

September 13, 2018

Mr. Brian P. Golden, Director  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Attention: Lance Campbell, Project Manager

BRA

18 SEP 13 PM 3:14:40

Re: Letter of Intent to File Project Notification Form  
1717-1725 Hyde Park Avenue, Hyde Park

Dear Brian:

On behalf of Ad Meliora, LLC, and in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended on April 3, 2001, this letter will notify you of our intent to submit a Project Notification Form under Article 80B of the Boston Zoning Code for a proposed residential redevelopment project located at 1717-1725 Hyde Park Avenue in Hyde Park (the "Project"), as further described below.


The Project site is an approximately 2.5 acre (119,034 square foot) industrial property bounded by Hyde Park Avenue, Milton Street, and the MBTA commuter rail tracks. The proposed redevelopment program includes the construction of approximately 305 residential units in two new buildings, providing a mix of rental and homeownership opportunities, with accessory parking spaces, amenities and services for building residents. The Project also will provide a pocket park and other public realm improvements and will advance the housing creation goals of Mayor Walsh's 2030 Housing Plan.

We anticipate submitting a Project Notification Form in October. We look forward to working with your staff, elected officials, community members, and the Impact Advisory Group that will review the Project.

Sincerely,

AD MELIORA, LLC,  
By its Attorneys,  
Goulston & Storrs PC

By:

  
Matthew J. Kiefer, Esq.

cc by email: Jan Steenbrugge and Paul Soughley, Ad Meliora, LLC



 1717- 1725 Hyde Park Avenue

**Figure 1-1. Project Locus-  
1717- 1725 Hyde Park Avenue**



**Executive Summary**

1717 - 1725 Hyde Park Avenue

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### DATA SUMMARY

SITE SQUARE FOOTAGE:	+/- 119,626 SF
GROSS FLOOR AREA:	+/- 346,360 SF
F.A.R. (BUILDING GFA / SITE SF):	APPROXIMATELY 2.89
HEIGHT OF PROPOSED BUILDING:	+/- 60.4 FT
TOTAL USABLE OPEN SPACE:	+/- 45,622 SF
USABLE OPEN SPACE PER UNIT:	+/- 152 SF

### UNIT SUMMARY

1ST FLOOR	44 UNITS
2ND FLOOR	46 UNITS
3RD FLOOR	53 UNITS
4TH FLOOR	53 UNITS
5TH FLOOR	53 UNITS
6TH FLOOR	51 UNITS
	300 UNITS TOTAL
14.33% STUDIO (43 TOTAL)	
46.33% 1 BEDROOM (139 TOTAL)	
36% 2 BEDROOM (108 TOTAL)	
3.33% 3 BEDROOM (10 TOTAL)	

### PARKING SUMMARY

TOTAL UNIT COUNT:	300 UNITS
TOTAL PARKING COUNT:	222 SPACES
PARKING RATIO:	0.74 : 1