



MOUNT VERNON
C O M P A N Y

January 3, 2018

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: Lance Campbell, Project Manager

RE: Letter of Intent (LOI) to File Expanded Project Notification Form (EPNF)
Article 80 – Large Project Review
37 – 43 North Beacon Street; 1-3 Sinclair Road; 2 Sinclair Road, Allston, MA

Dear Director Golden:

Please accept this letter as notice of our intent to file an Expanded Project Notification Form (EPNF) with the Boston Redevelopment Authority under Article 80 – Large Project Review requirements of the Boston Zoning Code to construct a multi-family residential development at 37 – 43 North Beacon Street; 1-3 Sinclair Road; and 2 Sinclair Road in the Allston-Brighton neighborhood of Boston (the “Project”). The Project Proponent will be 37-43 North Beacon Street, LLC (The Mount Vernon Company, Inc., its Manager).

The Project will consist of a five-story building at the corner of North Beacon Street and Everett Street containing seventy-four (74) rental apartment units as well as a separate four-story building consisting of nine (9) for sale condominiums located on Sinclair Road. There will be 3 three-bedroom, 10 two-bedroom, 21 one-bedroom and 40 studio units in the for-rent building. The for-sale condominium building will consist of 5 one-bedroom and 4 one-bedroom loft units. Amenities will include parking for 42 vehicles, storage for 83 bicycles, a rooftop outdoor area, a fitness center and substantial art gallery space on the first floor.

The property is situated at the edge of Union Square on North Beacon Street in Allston. The site abuts other multifamily dwellings located on Everett Street and North Beacon Street. The adjacent parcel along North Beacon Street is a multi-family and commercial property and on the other side a new multi-family five-story development is currently under construction. Across North Beacon is a KFC restaurant and two separate multi-family apartment buildings.

The Project site contains approximately 24,385 square feet of land entirely within the 3F-4000 zone in Boston. In a 3F-4000 sub-district zone the Floor Area Ratio is 0.8; there is a height restriction of 35 feet; and multi-family residential apartments are Forbidden under Article 51 of the Boston Zoning Code (Allston Brighton). In addition to the proposed use, the Project will need zoning relief for FAR, which we estimate will be 3.0; building height, which will be approximately 69 feet; and other dimensional and parking requirements under the Article 80 process.

There are two existing structures that would be razed. The first is a vacant two-story multi-family dwelling formerly used as a rooming house. The second is a 2.5 story four-family dwelling.

The Project will comply with the City's Inclusionary Development Policy.

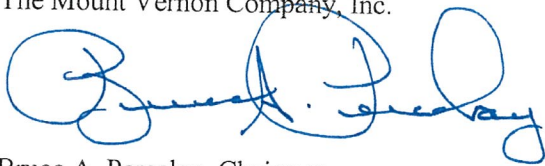
In addition to The Mount Vernon Company, Inc., the development team will include Prellwitz Chilinski Associates as architect; Paul Alan Rufo, Esquire, Smith Duggan Buell & Rufo, LLP as legal counsel; and Solomon McCown as community affairs consultant.

We expect to file an EPNF in the near future. The EPNF will include a transportation analysis and detailed evaluation of the proposed urban design as well as the environmental and infrastructure components. We have met with David Carlson, Deputy Director of Urban Design, Michael Cannizzo, Senior Architect/Urban Designer and Lance Campbell, Senior Project Manager, and other members of the BPDA Staff and will continue to meet with the BPDA Staff throughout our pre-submission planning. We expect that our EPNF will include sufficient information to allow us to proceed to a Draft Project Impact Report ("DPIR").

We look forward to continuing the development process for this Project and to meeting with you and your staff in the coming weeks to refine our plan for this important and beneficial Project to the Allston Brighton neighborhood and to the City of Boston.

Very truly yours,

The Mount Vernon Company, Inc.



Bruce A. Percelay, Chairman