

BRA



July 31, 2015

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Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall, 9th floor
Boston, MA 02201

RE: Letter of Intent to file an Expanded Project Notification Form
General Heath Square Apartments
(Boston DND owned site at Bromley St. / New Heath St. / Parker St., Jamaica Plain / Mission Hill)

Dear Director Golden:

Please accept this Letter of Intent, from Jamaica Plain Neighborhood Development Corporation (JPNDC) and our partner Back of the Hill Community Development Corporation, to file an Expanded Project Notification Form with respect to the development of the Boston Department of Neighborhood Development owned site known as Bromley St. / New Heath St. / Parker St. The currently vacant site is located on the Jamaica Plain / Mission Hill border near Jackson Square. JPNDC's tentative project name is General Heath Square Apartments ("GHS"). GHS will be a new construction affordable housing real estate development, which will transform a vacant underutilized lot into a thriving residential community which will complement the fabric of land uses in the area and will contribute to the affordable housing production goals of the City and the Commonwealth.

Highlights of the project include:

- Provision of 47 new affordable housing units, in an environment in which the demand for affordable housing production is high.
- Development of a currently underutilized vacant lot which borders or is near active land uses such as the Bromley-Heath Housing Development, Family Services of Greater Boston, the Southwest Corridor Park maintenance facility, and a New England Baptist Hospital satellite maintenance and parking facility.
- Transit-Oriented Development: the site is approximately 0.1 miles from the MBTA Jackson Square Orange Line Station.
- Bold design by award-winning architects Prellwitz Chilinski Associates.
- Environmentally friendly design and construction (adhering to LEED and Energy Star standards).
- Resident services for tenants, including services for special needs populations as appropriate.
- Workforce development and diversity: the project will generate construction employment for local residents. BOTH/JPNDC is committed to meeting or exceeding all City minority- and women-owned business procurement and local resident, female and minority hiring goals.

City Disposition Process

On October 2, 2014, the City issued a Request for Proposals for disposition of the ten contiguous vacant City of Boston owned parcels that comprise the site. On December 22, 2014, JPNDC submitted a complete proposal to the City. JPNDC was the only proposer. The City held a community meeting on

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March 5, 2015 in order to present the JPNDC proposal. On May 6, 2015, the City's Public Facilities Commission formally designated JPNDC (representing the BOTH/JPNDC partnership) as developer of the site.

Development Program Planning

From January to April 2015, JPNDC and the development team engaged in a thorough and productive planning process with Boston Department of Neighborhood Development personnel and with Boston Redevelopment Authority personnel including Phil Cohen and Michael Cannizzo. The resulting development program and architectural design is a product of those collaborative efforts, in addition to public participation at multiple community meetings.

Development Program Summary Data

Site Area:	28,872 sq.ft.
Proposed GSF:	56,290 sq.ft.
Proposed Stories:	4
Affordability:	10 units \leq 30% AMI; 30 units \leq 60% AMI; 7 units \leq 80% AMI
TDC estimate:	\$16.4 million; \$343K per unit

Article 80 Large Project Review

At approximately 56,000 square feet, GHS is subject to Article 80 Large Project Review. JPNDC, with the assistance of consultant Vanasse Hangen Brustlin, will submit an Expanded Project Notification Form to the BRA in late September or early October. We look forward to working with you, your staff, Boston DND, other City agencies, elected officials, and the public, to undertake the review of GHS.

Please contact JPNDC Senior Project Manager Matt Henzy (617-522-2424 x260 or mhenzy@jpndc.org) or VHB Senior Planner Stephanie Krueel (617-607-2972 or skrueel@VHB.com) with any questions or comments.

Sincerely,



Richard Thal, JPNDC Executive Director

electronic copy

Phil Cohen, BRA
David West and John Feuerbach, DND
Stephanie Krueel and Sean Manning, VHB
Mark Eclipse and Alex Bushkoff, PCA
Maggie Cohn and Richard Giordano, BOTH CDC