

June 6, 2019

**VIA HAND DELIVERY**

Brian Golden, Director  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

Re: **Notice of Project Change – Article 80B Large Project Review**  
**270 Baker Street, Boston (West Roxbury) Massachusetts 02132**

Dear Director Golden:

Please be advised that this office represents 270 Baker LLC (the “Proponent”), the owner and developer of the land located at 270 Baker Street, Boston, Massachusetts 02132 (the “Premises”), as it pertains to the above-referenced matter.

**Prior Approvals and Project Background**

On or around September 14, 2017, the Boston Planning and Development Agency, f/k/a Boston Redevelopment Authority (“BPDA”), issued a Scoping Determination to waive the requirement of further review for the Project pursuant to Article 80B-5.3(d) of the Boston Zoning Code (the “Code”); authorized the issuance of a Certificate of Compliance for the Project pursuant to Article 80B-6 of the Code; delivered a Cooperation Agreement, Affordable Housing Agreement, and a Boston Residents Construction Employment Plan; and recommended approval of the Project’s zoning appeal (the “Board Memorandum”). A copy of the Board Memorandum and the BPDA’s Vote is attached hereto as Exhibit “A.”

Pursuant to the Memorandum, the Project Proponent proposed to re-develop the site occupied by a commercial office building of approximately 30,000 square feet on a parcel of 124,720 square feet. The Project Proponent proposes to subdivide the existing site – one site to include the existing commercial office building with sufficient surface parking to meet the zoning requirements (approximately 70 spaces) and a new site to be developed with a two new multi-family residential buildings. The new development will total approximately 79,563 square feet of residential use over parking.

The residential program will consist of a total of 60 homeownership units of which 52 will be market rate and 8 will be income restricted. The majority of the 105 residential parking spaces will be provided in sublevel parking under the residential building.

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The Proponent now proposes slight changes to the Project approved by the BPDA and Zoning Board in 2017 and 2018. The changes which the Notice of Project Change seeks approval of are as set forth below. The Proponent states, however, that the initial vision and benefits of the Project remain intact. The Proponent is likewise not altering the building's square footage, or its commitments with respect to affordable housing obligations.

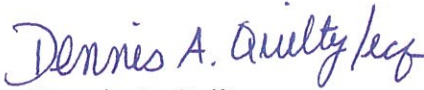
### Conversion of units from ownership to rental.

The Proponent seeks to convert the style of unit occupancy from home ownership to rental.

The Proponent states that the foregoing changes are the result of financing and construction cost limitations which have changed drastically in the years that the proponent has been advancing this project through the approvals process. The Proponent states that said changes are being proposed in order to ensure that the initial vision of the Project remains intact as far as possible despite the limitations that the Proponent has since encountered.

Should you have any questions and/or require any additional information concerning this Notice of Project Change, please do not hesitate to contact me. Thank you for your attention and assistance in this matter.

Very truly yours,

  
Dennis A. Quilty

DAQ:ecf  
Enclosures

cc: Jonathan Greeley, BPDA Director of Development Review and Policy  
Michael Christopher, Deputy Director of Development  
Stephen Harvey, BPDA Project Manager  
District City Councilor O'Malley  
Jerome Smith, Chief of Neighborhood Services and Director of Civic Engagement  
Jack Duggan, Mayor's Office of Neighborhood Services, West Roxbury  
State Senator Michael Rush  
State Representative Edward F. Copping