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May 8, 2018

Via In-Hand Delivery

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Mr. Brian Golden, Director  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201  
Attn: Aisling Kerr, Project Manager

**RE: REVISED Letter of Intent to File Project Notification Form  
Pursuant to Article 80 Large Project Review Requirements  
361 Belgrade Avenue, Roslindale**

Dear Director Golden:

On behalf of Roxbury Prep Belgrade Avenue, LLC, proponent of the *New Uncommon Roxbury Prep Charter High School Facility* at 361 Belgrade Avenue in Boston's Roslindale neighborhood (the "Proponent"), I am pleased to notify you of the Proponent's intent to file an Expanded Project Notification Form (the "PNF") with the Boston Planning and Development Agency ("BPDA") pursuant to Article 80B, Large Project Review of the Boston Zoning Code (the "Code") for its proposed redevelopment at the above-referenced premises (the "Project Site").

The Proponent envisions revitalizing this under-utilized former automotive sales and services site in the Roslindale neighborhood with the construction of a new high school facility for the long-existing and well-managed Roxbury Preparatory Charter School ("Roxbury Prep"), which is operated by Uncommon Schools. In particular, the proposal involves the demolition of a former automobile dealership and the construction of a new three-story academic facility of approximately 96,000 gross square feet, including a three-story classroom wing, cafeteria, gymnasium, administrative and storage space, second-level outdoor pedestrian courtyard and approximately 66 on-site parking spaces, with 20 surface spaces and 46 spaces in a below-grade garage structure of approximately 13,700 gross square feet (the "Proposed Project"). The Proposed Project has been carefully designed to include certain on-site vehicular drop-off, receiving, pedestrian safety and vehicle circulation measures to mitigate potential traffic impacts.

Consisting of approximately 43,014 square feet of combined land area (approximately 1-acre), the Project Site is bounded by the West Roxbury Parkway, the MBTA's Needham Branch Commuter Line and Anawan Avenue. The immediate area is highly-commercialized, with an active transportation node that includes several of the MBTA's major bus lines and the adjacent Bellevue Commuter MBTA Rail Station at the rear of the Project Site (partially accessed from Anawan Avenue). Surrounded by several

abutting and nearby structures of three to four stories, the context of the surrounding neighborhood is well-suited for the scale and scope of the Proposed Project.

The Proposed Project requires the BPDA's review and approval under the Large Project Review regulations of Article 80B of the Code. The Expanded PNF filing will study the Proposed Project's impacts on the surrounding community, and will include a transportation analysis, as well as assessments of air, noise, and shadow impacts, and an analysis of any impacts on infrastructure and historic resources. In addition to Article 80 review, the Proposed Project is subject to the zoning provisions of Article 67 (Roslindale Neighborhood Zoning District) and other pertinent sections of the Code, which allow the proposed Secondary School Use in the Roslindale's Neighborhood Shopping (NS) Sub-District, which encompasses most of the land area at the Project Site (with a smaller portion in the 2F-5000 Sub-district). Due to certain dimensional limitations and related conditions unique to the Property Site, however, it is anticipated that the Proposed Project will require certain zoning relief from the Floor Area Ratio, Building Height, Lot and other potential requirements of the Code. Thus, the Proponent intends to seek approvals from the Board of Appeal, as required and necessary for enforceable permitting of the Proposed Project.

By way of further background, Roxbury Prep, part of the Uncommon Schools network, was founded in 1999 by former Uncommon Schools CEO Evan Rudall and former U.S. Secretary of Education John King. The mission of Roxbury Prep is to prepare its students to enter, succeed in, and graduate from college. Roxbury Prep is free and open to all families living in the City of Boston and, in accordance with state law, accepts students by random, public lottery. Its existing enrollment already includes students from the Roslindale and West Roxbury neighborhoods, along with students from the Hyde Park, Roxbury, Dorchester and Mattapan neighborhoods.

Prior to submitting this Letter of Intent, the Proponent and its development team conducted extensive preliminary community outreach with abutting and area residents, nearby business owners and institutions, local elected and appointed officials, and other interested parties. This extensive preliminary outreach also included the presentation and discussion of the Proposed Project at preliminary neighborhood meetings organized by the Proponent and hosted by the Mayor's Office of Neighborhood Services in January and March of 2017, followed by the Bellevue Hill Improvement Association's community meeting in October, 2017. To seek further input from abutting and nearby residents, the

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Proponent and its volunteers have also engaged in door-to-door canvassing and local interaction, and it recently hosted a publicly-advertised open house forum in the immediate area, which was attended by over 500 members of local community and surrounding areas. As a result of the input received, the Proponent has integrated certain project modifications and mitigation measures into the Proposed Project, and it has obtained the written support of over 200 residents from the immediate area and 1,600 throughout the City.

Thank you for your time and attention. Our team looks forward to working with you and your staff, members of the Impact Advisory Group (required as a part of the Article 80 process), local officials, abutters, and the community at large as we work towards the development of this exciting project. Please do not hesitate to contact me with if you have any questions or if I can provide any additional information.

Very truly yours,



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Ahkilah Z. Johnson, Authorized Representative  
Roxbury Prep Belgrade Avenue, LLC  
Senior Director of Facilities, Uncommon Schools

cc: Jonathan Greeley, BPDA Director of Development Review and Policy  
Michael Christopher, Director of Government Affairs  
and Deputy Director of Development  
District City Councilor McCarthy  
City Councilor Matt O'Malley  
Jerome Smith, Chief of Neighborhood Services and Director of Civic Engagement  
Daniel Murphy, Roslindale Liaison for Neighborhood Services  
Jack Duggan, West Roxbury Liaison for Neighborhood Services  
State Senator Rush  
State Representative Scaccia