



BRA

2016 FEB -5 A 11: 08

February 3, 2016

Brian Golden, Director
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, Massachusetts 02201

Re: Letter of Intent to file Project Notification Form
321 Harrison Avenue, Boston, MA

Dear Director Golden:

Please accept this letter as a letter of intent submitted to the Boston Redevelopment Authority pursuant to the Executive Order entitled "*An Order Relative to the Provision of Mitigation by Development Projects in Boston*" by Nordblom Development Company on behalf of 1000 W Acquisitions, LLC, regarding a proposed project to be submitted to the Boston Redevelopment Authority for review under Article 80 of the Boston Zoning Code by the filing of an Expanded Project Notification Form ("PNF").

The proposed project will be located at 321 Harrison Avenue (South End), a parcel that contains approximately 83,470 square feet bordered by Herald Street, Harrison Avenue, Mullins Way, and Washington Street (the "Project Site") and is currently improved with an 11-story, approximately 242,000 square foot office building (known as 1000 Washington Street) and parking garage for approximately 300 vehicles. The existing office building is 95% leased, much of it to Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) for offices for various state agencies.

The proposed project entails the construction of an addition to the existing parking garage to include approximately 216,000 gross square feet of office space, with a new lobby and significant pedestrian realm improvements (the "Proposed Project"). There will be a loss of approximately 60 parking spaces due to the construction of the new office structure and the resulting 240-space parking garage will serve both the existing office building and the Proposed Project.

As provided for in Article 64 (South End Neighborhood District) of the Boston Zoning Code (the "Code"), the project proponent will seek to have the Project Site designated as a Planned Development Area ("PDA") in accordance with the provisions of Article 80C of the Code. The PDA will include the existing office building, parking garage and the Proposed Project.



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We believe that the Proposed Project will have a positive impact on the neighborhood and furthers the goals of the City of Boston and neighborhood residents to create an attractive gateway to the South End and enliven both Harrison Avenue and Washington Street. Our intent is to identify potential impacts of the Proposed Project in consultation with the Boston Redevelopment Authority and other city agencies and to file a PNF which studies and addresses all such impacts.

We look forward to working with the BRA on this important project.

Very truly yours,

1000 W AQUISIONS, LLC

By: Nordblom Development Company, Inc.

Ogden Hunnewell / dep
By: Ogden Hunnewell, Executive Vice President

cc: Phil Cohen, Boston Redevelopment Authority