



April 21, 2017

Via In-Hand Delivery and by Email

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Attn: Michael Rooney, Project Manager

**RE: Letter of Intent to File Project Notification - Article 80 Large Project Review
87-93 West Broadway, South Boston**

Dear Director Golden:

This office represents Oranmore Enterprises, LLC (the “Proponent”), a Massachusetts limited liability company and proposed owner-developer of the real property situated at 87-93 West Broadway in South Boston. The purpose of this letter is to notify the Boston Planning and Development Agency of our client’s intent to file an Expanded Project Notification Form with the BPDA pursuant to Article 80B, Large Project Review, of the Boston Zoning Code.

The Proponent’s project contemplates the construction of a new mixed-use building of approximately 98,000 square feet of gross floor area, to contain approximately 65 residential units, 5,617 square feet of ground-floor commercial space, 2,020 square feet of proposed community-use space, and 64 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 .45 acres (19,723 square feet of land), and is bounded to the north by West Broadway, to the south by Silver Street, to the west by A Street, and to the east on West Broadway by the Area C-6 police station. The site is currently occupied by a gas station with access from West Broadway and A Street via three large curb cuts, two on the West Broadway side and one on the A Street side of the property. The gas station includes a main retail and cashier’s building and six pump stations on two covered islands, all of which would be demolished to allow for the completion of the Proposed Project.

The surrounding neighborhood is a mix of commercial/retail, residential, and office uses. MBTA buses run on routes 9, 11 and 47 close to the site on both West Broadway and Dorchester Avenue, and the Broadway Red Line rapid transit station is less than a block from the site.

Broadway Station provides a direct connection to South Station and downtown Boston, and points north to Cambridge and south to Quincy. As the site is surrounded by several abutting and nearby structures of four to six stories in height, including a multi-story apartment building across from the site at the corner of West Broadway and A Street, 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.

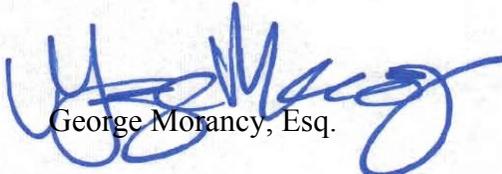
The Proposed Project is located within a Multi-Family Residential/Local Service (MFR/LS) zoning sub-district of the South Boston Neighborhood District, Article 68, which allows for new multi-family residential and mixed-use buildings of the sort contemplated by the Proposed Project, but certain dimensional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

The size of the Proposed Project, at nearly 100,000 square feet of gross floor area, 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 presented in a Draft Project Impact Report, including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations, all of which will help explain potential project impacts arising from the Proposed Project, and any needed mitigation measures to reduce these impacts.

Prior to submitting this Letter of Intent, we conducted extensive preliminary community outreach to seek initial input and support for the Proposed Project, including a presentation on March 21, 2017, to the St. Vincent/Lower End Neighborhood Association, and on April 4, 2017, a presentation to the West Broadway Neighborhood Association. We also presented the Proposed Project to an informal meeting of South Boston's elected officials, held at Boston City Hall on March 23, 2017. We look forward to continuing to work closely with abutters and other neighbors in order to craft a development project that will be met with considerable public support.

We wish to thank you and BPDA staff for the time and attention given to this matter. Our team looks forward to continuing to work close with the BPDA, the members of the Impact Advisory Group to be formed, local elected officials, other city agencies, and the local South Boston community in advancing towards a successful project outcome.

Very truly yours,

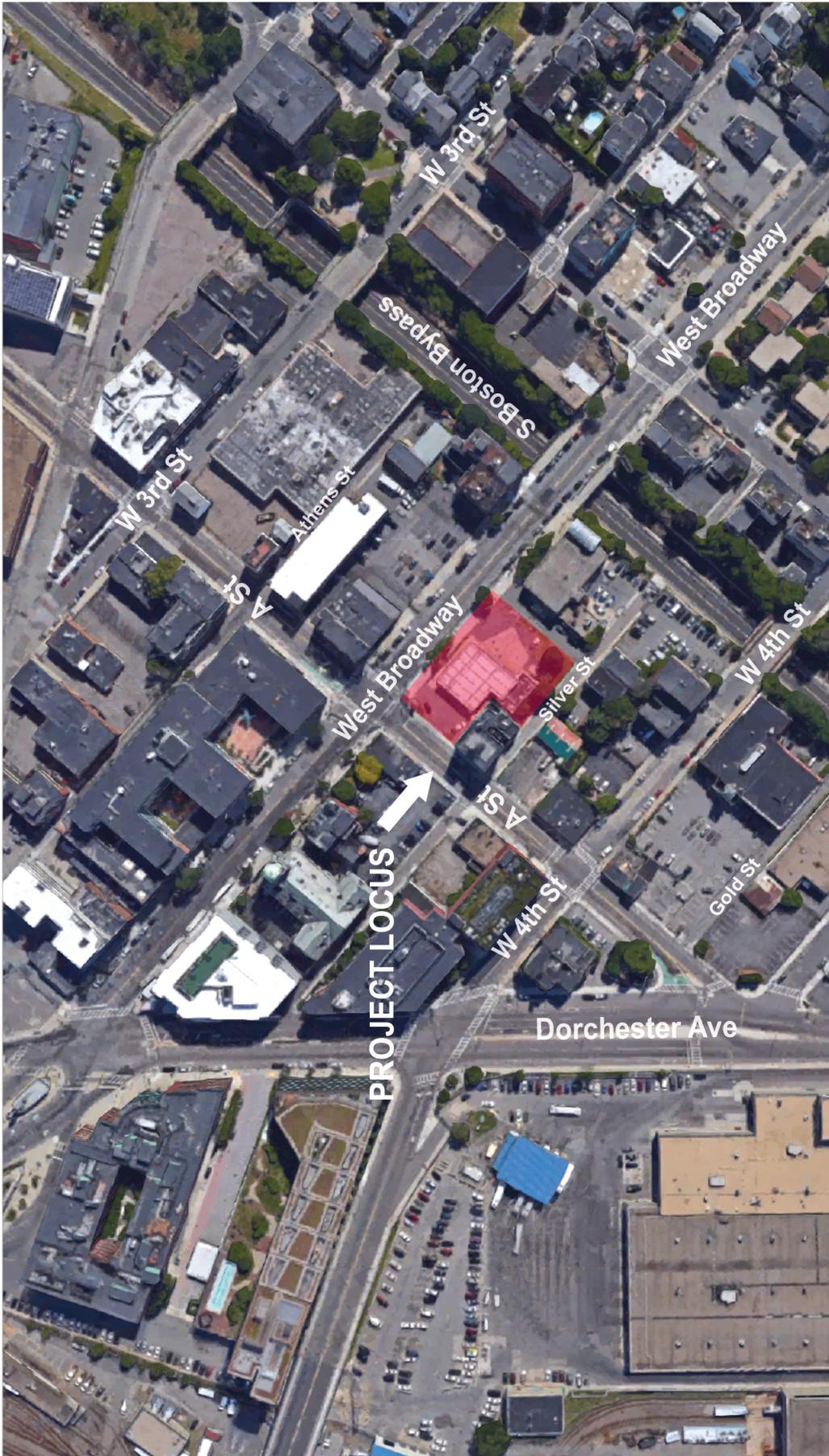


George Morancy, Esq.

Attachment: Figure 1, Project Locus

cc: Jonathan Greeley, BPDA
Michael Rooney, BPDA
City Councilor Michael F. Flaherty
City Councilor Bill Linehan
Edward McGuire, Mayor's Office of Neighborhood Services
John Allison, Mayor's Office of Neighborhood Services
Senator Linda Darcena Forry
Representative Nick Collins
Michael Moore, Oranmore Enterprises, LLC
Mitchell L. Fischman, MLF Consulting, LLC
Joseph Rull, MJR Consultants, LLC

FIGURE 1 - PROJECT LOCUS



**Figure 1. Project Locus
87-93 West Broadway, South Boston**