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**Via FedEx and E-mail**

Brian Golden, Director  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

**Re: 1186-1198 Commonwealth Avenue / Herb Chambers Jaguar Land Rover of Boston**

Dear Director Golden,

On behalf of the Herb Chambers Companies, and in accordance with the applicable Executive Orders governing development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to file a Project Notification Form for the redevelopment of the property located at 1186-1198 Commonwealth Avenue in Boston's Allston Neighborhood.

Specifically, Chambers proposes to develop a new Jaguar Land Rover auto dealership (the "Project") at the locations currently occupied by the Herb Chambers Honda and Infiniti and Honda dealerships at 1186-1190 and 1192-1198 Commonwealth Avenue (presently Honda and Infiniti, respectively). The proponent's intent is to develop a category-leading, first-class new facility that will contribute meaningfully to the Commonwealth Avenue streetscape.

The Project site is an approximately 81,509 square-foot parcel located just east of the intersection of Commonwealth Avenue and Harvard Street. Although a small portion of the site is within a commercial area of Brookline, the Project itself will be completely within the boundaries of the City of Boston.

The Project building will be contemporary in style, featuring a streamlined design. It is presently expected to be three stories high, with a maximum height of 59.5 feet, and will therefore be slightly lower in height than the immediately adjacent residential building. The Project will contain approximately 143,000 square feet of building area, and will include showrooms, offices, service bays, vehicle storage, and customer amenities, including lounges. The preliminary plans indicate that the Project will be supported by approximately 322 off-street parking spaces located within the building, and approximately 66 surface spaces. We anticipate that the Project will result in a reduction in the overall traffic to and from the site. These preliminary plans may be modified through the permitting process and in light of input from the BPDA, elected officials, neighbors, and other stakeholders.



Brian Golden, Director

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The Project will require Large Project Review under Article 80 of the Boston Zoning Code. It is also expected that the Project will require zoning relief from the provisions of Article 51 of the Code, the Allston-Brighton Neighborhood District Article. In particular, this relief may include variances for the project's building height, floor area ratio, and certain setbacks, as well as a conditional use permit relating to its location partially within the Commonwealth Avenue Greenbelt Protection Overlay District. The project will comply with Article 37 of the Code, Green Buildings.

The Project proponent has assembled an experienced team of professionals to assist with this Project, including architect Mark Regent and civil engineer Gabe Crocker. Herb Chambers and Corporate Vice President James Xaros will also be actively involved.

We look forward to working with the Agency, the Impact Advisory Group, and the community throughout the review of the Project, which we believe will be a positive new contribution to Allston.

Respectfully submitted,

Donald W. Wiest, as Attorney for  
The Herb Chambers Companies

cc (by e-mail): Michael Christopher, BPDA  
David A. Carlson, BPDA  
Viktorija Abolina, BPDA