

THE RESIDENCE AT WALK HILL LLC

*52 English Commons
Topsfield MA 01983*

May 24, 2016

Brian Golden, Director
Boston Redevelopment Authority
Boston City Hall
Boston, Ma 02201

Re: 289 Walk Hill Street, Roslindale, MA
Letter of Intent to file for an Article 80, Large Project Review

Dear Mr. Golden;

The Residences at Walk Hill, LLC. (The Proponent) is submitting this letter as notice to file an Article 80 Expanded Project Notification Form with the Boston Redevelopment Authority (BRA) in connection with the proposed redevelopment of 289 Walk Hill Street, Roslindale.

The site is made up of four individual properties currently improved with retail floral businesses that primarily cater to the local cemeteries. The site has a combined area of approximately 87,631 square feet and is bounded to the north by Walk Hill Street, to the west by Canterbury Street, and to the east by the American Legion Highway. The site abuts a residential property to the south that has recently received ZBA approval to be redeveloped into residential townhouses. The Canterbury Brook occupies an easement that extends along the eastern edge of the site parallel to the American Legion Highway.

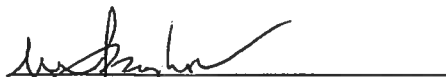
The Proponent has all four properties under agreement conditioned on the development of a multi-family, condominium building that would consist of approximately 137 units and 165 underground parking spaces. The current concept would be 157,000 square feet in a five story structure.

The Proponent has retained Embarc Studio as the project architect with Robert Del Savio, AIA Principal-in-Charge. Embarc has been involved with and created many multi-family projects in the Boston area and will work closely with the development team and the staff at the BRA to create a contextual, attractive asset to the Roslindale Neighborhood.

The Proponent has informally initiated the development review process including meeting with members of the Mount Hope Civic Association. The number of units and parking ratios described in this LOI have been modified to respond directly to community concerns.

We look forward to engaging the BRA staff and an Impact Advisory Group in order to secure support required to achieve the necessary approvals.

Sincerely,



Nabil Boghos
Partner
The Residences at Walk Hill, LLC



Charles Gill
Partner
The Residences at Walk Hill, LLC