

## *Sinclair Development Solutions*

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October 27, 2014

Erico Lopez

Deputy Director for Development Review

Boston Redevelopment Authority

One City Hall Square, 9<sup>th</sup> Floor

Boston, MA 02201

RE: Letter of Intent (LOI) to File Project Notification Form (PNF)

Article 80, Large Project Review

274 Southampton Street, MA

BRA  
2014 OCT 27 P 1:35

Dear Mr. Lopez,

On behalf of our client, Circle Development, I am pleased to enclose a Letter of Intent to file a Project Notification Form with the Boston Redevelopment Authority for our client's project at 274 Southampton Street in the Newmarket District. We look forward to working with you on this project.

Sincerely,



Rodney Sinclair

Sinclair Development Solutions

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October 24, 2014

Brian Golden, Acting Director  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02122

RE: 274 Southamptton Street, Boston, MA Article 80 Submission Letter of Intent

Dear Director Golden,

This letter serves as the intention of Circle Development (the "Applicant") to submit a Project Notification Form (the "PNF") in accordance with Article 80 Large Project Review, of the City of Boston Zoning Code, to the Boston Redevelopment Authority (the "BRA"). The Applicant proposes to build an approximately 124,215 square foot self-storage facility at 274 Southamptton Street, Boston, MA (the "Project Site").

The Project Site is made up of two parcels of land totaling approximately 62,510 square feet and is currently home to Boston Red Dog Pet Resort & Spa, a 42,800 square foot multi functioning facility for pets. The facility offers many services to its clients such as day and overnight boarding, exercise activities, grooming, food and supplies, as well as a hospital. The facility was opened in 2011 by Boston RD LLC and has been a leader in the pet care across the northeast region ever since.

The new proposal will be a separate facility to be built adjacent to Red Dog. The new building will be a state-of-the-art storage facility that will provide Boston residents with a clean, classy, and inviting environment to store their trusted belongings. As Boston's storage market rises to a vacancy rate of below 5%, residents need alternative options. This new facility will be fully automated so that clients can access their unit 24 hours a day 365 days a year. We will also offer pick up and drop off services to those who are unable to bring their belongings to us. We are working to partner with local developers to help with their tenants' storage needs as their projects move to open and their units become filled. This project is about fulfilling the needs of local residents as it is becoming increasingly important as families scale down their homes and as their children go off to school.

The Project Site is located in the Newmarket Industrial Commercial Neighborhood District. It is zoned Industrial Commercial and as such will require a conditional use permit for the storage use and a variance from the Zoning Board of Appeal for FAR and Gross Floor Area. The Applicant will be seeking relief from the Zoning Board of Appeal through the Article 80 process.

In addition to Circle Development, the Development Team will consist of Rodney Sinclair of Sinclair Development Solutions as lead Article 80 Consultant and Peter Quinn, AIA, of Peter Quinn Architects LLC as the Lead Architect. Additional consulting such as traffic, shadow, wind, and engineering will be contracted and represented upon PNF submission.

We expect to file the PNF the second week of November 2014. We have met with BRA staff members Erico Lopez and Michael Cannizzo during a pre-filing session to go over the project and feel

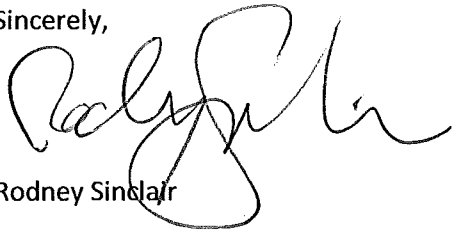
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very confident that we are moving towards a project that will be well received by the various City of Boston agencies that will have review throughout the process.

In closing, we look forward to meeting with the BRA throughout the process where we will discuss job opportunity, economic development, and of course, further the building design. We are extremely excited for the journey ahead of us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodney Sinclair', written over the printed name.

Rodney Sinclair

Sinclair Development Solutions