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J. Morrissey
J. Elabre
M. Schuler
B. McKernan
H. Campione
J. Fitzgerald
C. Callan
F. Tweed
K. Pedersen
K. Morrison
K. Shen
K. Kara

October 2, 2012

Peter Meade, Director
Boston Redevelopment Authority
1 City Hall Square, 9th Floor
Boston, MA 02199

Re: Letter of Intent -- Proposed Project at 25 William T. Morrissey Boulevard

Dear Director Meade:

As required under the Mayor's Executive Order of October 20, 2000, as amended, we submit this Letter of Intent (**Letter of Intent**) regarding a project (**Proposed Project**) proposed by our client 25 Morrissey Boulevard Holdings LLC, an entity controlled by Synergy Investments LLC (**Proponent**). The Proponent intends to file an Expanded Project Notification Form (**Expanded PNF**) for the Proposed Project later this fall.

The Proponent proposes to redevelop its unimproved property located at 25 William T. Morrissey Boulevard in the Columbia Point neighborhood of Dorchester (**Site**) with two new rental apartment buildings served by accessory parking and usable open space. The Site is located immediately to the south of the MBTA's JFK/UMass Red Line and Commuter Rail Station, a major transit stop, and has been identified for redevelopment under the Columbia Point Master Plan. The Site and the Proposed Project are more fully described below.

Location

The Site is unimproved, polygonal in shape, and has a total area of approximately 102,380 square feet (2.350 acres). At present, approximately half of the Site is currently used as surplus accessory parking for the adjacent *Shaw's* supermarket immediately to the south of the Site. The Site has approximately 318 feet of frontage along William T. Morrissey Boulevard to the east, and is also bounded by the MBTA station to the north, Interstate 93 (Southeast Expressway) to the west, and the *Shaw's* supermarket to the south. The Proponent is the fee owner of both the Site and of the adjacent *Shaw's* supermarket site.

Zoning

According to Boston Zoning Map 5A/5B, the Site is located within the Morrissey Boulevard Community Commercial Subdistrict of the Dorchester Neighborhood District, which is regulated under Boston Zoning Code Article 65. A portion of the Site immediately adjacent to William T. Morrissey Boulevard, a "Greenbelt Roadway", is also located within a Greenbelt Protection Overlay District, and so is subject to Boston Zoning Code Article 29, as well.

Use, Size and General Description

Under the Proposed Project, the Proponent would redevelop the Site with two new residential buildings with a total gross floor area of approximately 257,000 gross square feet. The new buildings would be up to five stories and have a building height of less than 70 feet, below the threshold for high-rise construction under the State Building Code.

The two new buildings (**East Building** and **West Building**) would be separated by a new private way open to public travel, running two-ways, north-south. With an approximate width of 68 feet, this new private way open to public travel would connect the adjacent MBTA station to another new private way open to public travel running east-west at the southern edge of the Site, and connecting to William T. Morrissey Boulevard. Along the new north-south private way open to public travel, the Proposed Project would create parallel parking for approximately 18 vehicles.

The Proposed Project would include a total of approximately 278 apartments, approximately 174 in the East Building and approximately 104 in the West Building, with a mix of studios, and one-, two- and a few three-bedroom units. Each new building would be served by usable open space for its residents.

The Proposed Project would include a parking garage within each building, with approximately 80 accessory parking spaces within the East Building and approximately 63 accessory parking spaces within the West Building, for a total of approximately 143 spaces to serve the approximately 278 dwelling units on the Site. The resulting 0.51 ratio of parking spaces to dwelling units is appropriate given the immediate proximity of the MBTA station.

Potential Zoning Relief

Because it involves new construction that is at least 50,000 square feet in size, the Proposed Project requires Large Project Review under Boston Zoning Code Section 80B. Moreover, it would require the Boston Board of Appeal to grant conditional use approval for multi-family residential use, as well as variances from limitations on maximum floor area ratio (FAR) and building height, and from accessory parking requirements.

Other Relevant Information

The Site is located within the area studied by the Columbia Point Master Plan Task Force from 2007 to 2011. The Proponent was an active participant in this public process, which resulted in completion of the Columbia Point Master Plan, adopted by the BRA Board on June 16, 2011.

Under the Master Plan, the Site in conjunction with several adjacent parcels was identified for potential redevelopment for several mixed-use, high-rise buildings. The Proponent has determined that that scale and type of development is not feasible in the foreseeable future. However, the Proposed Project would not preclude later redevelopment of either air rights above the adjacent MBTA station or of the Proponent's *Shaw's* supermarket site to the south.

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Conclusion

We look forward to working with the BRA staff, elected officials and interested members of the public regarding the Proposed Project. The Proponent intends to file the Expanded PNF for the Proposed Project later this fall. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jared Eigerman", with a long horizontal flourish extending to the right.

Jared Eigerman

cc (mail): Kairos Shen, BRA
Tad Read, BRA
David Greaney, Synergy Investments LLC
John Barszewski, Synergy Investments LLC
Nancy Ludwig, ICON architecture, inc.
Laura Rome, Epsilon Associates, Inc.