

January 24, 2023

BY HAND DELIVERY

James Arthur Jemison II, Director
Boston Planning and Development Agency
Boston City Hall, 9th Floor
One City Hall Plaza
Boston, MA 02201

Re: **Letter of Intent to file Project Notification Form –
645, 651, 655-665 and 677-679 Beacon Street, Boston, Massachusetts**

Dear Director Jemison:

On behalf of IQHQ-645 Beacon, LLC (the "Proponent"), and in accordance with the Mayor's Executive Order dated October 10, 2000, as amended, relative to the provision of mitigation by development projects in Boston, we are pleased to submit this Letter of Intent to file a Project Notification Form initiating Large Project Review under Article 80B of the Boston Zoning Code (the "Code") for a primarily office and life sciences development (the "Project") in the Fenway neighborhood of Boston, expected to be known as 645 Beacon Street.

The Project site (the "Site") is approximately 47,251 square feet in area and is located within the block bounded by Beacon Street, Brookline Avenue, the Massachusetts Turnpike and a property owned by NStar Electric Company (as successor-in-interest to Boston Edison Company). The Site has frontage on both Beacon Street and Brookline Avenue. The Site is currently improved with multiple buildings: a six-story building at 645 Beacon Street, surface parking and loading service at 651 Beacon Street, a four-story building at 655-665 Beacon Street and a three-story building at 677-679 Beacon Street.

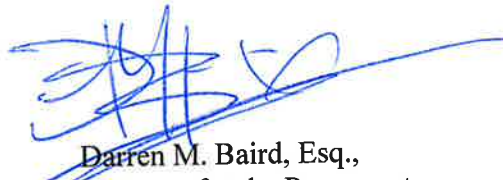
The Proponent, through an affiliate, is proposing to redevelop and revitalize the Site by demolishing the existing improvements at 655-655 and 677-679 Beacon Street and constructing a new life sciences building which will connect floor-to-floor with the building at 645 Beacon, which will be substantially renovated in connection with the redevelopment. The finished building will be approximately 215 feet in height with an aggregate gross floor area of approximately 461,300 square feet. The Project will include approximately 27,590 square feet of ground-floor retail/restaurant space along the Beacon Street and Brookline Avenue building frontage, one level of below-grade parking for approximately 110 motor vehicles (utilizing valet stackers), connections to the Fenway Center project, and related Site improvements and amenities.

The Site is located entirely within a B-4 (General Business) Zoning District within Boston Proper District, and is also within the Restricted Parking Overlay District and Groundwater Conservation Overlay District. We note that 677-679 Beacon Street is also presently located within the Institutional Master Plan ("IMP") Overlay District for Boston University and will be removed from said IMP designation upon approval of a PDA Development Plan for the Project. The Project will be subject to Large Project Review under Article 80B of the Code, and zoning relief will be required.

We anticipate filing a Project Notification Form for the Project in February of 2023, and thereafter filing a draft PDA Development Plan. We look forward to working with your staff and with the Impact Advisory Group that the Mayor will appoint to advise the BPDA with respect to mitigation regarding this Project.

If you have any questions, please do not hesitate to contact me.

Yours sincerely,



Darren M. Baird, Esq.,
Attorney for the Proponent

cc: Michael Christopher, BPDA
Nicholas Carter, BPDA
David Surette, IQHQ
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