



January 16, 2018

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

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Re: Letter of Intent to File Expanded Project Notification Form (“EPNF”)  
44 North Beacon Street, Allston-Brighton Neighborhood District

Dear Director Golden,

On behalf of 44 North Beacon LLC and Boston Real Estate Collaborative LLC, under provisions of Article 80 B of the Boston Zoning Code and in accordance with the Mayor’s Executive Order relative to the provision of mitigation by development projects in Boston, we are pleased to submit this Notice of Intent to File an Expanded Project Notification Form initiating a Large Project Review for the development of one residential building (the “Project”) at 44 North Beacon Street in Allston-Brighton.

The Project will be located on an approximately 0.4 acre (17,640 SF) parcel fronting on North Beacon Street (the “Property”), within walking distance of the Boston Landing station on the MBTA Framingham/Worcester Commuter Rail Line and the Allston Street Station on the Green Subway Line. The transit-oriented Project contemplates the demolition of an under-utilized single-story, concrete block commercial structure, and the construction of a single residential building consisting of approximately 53,800 GSF, with height ranging from approximately thirty-one feet along North Beacon Street, to approximately sixty-nine feet in the deepest pocket of the site, furthest from North Beacon Street. The Project consists of approximately 54 residential units and approximately 35 below-grade parking spaces. The building will contain a mix of 2 studio units, 5 one-bedroom units, 11 one-plus bedroom units, 16 two/two plus-bedroom units and 12 three-bedroom units. The building will feature 750 SF of bicycle-related space at the main entry level along with over 1,500 SF of indoor amenity space and another 3,850 SF of outdoor amenity and open space. Approximately 20% of the site will remain unbuilt on, maximizing permeable area and open space on the ground level.

The Property is located in the Allston-Brighton Neighborhood Community Commercial Sub-district (CC-1). A preliminary review of the Project indicates zoning relief being required for the conditional residential use, rear yard setback, building height, FAR and parking requirements, pursuant to Article 51 of the Boston Zoning Code. The Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines, and will seek LEED qualifications. In conformance with the Mayor’s Inclusionary Development Policy the project will contain a total of 7 on-site affordable units, including both homeownership and rental units.



Additionally, the homeownership component will be anchored on North Beacon Street and will consist of 16 total units (roughly 30% of the total unit count) with a mix of townhouse style two, two-plus and three-bedroom units, as well as one-bedroom flats.

The Project will incorporate low-density, pedestrian scale massing at the street level with an open, central courtyard facing North Beacon Street that features active resident space, mature plantings and local art installations, among other features. There will be additional green and open space on the various roof tops of the building.

We have met with BPDA representatives on several occasions already, as well as many elected officials, abutters and community stakeholders to obtain feedback prior to filing this LOI. We anticipate filing an Expanded Project Notification Form for the Project in February of 2018, or soon thereafter as the process dictates. We greatly look forward to working with your staff, in conjunction with the community at large and those appointed to the Impact Advisory Group, as the Project progresses.

Thank you for your consideration and please do not hesitate to contact me with any questions.

Sincerely,

Brent A. Berc, Founding Partner  
Boston Real Estate Collaborative LLC

Cc: Mark Ciommo, City Councilor  
Sal Di DiDomenico, State Senator  
Kevin Honan, State Representative