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Newton, MA 02461

May 22, 2015

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Mr. Gary Uter, Project Assistant

**RE: Revised Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
DOT BLOCK Mixed-Use Residential / Retail Development**

Dear Director Golden:

The purpose of this letter is to revise **DOT BLOCK LLC's** (the "Proponent") Letter of Intent ("LOI") to file an Expanded Project Notification Form ("PNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code") for a mixed-use residential / retail development in the Dorchester neighborhood on a Site generally bordered by Pleasant, Greenmount and Hancock Streets, and by Dorchester Avenue. An initial LOI was filed with the BRA on March 12, 2015, outlining a Proposed Project. Since that time, the Proponent has entered into an agreement to purchase adjacent parcels of land at the corner of Hancock Street and Dorchester Avenue, and therefore is submitting this revised Letter of Intent.

Article 80 - Large Project Review

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and therefore will require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report ("DPIR") including a transportation analysis, air and noise, shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

The Site

The Site comprises a total of approximately 206,849 square feet, and is predominantly located within the Dorchester Neighborhood Shopping zoning sub-district, with a small portion within a 3-Family sub-district. The Site is centrally located in Dorchester, Boston's largest neighborhood, and is bounded by the three distinct and vibrant urban residential neighborhood districts of Meeting House Hill to the south, Jones Hill to the east and Savin Hill to the north/northeast. The Site includes nine (9) existing buildings which are in fair to poor condition; a private way (Greenmount Place) off Greenmount Street; and a 15-foot City of Boston Sewer Easement that runs through a portion of the Site from Dorchester Avenue to Pleasant Street. The existing buildings will be demolished to enable the Proposed Project to be completed. Please see **Figure 1. Project Locus- DOT Block.**

Currently, this portion of Dorchester is under-utilized with an inconsistent collection of buildings of varying scales and massing. Existing businesses that surround the site are an eclectic collection of small restaurants, auto body shops, a carwash, gas station and other similar types of businesses. There is also no consistent architectural language or relationship of these businesses to each other or the abutting roadways.

Prior Proposed Project - Original Letter of Intent (03/12/15)

The original LOI involved the phased redevelopment of four existing parcels of land totaling approximately four (4) acres. Over the course of two phases, the prior Proposed Project intended to replace the existing site structures with a new mixed-use residential / retail development consisting of approximately 260 residential for-sale and rental units (within four, five and six-story buildings) plus approximately 40,000 square feet of anticipated ground level retail uses, approximately 7,000 square feet of ground level support and service space, and a 20,000 square foot landscaped deck, all ultimately served by up to 400 accessory central garage parking spaces in four-levels (the "Prior Proposed Project"). As part of the Proponent's proposal, a portion of the proposed total residential units would address the City of Boston's Inclusionary Zoning Policy. See details for the original land area in the Prior Proposed Project on the table on the following page.

COB Assessor's Parcel Number FOR PRIOR PROPOSED PROJECT	Address	Area (Square Feet)
1502595010	1207 Dorchester Avenue	157,684
1502583000	16 Greenmount Street	2,794
1502607000	256 Hancock Street	9,834
	Greenmount Place (Private Way)	1,708
	PRIOR PROJECT - TOTAL	172,023

Revised Proposed Project

The Proponent now proposes to expand the existing Site described in the original LOI to include the land at the corner of Hancock Street and Dorchester Avenue. The revised listing of the existing parcels of land within the expanded site totals approximately 4.75 acres (206,849 sf) and is presented in the table on the following page.

COB Assessor's Parcel Number FOR REVISED PROPOSED PROJECT	Address	Area (Square Feet)
1502595010	1207 Dorchester Avenue	157,684
1502583000	16 Greenmount Street	2,794
1502607000	256 Hancock Street	9,834
	Greenmount Place (Private Way)	1,708
1502599000	1221 Dorchester Avenue	6,369
1502600000	1225 Dorchester Avenue	13,649
1502604000	274 Hancock Street	5,293
1502602000	1245 Dorchester Avenue	7,685
1502603000	284 Hancock Street	1,833
	REVISED PROJECT - TOTAL	206,849

Revised Development Approach

The Proposed Development will proceed as a single project. However, components of the development will need to be sequenced for logistical reasons, and to satisfy lender requirements and allow for market absorption. Initial construction is expected to include the eastern and southern portions of the development along Dorchester Avenue and Hancock Street. These buildings will include eight, four-story, 8-unit buildings, a five-story, 50-unit building and several 5-6 story, mixed-use buildings with approximately 60,000 square feet of ground floor retail space and a total of 270 upper level residential units, approximately 7,200 square feet of ground level support and service space, and a 25,000 square foot landscaped roof deck. The buildings will be served by a five-level, 450 space central parking garage and by a separate 22 space covered lot dedicated to retail parking.

There is expected to be an *interim* condition to screen the completed garage from the adjoining residential areas across Pleasant and Greenmount Streets, as requested by the BRA, until the completion of the full build out (as described in the paragraph below).

Following completion or substantial completion of the construction described in the prior paragraph, a northern portion of the approximately 206,849 square foot site will be developed for residential and open space uses, including 64 for-sale or rental two-bedroom units in eight separate four-story structures along Pleasant and Greenmount Streets providing 88,760 gsf of floor area. In addition, there will be a single, five-story structure housing 50 for-sale or rental units providing 53,844 gsf of floor area.

As part of the Proponent's revised proposal, a portion of the proposed total residential units will also address the City of Boston's Inclusionary Zoning Policy.

**Potential Future Acquisition Parcels:
Corner of Greenmount Street and Dorchester Avenue**

The Proponent is seeking to acquire control of the 12,617 square feet at the corner of Dorchester Avenue and Greenmount Street. If the Proponent is successful in acquiring that land, then the Project Site will be increased by 12,617 square feet, and the Project will be increased to include approximately 40 new residences, and 10,000 square feet of additional retail uses. The impacts of this additional development and proposed massing will be fully presented and evaluated in the Project Notification Form.

The listing of the parcels within this future acquisition area is shown in the table on the following page.

COB Assessor's Parcel Number	Address	Area (Square Feet)
POTENTIAL FUTURE ACQUISITION PARCELS		
1502587000	2 Greenmount Street	7,773
1502588000	1189 Dorchester Avenue	1,070
1502589000	1191 Dorchester Avenue	663
1502590000	1193 Dorchester Avenue	649
1502591000	1195 Dorchester Avenue	664
1502592000	1197 Dorchester Avenue	684
1502593000	1199 Dorchester Avenue	664
	POTENTIAL FUTURE ACQUISITION PARCELS - TOTAL	12,167

Zoning Relief

The Project will include three principal uses: retail, office and multi-family/residential. A parking garage is also planned for the early stages of construction. The retail/office uses will include general office space, restaurant (general and take-out) and general retail. The multi-family residences are proposed to be constructed in three forms: (1) eight four-story, eight-unit buildings; (2) one five-story 50-unit building; and (3) mixed-use buildings with retail on the ground level and multiple stories of residential units above.

- **Mixed-Use Buildings & Parking**

The mixed-use buildings will all¹ be constructed in the NS sub-district and will have retail/office only on the ground floor and residential units on the upper floors. The NS sub-district requires a conditional use permit for general retail

¹ If the additional parcels acquisition is completed, a portion of the mixed-use building to be constructed up to the corner of Dorchester Avenue and Greenmount Street would be located in the 3F-D-3000 sub-district, and therefore may require additional relief under the regulations for that sub-district.

business, take-out restaurants and office space, and therefore such conditional use permits will also be sought for the Proposed Project.

- ***Residential Buildings***

Three (and a small portion of a fourth) of the planned four-story, eight-family residential buildings will be developed in the 3F-D-3000 sub-district. The 3F-D-3000 sub-district prohibits multi-family developments of more than three-units, and the Proposed Project will therefore require a use variance for the proposed eight-family buildings.

Another four (and the majority of a fifth), four-story, eight-family residential buildings are planned to be developed in the NS sub-district adjacent to a five-story 50-unit residential building and abutting to the south the parking garage and a large mixed-use building. The 50-unit residential building will include residential units on all five levels including the ground level as will the four eight-family buildings located within the NS sub-district, and a conditional use permit will be required for use of the first floor of this building for residential use.

Community Outreach

The Proponent will continue to conduct extensive community outreach with neighbors and abutters of the Site, including meetings and discussions with the Dorchester neighborhood and local elected and appointed officials for the neighborhood. Over the past several months, the Proponent and its team have met with the BRA project team being coordinated by Gary Uter, Project Assistant.

Thank you for your time and attention on this revised Proposed Project, and our team looks forward to working with you towards a successful outcome. Please contact me at your convenience if you have any questions regarding the revised Proposed Project.

Very truly yours,

**MITCHELL L. FISCHMAN CONSULTING LLC
ON BEHALF OF DOT BLOCK LLC**



Mitchell L. Fischman, AICP

Attachment: **Figure 1. Project Locus – DOT BLOCK**

cc: The Honorable Mayor Martin J. Walsh
City Councilor Frank Baker, District 3
State Senator Linda Dorcena Forry
State Representative Evandro C. Carvalho
State Representative Daniel Hunt
Ellen Boyle, CSHCA
Eileen Fenton, CSHCA Planning Committee
Alec Bonelli, Mayor's Office of Neighborhood Services
Flavio Daveiga, Mayors Office of Neighborhood Services
Sheila Dillon, Department of Neighborhood Development
Erico Lopez, Boston Redevelopment Authority
Gary Uter, Boston Redevelopment Authority
John Childs, Atlas Investments Group LLC
Demetrios Dasco, Atlas Investments Group LLC
Martin R. Healy, Esq., Goodwin Procter LLP
John Hession, EBI Consulting
Eric Robinson, RODE ARCHITECTS, Inc.

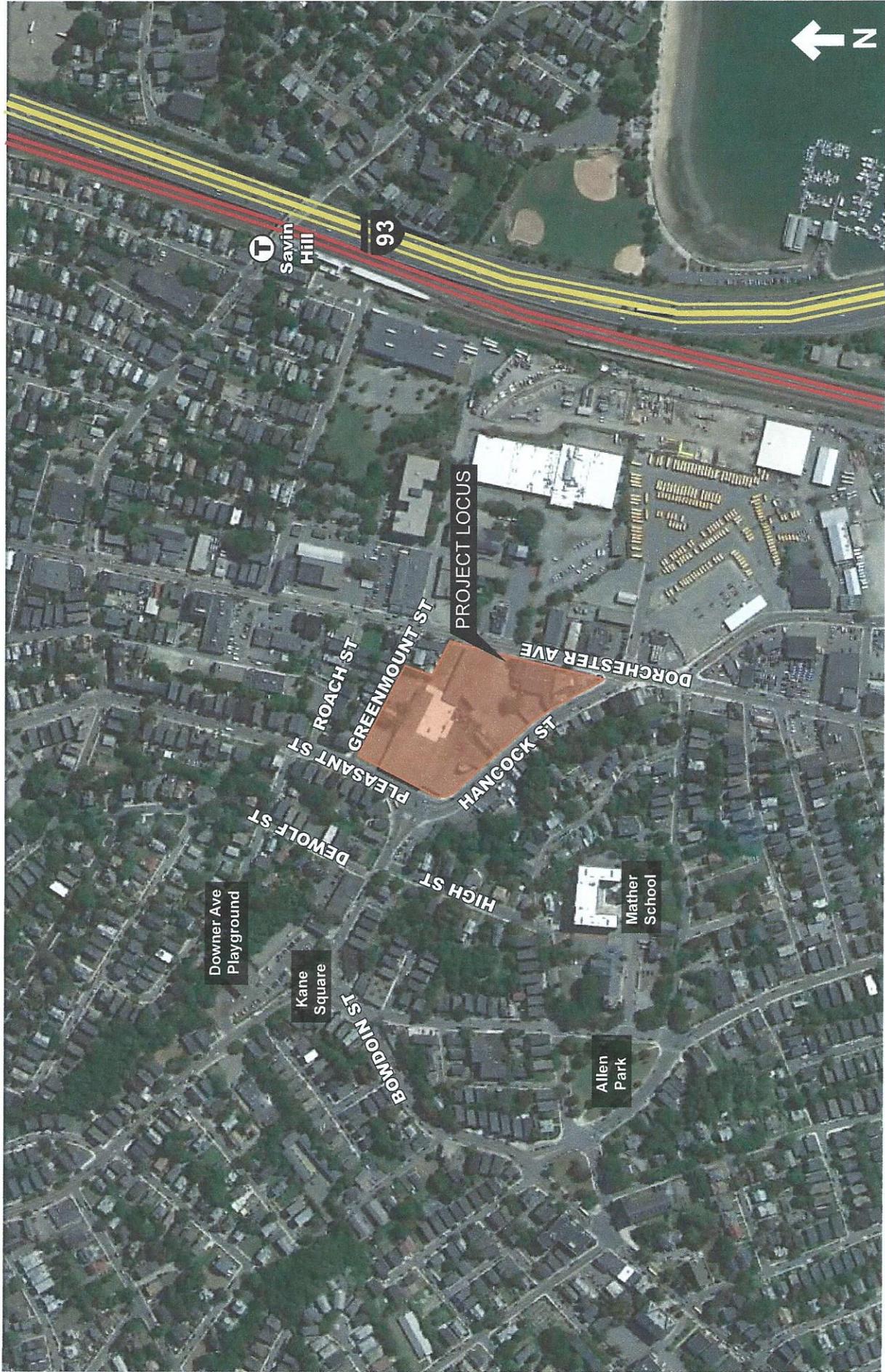


Figure 1
Project Locus