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March 21, 2019

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

Attn: Raul Duverge, Project Manager

**Re: Letter of Intent to File Expanded Project Notification Form (“EPNF”)
Article 80B Large Project Review
282-308 Bremen Street, East Boston**

Dear Director Golden:

As zoning and permitting counsel to Bremen Acquisition, LLC (the “Proponent”), which has secured development rights to the combined real property at 282-308 Bremen Street, East Boston (the “Project Site”), I am writing to notify the Boston Planning and Development Agency (the “BPDA”) of the Proponent’s intent to file an Expanded Project Notification Form (“EPNF”) with the BPDA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the “Code”).

The Proponent seeks to revitalize this non-conforming and outdated industrial Project Site in a residential section of the East Boston Neighborhood, with a vibrant mixed-use development of approximately 125,000 gross square feet. The proposed project will include approximately 165 residential units, 8,500 square feet of street level retail/lobby space and garaged parking in a building that varies in height between five (5) and six (6) stories along Bremen Street, with related upgrades in public realm improvements, including pedestrian and vehicular access, landscaping and streetscape design (the “Proposed Project”). The scope and scale of the Proponent’s residential program is also intended to further the residential policy goals of Boston Mayor Martin J. Walsh’s 2030 Housing Plan.

With a combined land area of approximately 34,160 square feet, the site consists of 9 contiguous parcels of land with a series of non-descript automobile repair structures, one small wood frame residential building, surface parking and multiple curb cuts off Bremen Street (the

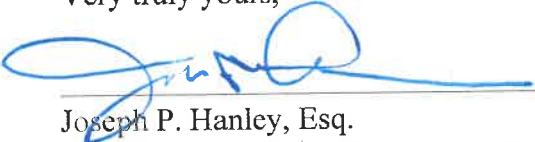
“Project Site”). As part of the Proposed Project, the Proponent proposes the removal of many of these curb cuts, with the potential instead for approximately 135 feet of new additional on-street public parking. Uniquely situated across from the Bremen Street Community Park and within a short walk to the MBTA’s Blue Line Airport Subway Station, the Project Site is an ideal location for the upgrade and conversion of these non-conforming parcels into much-needed residential housing. Consistent with the existing residential character of the area, the Proposed Project has also been carefully designed with certain building and site measures that help to appropriately transition from residential properties along Chelsea Street at the rear to a more prominent engagement along the Bremen Street frontage. Please see attached **Figure 1 - Project Locus**.

As the Proposed Project exceeds 50,000 square-feet of new construction at this location in the East Boston neighborhood, it is subject to the BPDA’s Article 80B Large Project Review requirements, pursuant to Article 80 of the Code. The EPNF 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 of potential project impacts and any needed mitigation measures.

In support of the required Article 80 Large Project Review process, the Proponent and its development team have also conducted, and continue to undertake, community outreach with neighbors and abutters of the Project Site, including meetings and discussions with local elected and appointed officials from the area. Preliminary outreach to-date has also included an initial project presentation to the Maverick Central Neighborhood Association.

Thank you for your time and attention, and our team looks forward to working with you, the BPDA staff, prospective members of the Impact Advisory Group, local elected officials and the community on the Proposed Project. Please also do not hesitate to contact me should you have any questions or for more information.

Very truly yours,



Joseph P. Hanley, Esq.
Partner - McDermott, Quilty & Miller, LLP

Attachment: **Figure 1. Project Locus**

cc: City Councilor Edwards
State Senator Boncore
State Representative Madaro
Jose Garcia-Mota, Mayor’s Office of Neighborhood Services
Jonathan Greeley, BPDA Development Director
Raul Duverge, BPDA Project Manager

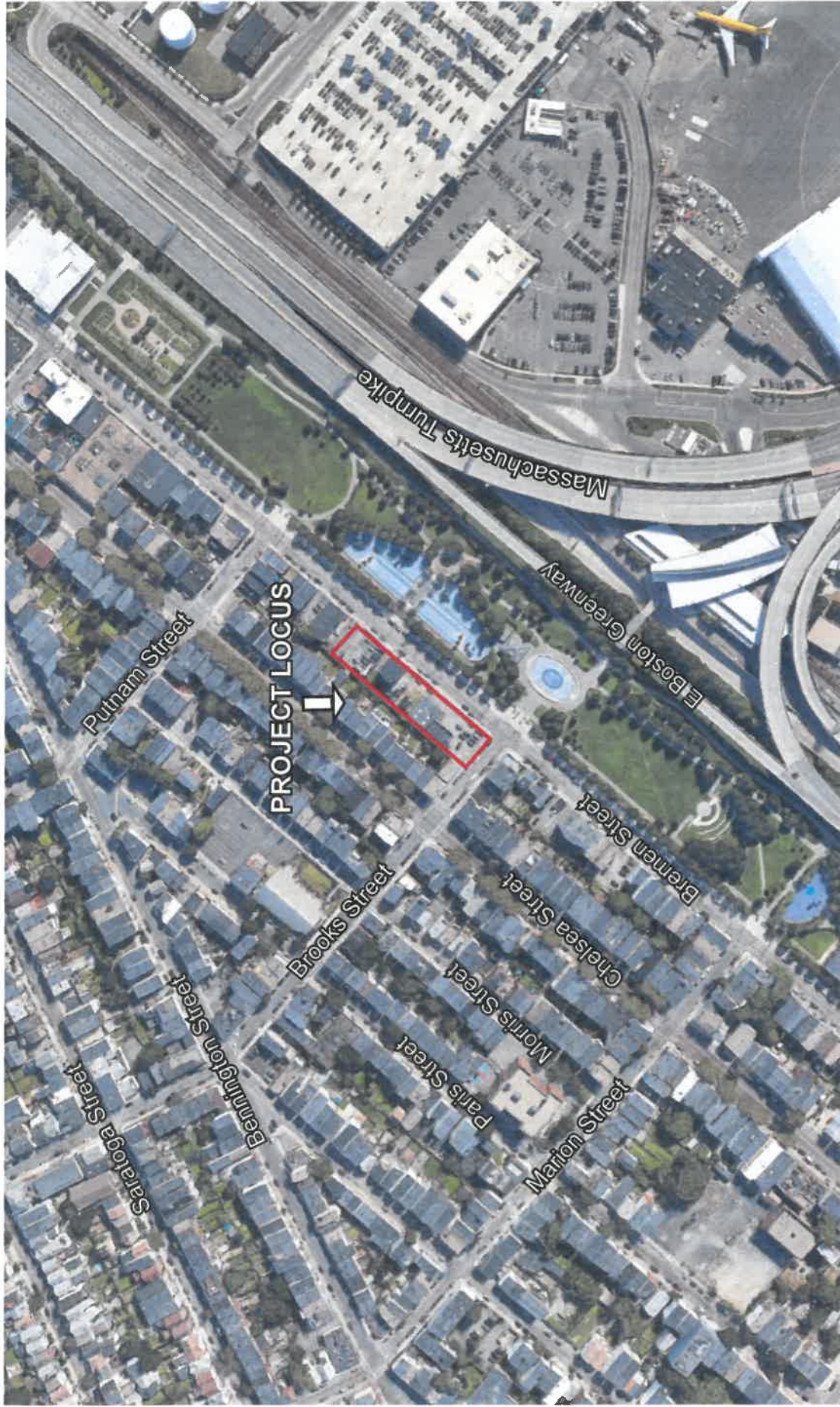


Figure 1. Project Locus-
282-308 Bremen Street

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