

East Boston Neighborhood Health Center *at Maverick Square*



Application for Article 80 Small Project Review
Boston Redevelopment Authority
February 11, 2010

Developer/
Proponent

East Boston Neighborhood Health Center Corporation
79 Paris Street
East Boston, MA 02128

Architect:

Martin Batt Architects LLC
633 Highland Avenue
Needham, MA 02494
Tel. 781-444-2747

Legal Counsel:

The Law Offices of Richard C. Lynds
1216 Bennington Street
Boston, Massachusetts 02128
Tel. 617-207-1190

East Boston Neighborhood Health Center *at Maverick Square*

Table of Contents

Letter of Transmittal	P.1
Project Team	P.3
Developer Information	P.6
Project Description	P.8
Neighborhood Context	P.8
Public Benefits: Job Creation and Expanded Health Care	P.8
Traffic, Parking and Vehicular and Pedestrian Access	P.8
Neighborhood Site Map and Photographs	P.9-14
Zoning Analysis	P.15
Anticipated Permits and Further Public Review	P.16
Appendix A: Architectural Plans and Elevations	
Appendix B: Existing Site Plan	
Appendix C: Permitting Applications and Appeals	
Appendix D: Notice of Intent to File PNF and Preliminary Traffic Impact Assessment (Engagement)	

**LAW OFFICES OF
RICHARD C. LYND**

224 LEWIS WHARF
BOSTON, MASSACHUSETTS 02110
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1216 BENNINGTON STREET
EAST BOSTON, MASSACHUSETTS 02128
TEL: 617.207.1190
FAX: 617-207-1195

Kindly Direct All Mail to Above Address

February 11, 2010

VIA IN HAND DELIVERY

Mr. John Palmieri, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

**Re: Article 80 Small Project Review Application
 18-20 Maverick Square, East Boston**

Dear Director Palmieri:

As counsel to East Boston Neighborhood Health Center Corporation, the developer and proponent for the above referenced property, I am pleased to submit the enclosed application for Article 80 Small Project Review.

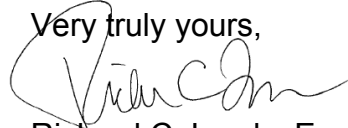
Situated on approximately 17,000 square feet of land, which formerly housed the historic Maverick House in East Boston's Maverick Square, the proposed project contemplates the demolition of an existing service station building and the development of newly constructed clinical and office building containing roughly forty nine (49,000) square feet of gross floor area on four levels. The project will include facilities for clinical, office/administration and will include related retail space at the ground level.

In conjunction with the permit application and related appeal for the use and redevelopment of the referenced premises, the developer has engaged in discussions with the BRA staff concerning project design, has conducted outreach with local elected and appointed officials and will make several presentations to the relevant neighborhood groups, including the residents of the abutting and nearby properties. As a result of input already received from the BRA, the proponent has redesigned some of the exterior features and layout and is now pleased to submit the enclosed application for Article 80 Small Project Review.

John Palmieri, Director
February 11, 2010
Page 2 of 2

I thank you for your consideration of this application. I look forward to working with you and the BRA staff towards a positive and worthwhile project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard C. Lynds", written over the closing "yours,".

Richard C. Lynds, Esq.

cc: East Boston Neighborhood Health Center
District City Councilor Salvatore J. LaMattina
Mayor's Office of Neighborhood Services
State Senator Anthony Petruccelli
State Representative Carlo Basile

East Boston Neighborhood Health Center at *Maverick Square*

Project Team

Owner-Developer:

East Boston Neighborhood Health Center Corporation

c/o Jack Cradock, President and CEO

10 Gove Street

East Boston, MA 02128

617-568-4451

Email: cradockj@ebnhc.org

Legal Counsel:

Law Offices of Richard C. Lynds

1216 Bennington Street

East Boston, MA 02128

Richard C. Lynds, Esq.;

email rclyndsesq@lorcl.com

Tel. 617-207-1190

Fax. 617-207-1195

Architect:

Martin Batt Architects LLC

633 Highland Avenue

Needham, MA 02494

Tel. 781-444-2747

Martin Batt, AIA

Email: mbatt@martinbatt.com

Kevin Wyrsh, AIA

email kwyrsh@martinbatt.com

617-629-8200

Project Management:

Diversified Project Management

One Gateway Center, Suite 951

Newton, MA 02458

John Waitkunas – Project Executive

Direct 617-614-9533

email: jwaitkunas@dpm-inc.com

Chris Neugebauer – Site Manager

Civil Engineers - Surveyor:

Gale Associates, Inc.

163 Liberty Parkway

Weymouth, MA 02189

Tel. 781-335-6465

Fax: 781-335-6467

Paul Tyrell – Chief Civil Engineer

William Seymour, Dir, Civil Group

Construction Management

Suffolk Construction

65 Allerton Street

Boston, MA 02119

Attn: Chris Hahn, LEED AP, R.A.

Project Executive

Direct: 617-517-4298

Cell: 617-406-7071

Fax: 617-989-3396

Paul Bongiovanni – Chief Estimator

Direct: 617-517-4418

East Boston Neighborhood Health Center at *Maverick Square*

About the Owner – Developer

East Boston Neighborhood Health Center Corporation (EBNHC) is the leading health-care provider for the East Boston and surrounding communities and has a 40-year history of success in developing and implementing effective and innovative program models. EBNHC's comprehensive range of medical services targets all life cycles and improves outcomes for the poor, minorities, and new immigrants. Neighborhoods served are some of the most densely populated and vulnerable in Massachusetts. There is a critical need for primary care, dental, and eye services which presently outpace availability; with departments presently crammed in small spaces throughout the existing facility at 10 Gove Street and other satellite locations.

Project Description

The project is the cornerstone of EBNHC's "Breaking New Ground for a Healthy Community" initiative, which will allow EBNHC to grow to \$20 million in revenue, and create 200+ health-care jobs over 5 years. The proposed new four story, 49,000 square foot LEED-certified Maverick Square facility will be located across from the MBTA's Maverick Station and will improve operational efficiency and financial sustainability as EBNHC shifts operations from 3 leases, saving over \$400K annually and better directing funds toward patient care. Expanded hours and new providers in clinics with 31 new exam rooms will enable EBNHC to meet immediate needs. The new facility will provide improved patient flow, a welcoming environment, and an easily accessible location. Well-designed Primary Care, Vision and Dental clinics and modern equipment will give clinical teams the tools needed to improve health services and outcomes. The expansion combined with significant experience with vulnerable populations will provide the served communities with a medical home and enable EBNHC to effectively improve overall health and lower the incidence of chronic disease, a major concern for the service population. The project is expected to create more than 90 (FTE) construction-related jobs for more than 175 individual workers during the 2-year project, as well as 48 long-term health care positions. Also, expanding EBNHC's Education and Training Institute, which provides workforce development to the community, will increase the ability to help those who would otherwise not qualify for health-care jobs.

The East Boston Neighborhood Health Center's Maverick Square building project is being funded in part with monies made available under the Facility Investment Program (FIP) supported by the American Recovery and Reinvestment Act of 2009 and announced under HRSA-10-029 . The FIP Grant in the amount of \$12 million dollars represents 58% of the current estimated total project cost of \$20.7 million dollars. Non-governmental funds equal \$8.7million dollars or 42% of the current estimated total project cost.

East Boston Neighborhood Health Center *at Maverick Square*

Project Description (ctd)

EBNHC is committed to environmentally friendly design principles. An environmentally healthy “medical home” is critical to the health and sustainability of the communities it serves. There will be many environmental benefits to the project, as the new building will dramatically lower energy costs, cooling costs and carbon emissions--and replace several older buildings that are poorly insulated as well as outdated, inefficient equipment.

- The LEED-certified building will feature design and materials that meet high environmental standards, provide energy efficiency and lower our carbon footprint
- The facility will be located in the heart of East Boston, next to a subway station and within walking/biking distance for thousands of patients
- Site development will include control of site materials, water runoff mitigation and construction waste management
- The design provides views of the surrounding square; abundant windows, natural lighting and smart design of the lobby, reception areas, waiting rooms and clinics will improve patient flow and provide a welcoming environment
- Natural light will be incorporated into artificial lighting controllability, minimizing use of electricity and maximizing benefits of natural light
- Low-emitting materials and products with high recycled content will be a priority
- Our electronic medical record enables us to dramatically reduce paper use
- A state-of-the-art clinical environment will help us to be a more competitive and attractive employer: improved operational efficiency, natural lighting and ergonomic workspace will increase productivity
- MEP engineering strategies include integration of mechanical, electrical and plumbing systems to meet and exceed energy performance criteria as defined by LEED
- Water use will be reduced via low-use fixtures
- Local utilities company NSTAR will help select energy-efficient equipment

East Boston Neighborhood Health Center *at Maverick Square*

Neighborhood Context

The state-of-the-art, 4-story, approximately 49,000 square foot facility will be located in the heart of East Boston's Maverick Square which is a mix of residential and commercial properties, anchored by the MBTA's newly reconstructed Maverick Station. The facility will become a vital community resource, revitalizing a depressed area and stimulating economic growth while bringing high-quality health care to a medically underserved population. This new facility will enable EBNHC to substantially increase the number of patients it serves, addressing a serious gap in primary care and improving health outcomes for the East Boston community.

Public Benefits: Job Creation and Expanded Health Care

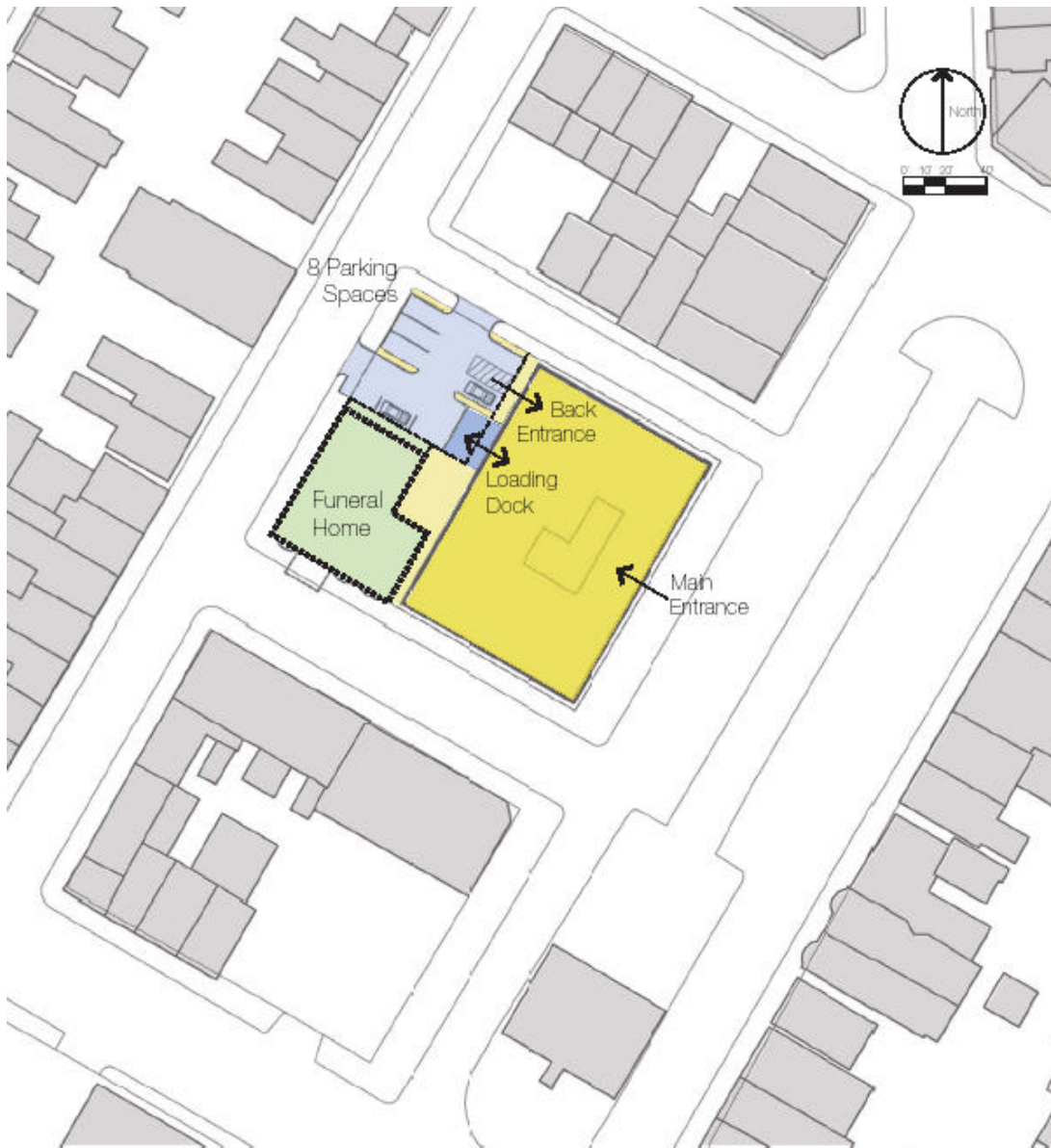
With expanded hours and new providers in clinics with 31 new exam rooms, the project will enable EBNHC to meet immediate needs. The new facility will provide improved patient flow, a welcoming environment, and an easily accessible location. Well-designed Primary Care, Vision and Dental clinics and modern equipment will give clinical teams the tools needed to improve health services and outcomes. The expansion combined with significant experience with vulnerable populations will provide the served communities with a medical home and enable EBNHC to effectively improve overall health and lower the incidence of chronic disease, a major concern for the service population. The project is expected to create more than 90 (FTE) construction-related jobs for more than 175 individual workers during the 2-year project, as well as 48 long-term health care positions. Also, expanding EBNHC's Education and Training Institute, which provides workforce development to the community, will increase the ability to help those who would otherwise not qualify for health-care jobs.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for an accessible facility located along the MBTA's Blue Line and less than 25 yards from the entrance to Maverick Station. In addition, EBNHC proposes to provide patient and staff parking with up to eighty three (83) parking spaces at a lot owned by EBNHC and located just outside the Square. In addition, EBNHC proposes to operate a shuttle between the parking location and the facility of patient and employee pick-up and drop off.

East Boston Neighborhood Health Center at *Maverick Square*

Neighborhood Site Map



East Boston Neighborhood Health Center
Maverick Square
Conceptual Site Plan



The site plan illustrates the proposed 10-story building at the intersection of Paris Street, Heavy Street, and Wapping Street. The building footprint is shown in a light blue color, with a central yellow corridor and various office and utility spaces. Key features include:

- Exterior Features:**
 - Existing 1 Story Brick Building (top left, grey area).
 - Handicap Parking Spaces (top right, green circles).
 - Drop Off / Pick Up zone (dashed rectangle, bottom right).
 - Landscaping (green bushes and trees along the streets).
- Interior Features:**
 - Office spaces: Office Director, Office Maint./Repair, Office Groups 1-6, Office Groups 7-10, Office Groups 11-12, Office Groups 13-14, Office Groups 15-16, Office Groups 17-18, Office Groups 19-20, Office Groups 21-22, Office Groups 23-24, Office Groups 25-26, Office Groups 27-28, Office Groups 29-30, Office Groups 31-32, Office Groups 33-34, Office Groups 35-36, Office Groups 37-38, Office Groups 39-40, Office Groups 41-42, Office Groups 43-44, Office Groups 45-46, Office Groups 47-48, Office Groups 49-50, Office Groups 51-52, Office Groups 53-54, Office Groups 55-56, Office Groups 57-58, Office Groups 59-60, Office Groups 61-62, Office Groups 63-64, Office Groups 65-66, Office Groups 67-68, Office Groups 69-70, Office Groups 71-72, Office Groups 73-74, Office Groups 75-76, Office Groups 77-78, Office Groups 79-80, Office Groups 81-82, Office Groups 83-84, Office Groups 85-86, Office Groups 87-88, Office Groups 89-90, Office Groups 91-92, Office Groups 93-94, Office Groups 95-96, Office Groups 97-98, Office Groups 99-100, Office Groups 101-102, Office Groups 103-104, Office Groups 105-106, Office Groups 107-108, Office Groups 109-110, Office Groups 111-112, Office Groups 113-114, Office Groups 115-116, Office Groups 117-118, Office Groups 119-120, Office Groups 121-122, Office Groups 123-124, Office Groups 125-126, Office Groups 127-128, Office Groups 129-130, Office Groups 131-132, Office Groups 133-134, Office Groups 135-136, Office Groups 137-138, Office Groups 139-140, Office Groups 141-142, Office Groups 143-144, Office Groups 145-146, Office Groups 147-148, Office Groups 149-150, Office Groups 151-152, Office Groups 153-154, Office Groups 155-156, Office Groups 157-158, Office Groups 159-160, Office Groups 161-162, Office Groups 163-164, Office Groups 165-166, Office Groups 167-168, Office Groups 169-170, Office Groups 171-172, Office Groups 173-174, Office Groups 175-176, Office Groups 177-178, Office Groups 179-180, Office Groups 181-182, Office Groups 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Groups 357-358, Office Groups 359-360, Office Groups 361-362, Office Groups 363-364, Office Groups 365-366, Office Groups 367-368, Office Groups 369-370, Office Groups 371-372, Office Groups 373-374, Office Groups 375-376, Office Groups 377-378, Office Groups 379-380, Office Groups 381-382, Office Groups 383-384, Office Groups 385-386, Office Groups 387-388, Office Groups 389-390, Office Groups 391-392, Office Groups 393-394, Office Groups 395-396, Office Groups 397-398, Office Groups 399-400, Office Groups 401-402, Office Groups 403-404, Office Groups 405-406, Office Groups 407-408, Office Groups 409-410, Office Groups 411-412, Office Groups 413-414, Office Groups 415-416, Office Groups 417-418, Office Groups 419-420, Office Groups 421-422, Office Groups 423-424, Office Groups 425-426, Office Groups 427-428, Office Groups 429-430, Office Groups 431-432, Office Groups 433-434, Office Groups 435-436, Office Groups 437-438, Office Groups 439-440, Office Groups 441-442, Office Groups 443-444, Office Groups 445-446, Office Groups 447-448, Office Groups 449-450, Office Groups 451-452, Office Groups 453-454, Office Groups 455-456, Office Groups 457-458, Office Groups 459-460, Office Groups 461-462, Office Groups 463-464, Office Groups 465-466, Office Groups 467-468, Office Groups 469-470, Office Groups 471-472, Office Groups 473-474, Office Groups 475-476, Office Groups 477-478, Office Groups 479-480, Office Groups 481-482, Office Groups 483-484, Office Groups 485-486, Office Groups 487-488, Office Groups 489-490, Office Groups 491-492, Office Groups 493-494, Office Groups 495-496, Office Groups 497-498, Office Groups 499-500, Office Groups 501-502, Office Groups 503-504, Office Groups 505-506, Office Groups 507-508, Office Groups 509-510, Office Groups 511-512, Office Groups 513-514, Office Groups 515-516, Office Groups 517-518, Office Groups 519-520, Office Groups 521-522, Office Groups 523-524, Office Groups 525-526, Office Groups 527-528, Office Groups 529-530, Office Groups 531-532, Office Groups 533-534, Office Groups 535-536, Office Groups 537-538, Office Groups 539-540, Office Groups 541-542, Office Groups 543-544, Office Groups 545-546, Office Groups 547-548, Office Groups 549-550, Office Groups 551-552, Office Groups 553-554, Office Groups 555-556, Office Groups 557-558, Office Groups 559-560, Office Groups 561-562, Office Groups 563-564, Office Groups 565-566, Office Groups 567-568, Office Groups 569-570, Office Groups 571-572, Office Groups 573-574, Office Groups 575-576, Office Groups 577-578, Office Groups 579-580, Office Groups 581-582, Office Groups 583-584, Office Groups 585-586, Office Groups 587-588, Office Groups 589-590, Office Groups 591-592, Office Groups 593-594, Office Groups 595-596, Office Groups 597-598, Office Groups 599-600, Office Groups 601-602, Office Groups 603-604, Office Groups 605-606, Office Groups 607-608, Office Groups 609-610, Office Groups 611-612, Office Groups 613-614, Office Groups 615-616, Office Groups 617-618, Office Groups 619-620, Office Groups 621-622, Office Groups 623-624, Office Groups 625-626, Office Groups 627-628, Office Groups 629-630, Office Groups 631-632, Office Groups 633-634, Office Groups 635-636, Office Groups 637-638, Office Groups 639-640, Office Groups 641-642, Office Groups 643-644, Office Groups 645-646, Office Groups 647-648, Office Groups 649-650, Office Groups 651-652, Office Groups 653-654, Office Groups 655-656, Office Groups 657-658, Office Groups 659-660, Office Groups 661-662, Office Groups 663-664, Office Groups 665-666, Office Groups 667-668, Office Groups 669-670, Office Groups 671-672, Office Groups 673-674, Office Groups 675-676, Office Groups 677-678, Office Groups 679-680, Office Groups 681-682, Office Groups 683-684, Office Groups 685-686, Office Groups 687-688, Office Groups 689-690, Office Groups 691-692, Office Groups 693-694, Office Groups 695-696, Office Groups 697-698, Office Groups 699-700, Office Groups 701-702, Office Groups 703-704, Office Groups 705-706, Office Groups 707-708, Office Groups 709-710, Office Groups 711-712, Office Groups 713-714, Office Groups 715-716, Office Groups 717-718, Office Groups 719-720, Office Groups 721-722, Office Groups 723-724, Office Groups 725-726,

East Boston Neighborhood Health Center at *Maverick Square*

Historic Photographs



Maverick Square, viewed from the south.



Maverick Square, viewed from the east.

East Boston Neighborhood Health Center *at Maverick Square*

Neighborhood Photographs (Current Conditions)



East Boston Neighborhood Health Center *at Maverick Square*

Neighborhood Photographs (ctd)



East Boston Neighborhood Health Center *at Maverick Square*

Neighborhood Photographs (ctd)



East Boston Neighborhood Health Center *at Maverick Square*

Zoning Analysis

District: NS

Uses Permitted: Local Retail, General Offices (Allowed)
Clinic and Clinical Laboratory (Conditional)

Frontage and
Setbacks Required:

Frontage	None
Front Yard	None
Side Yard	None
Rear Yard	20 Feet

**Proposed Frontage and
Setbacks Provided**

Frontage	129.81 feet
Front Yard	None
Side Yard	None
Rear Yard	8 feet to >20 feet (Variance Requested)

FAR Allowed: 1.0
Site Area: Total Site Area = 17,014 sf
Total Building Area Allowed: = 17,014 sf
Total Building Area Provided: =47,731 sf

FAR Provided: 2.805 (Variance Requested)

Height Allowed: 35 Ft / 3 Stories
Height Provided: 67 Ft +/- / 4 Stories from grade to top of parapet (Variance Requested)

Parking spaces Required: 1 space/per 1000 s/f of Gross Floor Area (Total of 49 spaces)
Parking spaces Provided: 3-5 spaces on site / up to 83 off site at remote location within 1200 feet of site (including shuttle between facility and remote location)

Open Space Required: None
Open Space Provided: None

East Boston Neighborhood Health Center *at Maverick Square*

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team has conducted extensive preliminary outreach with local elected and appointed officials and shall make several presentations to relevant neighborhood groups and abutting land owners. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

Anticipated Permits and Approvals

AGENCY	APPROVAL
Boston Redevelopment Authority	Article 80 Small Project Review Application
Boston Public Works Department Public Improvement Commission (PIC)	Curb cut improvements
Boston Transportation Department	Construction Management Plan (if required)
Boston Water and Sewer Commission	Site Plan approval for water and sewer connections
Public Improvement Commission	Specific repair plan approval
Zoning Board of Appeals	Variances/Conditional Use Permits
Inspectional Services Department	Review/Compliance State Building Code
Massachusetts Historical Commission	Determination of Applicability

East Boston Neighborhood Health Center at *Maverick Square*

Appendix A: Elevations and Context



East Boston Neighborhood Health Center
Maverick Square
28 July 2009
Scale: NPS

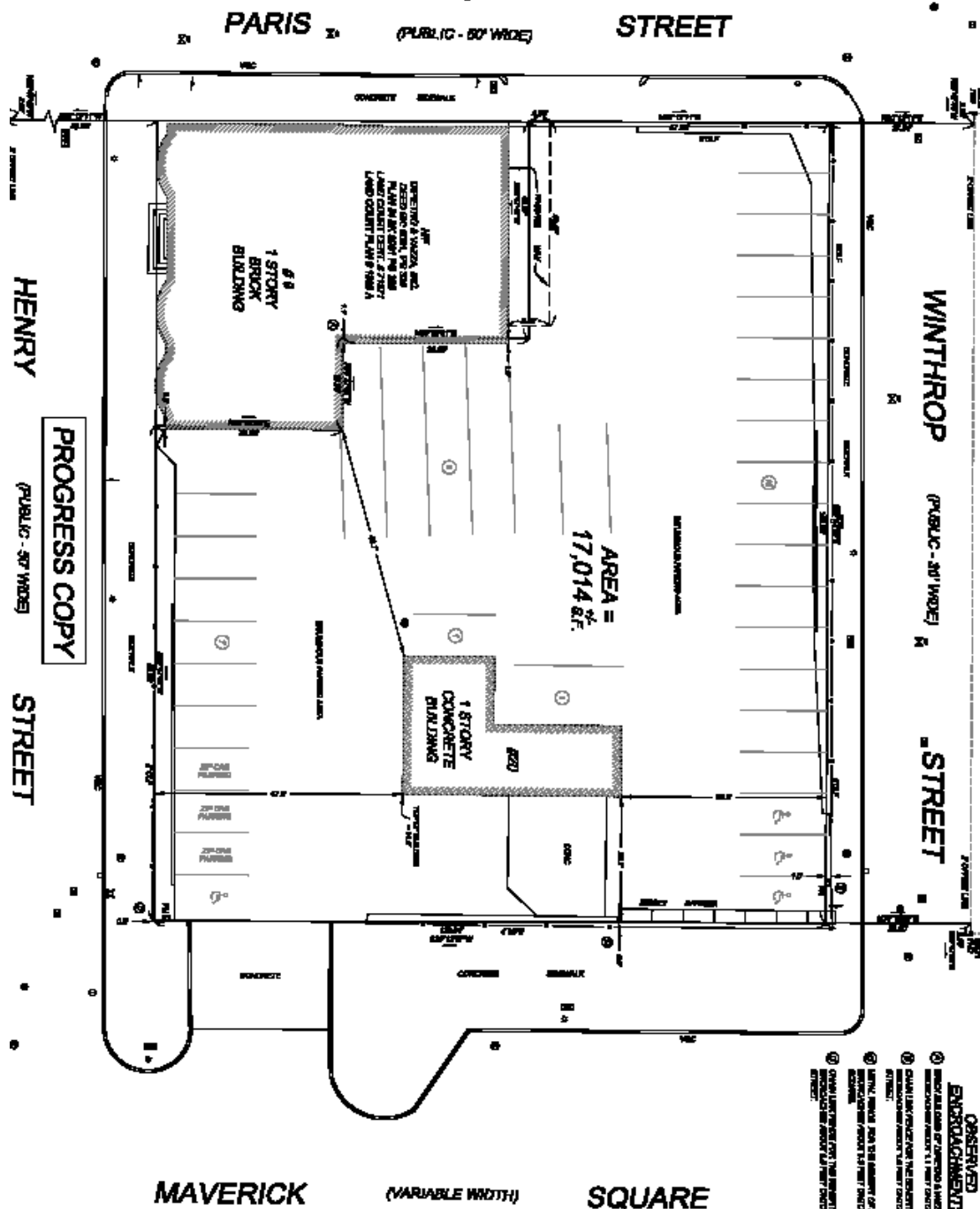
Maverick Square
West & East Elevations

6031 Highland Avenue, Ground Floor, Newham, MA 02061, USA, Telephone 781 543 2737, Fax 781 543 0894



East Boston Neighborhood Health Center at *Maverick Square*

Appendix B: Existing Site Plan



East Boston Neighborhood Health Center *at Maverick Square*

Appendix C: Permitting Applications and Appeals (See attached)

- a. Long Form Permit Application**
- b. Use of Premises Application (remote parking @ 75 Bremen Street)**
- c. Zoning Refusal Letter - 18-20 Maverick Square**
- d. Zoning Refusal Letter – 75 Bremen Street**
- e. Petition to Zoning Board of Appeal**

East Boston Neighborhood Health Center *at Maverick Square*

**Appendix D: Notice of Intent to File PNF
 (See attached)**

**LAW OFFICES OF
RICHARD C. LYND**

224 LEWIS WHARF
BOSTON, MASSACHUSETTS 02110
TEL: 617.723.4568
FAX: 617.344.4794

email: rclyndsesq@lorcl.com

1216 BENNINGTON STREET
EAST BOSTON, MASSACHUSETTS 02128
TEL: 617.207.1190
FAX: 617-207-1195

Kindly Direct All Mail to Above Address

February 11, 2010

VIA IN HAND DELIVERY

Mr. John Palmieri, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

**Re: Article 80 Small Project Review Application
18-20 Maverick Square, East Boston
NOTICE OF INTENT**

Dear Director Palmieri:

The purpose of this letter is to notify the Boston Redevelopment Authority ("BRA") of the intent of East Boston Neighborhood Health Center, as owner and developer of the parcel located at 18-20 Maverick Square (the "Property") and defined below as the "Project Proponent" to file a Project Notification Form ("PNF") with the BRA under Article 80 Small Project Review.

Situated on approximately 17,000 square feet of land, which formerly housed the historic Maverick House in East Boston's Maverick Square, the proposed project contemplates the demolition of an existing service station building and the development of newly constructed clinical and office building containing roughly forty nine (49,000) square feet of gross floor area on four levels. The project will include facilities for clinical, office/administration and will include related retail space at the ground level.

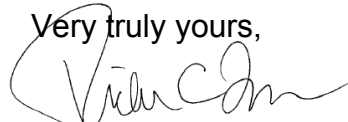
By way of background, The Project Proponent, has engaged in extensive discussions with staff at the BRA concerning project design, conducted outreach with local elected and appointed officials and will make several presentations to the relevant neighborhood groups.

John Palmieri, Director
February 11, 2010
Page 2 of 2

As a result of the input received from these discussions, outreach and meetings, the Project Proponent has made changes to the original design, parking and scope of the project, and is now prepared to submit a PNF for this project and begin our Article 80 process.

Please advise at your earliest convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard C. Lynds', written over a large, faint circular stamp or watermark.

Richard C. Lynds, Esq.

cc: East Boston Neighborhood Health Center
District City Councilor Salvatore J. LaMattina
Mayor's Office of Neighborhood Services
State Senator Anthony Petruccelli
State Representative Carlo Basile



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION
CITY OF BOSTON

Certified Street Numbers

Street Numbering Inspector.

APPLICATION TO THE INSPECTIONAL SERVICES COMMISSIONER FOR PERMIT: —

To erect building or structure, under provisions of Chapter 802 of the Acts of 1972 as Amended.

Certified street and number20 Maverick SquareWithinEast BostonFire Zone. Ward1

Name of OwnerEB Neighborhood Health Center Corp.Address59 Paris Street, East Boston, MA 02128

Name of Architect or EngineerMartin Batt ArchitectsAddress633 Highland Avenue, Needham, MA

Classification of building or structure — Pre-Code.Post-CodeType of Construction2B

Dimensions of building or structure — Front129.81'Right side90.0'Left side90.0'Rear129.81'

Height from sidewalk or mean grade to highest point of roof59 feet

Dimensions Lot — Front129.81 feetRight side160 feetLeft side98.98 feetRear129.94 feet

Main stairsXBack stairsXFire escapesCon. balconiesAny other

Material of — FoundationRnfrcd ConcreteFloorsMetal/ConcrteWallsLGMF/BrckThickness of1' 4" +/-

Roof constructionEPDM w/ InslnSoilDirtParty wallsn/aThickness ofn/a

Floors	1	2	3	4	Any Others
Occupancy	B - Business	B-Business	B-Business	B-Business	
Number of persons accommodated	per code	per code	per code	per code	
Designed live load	per code	per code	per code	per code	

Number of employees in buildingTBDDProposed occupancySee Below

Cubic Volume598,828 c/fX\$23.00per cu. ft.Estimated cost\$14 Million

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

- a. Combine Parcels 01-5658000 and 01-055661000 (Lot to contain 17,014 square feet +/-);
- b. Demolish all existing structures;
- c. Construct four story structure with penthouse containing 47,731 gross square feet all as per plans submitted herewith;
- d. Change Occupancy from "Gas Station and Office" (See Doc 978/1955) to "Clinic", "Clinical Laboratory", with accessory "General Office" and accessory "Local Retail Business";
- e. Allow for remote offstreet parking per Boston Zoning Code Article 53-56 (4)(b) (85 Spaces);
- f. Main Entrance to be located at 20 Maverick Square;
- g. Project to be constructed in accordance with Massachusetts State Building Code (6th Edition) with respect to all construction, egress, fire protection/supression, structural load, and design**;
- **NOTE: Plans submitted are NOT intended as full construction drawings and are submitted for review of zoning review/compliance and application for variance and conditional use ONLY. Full construction drawings (including MEP and fire protection/supression/rating, water and sewer, and site plan) to be submitted in accordance with Mass. State Building Code (7th Edition) upon approvals from Boston Redevelopment Authority and Zoning Board of Appeal.

DateSeptember 14, 2009

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury.

EB Neighborhood Health Center Corp. - byRichard C. Lynds, Esq., authorized agent

Telephone Number617-207-1190

(Signature of Owner or Authorized Agent)(Address)1216 Bennington Street, East Boston

(Signature of Licensed Builder)(Name of Contractor)

AddressAddress

Lic. No.Class

My license expires

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



Thomas M. Menino
Mayor

Appeal Must Be Typed

APPEAL
under Boston Zoning Code

Boston, Massachusetts. December 10, 2009

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being East Boston Neighborhood Health Center Corporation (by Richard C. Lynds, Esq. - Authorized Agent)
The Owner(s) or authorized agent
18-20 Maverick Square WARD - 1 East Boston
of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

The applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail all as permit No. 10-0833. The Commissioner of Inspectional Services refused to issue a permit citing Article 53-8 (Use: Clinic/Clinical Labratory - Conditional); Article 53-9 (Floor Area Ratio and Building Height excessive; Rear Yard and Off Street Parking Insufficient); and Article 80 - Section 80E-2 (Neighborhood Design Overlay District - Small Project Review).

STATE REASONS FOR THIS PROPOSAL

The applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail all as permit No. 10-0833.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The premises are in the NS subdistrict of East Boston, which permits local retail and offices with clinic and clinical labratory uses conditional. The proposed project would provide a valuable and much needed improvement for the Maverick Square Neighborhood. The proposed use and structure would be consistent with other surrounding uses and structures in both height and density. The relief requested in this Appeal is necessary to allow the applicant to make reasonable and economic use of the premises. The proposal would not derogate from the purpose or intent of the Code as the proposed structure would provide a substantial and beneficial addition to the neighborhood.

COMMENTS

For the reasons stated herein, as well as those contained in the Applicant's Article 80 Small Project Review Application, and for other reasons, which will be presented at the Public Hearing, petitioner/applicant requests that the relief be granted.

East Boston Neighborhood Health Center
OWNER
AUTHORIZED AGENT Richard C. Lynds, Esq.
ADDRESS 1216 Bennington Street
East Boston, MA 02128
TELEPHONE 617-723-4568
FAX 617-344-4794



THOMAS M. MENINO
Mayor

BOSTON INSPECTIONAL SERVICES DEPARTMENT

December 10, 2009

East Boston Neighborhood Health Center Corp
59 Paris St
E Boston, MA 02128

Location: 20 Maverick Square
Ward: 01
Application No. 10-0833
Date Filed: September 18, 2009
Zone: East Boston, Maverick Square Neighborhood Shopping, Article 53
Purpose: Combine parcels, demo structures, construct four story structure with penthouse for business use with parking

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Article 53, Section 53-8	Clinic, Conditional.
Article 53, Section 53-8	Clinical Laboratory, Conditional.
Article 53, Section 53-9	Floor Area Ratio Excessive.
Article 53, Section 53-9	Building Height Excessive.
Article 53, Section 53-9	Rear Yard Insufficient.
Article 53, Section 53-56	Off-Street Parking Insufficient.

Please note:

- This Project requires a BRA Small Project review.
- The submitted plans are only preliminary and cannot be reviewed fully for the State Building Code review at this time.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. **WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.**


KENNETH G MORIN
FOR THE COMMISSIONER
6179613280

1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118 • 617-635-5300



This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



Thomas M. Menino
Mayor

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APPEAL

under Boston Zoning Code

Boston, Massachusetts. December 10, 2009

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being East Boston Neighborhood Health Center Corporation (by Richard C. Lynds, Esq. - Authorized Agent)
The Owner(s) or authorized agent
75 Bremen Street WARD - 1 East Boston
of the lot at
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

The applicant seeks to use premises at 75 Bremen Street as ancillary parking for 83 Vehicles in connection with property located at 18-20 Maverick Square, upon which applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail (See Permit No. 10-0833). The Commissioner of Inspectional Services refused to issue permit 10-1698 citing Article 53-8 (Use: Ancillary Parking - Conditional).

STATE REASONS FOR THIS PROPOSAL

The applicant seeks to use premises at 75 Bremen Street as ancillary parking for 83 Vehicles in connection with property located at 18-20 Maverick Square, upon which applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail (See Permit No. 10-0833).

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The premises have been used as a parking lot for at least 10 years and are located in the 3F-2000 subdistrict of East Boston, which permits ancillary parking on a conditional basis. The proposed use would provide more than adequate remote parking for the use of the proposed health center to be constructed at 18-20 Maverick Square. The Board may grant the requested Conditional Use Permit without derogating from the purpose or intent of the Code as the proposed use would not be detrimental to the surrounding neighborhood as the use as a parking lot already exists.

COMMENTS

For the reasons stated herein, as well as those contained in the Applicant's Article 80 Small Project Review Application, and for other reasons, which will be presented at the Public Hearing, petitioner/applicant requests that the relief be granted.

East Boston Neighborhood Health Center
OWNER
AUTHORIZED AGENT Richard C. Lynds, Esq.
ADDRESS 1216 Bennington Street
East Boston, MA 02128
TELEPHONE 617-723-4568
FAX 617-344-4794

December 10, 2009

Richard C Lynes Esq
1216 Bennington St
East Boston, MA 02128

Location: 75 Bremen Street
Ward: 01
Application No. 10-1698
Date Filed: December 10, 2009
Zone: 3F-2000, East Boston, Article 53
Purpose: Parking for eighty three vehicles in connection with 18-20 Maverick Sq.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Article 53, Section 53-8 Ancillary Parking, Conditional.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. **WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.**

KENNETH G MORIN
FOR THE COMMISSIONER
6179613280

East Boston Neighborhood Health Center *at Maverick Square*

**Appendix D: Notice of Intent to File PNF
 (See attached)**