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October 31, 2016

Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall, 9th Floor
Boston, Massachusetts 02201

Re: Letter of Intent to file Project Notification Form
212 – 222 Stuart Street

Dear Director Golden:

Transom Real Estate, LLC, on behalf of its affiliates, Stuart Acquisition 12, LLC and Stuart Acquisition 22, LLC, and its capital partner Wheelock Street Capital, LLC, is pleased to submit this Letter of Intent to the Boston Planning and Development Agency (“BPDA”) in accordance with the Executive Order entitled “*An Order Relative to the Provision of Mitigation by Development Projects in Boston*” regarding a proposed project (the “Project”) to be submitted for review under Article 80 of the Boston Zoning Code by the filing of a Project Notification Form (“PNF”).

The Project is located at 212 – 222 Stuart Street, an approximately 7,712 square foot parcel in the Bay Village across Stuart Street from the Midtown Cultural District (the “Project Site”). The Project Site is bordered by Stuart Street, Church Street and Shawmut Street and is comprised of a vacant lot at 212 Stuart Street and a surface parking lot at 222 Stuart Street.

The Project includes construction of an approximately 145,000 square foot 19-story building, containing approximately 3,200 square feet of first floor retail and/or restaurant use and approximately 131 residential units on the upper floors. In lieu of onsite parking, an agreement has been finalized with the owner of the adjacent garage located at 200 Stuart Street in order to provide long-term parking for occupants and visitors to the Project. The Project will redevelop a long-blighted site to create much needed housing consistent with the City of Boston’s *Boston 2030 Plan*.

We have taken, and will continue to undertake, great care to ensure that the Project’s design will be worthy of its prominent location at the cross roads between Bay Village, Back Bay, and the Midtown Cultural District. The Project Site is also adjacent to a key pedestrian gateway to the Bay Village neighborhood, thereby providing an invaluable opportunity to enhance and promote the pedestrian connectivity between Bay Village and its neighbors. The Project also provides a meaningful opportunity to enhance the street level experience along this portion of Stuart Street.


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We intend to file a PNF in the coming weeks in accordance with Article 80B of the Boston Zoning Code and look forward to our discussions about this important Project in the coming months with the community, the Impact Advisory Group, you, your staff, and other City agencies.

Please do not hesitate to contact me anytime at 617-216-4820.

Very truly yours,

TRANSOM REAL ESTATE, LLC



Peter A. Spellios
Principal

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