



CV PROPERTIES LLC
Development ■ Investment

December 15, 2016

By Hand

Mr. Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201-1007

BRA

Re: 105 West First Street, South Boston

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Dear Director Golden:

This letter constitutes a letter of intent pursuant to the Mayoral Executive Order dated October 10, 2000, as amended on April 3, 2001, with respect to a proposed project at 105 West First Street in South Boston.

The 105 West First Street project (the "Proposed Project") will comprise the construction of a new eight-story building with approximately 266,750 square feet of Gross Floor Area, to be used primarily for office, research and development, and other compatible uses and uses accessory thereto. The building will also contain space along West First Street on the ground floor for retail/café and innovation/community work space/gallery uses or other uses which will activate the ground floor and pedestrian realm. The Proposed Project will include approximately 37 parking spaces within the lower level of the building.

The Proposed Project will also contain a pedestrian connector which will allow the public to pass through an enclosed portion of the building to and from the West Second Street neighborhood; West Second Street lies about 12 feet above the West First Street grade, so providing this new pedestrian route will greatly enhance residents' accessibility to the City's newest park – A Street Park.

The Proposed Project will be developed on an approximately 42,219 square foot site bounded by West First Street to the north, the South Boston Bypass Road to the east, West Second Street to the south, and the property of Artists for Humanity, Inc. to the west. The project proponent, 105 West First Street Owner, LLC, currently has the project site under a binding contract of sale with its current owner.

The Proposed Project will require zoning relief as the project site is located within an industrial zoning district within which the permitted Floor Area Ratio is 2.0, and the project site is also located within the Restricted Parking Overlay District.




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

Thank you.

Sincerely,
105 WEST FIRST STREET
OWNER LLC

By: 
Richard A. Galvin
Duly Authorized

cc: Jonathan Greeley
Rebecca A. Lee, Esq.