

November 18, 2019

**BY HAND**

Brian Golden, Director  
Boston Redevelopment Authority  
d/b/a Boston Planning & Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, MA 02201

**Re: Letter of Intent with Respect to 244-284 A Street Development, Fort Point Channel  
Neighborhood of South Boston, MA**

Dear Director Golden:

We are pleased to submit this letter to the Boston Redevelopment Authority d/b/a/ the Boston Planning & Development Agency (“BPDA”) on behalf of ChannelSide Acquisitions, LLC f/k/a RBCS Acquisitions, LLC (the “Proponent”), as a Letter of Intent filed in accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston. In May of this year, the Proponent acquired the approximately 6.457 acre (281,280 square feet) parcel known as 244-284 A Street in the Fort Point Neighborhood of South Boston (the “Project Site”) from The Gillette Company LLC. The Project Site, located off A Street adjacent to the Fort Point Channel, currently contains surface parking and is located over the MassDOT I-90 Extension Central Artery/Tunnel. The Proponent intends to undertake the development of the Project Site as a mixed-use development of approximately 1.1 million square feet as that term is understood in the Boston Zoning Code and Enabling Act (the “Code”), including laboratory/R&D, office and residential uses and uses complimentary thereto, as well as significant improvements to the public realm, including new parks, improvements to the Harborwalk and other open space improvements (the “Project”).

The Project will integrate resilient and sustainable principles throughout, and will be designed in a manner which will incorporate the flood control berm proposed by the BPDA acting in concert with other City, State and federal agencies to provide area-wide flood protection as part of the Climate Ready South Boston Initiative. In parallel, we look forward to working with the BPDA, Sasaki and our Fort Point neighbors in effectuating the development and programming of the significant open spaces that will be created as part of the Project. These open spaces will achieve the dual goals of being both accessible as well as adaptive and resilient, and will provide meaningful equitable and public connections within Fort Point, to the Harborwalk and beyond.

The Project Site is located within the area which has been approved as a Planned Development Area (“PDA”) as defined and described in further detail in a document entitled “Master Plan for Planned Development Area No.69, South Boston/The 100 Acres, Boston dated January 10, 2007”, as amended by that certain First Amendment dated as of June 12, 2012, that certain Second Amendment dated as of December 24, 2012, that certain Third Amendment dated as of November 1, 2016, and that certain Fourth Amendment dated as of February 8, 2018 (as amended, “PDA No. 69”). PDA No. 69 sets forth the likely dimensions and uses for proposed new development within the so-called 100 Acres and sets forth the zoning controls applicable within the 47-acre area, which includes the Project Site. The Project Site is also located within so-called Commonwealth Tidelands, the use and improvement thereof which are subject to licensing and use requirements set forth in M.G.L. c. 91 and the regulations promulgated thereunder set forth at 310 CMR 9.00 et seq. (“Chapter 91”). The Project Site has the benefit of the “2009 South Boston Municipal

Harbor Plan Amendment” (“MHPA”) submitted by the City and the BPDA and approved by the Secretary of Environmental Affairs.

The Project as currently envisioned contains: (1) a residential building of approximately 366,000 square feet with a height of 180 feet, including ground floor accessory uses and “Facilities of Public Accommodation” (“FPA”) uses consistent with the requirements of M.G.L. Chapter 91 and the MHPA (described below); (2) an office building of approximately 334,000 square feet with a height of 180 feet, including ground floor accessory uses as well as FPA uses; and (3) a laboratory/research & development building of approximately 400,000 square feet with a height of 123 feet, including ground floor accessory uses as well as FPA uses (each a “Component” and collectively the “Project”). The ground floor uses in each building and the considerable dedicated open spaces within the Project Site will activate the public realm and encourage use and access to the Fort Point Channel and associated tidelands.

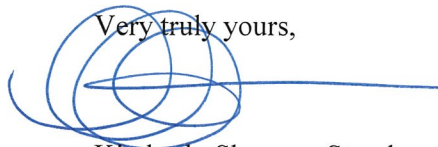
The Project Site is also located within the Groundwater Conservation Overlay District (“GCOD”) and the Restricted Parking Overlay District (“RPOD”). The Project Site is located adjacent to but outside of the Fort Point Channel Landmark District. The “underlying zoning” for the Project Site, to the extent that the PDA No. 69 was not in effect, would place the Project Site within: (i) the M-2 Restricted Manufacturing District; (ii) the RPOD; (iii) the GCOD, and (iv) the Flood Hazard District. The Proponent will request modest modifications to PDA No. 69 to clarify the allowed uses and heights and to modify the parcel configuration and infrastructure as appropriate. The Project will also seek approval for a PDA Development Plan for the Project Site in accordance with Section 3-1A and Article 80C, which PDA Development Plan will specify and approve each Component, and address the Project’s compliance with the GCOD, the RPOD and the Flood Hazard Zone. The PDA Development Plan, and corresponding modifications to PDA No. 69, will be approved by the BPDA and Zoning Commission.

The Proponent will also seek other permits and approvals, if and as required, including coordination of review by the Boston Conservation Commission and the Department of the Environment as appropriate. The Proponent intends to submit a Project Notification Form to initiate review of the Project in accordance with Article 80B of the Code within the next month. The Proponent will also seek to obtain required modifications to the PDA Master Plan and approval of the Development Plan for the Project Site in accordance with Article 80C of the Code, to obtain the zoning relief as necessary for the Project.

We look forward to working with you, interested members of the community, including the Impact Advisory Group, when appointed, your staff and other City departments to undertake Article 80 review of this Project. We believe the redevelopment of the Project Site, from its current state as surface parking to a vibrant mixed-use development with significant and inclusive open space consistent with the continued implementation of the 100 Acre Master Plan for this key portion of the Fort Point waterfront, will provide a unique opportunity to further the goals of the 100 Acre Master Plan as well as the City’s planning for resiliency.

Please do not hesitate to contact me at 617-451-2100 should you have any questions.

Very truly yours,



Kimberly Sherman Stamler  
President

cc: (BY HAND)

Hon. Martin J. Walsh, Mayor  
Hon. Nicholas Collins  
Hon. David Biele  
Hon. Stephen Lynch  
Hon. Edward Flynn  
Hon. Michael Flaherty  
Jerome Smith, ONS  
Haley Dillon, ONS  
Patrick Hoey, BTD  
Jonathan Greeley, BPDA  
Richard McGuinness, BPDA  
Lauren Shurtleff, BPDA  
Jill Zick, BPDA  
Elizabeth Stifel, BPDA  
Jim Fitzgerald, BPDA  
Lisa Richardson, Esq., BPDA  
Aisling Kerr, BPDA

cc: (BY EMAIL)

Stephen N. Faber, Related Beal  
David Chatman, Related Beal  
Olivia Sherry, Related Beal  
Andrew Wang, Related Beal  
Mary T. Marshall