

Matthew J. Kiefer, Esq. mkiefer@goulstonstorrs.com (617) 574-6587 Tel

September 13, 2018

Mr. Brian P. Golden, Director Boston Planning & Development Agency One City Hall Square, 9th Floor Boston, MA 02201 Attention: Lance Campbell, Project Manager

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Re: Letter of Intent to File Project Notification Form <u>1717-1725 Hyde Park Avenue, Hyde Park</u>

Dear Brian:

On behalf of Ad Meliora, LLC, and in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended on April 3, 2001, this letter will notify you of our intent to submit a Project Notification Form under Article 80B of the Boston Zoning Code for a proposed residential redevelopment project located at 1717-1725 Hyde Park Avenue in Hyde Park (the "Project"), as further described below.

The Project site is an approximately 2.5 acre (119,034 square foot) industrial property bounded by Hyde Park Avenue, Milton Street, and the MBTA commuter rail tracks. The proposed redevelopment program includes the construction of approximately 305 residential units in two new buildings, providing a mix of rental and homeownership opportunities, with accessory parking spaces, amenities and services for building residents. The Project also will provide a pocket park and other public realm improvements and will advance the housing creation goals of Mayor Walsh's 2030 Housing Plan.

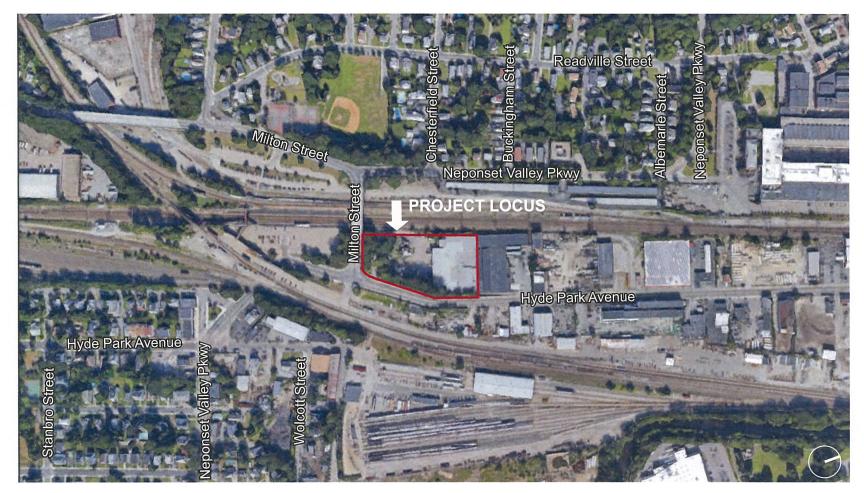
We anticipate submitting a Project Notification Form in October. We look forward to working with your staff, elected officials, community members, and the Impact Advisory Group that will review the Project.

Sincerely,

AD MELIORA, LLC, By its Attorneys, Goulston & Størrs PC

By: Matthew J. Kiefer, Esq.

cc by email: Jan Steenbrugge and Paul Soughley, Ad Meliora, LLC



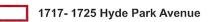


Figure 1-1. Project Locus-1717- 1725 Hyde Park Avenue



1717 - 1725 Hyde Park Avenue
Beston, MA | August 8, 2018 | 17105 | C The Architectural Team. Inc.

Executive Summary



DATA SUMMARY		UNIT SUMMARY		PARKING SUMMARY	
SITE SQUARE FOOTAGE: GROSS FLOOR AREA: F.A.R. (BUILDING GFA / SITE SF): HEIGHT OF PROPOSED BUILDING:	+/- 119,626 SF +/- 346,360 SF APPROXIMATELY 2.89 +/- 60.4 FT	1ST FLOOR 2ND FLOOR 3RD FLOOR 4TH FLOOR 5TH FLOOR 6TH FLOOR	44 UNITS 46 UNITS 53 UNITS 53 UNITS 53 UNITS 51 UNITS	TOTAL UNIT COUNT: TOTAL PARKING COUNT: PARKING RATIO:	300 UNITS 222 SPACES 0.74 : 1
TOTAL USABLE OPEN SPACE: USABLE OPEN SPACE PER UNIT:	+/- 45,622 SF +/- 152 SF	300 UNITS TOTAL 14.33% STUDIO (43 TOTAL) 46.33% 1 BEDROOM (139 TOTAL) 36% 2 BEDROOM (108 TOTAL) 3.33% 3 BEDROOM (10 TOTAL)			

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