

January 10, 2019

VIA HAND DELIVERY

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Brian P. Golden, Director
Boston Planning & Development Agency
1 City Hall Square, 9th Floor
Boston, MA 02201

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Re: Letter of Intent for Proposed Life Sciences Project at 99 A Street¹

Dear Director Golden:

We are pleased to submit this Letter of Intent (“**LOI**”) pursuant to the Mayor’s Executive Order of October 10, 2000, as amended, regarding a proposal to develop a new life sciences building (the “**Proposed Project**”) at 99 A Street in South Boston (the “**Project Site**”). The Proposed Project is submitted by the affiliated owners of the Project Site, AL South Boston Owner 1, LLC, and AL South Boston Owner 2, LLC (together, the “**Proponent**”).

Proposed Project

The Proposed Project would clear the Project Site of its existing improvements, combine the parcels making up the Project Site into one, and construct there a new, six-floor, life sciences building. The Proposed Project is subject to Large Project Review under Section 80B of the Boston Zoning Code (the “**Code**”). During the First Quarter of 2019, the Proponent intends to file a Project Notification Form (“**PNF**”), and for any zoning relief that may be required.

Proponent

The Proponent is a joint venture between Anchor Line Partners, LLC, a Boston-based commercial real estate investment firm (“**Anchor Line Partners**”), and Alexandria Real Estate Equities, Inc. (“**ARE**”). ARE is a leading owner, operator, and developer of collaborative life science and technology campuses in the top urban innovation clusters of North America.

Location

The Project Site is bounded by West Second Street on the northeast, the South Boston Bypass (a/k/a Haul) Road on the southeast, West Third Street on the southwest, and A Street on the northwest. An isolated segment of Bolton Street passes into the Project Site from West Second Street and dead-ends at a fence above the South Boston Bypass Road, approximately 20 feet below.²

¹ The current street addresses per City records are 18-50 West Third Street and 25 Bolton Street. As part of the Project, the Proponent will apply to merge the parcels as “99 A Street.”

² The Proponent owns all of property abutting this orphaned portion of Bolton Street, as well as some of the underlying fee. Independently of the Proposed Project, the Proponent plans to apply to the City of Boston to discontinue the

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The Project Site enjoys excellent access to the MBTA's Red Line, whose Broadway Station is just three blocks away, providing a convenient transportation connection to the large life sciences cluster in Cambridge's Kendall Square.

Zoning

The Project Site located within the Multifamily Residential/Local Services ("MFR/LS") Subdistrict of the South Boston Neighborhood District, the South Boston Interim Planning Overlay District ("IPOD"), and the Restricted Parking Overlay District.

Use, Size, and General Description

The new life sciences building would have a height of approximately 6 stories and 95 feet to the top of its roof, with a floor area of approximately 210,000 square feet, a first-level loading dock, and basement-level parking for approximately 75 vehicles. There may be a small retail or similar space at the northwesterly façade of the building, along A Street.

As part of the Proposed Project, the Proponent plans to make public realm improvements, as reviewed and approved by the relevant governmental agencies. These may include a new pathway along the southeasterly façade of the new building, connecting West Third Street to West Second Street. The Proposed Project constitutes a "**Development Impact Project**" as defined under Section 80B-7 of the Code, and so is subject to linkage fees for housing and jobs creation.

Large Project Review

Because it will involve new construction with a gross floor area of at least 50,000 square feet, the Proposed Project is subject to the Code's Section 80B Large Project Review process. As noted above, the Proponent intends to file a Project Notification Form during the First Quarter of 2019.

Potential Zoning Relief

The Proponent intends to seek zoning relief for the Proposed Project.

Conclusion

The Project Site was a long-standing job center for the people of Boston, and the Proposed Project seeks to revive that role. Through the Project, the Proponent would make a substantial investment to reposition and revitalize the Project Site away from obsolete industrial trades to serving 21st-century life sciences tenants, within an attractive, state-of-the-art facility. By building competitive life sciences space at this appropriate location, the Proposed Project is expected to enhance the economy of the City, overall.

public's right to pass over this dead-end stub of Bolton Street, which serves no purpose.

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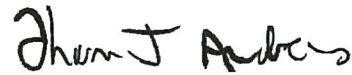
We look forward to working on the Proposed Project with BPDA staff, elected officials, neighbors, and other stakeholders.

Sincerely,

AL South Boston Owner 1, LLC
AL South Boston Owner 2, LLC



Andrew J. Maher
Anchor Line Partners



Thomas J. Andrews
Alexandria Real Estate, Inc.

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