



July 16, 2019

By Hand Delivery

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza
Boston, Massachusetts 02201

BRA

Re: **Letter of Intent for 290 Tremont Street**

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Dear Director Golden:

I am submitting this Letter of Intent on behalf of 288 Tremont Street Partners LLC, a collaborative venture between Asian Community Development Corporation (“ACDC”), Corcoran Jennison Company, Inc., MPB Tremont LLC (an affiliate of MP Boston) and Tufts Shared Services, Inc. As you know, we have been designated by the Boston Planning & Development Agency as the redeveloper of Parcel P-12C in the South Cove Urban Renewal Area, located at 290 Tremont Street (the “Site”). Pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, we are submitting this Letter of Intent to redevelop the Site.

Our proposed redevelopment of the Site is anticipated to include the construction of an approximately 416,500 square foot mixed-use project incorporating a 100% income-restricted residential tower component, a hotel component and an expansion of the existing Tufts Shared Services garage; the ground floor will be activated by community space (which we anticipate will be the Chinatown branch of the Boston Public Library), a courtyard and a pedestrian plaza connector (the “Project”). The Project will be an innovative redevelopment of a currently under-utilized parcel.

The Site is located in (i) the Housing Priority Area of the Midtown Cultural Zoning District, which is governed principally by Article 38 of the Boston Zoning Code (the “Code”), (ii) an Urban Renewal Area overlay district (“U District”) pursuant to Map Amendment No. 351, effective October 23, 1998, (iii) the Groundwater Conservation Overlay District, which is governed principally by Article 32 of the Code, and (iv) a Restricted Parking Overlay District. We expect to request a modification to the existing U District to provide the zoning relief necessary for the Project.

We look forward to reviewing the Project with the BPDA and the community. If you have any questions, please do not hesitate to contact me at 617-451-0300.

Sincerely yours,

Joseph A. Larkin,
for 288 Tremont Street Partners, LLC

UNLOCK PARCEL P-12C | 288 TREMONT STREET PARTNERS c/o MP BOSTON

33 ARCH STREET, SUITE 2520, BOSTON, MA 02110

