

December 13, 2017

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BY HAND DELIVERY

Mr. Brian P. Golden  
Director  
Boston Planning and Development Agency  
Boston City Hall, Ninth Floor  
Boston, Massachusetts 02201

Re: Letter of Intent to File an Expanded Project Notification Form  
60, 67-75, 70-80 Kilmarnock Street and 59-75 Queensberry Street, Fenway

Dear Director Golden:

On behalf of 60 Kilmarnock (Boston) Owner, LLC (the "Proponent"), a joint venture affiliate of Cabot, Cabot & Forbes and CIM Group, and in accordance with the Executive Order relative to the provision of mitigation by development projects in Boston, we are pleased to submit this Letter of Intent to File an Expanded Project Notification Form initiating Large Project Review under Article 80B of the Boston Zoning Code for a residential development project with a ground floor retail component (the "Project"), to be located at 60, 67-75, 70-80 Kilmarnock Street and 59-75 Queensberry Street in the Fenway neighborhood.

The Project will include a total of approximately 400 residential units in two buildings separated by Kilmarnock Street, along with ground floor retail space fronting on Kilmarnock Street, and landscaped areas and other amenities and services for residents. The Project will include a total of approximately 300 accessory below-grade and surface parking spaces. At approximately 380,000 square feet, the Project is subject to Large Project Review under Article 80B of the Boston Zoning Code.


The Proponent anticipates filing, within the next 30 days, an Expanded Project Notification Form for the Project, which will contribute a significant supply of housing units, retail services, amenities and public realm improvements to the West Fens neighborhood. We look forward to working with the community, City agencies, your staff and with the Impact Advisory Group that the Mayor will appoint to advise the BPDA with respect to appropriate mitigation efforts regarding this Project.

Mr. Brian P. Golden  
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If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink that reads "Jay Doherty". The signature is written in a cursive style with a large, looped "D" and a long horizontal stroke at the end.

Jay Doherty  
Cabot, Cabot & Forbes  
(617) 603-4000

cc: Jonathan Greeley, BPDA  
Tim Czerwienski, BPDA  
Yissel Guerrero, Mayor's Office of Neighborhood Services