



November 14, 2016

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File PNF
Sprague Street Redevelopment
36-70 Sprague Street, Hyde Park Neighborhood District

Dear Director Golden:

Please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code (“Code”) submitted to the Boston Planning & Development Agency (“Agency”) pursuant to the Executive Order entitled: “An Order Relative to the Provision of Mitigation by Development Projects in Boston” for the filing of a PNF for Sprague Street Redevelopment Project (“Project”).

OMB Sprague LLC (“Proponent”) is pleased to submit this Letter of Intent for the Sprague Street Redevelopment, a proposed mixed-use residential and retail development to be located on Sprague Street in the Readville neighborhood of Hyde Park. The approximately 6.16-acre Project site is comprised of several parcels located at 36-40 Sprague Street and 50-70 Sprague Street. The Project site is generally bound by Sprague Street to the west; the MBTA Franklin Line to the north, the MBTA Providence/ Stoughton Line to the east, and Sprague Pond, a residential property and the Brinks warehouse to the south. The site currently contains several two to three-story industrial buildings, surface parking and paved areas.

The area surrounding the Project site includes a mix of industrial, commercial and residential uses. Boston Dedham Commerce Park is located to the west of the site. This area includes one to two-story industrial and commercial buildings surrounded by paved areas used for parking. Residential neighborhoods are located to the northwest separated by the MBTA Franklin Line and the Readville Station to the north, and to the east separated by the MBTA Providence/Stoughton Line.

The Project includes approximately 556,625 sf within four new buildings identified as Buildings 1 through 4. In total, the Project will include approximately 5,980 sf of restaurant space (approximately 150 seats), approximately 521 residential units (approximately 529,885 sf), approximately 20,760 sf of amenity space and approximately 492 below-grade parking spaces, 40 surface parking spaces, and a potential additional 30 parking spaces along the adjacent train tracks.

The Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines - and incorporate not less than LEED Silver certifiable building strategies and practices. As a transit-oriented development located in close proximity to the Readville MBTA Station, the Project's pedestrian entrance will be immediately adjacent to the bridge to the station; additionally, the Project will include Zipcar spaces and a bike-share facility to serve residents.

The Project is intended to create much-needed middle class workforce housing for Boston residents. Additionally, Sprague Pond will become readily accessible to area residents for the first time and the disturbed wetlands along the site's pond frontage will be restored. The Project will include a restaurant to serve members of the community and Commerce Park employees and visitors, and the Project team has committed to work with the City and State to help improve the area's difficult traffic situation. The Project's extensive open space will replace significant portions of this currently fully paved site with new pervious areas to improve stormwater management on the site. 68 of the Project's 521 residential units will be affordable at 70% of Area Mean Income, thus making a meaningful dent in the City's affordable housing goals as well as the middle class housing goals that the Project as a whole will help address. Many new construction and permanent jobs will be created; and City tax revenues will increase.

In accordance with Section 80B of the Code, the Proposed Project constitutes a large project and is subject to Large Project Review, and pursuant to the provisions of Section 80B-5.4 of the Code, the Proponent intends to file a PNF with the Agency.

We look forward to working with the Agency, other City agencies and the Readville community during the Article 80 review of the Project.

Thank you for your consideration of this letter.

Very truly yours,

OMB Sprague LLC

By: 

Jordan D. Warshaw

cc: John A. Pulgini, Esq.
James H. Greene, Esq.
Jay Walsh
Cindy Schlessinger
Geoff Starsiak
Sujit Sitole