



Madison Park Development Corporation

March 27, 2015

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Attn: Mr. Dana Whiteside, Deputy Director
Mr. Gary Uter, Project Assistant

Re: Letter of Intent to File Project Notification Form (PNF)
Madison Park Infill Sites

Dear Director Golden:

Pursuant to the *Executive Order Relative to the Provision of Mitigation by Development Projects in Boston* issued on October 10, 2000, as amended, the this letter is to notify the Boston Redevelopment Authority (the "BRA") of Madison Park Development Corporation's (the "Proponent's") intent 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"). The proposed development site, as described below, is within Madison Park Village, along Melnea Cass Boulevard in the Roxbury neighborhood, and is in the midst of a very active transportation node that includes major MBTA bus lines, the Ruggles and Dudley Square MBTA stations within ½ mile of the site. Please see **Figure 1. Project Locus.**

Proposed Development

The Proponent proposes demolition of a 1-story building at 40 Raynor Circle and the creation of a residential development consisting of 76 residential (flats and duplex) units on two parcels along Melnea Cass Boulevard at 40 Raynor Circle (Assessors Parcel ID 0902230000) and Brooke Marshall Road (Assessors Parcel ID 0902197000) to be served by 8 off-street surface parking spaces plus additional parking spaces added along a proposed relocated new Brooke Marshall Road public through-street (the "Proposed Project"). As part of this proposal, on-site affordable units will be provided in accordance with the City of Boston's Inclusionary Development Policy (the "IDP").

Project Site

The Project Site, including the above two identified parcels, is comprised of approximately 63,000 square feet ("sf") of land including approximately 18,000 sf at the 40 Raynor Circle parcel and approximately 45,000 sf at the Brooke Marshall Road parcel, which also includes 11,720 sf of a roadway portion of Brooke Marshall Road proposed to be discontinued. A relocated right-of-way is proposed to replace this segment of Brooke Marshall Road. Brooke Marshall Field is currently vacant, as described, and the parcel currently located at 40 Raynor Circle consists of a 1-story building where the Proponent currently runs five-day a week community programs.

Existing townhouses which are a part of Madison Park Village are located between the two parcels of the Proposed Project site as illustrated in **Figure 1- Project Locus**.

Article 80 Compliance

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project located in a Boston neighborhood and therefore requires preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The proposed Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report (“DPIR”) including a transportation analysis, urban design and sustainability component, handicap and disability access, and 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.

Zoning Code Compliance

The Project Site was the subject of a larger zoning map amendment (Map Amendment No. 597), approved by the Boston Zoning Commission on January 14, 2015, and by the Mayor on January 15, 2015. In accordance with this zoning map amendment, the Project Site has been designated as being within a “U” Urban Renewal Area Overlay District. Based upon the approvals by the BRA, Zoning Commission and the Mayor, the use and dimensional requirements applicable to the Proposed Project are set forth in the South End and Campus High Urban Renewal Plans, which stipulate that the Site may be used for residential use with the dimensional controls applicable to the Proposed Project subject to Authority Approval, and the proposed buildings shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority Approval. The Proposed Project is consistent with the dimensional and use restrictions within the applicable Urban Renewal Plans. Therefore, upon the issuance of a design approval certification for the Proposed Project by the Authority, and the Authority’s determination of other requirements such as off-street parking and loading which will be reviewed in accordance with the Article 80 process, the Proposed Project will be in compliance with the Zoning Code.

Community Outreach

In support of the required Article 80 Large Project Review process, the Proponent has conducted, and will continue to conduct, extensive community outreach with neighbors and abutters of the Site, including meetings and discussions with the residents of the adjacent Madison Park Village and Whittier Street communities, Roxbury neighborhood residents, the Roxbury Strategic Master Plan Oversight Committee and local elected and appointed officials for the neighborhood. Over the past several months, the Proponent and its team have also met with the BRA project team being coordinated by Dana Whiteside, Deputy Director, and Gary Uter, Project Assistant.

The Proponent request that the BRA, in forming its Impact Advisory Committee (the “IAG”) encourage and seek participation from Roxbury residents living less than 0.5 miles from the Proposed Project location, as well as active members of resident committees for communities adjacent to the Proposed Project, to serve as members on such IAG during the Article 80 review process.

Thank you for your time and attention on this 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 Proposed Project.

Sincerely,

MADISON PARK DEVELOPMENT CORPORATION



Russell Tanner, Vice President of Real Estate

Attachment: **Figure 1. Project Locus – Madison Park Infill Sites**

cc: City Councilor Tito Jackson
State Senator Sonia Chang-Diaz
State Representative Gloria L. Fox
Kaira Fox, Mayor's Office of Neighborhood Services
Erico Lopez, Boston Redevelopment Authority
Dana Whiteside, Boston Redevelopment Authority
Gary Uter, Project Assistant
Sophia Transtamar, Madison Park Development Corporation
James Greene, Esq., Rubin and Rudman
Mitchell L. Fischman, MLF Consulting LLC
Cory Mian, Preservation of Affordable Housing
Kate Bennett, Boston Housing Authority

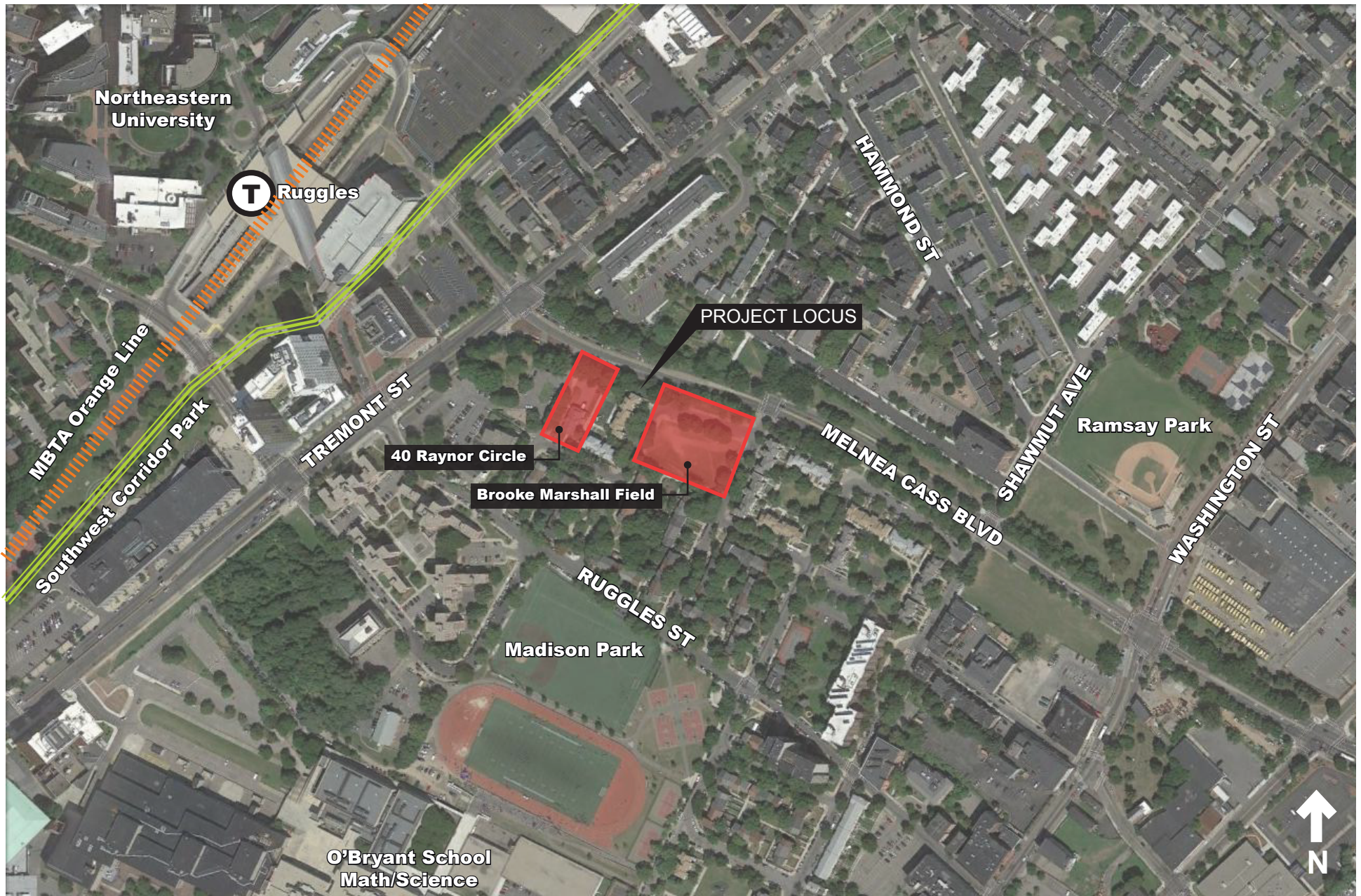


Figure 1
Project Locus