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January 8, 2018

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Mr. Lance Campbell, Project Manager

**RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
1550 Soldiers Field Road and 21 Soldiers Field Place, Ward 22, Brighton**

Dear Director Golden:

Our office represents Dinosaur 1550 LLC (the "Proponent"), an affiliate of Dinosaur Capital Partners LLC, as the proposed owner-developer of two (2) parcels of land at 1550 Soldiers Field Road and 21 Soldiers Field Place in the City of Boston's Brighton neighborhood (the "Project Site"). The purpose of this letter is to notify the Boston Planning and Development Agency (the "BPDA") of the Proponent's intent to file a Project Notification Form (the "PNF") with the BPDA, pursuant to Article 80-B of the City's Zoning Code (the "Code") and in accordance with the Mayor's Executive Order Relative to the Provision of Mitigation by Development Projects, as amended.

The Proponent envisions a transformative residential redevelopment of an underutilized Project Site uniquely situated at edge of the Brighton neighborhood, with enhanced pedestrian connectivity to the new MBTA Boston Landing Commuter Rail Station, its many retail amenities and new employment opportunities and the nearby Charles River recreational area at this potential gateway location. In order to address Brighton's unique housing needs, the proposed project would include both rental and homeownership opportunities, with a greater percentage of income-restricted units exclusively dedicated to homeownership as part of the Proponent's voluntary measures under the City's Inclusionary Development Policy (the "IDP"). As a result, the proposed project would increase the creation of income-restricted units to 18% based on its principal development at 1550 Soldiers Field Road, rather than the IDP's standard on-site requirement for 13% of the proposed project's rental apartment units.

In particular, the proposed project includes the construction of 211 market-rate apartment units in a six-story structure at 1550 Soldiers Field Road (the "Principal Development") and 38 income-restricted homeownership units at 21 Soldiers Field Place in a four-story condominium building (the "Associated Off-Site Project"), with a combined floor area of approximately

201,517 gross square feet and approximately 180 on-site parking spaces for both building components; including 148 spaces in an underground garage at the 1550 Soldiers Field Road building and 32 open-air garaged spaces at 21 Soldiers Field Place (collectively, the “Proposed Project”). While the Proposed Project will consist of two (2) new buildings situated on their own separate parcels of land, the overall Project Site will be master planned and designed together, with vehicular access from Soldiers Field Place, compatible site and pedestrian access improvements, robust usable open space and related public realm measures.

The Project Site includes 1.65 total acres (approximately 71,984 total square feet), with the Principal Development site consisting of a 1.08-acre (approximately 46,997 square feet) parcel at 1550 Soldiers Field Road and the smaller 0.57-acre (approximately 24,987 square feet) parcel located at 21 Soldiers Field Place. Situated along the Charles River and a very close walk to the new Boston Landing, the Project Site is an ideal location for the Proponent’s innovative creation of high-quality residential housing for a variety of rental and homeownership units, with much-needed income-restricted condominium homeownership opportunities at a design-forward development with enhanced pedestrian connectivity, robust usable open space and new public realm measures to better integrate with the Brighton neighborhood. The context of the immediate area is also supportive and well-suited for the scale and scope of the Proposed Project, which has been carefully calculated with certain design measures to respond to and complement future growth and planning for the immediate area (*See Figure 1. Project Locus- 1550 Soldiers Field Road and 21 Soldiers Field Place, Brighton*).

Consistent with the policy goals of Mayor Walsh’s 2030 Housing Plan, the Proponent’s innovative development program will provide both market-rate rental and a much-needed increase of income-restricted homeownership units in Brighton. In this regard, the proposed 211 units of rental housing at the Principal Development would create 38 new income-restricted homeownership units at the Associated Off-Site Project. At 18% of the total units for the Principal Development, the Proponent’s innovative and voluntary housing program would increase and replace IDP’s standard requirement of 13% for the Principal Development, from 27 units of on-site affordable rental apartments to 38 income-restricted homeownership units, at a new and associated off-site condominium development directly across the street.

As the Proposed Project exceeds 50,000 square-feet of new construction at this particular location in the Brighton neighborhood, it is subject to the BPDA’s 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, noise, shadow, infrastructure, historic resources and other environmental evaluations of potential project impacts and any needed mitigation measures. The Project Site is located in the Community Commercial (CC-1) Subdistrict of the Allston-Brighton Neighborhood Zoning District as well as a Greenbelt Protection Overlay District. This existing zoning treats the proposed Multifamily Residential Use as a Conditional Use and limits certain dimensional, density, lot, floor area, off-street parking/loading and other requirements for the Proposed Project, pursuant to Article 51 and other sections of the Code. The Proponent expects to seek relief from the Zoning Board of Appeal to address differences between the Proposed Project and the existing Zoning Code requirements for Allston-Brighton.

Prior to submitting this Letter of Intent (the “LOI”), the Proponent conducted extensive community outreach and related pre-file review to seek input and integrate certain responsive program measures into the Proposed Project. As part of this preliminary outreach process, the Proponent canvassed the neighborhood for its own voluntary abutters meeting at the Project Site, conducted initial meetings with community leadership, local elected and appointed officials and presented the Proposed Project at a community meeting with the Brighton Allston Improvement Association. In specific response to the input received, the development program was then reduced in scale with an improved housing program that better the unique dynamics of the Brighton neighborhood, *from* a 230 unit rental apartment building at the Principal Development site with 13 % onsite affordable rental units and remote above-grade parking at 21 Soldiers Field Place; *to now* include 211 units at the Principal Development with the preferred creation of much-needed homeownership units rather than a standalone parking deck at 21 Soldiers Field Place. With continued guidance from the BPDA, we look forward to further processing the Proposed Project with these important constituencies, as part of Article 80 Large Project Review.

Thank you for your time and attention to this Proposed Project, and our team looks forward to working with you, the BPDA staff, prospective members of the Impact Advisory Group, local elected officials and the community towards a positive outcome. Please do not hesitate to contact me should you have any questions or for more information regarding the Proposed Project.

Very truly yours,



Joseph P. Hanley, Esq.
Partner - McDermott, Quilty & Miller, LLP

Attachment:

Figure 1. Project Locus - 1550 Soldiers Field Road and 21 Soldiers Field Place, Brighton

cc: Lance Campbell, BPDA Project Manager
Jonathan Greeley, BPDA Director of Development Review and Policy
Michael Christopher, BPDA Intergovernmental Liaison
District City Councilor Mark Ciommo
Warren O'Reilly, Allston-Brighton Mayor's Office of Neighborhood Services
State Senator William N. Brownsberger
State Representative Michael J. Moran



Figure 1. Project Locus
1550 Soldiers Field Road, Brighton