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April 16, 2019

Mr. Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

BRA

'19 APR 16 AM 10:39:31

Attn: Aisling Kerr, Project Manager

**Re: Letter of Intent to File Expanded Project Notification Form ("EPNF")  
Article 80B - Large Project Review  
178, 189 - 197 Gardner Street and Charles Park Rd., West Roxbury, MA**

Dear Director Golden:

As zoning and permitting counsel to West Brighton Acquisitions, LLC (the "Proponent"), which has secured development rights to the real property assemblage at 178, 189 and 197 Gardner Street, West Roxbury, I am writing to notify the Boston Planning and Development Agency (the "BPDA") of the Proponent's intent to file an Expanded Project Notification Form ("EPNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the City of Boston Zoning Code (the "Code").

The proposed project seeks to revitalize and convert approximately 1.4 acres of non-descript industrial and residential property at this transitional location off the VFW Parkway in West Roxbury, into a multi-building residential development of approximately 96,000 gross square feet, with a variety of townhouse home-ownership units and rental apartments, on-site parking and related improvements in landscaping, pedestrian and vehicular access and design (the "Proposed Project"). The overall residential program will include 18 three-bedroom townhomes for homeownership, each with their own deck area/open space, garage and driveway parking; along with a new mid-rise apartment building consisting of 70 rental units, 70 on-site parking spaces, on-site amenities, patios, decks and landscaped open space. Investments in new sidewalk connectivity and public realm updates will also be further explored with the City, as part of the Proposed Project.

Consistent with the policy goals of Mayor Walsh's 2030 Housing Plan, the Proposed Project will also assist in addressing the shortage of both market-rate and affordable housing, while accommodating families with a portion of new home ownership opportunities. In addition to its market rate units, the Proposed Project will comply with the City's Inclusionary Development Policy for on-site affordable units.

Identified as 178, 189 and 197 Gardner Street, the overall project site includes four (4) parcels of land along both sides of Gardner Street with a combined land area of 62,451 square feet, including two adjacent parcels totaling 36,194 square feet on the north side and 26,257 square feet on the opposite/south side of Gardner Street, with frontage along Charles Park Road (the "Project Site"). The larger land area at 189 and 197 Gardner Street includes industrial properties recently utilized by a plastics manufacturer and construction contractor; while the smaller parcels to the south at 178 Gardner Street include paved parking areas and non-descript residential structures. Situated in a transitional section of the West Roxbury neighborhood, the Project Site also abuts the new Oak Row Apartments at 1235 VFW Parkway. Vacant and distressed for decades, this former IHOP restaurant location was successfully redeveloped into the new Oak Row Apartments by the Proponent's principal, Mr. Peter Davos of West Roxbury, with extensive public input and support. Consistent with this recent and future residential expansion in the immediate area, the Project Site is also ideally situated within a short walk to the City's Millennium Park and adjacent to the Children's Happy Day School on Gardner Street. For your reference, please see attached hereto **Figure 1 - Project Locus**.

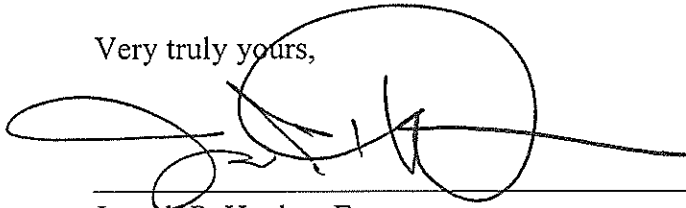
The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project located in a Boston neighborhood and therefore requires preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. In this regard, the proposed EPNF filing is expected to address many issues normally presented in a Draft Project Impact Report ("DPIR") including a transportation analysis, urban design and sustainability component, handicap and disability access, and shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

The Project Site is located within the Community Commercial (CC) sub-district of the West Roxbury Neighborhood District (Article 56 of the Code), which requires a Conditional Use Permit for the proposed multi-family residential use by the Boston Zoning Board of Appeal. Determination of off-street parking and loading will be reviewed by the BPDA as stipulated by Article 80, and the Proposed Project is presently designed in substantially conformity with the dimensional requirements of the Code.

In support of the required Article 80 Large Project Review process, the Proponent and its development team have conducted, and will continue to undertake, productive community outreach with neighbors and abutters of the Project Site, including meetings and discussions with local elected and appointed officials from the area, and with property owners along Gardner Street and Charles Park Road. Initial outreach to-date has included an informal neighborhood meeting hosted by the Proponent at a local restaurant near to the Project Site, to present its preliminary plans and discuss public reviews required by the BPDA for the Proposed Project, followed by an initial project presentation to the Zoning Committee of the West Roxbury Neighborhood Council.

Thank you for your time and attention to this Proposed Project, and our team looks forward to working with you, the BPDA staff, prospective members of the Impact Advisory Group, local elected officials and the community towards a positive outcome. Please also do not hesitate to contact me should you have any questions or for more information regarding the Proposed Project.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Hanley', is written over a horizontal line. The signature is stylized with a large loop on the left and a long horizontal stroke extending to the right.

Joseph P. Hanley, Esq.

Partner - McDermott, Quilty & Miller, LLP

Attachment: **Figure 1. Project Locus**

cc: City Councilor O'Malley  
State Senator Rush  
State Representative Coppinger  
Jack Duggan, Mayor's Office of Neighborhood Services  
Jonathan Greeley, BPDA Development Director  
Aisling Kerr, Project Manager  
Peter Davos, West Brighton Acquisitions, LLC  
Mitchell L. Fischman, MLF Consulting LLC  
West Roxbury Neighborhood Council, Zoning Committee





178 & 189-197 Gardner Street

Figure 1. Project Locus  
178 & 189-197 Gardner Street Multifamily Development