



May 22, 2019

**By Hand**

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

BRA

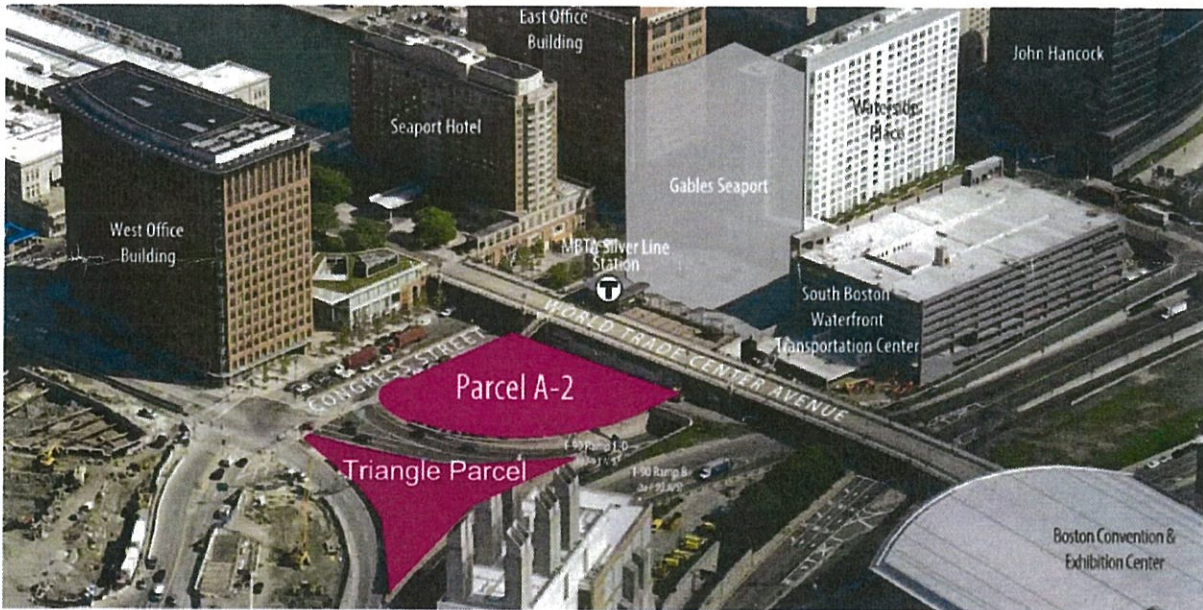
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Re: 401 Congress Street Project, South Boston

Dear Director Golden:

On behalf of 401 Congress Street, LLC, (the "Proponent"), an affiliate of Boston Global Investors, we are pleased to submit this Letter of Intent to file a Project Notification Form ("PNF") with respect to the proposed development of Parcel A2 located on certain property owned by the Massachusetts Port Authority ("Massport") in the Commonwealth Flats Development Area of South Boston (the "Project").

The Project will be developed on an approximately 50,000 square foot site ("Project Site") bounded to the north by Congress Street, to the south and west by the Exit 25, I-90 off-ramp, and to the east by the World Trade Center Station, above which runs a portion of World Trade Center Avenue, a ¼ mile long viaduct elevated approximately 25 feet above grade that connects the BCEC to the Seaport World Trade Center. The Project Site also includes an additional parcel of approximately 21,000 square feet of land (the "Triangle Parcel").





Massport awarded the development rights to BGI's team after an extremely competitive public bid process involving over twelve qualified submissions. Massport's Request for Proposal called for a Class A Office Building with exceptional design and placed a strong emphasis on public realm improvements and a commitment to diversity and inclusion in its selection criteria.

The Project will contain a total of approximately 675,000 square feet of development: approximately 645,000 square feet on Parcel A2 and about 30,000 square feet on the Triangle Parcel. The adjacent World Trade Center Silver Line Station will provide easy access to the public transit system. The Project will also target a LEED Gold certification.

The 18-story building on Parcel A2 will contain approximately 585,000<sup>1</sup> square feet of office space, starting on level three. It will have two entrances: one from Congress Street and one from the World Trade Center Avenue Viaduct. Both entrances will be connected by an enhanced public space with a 24/7 public, elevator and grand, sweeping stairs, acting as a nexus between the two levels. A new and elevated pedestrian bridge spanning the I-90 ramp will connect the office building over to the Triangle Building.

The two-story building on the Triangle Parcel will consist of approximately 30,000 square feet which serves as programmable space. It will also feature a landscaped, accessible rooftop that covers the Triangle Building itself as well as the new pedestrian bridge, providing an indoor and outdoor connection to Parcel A2 and the World Trade Center Avenue Viaduct.

These connections will create a cohesive pedestrian experience throughout the public realm improvements along Congress Street, the Viaduct, and the Triangle Parcel while Massport's adjacent South Boston Waterfront Transportation Center will provide parking accommodations for the Project's office tenants and visitors. In total, the project will consist of about 66,000 square feet of outdoor public space and about 65,000 square feet of indoor public space, including a two-story public Great Hall on the Congress Street level.

In addition to these public realm improvements, the Project also features a strong commitment to diversity and inclusion across the spectrum of the development. Minority and female participants are central players in the Project's ownership, its financing, and its development. We will also prioritize the inclusion of women- and minority-owned businesses within our design and construction contracts and their corresponding staff. Furthermore, we have retained Athena Global Advisors, a WBE with a great reputation and national reach, as our Project programming consultant. Athena will assist in the design intent of the public realm and to deliver consistent, on-site programming for the public that is vibrant and inclusive while also retaining the character of our city and its many great neighborhoods and cultures.

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<sup>1</sup> All areas are provided as gross floor area (GFA), as defined by Article 2A of the Boston Zoning Code, which excludes basement, mechanical space/penthouses, storage, etc.



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Real Estate Development & Consulting Services

Once all permits and approvals are obtained, BGI will enter into a long-term Ground Lease of the Project Site with Massport. We expect to submit the PNF to the BPDA to begin the Article 80B Large Project Review consistent with Massport and BPDA practice on or by June 17<sup>th</sup>, 2019. The PNF will contain a brief description of the Project and brief qualitative discussions of the potential environmental impacts, so that review of the Project may be undertaken.

We look forward to working with you and other representatives of the BPDA, members of the South Boston community, including elected officials, our neighbors and abutters as well as the Impact Advisory Group when appointed, other elected and appointed officials, and other City and State agencies to undertake the review of this Project.

We are excited about the great benefits to the City that this project will bring. The transformative elements of the Project, including its unique architecture and its significant contributions to the public realm, are unrivaled across the Boston area to date, and they are integral to the spirit of our proposed development.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John B. Hynes, III", is written over a large, stylized blue scribble.

John B. Hynes, III  
CEO & Managing Partner, Boston Global Investors, LLC

cc: Mayor Martin H. Walsh  
Congressman Stephen Lynch  
Senator Nick Collins  
Representative David Biele  
Councilor Edward Flynn  
Councilor Michael Flaherty  
Jonathan Greeley, BPDA