



October 31, 2018

BY HAND DELIVERY

Mr. Brian P. Golden, Director
Boston Planning & Development Agency
Boston City Hall, Ninth Floor
Boston, MA 02201

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BRA

RE: Letter of Intent to File a Project Notification Form | 1252-1268 Boylston Street

Dear Director Golden:

On behalf of Scape Boylston, LLC (the “Proponent”) – an affiliate of Scape – we are pleased to respectfully submit this Letter of Intent to file a Project Notification Form (the “PNF”) initiating Large Project Review under Article 80B of the Boston Zoning Code for the redevelopment of 1252-1268 Boylston Street (the “Project”) in the Fenway neighborhood.

The Project will consist of approximately 205,500 square feet of mixed-use programming, comprised of approximately 500 units of private academic accommodations and an activated ground-floor retail podium fronting on Boylston Street.

The Project will serve as a beacon of innovation in the U.S. private academic accommodations sector, paralleling the model that Scape has pioneered and proven over the past decade in the U.K., Ireland and Australia. In each of its locations, Scape focuses on the power of placemaking and endeavors to deliver an integrated onsite ecosystem which allows students – graduate and undergraduate – to participate in a positive way in the neighborhoods in which they live. Scape is a long-term owner, holder and operator of its properties and its global portfolio consists of more than 12,500 beds.

Scape’s entry into Boston comes at a time when the City has identified the need for 69,000 units of housing, 16,000 new undergraduate beds and 3,000 new graduate beds by 2030. The Project addresses – on a meaningful scale – the student housing challenges in Boston where an immense off-campus student population is exerting enormous pressure on the supply-constrained housing market, displacing the workforce and families, and driving-up rental costs.

Scape perceives the need for graduate academic accommodations in the Fenway neighborhood as particularly acute – and often overlooked – and, therefore, the Project will include environments to serve the graduate-level scholars driving the City’s research and intellectual exploration.

Importantly, the academic accommodations component of the Project will be ‘purpose-built’ for students – graduate and undergraduate – of the twenty-first century. The full-service building will be operated – 24 hours per day, seven days per week – by full-time, extensively-trained, professional Scape employees. The newly constructed building will adhere to – and continue to comply with, at all times – the most current life-safety systems requirements and unit-occupancy limits. The comprehensive Scape staff will operate the building with a consistent focus on student health and wellness.

Scape selected Boston, the epicenter of American education, as its U.S. headquarters because the City embodies the Scape philosophy – that the academic population should be part of the fabric and culture of a city. Scape firmly believes that the presence of proper, thoughtfully-programmed, purpose-built academic accommodations can be accretive to an urban neighborhood and can also foster derivative impacts favorable to its residents, including the recapture of housing inventory and the creation of new permanent local jobs.

With regards to design, Scape seeks to deliver enduring – and appropriate – architecture in each of its global locations. Accordingly, the contextual design of the Project respects the commercial urban fabric delivered along the Boylston Street corridor in recent years, while also expressing the neighborhood’s architectural heritage through a distinct masonry façade. The Project also consists of landscape and streetscape improvements to cultivate pedestrian activity and enhance the public realm, which is currently inhibited by the existing conditions. The Project is subject to Large

Project Review under Article 80B of the Boston Zoning Code and the Proponent will seek dimensional and use variances from the Board of Appeal. The Proponent anticipates filing the PNF within the next 30 days.

The Proponent is committed to delivering a mixed-use program that serves the long-term interests of the Fenway neighborhood. The Proponent has proactively engaged with various neighborhood stakeholders in recent months and looks forward to continuing to work closely with all parties in connection with the Project, including the broader community, the BPDA, City agencies, and the Impact Advisory Group.

Thank you very much.

Sincerely,



Nigel Taeel

Global Executive Chairman



Andrew Flynn

Chief Executive Officer (USA)



cc: Mr. Jonathan Greeley, BPDA
Mr. Tim Czerwienski, BPDA
Mr. John Barros, Chief of Economic Development
Ms. Sheila Dillon, Chief of Housing and Director of Neighborhood Development
Ms. Yissel Guerrero, Mayor's Office of Neighborhood Services
Boston City Councilor Josh Zakim
State Senator William Brownsberger