

May 16, 2016

Via In-Hand Delivery

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Mr. Lance Campbell, Project Manager

**RE: Letter of Intent to File Project Notification - Article 80 Large Project Review
101-105 Washington Street, Brighton**

Dear Director Golden:

Our office represents 105 Washington LLC (the "Proponent"), a Massachusetts Limited Liability Company and proposed owner-developer in a joint venture with Congregation Kadimah-Toras Moshe and the Daughters of Israel Mikvah (the "Parties"), as it relates to the real property located at 101-105 Washington Street, Brighton (the "Project Site"). The purpose of this letter is to notify the Boston Redevelopment Authority (the "BRA") of the Proponent's intent to file an Expanded Project Notification Form (the "PNF") with the BRA pursuant to Article 80B, Large Project Review of the Boston Zoning Code (the "Code").

The Proponent's project contemplates a collaborative redevelopment and re-use of the Project Site, by replacing and upgrading the existing facilities of two (2) long standing religious institutions and introducing a new residential development with certain accompanying integrated site, landscape, vehicular and pedestrian access measures and improvements. The Parties' shared vision is to replace the existing and inadequate facilities of these two (2) important religious institutions in order to support their long-term stability in the Brighton neighborhood, with the allocation of the Project Site's remaining land area for new residential housing. The scope and scale of the Proponent's residential program is also intended to further the residential policy goals of Boston Mayor Martin J. Walsh's 2030 Housing Plan.

In particular, the Proponent's collective redevelopment program will consist of approximately 99,330 gross square feet of new floor area in three (3) separate but related projects, delineated as follows: (1) raze and replace the existing and former three-family

structure utilized since the 1960's as a Mikvah on the 101 Washington Street parcel, and construct a new and improved Mikvah facility of approximately 5,000 gross square feet with dedicated on-site parking on the vacant rear parcel at 103 Washington Street (the "New Mikvah"); (2) raze and replace the existing former single-family/bordering house structure on the 105 Washington Street parcel, utilized as a Synagogue facility since the 1940's, and construct a new Synagogue facility of approximately 9,000 gross square-feet with dedicated on-site grade parking on the adjacent 101 Washington Street parcel to be vacated by razing the existing Mikvah facility (the "New Synagogue"); (3) construct a new 73-unit residential building of approximately 85,330 gross square feet, with an underground parking garage for 64 vehicle spaces, bicycle parking and internal trash storage, in place of the former Synagogue facility at the 105 Washington Street parcel (the "New Residential Building"); and (4) introduce overall site integration of the uses, open space/landscaping, above grade parking for the new religious facilities, common vehicular access and pedestrian improvements (collectively, the "Proposed Project").

The Project Site is comprised of 35,772 square feet of land on three (3) adjacent and contiguous parcels. As referenced above, the adjacent and contiguous lots include a land area of 5,372 square feet for the existing Mikvah facility at 101 Washington Street, which will become the New Synagogue site; a vacant rear lot of 4,861 square feet, which will become the New Mikvah site; and a 25,539 square foot parcel at 105 Washington Street, where the existing Synagogue will be replaced by the New Residential Building. Existing vehicular access is provided by an appropriately located site curb cut and shared driveway to be maintained and upgraded for common access for the Proposed Project.

Surrounded by several abutting and nearby structures of five (5) to seven (7) stories in height, including that of multi-story apartment buildings on each side of the Property Site along Washington Street, the context of the immediate area is supportive and well-suited for the proposed scale and scope of the New Residential Building and the Proposed Project. (See Figure 1. Project Locus- 101-105 Washington Street, Brighton).

The Proposed Project is located within the Multi-Family Residential Sub-district (MFR-1) of the Allston-Brighton Neighborhood District (Article 51), which allows the new Multi-Family Residential Uses and exempts the existing Religious Uses pursuant to the provisions of the Code, but restricts and limits certain dimensional, density, lot, floor area, off-street parking/loading and other requirements for the Proposed Project. Thus, the Proponent will seek the relief required for the Proposed Project by Variance and/or Conditional Use(s).with the City of Boston Board of Appeal.

Director Golden

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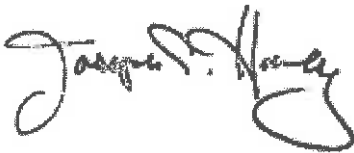
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The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and, therefore, require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft Project Impact Report (“DPIR”) including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

Prior to submitting this Letter of Intent (“LOI”), the Proponent conducted extensive preliminary community outreach to seek initial input and support for the Proposed Project; voluntarily canvassed the neighborhood for its own sponsored initial abutters meeting and hosted site visits with community leadership. On May 5, 2016, the Project Proponent also appeared before the Brighton/Allston Improvement Association to make an initial presentation and receive community-wide input. No initial material concerns were raised by those in attendance upon the presentation and, with guidance by the BRA design staff, the Proponent integrated the articulated input and community values into its overall development program, and it looks forward to continuing to process and shape the Proposed Project with this most important constituency.

Thank you for your time and attention, and our team looks forward to working with you and your staff, members of the Impact Advisory Group to be formed, local officials and the community at-large towards a successful outcome for the City of Boston. Please also do not hesitate to contact me with if you have any questions, or if I can provide any additional information on the Proposed Project.

Very truly yours,



Joseph P. Hanley, Esq.

Partner

Attachments: Figures 1: Project Locus

cc: Jonathan Greeley, BRA Director of Development Review and Policy
Lance Campbell, BRA Project Manager
District City Councilor Ciommo
Tomas Gonzalez, Mayor’s Office of Neighborhood Services

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State Senator Brownsberger

State Representative Honan

Jeff Feuerman, 105 Washington LLC

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Daughters of Israel Mikvah of Boston

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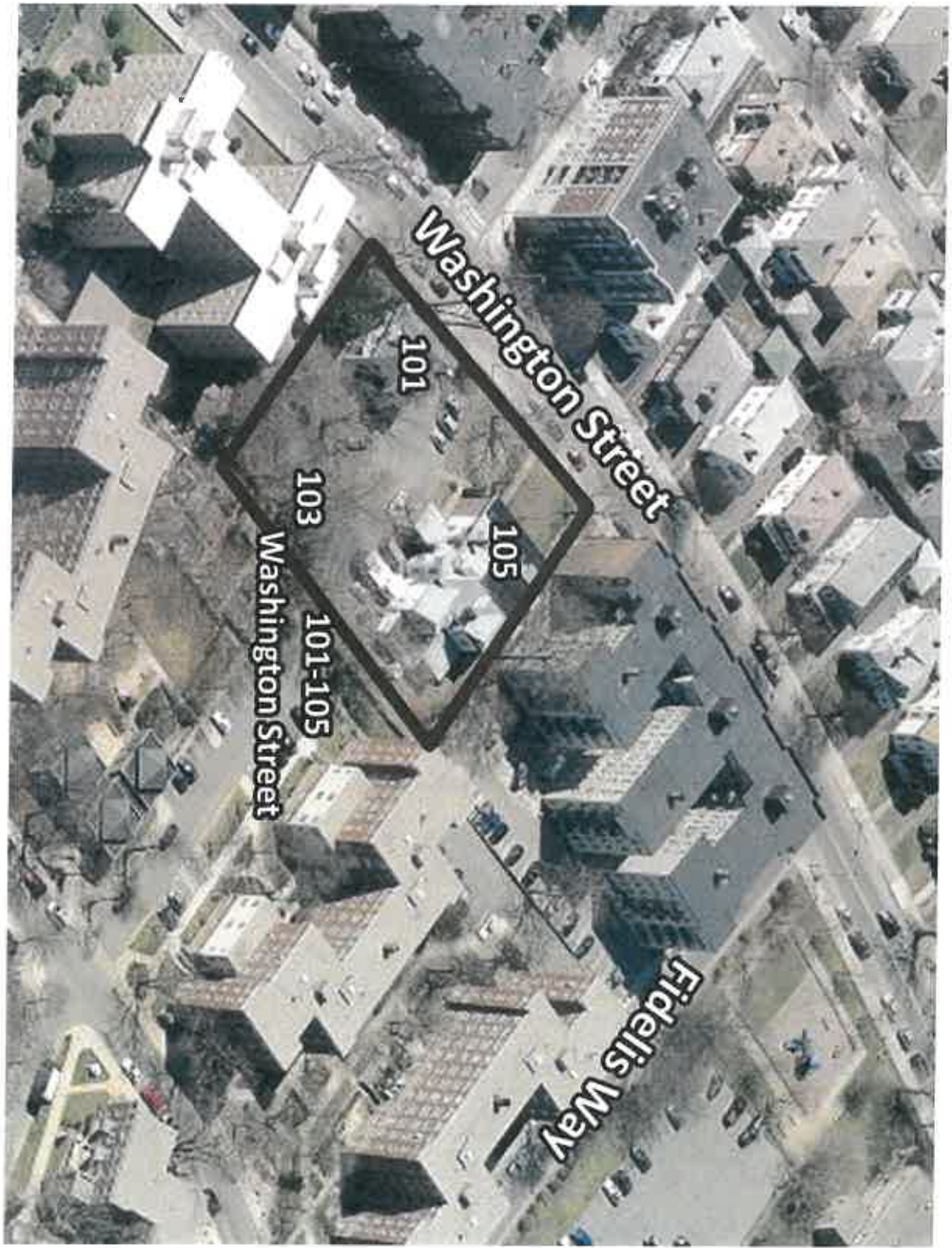


FIGURE 1: PROJECT LOCUS - 101-105 WASHINGTON STREET, BRIGHTON, MA

