

April 29, 2019

By Hand

Mr. Brian P. Golden, Director  
Boston Redevelopment Authority,  
d/b/a Boston Planning & Development Agency  
One City Hall Plaza, 9th Floor  
Boston, MA 02201-1007

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Re: 1515 Commonwealth Avenue, Brighton

Dear Director Golden:

This letter constitutes a letter of intent pursuant to the Mayoral Executive Order dated October 10, 2000, as amended on April 3, 2001, with respect to the proposed redevelopment of the property known as 1515 Commonwealth Avenue in the Brighton neighborhood of Boston, by DIV 1515 Commonwealth, LLC, an affiliate of The Davis Companies (“Proponent”).

The 1515 Commonwealth Avenue project will involve the demolition of the vacant, existing four-story building that formerly housed a long-term acute care hospital and related accessory uses, and the construction of a single, 9 to 16 story new building containing approximately 330 residential units, approximately 200 accessory parking spaces within an enclosed above-ground garage, and associated landscape and site improvements (collectively, the “Project”). Approximately 155 of the Project’s residential units will be condominium homeownership units, and approximately 175 of the units will be multi-family rental units. The Project will contain approximately 340,000 square feet of Gross Floor Area (as such term is defined in the Boston Zoning Code).

The Project will be developed on a 92,273± square foot site (“Project Site”) that is owned by the Proponent and bounded by Commonwealth Avenue to the south, privately-owned residential buildings to the east, and the Fidelis Way housing development operated by the Boston Housing Authority to the north and west. We expect that the Project will require various forms of zoning relief from the City’s Board of Appeal.

We are appreciative of the BPDA’s assistance thus far in providing feedback in the early planning stages of the Project, and we look forward to working with the BPDA and other City agency staff, as well as the community, on the successful completion of the Article 80B Large Project Review Process for the Project.



If you have any questions about the Project, please feel free to contact me at (617) 936-4858.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Fallon", with a long horizontal line extending to the right.

Brian Fallon, President  
TDC Development Group, LLC

cc: Jonathan Greeley, BPDA  
Michael Christopher, BPDA  
Michael Sinatra, BPDA  
Rebecca A. Lee, Esq., Mintz