

SOUSAdesign

Architects

October 15, 2014

Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 367 Neponset Avenue, Dorchester MA 02122

Letter of Intent to File for Project Notification Form under Article 80 Small Projects Review

Dear Mr. Golden,

Sousa Design Architects, on behalf of HC Neponset LLC and PA Neponset LLC, hereby submits this letter as Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Redevelopment Authority in connection with the proposed project at 367 Neponset Ave in Dorchester.

The proposed project site consists of a 15,700 square foot lot bounded by Neponset Ave and Minot Street. Presently, the parcel is an unoccupied single story commercial building. The redevelopment of this single story building will add energy and vitality to the Neponset Ave corridor by increasing available residential space, restaurant space and foot traffic.

The proposed development project is a split level, 215 seat restaurant with a 4 story residential component comprised of 22 market rate residential units, three of which have been assigned as affordable. The total project area is approximately 31,500 square feet and will have 33 off-street parking spaces serving the residential units, as well as 39 off-street parking spaces at 372 Neponset Ave. serving the restaurant.

Mr. Paul Adamson of PA Neponset LLC and HC Neponset LLC will lead a team of experienced professional architects, engineers, consultants and contractors in the development of this project.

I, Stephen Sousa of Sousa Design Architects will be the architect for the project. Our team has already conducted two pre-file meetings with BRA staff members.

We intend to pursue the Article 80 Small Project Review process for this project. We look forward to working with you and your staff.

Sincerely,

Stephen A. Sousa, MA
President

architecture

interiors

graphics

81 Boylston St 2nd Floor

Brookline MA 02445

617.426.4142