



August 10, 2017

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

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Re: Letter of Intent to File Expanded Project Notification Form (EPNF)
Mattapan Station Redevelopment, Mattapan, MA

Dear Director Golden:

In accordance with the requirements of Article 80B Large Project Review under the Boston Zoning Code (“the Code”), the Preservation of Affordable Housing (“POAH”) and the Nuestra Comunidad Development Corporation, (“the Proponent”), in partnership with the Massachusetts Bay Transportation Authority (“Site Owner”), hereby submits this Letter of Intent (LOI) to file an Expanded Project Notification Form (EPNF) for the proposed Mattapan Station mixed-use residential, commercial, and retail project.

Project Site

The Mattapan Station Redevelopment Project (the “Project”) site consists of an approximately 2.57-acre existing parking lot, which is bounded by River Street, Blue Hill Avenue, and the newly restored Neponset River Greenway.

Project Description

This innovative transit-oriented development project will provide critically-needed affordable and market-rate housing in the Mattapan community. Just as importantly, residents of the complex will have a variety of transportation options, including public transit, ride-share, and bike-share, along with direct access to the Neponset River Greenway, which will substantially enhance their quality of life with the provision of passive and active recreational opportunities.

The proposed development program for this \$57 million project involves the construction of 135 units of mixed-income rental apartment housing in Building 1, along with 10,000 square feet of commercial/retail space, and a 2,000 square foot Community Room on the ground floor. The development program also includes the future construction of a second building comprised of 9 homeownership units. In total, the proposed Project comprises 166,750 gross square feet (inclusive of residential floors).

The first component of the project is the proposed mid-rise residential/commercial building (“Building 1”), that will be comprised of 5 stories along River Street and 6 stories at the south elevation (abutting the bus/trolley station). The unit mix includes two townhouses with entrances at grade, and 133 multi-family units on four floors (floors 2-6). The residential housing will serve a range of income levels, and will include studios, one, two, and three-bedroom units to support single households and families.

The community room that will be located on the ground floor of Building 1 will have an entrance at the Neponset River Greenway, and the commercial/retail space along River Street will include a mix of small businesses and retail stores intended to meet the needs of Mattapan Station residents and MBTA commuters, along with residents of the broader Mattapan community.

It is also anticipated that the commercial and retail space will leverage foot traffic during the day and evening, and will anchor and enliven the streetscape in this highly visible area. Additionally, the Project will provide a level of momentum that will lay the groundwork for the future construction of other key projects in this growing community. The Mattapan Station project is also expected to generate long-term economic benefits for Mattapan Square businesses and the broader Mattapan community.

The proposed parking program for the Building 1 project will include the preservation of a total of 50 commuter parking spaces at the existing MBTA parking lot. Additionally, a total of 70 residential parking spaces will be constructed underground, with a ratio of up to 0.52 spaces/unit (exclusive of the MBTA commuter parking).

The second component of the project (Building 2), which fronts River Street on the east side of the MBTA bus loop, is anticipated to be a 4 story residential condominium building of approximately 10,500 square feet consisting of 9 additional units.

We look forward to working with the BPDA and continuing our engagement with the community during the Article 80 review of this transformative project.

If you have any questions, please contact Roger Brown at (617) 449-0866, or David Price at (617) 989-1223.

Sincerely,



Rodger L. Brown
PRESERVATION OF AFFORDABLE HOUSING
Managing Director



David Price
NUESTRA COMUNIDAD DEV. CORP.
Executive Director

Cc: Beverley Johnson – Bevco, Inc.
Janelle Chan – MBTA
Ellen DeNooyer – MBTA
Michael Travaline – JLL