

December 18, 2017

BRA

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

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Re: Letter of Intent -- Proposed Project at 20 Clinton Street, Boston (Ward 03), 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 clients FPG DS Owner One, LLC and FPG DS Owner Two, LLC (together, **Proponent**) at the property they own as tenants -in-common known as 20 Clinton Street in Boston (**Site**).

The Site has a total area of approximately 51,027 square feet (**sf**), improved with a 698-car, brick-faced parking garage open to the public, the *Dock Square Garage*, and including ground-level restaurant use with pool tables and live entertainment, currently the *Hard Rock Café* (**Existing Building**), and an approximately 6,057 sf open space at the corner of Clinton Street and North Street (**Open Space**). The Proponent would construct a vertical, residential addition to the Existing Building, and re-clad the resulting structure for uniformity in design.

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. 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 in early 2018.

### Site

The Site comprises an approximately 51,027 sf parcel, which includes the approximately 6,057 sf Open Space. With an official address of 20 Clinton Street, the Site is triangular, and has street frontage along Clinton Street, North Street, and the John F. Fitzgerald Surface Road. Currently, most of the parcel is improved with a 698-car, brick-faced parking garage open to the general public, with a building height of approximately 76 feet along Clinton Street. The Open Space is improved with brick pavers, concrete planters, and an atrium.

### Zoning

The Site is located within the Government Center/Markets Zoning District (Zoning Code art. 45.) The Site is also located within the Greenway Overlay District, regulated under Article 49A of the Zoning Code. Article 49A establishes guidelines and design controls for parcels adjacent to the Rose Kennedy Greenway (**Greenway**), across John F. Fitzgerald Surface Road from the Site.

### **Use, Size, and General Description**

The Proponent proposes to retain the Existing Building and its current parking garage and restaurant-with-pool-tables-and-live-entertainment uses, and construct a new, nine-level, approximately 195-unit residential addition on the roof. The dwellings would be served by a new ground-level lobby, facing the Open Space, and new, private open space at the center of the 9<sup>th</sup> level and open to the sky. The capacity of the parking garage would decline from 698 spaces to 538.

The vertical, residential addition is designed to spiral upward in height, starting at level 12 on the Existing Building's northeasterly façade along John F. Fitzgerald Surface Road, and moving counterclockwise to the southerly façade along Clinton Street. The resulting building would have a maximum building height of 17 levels (approximately 194 feet) along Clinton Street, and a total gross floor area of approximately 535,000 sf.

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). The Proponent plans to set aside thirteen percent (13%) of the 195 dwelling units proposed at the Site as IDP units, for a total of 25 on-site, affordable housing units.

### **Potential Zoning Relief**

The Site is located within a subarea of the Government Center/Markets District within which a Planned Development Area (PDA) may be designated. (Zoning Code sec. 45-9.1; Zoning Map.) The purposes of a PDA in this district are: to establish a more flexible zoning law and encourage large-scale redevelopment, while insuring high-quality design by providing planning and design controls; and to encourage development which knits together the surrounding neighborhoods through a new urban design for the area. (*Id.* sec. 45-9.)

### **Urban Renewal Plan**

The Site is designated as Parcel E-8 of the Downtown Waterfront-Faneuil Hall Urban Renewal Area, created in 1964. The Existing Building was developed in accordance a Land Disposition Agreement (LDA) between the original developer and the Boston Redevelopment Authority, dated July 29, 1979. The Proponent anticipates that the changes to the Site under the Proposed Project will require a minor modification to the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, and entering with the BRA into an amendment to the LDA.

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**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 black ink that reads "Jared Eigerman" with a circled "fd" to the right of the name.

Jared Eigerman

cc (email): Jonathan Greeley, BPDA ([Jonathan.Greeley@boston.gov](mailto:Jonathan.Greeley@boston.gov))  
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