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June 11, 2019

BY HAND DELIVERY

Mr. Brian P. Golden, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Trustees

Counselors at Law

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M. Patrick Moore, Jr.
Ryan P. McManus

Re: Letter of Intent – Nova Allston

Dear Director Golden:

On behalf of Partners Properties, LLC and in accordance with the Mayor’s Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, dated October 10, 2000, as amended on April 3, 2001, we are pleased to submit this Letter of Intent for a proposed project at 14-20 and 24 Linden Street and 8, 10, 12, 14, 16, 18 and 20 Pratt Street in Allston (the “Proposed Project”). The location of the Proposed Project is shown on the site aerial attached hereto.

The Proposed Project will replace the existing commercial building at 20 Linden Street and six dilapidated 3-story residential buildings at 24 Linden and 8-20 Pratt Street with three new residential buildings comprising a total of approximately 356,000 square feet of Gross Floor Area. Building A, located on the corner of Linden and Cambridge Streets, will be 16 stories (approximately 170 feet) and will provide 196 residential apartments. Building B, located on Linden Street, will be five stories (approximately 62 feet), stepping down to 4 stories (approximately 51 feet), and will provide 110 residential apartments. Building C, located on Pratt Street, will be three stories (38 feet), with a partial fourth story (49 feet) set back from the sidewalk of Pratt Street, and will provide 52 condominium units. The Proposed Project will be a mix of studio, one-bedroom, one-bedroom plus den, and two-bedroom units. The Proposed Project will also provide approximately 8,200 square feet of ground floor retail and/or community space. A below-grade garage will accommodate 180 parking spaces. The Proposed Project will create approximately 20,700 square feet of new open space. Additional details are set forth on the project metrics chart attached hereto.

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A portion of the Proposed Project is located within the Linden Street Local Industrial Subdistrict and a portion is located within the 2F-5000 Subdistrict of the Allston Brighton Neighborhood District. We anticipate seeking zoning relief with respect to use, height, FAR, front yard, and rear yard.

We look forward to working with you and your staff at the BPDA, the City of Boston, and the community in furtherance of this much-needed, major investment in this section of Allston. Please do not hesitate to contact me if you have any questions or if I can provide any additional information regarding the Proposed Project.

Very truly yours,

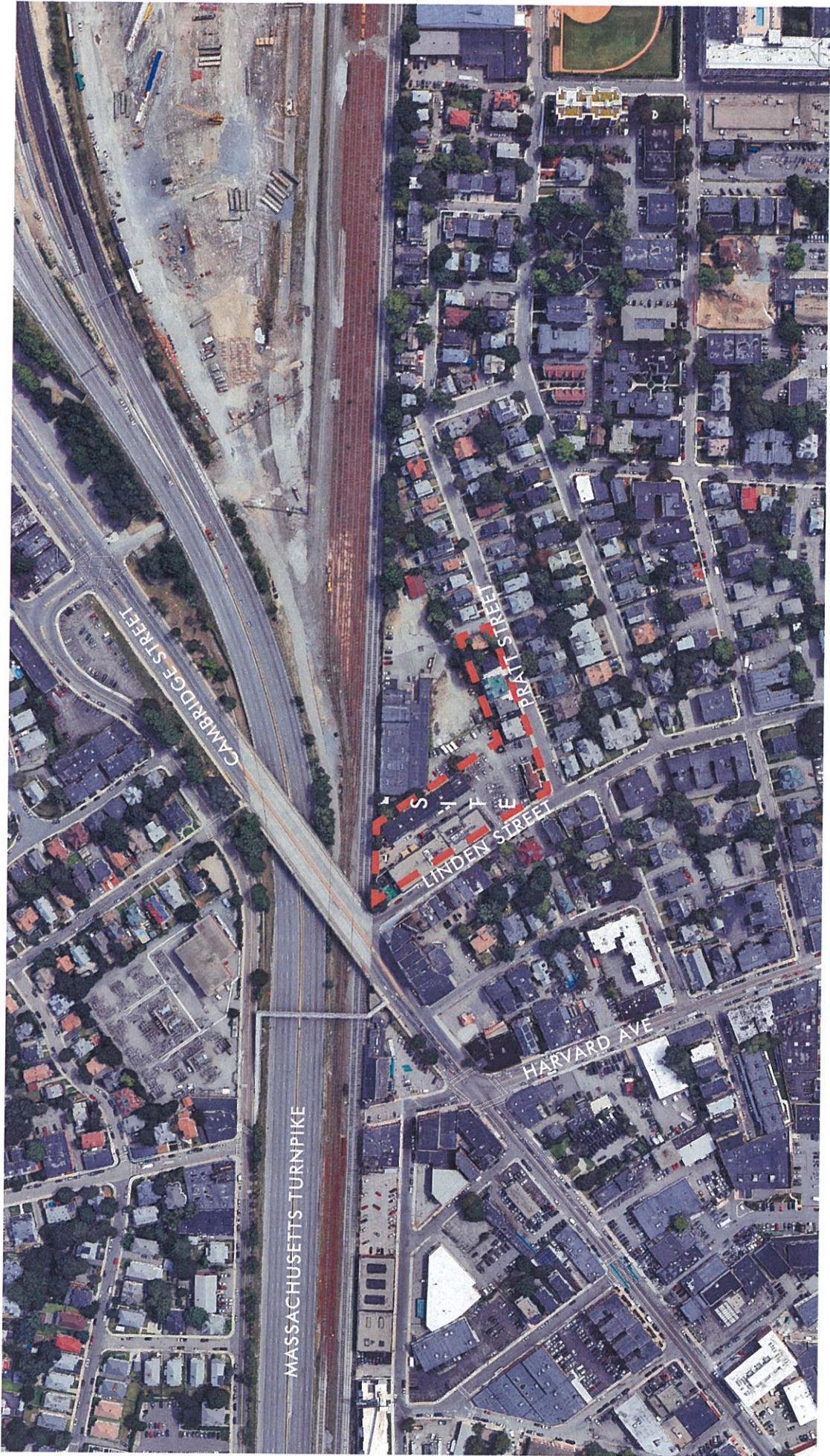
A handwritten signature in blue ink, appearing to read "Johanna Schneider", with a long horizontal flourish extending to the right.

Johanna Schneider

Attachments: Site Aerial
Table of Project Metrics

cc: Lance Campbell (by email – lance.campbell@boston.gov)

SITE AERIAL



SITE

PROJECT SITE	79,391 SF				
TOTAL GROSS BUILDING AREA	356,000 SF				
FAR	4.5				
USEABLE OPEN SPACE	20,700 SF	(58 SF PER UNIT)			
TOTAL OPEN SPACE	25,830 SF				

BUILDING**CONDO BUILDING****BUILDING HEIGHT**

3 FLOORS / 38'-0" ABOVE GROUND FLOOR
 4 FLOORS / 49'-0" ABOVE GROUND FLOOR

UNIT MIX	STUDIO	1 BED	1 BED + DEN	2 BED	TOTAL
TOTAL UNITS	12	17	15	8	52
UNIT MIX PERCENTAGE	23%	62% (1 BED & 1 BED + DEN)		15%	
AVG UNIT SF	464 SF	601 SF	859 SF	974 SF	

APARTMENT BUILDING**BUILDING HEIGHT**

4 FLOORS / 51'-0" ABOVE GROUND FLOOR
 5 FLOORS / 62'-0" ABOVE GROUND FLOOR
 16 FLOORS / 170'-0" ABOVE GROUND FLOOR

UNIT MIX	STUDIO	1 BED	1 BED + DEN	2 BED	TOTAL
TOTAL UNITS	95	146	7	58	306
UNIT MIX PERCENTAGE	30%	50% (1 BED & 1 BED + DEN)		20%	
AVG UNIT SF	489 SF	684 SF	876 SF	910 SF	

PROJECT TOTAL

TOTAL UNITS	107	163	22	66	358
UNIT MIX PERCENTAGE	30%	52% (1 BED & 1 BED + DEN)		18%	

PARKING

	SPACES	RATIO
TOTAL PARKING	180	0.5