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September 1, 2021

Brian Golden, Director  
Boston Redevelopment Authority  
d/b/a Boston Planning and Development Agency ("BPDA")  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

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Re: 761-775 Huntington Ave, Boston, MA 02110  
Letter of Intent to File Expanded Project Notification Form

On behalf of RTH 761-775 Residences, LLC (the "Proponent"), an affiliate of the Roxbury Tenants of Harvard, we are pleased to submit this Letter of Intent to file an Expanded Project Notification Form for the development of 775 Huntington located in the Mission Hill neighborhood of Boston near the intersection of St. Albans Road and Huntington Avenue. This Letter of Intent is being submitted in accordance with the Mayor's Executive Order dated October 10, 2000, as amended April 3, 2001, relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code.

The proposed project will involve the construction of a mixed use, mixed income project on the parcel anticipated to include approximately 122,500 square feet of gross floor area of residential, 2,900 square feet of gross floor area of commercial, as well as a below-grade garage with approximately 24 parking spaces (together, the "Project"). The project will also include improvements adjacent to the parcel along Huntington and St. Albans to improve the pedestrian, bus, and bicycle accommodations adjacent to the Project.

When completed, the Project will greatly enhance the stock of affordable rental and homeownership housing available in the Mission Hill neighborhood by constructing approximately fifty-six (56) affordable rental apartments, and fifty-five (55) for-sale condominiums, of which twenty (27) will be restricted to income-eligible buyers.

The Project site straddles the Neighborhood Shopping and 3F-2000 subdistricts of the Mission Hill Neighborhood District under Article 59 of the Boston Zoning Code, and certain zoning relief will be required.

In accordance with Article 80B of the Code, the Project will constitute a large project and is accordingly subject to Large Project Review. Pursuant to the provisions of Article 80B, Section 80B-5 of the Code, the Proponent intends to file an EPNF 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.

Sincerely,

Roxbury Tenants of Harvard

Karen Gately, Executive Director

Roxbury Tenants of Harvard 11 New Whitney Street, Boston MA 02115  
phone: 617-232-4306 fax: 617-232-0571