



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting
A TETRA TECH COMPANY

September 26, 2019

Via Hand Delivery

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th floor
Boston, MA 02201

BPA

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Re: Letter of Intent for Jan Karski Way Extension, Dorchester, MA

Dear Director Golden,

Please accept this Letter of Intent on behalf of Bass Realty LLC ("Proponent") pursuant to the Executive Order entitled: "An Order relative to the provision of Mitigation by Development Projects in Boston" for the filing of a Project Notification Form ("PNF") related to the redevelopment of the Jan Karski Way Extension site ("Project Site").

The Project Site is comprised of four parcels of land (Boston Assessing Department Parcels #0703461001, #0703462000, #0703461000 and #0703467000) totaling approximately 169,268 square feet located east of Jan Karski Way and north of Enterprise Street, also known as 173 Boston Street and 15 Enterprise Street. The Project Site currently contains a single-story concrete block industrial building, and a two-story brick industrial building with an expansive rear vehicle canopy. The site is a short walk to the MBTA Commuter rail in the Newmarket section of Boston and less than one mile to the MBTA Redline in Andrew Square.

The proposed transit-oriented redevelopment ("Project") is anticipated to include the construction of approximately 400 residential units, 18,000 gross square feet of retail space, 260 below-grade parking spaces and 25 on-street parking spaces. The Project is proposed to consist of a five-story building with three wings with a gross floor area of approximately 385,625 square feet for a Floor Area Ratio ("FAR") of 2.28. The Project includes approximately 99,310 square feet of open space (79,850 square feet of publicly accessible open space and 19,460 square feet of roof and deck space) and also proposes the construction of District Avenue Extension, connecting Boston Street to District Avenue. The Project is subject to the Agency's Inclusionary Development Policy and will include on-site affordable housing units.

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The Project Site is currently split between two zoning subdistricts; South Bay Community Commercial and Three Family Residential (3F-5000). The requested zoning relief is a map amendment so as to include most of the site within the South Bay Community Commercial subdistrict. The Proponent intends to pursue a Planned Development Area ("PDA") designation for the Project Site. The Project will comply with the Maximum Building Height and maximum FAR provisions for a PDA within the South Bay Community Commercial subdistrict.

The Proponent and the Project Team look forward to continuing to work with the BPDA and City agency staff, the Impact Advisory Group and the community during the review of the PNF.

Thank you for your consideration of this Letter of Intent.

Very truly yours,



Jamie M. Fay, AICP
President

cc. Jack Hart, Nelson Mullins
Charles Batchelder, Wyman Street Advisors