



August 21, 2019

Mr. Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Letter of Intent to File Project Notification Form
2147 Washington

Dear Mr. Golden:

In accordance with the Article 80 Large Project Review requirements of the Boston Zoning Code (the "Code"), please accept this letter as a notification our intent to submit a Project Notification Form for the 2147 Washington Street project in Jamaica Plain prior to September 27, 2019. The project, as proposed, is the result of a Request for Proposals process initiated by the City of Boston's Department of Neighborhood Development. This process involved competitive bids for DND-owned land which were reviewed and voted upon by a Project Review Committee and subsequently approved by the Roxbury Strategic Plan Oversight Committee and the Public Facilities Commission.

Project Proponent

The development of the project will be undertaken by 2147 Master Developer LLC, a joint venture between New Atlantic Development LLC (NAD) and Dream Development LLC (DD). NAD has over 25 years of experience in the development of affordable, mixed-income and mixed-use projects in Boston. DD is a minority-owned development company and affiliate of the minority-owned architecture firm Dream Collaborative, which will act as project architect. The managing member of the ultimate ownership entity will also include Haley House, Inc, a nonprofit owner/operator of affordable housing, a bakery/café/catering facility and training program.

Site Area

The site is generally located in the Dudley Square neighborhood of the Roxbury District along Washington Street between Dade Street and Gary Street and consists of three parcels of land owned by the City of Boston (parcels 0902431000, 0902432000 and Baldinger Place) and a parcel of land owned by Haley House at 12 Dade Street (parcel 0902448010).

Project Summary

The proposed project will involve the new construction of an approximately 95,000 building. Approximately 32 below-grade parking spaces and 11 surface spaces will be included. The first floor will include a new café/restaurant space for Haley House, a community-oriented retail space, several artist work studios, a shared workspace and a common/public courtyard. Floors 2-5 will contain 62 affordable rental housing units marketed to artists and individuals engaged in the creative economy. The sixth floor will include 12 for-sale condominium units – 4 affordable at 70% AMI, 4 at 100% AMI and 4 at market rate. A community space will be

included on the second floor and the roof will contain a common deck, a community garden and solar panels.

Zoning

The proposed project is located in the Roxbury Neighborhood Zoning District and the Dudley Square EDA Subdistrict. It is also subject to the Boulevard Planning District, Neighborhood Design Review Overlay. It is anticipated that zoning relief will be required for FAR and building height. Haley House's proposed café/restaurant is a conditional use. A rejection set will be submitted to ISD prior to September 27, 2019.

Funding

As a 95% affordable project, we will be applying to the Department of Neighborhood Development for rental and homeownership subsidies. This application is due September 27, 2019 and requires that the PNF and rejection set be filed beforehand. We will also be applying to the Department of Housing and Community Development for further state-funded subsidies.

We very much look forward to continuing our work with the BPDA, DND, the community and all other stakeholders on this important project.

Sincerely,



William Madsen Hardy
Managing Member