July 22, 2019
Brian P. Golden, Director
Boston Planning and Development Agency
1 City Hall Square, Boston MA 02201

RE: 1199-1203 Blue Hill Avenue, Mattapan

Dear Director Golden,

The above-mentioned new construction development of 21 Residential units, with 22 parking spaces was approved by the BPDA on September 14, 2017. The Zoning Board of Appeal subsequently granted zoning relief for the proposed project on August 14, 2018, subject to BRA design review. Of the 21 units, 3 were designated as IDP units under the City’s Inclusionary Development Policy.

The original intent at the time of the application was to create 21 units of homeownership housing with underground parking and 5,800 square feet of combined retail and restaurant space. However, in the intervening years as this project nears completion our program vision has changed to be more in line with the projected economics of the neighborhood and capital construction costs.

Therefore, we are requesting an amendment to our approvals to allow us to proceed on the basis of the following modifications to the project’s organizational program and public benefits:

- modify the housing model from homeownership to rental
- increase the unit count from 21 to 32, working within the City’s Compact Living Pilot
- repurposing the ZBA approved building height to accommodate an additional floor of residential units without increasing the overall approved building envelope, (4 floors to 5 floors)
- eliminating the cost-prohibitive underground parking garage and accommodating 11 off-street surface parking spaces at street level
- reducing the extent of commercial space to a new 2,500 sf café/diner restaurant at the corner of Blue Hill Ave. and Deering Road.

It is our belief that the above modifications will allow us to deliver a quality project to the community in a cost-effective manner while retaining the public benefits and complementing the Greater Mattapan Neighborhood. Furthermore, we believe this project will be a benefit to the surrounding neighborhood by providing an increased number of new housing units, residential amenities and a commercial restaurant component, all within walking distance to public transportation. In closing, given the increase in residential units from 21 to 32 we are committed to increasing the project’s IDP commitment from 3 units to 4 units.

Thank you for your consideration.
Respectfully,

George Minasidis
Managing Member
1199-1203 Blue Hill LLC
DEVELOPMENT OVERVIEW

1199-1203 Blue Hill Ave. Mattapan MA
22 JULY 2019
<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>BPDA APPROVED DEVELOPMENT</th>
<th>NOTICE OF PROJECT CHANGE MODIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NUMBER OF RESIDENTIAL UNITS</td>
<td>21 UNITS</td>
<td>32 UNITS CITY OF BOSTON COMPACT LIVING PILOT</td>
</tr>
<tr>
<td>UNIT MIX</td>
<td>(3) 1 BR UNITS / (18) 2 BR UNITS</td>
<td>(16) 1 BR UNITS / (16) 2 BR UNITS</td>
</tr>
<tr>
<td>RETAIL/RESTAURANT PROGRAM</td>
<td>3,000 SF RETAIL / 2,800 SF RESTAURANT</td>
<td>2,500 SF CAFE/SMALL RESTAURANT</td>
</tr>
<tr>
<td>OVERALL GSF OF CONSTRUCTION</td>
<td>41,551 GSF (INC. GARAGE)</td>
<td>37,798 GSF (GARAGE ELIMINATED) (3,753 SF OVERALL BUILDING REDUCTION)</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>2.90 (W/OUT GARAGE)</td>
<td>3.42 (0.52 INCREASE)</td>
</tr>
<tr>
<td>NUMBER OF STORIES</td>
<td>4 STORIES</td>
<td>5 STORIES</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>55'-8”</td>
<td>55'-8”</td>
</tr>
<tr>
<td>USABLE OPEN SPACE</td>
<td>2,730 SF (130 SF/UNIT)</td>
<td>1,700 SF (50 SF/UNIT PER ZONING)</td>
</tr>
<tr>
<td>PARKING SCENARIO</td>
<td>21 SPACES (BELOW GRADE)</td>
<td>11 SPACES (AT GRADE SURFACE)</td>
</tr>
<tr>
<td>REAL ESTATE MODEL</td>
<td>HOMEOWNERSHIP</td>
<td>RENTAL</td>
</tr>
</tbody>
</table>
PROPOSED GROUND LEVEL PLAN

BLUE HILL AVE.

FITNESS AMENITY

MAIL

LOBBY

MECH./ELEC./TRASH

CAFE

Seats 70 Ppl

COMMERCIAL KITCHEN

1199-1203 Blue Hill Ave. Mattapan MA

8'-10"
1'-8"
3'
7'-2"
4'-2"
3'

PROPOSED GROUND LEVEL PLAN
TERRACE
1,752 SF

2 BR UNIT
822 SF

1 BR UNIT
600 SF

Trash Rm.

2 BR UNIT
818 SF

1 BR UNIT
600 SF

2 BR UNIT
818 SF

1 BR UNIT
600 SF

2 BR UNIT
818 SF

1 BR UNIT
600 SF

2 BR UNIT
818 SF

1 BR UNIT
600 SF

822 SF

600 SF

818 SF

818 SF

600 SF
PROPOSED EXTERIOR DESIGN/MASSING
ACCESS TO PUBLIC TRANSPORTATION

BLUE HILL AVE. STATION
0.8 MI (15 MIN. WALK)
Fairmount/Franklin Line

MATTAPAN STATION
1.1 MI (22 MIN. WALK)

MORTON ST. STATION
0.5 MI (9 MIN. WALK)
Fairmount/Franklin Line
SITE

ACCESS TO PUBLIC TRANSPORTATION

Morton St T 8 min walk
- 4 Cycles
- 11 Docks

Mattapan Library 9 min walk
- 1 Cycles
- 12 Docks