

BRA

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73 River Street
Mattapan, Massachusetts

Appendix C: Notice of Intent to File PNF

16 June 2015

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: **Letter of intent to File Project Notification Form**
73 River Street, Mattapan/Article 80 Small Project Review

Dear Director Golden:

The purpose of this letter is to notify the Boston Redevelopment Authority ("BRA") of the intent of George Tsolirides, as Owner Developer of the property and defined below as the "Project Proponent," to file a Project Notification Form ("PNF") with the BRA under Article 80 Small Project Review.

The proposed project, identified as "73 River Street," features the clean-up of a vacant lot, the demolition of two one story structures and the construction of a new 4 story retail/residential building and related improvements in pedestrian access. The project will consist of the construction of retail, residential with supporting facilities on the ground floor, and residential units on floors second, third and fourth. The new building will consist of approximately 33,942 gross square feet of space, with approximately 8,743 gross square feet of street level of which 2,947 gross square feet is retail. Second, third and fourth floors will consist of 8,431 gross square feet each all residential with support facilities. Based upon the current plans for the Proposed Project, it will be necessary to seek approval variances from the Board of Appeal for: Use, floor area ratio, front yard, side yard, and off-street parking deficiencies.

By way of background, The Project Proponent filed its initial permit application for the development of the property in 7 August 2011. Since this time, the Project proponent, has engaged in extensive discussions with staff at the BRA concerning project design, conducted outreach with local elected and appointed official and made presentations to the abutters and the local neighborhood organization.

As a result of input received by its preliminary outreach above, the Project Proponent has made changes to its original scope and design, and we are now prepared to submit a PNF for this project and begin the Article 80 small project process. A copy of the rejection letter and appeal application will be included in its formal Article 80 application.

Please advise at your earlier convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

Lucio Trabucco, Partner

CC: Farid Dessources, Mayor's Office of Neighborhood Services\
District City Councilor Charles C. Yancey