



November 18, 2019

BRA

Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

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**Re: Letter of Intent to File Project Notification Form ("PNF")
780 Morrissey Boulevard, Dorchester Neighborhood District**

Dear Director Golden:

Please accept this letter as a Letter of Intent under Article 80B of the Boston Zoning Code (the "**Code**") submitted to the Boston Redevelopment Authority, d/b/a Boston Planning & Development Agency (the "**BPDA**"), pursuant to the Mayor's Executive Order entitled, "An Order Relative to the Provision of Mitigation by Development Projects in Boston" (initially issued October 10, 2000, and amended April 3, 2001), for the filing of a PNF for the development of a new residential structure and accessory off-street parking at 780 Morrissey Boulevard (the "**Proposed Project**").

The Michaels Organization ("**TMO**") is pleased to submit this Letter of Intent for the Proposed Project to be developed by its affiliate, Dorchester Michaels LLC, in the Dorchester Neighborhood District, on a certain parcel of real property containing approximately 1.811 acres (78,877 SF) of land area with vehicular, pedestrian, and bicycle access from Freeport Street (the "**Property**"). The existing building on the Property is proposed to be demolished and replaced with a single six (6)-story residential building, totaling approximately 175,130 SF in gross floor area of residential/amenity space under the Boston Zoning Code, together with a parking garage containing approximately 136 off-street spaces and a surface parking area of approximately seven (7) off-street spaces, plus structured bicycle storage. The residential building is proposed to contain a total of approximately 207 units, with a mix of studio (approximately 92 units), 1-bedroom (approximately 94 units), and 2-bedroom (approximately 21 units) units.

The Property is located in the Morrissey Boulevard Community Commercial Subdistrict and within a Greenbelt

THE Michaels ORGANIZATION

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Protection Overlay District under Article 65 of the Boston Zoning Code, governing the Dorchester Neighborhood District. TMO anticipates seeking zoning relief for the Proposed Project in the form of certain variances and conditional use permits from the Board of Appeal. The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines and incorporate LEED building strategies and practices. The Proposed Project will also conform with the Mayor's Inclusionary Development Policy regarding the provision of affordable housing units by residential developments in the City of Boston proposing more than ten (10) such units and requiring zoning relief.

In accordance with Article 80B of the Code, the Proposed Project will constitute a large project and is accordingly subject to Large Project Review. Pursuant to the provisions of Article 80B, Section 80B-5.4 of the Code, TMO intends to file a PNF with the BPDA.

We look forward to working with the BPDA, City agencies, the Impact Advisory Group appointed to advise the BPDA, and the community at large during the large project review process for the Proposed Project.

Thank you for your consideration of this letter.

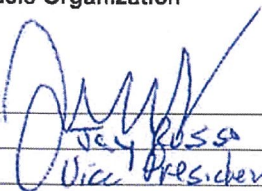
Sincerely,

The Michaels Organization

By: _____

Name: _____

Title: _____


JAY RUSSO
Vice President

Copy to: Hon. Frank Baker, District 3 City Councilor
Mr. Jay Russo, The Michaels Organization