



April 27, 2017

Via In-Hand Delivery and By Email

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

Attn: Michael Rooney, Project Manager

**RE: Letter of Intent to File Project Notification - Article 80 Large Project Review
20 West Fifth Street, South Boston**

Dear Director Golden:

This office represents Trinity Green Development, LLC (the “Proponent”), a Massachusetts limited liability company and proposed owner-developer of the real estate property situated at 20 West Fifth Street in South Boston. The purpose of this letter is to notify the Boston Planning and Development Agency of our client’s intent to file an Expanded Project Notification Form with the BPDA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code.

The Proponent’s project contemplates the construction of a new building containing approximately 54 residential units and 2,184 square feet of common room space, with a total project floor area of approximately 78,432 gross square feet, excluding the parking spaces, with a planned 41 garage spaces located in a ground-level garage (the “Proposed Project”). The scope and scale of the Proposed Project’s residential component is intended to advance the housing creation goals of Mayor Walsh’s 2030 Housing Plan.

The site comprises .44 acres (18,991 square feet of land), and is bounded to the north by Gold Street, to the south by West Fifth Street, to the west by the Mass Bay Credit Union’s surface parking lot, and to the east by the South Boston Bypass Road. The site is currently occupied by a single-story concrete block building housing The Colmar Belting Co. Inc., a distributor and servicer of conveyor belts, as well as motors and drives, which has been located there since the building’s construction in 1970. The business will be relocating and the existing building will be demolished.

The nearby neighborhood is a mix of light industrial, retail, and other commercial uses, as well as residential buildings ranging from a small number of single-family homes to numerous

multi-unit condominiums and apartments. MBTA buses run on routes 47, 9 and 11 close to the site on both Dorchester Avenue and West Broadway, and the Broadway Red Line rapid transit station is less than four blocks from the site. Broadway Station provides a direct connection to South Station and downtown Boston, and points north to Cambridge and south to Quincy. The context of the immediate area is supportive of and well-suited to the proposed scale and scope of the Proposed Project, including several buildings of four to six stories in height, and the Macallen Building with a height of up to ten stories at Dorchester Avenue and West Fourth Street. Please see Figure 1, Project Locus, attached hereto.

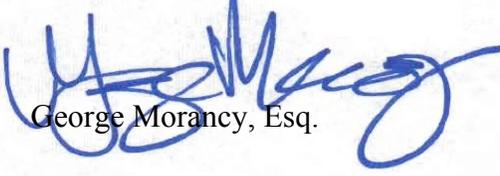
The Proposed Project is located within a Restricted Manufacturing (M-1) zoning district under the base Boston Zoning Code, and will therefore require several variances from the terms of the currently applicable code sections. More significant, the site is within the area of the South Boston Dorchester Avenue Planning Initiative, a planning initiative commenced by the BPDA and the City of Boston for the purpose of ensuring that the 144 acres of the Study Area are strategically planned for a broader type of uses and a scale of development best suited to the future growth of the Dorchester Avenue corridor. A product of months of intensive participation by a broad group of area residents, property owners, business owners, advocates, public agencies, and other stakeholders, the Plan details a framework for new zoning for the area that will allow for future growth in a manner that is consistent with the community's vision. The development team has taken great care to work within the applicable framework of the Plan, with respect to building height, density, setbacks, parking, and design, in order to achieve a Proposed Project that lives up to the objectives of the Planning Initiative.

The size of the Proposed Project, at over 50,000 square feet of gross floor area, will require the preparation and filing of submissions under the Large Project Review requirements of Article 80 of the zoning code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report, including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations, all of which will help explain potential project impacts arising from the Proposed Project, and any needed mitigation measures to reduce these impacts.

Prior to submitting this Letter of Intent, we conducted extensive preliminary community outreach to seek initial input and support for the Proposed Project, including a presentation to the West Broadway Neighborhood Association, and South Boston's elected officials. We are scheduled to present plans to the Cityside Neighborhood Association on May 1. We look forward to continuing to work closely with abutters and other neighbors in order to craft a development project that will be met with considerable public support.

We wish to thank you and BPDA staff for your time and attention to this matter. Our team looks forward to working with the BPDA, members of the Impact Advisory Group to be formed, local elected officials, other city agencies, and the local South Boston community in advancing towards a successful project outcome.

Very truly yours,



George Morancy, Esq.

Attachment: Figure 1, Project Locus

cc: Jonathan Greeley, BPDA
Michael Rooney, BPDA
City Councilor Michael F. Flaherty
City Councilor Bill Linehan
John Allison, Mayor's Office of Neighborhood Services
Senator Linda Darcena Forry
Representative Nick Collins
Thomas J. Broderick, Jr., Esq., Trinity Green Development, LLC
Timothy Russell, Trinity Green Development, LLC
Mitchell L. Fischman, MLF Consulting, LLC

FIGURE 1 - PROJECT LOCUS



**Figure 1. Project Locus
20 West 5th Street, South Boston**