

June 29th, 2015

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall - 9th Floor
Boston, MA 02201

**RE: 65 East Cottage Street, Dorchester
Letter of Intent
Article 80 Large Project Review**

2015 JUL - 6 P 3:00

BRA

Dear Director Golden,

I am pleased to inform you that the development team of Dorchester Bay Economic Development Corporation, Newmarket Community Partners, Boston Capital, and Escazú Development proposes to develop a transit-oriented, mixed-use project at 65 East Cottage Street in the Uphams Corner neighborhood of Dorchester. The project will provide 92 units of mixed income housing, including 50% that are "affordable" and 50% that are middle income/market rate. Of these 92 units, 80 will be rental apartment units, and the rest will be six 2-family units for market rate homeownership. The project will create new housing units near the Fairmont transit line and commercial space for small and medium size companies.

The City of Boston Department of Neighborhood Development designated the development team after a competitive request for proposals process on May 21, 2015. The project's program is designed based on guidelines set by the Fairmount Indigo Planning Initiative conducted by the Authority beginning in 2012. The team also sought additional input through meetings with neighborhood groups including: Groom Street Neighborhood Association, Wendover Street Neighborhood Watch, Elders Street Tenant Association, Cottage Brook Tenants Association, Jones Hill Neighborhood Association, and abutters on Hillsboro Street.


This letter shall serve as the development team's letter of intent to initiate the Article 80B Large Project Review of the Boston Zoning Code. The site is 2.76 acres. The expected total gross square footage will be 85,000 for the residential apartments, approximately 20,000 square feet for the commercial building, and 18,000 square feet for the for-sale units. The project team expects to submit an Expanded Project Notification Form within the next few months. The project will be developed in multiple phases.

The development team includes Davis Square Architects for architecture and design, Klein Hornig as legal counsel, and Epsilon Associates as permitting consultant.

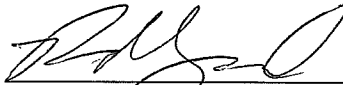
As the project moves forward, we look forward to working with the Boston Redevelopment Authority, the City of Boston Department of Neighborhood Development, community groups and

residents to present a development that will provide long-term mixed-income housing, new commercial space for innovative companies, and expand employment opportunities for local residents. Additionally, the development will expand public transit ridership as it continues positive real estate development around the Uphams Corner Fairmont Indigo line train stop.

Sincerely,



Andy Waxman, Director of Real Estate
Dorchester Bay Economic Development
Corporation



Richard D. Mazzocchi, Vice President
Boston Capital



Sue Sullivan, Executive Director
Newmarket Community Partners



My Lam, Manager
Escazú Development

Cc: Lance Campbell, Senior Project Manager
Erico Lopez, Director of Development Review and Policy
Heather Campisano, Chief of Staff