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King Street Properties 800 Boylston Street Suite 1570 Boston, MA 02199

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August 28, 2018

Mr. Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square, Ninth Floor
Boston, MA 02201

ATTN: Gerald Autler, Project Manager [To be confirmed]

Re: Letter of Intent to File a Project Notification Form

250-280 Western Avenue; 305 Western Avenue, Allston

Dear Director Golden:

On behalf of King Street Properties (the "Proponent") and in partnership with Mugar Enterprises, Inc. and the DiStefano family, in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended on April 3, 2001, this letter is sent to notify you of our intent to submit a Project Notification Form under Article 80B of the Boston Zoning Code for a proposed mixed-use redevelopment project (the "Project") located at 250-280 Western Avenue and 305 Western Avenue in the Allston neighborhood of Boston, as further described below.

The site will consist of two parcels. One parcel is located at 305 Western Avenue at the northeasterly corner of Western Avenue and Everett Street and consists of approximately 1.05 acres. The second parcel is located at 250-280 Western Avenue and extends along Western Avenue from Riverdale Street west to the Century Bank building at 300 Western Avenue and south to abutters and Westford Street. This parcel consists of approximately 3.24 acres. The combined site area is approximately 4.3 acres. The site currently has a variety of uses, including Stadium Autobody, Enterprise Rental, residential use, restaurant uses and surface parking areas used by various construction and industrial operators for diesel truck and supply storage.

The proposed redevelopment program is anticipated to be anchored by the construction of approximately 560,000 square feet of office and research and development uses. These uses will be designed to accommodate research companies in the biotechnology and life sciences industry. Hundreds of jobs at a variety of positions will be created.

The project is also anticipated to include approximately 22,000 square feet of ground floor retail and restaurant uses, approximately 40 residential units, open space and structured accessory parking. The Project will comply with Inclusionary Development Policy requirements in support of affordable housing for Boston.

King Street Properties is a leader in life science real estate and is expert in creating innovation nodes in emerging areas that help facilitate a collaborative research environment. Mugar Enterprises is a family firm with over 50 years of real estate experience in the City with a strong commitment to giving back to the community. The DiStefano family has owned and operated the site for over 50 years with a variety of automotive and industrial uses and is excited to partner with King Street and Mugar to realize their vision for a reimagined use for the property.

We anticipate submitting a Project Notification Form within the next 30-60 days, and we look forward to working with your staff, elected officials, community members, and the Impact Advisory Group that will review the Project.

Sincerely,

King Street Properties

Thomas Ragno

cc: Heather Campisano, BPDA

Jonathan Greeley, BPDA Michael Christopher, BPDA

Gerald Autler, BPDA