



## AUBP LLC

March 21, 2019

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

Re: Letter of Intent  
Lincoln Street, Allston, MA (Parcel ID: 2201631000)

Dear Director Golden,

On behalf of AUBP LLC and in accordance with the applicable Executive Orders governing development projects in Boston subject to Large Project Review under the Boston Zoning Code, we are pleased to submit this Letter of Intent to develop the surface parking lot on Lincoln Street (Parcel ID: 2201631000; having no official address but across from 500-510 Lincoln Street) in the Allston neighborhood (the "Proposed Project").

The Proposed Project is located within the Allston-Brighton Neighborhood District, containing approximately 0.75 acres (32,589 SF) of land area and fronts both Lincoln Street and Cambridge Street. The site is located two blocks west of the Mass Turnpike and Storrow Drive and is within walking distance of the new Boston Landing station on the MBTA Framingham/Worcester Commuter Rail Line.

The property currently contains an approximately forty-five (45) space surface parking lot and will be replaced with a single, six (6) story co-living residential building, totaling approximately 129,175 gross square feet (GSF), and a one (1) level at-grade parking garage providing approximately thirty (30) accessory parking spaces with additional night parking available in the 510 Lincoln Street parking lot. The residential building is proposed to contain a total of approximately 80 units, with a mix of studios (approximately 10 units), 3 bedroom/2 bathroom units (approximately 5 units), 4 bedroom, 2 bath units (approximately 35 units) and 4 bedroom/3 bathroom units (approximately 30 units). The residential building will also provide approximately 120 accessory bicycle parking spaces, an on-site car-share dedicated to tenants, approximately 4,850 SF of residential amenity space, including both indoor and outdoor spaces and approximately 1,300 SF of dedicated, flexible community space. Additionally, the Proposed Project will work with the Friends of the Lincoln Street Green Strip and the Allston Brighton CDC on the implementation and maintenance of their Master Plan for the adjacent public park.

The Property is in a NS-1 (Neighborhood Shopping) zoning subdistrict. AUBP LLC anticipates seeking zoning relief for the Proposed Project in the form of certain variances and conditional use permits from the Board of Appeals. The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines and incorporate LEED building

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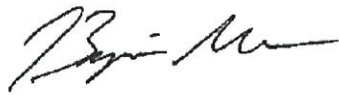
strategies and practices. The Proposed Project will also conform with the Mayor's Inclusionary Development Policy regarding the provision of affordable housing units by residential developments in the City of Boston proposing more than ten such units and requiring zoning relief.

We look forward to working with the BPDA, city agencies, our abutters, the community, other stakeholders, and the appointed Impact Advisory Group throughout the review process. If you or your staff have any questions or comments, please do not hesitate to contact us directly at 617-807-8203.

Very truly yours,  
AUBP LLC



Andrew J. Copelotti  
Principal



Benjamin Moll  
Principal

cc: District Councilor Ciommo  
Mr. Brian Lash, 500-510 Lincoln Street Realty  
Mr. Paul Rufo, Smith Duggan  
Project file