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November 17, 2017

Brian Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
Boston, MA 02201

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**Re: Proposed 245 Unit Co-Living (Residential) Building
217 Albany Street
Letter of Intent to file Project Notification Form**

Dear Director Golden:

This letter serves as Notice of Intent to file a Project Notification Form (“PNF”) under Article 80B for Large Project Review with the Boston Planning and Development Agency (“BPDA”) in connection with the planned redevelopment of the property at 217 Albany Street (“Project”). The proponent for the Project is 217 Albany II LLC (“Proponent”), an affiliate of National Development.

The proposed project site consists of a lot to be subdivided from excess land at Ink Block fronting on Albany Street, at the corner of Albany and Herald Streets, in the South End neighborhood. The site currently contains one two-story brick building that is to be demolished as part of the redevelopment program. The Proponent intends to develop a new, 245-unit co-living, multifamily residential building that will be a gateway from downtown to the South End neighborhood. This building will provide a new residential alternative not otherwise available in the City, through a service-enhanced residential model, substantial amenity spaces and smaller-sized units. It will also further the City’s housing goals, including providing on-site all required affordable housing required under the Inclusionary Development Policy (IDP). As envisioned by the BPDA’s Harrison-Albany Strategic Plan, this redevelopment will integrate with the urban design framework and will activate the corner of Herald and Albany Streets. The Proponent will seek variances from the Board of Appeal that may include FAR, height, and open space under Article 64.

Sustainable building and site elements will be incorporated into the design, construction and operation of the Project. The Proponent intends to attain a rating of no less than Certified under the LEED V 2009 New Construction Program. The redevelopment of the Project will include public realm improvements such as landscape improvements and an improved streetscape for pedestrians. Overall, the Project will improve the architectural character and urban design in the area. The City and region as a whole will benefit from job creation and additional tax revenues.

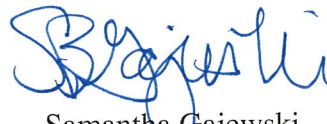
National Development will lead a project team of with extensive experience in the development of similar projects. The team has already conducted several pre-review planning meetings with BPDA staff in accordance with Article 80B-5(1), and will undertake additional outreach with elected officials, abutters and interested neighborhood groups. The Proponent looks forward to working collaboratively with the BPDA, other city agencies and members of the community to produce the best plan possible for this location.

The PNF will be filed in December in accordance with the procedural provisions of Article 80B-5(2). On behalf of the development team, we look forward to working with you and your staff to achieve a successful development project that will greatly benefit the neighborhood and the City of Boston. If you have any questions or need any additional information at this time, please contact me at sgajewski@natdev.com or 617-559-5225.

Sincerely,
217 Albany II LLC



Ted Tye
Managing Partner



Samantha Gajewski
Project Manager

cc: Jonathan Greeley, BPDA
Casey Hines, BPDA
Marc LaCasse, Esq., LaCasse Law, LLC