



Michaels Development Co.
Interstate Realty Management Co.
Michaels Military Housing
Michaels Management Services
Continental Mortgage Co.
Prestige Building Corp.
Riverside Capital, LLC
University Student Living, LLC

May 24, 2017

ATLANTA, GA
BALTIMORE, MD
BEACON, NY
BOULDER, CO
CHESTER, PA
CHICAGO, IL
DETROIT, MI
FT. WORTH, TX
HONOLULU, HI
HOUSTON, TX
JACKSON, MS
KANSAS CITY, MO
LODI, CA
LOS ANGELES, CA
NEW HAVEN, CT
PHILADELPHIA, PA
PITTSBURGH, PA
TAMAQUA, PA
TAMPA, FL
TRENTON, NJ
TULSA, OK
WASHINGTON, DC

Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
Once City Hall Square
Boston, MA 02201

**Re: Letter of Intent to File Project Notification Form ("PNF")
40 Rugg Road, Allston-Brighton Neighborhood District**

'17 MAY 24 PM 4:45:56

Dear Director Golden:

Please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code (the "Code") submitted to the Boston Redevelopment Authority, d/b/a Boston Planning & Development Agency (the "BPDA"), pursuant to the Mayor's Executive Order entitled, "An Order Relative to the Provision of Mitigation by Development Projects in Boston" (initially issued October 10, 2000, and amended April 3, 2001) for the filing of a PNF for the development of two residential structures and an accessory parking structure at 40 Rugg Road (the "Proposed Project").

The Michaels Organization ("TMO") is pleased to submit this Letter of Intent for the Proposed Project to be developed by its affiliate, Rugg Road USL, LLC, in the Allston-Brighton Neighborhood District, containing approximately 1.89 acres (82,322 SF) of land area and fronting on Penniman Road, Braintree Street, and Rugg Road (the "Property"), within walking distance of the new Boston Landing station on MBTA Framingham/Worcester Commuter Rail Line. The existing buildings on the Property are proposed to be demolished and replaced with two six (6) story residential buildings, totaling 259,635 SF, and a five (5) level automated parking garage, providing approximately 177 accessory parking spaces. The residential buildings are proposed to contain a total of approximately 262 units, with a mix of studio (approximately 88 units), 1 bedroom/1 bathroom (approximately 114 units), and 2 bedroom/2 bathroom (approximately 60 units) units. The residential buildings are also proposed to provide a total of approximately 300 accessory bicycle parking spaces, approximately 5,812 SF of residential amenity space, and 3,485 SF of retail space on the ground floor of the building adjacent to Braintree Street.

The Property is located in the Braintree Street Local Industrial Subdistrict (LI-1). TMO anticipates seeking zoning relief for the Proposed Project in the form of certain variances and conditional use permits from the Board of Appeal. The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines and incorporate LEED building 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.

Corporate Office
3 E. Stow Rd.
PO Box 994
Marlton, NJ 08053
Tel: 856.596.0500
Fax: 856.596.6093



Michaels Development Co.
Interstate Realty Management Co.
Michaels Military Housing
Michaels Management Services
Continental Mortgage Co.
Prestige Building Corp.
Riverside Capital, LLC
University Student Living, LLC

ATLANTA, GA
BALTIMORE, MD
BEACON, NY
BOULDER, CO
CHESTER, PA
CHICAGO, IL
DETROIT, MI
FT. WORTH, TX
HONOLULU, HI
HOUSTON, TX
JACKSON, MS
KANSAS CITY, MO
LODI, CA
LOS ANGELES, CA
NEW HAVEN, CT
PHILADELPHIA, PA
PITTSBURGH, PA
TAMAQUA, PA
TAMPA, FL
TRENTON, NJ
TULSA, OK
WASHINGTON, DC

The Proposed Project will be consistent with the "Brighton Guest Street Area Planning Study," which provides recommendations for the development of this area of Allston, with specific recommendations for the development of the Braintree Street corridor. The Proposed Project also responds to the call for ground-floor retail use along Braintree Street with residential use on the rest of the Property.

In accordance with Article 80B of the Code, the Proposed Project will constitute a large project and is accordingly subject to Large Project Review. Pursuant to the provisions of Article 80B, Section 80B-5.4 of the Code, TMO intends to file a PNF with the BPDA.

We look forward to working with the BPDA, City agencies, the Impact Advisory Group appointed to advise the BPDA, and the community at large during the large project review process for the Proposed Project.

Thank you for your consideration of this letter.

Sincerely,

The Michaels Organization

By: 
James A. Malesich, Jr.

Copy to: Mark Ciommo, City Councilor
Jay Russo, The Michaels Organization

Corporate Office
3 E. Stow Rd.
PO Box 994
Marlton, NJ 08053
Tel: 856.596.0500
Fax: 856.596.6093