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May 17, 2016

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Mr. Brian Golden  
Director  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Letter of Intent for 2 Charlesgate West

Dear Mr. Golden:

In accordance with the Mayor's Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, I am pleased to submit this Letter of Intent with respect to redevelopment of the property located at 2 Charlesgate West in the Fenway neighborhood (the "Site") by Trans National Properties ("TNP"), Charlesgate West Associates Limited Partnership and Charlesgate Condo LLC. TNP, Charlesgate West Associates Limited Partnership and Charlesgate Condo LLC (collectively, the "Proponent") are all commonly affiliated through Steve Belkin. Charlesgate West Associates Limited Partnership acquired the Site in 1976, and all three entities have maintained their headquarters there ever since. As longstanding members of the Fenway community, we look forward to improving the neighborhood with what will be a transformative project.

The project will involve demolishing the existing building on the Project Site, and replacing it with a building that will contain up to 395,000 square feet of gross floor area and rise to a zoning height of 340 feet. The Project will include up to 325 residential units with a mix of rental and ownership units, approximately 10,000 square feet of retail, and up to 6,000 square feet of office space (the "Project"). TNP intends to occupy the office space and remain an active member of the neighborhood. In addition, the Project will include up to 200 parking spaces.

The Project will replace an insignificant and undistinguished existing building with an architecturally compelling structure. The Project is located in one of two gateway sites in the Fenway Neighborhood District under Section 66-31 of the Boston Zoning Code, which is intended to encourage "the development of architecturally-distinctive civic landmarks at major entrances to the Fenway neighborhood." The Project has been designed to meet this high standard by providing an iconic landmark to serve as a gateway to the Fenway neighborhood approaching from the east.

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May 17, 2016  
Page 2 of 2

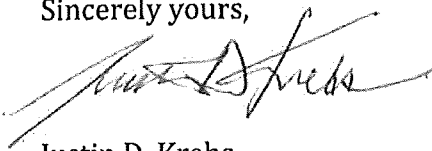
The Project will provide numerous additional public benefits, including:

- improving open space near the site to make it an attractive complement to the Fens park system;
- enhancing pedestrian routes in the area to provide a safer and more pleasant environment for those traveling on foot;
- providing one or more art installations in the neighborhood, in cooperation with Artists for Humanity and Boston Arts Academy, to further enrich the cultural attributes of the area;
- upgrading the Ipswich Street corridor by providing street improvements and active retail uses in the Project to enliven the area; and
- increasing the much needed supply of affordable housing to serve the needs of the neighborhood and the City, with a commitment to a minimum of 50% on site.

Since the Project exceeds the maximum height and floor area ratio currently permitted on the Project Site, the Proponent will seek a zoning amendment or other zoning relief to enable the Project to proceed. The Proponent will submit a Project Notification Form in the near future to commence Large Project Review under Article 80 of the Boston Zoning Code.

We look forward to working together with you and your staff to make this exciting project come to fruition.

Sincerely yours,



Justin D. Krebs  
President

cc: Heather Campisano  
David Carlson  
Jonathan Greeley  
Gary Uter  
Steve Belkin  
Mel Shuman, Esq.  
John Stefanini, Esq.

