



NEW ENGLAND CENTER FOR HOMELESS VETERANS

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PROVIDING HOMELESS VETERANS WITH THE TOOLS FOR INDEPENDENT LIVING

May 16, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File Project Notification Form
Article 80B Large Project Review
Renovations to the New England Center for Homeless Veterans at 17 Court Street, Boston, Massachusetts

Dear Director Meade,

On behalf of the New England Center for Homeless Veterans (NECHV and the "Applicant"), the owner of 17 Court Street (The "Property"), this letter is notification to the Boston Redevelopment Authority (the "BRA") of the Applicant's intent to file a Project Notification Form ("PNF") pursuant to Article 80B (Large Project Review) of the Boston Zoning Code.

The Applicant's proposed project (the "Project") will involve reconfiguring and renovating space within its existing, approximately 130,000 square foot facility at 17 Court Street in downtown Boston to expand The New England Center for Homeless Veterans' (the "Center") services and create more permanent supportive housing. The Center currently provides transitional housing for homeless veterans and permanent, affordable single room occupancy apartments for 59 veterans. The Center also provides social services to veterans, including mental health counseling, addiction and substance abuse treatment, health care, case management, and meals.

The renovation project will include relocation and consolidation of programs and offices to the lower levels of the building. The new configuration will make services more accessible to the Center's users and open up space on the upper floors for 35 additional efficiency apartments for veterans. The renovation project will including upgrade to the building's operational and life safety systems (heating, electrical, etc.) and improve accessibility within the building.

The Property consists of the original four story former bank structure on Court Street and a nine story addition abutting City Hall Plaza. The entire Property is located in the Government Center/Markets Zoning District. The building is however in two zoning subareas, the "Sears Crescent Protection Area" which includes the older portion of the Property, and the "City Hall Medium Density Area," which includes the addition. Current building uses, and the proposed development of additional apartments are allowed as of right in the Government Center/Markets Zoning District. The proposed project may require zoning relief from the Board of Appeal.

NECHV recently met informally with community leaders and the BRA to introduce the proposed project and receive initial comments. NECHV is preparing to submit a PNF for the project to begin the Article 80B Large Project Review process. We look forward to working with the BRA, other city agencies and the community to complete an engaged, expedited and responsive review process.

Sincerely,

Kevin A. Ward
Vice President Finance & CFO
New England Center for Homeless Veterans

Cc: Heather Campisano, BRA
Jennifer Pinck, Pinck & Co., Inc
Rebecca Lee, Edwards Wildman Palmer LLC
Steve Tise, Tise Design
Connie Cogswell, Women's Institute for Housing & Economic Development
C. Andrew McCawley, New England Center for Homeless Veterans