



April 5, 2019

By Hand Delivery

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza
Boston, Massachusetts 02201

BRA
'19 APR 5 PM 1:24:11

Re: **Letter of Intent for 125 Lincoln Street**

Dear Director Golden:

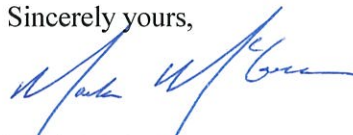
Through our affiliate 125 Lincoln Street Owner (DE) LLC, we own the property located at 125 Lincoln Street in Boston's Leather District (the "Site"). The Site is currently occupied by an approximately 115,625 square foot, 5-story parking garage, with office uses located on the upper floors and ground-floor retail. Pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended (the "Executive Order"), we are submitting this Letter of Intent to redevelop the Site.

We propose to demolish the existing parking garage and construct a new, approximately 625,000 square foot, 24 story office building containing retail, restaurant, and other commercial uses on the ground floor, below-grade parking and indoor and outdoor public space (the "Project"). The Project will be a dynamic addition to downtown Boston that will revitalize the Site.

The Site is located in (i) the Leather District, which is governed principally by Article 44 of the Boston Zoning Code (the "Code"), (ii) a Restricted Parking Overlay District, (iii) the Groundwater Conservation Overlay District, which is governed principally by Article 32 of the Code, and (iv) the Greenway Overlay District, which is governed principally by Article 49A of the Code. The project will undergo Large Project Review under Article 80 of the Code. We anticipate that the Project will obtain necessary zoning relief from the Zoning Board of Appeals. We will continue to coordinate community outreach with your staff and the Mayor's Office.

We look forward to reviewing the Project with the City and with the community. If you have any questions, please do not hesitate to contact me.

Sincerely yours,



Mark McGowan

cc: Ms. Theresa Polhemus
Mr. Jonathan Greeley
Mr. Michael Sinatra