

**BRA**

2015 JUL 13 P 12:49

July 13, 2015

**By Hand**

Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: **533 Washington Street, Downtown Crossing / Intent to File Project Notification Form**

Dear Mr. Golden:

On behalf of Rafi Properties LLC, and in accordance with the applicable Executive Orders on the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code, I am pleased to submit this Letter of Intent to file an Expanded Project Notification Form for the redevelopment of the property located at 533 Washington Street in Boston's Downtown Crossing neighborhood.

The proposed mixed-use project is for a 30-story, approximately 305-foot-high, residential building at a 3,648 +/- square-foot parcel on Washington Street, located just north of the intersection with Avenue de Lafayette. The building is anticipated to comprise approximately 100,000 square feet of gross floor area. It will contain approximately 94 residential units on the upper floors; restaurant and collaborative workspace uses on the first four floors; and related accessory uses and facilities. The project will not include off-street parking spaces.

The project concept is for a tall, slender tower, featuring excellent interior light and sight lines, which will capitalize on – and enhance – the resurgence of the Downtown Crossing neighborhood. The residential population of this area is now beginning to achieve a critical mass, and the project will contribute significantly to the emergence of a true, mixed-use downtown neighborhood.

The developer proposes to retain the existing 4 story façade (the site of the former Felt nightclub), keeping the street wall at Washington Street as it is today. A new glass and zinc modern tower will rise 26 stories above the base, contributing to the skyline and providing exceptional views to the city beyond. ADD Inc/Stantec is the architect. The proponent, Rafi Properties, is a technology and sustainability-focused real estate company. Rafi has previously developed an international design award-winning mixed-use project at 126 Salem Street in the North End.



Brian Golden  
July 13, 2015  
Page 2

The transit-friendly project site is located approximately 600 feet from the Chinatown stop of the MBTA Orange line, approximately 650 feet from the Downtown Crossing stop of the MBTA's Orange and Red lines, and less than a quarter-mile from the Park Street stop of the MBTA Green and Red lines.

The project will require Large Project Review under Article 80 of the Boston Zoning Code. It is also expected that the project will require zoning relief from the provisions of Article 38 of the Code, the Midtown Cultural District Article. In particular, this relief may include variances for the project's building height, floor area ratio, and lack of off-street parking. The project will comply with the City's Inclusionary Development Policy.

The project proponent has had initial discussions with City agencies, neighborhood representatives and groups, elected officials, and other interested parties over the past several months with respect to the project. We are now ready to initiate the Code's Section 80B review process by filing an Expanded Project Notification Form. We look forward to working with the Authority, the Impact Advisory Group, and the community throughout the review of this project, which we believe will be positive new contribution to Downtown Crossing.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,

Donald W. Wiest

cc (by electronic mail):

Heather Campisano, Chief of Staff, BRA  
Raul Duverge, Project Manager, BRA  
Collin Yip, Rafi Properties LLC  
James Gray, ADD Inc/Stantec  
Christine McMahon, Wharf Partners