

REUBEN, JUNIUS & ROSE, LLP

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August 8, 2019

Via Article 80 Developer Portal

Brian P. Golden, Director
Boston Planning & Development Agency
1 City Hall Square, 9th Floor
Boston, MA 02201

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Re: Letter of Intent -- Proposed Project at 449 Cambridge Street in Allston
Our File No.: 1247.01

Dear Director Golden:

Pursuant to the Mayor's Executive Order of October 20, 2000, as amended, I submit this Letter of Intent (Letter of Intent) regarding a development (Proposed Project) proposed by my client Anchor Line Partners, LLC (Proponent) at the property commonly known as 449 Cambridge Street in the Allston neighborhood of Boston (the "Site"). The Site includes a second parcel without an official street address that is located directly across Emery Road from 449 Cambridge Street.

Because it involves new construction that is at least 50,000 square feet in size, the Proposed Project requires Large Project Review under Boston Zoning Code Section 80B. The Site and the Proposed Project are more fully described below. The Proponent intends to file a Project Notification Form (PNF) for the Proposed Project later this year.

Site

The property commonly known as 449 Cambridge Street in Allston (Boston Assessing Dept. Parcel ID # 2201827000) has an area of approximately 23,357 square feet (sf). This parcel is bounded by Cambridge Street to the south, Rugg Road to the east, and Emery Road (a private way open to the public) to the north and west. It is currently improved with a one-story autobody shop (Cambridge Street Lot).

As noted above, the Site also includes an approximately 9,555 sf parcel directly across Emery Road from 449 Cambridge Street (Boston Assessing Dept. Parcel ID # 2201812000). This second parcel, unofficially known as 1-3 and 12 Emery Road, is currently used to store towed vehicles (Emery Road Lot).

Zoning

The Cambridge Street Lot is part of two different zoning subdistricts. (Boston Zoning Map 7B/7D.) For a depth of approximately 122 feet from Cambridge Street, the lot is part of the *Harvard Avenue CC-1 Subdistrict*. (*Id.*) The remainder of the lot is located within the *Braintree Street LI-1 Subdistrict*. (*Id.*)

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The entirety of the Emery Road Lot is located within the *Braintree Street LI-1 Subdistrict*. (*Id.*) Emery Road itself is open to public travel, so even if the Proponent were to own the fee interest the road may not be included as part of “lot area.” (See BZC sec. 2A-1 [definition of “Lot Area,” subd. (a)].)

Use, Size, and General Description

The Proponent proposes to construct two, independent, multi-family residential buildings, one at each parcel. The Cambridge Street building would have six floors and a gross floor area (GFA) of approximately 96,200 sf, with approximately 126 dwelling units, approximately 4,000 sf of ground-level retail / restaurant / services space, approximately 69 accessory parking spaces within a two-level (partially below grade) garage, and approximately 6,300 sf of usable open space. The Emery Road building would also have six floors, a GFA of approximately 33,400 sf, approximately 40 dwelling units, no on-site parking, and approximately 3,700 sf of ground-level open space.

The Proposed Project would be subject to the Mayor’s Executive Order regarding inclusionary affordable housing, dated February 29, 2000, as amended, as well as the Boston Planning & Development Agency’s (BPDA’s) Inclusionary Development Policy (IDP). The Proponent plans to set aside thirteen percent (13%) of the approximately 166 dwelling units proposed at the Site as IDP units, for a total of twenty-two (21.58) on-site, affordable housing units.

Potential Zoning Relief

The Proposed Project requires a conditional use permit for multifamily residential use in the *Harvard Street CC-1 subdistrict*, and variances for multifamily residential use in the *Braintree Street LI-1 subdistrict*. Additional zoning relief is expected to be needed for floor area ratio (FAR), building height, and usable open space per dwelling unit.

Conclusion

We look forward to working with the BPDA staff, elected officials, nearby residents, and other interested members of the public regarding the Proposed Project.

Thank you.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jared Eigerman, Of Counsel

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