



June 30, 2017

BY HAND DELIVERY

Mr. Brian P. Golden
Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: Government Center Garage Redevelopment Project (Bulfinch Crossing)
Phase 1 Component – WP-B1 Residential Building (100 Sudbury Street)
Notice of Project Change

Dear Director Golden:

On behalf of Bulfinch WPB1 Owner LLC (the “WPB1 Owner”), the owner of the first component of the Government Center Garage Redevelopment Project, The HYM Investment Group, LLC (the “Proponent”) is pleased to provide you with this Notice of Project Change pursuant to Section 80A-6 of the City of Boston Zoning Code (the “NPC”).

On February 11, 2016, you issued a Scoping Determination Waiving Further Review for the first component of the multi-phase Government Center Garage Redevelopment Project (the “WP-B1 Scoping Determination”). That project component, known as the “WP-B1 Component”, is located within the West Parcel of the Government Center Garage site, bounded generally by Congress Street, New Chardon Street, Bowker Street, and New Sudbury Street. The WP-B1 Component, as described in the WP-B1 Scoping Determination, includes a total of approximately 547,940 square feet of gross floor area, comprised of approximately 546,640 square feet of residential uses (486 apartment units plus amenity space) and approximately 1,300 square feet of ground floor retail space on New Sudbury Street.

This NPC proposes the conversion of the eleven (11) upper floors from approximately 118 rental apartment units to approximately 55 condominium units, and the replacement of the previously-proposed 1,300 square feet of retail space on the ground floor with a new condominium lobby and entrance space for the new condominium component. Please note that there are no proposed changes to the approved square footage, building height or other building dimensions of the WP-B1 Component.

Project Background



The Proponent initiated Large Project Review for the larger Government Center Garage Redevelopment Project under Article 80B of the Code with the filing of a Project Notification Form with the Authority on June 5, 2013, and the Authority held a scoping session on June 19, 2013. The Proponent filed a Draft Project Impact Report on August 23, 2013 (the “DPIR”). On November 14, 2013, the Authority voted to authorize the issuance of a Preliminary Adequacy Determination Waiving Further Review (the “PAD”), and the Authority issued the PAD on November 22, 2013. The full Government Center Garage Redevelopment Project described in the PAD comprises approximately 2.9 million square feet of gross floor area, consisting of approximately 1,159 garage parking spaces and approximately 2.3 million square feet of new transit-oriented, mixed use development, including approximately 812 new housing units, approximately 196 new hotel rooms, approximately 1.15 million square feet of office space, and approximately 82,500 square feet of retail space (the “PDA Project”). On December 11, 2013, the Boston Zoning Commission approved the Development Plan for PDA No. 96 (the “PDA Plan”), which governs the PDA Project.

On November 16, 2015, the Proponent filed an Expanded Project Notification Form for the WP-B1 Component (the “EPNF”), which proposed that the approximately 486 residential units would be rental apartments. On January 14, 2016, the Authority voted to authorize the Director to issue the Scoping Determination. The WP-B1 Scoping Determination, as well as the Cooperation Agreement and the Affordable Rental Housing Agreement and Restriction between the Authority and the WPB1 Owner, both dated May 15, 2017, also specify that the residential units will be apartments and that 63 of the on-site apartments will be designated as affordable.

Project Change

The Proponent proposes to revise the residential program within the WP-B1 Component to convert the approximately 118 apartment units previously planned on the upper eleven floors of the building to approximately 55 condominium units, resulting in a total of approximately 368 apartment units and approximately 55 condominium units. One apartment unit, on the 32nd floor, would be converted to amenity space dedicated for the condominium units. These changes would decrease the total number of units in the WP-B1 Component from 486 units to 423 units. The integration of a condominium component to the residential program also requires modifications to the ground floor of the project, by converting the approved ground floor 1,300 square foot retail space into a new condominium lobby space and entrance for the condominium units. The entrance into the condominium lobby, which will include a canopy above the entryway, will be in the same location as the prior retail entrance. No other material changes to the exterior design of the WP-B1 building are proposed. In addition, this NPC proposes no change to the previously-approved number of affordable on-site units; 63 on-site rental residential units will continue to be designated as affordable units under the Inclusionary Housing Ordinance even though the project change proposed in this NPC will reduce the total number of residential units in the building.

The Proponent anticipates no increase in the parking demand or trip generation for the WP-B1 Component which demand will continue to be fully accommodated in the Government



Center Garage, both in the garage's interim condition during enabling work and in the garage's final condition. In addition, no other changes to the impacts studied in the DPIR are anticipated.

We note that the PDA Plan allows for the construction of approximately 812 residential units, with a mix of rental apartment units and condominium units, so no amendment to the PDA Plan will be required in connection with this NPC.

Conclusion

We hereby request that the Authority issue a determination pursuant to Section 80A-6.2 of the Code finding that the project change described herein does not significantly increase the impacts of the previously-approved WP-B1 Component and that no further review of the project is required, and authorizing the Director to enter into amendments to the Article 80B project agreements and Certifications of Compliance and Consistency as necessary to reflect this project change. We look forward to working with you and your staff in your review of this project change.

Yours Truly,

The HYM Investment Group, LLC

Thomas N. O'Brien, Managing Partner