

**March 29, 2017**

**Michael Rooney**  
**Project Manager**  
**Boston Planning and Development Agency**  
**City Hall, 9<sup>th</sup> Floor**  
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**Boston, MA 02210**

**RE: St Gabriel's (159-201 Washington St.) Redevelopment / Supplemental Information**

Since submitting its Draft Project Impact Report (DPIR) for the proposed St Gabriel's redevelopment project on January 11, 2017, Cabot, Cabot & Forbes (CCF) has continued to listen and respond to comments from the Impact Advisory Group, members of the Brighton neighborhood, elected officials, the Boston Civic Design Commission, and other stakeholders. This process has led to a number of project modifications, including additional mitigation measures to benefit abutters and the larger neighborhood. At the request of the community, CCF has increased the project's parking ratio and incorporated additional homeownership units. This Memorandum summarizes these proposed project changes.

St Gabriel's Revised Building Program

The St Gabriel's revised project program has been increased to approximately 585,429 gross square feet (excluding the parking garage) to accommodate an increase in the number of homeownership units. Although the project's residential component was initially entirely rental, the project now includes 101 home ownership units, for a total of 652 residential units. The number of off-street parking spaces has likewise been increased by 76 parking spaces, and now totals up to 483 parking spaces in two on-site structured parking garages within the residential buildings, and 40 surface spaces. A detailed comparison of the current Proposed Building/Site Program to the one presented in the DPIR is contained in the following table. The Project Unit Mix has been updated to comprise 28% Studios, 31% one-bedroom units, 35% two-bedroom units, and 6% three-bedroom units.

The increase in additional parking resources and for-sale residential units at the site will not result in a material change to the project's impacts.

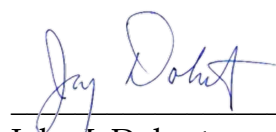
<b>Project Component</b>	<b>DPIR Program</b>	<b>Current Program</b>	<b>Program Changes</b>
<b>Rental Units</b>			
Building 1	126 Units	128 units	+2 units
Building 2	174 Units	163 units	-11 units
Building 3	231 Units	235 units	+4 units
Monastery	25 Units	25 units	-
Total Rental Units	556 Units	551 units	-5 units
<b>Condominium Units</b>			
Building 4	83 Units	100 units	+17 units
Pierce House	2 Units	1 unit	-1 unit
Total Condominium Units	85 Units	101 units	+16 units
<b>Parking</b>	447 spaces	523 spaces	+76 spaces
<b>Parking Ratio - Rental</b>	0.7	0.8	+0.1
<b>Parking Ratio - Condominium</b>	1	1	-
<b>Gross Square Footage*</b>	579,800	585,429	+5,629 sf
<b>Height</b>	1-6 stories	1-6 stories	-
<b>FAR</b>	1.14	1.16	+0.02

\*Total Gross Square Footage does not include structured parking or non-occupied space.

Updated plans, rendering, and elevations are attached to this Memorandum.

Attachments

- Figure 1 Site Plan
- Figure 2 Ground Floor Plan
- Figure 3 Typical Floor Plan
- Figure 4 Building 4 South Elevation



John J. Doherty  
 Chief Executive Officer  
 Cabot, Cabot & Forbes

**CC:**

- Brian Golden, Director
- Jonathan Greeley, Director of Development Review
- Sara Myerson, Director of Planning





Figure 1





Washington Street

Figure 2





Washington Street

Figure 3





Figure 4