



Midwood Investment & Development
430 Park Avenue, Second Floor
New York, NY 10022

p (212) 682 9595 f (212) 983 9697
info@midwoodid.com
midwoodid.com

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March 2, 2020

By Hand

Mr. Brian P. Golden, Director
Boston Redevelopment Authority,
d/b/a Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201-1007

Re: New Office/Retail Building at corner of Washington and Bromfield Streets,
Downtown Crossing

Dear Director Golden:

This letter constitutes a letter of intent pursuant to the Mayoral Executive Order dated October 10, 2000, as amended on April 3, 2001, with respect to the proposed development of a new retail/office building on the property owned by Midwood Investment and Development at the northwest corner of Bromfield and Washington Streets in Downtown Crossing.

This project will involve the demolition of the existing buildings and the construction of a new, 21 story building to house retail and office uses. The building will house two levels of retail space as well as one below-grade level of retail totaling approximately 52,400 square feet of retail space along Bromfield and Washington Streets, and approximately 372,000 square feet of office space above, for a total of approximately 424,400 square feet of gross floor area. The building entrance will be on Bromfield Street, with retail entrances and public realm improvements along Bromfield and Washington Streets. Because the project site is in such a transit-rich location and is readily accessible by pedestrians, the project will not contain any parking facilities.

The project will be developed on an approximately 23,744 square foot parcel of land bounded by Bromfield Street to the south; Washington Street to the east; a private alley and Province Court, a public alley, to the north; and the property known as 23-29 Bromfield Street to the west. We expect that the project will require various forms of zoning relief, including as to height and density.



We believe the proposed project will be an exciting addition to the ever-evolving Downtown Crossing area, including the strong retail presence proposed for Washington and Bromfield Streets. We believe this transformative project is consistent with the BPDA's PLAN: Downtown planning effort, and will represent climate-sensitive development at its best: we are targeting the highest levels of LEED certification, zero greenhouse gas emissions and to be WELL-ready for future tenants.

We are appreciative of the BPDA's assistance thus far in providing feedback in the early planning stages of this project, and we look forward to working with the BPDA and other City agency staff, as well as the community, on the successful completion of the Article 80B Large Project Review process for the project.

If you have any questions about the project, please feel free to contact Mark Rollins at 617/592-3975.

Thank you.

Sincerely,

John Usdan
President

Midwood Investment and Development

cc: Jonathan Greeley, BPDA
Michael Christopher, BPDA
Jeff Dvoretz, Midwood
Mark Rollins, Midwood
Rebecca A. Lee, Esq., Mintz