

184 Dudley Street, Suite 102, Roxbury, MA 02119

Madison Park
Development Corporation

March 27, 2015

Mr. Brian Golden
Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Letter of Intent
Whittier Choice Neighborhood

2015 MAR 30 A 9:31
BRA

Dear Mr. Golden:

Pursuant to the *Executive Order Relative to the Provision of Mitigation by Development Projects in Boston* issued by former Mayor Menino on October 10, 2000 as amended on April 3, 2001, on behalf of the joint venture partnership of Preservation of Affordable Housing ("POAH") and Madison Park Development Corporation ("MPDC") in partnership with property owner Boston Housing Authority ("BHA"), we hereby submit its Letter of Intent to re-develop the existing Whittier Street public housing development in Roxbury, MA.

Location

The Whittier Choice Neighborhood Project (the "Project") site consists of approximately 3.8 acres owned by the BHA which is bounded by Tremont Street, Cabot Street, Ruggles Street and Whittier Street.

Project Description

The Project involves the demolition of 200 units of existing public housing in four buildings, and the phased construction of approximately 386 units of mixed income housing in three new buildings with the addition of ground floor commercial in one building. In total, the proposed Project comprises approximately 472,000 gross square feet (530,000 GSF inclusive of garage floors).

Structured parking will be provided for up to 121 cars at full build a ratio of up to 0.31 spaces/unit. In addition, approximately 26 on-street spaces are proposed to be constructed within internal roadways

which will, in time, become city streets. An additional seven spaces are proposed to be located on Tremont Street as part of the second phase of the Project.

The proposed transit-oriented Project will add a desirable mix of housing types to the Roxbury neighborhood. The proposed high-rise design at Tremont Street will anchor and enliven the streetscape in this highly visible area which encompasses busy Tremont Street, Ruggles Station and future mixed-use development on Parcel 3. The Project will provide momentum to activate future projects at the nearby Madison Park Village and to better connect the community to the Dudley Square business district.

The proposed high-rise residential/mixed-use building (Building 4), located on Tremont and Whittier Streets, will be up to 14 stories with a 10-story wing on Whittier Street. The remaining two buildings will be reduced in scale at 5 stories each to meet the streets of the neighborhood at an appropriate scale and density.

Building 1, which fronts on Whittier Street and Cabot Street, is proposed to be 5 stories and contains 82 units with two-story townhomes and flats above. Building 1, which is the first phase of construction, will utilize existing on-site parking. Three of the four existing buildings will also remain in place until construction on Buildings 4 and 5 is initiated.

Building 4, which turns the corner of Whittier Street, and steps down to ten stories along Tremont Street, is proposed to have 241 units with approximately 7,680 square feet of ground floor commercial space. Building 5 will have 63 units in five stories with, again, two-story townhomes and flats above. Parking for all of the units will be accommodated on an internal street network, and below grade in Building 4. Due to the fact that this is a redevelopment of an existing housing complex, a total of 186 new units and up to 99 new parking spaces will be provided on-street and within a parking garage.

Zoning Compliance

The Project site was the subject of a Map Amendment (Map Amendment No. 597) approved by the Boston Zoning Commission on January 14, 2015. Pursuant to this map amendment, the Project Site is within the "U" Urban Renewal Area overlay district. The applicable use and dimensional controls shall be the use and dimensional controls of the South End and Campus High Urban Renewal Plans and the Land Disposition Agreements relating to the map amendment.

Environmental Documentation

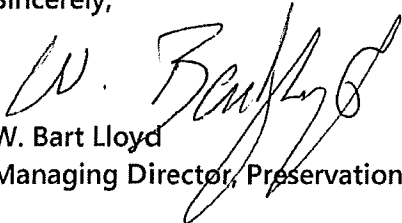
The Project will be submitting a Project Notification Form under Article 80B later this month.

Impact Advisory Group

I understand that, in accordance with the Executive Order referenced above, an Impact Advisory Group (IAG) for this project may be designated. POAH and its project team members will coordinate community outreach with the BRA. The Proponent requests that the BRA encourage participation from Roxbury residents, specifically residents living less than .5 miles from the Proposed Project location, along with members of active neighborhood oversight committees. These individuals can serve to enrich and enhance the IAG membership.

If you have any questions, please call my associate Cory Mian at (617) 449-0867.

Sincerely,



W. Bart Lloyd
Managing Director, Preservation of Affordable Housing

Cc: City Councilor Tito Jackson
State Senator Sonia Chang-Diaz
State Representative Gloria L. Fox
Kaira Fox, Mayor's Office of Neighborhood Services
Erico Lopez, Boston Redevelopment Authority
Dana Whiteside, Boston Redevelopment Authority
Gary Uter, Project Assistant
Sophia Transtamar, Madison Park Development Corporation
James Greene, Esq., Rubin and Rudman
Mitchell L. Fischman, MLF Consulting LLC
Russ Tanner, Madison Park Development Corporation
Kathryn Bennett, Boston Housing Authority
Joseph Bamberg, Boston Housing Authority
Judith Kohn, Fort Point Associates

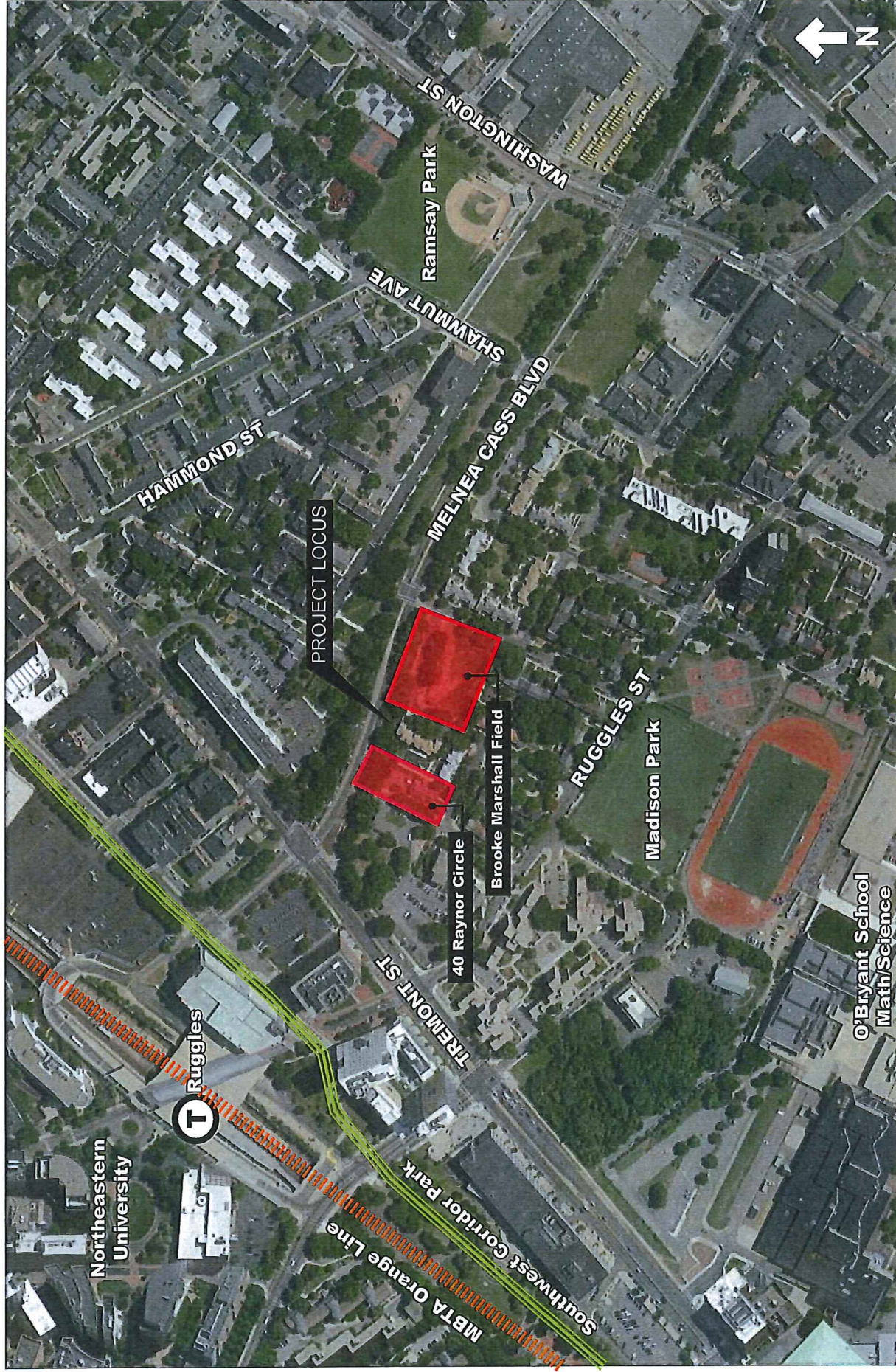


Figure 1
Project Locus