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June 30, 2017

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Phil Cohen and Casey Hines, Project Managers

BRA

**RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review for Boutique Hotel Project
246-248 Dorchester Avenue, Ward 6, South Boston**

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Dear Director Golden:

Our office represents Evergreen Property Group, LLC and its affiliated titleholder entity, Dot Ave Property, LLC (collectively, the “Proponent”), as owner-developer of the real property located at 246-248 Dorchester Avenue, South Boston (the “Project Site”). The purpose of this letter is to notify the Boston Planning and Development Agency (the “BPDA”) of the Proponent’s intent to file a Project Notification Form (“PNF”) with the BPDA pursuant to Article 80-B of the City of Boston Zoning Code (the “Code”) and in accordance with the Mayor’s Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, as amended.

The Proponent envisions revitalizing this under-utilized Project Site in the City’s South Boston neighborhood with an independent boutique hotel development, to enhance the vibrancy of the West Broadway commercial district and better serve the growing needs of the surrounding residential mixed-use community along this section of Dorchester Avenue, which is included in the study area of the BPDA’s South Boston Dorchester Avenue Planning Initiative (the “Planning Initiative”). Culminating in the adoption of guidelines and related public comment in November, 2016 (the “Adopted Guidelines”), the Planning Initiative now includes a detailed program of prospective zoning modifications, with certain community input and resulting market dynamics that, taken together, precipitated the Proponent to re-examine its prior plans for a residential apartment building at the Project Site, as currently approved by the City.

By way of background, in early 2015 the Proponent submitted a project proposal pursuant to the Article 80-E Small Project Review procedure, which the BPDA (at that time acting as the Boston Redevelopment Authority) approved, and which also received related zoning relief from the Board of Appeal authorizing the demolition of the existing structure at the Project Site and construction of a new six-story, 43,650 square-foot, mixed-use building with 4,400 square feet of retail space, 33 residential rental housing units and 33 on-site parking spaces at the Project Site (the “2015 Approved Project”). After the Board of Appeal granted the enforceable Zoning Decision for the 2015 Approved Project, the BPDA launched its new Planning Initiative, which contemplates updated zoning and permitting regulations to incentivize residential growth and related mixed-use expansion in the study area for the Project Site.

Over the past two years, the Proponent has worked closely with neighborhood interests, local elected and appointed officials and the BPDA, including participation in the Planning Initiative’s public review process, and obtained detailed input and guidance from community stakeholders and the BPDA for a resulting new development proposal. Consistent with the public input received as part of the Planning Initiative, which includes written support for a new hotel use at the Project Site (in place of the 2015 Approved Project’s rental housing programming), the Proposed Project has been carefully designed with a new building scale that substantially complies with the Adopted Guidelines while also including a lower building height than contemplated by the Planning Initiative, with enhanced open space and set-back measures to better conform with the character of the surrounding community.

The building design for the Proposed Project will feature approximately 86,000 gross square feet in an eight (8)-story structure extending approximately 98-feet in building height, with a two-story top section significantly set-back and reduced in scale from its main six (6)-story building section. With up to 159 hotel rooms, the Proposed Project will also include approximately 15,000-20,000 gross square feet of neighborhood-serving and hospitality amenities, including outdoor terraces, pool, fitness and ballroom space on the upper level roofed area set-back from the main building base, ground level lobby/retail and at-grade/on-site for approximately 64 valet-parked vehicles. The Proposed Project will also provide a distinct hospitality use at a design-forward development that better activates the street frontage along Dorchester Avenue, with enhanced pedestrian amenities and increased foot traffic from local residents, guests and visitors within a very short walk of the MBTA’s Broadway Redline Station.

Currently occupied by the Enterprise Rent-A-Car business, the Project Site consists of 22,000 +/- square foot of under-utilized land in South Boston, with a single-story building surrounded by asphalt parking lots. With frontage on Dorchester Avenue,

the Project Site is bounded by West Fifth and West Sixth Streets and the South Boston Bypass/Haul Road at its rear. (See [Figure 1. Project Locus](#)). While the immediate area along this section of Dorchester Avenue is mostly industrial with limited retail uses, the Project Site is in a unique section of the Planning Initiative area which the BPDA has determined to be generally appropriate for a potential new hotel use, as it transitions from the nearby commercial district to other more residential parts of the Planning Initiative area. All existing structures will be removed to enable the new development.

As the Proposed Project exceeds 50,000 square-feet of new construction at this particular location in the South Boston neighborhood, it is subject to the BPDA's Large Project Review procedure, pursuant to Article 80-B of the Code. Furthermore, as of the date of this filing, the Proposed Project is also anticipated to require relief from the Code in the form of Variances and/or Conditional Use Permits under its current regulations applicable to the Proposed Project at the Project Site.

Thank you for your time and attention to this Proposed Project, and our team looks forward to working with you, the BPDA staff, members of the Impact Advisory Group to be formed, local elected officials and the community at large towards a successful outcome for the City of Boston. Please contact me at your convenience if you have any questions for the Proponent regarding the Proposed Project.

Very truly yours,



Joseph P. Hanley, Esq.,
Partner -- McDermott, Quilty & Miller, LLP

Attachment: [Figure 1. Project Locus](#)

cc: Phil Cohen and Casey Hines, BPDA Project Managers
Jonathan Greeley, BPDA Director of Development Review and Policy
Michael Christopher, BPDA Intergovernmental Liaison
District City Councilor Linehan
At Large City Councilor Flaherty
John Allison, Mayor's Office of Neighborhood Services
State Senator Darcena-Forry
State Representative Collins



**Figure 1. Project Locus
248 Dorchester Ave, Boston**