



Lincoln Property Company  
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July 12, 2018

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**By Hand**

Mr. Brian P. Golden, Director  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201-1007

Re: The Parkway Apartments, 1507 VFW Parkway, West Roxbury, MA

Dear Director Golden:

Please accept this Letter of Intent under Article 80 of the Boston Zoning Code (“Code”) submitted to the Boston Planning & Development Agency pursuant to the Executive Order entitled “An Order Relative to the Provision of Mitigation by Development Projects in Boston” for the The Parkway Apartments community.

Lincoln Parkway, LLC (“LP”), an affiliate of Lincoln Property Company (“Proponent”) proposes to construct a two hundred fifty-eight (258) apartment community, in two (2) detached, four (4) story, wood-frame buildings, with three hundred eighty-seven (387) parking spaces in a core, allowing residents floor-to-floor direct access to and from the garage (“Project”). The Project will include modern clubhouse amenities, an outdoor pool, and ample open space. The garage will include bicycle storage areas and electric charging stations for vehicles.

The unit mix will include one and two-bedroom apartments. The Project will provide much-needed apartment units and affordable housing, including 34 on-site affordable apartment units in compliance with the City’s December 2015 Inclusionary Development Policy.

The Project will be developed on an approximately 200,376 square foot parcel (4.6 acres) of land (“Project Site”) fronting on the southbound side of the VFW Parkway (Route 1), south of Spring Street approaching the Dedham line, presently owned by the James E. Clair Sr. Trust. The Project Site encompasses most all of assessor’s parcel 2010642010, excluding a small triangular portion thereof on the southern end which is now part of the adjacent car dealership property. LP proposes to transform this long-vacant, 4.6 acre site of broken asphalt and vegetation, located on a major transportation artery at the City’s West Roxbury gateway, into a vibrant neighborhood apartment community.

The Project Site is part of the West Roxbury Neighborhood District and the Route 1 Community Commercial Neighborhood Business Subdistrict. Although the Site is located on the VFW Parkway, it is not part of the VFW Parkway Greenbelt Protection Overlay District, which terminates at Spring Street to the north. No zoning relief is required as the Project is designed to be well-below the allowable density per Code, containing a total Floor Area Ratio of 1.75 (2.0 allowed) and lot coverage of 48%, allowing significant open space. Multi-family use is allowed with a conditional use permit and the Project Site abuts a Multifamily Residential zone to the west. The Proposed Project constitutes a Large Project under Article 80B of the Code and is subject to Large Project Review. In accordance with provisions of Section 80B-5.4 of the Code, LP intends to file a PNF with the BPDA.

The Project will conform to Article 37 of the Boston Zoning Code – Green Building and Climate Resiliency Guidelines.

LP has had positive and constructive introductory meetings with the representatives of the Boston Trailer Park, located adjacent to the rear of the Project Site, neighbors and local elected officials. LP is committed to engaging the community and strongly believes that we can improve our proposal by listening to and responding to those who know the community best. We look forward to working with the BPDA, City agencies and the West Roxbury community during the Article 80 review of the Proposed Project.

If you have any questions about the Project, please feel free to contact me, John J. Noone, Executive Vice President - Northeast, Lincoln Property Company, at 781-398-2223 or [JNoone@LPSI.com](mailto:JNoone@LPSI.com).

Thank you.

Sincerely,  
  
John J. Noone

cc: Daniel O. Gaquin, Esq. Mintz Levin  
Michael Vaughn, Nauset Strategies