



November 16, 2018

Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

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RE: Letter of Intent to File Project Notification - Article 80 Large Project Review
10 Damrell Street, South Boston

Dear Director Golden:

This office represents Charlie Damrell LLC and its principal, Douglas R. George (the “Proponent”), a Massachusetts limited liability company and owner-developer of the real property situated at 10 Damrell Street and 41 Ewer Street in South Boston. The purpose of this letter is to notify the Boston Planning & Development Agency of our client’s intent to file an Expanded Project Notification Form with the BPDA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code.

The Proponent’s project contemplates the construction of a new mixed-use building of approximately 105,000 square feet of gross floor area, to contain approximately 120 residential units and approximately 5,000 square feet of commercial space, including community commercial space, consistent with the guidelines of Plan: South Boston Dorchester Avenue Planning Initiative (the “Plan”), and 55 garage parking spaces (the “Proposed Project”). The scope and scale of the Proposed Project’s residential component is intended to advance the housing creation goals of Mayor Walsh’s 2030 Housing Plan.

The site comprises 12,331 square feet of land and is bounded to the south by Damrell Street, to the east by Ewer Street, to the north by unnumbered developed land on Ewer Street owned by another, and to the west by 8 Damrell Street, developed land owned by another. The site, shown on Figure 1 attached hereto, is currently occupied by a two-story brick building most recently used as a warehouse and food storage center.

The surrounding area is a mix of commercial/retail/wholesale, industrial, and office uses. The site itself is within Use Zone 2 of the Plan, where, according to Plan guidelines, “the vision for this transition and lower-scale area is primarily residential use, with ground floors that support a thriving commercial and retail corridor along Dorchester Avenue.”

The site lies between the MBTA’s Broadway Red Line station (.7 mile to the north) and the Andrew Red Line station (.3 mile to the south), providing access to rapid transit and to bus routes 9, 11 and 47 at Broadway station, and routes CT3, 5, 10, 16, 17, 18 and 171 at Andrew station.

The Proposed Project is located within an M-2 restricted manufacturing zoning district. More important, and as mentioned, it is located within Use Zone 2 of the Plan, and within the Plan’s 200-

foot density bonus height zone. The Plan's density bonus height zones are intended to "encourage a variety of building designs and the sculpting of buildings so that they create a dynamic streetscape and distinctive skyline." The proposed building, being designed by RODE Architects, Inc., will contribute to this vision of a dynamic streetscape and distinctive skyline, and will be consistent with the site design, lot coverage, building setback, street edge conditions, view corridors, and open space and public realm requirements of the Plan.

The size of the Proposed Project, at over 100,000 square feet of gross floor area, will require the preparation and filing of submissions under the Large Project Review requirements of Article 80 of the zoning code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report, including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations, all of which will help explain potential project impacts arising from the Proposed Project, and any needed mitigation measures to reduce these impacts.

Prior to submitting this Letter of Intent, the development team met on numerous occasions with the BPDA's planning and urban design staff, and conducted preliminary meetings with South Boston's elected officials. We will now commence extensive community outreach and plan to work closely with abutters and other neighbors, and of course your staff, in order to further refine a development project that we hope will be met with considerable public support.

We wish to thank you and BPDA staff, in particular our Project Manager, Casey Hines, for the time and attention given to this matter to date. Our team looks forward to continuing to work close with the BPDA, the members of the Impact Advisory Group to be formed, local elected officials, other city agencies, and the South Boston community in advancing towards a successful project outcome.

Very truly yours,



George Morancy, Esq.

Attachment: Figure 1 - Project Locus

cc: Jonathan Greeley, BPDA
Michael Christopher, BPDA
Casey Hines, BPDA
Edward McGuire, Mayor's Office of Neighborhood Services
John Allison, Mayor's Office of Neighborhood Services
Rep. Stephen F. Lynch
City Councilor Michael F. Flaherty
City Councilor Ed Flynn
Senator Nick Collins
Representative-elect David Biele
Douglas R. George, Charlie Damrell LLC
Mitchell L. Fischman, MLF Consulting, LLC
Eric Robinson, RODE Architects, Inc.

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