



January 26, 2018

BRA

BY HAND

Brian Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

'18 JAN 26 AM 11:59:37

Re: Letter of Intent with Respect to Kenmore Square North Redevelopment, Boston, MA

Dear Director Golden:

Related Beal, LLC, on behalf of RREF II Kenmore Lessor I LLC, RREF II Kenmore Lessor II LLC, RREF II Kenmore Lessor III LLC and RREF II Kenmore Lessor IV LLC (collectively the “Proponent”), submits this letter as a Letter of Intent filed in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston. The Proponent intends to undertake the redevelopment of the Project Site (defined below), located in the heart of Kenmore Square with frontage on Deerfield Street, Commonwealth Avenue and Beacon Street, into a vibrant mix of commercial uses, including office, retail, and restaurant (the “Proposed Project”). The Proponent has entered into long-term ground leases from the Trustees of Boston University (“Boston University”) for the following properties: 11-19 Deerfield Street (“Building 1”); 541, 535-539, and 533 Commonwealth Avenue (“Buildings 2, 3, and 4”); 660, 656, 652-654 and 650 Beacon Street (“Buildings 5, 6, 7, and 8”); and 642-648 Beacon Street (“Building 9”) (collectively Buildings 1-9 and attendant areas comprise the “Project Site”).

The approximately 1.4-acre Project Site currently contains approximately 310,000 square feet devoted to office, institutional, retail, and restaurant use, with some vacancy, within nine structures ranging from two to six stories each. The Project Site is uniquely situated along two of Boston’s key thoroughfares, Beacon Street and Commonwealth Avenue, adjacent to the Kenmore Square transit hub, the gateway to Boston University’s campus, the Fenway Park area and the historic Back Bay.

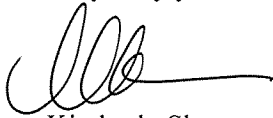
The Proposed Project as currently envisioned includes: (1) modest modifications to Buildings 1 and 9 to provide improvement to the streetscape as well as interior improvements to the office and commercial retail/restaurant spaces; (2) redevelopment and repurposing of Buildings 5-8 which will contain office/creative workspace with ground-floor retail/restaurant uses while maintaining the Citgo sign that sits atop Building 5, which is the subject of Boston Landmarks Commission review; (3) construction of a new, approximately 165,000 square foot, 8-story building located where Buildings 2-4 currently exist, which will include a mix of commercial retail/restaurant uses on the ground floor and mezzanine levels, with office use above, together with below grade parking and uses accessory thereto; and (4) provide improvements to the streetscape and public realm throughout the project site to enhance the pedestrian experience in Kenmore Square. The Proponent will serve as developer, obtaining relevant zoning and land use entitlements for the above-described Project as a whole, and will insure that the Project is consistent with an overall development plan by virtue of compliance with these entitlements. If and to the extent appropriate, certain of the modest modifications to the existing buildings may be undertaken on a parallel track with the ongoing review process.

The Project Site is located within the B-4 (General Business) Zoning Subdistrict of the Boston Proper Zoning District, the Groundwater Conservation Overlay District, and the Restricted Parking Overlay District. Building 1, located at 11-19 Deerfield, is also located within the BU Institutional Master Plan Overlay District and within the Bay State Road/Back Bay West Architectural Conservation District. The Proponent will obtain the appropriate zoning relief for the Project as a whole, while enabling each of the components described above to be developed individually, coordinating with the review by the BPDA and other City Agencies to the extent required. The Proponent will also seek other permits and approvals, if and as required, including coordination of review by the Boston Landmarks Commission and Bay State Road/Back Bay West Architectural Conservation District Commission and staff as appropriate. The Proponent intends to submit a Project Notification Form to initiate review of the Proposed Project in accordance with Article 80B of the Code within the next few months. The Proponent will also seek to establish a Planned Development Area to encompass the Project Site in accordance with Article 80C of the Code, to obtain the zoning relief as necessary for the Project.

We look forward to working with you, interested members of the community, including the Impact Advisory Group, when appointed, your staff and other City departments to undertake Article 80 review of this Project. We believe the revitalization of the Project Site, which is located within one of the City's most recognizable and dynamic gateway locations, will provide a unique opportunity to further the evolution of Kenmore Square while celebrating its rich character.

Please do not hesitate to contact us at 617-451-2100 should you have any questions.

Very truly yours,



Kimberly Sherman Stamler
President



Patrick Sweeney
Senior Vice President

cc: (BY HAND)

Hon. Martin J. Walsh, Mayor
Andrea Cambell, Boston City Council President
Josh Zakim, Boston City Council
Byron Rushing, State Representative
Jerome Smith, ONS
Yissel Guerrero, ONS
Heather Campisano, BPDA
Sara Myerson, BPDA
Jonathan Greeley, BPDA
David Carlson, BPDA
Tim Czerwienski, BPDA
Rosanne Foley, BLC

cc: (BY EMAIL)

Stephen N. Faber, Related Beal
Alex Provost, Related Beal
Andrew Hayes, Related Beal
Mary Marshall, Nutter McClennen & Fish