

22 March 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Attn: Mr. John Fitzgerald

**RE: 1047 Commonwealth Avenue (Academy of Hair and Skin by Elan Sassoon),
Notice of Project Change (NPC)**

Dear Director Meade,

Charles River Realty Investors, LLC is submitting this **Notice of Project Change** ("NPC") to inform you of proposed changes to the 1047 Commonwealth Avenue (Academy of Hair and Skin by Elan Sassoon) Development in Boston (the "Project"). I kindly request your confirmation that these changes will not increase the impacts of the Project and that no further review is required under Article 80B of the Boston Zoning Code.

PROJECT SITE

The Proposed Project is located at 1047 Commonwealth Avenue in the Allston neighborhood of Boston, currently the site of a T-Mobile retail store, and in the block bounded by Babcock, Gardner, and Alcorn Streets (the "Site"). The Site, which contains approximately 20,613 square feet, is located in the Allston-Brighton Neighborhood District and in the Community Commercial Sub-district and consists of approximately one half acre of land area with an existing 2-story structure of approximately 45,000 square feet ("SF") which houses a retail use in a portion of the building.

ZONING

The Site is located within a Community Commercial sub-area of the Allston-Brighton District and is governed by a Greenbelt Overlay District that requires adherence to special design guidelines. The Project sought and was granted variances for height, FAR, use, dimensional, parking, and loading requirements.

PROJECT BACKGROUND

The approved Project included the adaptive reuse of the existing 2-story building at 1047 Commonwealth Avenue, maintaining the street wall continuity, and the construction of additional floors containing up to 45,000+SF for attendant dormitory use. The Project included approximately 90,000+SF of development.

The original development program consisted of a beauty salon with a reception area and associated retail space (approximately 8,000SF) at the street level directly accessible from Commonwealth Avenue. The balance of the street level use was to include offices devoted to the recruitment for the school, a student lounge, and three classrooms containing approximately 1,300SF each. The second floor consisted of additional salon/clinic and retail space, management offices, an instructors' lounge, a conference room (approximately 500SF), and dormitory rooms. The dormitory space was to be continued on the third through fifth floors providing accommodations for approximately 178 students. The dormitory also provided amenities including student lounges and laundry facilities. The basement was to house five additional classrooms, an auditorium (approximately 3,100SF), an esthetics clinic and retail area, a student café, and a photo studio.

The private alley to the west of the Site is for the exclusive use of the 1047 and 1051 Commonwealth Avenue properties for access and parking. This space was to be improved with specialty paving and landscaping to create a pedestrian way to the school and dormitory space. Only vehicles accessing assigned employee parking spaces were to be permitted into this space.

ARTICLE 80 REVIEW

On December 12, 2007, McDermott, Quilty, & Miller LLP, on behalf of the Proponent, filed a Letter of Intent in accordance with the BRA's policy on the provision of mitigation by development projects in Boston. On December 17, 2007, letters were sent to City Councilor Jerry McDermott, Senator Steven Tolman and State Representative Kevin G. Honan requesting nominations for the Impact Advisory Group ("IAG") for the

proposed project with a deadline of December 24, 2007. In addition, letters were sent to the Mayor's Office of Neighborhood Services and the City Councilors-at-large providing an opportunity for their input.

Five individuals were appointed to the IAG and were invited to participate in the scoping session held on March 27, 2008. In addition, an IAG introduction meeting to discuss the process as well as the Proposed Project was held on March 5, 2007, in the Allston neighborhood.

The Proponent filed a Project Notification Form ("PNF") on March 13, 2008. Notice of the receipt by the BRA of the PNF was published in the *Boston Herald* on March 14, 2008, which initiated a 30-day public comment period with a closing date of April 15, 2008.

Pursuant to Section 80B-5.3 of the Code, a scoping session was held on March 27, 2008, with the City's public agencies during which the Proposed Project was reviewed and discussed. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code. The BRA together with the Proponent conducted a public meeting at the Jackson Mann School in Allston on March 27, 2008, for the community's review and comments.

The BRA Board voted in support of the recommendations of the staff with the support of all interested parties in April/May of 2007 as follows:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") adequately describes the potential impacts arising from the 1047 Commonwealth Avenue Academy of Hair and Skin project (the "Proposed Project") and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

That the Director be, and hereby is, authorized to issue Certification of Compliance for the Proposed Project, upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed Project, subject to continuing design review by the BRA; and

: In reference to Petition BZC-28740, 1047 Commonwealth Avenue Academy of Hair and Skin, recommend approval for the related variances to the Zoning Board of Appeal: Approval with Proviso: that plans be submitted to the BRA for design review approval; and

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a First Source Agreement and a Memorandum of Understanding and a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 1047 Commonwealth Avenue Academy of Hair and Skin Project, all upon terms and conditions determined to be in the best interests of the BRA.

PROPOSED PROJECT MODIFICATIONS

There are a couple of significant reasons for the project program modifications as requested. First and foremost was the crash of the real estate market and the US economy. Equally important was the departure from the ownership/development team of Mr. Sassoon, who was both the name and the appeal for the project as it had been envisioned.

In the ensuing period of time, the ownership team has wrestled with the highest and best use as the real estate market has begun to rebound. After careful consideration and analysis, it was determined that a single room occupancy program designed for occupancy by graduate students and young professionals would be the optimal use at this location.

Much like the Academy of Hair and Skin, the revised Project will include the adaptive reuse of the existing two-story building at 1047 Commonwealth Avenue. The revised program is akin to the prior approved use – that of a dormitory which will now become a single room occupancy residential facility, maintaining the street wall continuity, and the development/addition of as many as four additional floors containing up to 60,000sf. In total, the Project will include approximately 105,000 square feet of development. For comparative purposes, the modifications would include 1 additional story and approximately 15,000sf additional.

The development program will consist of 1 commercial space at street level and 220 residential units. The basement will house utilities and storage. There will be 3 types of units consisting of 6 units at 316sf per; 108 units at 340sf per; and 106 units at 240sf per. In the aggregate there will be 220 beds. The layouts meet or exceed City of Boston DND

requirements for single person occupancy. They are 240 sf and 340 sf according to the DND allowable guidelines. The net residential area is approximately 64,000sf.

The primary objective of the Project remains - to take advantage of 1047 Commonwealth Avenue's strategic location along a major educational, young professional corridor that extends through dense urban neighborhoods with proximity to a preeminent University. This new building program will strengthen the appeal of Commonwealth Avenue as a location to live, work, and attend graduate school while continuing to provide an active ground floor use that will increase pedestrian activity.

The Project will be built to a height and mass that is in keeping with the existing context of the surrounding structures yet, takes advantage of access to mass transit to support the Smart Growth Policies advocated by the City and the Commonwealth. The result will be a mixed-use project that will contribute to the life and vitality to the Allston - Brighton Neighborhood 24 hours a day.

CONCLUSION AND REQUEST FOR APPROVAL

The changes outlined herein represent a minor modification to the BRA approved project and will not negatively affect the surrounding area.

The proponent therefore respectfully requests that the Authority determine that no aspect of the Project, as it is currently designed, represents "any material change in a Proposed Project," and approve the proposed NPC.

Thank you for your attention to this matter.

Respectfully,

Michael Argiros

Principal

ATTACHMENTS:

Site Plan

Ground Floor Plan

First Floor Plan

Typical Floor Plan

Sections

West Elevation

East Elevation

North South Elevation

Cover Sheet

Zoning Comp Form

Survey

Security & Management Plan