



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS
OFFICE OF COASTAL ZONE MANAGEMENT
251 Causeway Street, Suite 800, Boston, MA 02114-2136
(617) 626-1200 FAX: (617) 626-1240

July 11, 2017

Ralph Cox, Principal
Redgate Capital Partners
265 Franklin Street, 6th Floor
Boston, MA 02110

Dear Mr. Cox:

The Massachusetts Office of Coastal Zone Management (CZM) has received your request to initiate a review of the South Boston Designated Port Area (DPA) pursuant to MGL 301 CMR 25.03(1). Upon consideration of your request and the information submitted with it, we have determined that a broader review of the South Boston DPA boundary is warranted. In addition to reviewing the parcel identified in your request at 776 Summer Street, CZM will expand the DPA boundary review to encompass the area of the South Boston DPA located to the south of the Reserved Channel. Consistent with CZM's initiative to update and modernize DPA boundaries, CZM finds that a boundary review for this portion of the South Boston DPA is required to account for recent changes in land ownership, uses, and improvements to transportation infrastructure including Massport's Thomas J. Butler Designated Freight Corridor. Through this DPA boundary review, CZM will determine whether areas south of the Reserved Channel are in substantial conformance with the criteria that govern suitability of the waters and land to accommodate water-dependent industrial use.

Notice of the review will be published in the July 12th *Environmental Monitor* and in the local newspaper. CZM will accept public comment for a period of 30 days from the publication date of the *Monitor* and will hold a public information meeting during that time. Representatives from Redgate Capital Partners should plan to attend this meeting. Upon close of the public comment period, CZM will arrange a consultation session with appropriate representatives from the City, property owners, Massport, the MBTA, the Massachusetts Department of Environmental Protection, and others to obtain further input and assistance in conducting the review.

We look forward to working with you and your staff throughout this DPA boundary review process.

Sincerely,

Bruce K. Carlisle
Director



cc: Brian Golden, Rich McGuinness, Chris Busch, Boston Planning and Development Agency
Ben Lynch, MassDEP
Tom Glynn, Andrew Hargens, Stewart Dalzell, Massport
Janelle Chan, MBTA