



June 6, 2018

Brian Golden,
Director
Boston Planning & Development Agency
One City Hall Plaza
Boston, MA 02201

RE: Notice of Project Change for Parcel U Phase B

Dear Director Golden,

This Notice of Project Change (“NPC”) is being submitted on behalf of JP Parcel U, LLC (the “Proponent”) to inform you of certain changes with respect to the Parcel U Phase B project (the “Project”).

1.0 Introduction

Pursuant to Section 80A-6 of the Boston Zoning Code (the “Code”), we are required to inform the Boston Planning & Development Agency (the “BPDA”) of any material changes to the Project. With this NPC, we respectfully request that a determination that these changes will not significantly increase the impacts of the Project within the scope of the required review and that no further review is required under Article 80B of the Code.

In August 2014, JP Parcel U, LLC filed an Expanded Project Notification Form (EPNF) with the BPDA for a proposed project of 124 residential units at 93-171 Hyde Park Ave, Jamaica Plain, MA (the “Parcel U”). In December 2014, the BPDA Board authorized the Director to issue a Scoping Determination waiving further review concerning the project, which was issued in March 2016.

2.0 Revised Project

Parcel U is composed of three phases – Phase A, B and C. Both Phase A and Phase B are approved to build twenty-four (24) units, including six (6) 2-bedroom units and eighteen (18) 3-bedroom units. Phase A is now close to completion. Based on our marketing experience, there is a very low demand for 3-bedroom units. One of the reasons is that the project is right next to train tracks, which may be a concern to families with small kids.

Meanwhile, we have observed a high demand for smaller units with less bedrooms. Young families, working couples, and downsizing families are eagerly looking for 1-bedroom and 2-bedroom units, which are insufficient in the local market.

Therefore in Phase B, the Proponent proposes to change six (6) 3-bedroom duplexes into six (6) 1-bedroom flats on top of six (6) 2-bedroom flats. The change is further explained as follows:

- Buildings involved: Two (2) four-story townhouse buildings located at 119-125 & 133-135 Hyde Park Ave (Exhibit A)
- Units involved: Six (6) 3-bedroom duplex units on the third and fourth floors of the above-mentioned buildings
- Each duplex unit will be split into one (1) 2-bedroom unit on the third floor and one (1) 1-bedroom unit on the fourth floor (Exhibit B)

After the change, Phase B will consist of thirty (30) units, including six (6) 1-bedroom units, twelve (12) 2-bedroom units and twelve (12) 3-bedroom units. Despite the unit count change, the Proponent will keep most other aspects the same. The site plan, total square feet, numbers of bedrooms and bathrooms, and the building height will not be affected.

The following table compares the revised Project in the NPC with the previously approved Project:

Comparison between NPC Project and Previously Approved Project

| | Approved Project EPNF, December 2014 | Revised Project NPC, June 2018 |
|-------------------------------|--|--|
| No. of Units | 24 | 30 |
| Gross Building Footprint Area | 17,034 sf +/- | 17,034 sf +/- |
| Gross Square Footage | 49,260 sf +/- (incl parking) 37,206 sf +/- (excl parking) | 49,260 sf +/- (incl parking) 37,206 sf +/- (excl parking) |
| No. of Stories | Two 3-story and two 4-story buildings (over basement) | Two 3-story and two 4-story buildings (over basement) |
| Building Heights | 42'-6" +/- and 55'-0" +/- | 42'-6" +/- and 55'-0" +/- |
| No. of Bedrooms | 66 | 66 |
| No. of Bathrooms | 42 full baths & 12 half baths | 42 full baths & 12 half baths |
| No. of Parking | 24 | 24 |

3.0 Project Impacts

Changes in the Project since the completion of EPNF will have no material impacts on the other aspects within the scope of review under Article 80-B of the Code. Given that the Project is very similar to what was previously studied; no significant impacts will arise with respect to the issues previously studied.

4.0 Potential Benefits

Changes in the Project will create the following benefits:

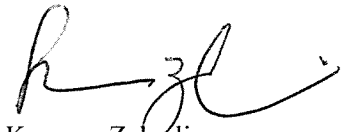
- Adding one more IDP unit. The total number of IDP units will increase from three (3) to four (4).
- Adding more housing units for Boston residents, which is in conformance with the Mayor’s vision expressed in *Housing a Changing: Boston 2030*.
- Creating compact and efficient units that are more affordable for Boston residents.
- Catering to the needs of households that are under-served by the market.

5.0 Summary

Based on the details outlined in this Notice of Project Change, the Proponent respectfully requests that the BPDA determine that the changes to the Project since filing of the completion of Large Project Review under Article 80B of the Code will not significantly increase the impacts of the Project within the scope of the required review and that no further review is required under Article 80-B of the Code.

Thank you for your consideration. Please feel free to contact me with any questions or comments. On the behalf of JP Parcel U, LLC and the other members of the project team, we look forward to working with you and your staff to make this project a reality.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'KZ', written over a horizontal line.

Kamran Zahedi
Manager of JP Parcel U, LLC
Principal of Urbanica, Inc.

cc:

Aisling Kerr, BPDA Assistant Project Manager

Exhibit A Parcel U Phase B Site Plan

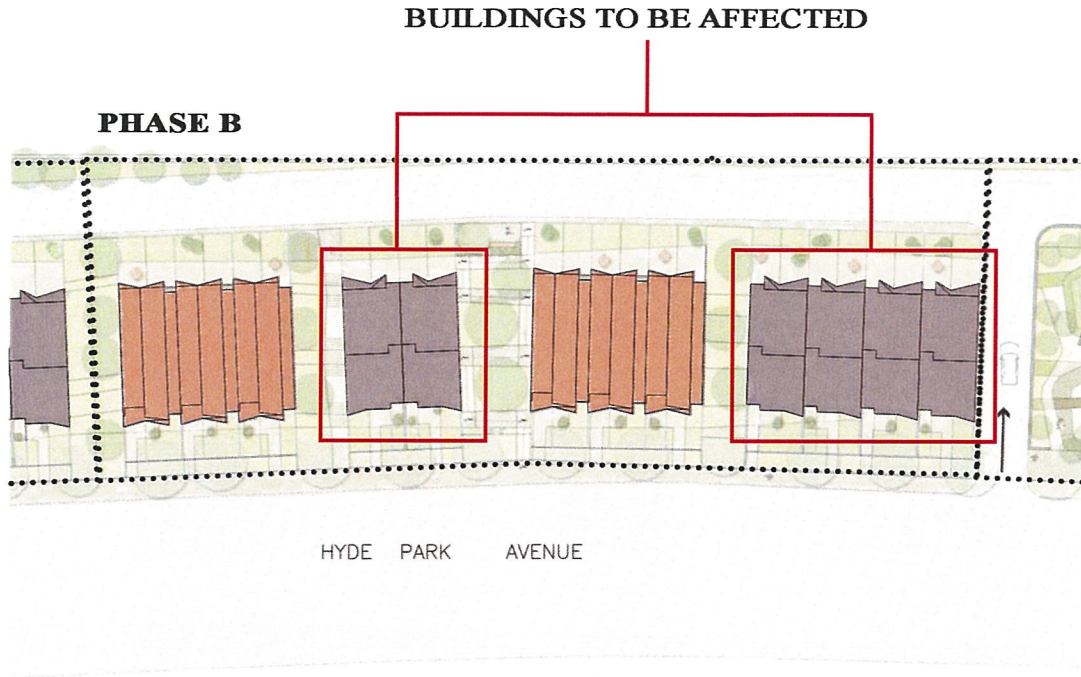
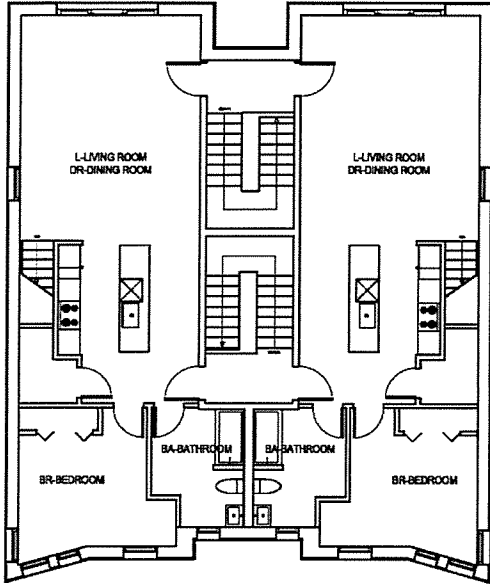
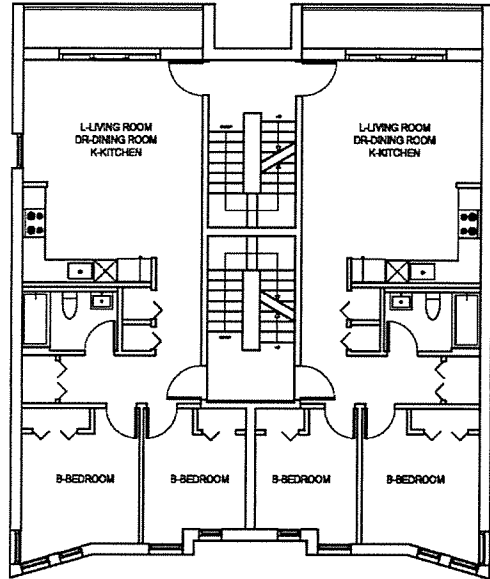


Exhibit B Proposed Changes of Typical Floor Plans

THIRD FLOOR
PREVIOUS FLOOR PLAN

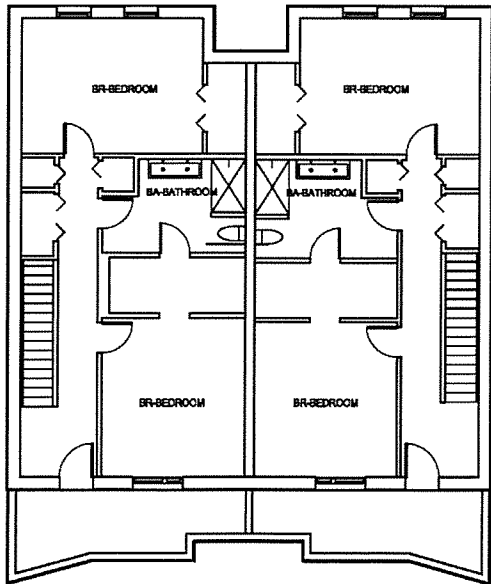


REVISED FLOOR PLAN (FOR DISCUSSION ONLY)



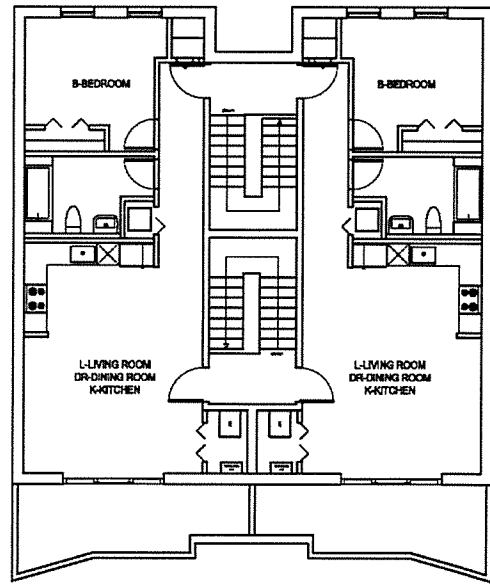
2-BED FLAT

FOURTH FLOOR
PREVIOUS FLOOR PLAN



3-BED DUPLEX

REVISED FLOOR PLAN (FOR DISCUSSION ONLY)



1-BED FLAT