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May 26, 2017

Via Hand Delivery

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Tim Czerwienski, Project Manager

**RE: Letter of Intent to File Project Notification Form
Article 80 Large Project Review
Neponset Wharf - Port Norfolk, Dorchester**

Dear Director Golden:

The purpose of this letter is to notify the Boston Planning and Development Agency (BPDA) that CPC Ericsson Street LLC (Proponent), owner - developer of approximately 7.6 acres, of which 3.6 acres represents land, off of Ericsson Street in the Port Norfolk neighborhood of Dorchester (Project Site), intends to file a Project Notification Form (PNF) with the BPDA for construction of a new mixed-use development project, to be known as "Neponset Wharf", and anticipated to contain approximately 330,000 gross square feet in four main and three accessory mixed-height structures; with existing marina uses and boat slips proposed to be maintained and renovated, and augmented by new overwater structures and on-land boat storage; approximately 150 multi-family residential units; an approximately 25 room hotel; supporting retail component; and new parking facilities for approximately 195 spaces to serve project residents as well as to support public access to new open space and waterfront programs, including a boathouse (Proposed Project).

We are submitting this Letter of Intent (LOI) pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued on October 10, 2000, as amended, in anticipation of the submission of a Project Notification Form to commence the Article 80B-2 Large Project Review process for the Proposed Project.

The Project Site's current buildings, occupied by MarineMax/Russo Boston and together containing approximately 71,300 gross square feet of boat storage, sales, and service facilities areas, would be demolished to allow the Proposed Project to proceed.

The Proposed Project will significantly improve an underutilized waterfront property on Boston's Neponset River shore by:

- Improving existing marine uses;
- Introducing new waterfront uses, including possible water transportation links;
- Enhancing public access to the Neponset River;
- Providing public amenities including various programmed open spaces;
- Providing a Harborwalk, and possible pedestrian link to nearby Tenean Beach to connect to the improved waterfront open spaces; and
- Advancing housing creation goals of Mayor Walsh's 2030 Housing Plan.

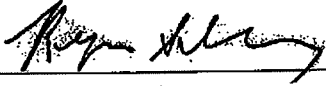
The Project Site is bounded to the north by the Neponset River, to the south by Ericsson Street and the historic Putnam Nail Company buildings, to the west by Pine Neck Creek (Neponset River), and to the east by the Boston Winery and the Venezia Restaurant and parking lot.

The Proposed Project is located within the Waterfront Service ("WS") Subdistrict of Article 65's Dorchester Neighborhood District, which generally permits the proposed multi-family residential and mixed-use buildings contemplated by the project as allowed or conditional permitted uses, with certain dimensional and use relief required.

Prior to submitting this LOI, the Proponent and its team attended a regularly scheduled meeting of the Port Norfolk Civic Association on May 16, 2017 to informally discuss the project and to arrange for a community project open house at the site on June 3, 2017. The Proposed Project has also been presented and discussed the project at meetings with local elected officials, and with the BPDA.

We wish to thank you and BPDA staff for your time and attention to this matter. Our team looks forward to working with the BPDA, members of the Impact Advisory Group to be formed, local elected officials, other city agencies, and the local Port Norfolk neighborhood and Dorchester community in advancing towards a successful project outcome.

Very truly yours,
CPC Ericsson Street LLC



Ryan P. Sillery, Manager

cc: Jonathan Greeley, BPDA
Michael Christopher, BPDA
Tim Czerwienski, BPDA
David Cotter, Mayor's Office of Neighborhood Services
City Councilor Frank Baker
State Senator Linda Dorcena Forry
State Representative Daniel Hunt
Joseph Rull, MJR Consultants, LLC
Kevin Deabler, RODE Architects Inc
Jared Eigerman, Dalton & Finegold, LLP
Mitchell Fischman, MLF Consulting LLC
Elizabeth Grob, VHB
Seth Lattrell, VHB