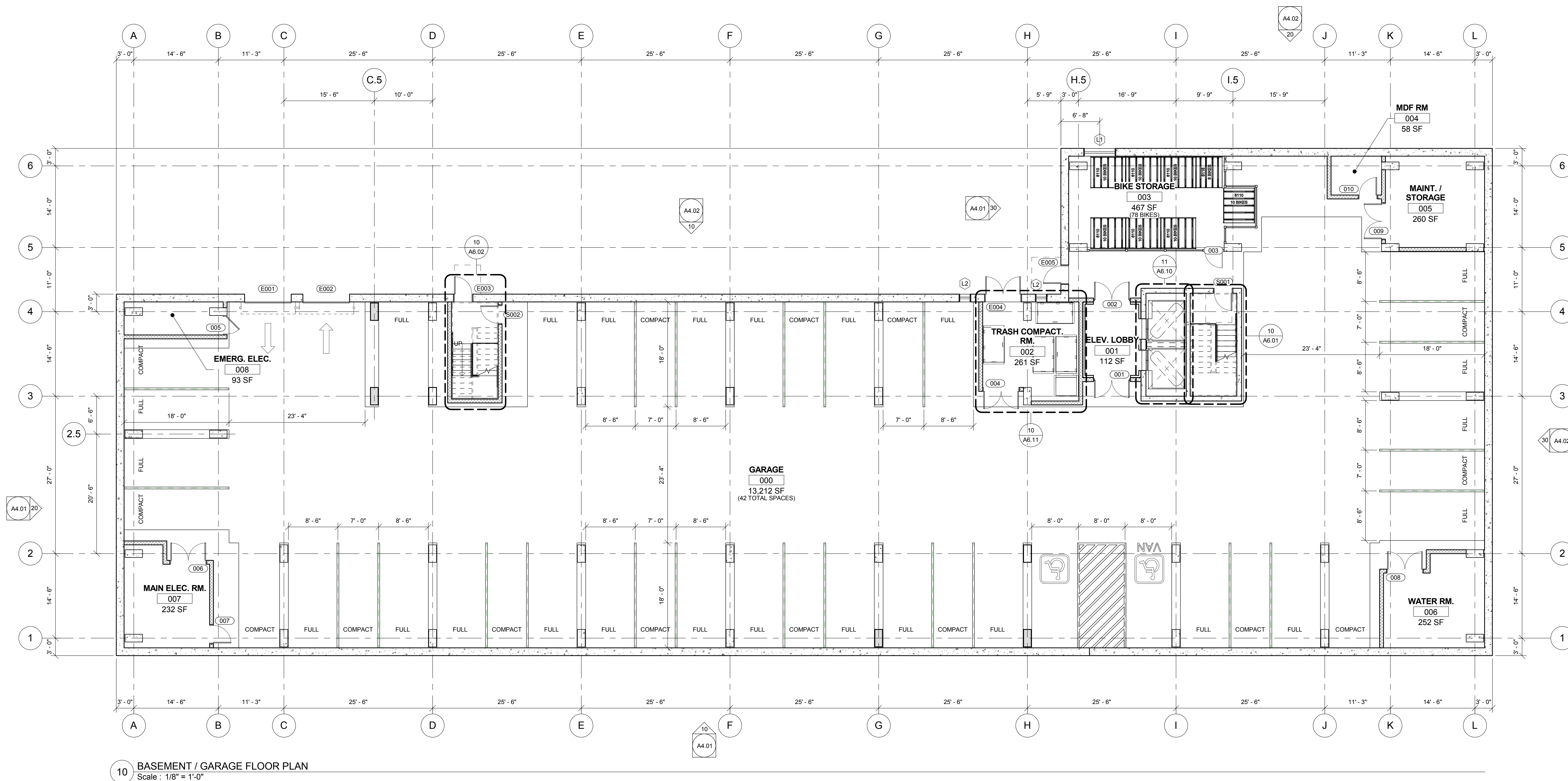
93-95 Hyde Park Ave  
Boston, MA

Sheet Name:  
**BASEMENT / GARAGE  
FLOOR PLAN**

Project Number:  
15023.00

Issue Date:  
APRIL 6, 2016

Sheet Number:  
**A1.00**



10 BASEMENT / GARAGE FLOOR PLAN  
Scale: 1/8" = 1'-0"

Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect of Record:

Drawn: R.H.  
Checked: G.K.  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**PARCEL U**

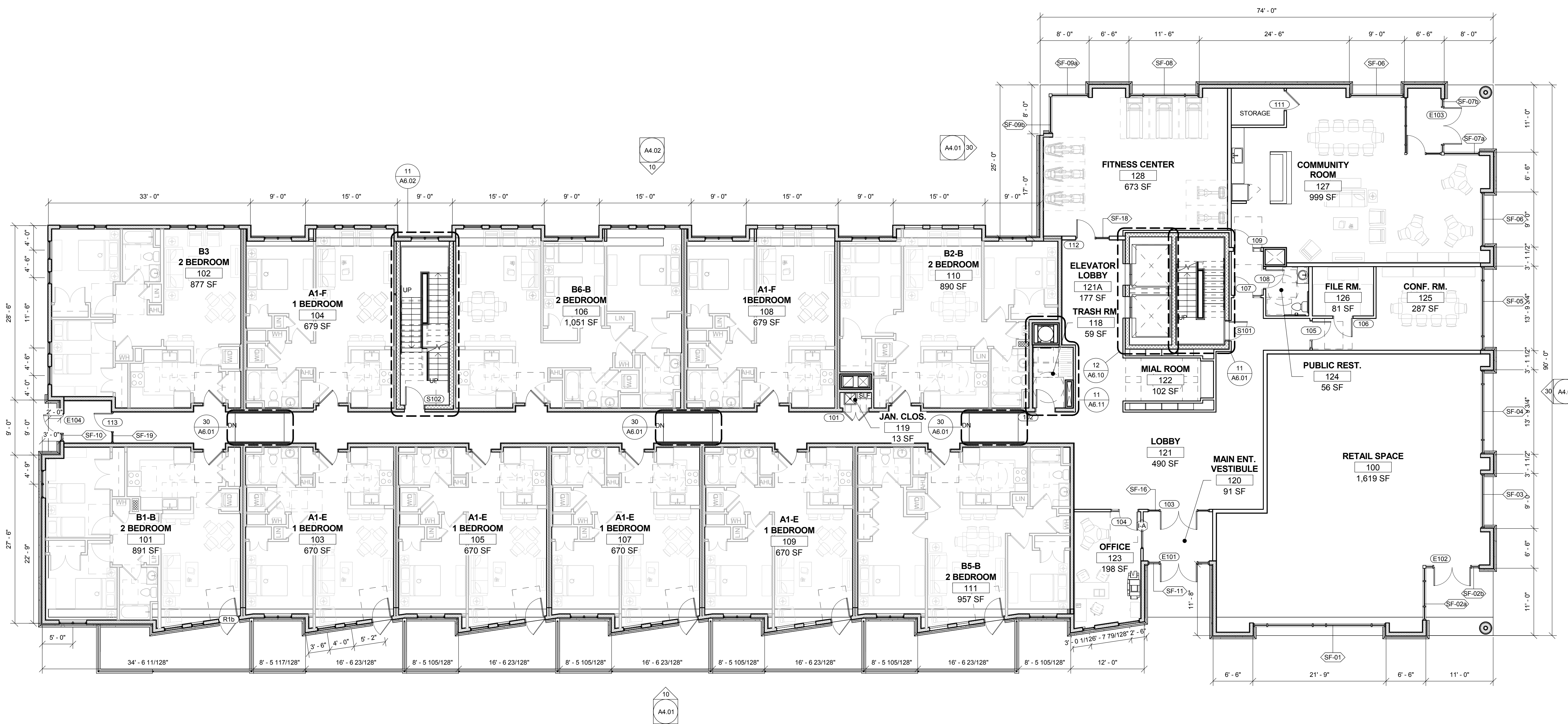
93-95 Hyde Park Ave  
Boston, MA

Sheet Name:  
**FIRST FLOOR PLAN**

Project Number:  
**15023.00**

Issue Date:  
**APRIL 6, 2016**

Sheet Number:  
**A1.01**



**1** FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

Consultant:  
**Design Consultant:**  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect of Record:  
\_\_\_\_\_

Drawn: R.H.  
Checked: G.K.  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**PARCEL U**

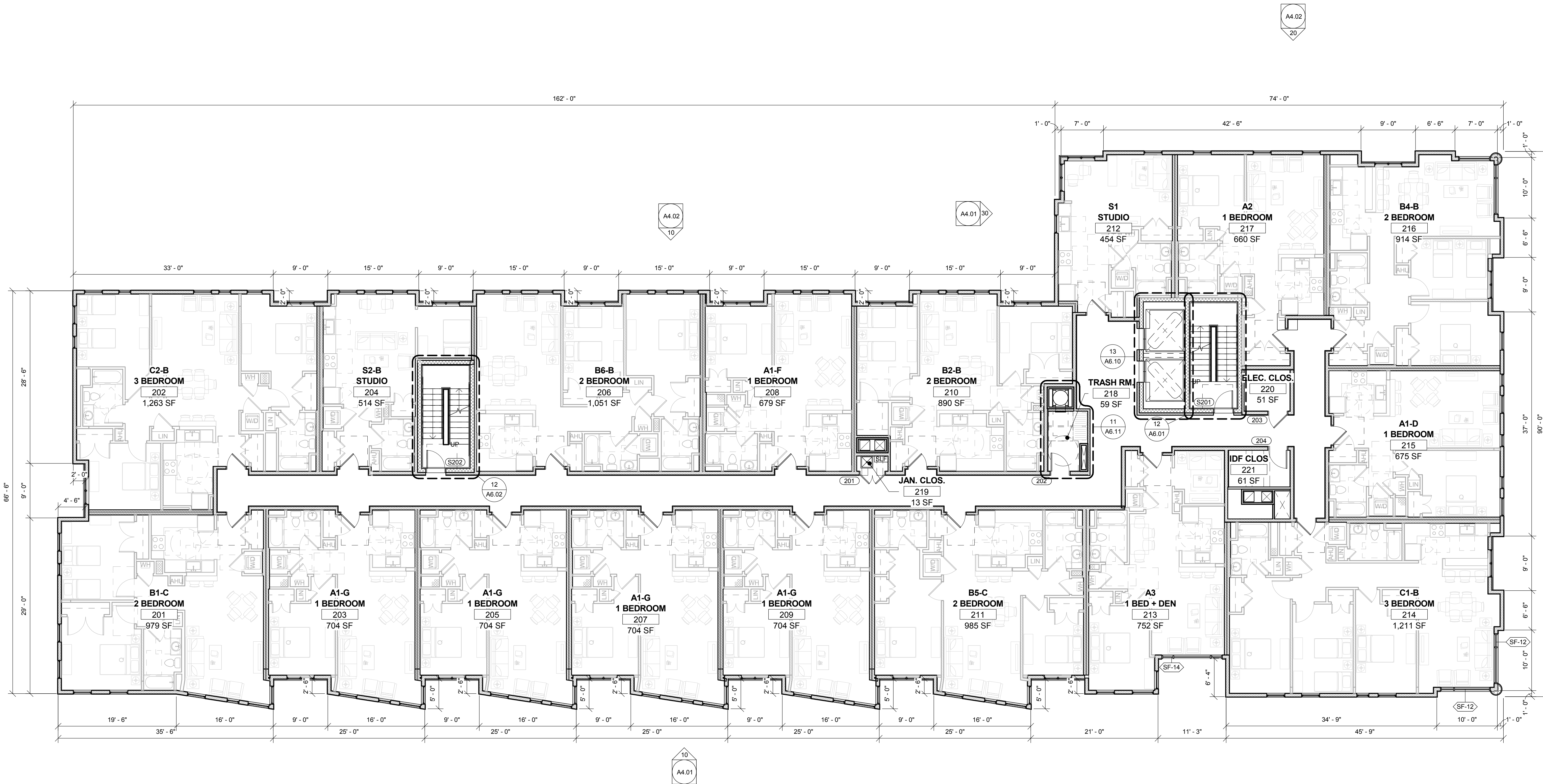
93-95 Hyde Park Ave  
Boston, MA

Sheet Name:  
**SECOND FLOOR PLAN**

Project Number:  
**15023.00**

Issue Date:  
**APRIL 6, 2016**

Sheet Number:  
**A1.02**



10 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:

Architect of Record:

Drawn: R.H.

Checked: G.K.

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:  
**PARCEL U**

93-95 Hyde Park Ave  
Boston, MA

Sheet Name:

**THIRD FLOOR PLAN**

Project Number:

15023.00

Issue Date:

APRIL 6, 2016

Sheet Number:

**A1.03**



10 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"

Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect of Record:

Drawn: R.H.  
Checked: G.K.  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**PARCEL U**

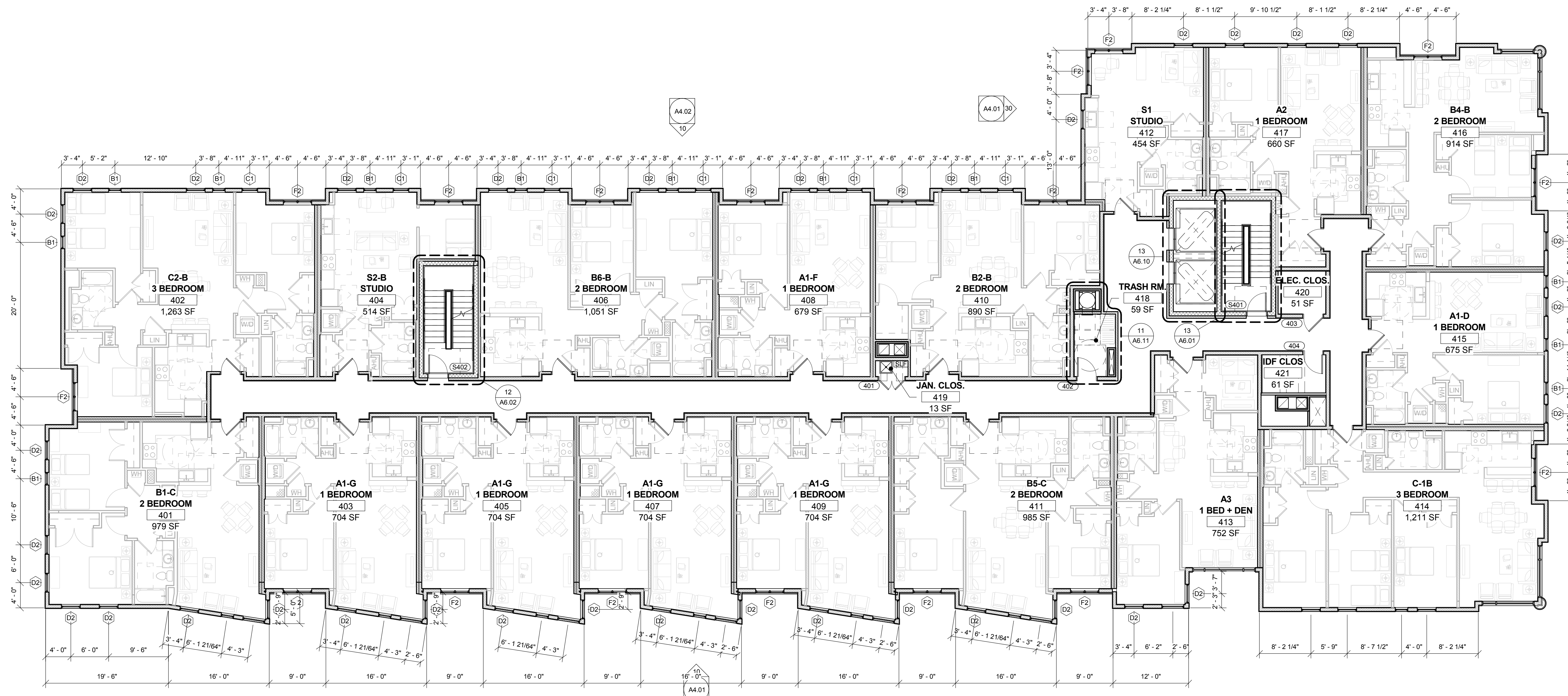
93-95 Hyde Park Ave  
Boston, MA

Sheet Name:  
**FOURTH FLOOR PLAN**

Project Number:  
**15023.00**

Issue Date:  
**APRIL 6, 2016**

Sheet Number:  
**A1.04**



10 FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"

Consultant:  
**Design Consultant:**  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:


Architect of Record:

Drawn: R.H.  
Checked: G.K.  
Scale: 1/8" = 1'-0"  
Key Plan:

Project Name:  
**PARCEL U**

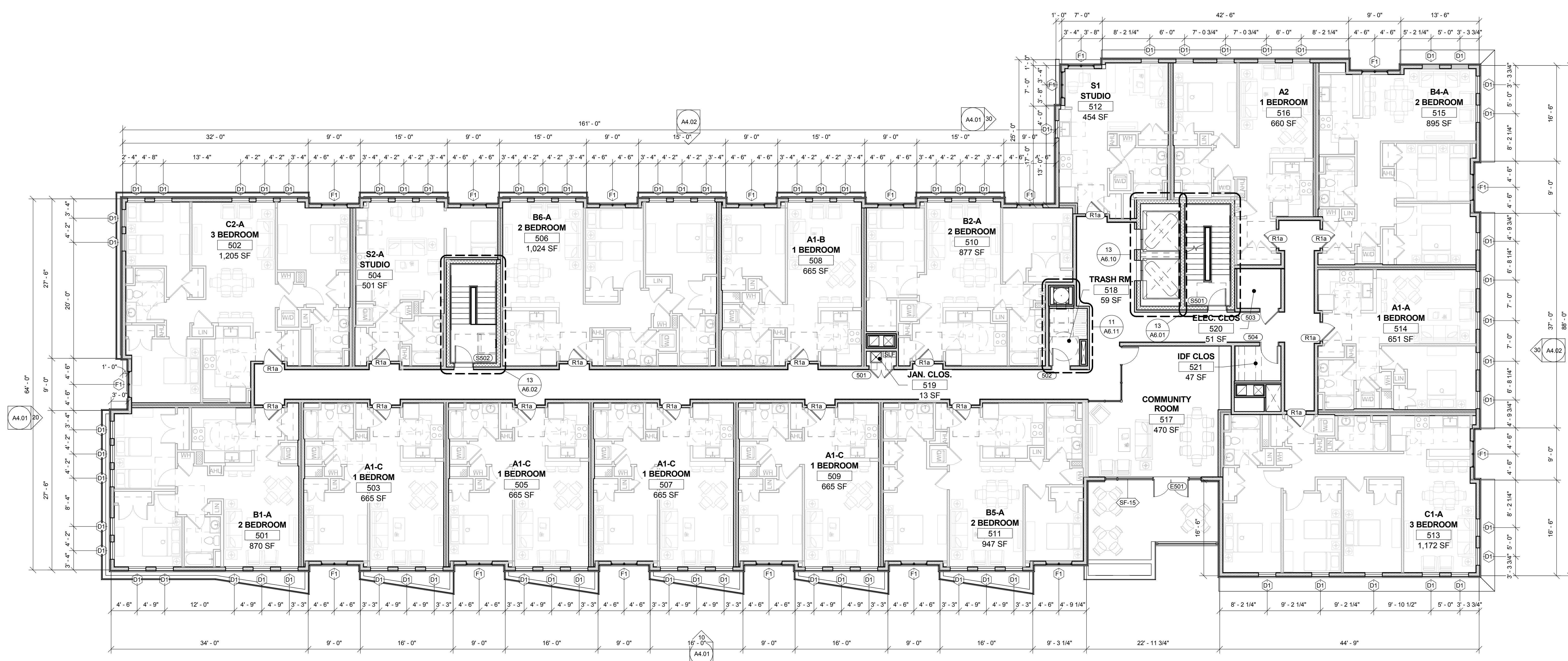
93-95 Hyde Park Ave  
Boston, MA

Sheet Name:  
**FIFTH FLOOR PLAN**

Project Number:  
**15023.00**

Issue Date:  
**APRIL 6, 2016**

Sheet Number:  
**A1.05**



10 FIFTH FLOOR PLAN  
Scale: 1/8" = 1'-0"

Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:

Architect of Record:

Drawn: R.H.

Checked: G.K.

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:

**PARCEL U**

93-95 Hyde Park Ave  
Boston, MA

Sheet Name:

**ROOF PLAN**

Project Number:

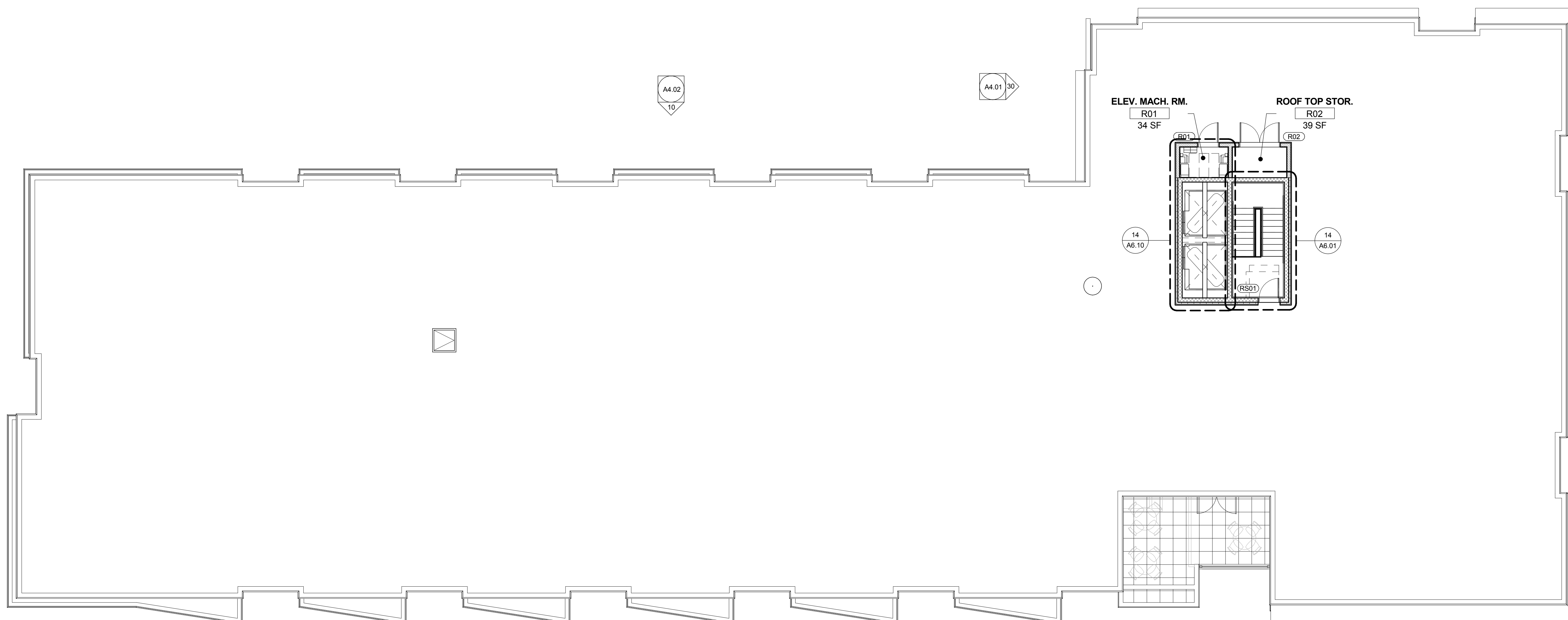
**15023.00**

Issue Date:

**APRIL 6, 2016**

Sheet Number:

**A1.06**



10 ROOF PLAN  
Scale : 1/8" = 1'-0"



Consultant:  
Design Consultant:  
**Stephen K. Chung, A.I.A., LEED AP**  
142 Berkeley St. #402  
Boston, MA 02166  
T 617.818.2790  
stephen@stephenchung.com

Revision:

Architect of Record:

Drawn: R.H.

Checked: G.K.

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:  
**PARCEL U**

93-95 Hyde Park Ave  
Boston, MA

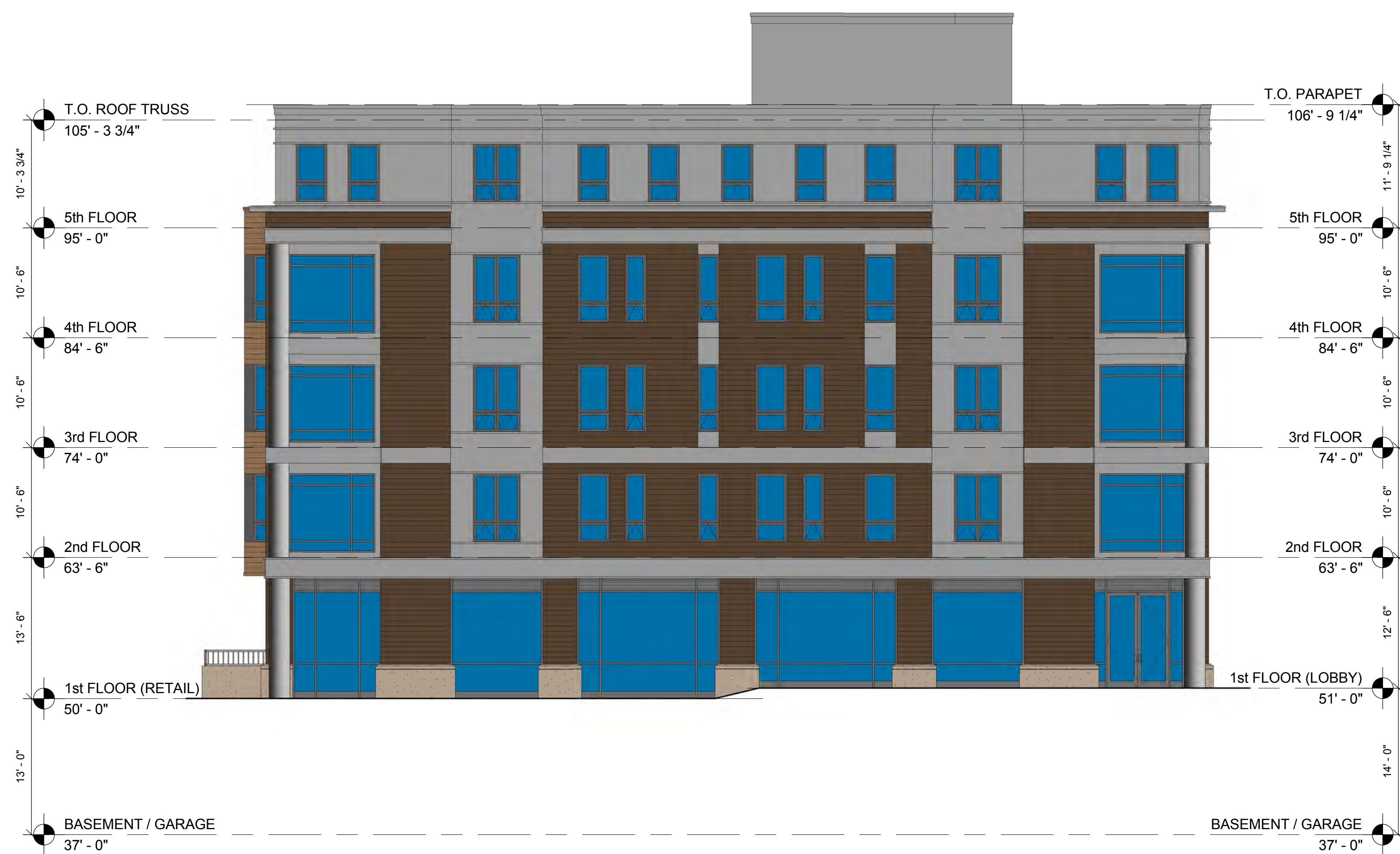
Sheet Name:  
**EXTERIOR ELEVATIONS**

Project Number:  
**15023.00**

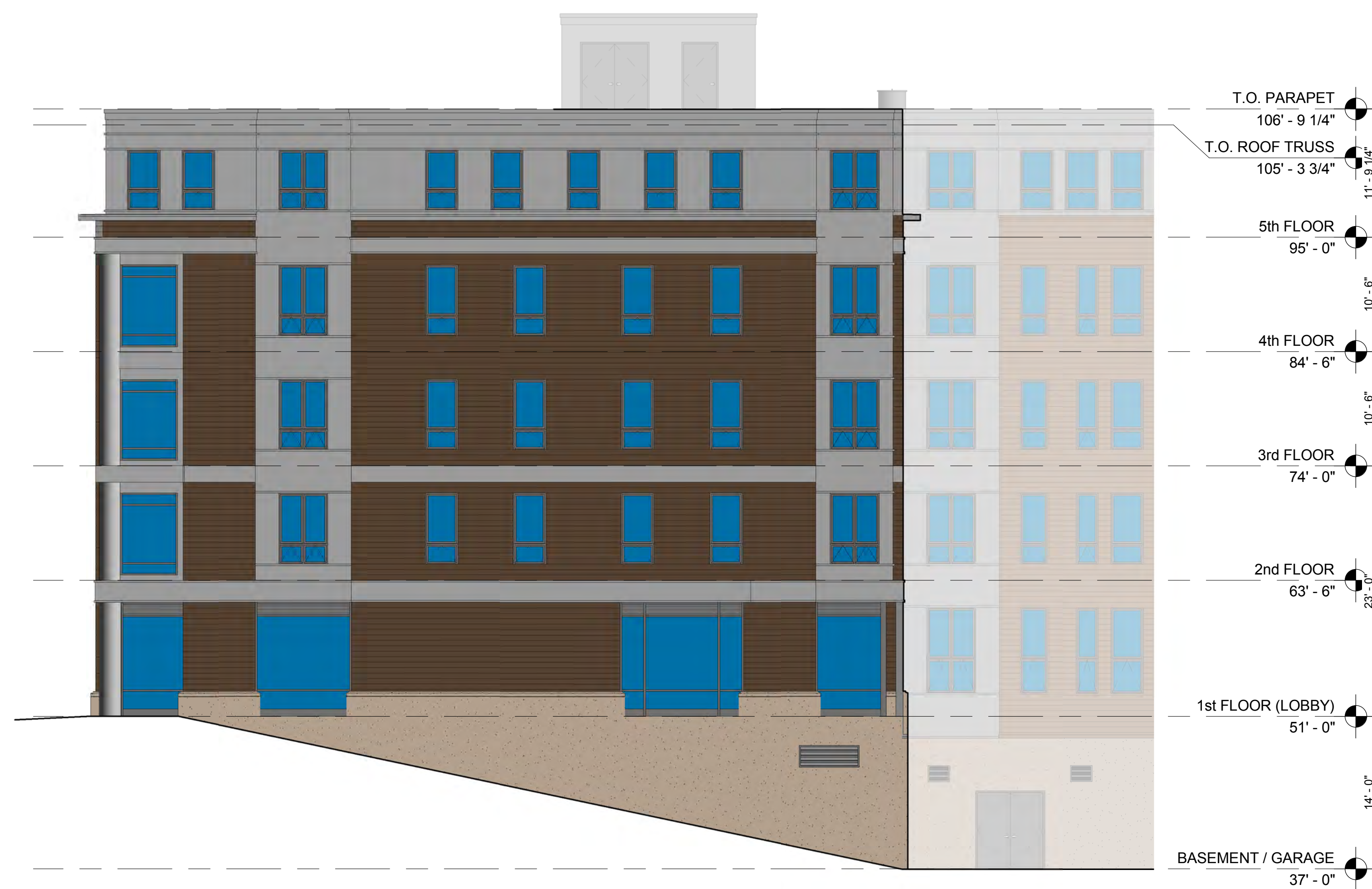
Issue Date:  
**APRIL 6, 2016**

Sheet Number:

**A4.02**



30 NORTHEAST ELEVATION  
Scale : 1/8" = 1'-0"



20 NORTHWEST ELEVATION 'B'  
Scale : 1/8" = 1'-0"



10 NORTHWEST ELEVATION 'A'  
Scale : 1/8" = 1'-0"

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM  
NAD 83

