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July 12, 2016

VIA HAND DELIVERY

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Gary Uter, Senior Project Assistant

RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
270, 280-290 and ES Warren Street, and 2-10 Clifford Street Mixed-Use,
Mixed-Income Residential Development, Roxbury

Dear Director Golden:

The purpose of this letter is to notify the Boston Redevelopment Authority (the "BRA") of Cruz Development Corporation, a Massachusetts corporation, (the "Proponent" or "Cruz"), intent to file an Expanded Project Notification Form ("Expanded PNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code").

The Proponent's Proposed Project involves the redevelopment of an approximately 67,148 square foot (1.54 acre) site including an existing church along with several vacant structures, in poor condition, and vacant land with a new mixed-use, mixed-income residential development to be developed in two phases, consisting of approximately 95 residential rental units, some of which are for elderly residents, in two 4 - 5 story buildings (the "Buildings") plus approximately 9,684 gsf of ground floor office use, and 3,115 gsf of ground floor retail use, all served by approximately 104 garage parking spaces (the "Proposed Project"). As part of the overall residential units, there would be on-site units to address the City of Boston's Inclusionary Zoning Policy. In addition, the Proposed Project will further the objectives of Mayor Martin J. Walsh's Housing Plan, Housing a Changing City: Boston 2030.

The Site is bordered by Warren Street, Clifford Street, Waverly Street, and properties between Waverly and Clifford Streets (the "Proposed Site"). The existing on-site buildings are proposed to be demolished to enable the new project to be constructed.

The Site is within a highly commercialized area and is in the midst of a very active transportation node that includes major MBTA bus lines and the Dudley Square MBTA station within one mile of the Site.

By combining the 280-290 Warren Street property, owned by the City of Boston, with abutting privately owned property, Cruz will implement an approximately \$47 million development program for the two-phased residential program that meets the specific housing goals of the city and the Roxbury neighborhood. Please see **Figure 1: Project Locus**.

The Phase 1 proposal is to construct, at a minimum, a 51-unit, mixed-income residential development to be named the **Dr. Michael E. Haynes Arms** building, with approximately 85,000 gross square feet of floor area for work-force housing. The Phase 1 proposal will utilize the approximately 9,684 gsf that is under control of the City's Department of Neighborhood Development ("DND") (and for which Cruz has been tentatively designated by DND as the Project Redeveloper) plus abutting property located at 2-10 Clifford Street (for which Cruz has an option to purchase). The Phase 1 ground floor office space will be occupied by offices for the Cruz Companies. The Phase 1 proposal is for the design, development and construction of the Buildings, that will be consistent with the design of many of the existing buildings found on Warren Street, and includes two-levels of parking for a total of approximately 74 garage spaces on two levels. The Phase 1 proposal also provides a substantial new anchor of housing and commercial development at a strategic location between Roxbury's Dudley Street and Blue Hill Avenue.

The Phase 2 proposal will require acquisition of two additional properties located on the same block as the Phase 1 properties. Another mixed-use building, consisting of ground-level commercial uses and 44-units of elderly housing will be constructed on that site. An additional parking garage for approximately 30 spaces will also be provided for this phase of the development with access coordinated with the Phase 1 development.

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and therefore will require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report ("DPIR") including transportation, air and noise, shadow, and Infrastructure analyses. In addition, a discussion of historic resources within the project vicinity, and completion of other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts, will be outlined in the Expanded PNF.

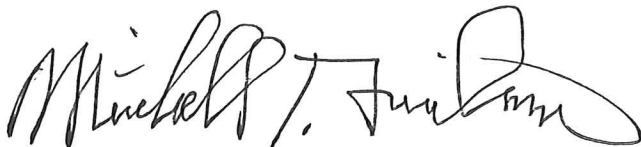
The Project Site is located in the MFR/LS subdistrict of the Roxbury Neighborhood Zoning District, Article 50, which permits multi-family dwellings of up to four stories and office uses, although it is expected that the floor area ratio and height may exceed the zoning limitations and some dimensional requirements may not be met by the proposed project under the existing zoning regulations, and certain use variances or conditional permits will be needed for both the residential and non-residential uses.

In support of the required Article 80 Large Project Review process, the Proponent will continue to conduct extensive community outreach with neighbors and abutters of the Project Site, including meetings and discussions with the Roxbury neighborhood and local elected and appointed officials for the neighborhood. The Proponent and its team will continue to meet with the BRA project team being coordinated by Gary Uter, Senior Project Assistant.

Thank you for your time and attention on our Proposed Project. Our team looks forward to working with you towards a successful outcome. We look forward to receiving any questions or comments that you may have regarding our Proposed Project.

Very truly yours,

MITCHELL L. FISCHMAN ("MLF") CONSULTING LLC
On Behalf of the Project Proponent

A handwritten signature in black ink, appearing to read "Mitchell L. Fischman", written over a horizontal line.

Mitchell L. Fischman, Principal

Attachment: Figure 1: Project Locus (270, 280-290 and ES Warren Street and 2-10 Clifford Street, Roxbury)

cc: Jonathan Greeley, BRA, Director of Development Review and Policy
Gary Uter, BRA, Senior Project Assistant
Tito Jackson, District 7 City Councilor
Sonia Chang-Diaz, State Senator - 2nd Suffolk District
Gloria Fox, State Representative - 7th Suffolk District
Kaira Fox, Mayor's Office of Neighborhood Services, Roxbury
John Cruz, Cruz Development Corporation
Daniel Cruz, Cruz Development Corporation
Edgar Carrere, Cruz Development Corporation

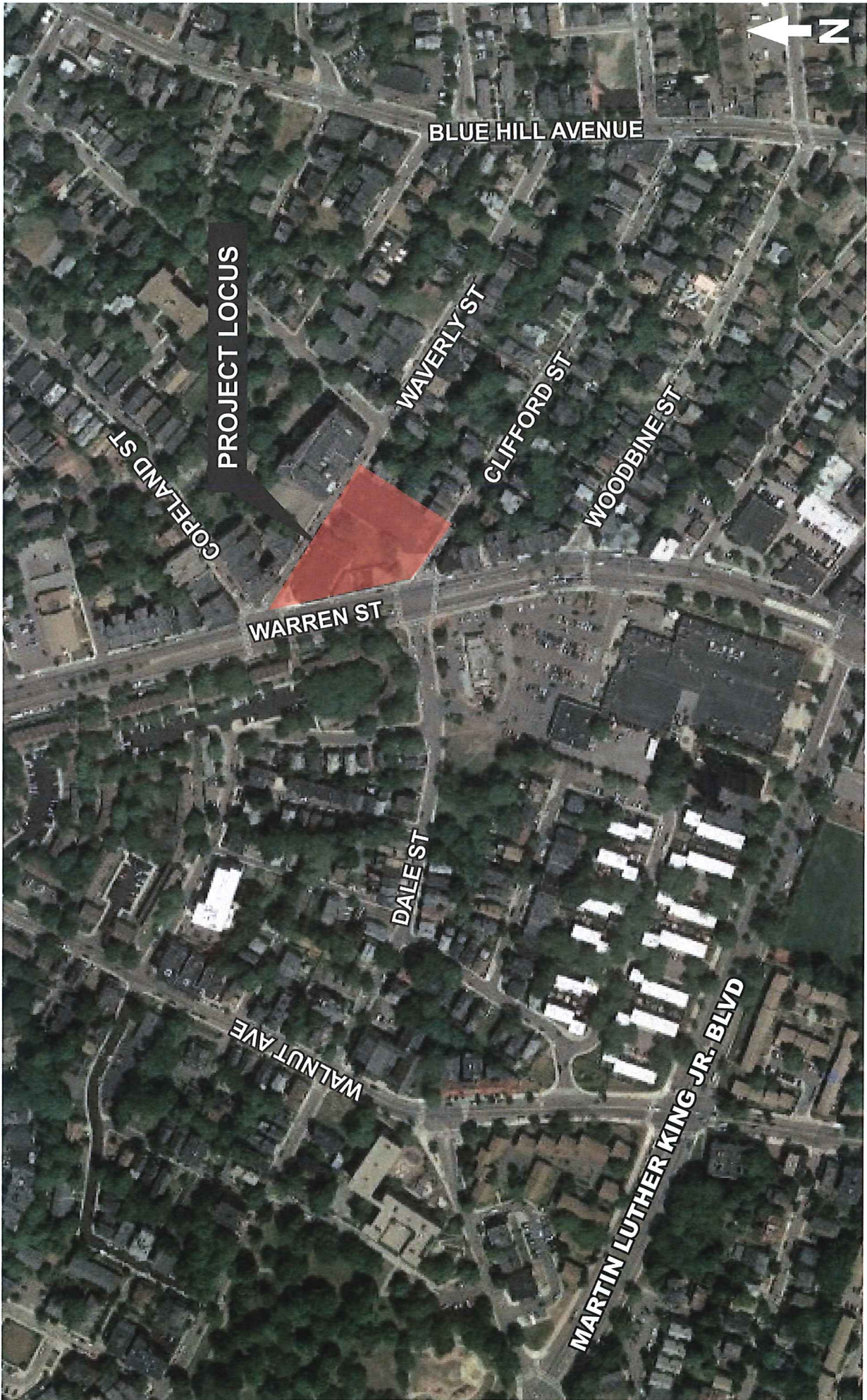


Figure 1 Project Locus
270, 280 - 290 and ES Warren St, 2-10 Clifford St, Roxbury