

HRP 776 SUMMER STREET, LLC
c/o Hilco Real Estate
99 Summer Street, Suite 500
Boston, Massachusetts 02110

April 24, 2017

By Hand Delivery

BRA

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza
Boston, Massachusetts 02201

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Re: **Letter of Intent for 776 Summer Street**

Dear Director Golden:

HRP 776 Summer Street, LLC is the owner of the property located at 776 Summer Street in South Boston, containing approximately 15.2 acres, on which the power plant known as the New Boston Generating Station formerly operated (the "site"). Our proposed redevelopment of the site is anticipated to involve partial demolition and partial re-use of the existing vacant structures, and the construction of eight new buildings, over the next ten to fifteen years. The rehabilitated and new buildings are anticipated upon completion of the full build-out to contain approximately 2.1 million square feet of residential, office, hotel, retail, restaurant, and other commercial uses, together with ancillary parking (the "Project").

Following on the recommendations of the literally hundreds of South Boston neighbors and others who participated in the BPDA's two-month public engagement process, the Project will convert this isolated and abandoned industrial property into a welcoming gateway for South Boston and will allow it to become, at long last, an inviting and exciting part of this great neighborhood. The Project will:

- De-commission and clean up this heavily industrial site so that it is clean, healthy and safe
- Take down the walls and fences surrounding the site, and create connections into and through the site, so that it is accessible and inviting to the South Boston neighborhood, all the way down to the water's edge
- Rehabilitate and re-open the three remarkable turbine halls that run end-to-end through the middle of the site, allowing them to become the heart and soul of the Project
- Create a public open space of more than an acre next to the Reserve Channel that celebrates the working port
- Add local retail and other amenities desired by the neighborhood in the ground floor spaces of buildings
- Provide indoor and outdoor spaces that support an "arts and industry" district for artists, artisans and makers of all kinds

We are submitting this Letter of Intent pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as


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amended, in anticipation of the submission of a Project Notification Form to commence the Article 80B Large Project Review process for the Project.

The site is located in (i) the South Boston Marine Economy Reserve Subdistrict of the Harborpark Dorchester Bay/Neponset River Waterfront District pursuant to Article 42A of the Boston Zoning Code, and (ii) the Restricted Parking Overlay District. Given the size of the site and the complexity of the Project, we anticipate pursuing approval of a Planned Development Area Development Plan under Section 80C of the Code to provide the zoning relief necessary for the Project.

We look forward to reviewing the Project with the Agency and with the community. If you have any questions, please do not hesitate to contact me at 617-904-7000.

Sincerely yours,

A handwritten signature in black ink that reads "R. J. Cox". The signature is written in a cursive, slightly slanted style.

Ralph Cox
Principal, Redgate Capital Partners

cc: Mr. Gary Uter