

March 1, 2017

*Via Hand Delivery & Electronic Mail ([lance.campbell@boston.gov](mailto:lance.campbell@boston.gov))*

Mr. Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201  
Attn: Lance Campbell, Project Manager

**RE: Notice of Project Change  
Minor Unit/Parking Modification and Amendment to IDP Contribution  
101-105 Washington Street, Brighton**

Dear Director Golden:

105 Washington LLC (the “Proponent”) is submitting this Notice of Project Change regarding the recently approved mixed-use development at the real property located at 101-105 Washington Street, Brighton (the “Project Site”). The Proponent is a Massachusetts Limited Liability Company in joint venture with Congregation Kadimah-Toras Moshe and the Daughters of Israel Mikvah (the “Parties”), as it relates to the approved Article 80 Large Project to construct approximately 99,645 gross square feet of new floor area in three (3) separate but related projects, which includes razing and replacing the existing Mikvah and Synagogue facilities and constructing a new multi-family residential building of approximately 85,330 gross square feet, with an underground parking garage, surface parking and related site improvements (collectively, the “Project”).

By way of background, the Project was approved by the BPDA on November 17, 2016, to include a 73 unit multi-family residential building, including nine (9) affordable units (the “IDP Units”) and underground parking for 73 vehicle spaces (the “BPDA Approval”). However, subsequent to the BPDA Approval, the Project required minor modifications to the on-site parking garage in order to address certain Building Code issues and obtain relief from the Building Code by the Board of Appeal. In this regard, the requested Building Code relief required that the Project include an additional stair down from the residential building into the underground garage; and while the residential building’s originally-proposed second means of egress was to be provided through the adjacent Synagogue, subsequent code analysis revealed that this particular design was unlikely to be compliant or favorably received on appeal. As a result, the Project

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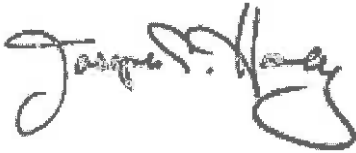
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necessitated a reduction in the parking count from 73 to 70 parking spaces and, in order to maintain the community's requested and approved parking ratio, Project plans were revised accordingly with a correlated reduction and reconfiguration from 73 to 70 units (the "Revised Project"). The Mikvah and Synagogue portions of the Project remain unchanged from the BPDA Approval as the Revised Project merely made necessary changes to the residential building. This Revised Project was also recently approved by the Board of Appeal on February 7, 2017, under the following: BOA#666763 - 105 Washington Street (Residential); BOA#666760 - 103 Washington (Mikvah); BOA#666750 - 101 Washington Street (Synagogue); BOA#667872 - Building Code - 101 Washington Street (Synagogue); and BOA#666767- Building Code - 103 Washington Street (Mikvah). Please see the enclosed Revised Project plans showing the same, as approved by the Board of Appeal.

The purpose of this requested Notice of Project Change is to properly record the minor unit and on-site parking modifications included in the Board of Appeal approvals for the Revised Project; as part of the BPDA's Article 80 Large Project Review Agreements and other Project documents. Additionally, while the Revised Project will continue to provide the same nine (9) affordable on-site rental housing units, the affordable housing contribution required for the Revised Project should also be reduced from 0.49 to 0.10 (equaling a revised contribution of \$30,000).

***The Proponent therefore respectfully requests the opportunity to present this Notice of Project Change to the BPDA at its March 16, 2017, hearing in order to codify the Revised Project.*** Thank you for your time and attention to this matter. Please also do not hesitate to contact me with if you have any questions, or if I can provide any additional information.

Very truly yours,

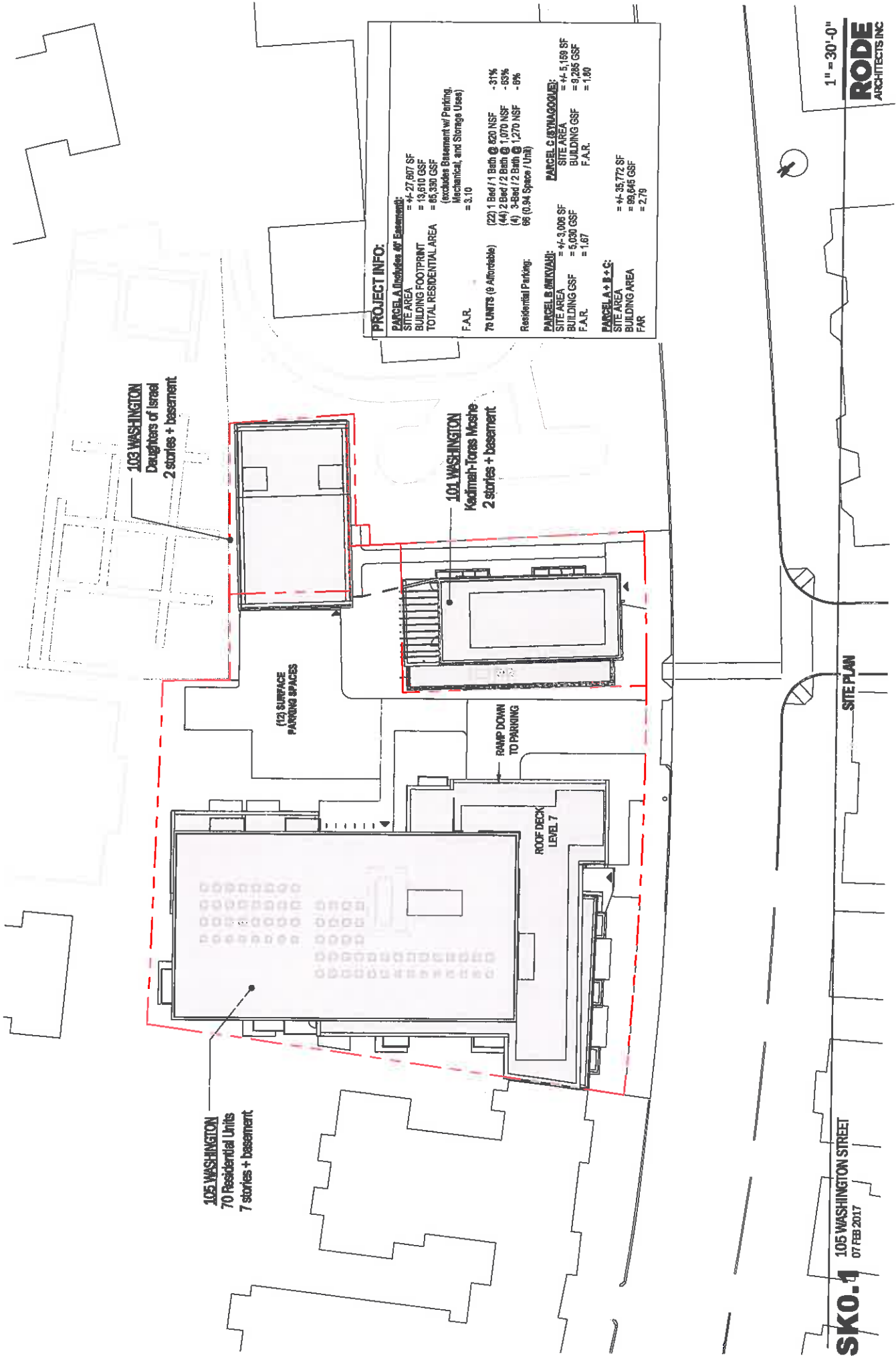


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Joseph P. Hanley, Esq.

Enc.

cc: Lance Campbell, BPDA Project Manager  
Eileen Brophy, Esq., BPDA Senior Counsel  
Jeff Feuerman, 105 Washington LLC  
Mitchell L. Fischman, MLF Consulting LLC  
RODE Architects



**103 WASHINGTON**  
Daughters of Israel  
2 stories + basement

**101 WASHINGTON**  
Kadimah-Toras Moshe  
2 stories + basement

**105 WASHINGTON**  
70 Residential Units  
7 stories + basement

(12) SURFACE  
PARKING SPACES

RAMP DOWN  
TO PARKING

ROOF DECK  
LEVEL 7

**PROJECT INFO:**

**PARCEL A (Includes 40' Easement):**

SITE AREA = 44,27,907 SF  
 BUILDING FOOTPRINT = 13,610 GSF  
 TOTAL RESIDENTIAL AREA = 65,330 GSF  
 (excludes Basement w/ Parking, Mechanical, and Storage Use)  
 F.A.R. = 3.10

70 UNITS (9 Affordable) (22) 1 Bed / 1 Bath @ 620 NSF - 31%  
 (44) 2 Bed / 2 Bath @ 1,070 NSF - 63%  
 (4) 3-Bed / 2 Bath @ 1,270 NSF - 6%  
 86 (0.94 Space / Unit)

**PARCEL B (MINIVALU):**

SITE AREA = 41,3,006 SF  
 BUILDING GSF = 5,030 GSF  
 F.A.R. = 1.67

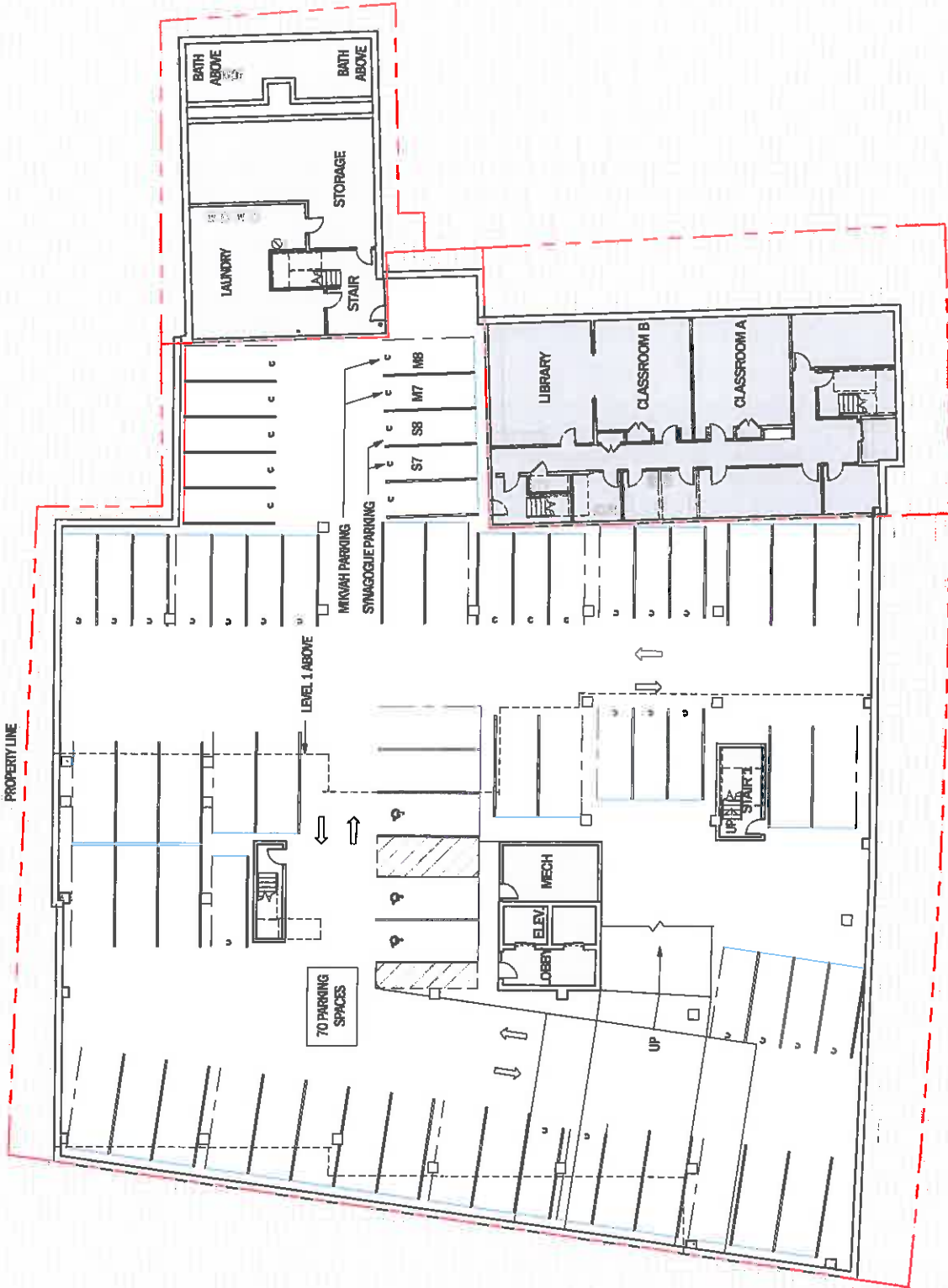
**PARCEL C (SYNAGOGUE):**

SITE AREA = 44,5,159 SF  
 BUILDING GSF = 9,265 GSF  
 F.A.R. = 1.80

**PARCEL A + B + C:**

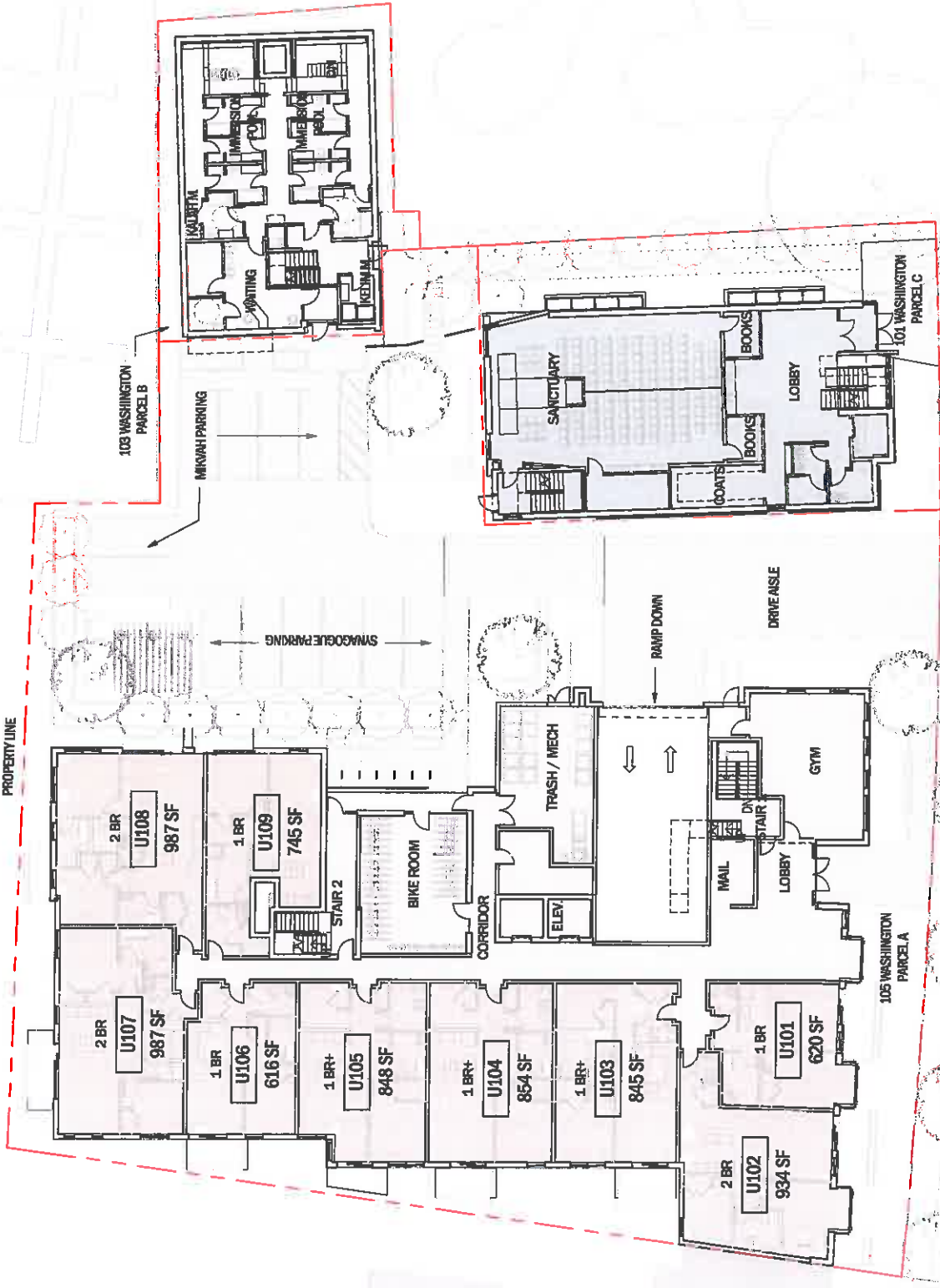
SITE AREA = 44,35,772 SF  
 BUILDING AREA = 68,045 GSF  
 FAR = 2.79

**Residential Parking:**



PARKING LEVEL

PROPERTY LINE



103 WASHINGTON  
PARCEL B

MIKVAH PARKING

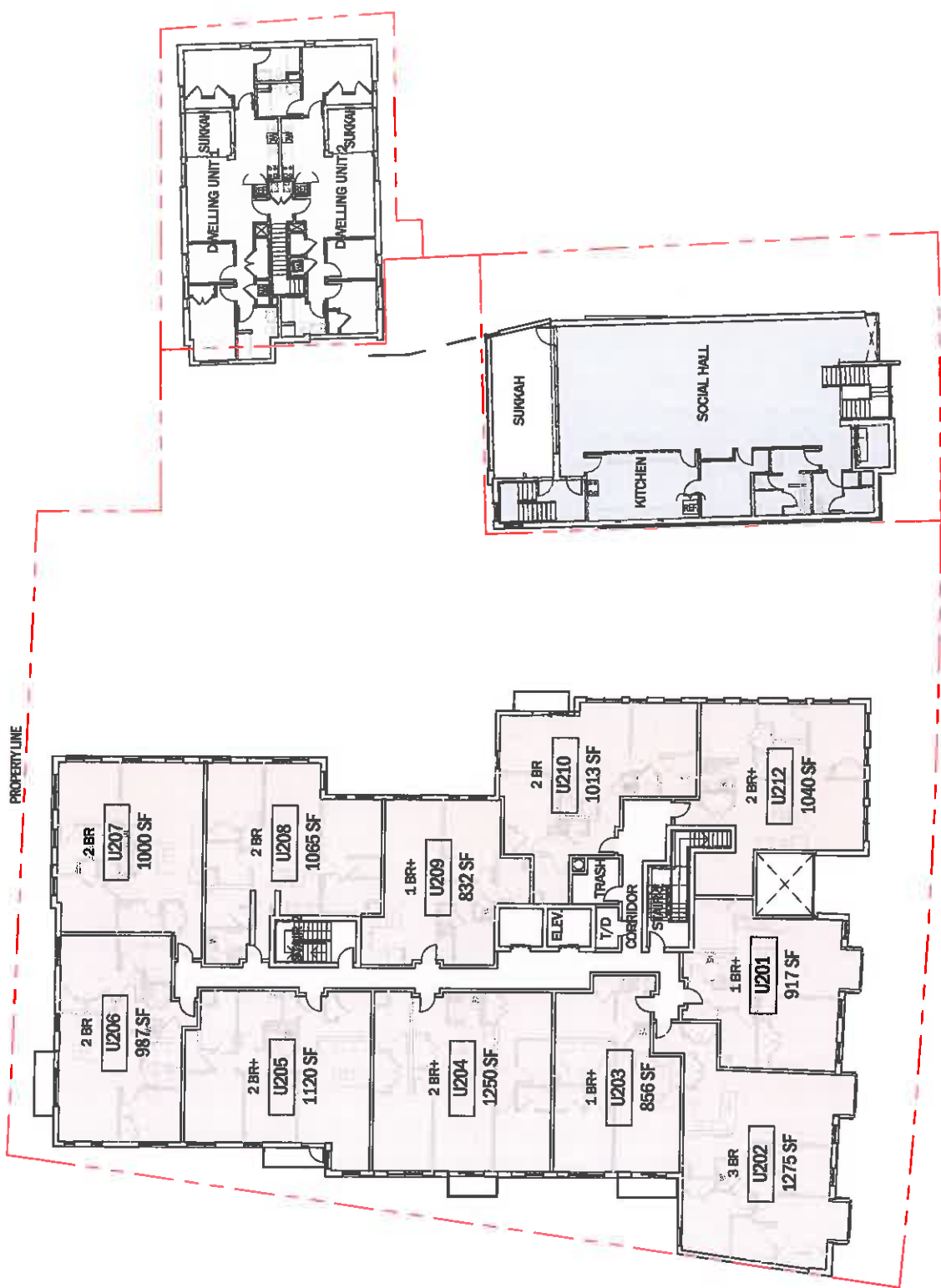
SMAGOGUE PARKING

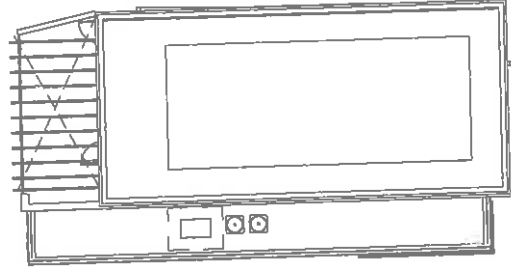
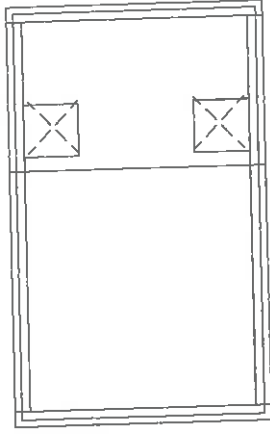
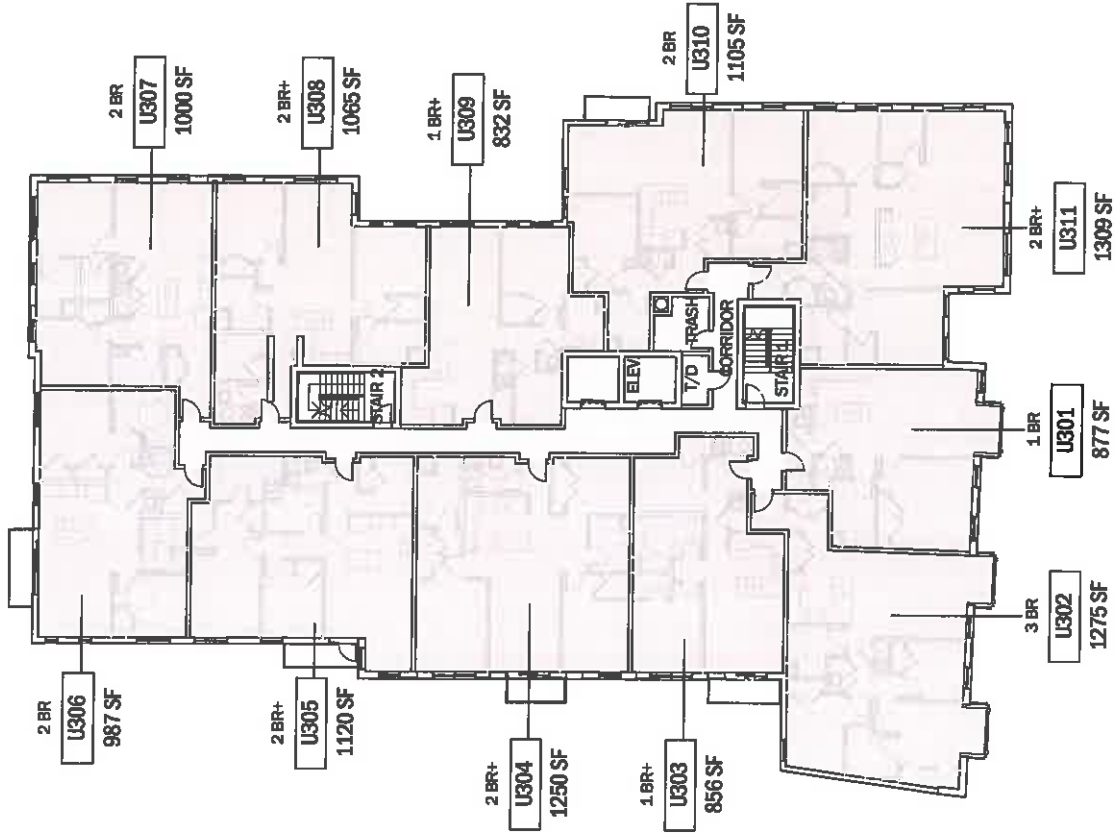
RAMP DOWN

DRIVE AISLE

105 WASHINGTON  
PARCEL A

101 WASHINGTON  
PARCEL C



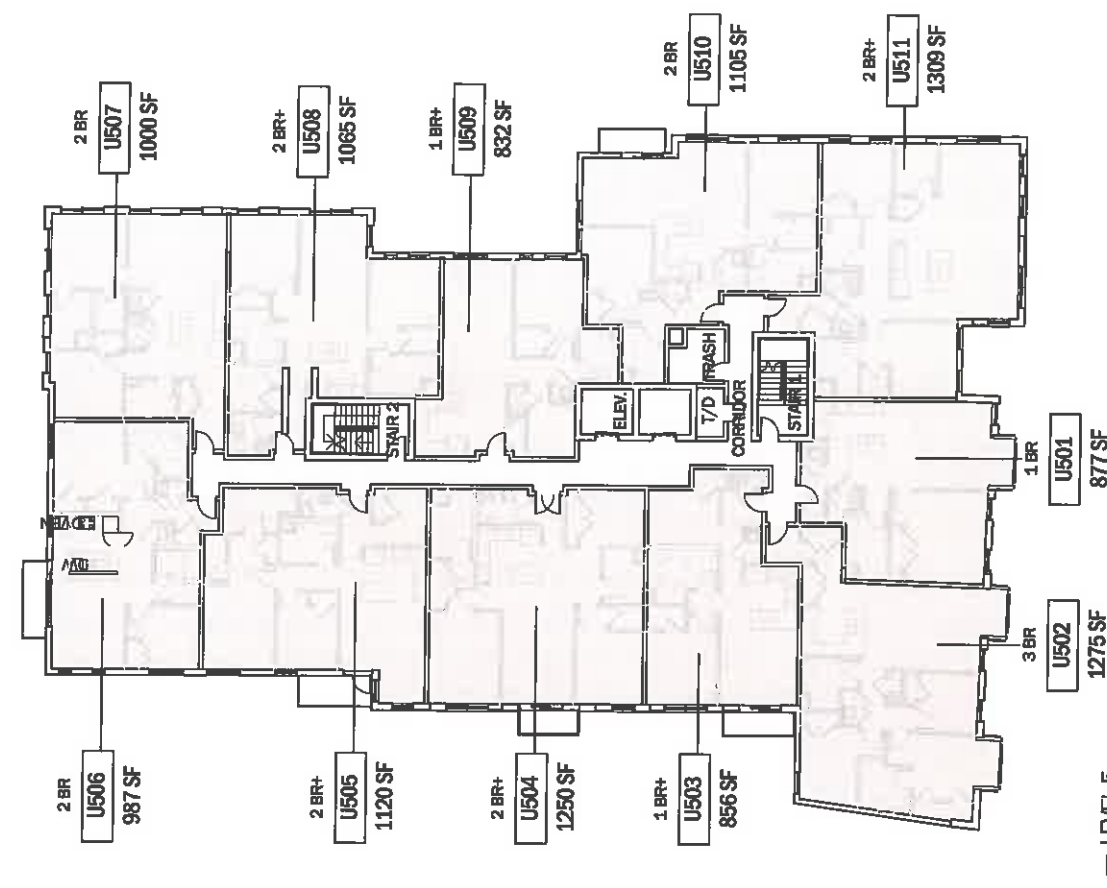
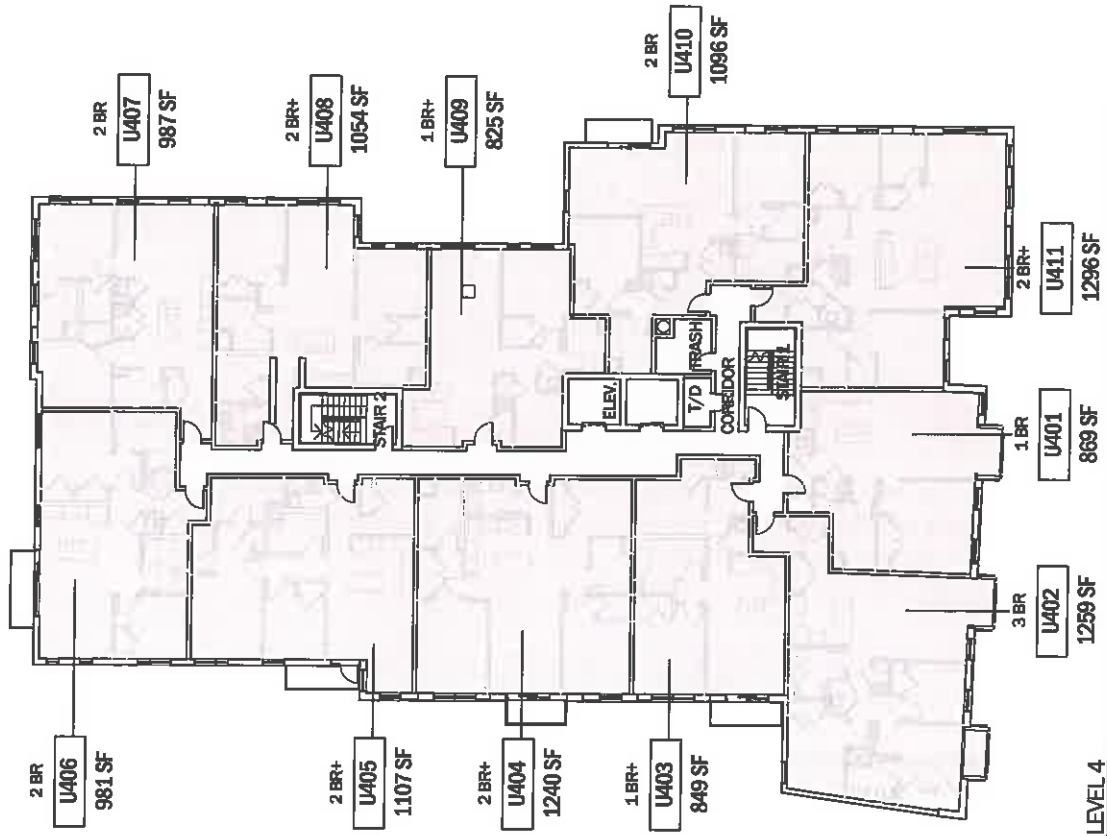


1" = 20'-0"

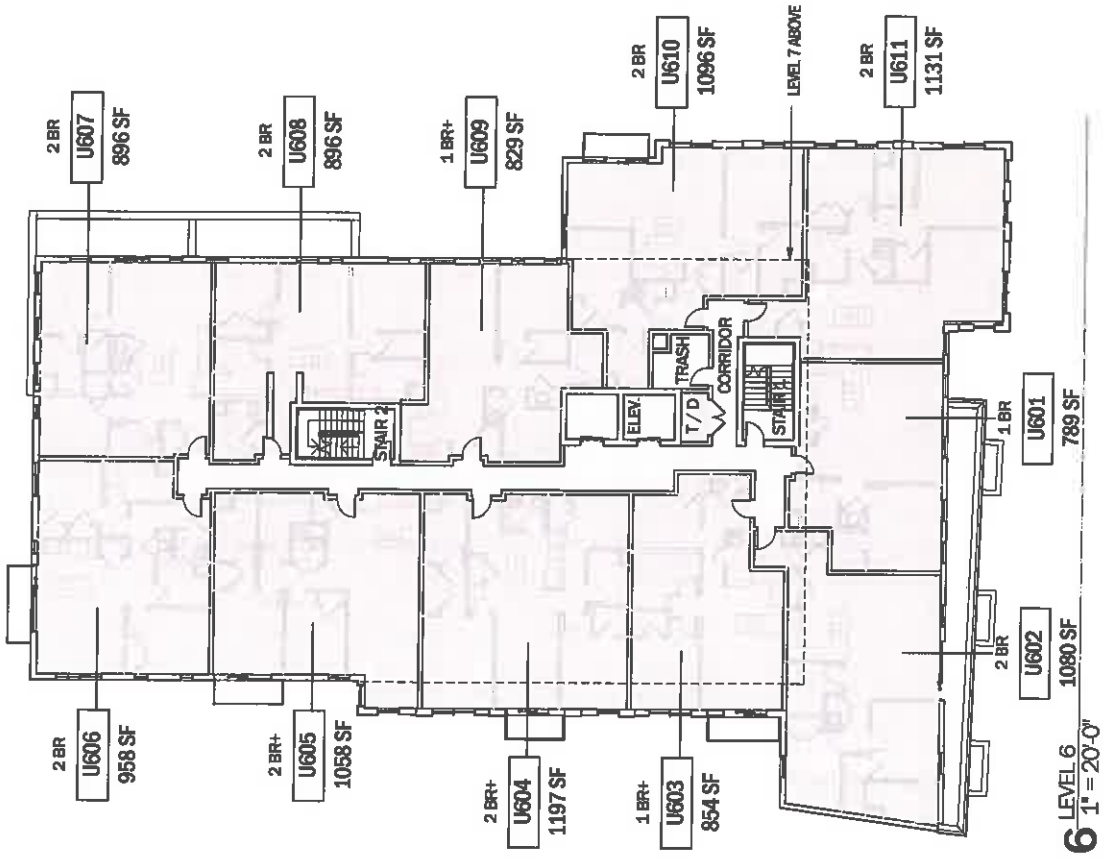
**RODE**  
ARCHITECTS INC

LEVEL 3

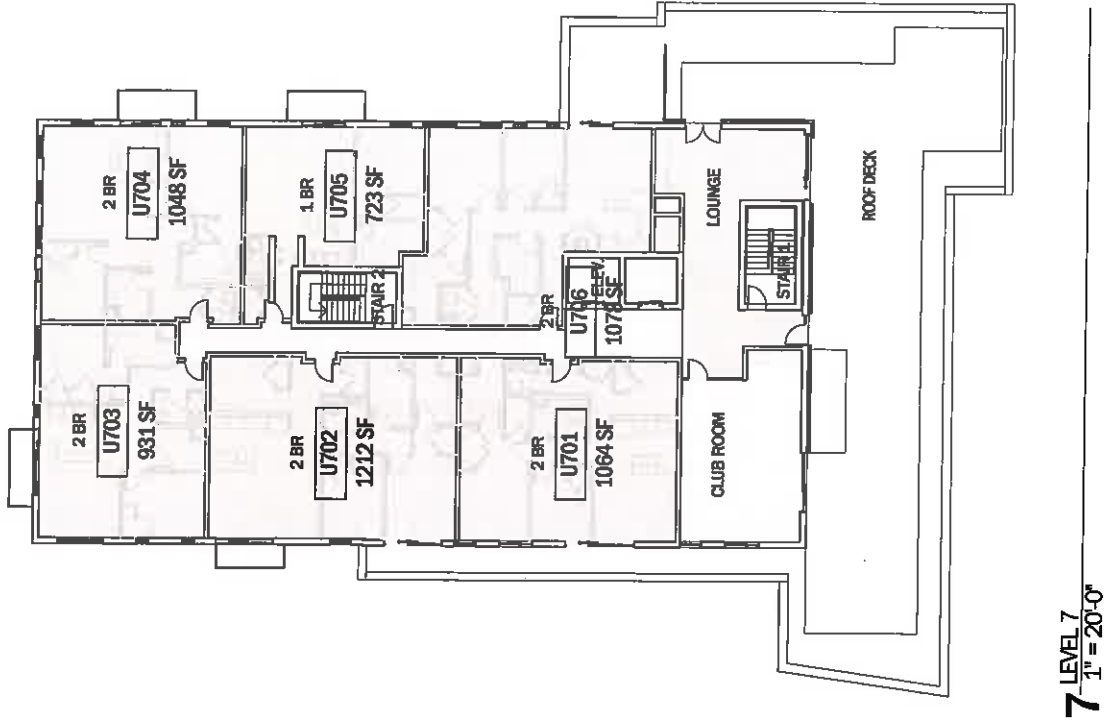
**SK1.3** 105 WASHINGTON STREET  
07 FEB 2017





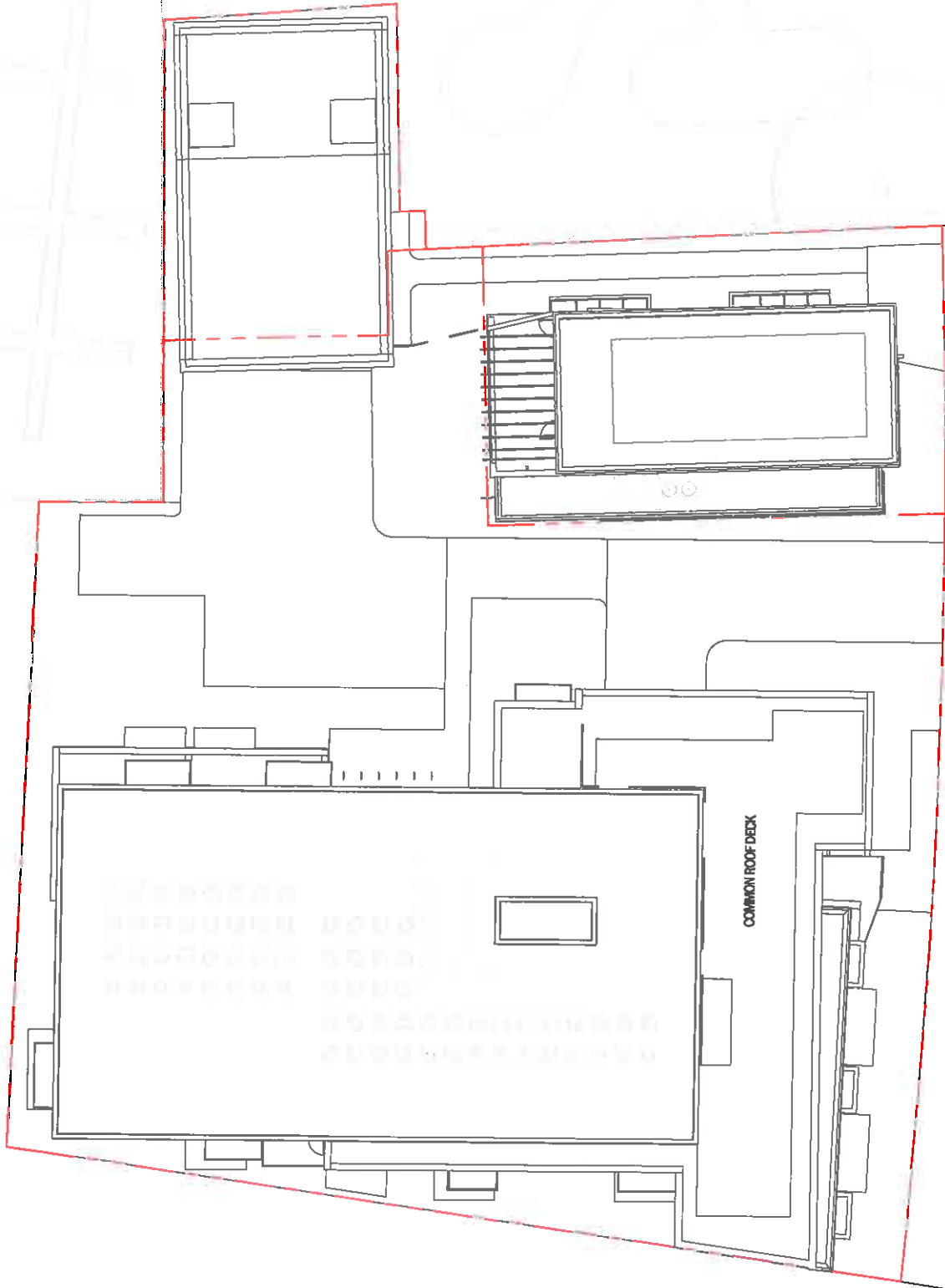


**6** LEVEL 6  
1" = 20'-0"



**7** LEVEL 7  
1" = 20'-0"

LEVEL 6 & 7



1" = 20'-0"  
**RODE**  
ARCHITECTS INC

**ROOF PLAN**

**SK1.7** 105 WASHINGTON STREET  
07 FEB 2017