

April 13, 2015

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

2015 APR 13 P 1:01
BRA

**Re: Letter of Intent to File Project Notification Form – Article 80 Large Project Review
89-95 Brighton Avenue, Allston Village**

Dear Director Golden:

On behalf of Brighton Gardner Properties LLC, we are pleased to submit this Letter of Intent prior to filing a Project Notification Form for the redevelopment of a site consisting of three brownfield parcels totaling 33,820 square feet located at 89-95 Brighton Avenue and 41 Gardner Street in Allston Village, pursuant to Article 80 of the Boston Zoning Code.

Completion of this redevelopment project will transform this underutilized site into a vibrant mixed-use, mixed-income, transit-oriented development. The project will also further the goals of the *Boston 2030* Housing Plan by creating new housing for Boston's middle class workforce. The proposed project is anticipated to include up to 138 residential apartments, approximately 8,000 square feet of new retail space on Brighton Avenue, 68 parking spaces on the ground floor tucked behind the retail space, covered bike storage for 138 bicycles, and an on-site bicycle repair station.

The overall site is comprised of land in the 3F-4,000 and CC-1 Subdistricts of the Allston/Brighton Neighborhood District. Accordingly, we expect that relief will be necessary from varying zoning requirements in order to provide the consistency necessary to facilitate the construction of this mixed-use redevelopment project. Additionally, the project will require Large Project Review and will also be subject to Article 85 to proceed with the demolition of the existing structures on the site.

My client anticipates filing an Expanded Project Notification Form within the next two months and we will coordinate with BRA staff throughout the pre-submission planning stage. We look forward to working with the community, the BRA, and interested stakeholders throughout the process.

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In the interim, if you have any questions pertaining to the proposed project, please do not hesitate to contract me. Thank you.

Sincerely,

BRIGHTON GARDNER PROPERTIES LLC

By their attorneys,

GOULSTON & STORRS

By: 
Peter L. Tamm

cc: Phil Cohen- BRA
Erico Lopez – BRA
Michael Samuels – Eden Properties
Noah Maslan – Eden Properties
File