



June 2016

Casey Hines, Project Manager  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02210

Re: Harrison Albany project

Dear Casey:

As you know, after a series of outreach meetings and review of project comments, we have revised our proposal for the 3.1 acre Harrison/Albany site.

In our original proposal, we sought approval to deviate from the Harrison Albany Corridor PDA Zoning with increased height at East Dedham near Albany Street, accompanied by the creation of more public open space on the site, including a pedestrian green and a new park at East Dedham and Harrison Ave.

In response to community feedback largely focused on height and adherence to the Harrison Albany Corridor PDA zoning, we've revised our proposal while maintaining our main objectives to create more residential housing and added vibrancy in the neighborhood.

To comply with the Harrison Albany Corridor zoning for a PDA, including a maximum of 120' height on Buildings A & B, the significant changes made to the project include the addition of 5 floors of residential units to 575 Albany Street and additional commercial/retail space to the Gambro building.

**Our goals for the 3-acre H/A block are:**

- to create a housing development that is well designed and built,
- maximize open space and light and air,
- enhance the public realm and contribute to this vibrant neighborhood.

In the original plan on Building A near Albany Street, we proposed a height above what is allowed in zoning to create more open space, provide greater articulation of height on the various buildings, and to limit density across the site. However, after meeting with the IAG, conducting meetings with community groups, and reviewing the comment letters, it was clear that the community had concerns with this approach. As a result, we have **revised our plan to respond to the following:**

1. **Adhere to the Harrison/Albany Zoning.** We heard loud and clear that the community did not want us to deviate from the allowed zoning for PDA sites in the Harrison/Albany zoning. Our new proposal does not deviate. The maximum building height on the site is the PDA height of 120’.
2. **Open Space.** Comments on open space were mixed. Many preferred that we not create a park at the corner of East Dedham and Harrison and that we fill in this space with a commercial use. The new proposal allows for an expansion of the Gambro building across the parking lot site. Since there is a current lease in place, no development could take place on that site for at least 7 years. Others who responded to the original plan felt that maximizing open space is desirable. Our updated proposal has a total of 36% open space.
3. **Unit Mix.** We heard the community’s desire for larger units that can accommodate families. Here are how our units break down: 65% of our units are studios and 1 bedrooms. 35% of our units are 1-bedroom plus den, 2-bedrooms and 2-bedrooms plus den. These 35% are units that will accommodate families. Additionally, we will add a minimum of ten 3-bedroom units to our development.
4. **Home ownership.** Many have asked if this could be a condominium development. The simple answer is no. We have been consistent on this issue. We have financing in place and that financing is contingent on this being a rental development.
5. **Construction Management.** We know that neighbors are concerned about construction and its impacts. We are committed to being good neighbors. We will work with the community and the City in advance to develop a comprehensive construction management plan to keep neighbors informed and provide an open line of communication between us and the community.

We look forward to continuing the conversation with the IAG and community to create a project that will be add to the unique character of this South End neighborhood.

Sincerely,



William Gause