

# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Paul L. McCann, *Acting Director*

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Boston, MA 02201-1007  
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September 7, 2007

Tremont-Stuart Development, LLC  
Abbott Real Estate Development, LLC  
84 State Street, Suite 720  
Boston, MA 02109

Attn: James McAuliffe and Mark Van Fossan

Re: Scoping Determination Waiving Further Review  
South Cove Urban Renewal Area, Project No. Mass. 4-92:  
Parcel P-7A, located at 240 Tremont Street in the Midtown Cultural District

Dear Sirs:

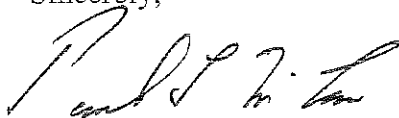
Please be advised that on August 14, 2007, the Boston Redevelopment Authority ("BRA") Board voted its authorization for the Director to issue a Scoping Determination waiving further review of the Parcel P-7A Redevelopment located at the above referenced address in Midtown Cultural District of Boston.

Tremont-Stuart Development, LLC ("Proponent") proposes a fourteen (14)-story structure to include approximately 72 residential units, restaurant space, and a signage component ("Proposed Project"). The gross square footage of the Proposed Project is approximately 74,458 square feet.

Pursuant to the August 14, 2007 vote by the BRA, I hereby issue to you this Scoping Determination waiving further review under Section 80B-5.3(d) of the Boston Zoning Code ("Code") in connection with the Proposed Project which (i) finds that the Project Notification Form along with the Additional Materials adequately describe the potential impacts arising from the Proposed Project and provide sufficient mitigation measures to minimize such impacts and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA.

This Scoping Determination waiving further review shall not become final until nineteen (19) days after the date hereof. I hereby invite the public to comment on the conditions the BRA requires in this Scoping Determination for the mitigation of the Proposed Project's impacts. Such comments must be submitted in writing to the BRA within fourteen (14) days hereof and must be based on significant new information not submitted during the public comment period or scoping session required by Section 80B-5.3(b) and (c) of the Code. The BRA shall consider any comments received and may modify this Scoping Determination to add, delete, or modify the conditions set forth therein, provided that any such changes shall be made no later than the date on which the Scoping Determination becomes final.

Sincerely,



Paul L. McCann  
Acting Director