

May 17, 2018

BY HAND

Brian Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency (“BPDA”)
Boston City Hall, 9th Floor
Boston, MA 02201

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Re: Parcel 12 Project, Boston, MA
Letter of Intent to File Expanded Project Notification Form

On behalf of S&A P-12 Property LLC (the “Proponent”), an affiliate of Samuels & Associates, we are pleased to submit this Letter of Intent to file an Expanded Project Notification Form for the development of Turnpike Air Rights Parcel 12 located in the Back Bay neighborhood of Boston at the intersection of Massachusetts Avenue, Boylston Street, and Newbury Street. This Letter of Intent is being submitted in accordance with the Mayor’s Executive Order dated October 10, 2000, as amended April 3, 2001, relative to the provision of mitigation by development projects in Boston subject to Large Project Review under the Boston Zoning Code.

MassDOT has designated the Proponent as the developer of Parcel 12 and, in connection with such designation, MassDOT and the Proponent have entered into a Development Agreement regarding the development of Parcel 12.

Parcel 12 offers an important opportunity to knit together Massachusetts Avenue, Boylston Street and Newbury Street by creating a mix of dynamic uses with strong ground floor activation and improving the experience for pedestrians, bicyclists and motorists, as well as those using the wide array of nearby public transit options. Designed holistically to address nearby public infrastructure needs, the project has the capacity to improve a long overlooked swath of Boston’s urban fabric.

Since the original designation, the Proponent has worked with neighborhood stakeholders and City and State transportation agencies to understand and identify solutions to significant infrastructure deficiencies surrounding the project site. These deficiencies include sidewalks and roads that are difficult to navigate and create public safety hazards. The Proponent is committed to working with transportation authorities to implement roadway reconfigurations, new sidewalks and bike paths, and improve MBTA bus and train accommodations through new bus stations and connections to the MBTA’s Green Line Hynes Convention Center Station located

directly across Massachusetts Avenue from Parcel 12. These changes will dramatically improve public safety, transform streetscapes and significantly upgrade the public transit experience. The current project design reflects input from a number of those stakeholders and is intended to provide a vibrant transit-oriented mixed-use project with a prominent major retail destination at the end of Boston's world famous Newbury Street.


The proposed project will involve the construction of a mixed use project on Parcel 12 anticipated to include approximately 325,000 square feet of office, 70,000 square feet of retail and restaurants, and 125,000 to 150,000 square feet of residential or hotel uses, as well as a below-grade parking garage with approximately 150 parking spaces (together, the "Project"). The Project will also include certain improvements adjacent to Parcel 12 intended to improve pedestrian, bus and bicycle accommodations adjacent to Parcel 12. The Project will be subject to Large Project Review under Article 80B of the Boston Zoning Code, and certain zoning relief will be required.

Under the Mayor's Executive Order, the BPDA is to submit to the Mayor a recommendation for the appointment of an Impact Advisory Group ("IAG") to advise the BPDA with respect to mitigation for the Project. The MassDOT Turnpike Air Rights Parcels 12-15 Citizens Advisory Committee ("CAC") has already been appointed with respect to the Project. We respectfully request that the CAC also serve as the IAG under the Mayor's Executive Order.

We are ready to move forward with the Article 80B review process by filing an Expanded Project Notification Form, and look forward to working with the BPDA, the IAG and the community in the review of the Project.

Please do not hesitate to contact me if you have any questions or if any additional information would be helpful.

Sincerely,



Douglas M. Husid, Esq.
Attorney for and on behalf of S&A P-12
Property LLC

cc: Mr. Jonathan Greeley
Ms. Lauren Shurtleff
Mr. Steve Samuels