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June 24, 2016

Via Hand Delivery

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Mr. Edward McGuire, Project Manager

**Re: Letter of Intent to File Project Notification Form
Article 80B - Large Project Review
Packard Crossing, 45-55 Brighton Avenue and 79-83 Gardner Street
Allston/Brighton, Massachusetts**

Dear Director Golden:

This office is counsel to The Hamilton Company, together with its affiliates and related companies (collectively the "Proponent"), the owners of that certain property located at (i) 45-55 Brighton Avenue (the "Brighton Ave Project Site") and (ii) 79-83 Gardner Street (the "Gardner Street Project Site"), Allston/Brighton, Massachusetts (collectively the "Project Site"). The purpose of this letter is to notify the Boston Redevelopment Authority (the "BRA") of the Proponent's intent to file a Project Notification Form ("PNF") with the BRA in accordance with the Mayor's Executive Order entitled "An Order Relative To The Provision Of Mitigation By Development Projects In Boston", as amended.

Proposed Project

The Proponent's proposed project contemplates revitalizing an underutilized site in the Allston/Brighton Neighborhood of Boston with a dynamic new mixed use, retail/residential development. The Project Site fronts along Brighton Avenue and Gardner Street. The Brighton Avenue Project Site contains an underutilized surface parking lot and an automotive store. The Gardner Street Project Site contains an underutilized surface parking lot and an existing Victorian style house. The Project Site is comprised of an overall lot area of approximately 83,993 gross square feet (1.9 acres) with the lot area of the Brighton Avenue Project Site containing 47,229 gross square feet (1.1 acres) and the lot area of the Gardner Street Project Site

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containing 36,764 gross square feet (approximately 0.8 acres) (**See Figure 1. Project Locus – 45-55 Brighton Avenue / 79-83 Gardner Street**).

Specifically, the Proponent's project proposes the development of two (2) new residential buildings containing (i) a total of one hundred fourteen (114) multi-family dwelling units including three (3) existing units within the Victorian house located at 83 Gardner Street and one hundred eleven (111) new units (the "Units"), (ii) street level retail space along Brighton Avenue and (iii) covered parking for all of the Units and retail space at a parking ratio of 1.0 parking space per 1.0 unit for the Units (the "Proposed Project"). The buildings will be interconnected through rich new landscaped walkways. The Proposed Project will include one (1) new building along Brighton Avenue and one (1) new building along Gardner Street, as more specifically described below. The Proposed Project's height, density and uses are in context to the immediate areas along both Brighton Avenue and Gardner Street. In addition, the Proposed Project will further the objectives of Mayor Martin J. Walsh's Housing Plan, Housing a Changing City: Boston 2030.

I. Gardner Street Building

The building proposed for the Gardner Street Project Site will contain thirty eight (38) units, and covered parking for thirty nine (40) vehicles with the existing Victorian house preserved and incorporated into the new structure (the "Gardner Street Project"). The Victorian house currently contains three (3) units, one unit containing two (2) bedrooms and two (2) units containing three (3) bedrooms. The Victorian house will be restored and renovated to contain a lounge/lobby for the building and maintain three (3) units, one (1) unit containing one (1) bedroom and two (2) units containing three (3) bedrooms. The remaining thirty-five (35) units will all be two (2) bedroom units. The Gardner Street Project will contain a building with approximately forty seven thousand seven hundred thirty six (47,736) gross square feet and a building height of approximately forty six (46) feet at its highest point and four (4) stories. There will be significant new landscaping behind the building at the center of the Project Site with interconnected walkways. For a number of reasons, it is anticipated that the Gardner Street Project will be developed first. After the Gardner Street Project has been completed, the Brighton Avenue Project will commence. The phasing of the Proposed Project will help ensure lower impacts on the community and allow for more measured growth.

II. Brighton Avenue Building

The building proposed for the Brighton Avenue Project Site will contain seventy six (76) units, street level retail area and covered parking for one hundred seventy five (175) vehicles (the "Brighton Avenue Project"). The units will include seventy two (72) two bedroom units and four (4) one bedroom units. The Brighton Avenue Project will contain a building with

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approximately ninety nine thousand seven hundred two (99,702) gross square feet and a building height of approximately fifty eight feet along Brighton Avenue and sixty eight (68) feet at its highest point, and five (5) stories at the front and six (6) stories at the back. Like the Gardner Street Project, there will be significant new landscaping behind the building at the center of the Project Site with interconnected walkways.

Prior to submitting this Letter of Intent, the Proponent conducted preliminary community outreach with the surrounding community, neighborhood groups, local elected and appointed officials, the Mayor's Office of Neighborhood Services and other interested parties, including preliminary presentations before the Allston Civic Association and the Brighton Allston Improvement Association. As a result of the input received, the Proponent has made revisions to the original design and overall scope of the Proposed Project.

The Proposed Project will provide a number of community benefits including but not limited to the following: (i) the creation of new market rate housing units that will serve Boston's middle class; (ii) the creation of new inclusionary development policy units in accordance with the Inclusionary Development Policy of the City of Boston; (iii) the commencement of the improvement of an underutilized area of Allston/Brighton Neighborhood through the development of the Proposed Project; (iv) the creation of new construction jobs during the development process and permanent jobs following construction completion and (v) significant new annual real estate tax revenue.

The Proposed Project will be subject to the Large Project Review requirements of Article 80B of the Boston Zoning Code (the "Code") because the Proposed Project is a new development project creating more than Fifty Thousand (50,000) square feet of gross floor area in a Boston neighborhood. Ordinarily, the Gardner Street Building would be subject to the filing of a Small Project Review Application under Article 80E of the Code because of its limited size, and the BRA asked the Proponent to join the filings of both projects together as a part of a Large Project Review submission, in accordance with Article 80B requirements, to complete a coordinated review with the neighborhood and other interested parties. Nevertheless, the Proponent is hopeful to complete the required analyses, presentations and evaluations as expeditiously as possible, to allow the Gardner Street Building to be permitted and initially constructed. To this end, the Proponent has proposed the completion of an "expanded" PNF filing which is expected to address many issues normally presented in a Draft Project Impact Report including transportation, air and noise, shadow and infrastructure analyses; presentation of neighborhood historic resources; and completion of other environmental evaluations that will help explain potential project impacts from Proposed Project uses, and any needed mitigation measures to reduce these impacts.

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The Project Site is subject to Article 51, Allston Brighton Neighborhood District, of the Code. The Proposed Project will require zoning relief through the City of Boston Zoning Board of Appeal with respect to the multi-family dwelling use as well as the floor area ratio, height and certain other dimensional requirements.

The project team looks forward to working with the community, BRA and other stakeholders in creating a vibrant new project for the City of Boston.

Very truly yours,



Andrew H. Kara
AHK/mk

Attachment: Figure 1. Project Locus - 45-55 Brighton Avenue / 79- 83 Gardner Street

cc: Mr. Jonathan Greeley, BRA, Director of Development Review and Policy
Mr. Edward McGuire, BRA, Project Manager
Mr. Mark Ciommo, District 6 City Councilor
Mr. Kevin G. Honan, State Representative Brighton District
Mr. Michael J. Moran, State Representative Brighton District
Mr. Tomas Gonzalez, Mayor's Office of Neighborhood Services
Mr. Carl Valeri, President and Chief Operating Officer, The Hamilton Company
Mr. Steve Weinig, President, Hamilton Construction Management Corp.
Mr. David Hacin, Hacin + Associates
Mr. Jeffrey Brown, Hacin + Associates
Mr. Mitchell L. Fischman, MLF Consulting LLC
Mr. James H. Greene, Esq., Rubin and Rudman, LLP

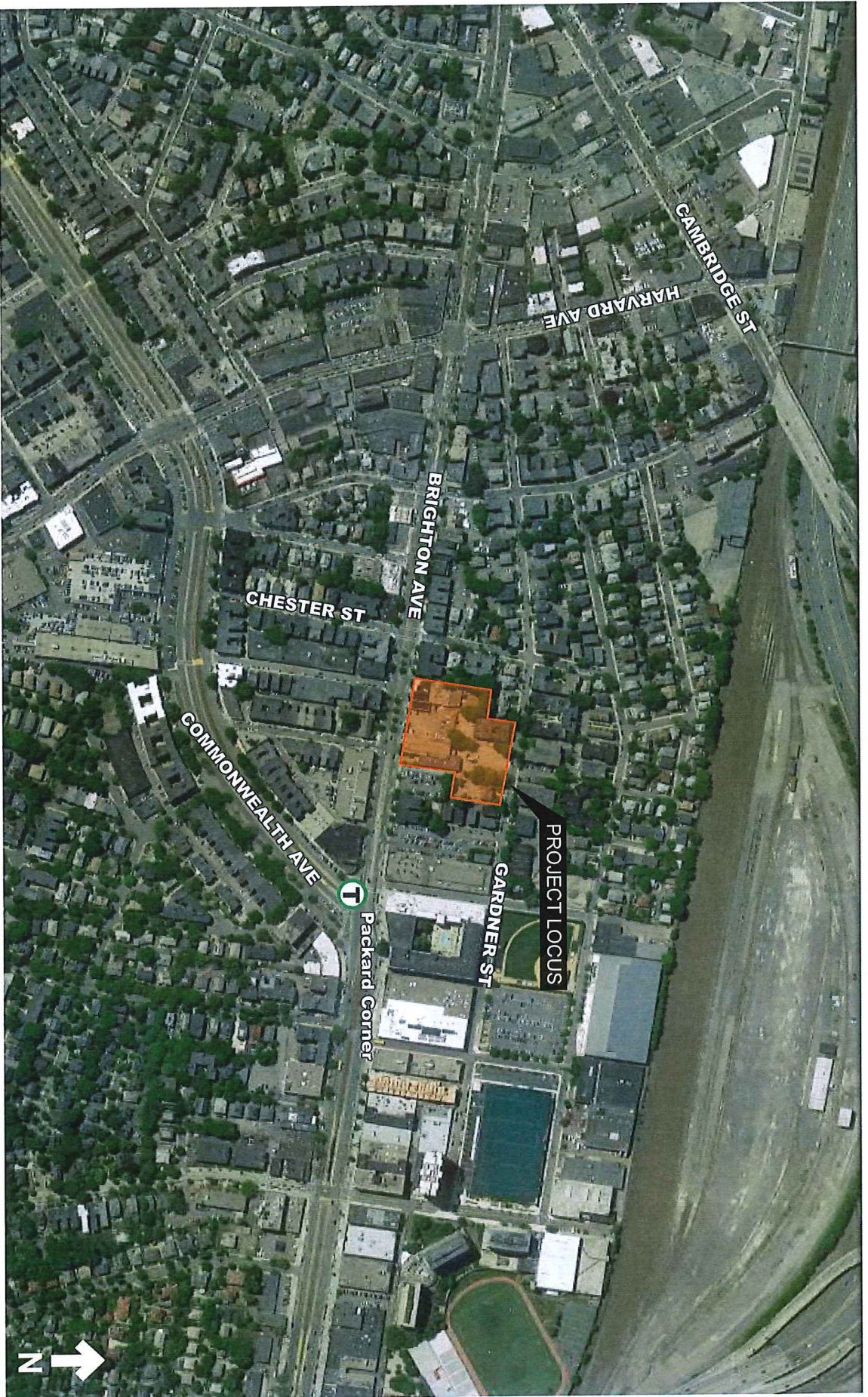


Figure 1
Project Locus - 45-55 Brighton Avenue / 79-83 Gardner Street