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**BY HAND DELIVERY**

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November 20, 2017

Brian P. Golden, Director  
Boston Planning and Development Agency  
Boston City Hall  
One City Hall Plaza  
Boston, MA 02201

Re: Letter of Intent for 5 Washington Street, Brighton

Dear Director Golden:

On behalf of 5 Washington Square LLC, a Massachusetts limited liability company, and in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, I am pleased to submit this letter of intent for a Proposed Project on an approximately 43,500 sf site located in Brighton and bounded by Bartlett Crescent to the east, Washington Street to the south, and Corey Road to the west (the "Project Site"). The Project Site currently includes a gas station, a service station, approximately 22,000 sf of office space, and approximately 120 parking spaces. In accordance with the Large Project Review requirements of Article 80B of the Boston Zoning Code, we intend to submit an Expanded Project Notification Form for the Proposed Project in the near future.

The Proposed Project will contain approximately 132,500 square feet of gross floor area in a five-story residential building that includes approximately 115 units and approximately 12,500 sf of ground floor retail. It is currently contemplated that the residential units will contain a mix of studios, and one, two and three bedroom apartments. The Proposed Project also includes 104 parking spaces with 25 spaces on grade and 79 in the basement. Secure storage for 112 bicycles will also be provided inside the building.

The Project Site is located in the Washington Street NS-1 (Neighborhood Shopping) subdistrict within the Allston Brighton Neighborhood District established by Article 51 of the Boston Zoning Code (the "Code"). A conditional use permit will be

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required from the Board of Appeal for the Proposed Project's primary use as a multifamily residential building. Various variances from provisions of the Code will also be required, including variances for height, floor area ratio (FAR) and minimum rear yard.

We look forward to working together with you and your staff, as well as the Impact Advisory Group for the Proposed Project to be appointed by the Mayor. Please do not hesitate to contact me or any member of the project team with any questions or concerns.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'M. Shuman', with a stylized, flowing script.

Melvin R. Shuman

cc: Jonathan Greeley  
Casey Hines  
Justin D. Krebs  
Matthew J. Faris  
Andrew Tibma