

ICCNE LLC
c/o MP Boston
33 Arch Street, Suite 2520
Boston, Massachusetts 02110

July 8, 2019

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

Re: Letter of Intent to File a Project Notification Form for South Boston Innovation Campus
Parcels T and T1 in the Raymond L. Flynn Marine Park, Boston, Massachusetts

Dear Director Golden:

As you know, ICCNE LLC is the ground lessee of Parcels T and T1 in the Raymond L. Flynn Marine Park (the "Site"). The Site is currently occupied by a vacant deteriorated warehouse building and truck parking. In accordance with the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended (the "Executive Order"), we are submitting this Letter of Intent to redevelop the Site.

We propose to demolish the existing warehouse and to construct a new up to 900,000 square foot development primarily consisting of general office, research, parking and related retail, restaurant and other supporting uses. The proposed project (the "Project") will incorporate the goals and ideas reflected in the Boston Planning & Development Agency's ongoing planning for the Raymond L. Flynn Marine Park.

The Site is located within the "I-2" sub-district of the South Boston zoning district, which is governed principally by the underlying zoning articles of the Boston Zoning Code (the "Code"), and is subject to a Restricted Parking Overlay District, as well as the South Boston Parking Freeze (South Boston Piers Zone). We anticipate that the Project will require zoning relief through approval of a PDA development plan.

In accordance with the Executive Order, an Impact Advisory Group ("IAG") for the Project may be designated. We will coordinate community outreach with the Boston Planning & Development Agency and, once an IAG is appointed, would appreciate being informed of the names and addresses of IAG members.

We look forward to reviewing the Project with the City and with the community. If you have any questions, please do not hesitate to contact me at 617-451-0300.

Sincerely yours,



Jacob Citrin,
for ICCNE LLC