

Via In-Hand Delivery

March 9, 2018

Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Raul Duverge, Project Manager

RE: Letter of Intent to File Project Notification - Article 80 Large Project Review
200-204 Old Colony Avenue, South Boston, Ward 7

Dear Director Golden:

This office represents All Saints Development, LLC (the “Proponent”), a Massachusetts Limited Liability Company and proposed owner-developer with respect to the real estate property at 200-204 Old Colony Avenue in South Boston (the “Project Site”). The purpose of this letter is to notify the Boston Planning and Development Agency (the “BPDA”) of the Proponent’s intent to file an Expanded Project Notification Form (the “PNF”) with the BPDA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code (the “Code”).

Our client’s project contemplates the construction of a new mixed-use building to contain approximately 55 residential apartment units on floors two through five, and approximately 9,500 gross square feet of adult educational space on the first floor, with a total project floor area of approximately 70,000 square feet, served by at least 26 garage parking spaces, including an automobile elevator to a lower-level garage accessed from Frederick Street (the “Proposed Project”).

The ground floor space will be deeded by the Proponent to the current owner/occupant of the Premises, the Notre Dame Education Center (the “NDEC”), a comprehensive adult education center that has been operating in South Boston since 1992. Since its inception, NDEC has provided more than 9,000 adults from all over the Boston area the skills they need to make a better life, including such programs as the Workforce Readiness Initiative, Adult Basic Education, an Alternative High School Diploma Program, ESOL and LEAD classes for immigrants learning English, and U.S. citizenship classes.

The scope and scale of the Proponent’s residential program is intended to further the residential policy goals of Boston Mayor Walsh’s 2030 Housing Plan, and the proposed design is

expected to be in conformity with the BPDA's South Boston Dorchester Avenue Planning Initiative.

The Project Site 12,574 of land occupied by an existing two-story commercial brick building, bounded to the north by Cottage Street, to the south by Lark Street, to the west Old Colony Avenue, and to the east by Frederick Street. The nearby neighborhood is a mix of commercial/retail, residential, and office uses. The Project Site is service by the MBTA's Nos. 5, 10 and 11 bus routes, and by the Andrew Square Red Line rapid transit station is a 5-minute walk from the proposed site, providing connections to South Station and downtown Boston and points north to Cambridge and south to Quincy. The context of the immediate area is supportive and well-suited for the proposed scale and scope of the Proposed Project. It includes several buildings of four to six stories in height. Please see Figure 1 - Project Locus.

The Project Site is located within an M-1 restricted manufacturing zoning district under the base Code and will therefore require several variances from the terms of the currently applicable Code sections. More significant, the Project Site is within the area of the South Boston Dorchester Avenue Planning Initiative, a planning initiative (the "Plan") 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, as already approved by the BPDA Board of Directors, 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 Plan. While 26 garage parking spaces are currently programmed, the final amount of off-street parking and loading will be reviewed and determined by the BPDA pursuant to the provisions of the Article 80B Large Project review process.

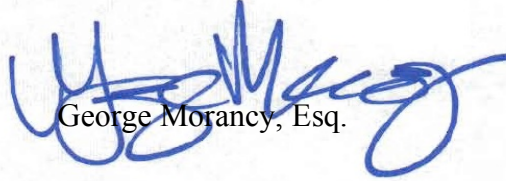
The Proposed Project exceeds the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and, therefore, will require preparation of filings under the Large Project Review regulations, pursuant to Article 80B of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report ("DPIR") including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations, that will help explain potential impacts from the Proposed Project, and any needed mitigation measures to reduce those impacts.

Prior to submitting this Letter of Intent, our client conducted extensive preliminary community outreach to seek initial input and support for the Proposed Project, including meeting with South Boston's elected officials at Boston City Hall, and going door-to-door in the immediate vicinity of the Project Site, and we look forward to continuing to process and shape the Proposed Project with this most important constituency.

We thank you for your time and attention to this matter, and our team looks forward to working with your staff, members of the Impact Advisory Group to be formed, local officials,

and the community at large towards a realizing a successful outcome for South Boston and the City as a whole. With that in mind, please also do not hesitate to contact me if you have any questions, or if I can provide any additional information.

Very truly yours,

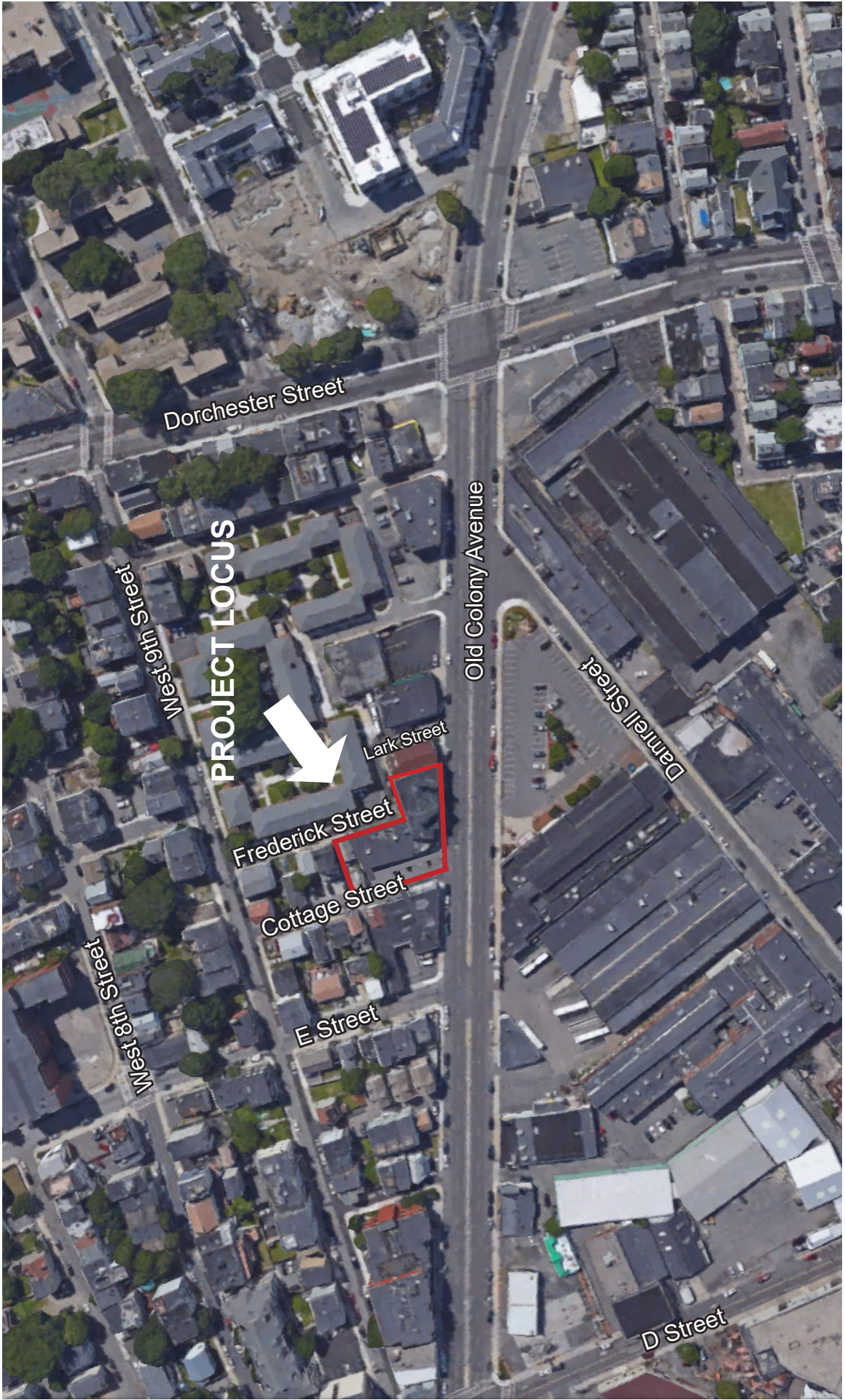


George Morancy, Esq.

cc: Jonathan Greeley, BPDA
Raul Duverge, BPDA
Michael Christopher, BPDA
John Allison, Mayor's Office of Neighborhood Services
City Councilor Michael F. Flaherty
City Councilor Ed Flynn
State Representative Nick Collins
Mitchell L. Fischman, MLF Consulting LLC

Attachment: Figure 1 - Project Locus

FIGURE 1



200-204 Old Colony Avenue



Figure 1. Project Locus

Letter of Intent to File PNF