



Waypoint Companies, 115 Newbury Street, Suite 304, Boston, Ma 02116

Peter Mead, Director  
Boston Redevelopment Authority  
1 City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA. 02122

August 5, 2013

RE: 61-83 Braintree Street, Allston, Article 80 Submission Letter of Intent

Dear Director Mead,

This letter serves as the intention of Waypoint Companies (the "Applicant") to submit a Project Notification Form (the "PNF") in accordance with Article 80, Large Project Review, of the City of Boston Zoning Code, to the Boston Redevelopment Authority (the "BRA"). The Applicant proposes to build an 80 unit rental project at 61-83 Braintree Street, Allston, MA. (the "Project Site").

The Project Site consists of approximately 30,000 square feet of space. Currently, there is a 2 story building on the site being occupied by Thompson Durkee Co. The current business is a plumbing warehouse property with quick access to I-90, Storrow Drive, and Memorial Drive. The property is owned by Folsom/Division Street LLC. There are two buildings occupying this space with total available space of 21,824 square feet. The first building at 61 Braintree Street has a total of 7,180 square feet and the second building at 83 Braintree Street has a total of 14,644 square feet. Thompson Durkee Co. will consolidate their businesses and in the process vacate the Project Site allowing for the Applicant to demolish the existing buildings.

At the newly vacant Project Site, the Applicant proposes to build approximately 93,000 square feet of gross building space, which will include 80 rental residential units, approximately 6,000 square feet of commercial space, and 68 total parking spaces within the structure starting at grade and ramping down to underground parking spaces. There will be mostly studios and one beds, accompanied by a number of 2 and 3 bedroom units for families.

The Project Site is current zoned local industrial and will require a number of variances from Article 51, the local Allston-Brighton Neighborhood Code, such as Multi Family Use, FAR, and height will be needed. The Applicant we will be seeking relief from the Zoning Board of Appeal.

The Project will also comply with the Executive Order of Mayor Thomas M. Menino relative to Affordable Housing, as executed by Mayor Thomas M. Menino on February 29, 2000, as well as the City of Boston's Residency and Jobs Policy as it relates to local Bostonians, Minorities, and Women being employed through the Project.

In addition to The Waypoint Companies, the Development Team will consist of Rodney Sinclair of Sinclair Development Solutions as lead Article 80 Consultant and Linda Neshamkin, AIA, of Neshamkin French Architects, INC. as the Lead Architect. Additional consulting such as traffic, shadow, wind, and Engineering will be contracted and represented upon PNF submission.

We expect to file the PNF the first week of September. We have met with Heather Campisano, Lance Campbell, and Andrew Grace in a pre-filing session to go over the project and feel very confident that we are moving towards a project that will be well received by the various City of Boston agencies who will have review throughout the process. We have also met with the local Allston Civic Association and were again well received by the community.

In closing we look forward to meeting with the BRA throughout the process where we will discuss job opportunity, economic development, and of course, further the building design. We are extremely excited for the journey ahead of us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ed Champy', with a stylized flourish at the end.

Ed Champy

The Waypoint Companies