

SOVAD LLC
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September 24, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201
Attn: Mr. Christopher Tracy, Project Manager

Re: Letter of Intent to File Expanded Project Notification Form ("EPNF")
1235-1237 VFW Parkway & 165 Gardner Street, West Roxbury

Dear Director Golden:

SOVAD LLC (the "Proponent"), which currently has under contract the real property located at 1235-1237 VFW Parkway and 165 Gardner Street, West Roxbury, is writing to notify the Boston Redevelopment Authority (the "BRA") of its intent to file an Expanded Project Notification Form ("EPNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code").

The Proposed Project seeks to revitalize an under-utilized and long-vacant property site along the VFW Parkway in West Roxbury with a four-story, 84-unit multi-family development of 108,661 gross square feet, including 126 on-site parking spaces and related improvements for landscaping, pedestrian and vehicular access and design (the "Proposed Project"). In furtherance of Mayor Martin J. Walsh's 2030 Housing Plan, the Proposed Project will also assist in addressing the shortage of market-rate and affordable housing units, while accommodating families with a majority of three- and two-bedrooms units (21 three-bedroom and 42 two bedroom units) in addition to 21 one bedroom units. In addition to its market rate units, the Proposed Project will comply with the City's Inclusionary Development Policy for on-site affordable units.

The property site consists of approximately 1.8 acres (79,572 sf) of vacant land, with unimproved asphalt coverage and some existing tree cover. Formerly, an International House of Pancakes (IHOP) restaurant location, the site has remained vacant for years and

been unsuccessfully contemplated for various commercial developments in the past decade. It fronts on the VFW Parkway with sides along Gardner Street and the Home Depot West Roxbury Store (the “Project Site”). In support of the Proposed Project’s residential use, the Project Site is a very short walk to the City’s Millennium Park and very close to the Children’s Happy Day School on Gardner Street. Please see **Figure 1. Project Locus.**

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project located in a Boston neighborhood and therefore requires preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The proposed EPNF filing is expected to address many issues normally presented in a Draft Project Impact Report (“DPIR”) including a transportation analysis, urban design and sustainability component, handicap and disability access, and shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

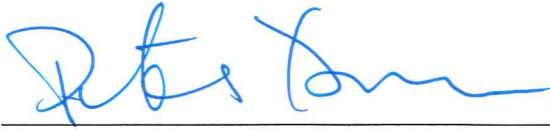
The Project Site is located within the Route 1 Community Commercial (CC) sub-district of the West Roxbury Neighborhood District (Article 56 of the Code), which requires a Conditional Use Permit for the proposed multi-family residential use by the Boston Zoning Board of Appeal (ZBA). The Site and its proposed uses are also subject to review under Greenbelt Protection Overlay District (GPOD) (Article 29 of the Code), requiring the Proponent to submit plans to the City of Boston Parks Commission for review, and approval of a Conditional Use Permit from the ZBA. The determination of off-street parking and loading will be reviewed by the BRA as stipulated by Article 80. The Proposed Project is presently designed in conformance with the dimensional requirements of the Code.

In support of the required Article 80 Large Project Review process, SOVAD LLC has conducted, and will continue to conduct, community outreach with neighbors and abutters of the Site, including meetings and discussions with the elected representatives and officials from the area, and with the residents of the adjacent Gardner Street and Charles Park Road neighborhoods. The most recent meeting organized by SOVAD was a September 21, 2015 meeting at a local restaurant near to the Project Site to present plans and discuss the public review required by the BRA for the Proposed Project.

Finally, as a local developer and 32 year resident of West Roxbury, I am personally vested and excited about the potential of the Proposed Project in our community; our team looks forward to working with you, the BRA, members of the IAG, City leaders and the community towards a successful outcome.

Thank you for your time and leadership, and please do not hesitate to contact me or our team members if you have any questions regarding the Proposed Project.

Sincerely,



Peter Davos, Managing Director, SOVAD LLC

Attachment: **Figure 1. Project Locus –1235-1237 VFW Parkway**

cc: City Councilor O'Malley
State Senator Rush
State Representative Coppinger
Chris Rusk, Mayor's Office of Neighborhood Services
Heather Campisano, Boston Redevelopment Authority
Christopher Tracy, Project Manager
Joseph P. Hanley, Esq, McDermott, Quilty & Miller, LLP
Mitchell L. Fischman, MLF Consulting LLC

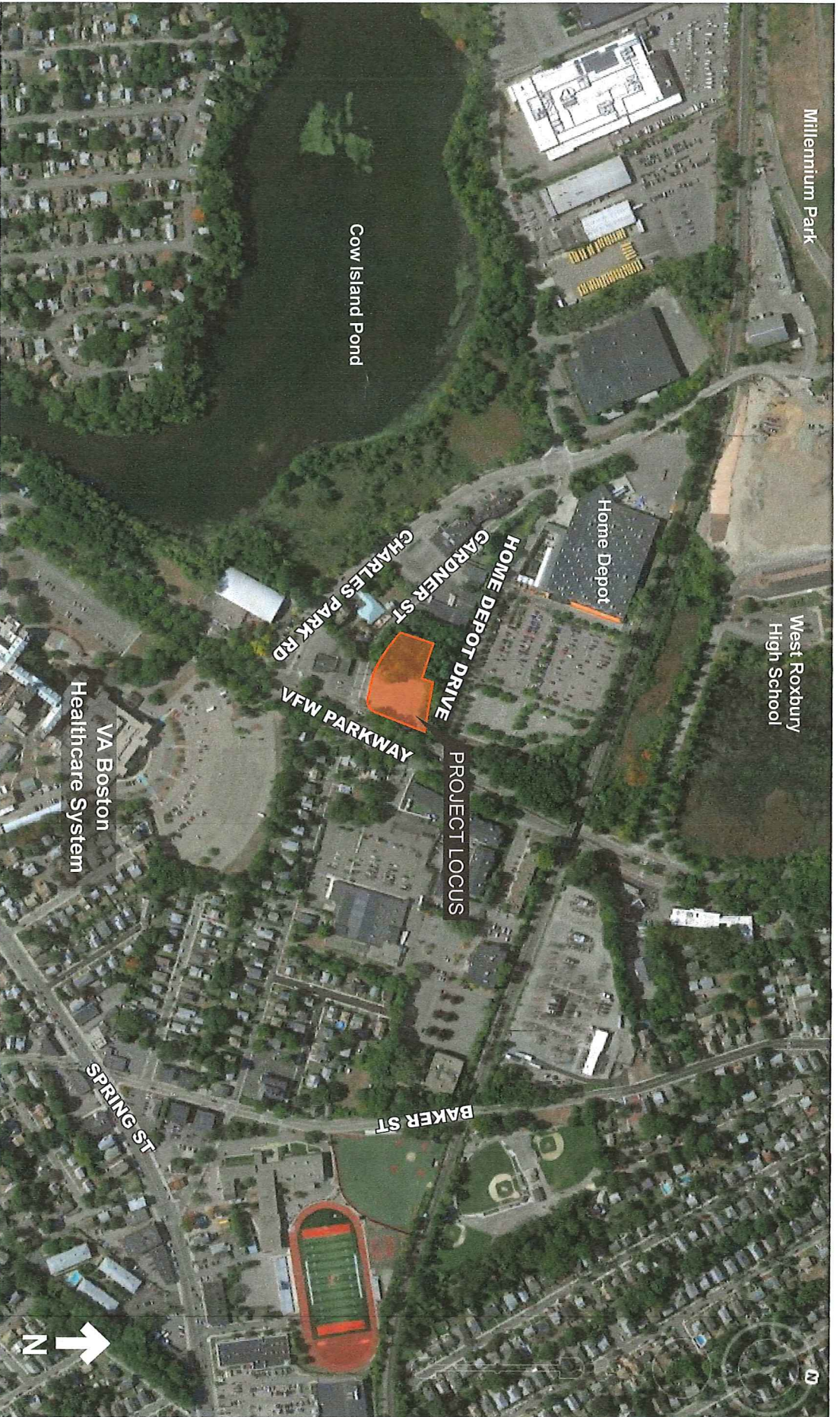


Figure 1
Project Locus