

McDERMOTT, QUILTY & MILLER LLP

131 OLIVER STREET - 5TH FLOOR
BOSTON, MASSACHUSETTS 02110

TELEPHONE: 617-946-4600
FACSIMILE: 617-946-4624

October 17, 2014

VIA HAND DELIVERY

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

Attn: Christopher Tracy, Project Manager

**RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
99 Rivermoor Street, West Roxbury**

Dear Director Golden:

This office represents VLR Roxbury, LLC, the new owner-developer of the property located at 99 Rivermoor Street, West Roxbury (the "Property"), by its authorized agent Jordan Architects, Inc. (the "Applicant"). The purpose of this letter is to notify the Boston Redevelopment Authority (the "BRA") of the Applicant's intent to file an Expanded Project Notification Form ("PNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code").

The Applicant's proposed project (the "Project") involves the re-development and conversion of an existing warehouse structure into high-quality self-storage facility with certain accessory uses, new loading areas and improvements including on-site parking, landscaping and buffering at 99 Rivermoor Street ("Project Site"). The proposed self-storage facility will be managed by CubeSmart Self Storage and Logistics, a publically-traded self-storage operator which successfully manages approximately 600 facilities nationwide (NYSE: CUBE). The proposed self-storage facility will address a significant lack of available self-storage inventory in the immediate 5-mile radius and serve as a flagship facility under CubeSmart's management in this area.

The Project includes approximately 153,600 new gross square foot floor area spread-out on the first floor and a new mezzanine floor within the existing structure, and the

construction of a 2,500 gsf single-story addition for a sales and management office and additional storage, and conversion of approximately 12,000 gsf of existing front office area to storage use. In compliance with the Boston Zoning Code (“Zoning Code”), there will be 76 on-site surface parking spaces and new off-street loading areas, as well as storage for 75 recreational vehicles (RV’s) with associated landscape improvements. Except for 2,500 gsf one-story addition at the corner of the existing building at Rivermoor Street, Gardner Street and Charles Park Road, the proposed self storage and related construction will be completed within the footprint of the existing warehouse/office structure. (See **Figure 1. 99 Rivermoor Street - Project Locus.**)

The Project Site is comprised of 216,214 square feet (almost 5 acres), and contains an existing one-story, vacant warehouse structure (“existing building”) with associated surface parking spaces. The existing building formerly contained a warehouse of 73,179 gsf and 11,600 gsf of office space for a total of 84,739 gsf.

The Project will lead to “substantially rehabilitating a building or structure having, or to have after rehabilitation, a gross floor area of more than 100,000 gsf”. Article 80B requirements will therefore be triggered and preparation of filing(s) under the City of Boston / BRA Large Project Review required, pursuant to Article 80B of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report (“DPIR”) including a transportation overview and analysis, infrastructure, historic resources, and limited environmental evaluations that will help explain the potential project impacts from the self-storage uses, and any needed mitigation measures to reduce these impacts.

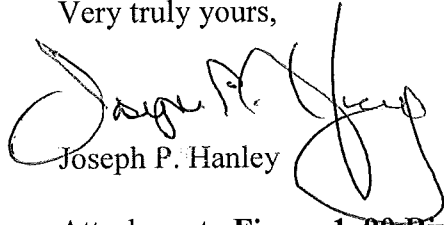
The Project Site is located in the Local Industrial Sub-District of the West Roxbury Neighborhood Zoning District, Article 56, which allows the Project and related change of use(s), pursuant to terms of the Zoning Code. In this regard, our office has performed an initial zoning analysis and reviewed the applicability of the zoning requirements at issue with the BRA’s Zoning Commission Staff Director to confirm that the self-storage and RV storage uses are permitted under the West Roxbury’s neighborhood zoning ordinance and the storage of RV’s are considered accessory uses within Article 56.

In support of the required Article 80 Large Project Review process, the Applicant will conduct extensive community outreach with neighbors and abutters of the Property Site, including meetings and discussions with the West Roxbury Neighborhood Council and local elected and appointed officials for the neighborhood. The Applicant has met with the BRA project team being coordinated by BRA’s Christopher Tracy, Project Manager, in September and October, at which time the BRA indicated that based on the design plan set that was available that a Letter of Intent (LOI) was appropriate to be filed.

Christopher Tracy, Project Manager
October 17, 2014
Page 3

Thank you for your time and attention on this Project, and our team looks forward to working with you towards a successful outcome. Please contact me at your convenience if you have any questions for the Applicant regarding the Project.

Very truly yours,



Joseph P. Hanley

Attachment: **Figure 1. 99 Rivermoor Street - Project Locus**

cc: Christopher Tracy, BRA Project Manager
Bruce Jordan, Jordan Architects, Inc.
District City Councilor O'Malley's Office
Mayor's Office of Neighborhood Services
Mitchell Fischman, MLF Consulting LLC



Figure 1
99 Rivermoor Street - Project Locus