



August 4, 2014

Brian Golden, Acting Director
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201-1007

2014 AUG - 5 P 4: 08
B.R.A.

Re: Letter of Intent (LOI) to File Project Notification Form (PNF)
• 14 West Broadway Mixed-Use Development, 14 West Broadway, South Boston

Dear Mr. Golden:

This letter shall serve to notify the Boston Redevelopment Authority of the intent of Cornerstone Development, LLC, to file a Project Notification Form (PNF) with the BRA, pursuant to Article 80 of the Boston Zoning Code, for the redevelopment of the property located at 14 West Broadway in South Boston. The redevelopment proposal calls for the replacement of an existing restaurant and bar with a new mixed-use development consisting of at least 47 residential units, and commercial space to include offices, retail, and a ground-floor restaurant, all served by 70 accessory garage parking spaces.

The site comprises 14,326± square feet of land on ten parcels bordered by West Broadway, Dorchester Street, West Second Street, Athens Street, and the 22-26 West Broadway Mixed Use Development currently under construction. It is located directly across West Broadway from the MBTA's Broadway Red Line rapid transit station.

The project is situated within an NS (Neighborhood Shopping) zoning sub-district of the St. Vincent Neighborhood zoning district, Article 57 of the Boston Zoning Code, and also lies within a restricted parking district. It will require zoning relief from the provisions of Article 3-1A(c), and Article 57, Sections 11, 12 and 26.

We have had positive initial meetings about the project with BRA staff, South Boston's elected officials, the West Broadway Neighborhood Association, and the St. Vincent/Lower End Neighborhood Association. Accordingly, we would like to begin Large Project Review pursuant to the provisions of Article 80B and to continue to work with the BRA and the community in presenting greater details about the development plan.

We look forward to working cooperatively with BRA staff on this exciting development project, which we are confident will set a new standard for mixed-use buildings in South Boston and the City of Boston.

Very truly yours,

Ryan P. Sillery, Manager

cc: Heather Campisano
Erico Lopez
Tyler Norod