



**SEAFOOD
PROPERTIES
III LLC**

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December 20, 2017

Mr. Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201-1007
Attn: Ms. Aisling Kerr, Project Manager

RE: Massport Marine Terminal (MMT) Parcel 6 Letter of Intent

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Dear Director Golden:

BRA

Pilot Seafood Properties III LLC (the "Project Proponent") is pleased to submit this Letter of Intent to file a Project Notification Form initiating voluntary project review under Article 80B of the Boston Zoning Code for marine industrial seafood processing facilities and supporting mixed use garage to be located on Parcel 6 of the MMT on Fid Kennedy Avenue within the Raymond L. Flynn Marine Park in South Boston, Massachusetts (see attached **Figure 1. Project Locus**) This letter is submitted pursuant to the Mayoral Executive Order dated October 10, 2000, as amended on April 3, 2001, with respect to the development of the proposed project.

The proposed Project is in response to a February 2016 Request for Proposals from the Massachusetts Port Authority ("Massport") for the marine industrial development and utilization of the MMT with emphasis on the seafood industry. The project proponent, through related Pilot companies, has developed and assisted several other seafood industry buildings in the Flynn Marine Park, including two buildings at New Boston Seafood Center, 8 Seafood Way multi-tenant building and the Legal Sea Food's Quality Control Center.

The MMT Parcel 6 Project (the "Project") will comprise approximately 220,000 gross square-feet ("gsf") in separate facilities for two to three expanding seafood companies, as well as a mixed-use parking structure to provide much-needed parking infrastructure for marine industry not served by public transportation. Buildings will be of varying height from 30 to 44 feet. The development will provide opportunity for up to 150 permanent new marine jobs and perform to high sustainability and climate resiliency standards.

The Project will introduce medium to larger seafood companies into the existing seafood industry mix at the MMT, making full use of the land area, and proximity to the waterfront. Supporting the seafood industry's long-term stability and future in Boston, the facilities will be seafood company owned. The first of the new seafood buildings will be for Boston Sword & Tuna which has outgrown their existing space located at 8 Seafood Way. The mixed-use parking building is designed to contain a public seafood market and seafood industry multi-tenant space on the ground floor. The introduction of locally provisioned retail seafood at this location will provide a valuable

interface between the seafood industry and the public. The garage will include approximately 300 parking spaces plus additional surface parking to serve the employee needs of the proposed seafood facilities, those of the ILA, and other users within the MMT.

As a water-dependent marine industrial project on land leased by Massport from the City of Boston, the Project is compliant with the 1999 Boston Marine Industrial Park Master Plan, Updated 2017, and the 2005 Boston Marine Industrial Park Chapter 91 Master License. The Project Proponent does not believe that the Project requires any zoning relief.

A project permitting team has already been assembled that includes MLF Consulting LLC (permitting), Howard Stein Hudson (transportation), and Dalton & Finegold (legal) to lead the Proponent through all aspects of permitting process, which is anticipated to include the filing of an Expanded Project Notification Form with the BPDA, and an Environmental Notification Form with the Executive Office of Energy and Environmental Affairs MEPA Office.

We look forward to working with the BPDA and other City agencies on the successful completion of the voluntary Article 80B Large Project Review process for the Proposed Project.

Sincerely,

PILOT SEAFOOD PROPERTIES III, LLC



Edén Milroy, President, Pilot Development Partners Inc., Manager

Attached: Figure 1. Project Locus - Parcel 6

cc. Andrew Hargens, Massport
Aisling Kerr, BPDA
Jonathan Greeley, BPDA
Richard McGuinness, BPDA
Jared Eigerman, Dalton & Finegold LLP
Mitch Fischman, MLF Consulting
Elizabeth Peart, Howard Stein Hudson



Parcel 6 Development Massport Marine Terminal Raymond L. Flynn Marine Park

Figure 1. Project Locus- Parcel 6