
THE HERB CHAMBERS

COMPANIES

JENNINGS ROAD MANAGEMENT CORP.

June 10, 2019

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

Re: 710-720 Morrissey Boulevard, Dorchester, MA / Herb Chambers Honda of Boston

Dear Director Golden,

On behalf of the Herb Chambers Companies, and in accordance with the applicable Executive Orders governing development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment of the property located at 710-720 Morrissey Boulevard in Boston's Dorchester Neighborhood.

Specifically, Chambers proposes to develop a new Honda auto dealership (the "Project") at the location previously occupied by J.D. Byrider and Westminster Dodge auto dealerships. The proponent's intent is to develop a category-leading, first-class new facility that will contribute meaningfully to the Morrissey Boulevard streetscape.

The Project site is an approximately 92,139 square-foot parcel located just South of the intersection of Morrissey Boulevard and Freeport Street. The Chambers affiliate, Herb Chambers of Woburn, LLC purchased the property in January 2019. The Project itself is bounded on the North by Victory Road, on the East by Freeport Street and on the West by Morrissey Boulevard.

Expressway Toyota is just to the North across Victory Road and the 7-Eleven convenience store is just to the South on the same side of Morrissey Boulevard.

The Project building will be contemporary in style, featuring a streamlined design. It is presently expected to be four stories high, with a maximum height of approximately 65 feet. The Project will contain approximately 112,600 square feet of building area, and will include showrooms, offices, service bays, vehicle storage, and customer amenities, including lounges. The preliminary plans indicate that the Project will be supported by space for approximately 222 automobiles located within the building (including inventory), and approximately 178 surface spaces outside the building. These preliminary plans may be modified through the permitting process and in light of input from the BPDA, elected officials, neighbors, and other stakeholders.

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The Project will require Large Project Review under Article 80 of the Boston Zoning Code. It is also expected that the Project will require zoning relief from the provisions of Article 65 of the Code, the Dorchester Neighborhood District Article. In particular, this relief will include variances and conditional use permits for an automobile dealership under Article 65, Table B, a variance for the Project's building height, and a conditional use permit relating to its location partially within the Morrissey Boulevard Greenbelt Protection Overlay District under Article 29. The Project will comply with Article 37 of the Code, Green Buildings.

The Project proponent has assembled an experienced team of professionals to assist with this Project, including architect James Mullarkey and civil engineer Gabe Crocker. Chambers Corporate Vice President James Xaros will also be actively involved as well as Chambers Corporate Counsel Paul Losordo.

We look forward to working with the Agency, the Impact Advisory Group, and the community throughout the review of this Project, which we believe will be a positive new contribution to Dorchester.

Respectfully submitted,
Herb Chambers of Woburn, LLC



Herbert G. Chambers

cc (by e-mail): Michael Christopher, BPDA
David A. Carlson, BPDA
Lance Campbell, BPDA