

March 1, 2018

BY HAND DELIVERY

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

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Re: Letter of Intent to File an Expanded Project Notification Form
Motor Mart Garage, Downtown Boston

Dear Director Golden:

On behalf of 201 Stuart Street Owner, LLC (the "Proponent"), an affiliate of CIM Group LLC, 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 the redevelopment of the Motor Mart Garage in the Midtown Cultural District area of Downtown Boston (the "Project").

The Project will include the (i) construction of an approximately 233,500 square foot residential tower containing approximately 280 apartment and condominium units, rising approximately 17 stories above the existing 9-story garage building to approximately 278 feet to top of the highest occupiable floor; (ii) redevelopment of approximately 205,000 square feet of the existing garage building to integrate the structural core for the new tower, create approximately 106,000 square feet of new residential apartment and retail uses, and upgrade existing retail space; and (iii) enhancement of the public realm and pedestrian experience through streetscape improvements and activation of street-level retail storefronts around the garage.

The Project will reduce the number of parking spaces in the existing garage from approximately 1,058 spaces to approximately 600 spaces. The Project is subject to Large Project Review under Article 80B of the Boston Zoning Code and will require zoning relief.

The Project will create a significant number of new housing units, provide affordable housing opportunities in accordance with the Inclusionary Development Policy, and create public realm and streetscape improvements for the Midtown Cultural District area of Downtown Boston.

The Proponent anticipates filing, within the next 30 days, an Expanded Project Notification Form for the Project. We look forward to working with the community, City agencies, your staff and the Impact Advisory Group that the Mayor will appoint to advise the BPDA with respect to appropriate mitigation efforts regarding this Project.

If I may be of further assistance please do not hesitate to contact me at the number below.

Best regards,



J. Shannon Crowell
Vice President – Development
CIM Group LLC
(323) 860-4900

cc: Mr. Jonathan Greeley, BPDA
Mr. Michael Rooney, BPDA
Ms. Yissel Guerrero, Mayor's Office of Neighborhood Services
Ms. Faisa Sharif, Mayor's Office of Neighborhood Services
Mr. John Hynes, Boston Global Investors LLC
Mr. Dave Wamester, Boston Global Investors LLC