



January 13, 2016

Phil Cohen
Boston Redevelopment Authority
Boston City Hall, 9th Floor
City of Boston, MA

Re: 89 Brighton Avenue Redevelopment Project
Updated Project Description

Dear Phil:

Brighton Gardner Properties LLC (the “Proponent”) submits this project update related to the “expanded” Project Notification Form (PNF) submitted to the Boston Redevelopment Authority (the “BRA”) on June 26, 2015 that initiated the Article 80B, Large Project Review process for the transit-oriented redevelopment of three (3) parcels located at 89-95 Brighton Avenue and 41 Gardner Street in Allston Village. The updated project includes 130 residential units with approximately 7,500 square feet of new retail space on Brighton Ave, 69 parking spaces on the ground floor behind the retail space, covered bike storage for 140 bicycles, and an on-site bicycle repair station. The unit mix shall include no more than 54 studio apartments.

The Project will enhance the pedestrian environment with a vibrant streetscape by closing existing curb cuts and infilling underutilized parking lots at the corner of Brighton Avenue and Linden Street with wider sidewalks and by populating the ground floor with contextual and stable retail uses that will enhance this important street corner, signaling to long-time residents, visitors, and other business owners that it is an integral and valued block in the neighborhood. Allston Village is a thriving neighborhood with great access to public transportation, diverse and culturally vibrant businesses, and a renowned music scene. The Project will offer quality transit-oriented housing at moderate prices with the privacy and access to neighborhood amenities that residents desire. Furthering the goals of the Boston 2030 Housing Plan, the building offers professionally established neighborhood residents the opportunity to stay and put down roots, increasing neighborhood stability in Allston Village.

The Project includes the demolition of three (3) buildings to clear the underutilized site for the construction of a single mixed-use structure with two (2) to five (5) floors of mixed income housing over the first floor of at grade parking tucked behind new on-street retail. The site’s current use as a car rental parking lot will make way for ground floor retail with inspired ground floor facades to add liveliness to the sidewalk and energize the block creating a welcoming gateway into Allston Village. The Project endeavors to capitalize on its urban setting and encourage the use of alternative methods of transportation by providing a series of site amenities such as dry and secure bike storage and repair station, a loaner bike program, transit screens in the lobby displaying up to date schedules



of local transportation services, and creating financial incentives for non-car owners. The goal of the Project's aggressive Transportation Demand Management measures is to make it easy for residents not to own cars which will limit the impact of the project on surrounding roadways, and help Boston and Allston grow responsibly near existing infrastructure without the need to add vehicles.

Thank you for assistance throughout the Article 80 Process. Please let me know if you need additional information.

Sincerely,

Michael Samuels
Eden Properties

Cc: Noah Maslan, Eden Properties
Peter Tamm, Goulston & Storrs