

Cover Letter

Brian Golden
Acting Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

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March 1, 2017,

RE: 1 Newcomb Place, Lower Roxbury, Boston
Letter of Intent to File for Project Notification Form under Article 80 Small Project Review

Dear Mr. Golden,

Urban Core Development LLC (UCD) in conjunction and in a partnership with Boston Real Estate Collaborative LLC (BREC) and on behalf of 11 Newcomb Street LLC, is submitting this letter as a Notice of Intent to file for a Project Notification Form (PNF) under Article 80 for Small Project Review with the Boston Planning and Development Agency (BPDA) in connection with the proposed development at 1 Newcomb Place in Lower Roxbury, Boston

The proposed project involves the construction of a new 6 story building comprised of 20 market rate residential apartment units and 3 affordable housing units. The total gross square footage of the new building will be 24,655sf.

The site, approximately 4,127sf in size, once developed will essentially create an infill building situated between 1900 & 1902-1904 Washington Street and 11 Newcomb Street. The parcel along with the abutting buildings are owned by 11 Newcomb Street LLC and managed by BREC. As with the redevelopment of the abutting buildings, the construction of 1 Newcomb Place will further compliment the energy and vitality of the Ramsay Park neighborhood by ushering in more residents and increasing foot traffic along the Washington Street corridor.

Joseph DiGangi of UCD and V. William Avanesian of BREC will lead a team of professional architects, engineers, contractors and consultants with years of experience in the development of residential projects in the city of Boston. Monte French of Francke French Architects, will be the architect for the project. The team has already conducted a pre-scoping meeting with BPDA staff members.

We intend to pursue the Article 80 Small Project Review process for this project and look forward to working with you and your staff.

Sincerely,

Joe DiGangi

Managing Partner, Urban Core Development LLC
On behalf of 11 Newcomb Street, LLC