



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

November 2, 2016

Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File a Project Notification Form
125 Sumner Street
East Boston, MA

Dear Mr. Golden:

On behalf of WinnDevelopment Company LP ("Winn") and Lendlease Development Inc. ("Lendlease") (collectively the "Developer"), please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code. This letter is being submitted to the Boston Planning and 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 Project Notification Form ("PNF") for 125 Sumner Street Project ("Proposed Project") in East Boston.

The Developer proposes to construct a mixed-income residential development with associated retail and community uses at 125 Sumner Street in the Maverick Square section of East Boston. Uniquely, 100% of the units will be priced at low- and middle-income levels and will include both rental and home-ownership opportunities. The development site consists of two assessor parcels (Parcels: 0105401000 and 0105400010) ("Project Site") containing approximately 46,330 square feet of land and is presently occupied by a 20 unit apartment complex owned by the Boston Housing Authority ("BHA"). The Developer was designated by the BHA as the developer of the property on August 3, 2016, after a competitive solicitation process. The Developer proposes to transform this aging housing complex, which has no financial resources of its own, into a vibrant, pedestrian-friendly, mixed-income, transit-oriented, residential development. Leveraging the opportunity of the ongoing mixed-use development at Clippership Wharf, Lendlease is partnering with Winn to revitalize the aging housing complex and provide affordable units to meet and further the on-site Inclusionary Development Policy – both by replacing the dilapidated existing twenty rental units and by creating thirty new affordable and middle-income condominium units.

The Project Site is bounded by Sumner Street to the north, Clippership Lane to the east, a private way (Jacobbe Road) and the Clippership Wharf project to the south, and the Carlton Wharf residential building to the west. The Project Site currently serves as a residence for 20 families, all of whom will be promised the right to move into the new units. Access to the lot is provided from Sumner Street, Clippership Lane and a private way.

The 125 Sumner Street Project will provide approximately 20 rental apartments in one 33,500 gross square feet ("gsf") three story wood-frame building and 30 home ownership units in a second 27,000 gsf three story wood-frame building. In addition to on-street public parking, the Proposed Project will provide approximately 27 private surface parking spaces. The unit mix will include three- and four-bedroom units for the apartments, and a mix of studio, one-, two-, and three-bedroom units for the condominiums. The Proposed Project will provide affordable units which meet and further the requirements in the City's December 2015 Inclusionary Development Policy. The Proposed Project includes activated ground level retail space and a community room in the rental apartment building. Approximately 3,500 gsf of retail/restaurant space will be provided facing Sumner Street to complement existing neighborhood shopping opportunities in Maverick Square.

The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines with a minimum goal of LEED Silver certifiable. As a transit-oriented development located close to the multimodal Maverick Square Station, the East Boston Greenway and the Lewis Street Water Transportation dock, the Proposed Project will be well served by alternative transportation modes. The Proposed Project constitutes a large project under Article 80B of the Code and is subject to Large Project Review. In accordance with provisions of Section 80B-5.4 of the Code, the Developer intends to file a PNF with the Agency.

The Developer has spent several months engaging existing residents and seeking input on the Proposed Project with the support and assistance of the BHA. The original site design and program have been changed to be more responsive to the neighborhood and existing resident concerns, and we will continue to listen to neighborhood concerns throughout the review process. The Developer is committed to engaging the community and strongly believes that we can improve our proposal by listening to and responding to those who know the community best. We look forward to working with the Agency, BHA, other City agencies and the East Boston community during the Article 80 review of the Proposed Project.

Thank you for your consideration of this letter.

Sincerely,



Jamie M. Fay
President

cc. Nicholas Iselin, Lendlease
Christopher Fleming, WinnDevelopment

Brian Golden, Director
November 2, 2016
Page 3

Raul Duverge, BPDA