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May 18, 2016

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: **159 Washington Street, Brighton, MA / Intent to File Project Notification Form**

Dear Director Golden:

In accordance with the applicable Executive Orders relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to file an Expanded Project Notification Form for the redevelopment of the property located at 159-201 Washington Street in Boston's Brighton Neighborhood.

The project proposes to provide approximately 680 units of privately owned and operated residences to serve graduate students and others engaged in teaching, training and research in a wide variety of professions. According to the City of Boston's Department of Neighborhood Development report titled *Student Housing Trends: 2015-2016 Academic Year*, the Brighton neighborhood today hosts over 4,100 graduate students in private rental housing, limiting the housing stock available to families and other residents, and putting significant upward pressure on the neighborhood housing market. The project concept is to provide a new type of development in Boston to house this demographic, at a scale that will free up local housing for permanent neighborhood residents.

The project site is an approximately 11.8-acre parcel on Washington Street, located north-west of the intersection with Commonwealth Avenue. The proposed project will feature the rehabilitated, historic St. Gabriel's Monastery as the focal point for the project, along with four new residential buildings, ranging in height from four stories to seven stories at the rear of the site overlooking Brighton High School and St. Elizabeth's Hospital. The rehabilitated and new buildings are anticipated to occupy approximately 610,000 square feet of gross floor area, and are proposed to be supported by approximately 400 off-street parking spaces. To serve this residential population, amenity and common areas will be interspersed throughout the buildings.

The project has been designed as an extensively-landscaped neighborhood consisting of a mix of new and renovated structures. Important existing features will be retained and restored, including the currently-abandoned Monastery, a Shrine to Our Lady of Fatima, and the verdant landscaping along Washington Street which will buffer the project from nearby residential areas. Public pedestrian connections to Monastery Path and areas throughout the site will be enhanced with new sidewalks, benches, and street lights, and will include new public vistas overlooking

the city. The new construction will be set back from Washington Street, and concentrated at the back and sides of the site, on land that is today primarily used for surface parking.

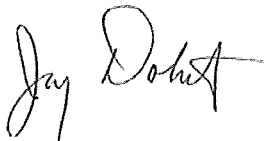
The pedestrian, bike and transit-friendly project site is located approximately 1,500 feet from the Washington Street stop of the MBTA Green line, and is steps from Brighton Center. The project also plans robust shuttle bus connections to nearby universities and research areas.

The project will require Large Project Review under Article 80 of the Boston Zoning Code. It is also expected that the project will require zoning relief from the provisions of Article 51 of the Code, the Allston-Brighton Neighborhood District Article. In particular, this relief may include variances for the project's building height and certain setbacks. The project will comply with Article 37 of the Code, Green Buildings.

The proponent is a partnership between Boston developer Cabot, Cabot & Forbes and Peak Campus, which is the country's second largest, privately held student housing company. The development team has had initial discussions with City agencies, neighborhood representatives and groups, elected officials, and other interested parties over the past several months. We are now ready to initiate the Code's Section 80B review process by filing an Expanded Project Notification Form. We look forward to working with the Authority, the Impact Advisory Group, and the community throughout the review of this project, which we believe will be a positive new contribution to Brighton.

If you have any questions or need additional information, please do not hesitate to contact me at 617-603-4000 or John Sullivan at 617-603-4006.

Very truly yours,



Jay Doherty

Chief Executive Officer, Cabot, Cabot & Forbes

cc (by electronic mail):

Heather Campisano, BRA
Jonathan Greeley, BRA
Katelyn Sullivan, BRA
John Sullivan, Cabot, Cabot & Forbes
Wajeha Qureshi, Cabot, Cabot & Forbes
Jeff Githens, Peak Campus
Don Wiest, Dain, Torpy, Le Ray, Wiest & Garner, P.C