

ALINEA CAPITAL PARTNERS, LLC

February 8, 2018

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

RE: Four Oaks; Letter of Intent to File Project Notification Form

Dear Mr. Golden,

On behalf of Four Oaks Ventures, LLC, an affiliate of Alinea Capital Partners, LLC, I am pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment of two parcels, comprising 2.58 acres, located at 780 American Legion Highway. This Letter of Intent is submitted in accordance with the Executive Order dated October 10, 2000, as amended April 3, 2001, relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code.

The proposed mixed-use development consists of a sequentially phased, single project, which includes constructing a behavioral and clinical health facility and twenty-two (22) units of supported housing for youth who are aging out of the Commonwealth's foster care system. At completion the existing, 32,308 square foot building will be demolished and ninety-eight (98) units of market rate and workforce rental units and owner occupied town house condominium units will be constructed. At completion the development will provide replacement offices for the Home for Little Wanderers, provide new clinical facilities for the Dimock Street Neighborhood Health Center and add one hundred twenty (120) units of family and affordable housing.

The total project will include 229,859 square feet of gross floor area on 2.58 acres with an FAR of 1.785. Total building area is distributed between 71,000 square feet for the mixed-use building and 158,859 for the residential structure. Parking will consist of 154 covered and surface space units on the building site. Four Oaks Ventures, LLC, is also exploring arrangements for an additional parking capacity for the the project on adjacent parcels. The project will require Large Project Review and certain relief from the Boston Zoning Code.

Under the Mayor's Executive Order, the Authority is to submit to the Mayor a recommendation for the appointment of an Impact Advisory Group to advise the Authority with respect to mitigation, to be appointed by the Mayor prior to the submission of the Project Notification Form.


We are ready to move forward with the Article 80 review process by filing a Project Notification Form, and look forward to working with the Authority, IAG and the community in the review of this project would be helpful, please do not hesitate to contact me.

Investing in Urban and Emerging Markets

1786 Washington Street • Boston, MA 02118 • 617.708.1313 • 617.708.1130 Fax

Sincerely,

Four Oaks Development Partners, LLC
By Alinea Capital Partners, LLC

By: 
L. Duane Jackson

Cc: Mr. Jonathan Greeley, BRA
Mr. Michael Sinatra
Mr. Michael Cannizzo