

May 1, 2014

BY HAND

Mr. Brian Golden,
Acting Director & Executive Director/Secretary
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

**Subject: Letter of Intent to File Project Notification Form (PNF)
Parcel U, Hyde Park Avenue at Ukraine Way, Jamaica Plain**

Dear Mr. Golden:

In accordance with Article 80B Large Project review requirements of the Boston Zoning Code (the "Code"), please consider this letter as a notification to the Boston Redevelopment Authority that JP Parcel U, LLC, managed by Urbanica, Inc, ("Project Proponent") intends to develop a new project with landscaping and open space that offers a mix of homeownership townhouses and rental apartment building which includes 24 Townhouses (48 condominium units +/-) and one block of 65-70 unit of Multifamily Mixed-income rental apartments totaling approximately 190,000 square feet of gross floor area (inclusive of parking and utility areas), which in total will contain approximately 118 dwelling units +/-, a ground floor retail space and a community room ("Proposed Project") on Parcel "U", with approximately 122,799 s.f. +/- of land in the Jamaica Plain neighborhood, and bounded by Hyde Park Avenue, Ukraine Way, Toll Gate Cemetery, and the MBTA Commuter Rail tracks on a surplus parcel currently owned by the MBTA and on part of the remaining land after completion of the Southwest Corridor project ("Project Site"). See attached **Figure 1. Site Locus**.

The Project Proponent also expresses an interest to file an Expanded PNF, as this approach is intended to identify and resolve critical project impact issues early on in the process, and would include detailed analyses of possible impacts in the Expanded PNF that are normally presented in the later Draft Project impact Report. It is also expected that the appropriate content and scope of the Expanded PNF will be developed in consultation with the BRA and City Department staffs.

The Proponent was selected by the Massachusetts Bay Transportation Authority [MBTA] through its real estate representative, Transit Realty Associates [TRA] from a two phase "Invitation to Bid" process that closed on November 15, 2012. Phase I was an eligibility prequalification round that included categories such as Experience and Qualification, Financial Capability, Diversity and M/WBE and Project Program Compatibility. Phase II was a review of financial bids whereby the highest offer was awarded the bid. JP Parcel U, LLC was highest qualified bidder and was designated by the MBTA as the designated developer of the Site.

The Proposed Project will also far exceed the requirements of the City's Inclusionary Development Policy by offering approximately 31 affordable units (approximately 35% of market rate units). The Proposed Project's program mix will include a mix of bedroom sizes from studios to three bedroom dwelling units.

As a Transit Oriented Development (T.O.D.) located only a five-minute walk from the Forest Hills MBTA Intermodal Transit Hub, and its close proximity to the Southwest Corridor – which contains a bike path running all the way to Back Bay – the Proposed Project will offer adequate bike storage and a lower automotive parking ratio in order to promote the use of alternative means of transportation. The townhouse component of the Proposed Project will offer a 1:1 dwelling unit to parking space ratio. The rental apartment component will offer a ratio of 1: 0.65 dwelling unit to parking space. There are also plans to provide a modest number of exterior curbside parking

spaces along Hyde Park Avenue to support the ground floor uses of retail and community space. The overall project-wide parking ratio will be at 1: 0.79 dwelling unit to parking spaces.

The Project Site was formerly located within the "Open Space-Parkland" Zoning Sub-district of Article 55: Jamaica Plain Neighborhood District. The Zoning Sub-district was amended on April 9, 2014 by the Boston Zoning Commission to "Multifamily Residential" following a petition by JP Parcel U, LLC. The Proposed Project still anticipates the need for zoning relief for the proposed use of retail and community space located at the ground floor of the rental apartment, as well as for a number of dimensional variances and parking variances. The Proposed Project will comply with the provisions of Boston Zoning Code Article 37: Green Buildings and with the City's Inclusionary Development Policy.

By closely adopting the comprehensive planning study of the 2008 Forest Hills Improvement Initiative, the Proposed Project aims to supply much needed additional housing for Jamaica Plain in close proximity to the Forest Hills MBTA Station while respecting the residential scale and unique feel of the Forest Hills area. The Proposed Project will also contribute towards meeting the City of Boston's goal of adding 30,000 new housing units by 2020.

Urbanica, Inc, in collaboration with The Community Builders, will lead a team of professional designers, planners, engineers and consultants with extensive experience in the development of mixed-use projects. The team has already conducted a number of pre-review planning meetings with the BRA staff members, and has undertaken significant outreach with abutters and relevant neighborhood groups. The team also has worked closely with the neighborhood groups and BRA staff members leading to the unanimous approval of the zoning map amendment by the Boston Zoning Commission on April 9, 2014.

Urbanica, Inc., looks forward to continuing working with you, your staff, elected officials, community leaders, and neighborhood groups to make a 21st century Transit Oriented Development (T.O.D.) project that will greatly benefit Jamaica Plain and the City of Boston. Thank you in advance for your consideration.

Sincerely,



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

Attachment: Figure 1: Site Locus

cc Kairos Shen, Boston Redevelopment Authority, Director of Planning
 Heather Campisano, Boston Redevelopment Authority, Chief of Staff
 Erico Lopez, Boston Redevelopment Authority, Director of Development Review & Policy
 Tyler Norod, Boston Redevelopment Authority, Senior Project Manager
 Eliza Datta and James Madden, The Community Builders, Inc
 Mitchell Fischman, Mitchell L. Fischman Consulting LLC

FIGURE 1- Site Locus

PARCEL U

