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Stop & Shop

The Stop & Shop Supermarket Company LLC

1385 HANCOCK STREET, QUINCY, MASS. 02169
Mailing Address: P.O. BOX 55888, BOSTON, MA 02205-5888

February 10, 2017

VIA HAND DELIVERY

Mr. Brian Golden
Director
Boston Redevelopment Authority
d/b/a Boston Planning and Development Agency
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Subject: Letter of Intent with Respect to the Multi-Phased Redevelopment of 60 Everett Street,
Allston, Massachusetts

Dear Mr. Golden:

On behalf of WJG Realty Company LLC, and in accordance with the Executive Order relative to the provision of mitigation by development projects in Boston, The Stop & Shop Supermarket Company LLC ("Stop & Shop") is pleased to submit this Letter of Intent to file a Project Notification Form initiating Large Project Review under Article 80B of the Boston Zoning Code for the redevelopment of the existing Stop & Shop Supermarket retail center located at 60 Everett Street (the "Property") in the Allston neighborhood of Boston, Massachusetts (the "Project").

The existing shopping plaza has been serving the Allston-Brighton community for nearly 20 years, during which time the Guest Street corridor has evolved from its roots as an industrial district to what it is today. In 2012, neighborhood stakeholders, local officials and city planners collaborated to produce the Brighton Guest Street Area Planning Study providing recommendations for the future development of this corridor, including the creation of a comprehensive street grid, substantial open spaces, mix of uses and the placement of taller building heights along the Massachusetts Turnpike. These planning concepts are consistent with Mayor Walsh's *Housing A Changing City, Boston 2030* plan and widely accepted Smart Growth principals, such as providing transit-oriented development, new housing alternatives, walkable neighborhoods and a live-work-play community. Stop & Shop seeks to continue to invest in the Allston neighborhood, addressing

the need for a new state-of-the-art grocery store, while realizing the goals and vision provided in the Guest Street Area Planning Study for this Property.

The Project is proposed to be constructed in phases in order to allow the existing store to remain open during construction and continuously serve its neighbors and customers. The Project, initially, will include a new Stop & Shop grocery store and approximately 360 residential units, 5,000 square feet of retail space, parking, 25,000 square foot publicly accessible open space, and related infrastructure. The first phase infrastructure will support the overall project. The remaining build-out of the Project is planned to include additional retail and restaurant uses, up to 650 residential units, and Class A office space. As proposed, the Project will create new connections to adjacent roadways providing increased vehicular, bicycle and pedestrian travel paths. The Project will provide extensive infrastructure in the form of large and activated open spaces, a new street grid, and a mix of retail, residential and commercial uses. Further, the Project will deliver a new Stop & Shop supermarket, increased housing options, including affordable housing and home ownership among other benefits to the community and City. In the coming months, Stop & Shop looks forward to continue working with key stakeholders, abutters, the community, City officials and staff to review the plans for the Project, which Project aims to serve as a gathering place for the Allston community.


Stop & Shop has over 100 years of operating history in Greater Boston and operates 9 stores throughout the City, which stores employ approximately 1,300 associates. In addition to serving many Boston neighborhoods through its store operations, Stop & Shop has raised over \$60M for the Jimmy Fund/Dana Farber Cancer Institute for Pediatric Cancer Research through a long standing partnership, donated 9,000 turkeys to not-for-profit organizations including the Greater Boston Food Bank, and served as a charter sponsor of Family Aid and Bottom Line organizations. Stop & Shop views the Project, with its resulting public benefits, as consistent with its historic commitment to the City of Boston and its residents.

Stop & Shop is pleased to submit this Letter of Intent and looks forward to filing its Project Notification Form. We look forward to working with your staff and the Impact Advisory Group that the Mayor will appoint to advise the BPDA with respect to this Project.

Sincerely,

THE STOP & SHOP SUPERMARKET
COMPANY, LLC

By:


Name: Guy Stutz
Title: Vice President of Real Estate