

Rio Grande River Limited Partnership

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April 28, 2017

BRA

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

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RE: Letter of Intent to File Expanded Project Notification (PNF)
Rio Grande Tower, Roxbury, MA

Dear Director Golden:

In accordance with Article 80B Large Project Review requirements of the Boston Zoning Code ("the Code"), the Rio Grande LLC, ("the Proponent"), hereby submits this Letter of Intent (LOI) to develop the Rio Grande Tower in the Dudley Square Business District of Roxbury.

The Project Proponent is also taking this opportunity to inform the BPDA of its intent to file an Expanded Project Notification Form (EPNF), which involves conducting a comprehensive impact analysis upfront in an effort to resolve critical project impact issues early on in the process and thereby streamline the Article 80 review process. Toward this end, it is anticipated the project team will develop the scope and content of the EPNF in consultation with the BPDA.

Project Site

The Project Site is bounded by Washington Street to the north, Marvin Street to the East, Roxbury Street to the West, and Shawmut Avenue to the South. Additionally, the Project Site, which is owned by the Proponent, consists of two existing commercial buildings that will be integrated as key components of the Rio Grande Tower Project, along with the construction of the new tower at the rear of the existing buildings. These two buildings (Buff Bay-approximately 9,214 GSF and "The Bank Building" approximately 19,372 GSF), are currently under lease agreements with a variety of tenants who plan to remain. The local area is characterized by office and retail space, including the City of Boston's recently-constructed Bolling Building, which is located immediately adjacent to the project site, and serves as the catalytic anchor of the upcoming economic and physical revitalization of Dudley Square.

Project Description

Rio Grande will be the first mixed-use tower constructed in the Dudley Square Business District. The project will have a transformative impact in achieving the physical and economic revitalization goals of the *Roxbury Strategic Master Plan*, the BPDA's ongoing *Dudley Planning Initiative*, and the Mayor of Boston's *Housing Initiative*, relative to constructing *transit-oriented development projects* that are comprised of higher buildings in densely-populated neighborhoods to meet housing demand. Just as importantly, the Rio Grande Tower is expected to be a national, regional, and local model of the transformative and catalytic impacts of transit-oriented development projects in densely-populated urban neighborhoods. The project's location directly across the street from Dudley Station, which is one of the largest and most heavily used stations in the MBTA public transit system, will provide convenient transportation for residential and commercial tenants of the tower. It is also very important to note that the Rio Grande Tower project will also exceed the requirements of the City of Boston's *Inclusionary Development Policy* with the designation of 20% of the residential units as affordable.

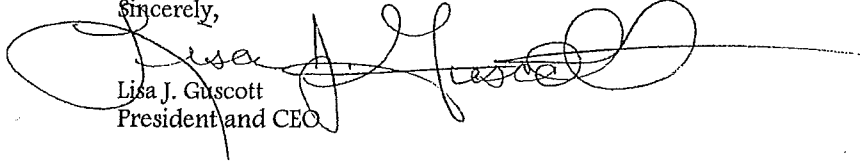
The project involves the construction of a 25-story residential and commercial tower that will include 236 residential units, with a mix of 1 and 2 bedrooms, studios, and micro units. The tower will also include two floors of commercial space (approximately 28,282 gsf), and one floor of residential amenity space (2,200 gsf). The project will offer bike storage and a lower automotive parking ratio (off-site parking options are being explored), to promote the use of alternative means of transportation.

Project Zoning

The project team anticipates seeking 121A Zoning Relief for the project.

If you should have any questions or concerns, or are in need of additional information regarding the project, please contact Beverley Johnson, Project Manager, at (617) 438-2767.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa J. Guscott", with a long horizontal flourish extending to the right.

Lisa J. Guscott
President and CEO