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January 25, 2019

BY HAND

Mr. Brian P. Golden
Boston Planning & Development Agency
City Hall - 9th Floor
One City Hall Square
Boston, MA 02201

Re: Updated Application for Planned Development Area for Tremont Crossing Development

Dear Director Golden:

On behalf of my client, P-3 Partners, LLC (the "Proponent"), I write to apply for the designation of a Planned Development Area (as proposed, the "PDA") pursuant to Sections 3-1A and 80C of the Boston Zoning Code ("Code") and to request approval by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (the "BPDA") of the updated PDA Development Plan enclosed with this letter (the "Development Plan") for the proposed Tremont Crossing Development located on portions of Parcel P-3 and Parcel P-3h on Tremont Street in the Roxbury neighborhood of Boston.

The Development Plan sets forth information regarding development proposed to occur within the PDA (such proposed development, the "Project"), including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures and other aspects of the Project. The Development Plan is an updated version of the PDA Development Plan previously approved by the BPDA in 2017.

REQUESTS FOR FINDINGS, DETERMINATIONS AND APPROVALS

The Proponent requests that the BPDA make the following findings, determinations and approvals:

- A. Approve the PDA and the Development Plan after a public hearing and find that the PDA and the Development Plan (a) are not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) comply with any provisions of the underlying zoning that establish use, dimensional, design, or other requirements for proposed projects in Planned Development Areas; (c) comply with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) conform to the plan for the district, subdistrict, or similar geographic area in which the PDA is proposed to be located, and to the general plan for the City of Boston as a whole; and (e) on balance, will not be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.
- B. Authorize the Director of the BPDA to:
 - (a) petition the Zoning Commission of the City of Boston for approval of the PDA and the Development Plan; and



Mr. Brian P. Golden
January 25, 2019
Page Two

- (b) issue a Certification of Consistency under Article 80C-8 for the Project upon review and approval of each building permit application and related plans and compliance by the Proponent with other applicable requirements of the Code.

Ten copies of the Development Plan are enclosed with this letter, together with a fact sheet describing the Project and a map of the area involved. We will arrange for appropriate notice of this submission to be published in the Boston Herald.

Please contact me with any questions.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'B M Awe'.

Brian M. Awe

Enclosure

cc: Dana Whiteside (by email)
Jeff Hampton (by email)
Renee LeFevre, Esq. (by email)
Matthew Fitzgerald, Esq. (by email)

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