



HEADQUARTERS

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BRA

March 15, 2017

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Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File PNF
Longwood II Residences
95 St. Alphonsus Street, Mission Hill Neighborhood District

Dear Director Golden:

Please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code ("Code") submitted to the Boston Redevelopment Authority ("Authority") d/b/a Boston Planning & Development Agency pursuant to the Executive Order entitled: "An Order Relative to the Provision of Mitigation by Development Projects in Boston" for the filing of a PNF for the Longwood II Residences Project ("Proposed Project").

Wingate Companies ("Wingate") is pleased to submit this Letter of Intent for Longwood II Residences Project, a proposed residential development to be developed on portion of the existing 2 acre (88,454 SF) site of Wingate's residential development, The Longwood, at 1575 Tremont Street in the Mission Hill neighborhood. The site at 95 St. Alphonsus Street will be subdivided from the 1575 Tremont Street site and consist of approximately 37,734 SF (.87 acres) ("Project Site").

The existing 175 space parking garage structure, which services The Longwood, will be demolished and replaced with six (6) story (five story wood-frame over one story steel and concrete podium) with a height of not greater than 70 feet. The building will contain 115 units of rental dwelling units, allocated as follows: studios (40), 1 bedroom (35), 1 Bedroom w/ den (10), and 2 Bedroom (30). Of the 115 units, 15 (13%) will be designated as affordable units in accordance with the Mayor's Inclusionary Development Policy and consist of 5 studios, 6 one-bedroom and 4 two-bedroom units.

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The project site is bordered to the east by the Mission Church campus along Saint Alphonsus Street, the Equity Residential high-rise apartment building to the north, the rear yards of Worthington street townhouses to the west and The Longwood building to the south.

The proposed new building responds and relates to the Mission Hill neighborhood in its scale, massing and overall design approach. The design includes details and materials that are compatible with the architectural character of the neighboring buildings. A significant portion of the façade is clay brick, as are the Worthington Street townhouses and buildings on Saint Alphonsus Street. At the ground level and upper levels the brick is patterned with accent colors and projecting courses that will provide visual interest and aesthetic appeal. Metal panels and architectural cementitious boards are also incorporated along with metal balconies on the exterior allowing the building to express a contemporary urban style. Significant new landscaping will be planted along the existing sidewalks, building edges and property.

In terms of its location on the site, the new building is positioned so that it fronts Saint Alphonsus Street while setting back a comfortable distance from the rear yards of the townhouses along Worthington Street. The setback area will be landscaped. In addition, a new courtyard will be created in between The Longwood and the new Longwood II Residences. The courtyard will be at the same ground level as The Longwood and will serve as a vehicular drop-off for the new building as well as pedestrian entrance to the lobby and building amenity spaces.

The parking is conveniently located at the first floor and basement levels of the building. A total of 108 garage spaces and 22 grade spaces will be provided and shared by both The Longwood and Longwood II Residences. Servicing for both buildings will continue to be located at the existing off-street service area and loading dock along Saint Alphonsus Street.

The massing of the building is designed to address the neighborhood and surrounding streets in a friendly approachable way. The façade varies as it rises with alternating projecting bays and recessed elements in a familiar residential scale rather than as a single imposing volume. A combination of large fixed lite glass windows with modest-sized operable windows project a neighborly attitude. The building is designed for people to live in and interact with the vibrant surrounding Mission Hill neighborhood.

The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines and incorporate LEED building strategies and practices. As a transit-oriented development located in close proximity to the Huntington Avenue Green line, the Proposed Project will incorporate Zipcar services to serve both residents of the project as well as neighbors and area commuters.

The Longwood II Residences will replace a multi-level garage structure with a vibrant and attractive residential development with open space and shared service areas with The Longwood at 1575 Tremont Street. The development will provide additional market-rate, work-force and

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affordable- housing opportunities in the Mission Hill area and the Longwood Medical area. In accordance with Section 80B of the Code, the Proposed Project constitutes a large project and is subject to Large Project Review, and pursuant to the provisions of Section 80B-5.4 of the Code, Wingate intends to file a PNF with the BRA.

We look forward to working with the BRA, City agencies and the Mission Hill/Triangle Neighborhoods during the Article 80 review of the Proposed Project.

Thank you for your consideration of this letter.

Sincerely,

The Wingate Companies, LLC

By: *M. Cope*
Michael A. Cope, Chief Investment Officer

cc: