



October 11, 2017

Brian P. Golden, Esq., Director
Boston Redevelopment Authority d/b/a
The Boston Planning & Development Agency ("BPDA")
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Mixed-Use Residential Development 370-380 Harrison Avenue, Boston (South End), Massachusetts (the "Project")

Dear Director Golden:

This letter is being submitted on behalf of South End 10, LLC and South End 11, LLC to provide additional information in connection with the above-referenced Project, a transformative redevelopment of the former Quinzani Bakery and Ho Kong Bean Sprout Factory buildings. The Project is located on an approximately 44,570 square foot (1.02 acre) site located at 370-380 Harrison Avenue between Traveler Street and East Berkley Street (the "Project Site"). We are pleased to present you with an update to the Project, which has been further refined in the course of design development and is poised to begin construction so as to provide much needed residential housing units, twenty (20%) percent of which will be on-site, affordable, as set forth in greater detail below.

The Project Site has the benefit of Planned Development Area ("PDA") approval as part of the approval of the Development Plan for Planned Development Area No. 111, which was approved by the BPDA Board on March 2, 2017 and adopted by the Zoning Commission on April 12, 2017. PDA No. 111 authorizes up to approximately 324 residential units on the Project Site. At the time of the BPDA Board's approval of the Project, we had anticipated that as many as 314 residential units could be constructed as part of the Project, 20% of which would be "affordable" as defined in accordance with the applicable City "Inclusionary Development Policy" ("IDP").

Following these approvals, we have benefitted from and engaged in dialogue with members of the BPDA's Urban Design staff, primarily Michael Cannizzo and Alexa Pinard to further the Project Design. We have also worked with our internal team and Utile to further develop the architectural plans and finalize the internal components of the Project. The purpose of this letter is to update you with respect to these modifications and to seek your concurrent that the evolution of the Project is consistent with what has been previously approved by the Authority in course of its Article 80B and 80C review. We would appreciate your review and concurrence that these refinements do not result in a change in the Project as approved or require additional review.

In the course of furthering the internal design details of the Project, the unit count has decreased while the unit size has generally increased in order to best accommodate the Project's massing and design. The other elements of the Project remain unchanged and are as previously described to the Authority and set forth in documents reviewed by the Authority in the course of its Article 80B review. The Project, now with a total of 273 residential units, will still deliver twenty (20%) percent on-site affordable IDP-compliant residential units, with 55 of the total 273 residential units being income restricted. We are pleased to partner with the City of Boston and the BPDA to deliver much needed affordable housing for the residents of Boston.

As described, the modifications to the Project will have no additional impacts, if any, from those which were previously described, in fact, the decrease in units may further diminish any such impacts. Moreover, the Project will provide a number of benefits including improvements to the streetscape and urban realm, attractive retail and commercial activities, dedicated space for an existing or start-up business or not-for-profit affordable cultural space, and fiscal contributions totally \$650,000 to fund transportation improvements and other public benefits in the South End neighborhood of Boston.

We look forward to continuing to work with you, your Staff, our neighbors and elected officials and the City to advance this Project. Please do not hesitate to contact me should you require anything further in connection with your review of this update.

Very truly yours,



David Chattman

cc: Jonathan Greeley, BPDA
Raul Duverge, BPDA
Michael Cannizzo, BPDA
Alexa Pinard, BPDA
Tim Davis, BPDA
Lisa Richardson, Esq. BPDA
Mary Marshall