



November 15, 2016

VIA HAND DELIVERY

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

RE: Letter of Intent to File Project Notification Form  
Article 80 – Large Project Review  
1785 Columbus Ave, Roxbury

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BRA

Dear Director Golden,

Our team, **Horizons WaterMark, LLC** (the “Proponent”) is made up of the non-profit Horizons for Homeless Children and the for-profit development company WaterMark Development, Inc., owner of the real property at 1785 Columbus Ave. with executed options to purchase 1837 Columbus Ave. and 0 Dimock St. in Roxbury, MA 02119. The Proponent is seeking to notify the Boston Development and Planning Agency (BPDA) of its intent to file an Expanded Project Notification Form (“PNF”) with the BPDA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the “Code”).

The Proponent’s project seeks to create an expanded home for Horizons for Homeless Children on floors one and two, as well as rentable space for other social service programs on the upper floors. The Project will anchor the corners of Dimock St. and Columbus Ave. as well as Dimock St. and Amory St. in this underutilized area of Jackson Square. The new development will include approximately 120,000 SF of office space and 160 parking spaces of which 135 will be allocated to the new building with 25 spaces serving the existing tenants of 1705 Columbus Ave. Due to the 14’ grade change along Dimock St. the parking will be spread over two floors with an entry point at the Amory St. grade allowing parking for 81 vehicles and a second entry point off Dimock St. that will provide another 79 parking spaces. The existing grade change allows for a double deck of parking without ramps to access the different levels. Bike Storage is planned for both parking levels.

In 2003, WaterMark Development, Inc. renovated the White Rock bottling plant at 1705 Columbus Ave. The Project Site is directly adjacent to the building at 1705 Columbus Ave. It is currently fully tenanted to social service non-profits. The first tenant to rent space there in 2005 was Horizons for Homeless Children. This excellent, decade-long relationship has led to the Team creating a shared vision to increase non-profit & social service providers at this corner of Jackson Square.



WaterMark  
Development, Inc.



The Project Site is 39,458 Square Feet comprised of three parcels:

- 1785 Columbus Ave            9,500 SF            Parcel # 1101190000
- 0 Dimock St.                    23,727 SF           Parcel # 1101160000
- 1837 Columbus Ave           6,231 SF            Parcel # 1101159000

The sites are currently used as a parking lot for the White Rock Building (1785 Columbus Ave.), a plumbing supply warehouse (0 Dimock St.) and a one story auto body shop (1837 Columbus Ave.). These existing buildings will be demolished to enable the new project to be constructed. Our team is assisting the auto body shop to relocate a block away from the current location.

Prior to submitting this Letter of Intent, the Project Proponent conducted preliminary outreach to the abutters, neighborhood groups and non-profits involved with the redevelopment of Jackson Square.

The Proposed Project will exceed 50,000 square feet and therefore require preparation of filings under the Large Project Review regulation, pursuant to Article 80 of the Code. The Expanded PNF is expected to address many issues normally presented in a Draft Impact Report -- specifically transportation analysis, shadow, infrastructure, historic resources and environmental evaluations that will result from the proposed use.

The Project Site is located in the Jamaica Plain Neighborhood Zoning District, in an Industrial Development Area that is governed by the zoning regulations within Article 55 of the Boston Zoning Code. While the proposed Floor Area Ratio and Height exceed the *current* zoning limitations, the Proponent believes this project fits nicely into the spirit of the new zoning and uses proposed for this JP/ROX area.

Thank you,

Lee Goodman, WaterMark Development, Inc.

Attachment: Plan of Land

cc: Gary Uter, BPDA Project Manager  
Jonathan Greeley, BPDA Director of Development Review  
Sara Myerson, BPDA Director of Planning  
District 6 City Councilor Matt O'Malley  
State Representative Liz Malia  
State Senator Sonia Chang-Diaz  
Kate Barrand, CEO, Horizon for Homeless Children  
Matt Epstein, Goulston & Storrs; Board Chair, Horizons for Homeless Children  
Jeffrey Goodman, President, WaterMark Development, Inc.

