



March 27, 2019

Mr. Lance Campbell
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

RE: 36-70 Sprague Street, Hyde Park, Massachusetts

Dear Mr. Campbell:

On November 24, 2016, OMB Sprague LLC filed a Letter of Intent wherein we proposed to build 521 units of middle income rental housing on warehouse and truck yard properties adjacent to the Readville Commuter Rail Station. We believed then, and continue to believe now, that this project contains the elements the City needs most: it will serve middle income Bostonians – those who don't earn enough for expensive new apartments downtown but who earn too much for rental subsidies; it is directly adjacent to public transit, reducing its impact on local traffic; it creates new gathering spaces for both residents and the surrounding neighborhood; and it will add new residents and vitality to a part of the City which hasn't benefited from the economic growth, private investment and retail rejuvenation that have taken place in neighborhoods where significant new housing has been created.

We recognize, however, that despite our efforts to convince the community that this proposed housing would be a positive addition to the neighborhood, many local residents remain concerned about project impacts. We continue to believe that housing is the best use for this site, so to help alleviate concerns over the size of our project, we are only requesting approval at this time for new residential apartments at 36-40 Sprague Street (the property closest to Readville Station), and are not requesting approval at this time of any new development at 50-70 Sprague Street.

Additionally, we are now only requesting 247 housing units at 36-40 Sprague Street, as compared with 398 units at 36-40 Sprague and 521 total units in our original proposal. Attached are a table and renderings showing the reduced size of the proposed project.

We look forward to discussing these changes with you and moving this project forward.

Sincerely,

OMB Sprague LLC

By: Jordan D. Warshaw
Manager

Building Program Comparison

Original Program vs. Reduced 36-40 Sprague Only Program

	<u>Original Plan</u>	<u>Reduced 36-40 Sprague Plan</u>
Total Project Square Footage	575,089 sf	386,185 sf
Total Residential Unit Square Footage	543,030 sf	285,000 sf
Number of Apartments	521	247
Number of Buildings	4	2
Building Heights (# of Stories, Bldgs 1, 2, 3, 4)	5, 7, 8, 7	5,5



Original Proposal



Revised Proposal -
Full Site



Revised Proposal -
36-40 Sprague
Only





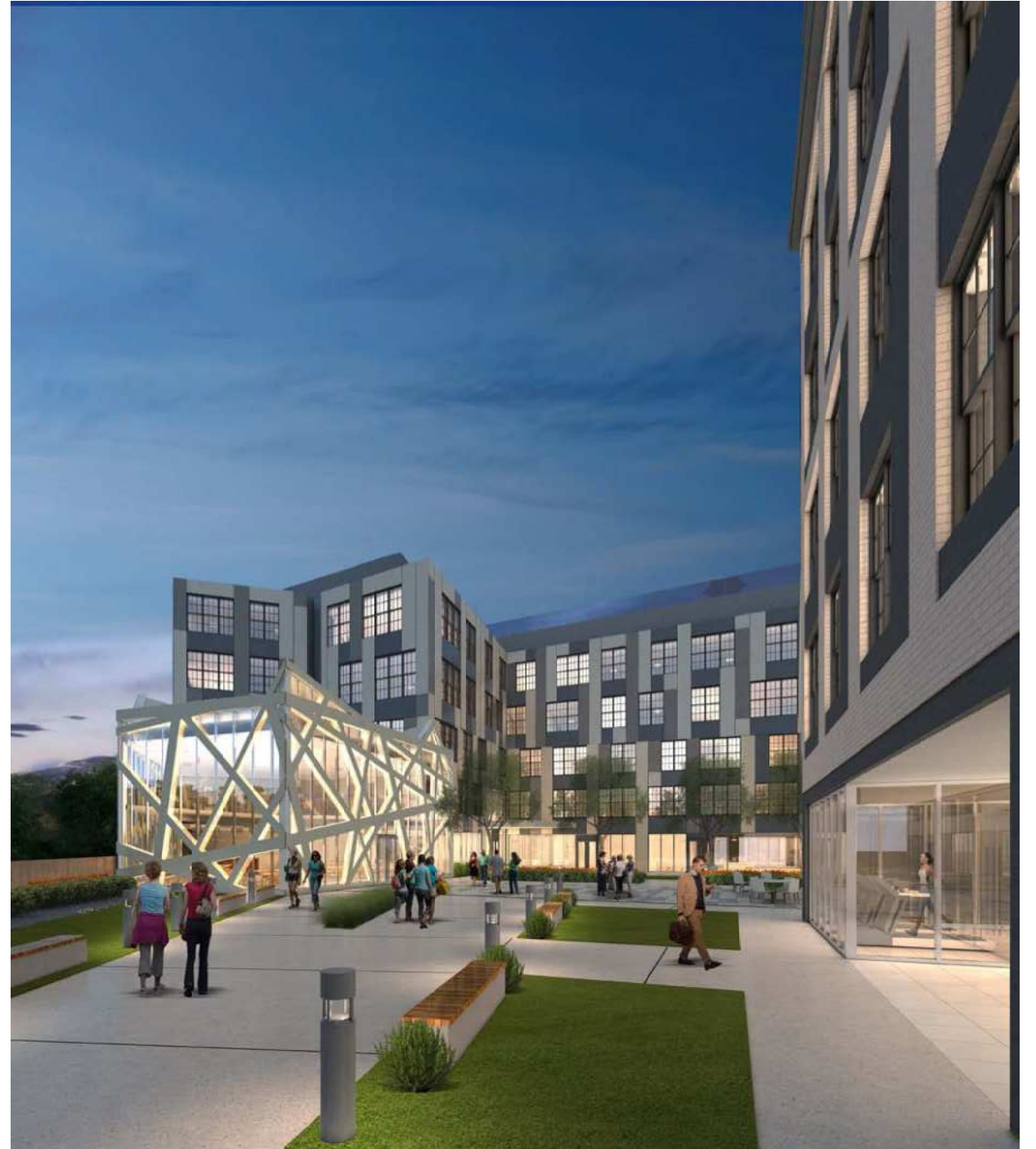
Original



Updated



Original



Updated



Original



Updated