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BRA

2016 MAY 13 A 1:26

May 12, 2016

VIA HAND DELIVERY

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

**Re: 1120-1132 Washington Street, Dorchester, MA 02124
Intent to File Project Notification Form, Large Project Review**

Dear Director Golden:

Please consider this letter as notification on behalf of City Point Center LLC, a Massachusetts limited liability company (the "Proponent"), that the Proponent expects to file a Project Notification Form ("PNF") in accordance with the Article 80B Large Project Review requirements of the Boston Zoning Code for a proposed mixed use project located at 1120-1132 Washington Street in the Lower Mills section of Dorchester.

The project site consists of a parcel of land (six [6] separate tax lots) containing approximately 48,303 square feet, located on the easterly side of Washington Street approximately sixty (60) feet south of the intersection of Richmond Street. The site contains the former Molloy funeral home, a vacant lot behind the funeral home building, and residential buildings on each side of the funeral home building (a three-family dwelling on one side and two two-family dwellings on the other side). The redevelopment of the site will involve replacing all the existing structures with an attractive single, four-story, mixed-use building and will add energy and vitality to the area, increase the available housing, provide employment opportunities (in construction, retail, and property management and services), add to the tax base, and improve the streetscape.

The project will include the construction of a four-story building of approximately 66,859 square feet of gross floor area containing fifty-seven (57) residential condominium units, two retail units on the ground floor at the front of the building along Washington Street, common areas, and underground garage parking of 51 parking spaces, with 43 exterior parking spaces along the northerly side and at the rear of the building (the "Project"). The Project is depicted on

the plans entitled "1120-1132 Washington Street, Dorchester, MA 02124," prepared by RCA, LLC, last revised April 28, 2016 (Sheets A1 to A6), copies of which are hereto attached.

Although at this juncture the Proponent is planning on a homeownership project, the Proponent reserves the option to develop the Project as a rental project should market conditions, financing, or other factors militate against a condominium development.

The Project site is located within the Lower Mills Neighborhood Shopping Subdistrict (of the Dorchester Neighborhood District) on a neighborhood main street between two signalized intersections (Washington Street and Richmond Street, and Washington Street and River Street). It is a short walk to MBTA bus lines at River Street/Dorchester Avenue providing access to, among other things, Red Line subway service.

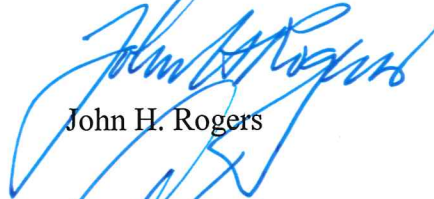
The Project will require zoning relief for first floor residential (conditional use) and to exceed the allowed maximum floor area ratio (1.0 allowed; 1.38 proposed). The Proponent appreciates its duty to provide affordable housing in compliance with the Inclusionary Development Policy of the City of Boston. Indeed, the Proponent hopes to make one of the residential units affordable and wheelchair accessible.

The Proponent has engaged with the neighborhood and local elected officials on the redevelopment of this site since 2014, and most recently presented the current details of the Project to the Dorchester Lower Mills Civic Association on March 3, 2016 (Executive Board), and March 15, 2016. In addition, our team conducted a pre-file meeting with BRA staff members and other interested officials on April 4, 2016.

On behalf of the entire Project team, we look forward to working with you and your staff on this Project, which we believe will be a positive addition to the Lower Mills neighborhood and the City of Boston.

Please advise if there are any questions of the Proponent or if we can provide any further details as we prepare to file a PNF. Thank you.

Very truly yours,



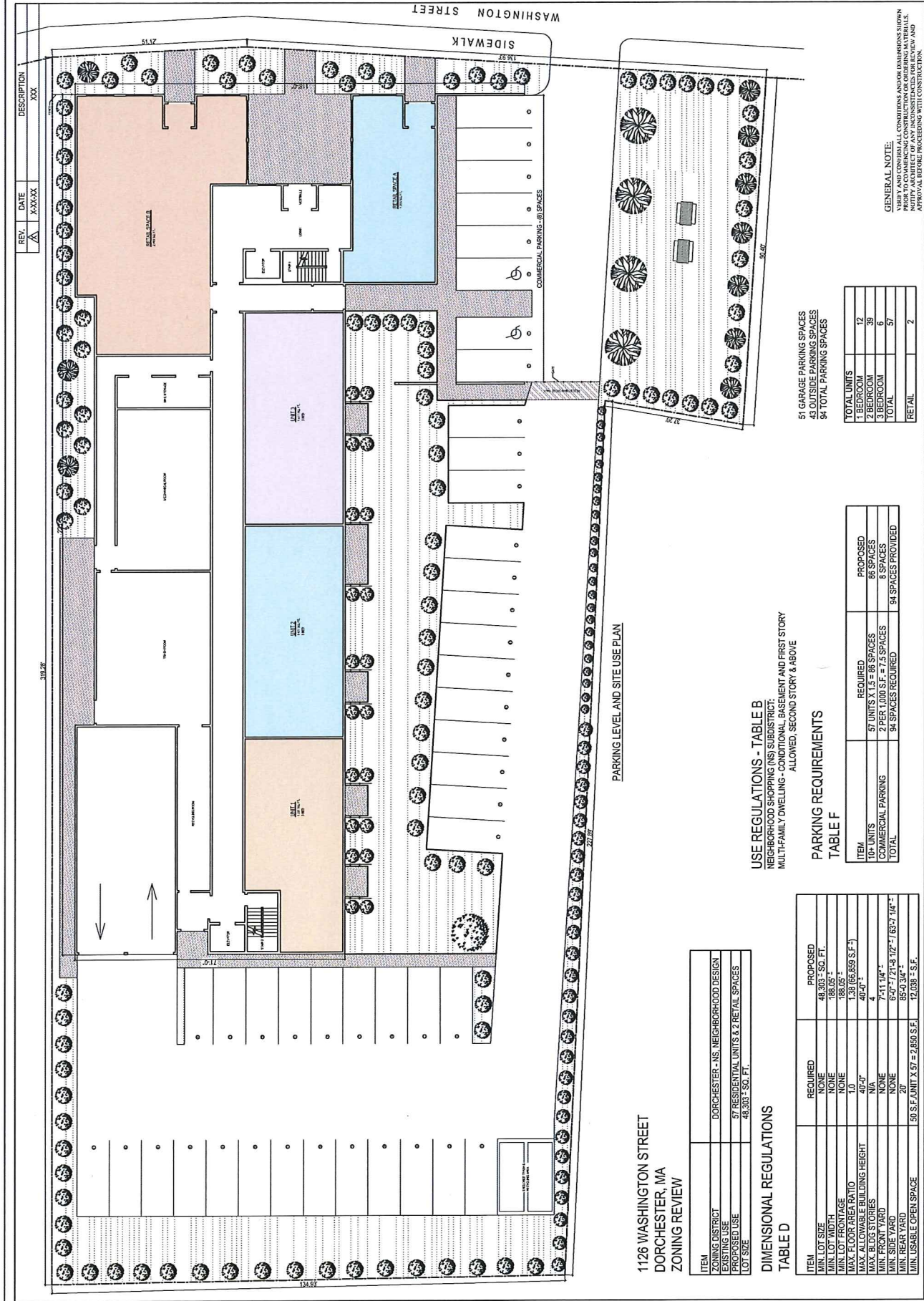
John H. Rogers



Anthony L. Leccese

Encls.

cc: John Sambucci
Michael O'Malley
Chris Drew, RCA, LLC
Christopher Tracy, BRA
Michael A. Cannizzo, BRA
David Cotter, Office of Neighborhood Services
City Councilor Frank Baker
Amanda Curley, Office of Councilor Baker
State Representative Daniel Cullinane
State Senator Linda Dorcena Forry



REV.	DATE	DESCRIPTION
A	X-XXXX	XXX

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 BEFORE CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY
 MISTAKES OR OMISSIONS IN THIS PLAN. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

51 GARAGE PARKING SPACES
 43 OUTSIDE PARKING SPACES
 94 TOTAL PARKING SPACES

TOTAL UNITS	RETAIL
1 BEDROOM	12
2 BEDROOM	89
TOTAL	101
TOTAL	2

USE REGULATIONS - TABLE B
 NEIGHBORHOOD SHOPPING (NS) SUBDISTRICT:
 MULTI-FAMILY DWELLING - CONDITIONAL BASEMENT AND FIRST STORY
 ALLOWED, SECOND STORY & ABOVE

ITEM	REQUIRED	PROPOSED
TOT. UNITS	57 UNITS X 1.5 = 86 SPACES	86 SPACES
COMMERCIAL PARKING	2 PER 1,000 S.F. = 7.5 SPACES	8 SPACES
TOTAL	94 SPACES REQUIRED	94 SPACES PROVIDED

PARKING REQUIREMENTS TABLE F

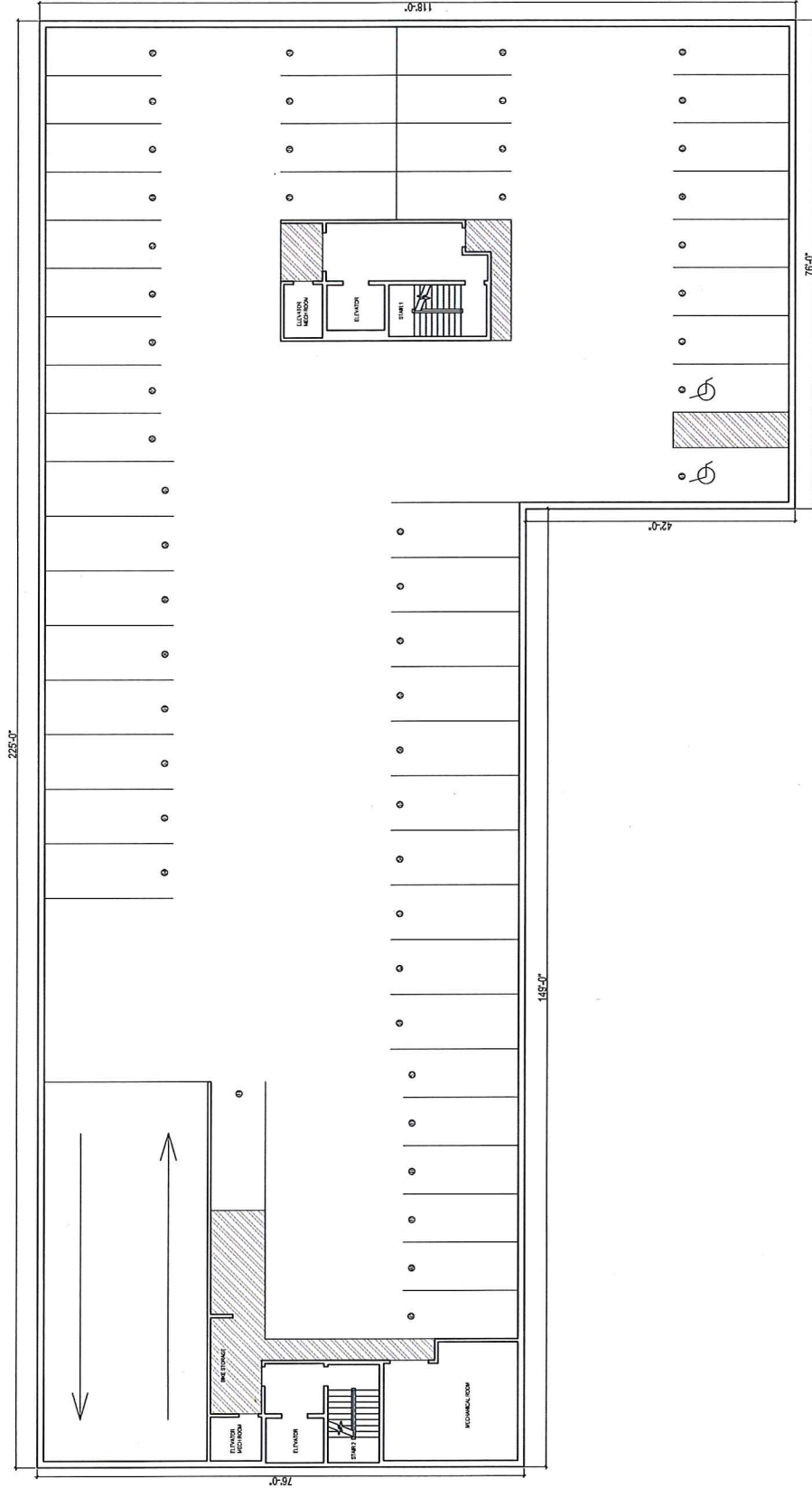
ITEM	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	48,303 ± SQ. FT.
MIN. LOT WIDTH	NONE	188.05' ±
MIN. LOT FRONTAGE	NONE	188.05' ±
MAX. FLOOR AREA RATIO	1.0	1.38 (66,859 S.F.)
MAX. ALLOWABLE BUILDING HEIGHT	40'-0"	40'-0"
MAX. BLDG. STORIES	N/A	4
MIN. FRONT YARD	NONE	7'-4" 1/4" ±
MIN. REAR YARD	NONE	8'-0" 3/4" ±
MIN. USABLE OPEN SPACE	50 S.F./UNIT X 57 = 2,850 S.F.	12,038 ± S.F.

DIMENSIONAL REGULATIONS TABLE D

1126 WASHINGTON STREET
 DORCHESTER, MA
 ZONING REVIEW

ITEM	REQUIRED	PROPOSED
ZONING DISTRICT	DORCHESTER - NS, NEIGHBORHOOD DESIGN	
EXISTING USE	57 RESIDENTIAL UNITS & 2 RETAIL SPACES	
PROPOSED USE	48,303 ± SQ. FT.	
LOT SIZE		

REV.	DATE	DESCRIPTION
1	X-XX-XX	XX



GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
HEREON WITH THE ARCHITECT BEFORE CONSTRUCTION. THE ARCHITECT
SHALL NOT BE RESPONSIBLE FOR ANY INCONSISTENCIES OR OMISSIONS.
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

BASEMENT / PARKING PLAN

PROJECT #	14-051
DATE	10-3-13
REV	4-28-16
SCALE	1/8" = 1'-0"
DRAWN BY:	CD
CHECKED BY:	
R.P.B.	

1120-1132 Washington Street
Dorchester, MA 02124

RCA, LLC
 417 Highland Ave. www.rcacontractors.com
 Telephone: 617-252-6103 Fax: 617-252-6104

REV.	DATE	DESCRIPTION
A	X-XXXX	XXX



SECOND FLOOR PLAN

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY ARCHITECT OF ANY
 DISCREPANCIES IMMEDIATELY. APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT # 14-051
 DATE: 10-3-13
 REV: 4-28-16
 SCALE: 1/8" = 1'-0"
 DRAWN BY: CD
 CHECKED BY: R.P.B.

1120-1132 Washington Street
 Dorchester, MA 02124

RCA, LLC
 415 Federal Ave. www.rcacontractors.com
 Dorchester, MA 02122
 Tel: 617-242-8888 Fax: 617-242-8888

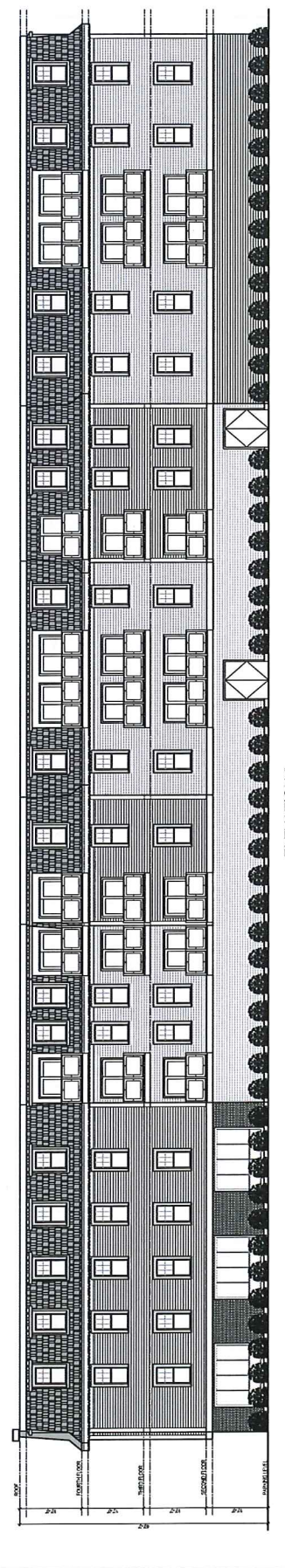
REV.	DATE	DESCRIPTION
1/A	X-XXXX	-XX



THIRD & FOURTH FLOOR PLANS

GENERAL NOTE:
 VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN
 BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
 APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

REV	DATE	DESCRIPTION
1	XX-XX-XX	XX



ELEVATION 2




ELEVATION 1
ALONG WASHINGTON STREET

PROPOSED ELEVATIONS

A5

PROJECT #	14-051
DATE:	10-4-13
REV:	4-28-16
SCALE:	1/8" = 1'-0"
DRAWN BY:	CD
CHECKED BY:	R.P.B.

1120-1132 Washington Street
Dorchester, MA 02124



RCA, LLC
412 Market Ave. www.rcaarchitect.com
Dorchester, MA 02122
Tel: 617-242-8000

GENERAL NOTE:
VERIFY AND CORRECT ALL CONDITIONS AND/OR DIMENSIONS SHOWN
HEREIN AND NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND
APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

PROJECT #
14-051

DATE: 10-1-13

REV: 4-28-16

SCALE: 1/8" = 1'-0"

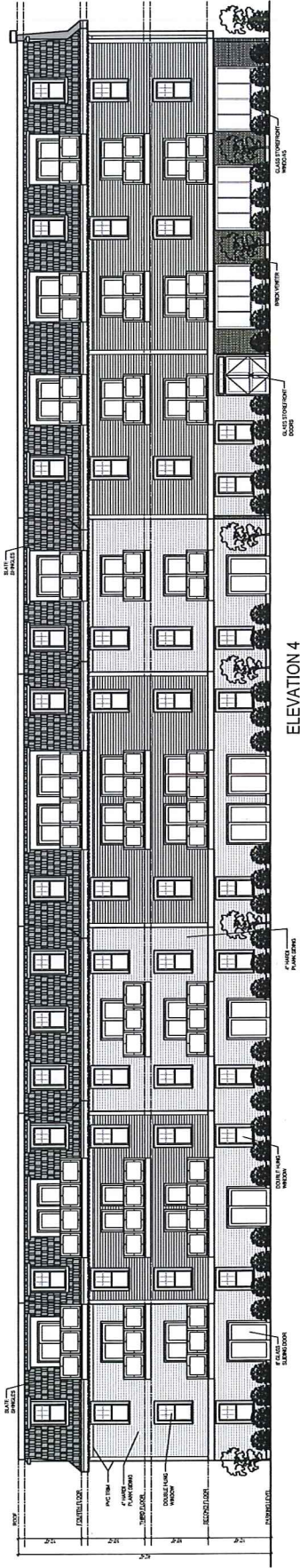
DRAWN BY:
CD

CHECKED BY:
R.P.B.

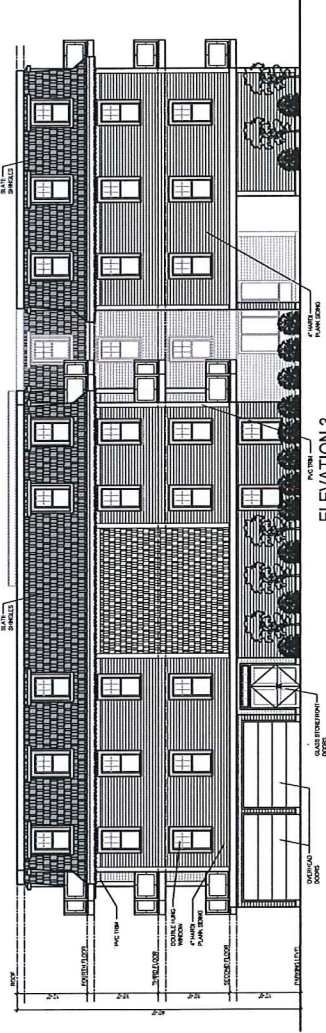
1120-1132 Washington Street
Dorchester, MA 02124

RCA, LLC
413 Main Street, Dorchester, MA 02122
Tel: 617-252-6222 Fax: 617-252-1048
www.rcaconstruction.com

REV	DATE	DESCRIPTION
A	10/01/13	XXX



ELEVATION 4



ELEVATION 3

GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN BEFORE CONSTRUCTION. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.