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March 12, 2013

Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, Ma. 02201

Re: **Letter of Intent to File Project Notification Form**
Article 80 Large Project Review
425 Washington Street, Boston (Brighton), Massachusetts

Dear Director Meade,

On behalf of Kandou Development, LLC (the "Applicant"), owner of 425 Washington Street and 8-10 Parsons Street, Brighton, Massachusetts (the "Property"); this letter is to notify the Boston Redevelopment Authority (the "BRA") of the Applicant's intent to file a Project Notification Form ("PNF") with the BRA pursuant to Article 80 of the Boston Zoning Code (Large Project Review).

The Applicant's proposed project (the "Project") involves the development of a complex of four buildings on a 47,116 square foot lot at the corner of Washington and Parsons Streets in Brighton Center. The Project will preserve the existing Arts and Crafts style house on Parsons Street and re-develop the portion of the site that is currently occupied by outdated commercial buildings fronting Washington Street. The proposed Project will include a new four-story mixed-use building on Washington Street containing approximately 10,000 square feet of retail space at street level and 30 residential apartments above; a new four-story 35,400 square foot residential apartment building containing 30 units clustered around a courtyard that includes the restored house which shall remain as a residence; and a small management office for the Applicant who is currently located in the existing commercial building. The current bank tenant is proposed to be relocated into a temporary adjacent building during construction and remain in the complex at completion. The proposed Project will provide a 23 car surface parking lot for the commercial use and an 83 car underground parking garage for the residential apartments. The Project is designed as a village cluster with the height and scale of the buildings making a transition from the

residential character of Parsons Street to the commercial activity of Washington Street. The Applicant will also comply with the Mayor's Executive Order Relative to Affordable Housing, dated February 29, 2000 , and as amended on May 16, 2006 , with respect to affordable housing units.

The Project is located in two zones, the mixed-use building will be within the Neighborhood Shopping Subdistrict (NS-1) and the residential buildings along with the office/studio will be located in the Residential 1F-5000 zone of the Allston-Brighton Neighborhood District (Article 51) as defined by the Boston Zoning Code. The Applicant has conducted extensive community and abutter outreach and this proposed Project is the culmination of that community process. The Applicant has responded to the strong community sentiment for saving the existing house which is not on any historic register or in an historic district but is highly regarded in the neighborhood as a unique example of Arts and Crafts homes. The initial concepts included the demolition of the house but that has been reconsidered and the current Project will include the restoration and inclusion of the house into the residential village. The proposed Project will require relief from the Zoning Board of Appeals and that process will be included in the Project Notification Form.

As a result of the initial community outreach, a presentation to the Brighton-Allston Improvement Association on February 7, 2013 and an informal meeting with the Boston Redevelopment Authority on January 31, 2013; the Applicant is now prepared to submit a PNF for the Project and begin the Article 80 Large Project Review process. We look forward to working with the BRA, other city agencies and the community throughout the review process.

Respectfully submitted,

G. Hendren

Gary W. Hendren AIA
Project Architect