

Chestnut Hill Shopping Center LLC  
33 Boylston Street  
Suite 3000  
Chestnut Hill, MA 02467  
617-232-8900

January 27, 2016

John Lojek  
Commissioner of Inspectional Services  
Newton Inspectional Services Department  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Re: Chestnut Hill Shopping Center LLC ("The Street"), Request for Consistency Ruling for The Container Store Relocation from 27 Boylston Street to 55 Boylston Street.

Dear Commissioner Lojek:

Chestnut Hill Shopping Center LLC, the Owner of the property known today as The Street (formerly known as The Chestnut Hill Shopping Center), located at 1-55 Boylston Street in Chestnut Hill, MA, is continuing its recent efforts to modernize and upgrade the property. Through previous City Approvals, the Owner has renovated and reconstructed buildings at 33, 49, and 55 Boylston Street, and repaved and upgraded the surrounding parking lots, hardscape, and landscape areas. Through these improvements, and previous ones with the construction of the Star Market, the Owner has continued to improve the quality and safety of the pedestrian and vehicular experience on the property.

As the Owner looks forward to future improvements on the site, a current need was for the existing tenant of The Container Store to move to an updated & code compliant location on property, from their existing location in the basement of 27 Boylston Street. With the departure of Sports Club LA from the second floor of 55 Boylston, an opportunity for this relocation presented itself. The Container Store currently occupies approximately 27,000 SF in the basement of 27 Boylston Street. Their proposed location at 55 Boylston Street will occupy approximately 25,200 SF: 1200 SF on the first floor and 24,000 SF on the second floor, the majority of the former Sports Club LA space.

In order to accommodate two escalators (one up and one down), the Owner is requesting an alteration to the existing first floor lobby for the required clearance from the bottom of the escalators to the storefront. This alteration aligns the storefront entrance wall with the adjacent entrance wall for City Sports. It does not require any expansion to the existing walkway, or any changes to the site or parking stalls. The Owner will also be improving the access from the loading dock to the sidewalk with a larger door and leveled sidewalk. This alteration does not require any alterations to the existing site circulation.

Through previous City Approvals, the site is limited to a parking demand cap of 2425 spaces. As this tenant already exists on site, they had previously been accounted for in the parking calculations, and as they are going into a slightly smaller space, this relocation will actually be reducing the parking demand on site.

At this time, we seek your confirmation as allowed in Special Permit #161-11(2), Condition #16, that the building alteration as described is consistent with the Special Permit Plan Set, and therefore allowed by-right, without further site plan review or amending special permits. We hereby notify you pursuant to Condition #16 of Special Permit #161-11(2) that the requested alterations described in this letter (i) do not require a new type of zoning relief and (ii) will not exceed the limit of zoning required parking stalls (parking demand cap of 2425) established in Condition #8 of Special Permit #161-11(2) for the property.

Thank you.