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October 6, 2016

VIA OVERNIGHT DELIVERY

Brian P. Golden, Director
Boston Planning & Development Agency
1 City Hall Square, 9th Floor
Boston, MA 02201

Re: Letter of Intent -- Proposed Project at 47-55 LaGrange Street, Boston, Mass.

Dear Director Golden:

As required under the Mayor's Executive Order of October 20, 2000, as amended, we submit this Letter of Intent (**Letter of Intent**) regarding a project (**Proposed Project**) proposed by our client QMG LaGrange, LLC (**Proponent**) at its property located at 47-55 LaGrange Street in the Theatre District of Boston (**Site**). The Proponent proposes to redevelop the currently unimproved Site with a new multifamily residential building. The Site and the Proposed Project are more fully described below. The Proponent intends to file a Project Notification Form (**PNF**) for the Proposed Project within the next sixty (60) days.

Location

The Site is unimproved, roughly rectangular in shape, and has a total area of approximately 8,759 square feet, including Lowell Court, a private way owned in fee by the Proponent, along with the rest of the Site. The Site is located at the northeasterly corner of the intersection of LaGrange Street with Tamworth Street, within one block of the MBTA's Boylston Street (Green Line) subway station, and two blocks of the MBTA's Chinatown (Orange Line and Silver Line) subway station. At present, the Site is leased and operated by a third party for daily and hourly public parking.

Zoning

According to Boston Zoning Map 1A, the Site is located within the General Area of the Midtown Cultural District (Zoning Code art. 38), the Groundwater Conservation Overlay District (*id.* art. 32), and the Restricted Parking Overlay District (*id.* sec. 3-1A(c).)

Use, Size and General Description

The proposed multifamily residential building would have a total gross floor area of approximately 157,000 gross square feet, and a building height of up to 21 residential stories, and approximately 240 feet, measured to the top of the mechanical penthouse. This size is consistent with the district. The new building would include up to 176 dwelling units, approximately 20 accessory parking spaces, and off-street loading.

The Proposed Project would be subject to the Mayor's Executive Order regarding inclusionary affordable housing, dated February 29, 2000, as amended, as well as the Boston Planning & Development Agency's (BPDA's) Inclusionary Development Policy (IDP). Thirteen percent (13%) of the dwelling units in the Proposed Project would be set aside as IDP units.

Potential Zoning Relief

Because it involves new construction that is at least 50,000 square feet in size, the Proposed Project requires Large Project Review under Boston Zoning Code Section 80B. Moreover, it would require the Boston Board of Appeal to grant zoning relief in the form of an exception for floor area ratio (Zoning Code sec. 38-7.2), a variance for building height, and conditional use permits for ground-level residential use (*id.* sec. 38-18.1) and a storm water infiltration system (*id.* sec. 32-5).

Other Relevant Information

The Site is located within the area of the Midtown Cultural District Plan, originally adopted on January 12, 1989, as amended. The Midtown Cultural District Plan serves as the general plan of the City of Boston for the Midtown Cultural District. (*Id.* sec. 38-2.)

Conclusion

We look forward to working with the BPDA staff, elected officials, and interested members of the public regarding the Proposed Project. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jared Eigerman", followed by the initials "(J.P.)" in parentheses.

Jared Eigerman

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