

September 6, 2017

SEPTEMBER 6 2017

Mr. Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Attn: John Campbell, Project Manager

**RE: Letter of Intent to File Project Notification - Article 80 Large Project Review**  
**457 – 469A West Broadway, South Boston**

Dear Director Golden:

This office represents 463 West Broadway, LLC (the “Proponent”), a Massachusetts limited liability company and proposed owner-developer of the real property located at 457-469A West Broadway in South Boston (the “Site”). The purpose of this letter is to notify the Boston Planning and Development Agency (the “BPDA”) of our client’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”).

The Proponent’s project contemplates the construction of a new mixed-use building of approximately 68,434 square feet of gross floor area, to contain a planned 44 residential units and approximately 13,690 square feet of ground-floor commercial space, 5,707 square feet of basement residential amenity space, served by 48 basement-level garage parking spaces accessed from Silver Street (the “Proposed Project”). The scope and scale of the Proposed Project’s residential component is intended to advance the housing creation goals of Mayor Walsh’s 2030 Housing Plan.

The Site comprises 15,612 square feet and is bounded to the north by West Broadway, to the south by Silver Street, to the east by a mixed-use building at 471 West Broadway, and to the west by 451-455 West Broadway, a local bank branch. The Site is currently occupied by three connected commercial buildings, ranging from one to three stories, containing various commercial uses, with vehicular access by means of a curb cut on Silver Street. All structures would be demolished to allow for the completion of the Proposed Project.

The surrounding neighborhood is a mix of retail, office, restaurant, and other local service uses, as well as upper-story residential condominium units and apartments. MBTA buses run on routes 9 and 11 on both West Broadway and nearby Dorchester Street and West Sixth

Street. As the site is surrounded by several abutting and nearby mixed-use structures of comparable massing, with numerous five-story structures punctuating West Broadway, the context of the immediate area is supportive of and well-suited to the scale and scope of the Proposed Project. Please see Figure 1, Project Locus, attached hereto.

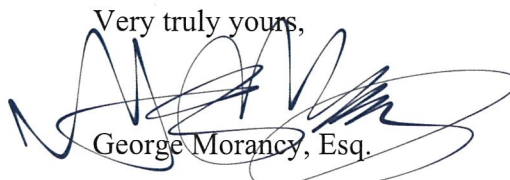
The Proposed Project is located within a Multi-Family Residential/Local Service (MFR/LS) zoning sub-district of the South Boston Neighborhood District, Article 68, which allows for new multi-family residential and mixed-use buildings of the sort contemplated by the Proposed Project, but certain dimensional characteristics of the proposed building will require relief from the terms of the Boston Zoning Code. It should be noted that the BPDA intends to soon begin the process, with City officials and neighborhood participants, of reviewing and likely updating the existing zoning of both East Broadway and West Broadway, and that the Proposed Project was designed taking into consideration anticipated new building height, density, and massing limitations on West Broadway expected to be proposed by the BPDA.

The size of the Proposed Project will require the preparation and filing of submissions under the Large Project Review requirements of Article 80 of the zoning code. The Expanded PNF filing is expected to address many issues normally contained in a Draft Project Impact Report, including a transportation analysis, air and noise impacts, shadow effects, infrastructure, historic resources, and other environmental evaluations, all of which will help explain potential impacts arising from the Proposed Project, as well as any needed mitigation measures to reduce those impacts.

Prior to submitting this Letter of Intent, the project team conducted extensive preliminary community outreach to seek initial input and support for the Proposed Project, including presentations on March 21, 2017 to the St. Vincent/Lower End Neighborhood Association, and on April 4, 2017 to the West Broadway Neighborhood Association. The project team also presented details of the Proposed Project to a meeting of South Boston's elected officials, held at Boston City Hall on March 23, 2017. Since those initial meetings, our team has continued to work cooperatively with BPDA staff to further refine the details and design of the Proposed Project.

We wish to thank you and BPDA staff for your time and attention to this matter. Our team looks forward to continuing to work closely with your staff, other City agencies, elected officials, and with abutters and other neighbors in order to arrive at a final project that will be met with considerable public support.

Very truly yours,



George Morancy, Esq.

Attachment: Figure 1, Project Locus

cc: Jonathan Greeley, BPDA  
John Campbell, BPDA  
Michael Christopher, BPDA  
John Allison, Mayor's Office of Neighborhood Services  
City Councilor Michael F. Flaherty  
City Councilor Bill Linehan  
Senator Linda Dorcena Forry  
Representative Nick Collins