



MCAF WINTHROP LLC
c/o Millennium Partners
7 Water Street, 2nd Floor
Boston, Massachusetts 02109

BOSTON
02109

November 2, 2016

By Hand Delivery

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

Re: **Letter of Intent for 115 Winthrop Square**

Dear Director Golden:

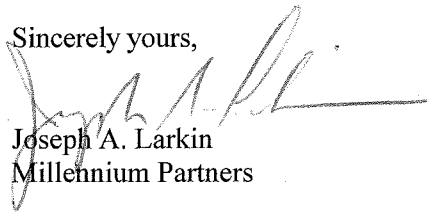
As you know, we have been designated by the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (the "Authority"), as the redeveloper of the Winthrop Street parking garage site located at 115 Winthrop Square / 115 Federal Street in downtown Boston (the "Site"). Our proposed redevelopment of the Site is anticipated to involve the demolition of the existing vacant parking garage and the construction of a new approximately 1.1 to 1.5 million square foot mixed-use tower containing residential, office, retail, restaurant, parking and other commercial uses along with a robust and inclusive Great Hall space (the "Project"). The Project will be a dynamic addition to downtown Boston that will revitalize the Site and the surrounding area.

As described in our Response to the Authority's Request for Proposal, we are committed to commencing construction of the Project immediately after obtaining final approvals. We are submitting this Letter of Intent pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, in anticipation of the submission of a Project Notification Form to commence the Article 80B Large Project Review process for the Project.

The Site is located in (i) a B-10 Retail Business and Office District under the base provisions of the Boston Zoning Code (the "Code"), (ii) the Downtown Interim Planning Overlay District and the Downtown IPOD Study Area established pursuant to Article 27D of the Code, and (iii) a Restricted Parking Overlay District. Given the size of the Site and the scale and complexity of the Project, we anticipate pursuing approval of a Planned Development Area ("PDA") Development Plan under Section 80C of the Code to provide the zoning relief necessary for the Project.

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

Sincerely yours,



Joseph A. Larkin
Millennium Partners