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December 31, 2015

VIA HAND-DELIVERY

Brian P. Golden, Esq.
Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Re: Letter of Intent with Respect to the Redevelopment of the former Quinzani's Bakery and Ho Kong Bean Sprout Co. Properties located respectively at 380 and 370 Harrison Avenue, South End, Boston

Dear Director Golden:

The undersigned on behalf of its affiliates, South End 10, LLC and South End 11, LLC ("RB South End"), intends for this letter to serve as a Letter of Intent filed in accordance with the Executive Order relative to the Provision of Mitigation by Development Projects in Boston. RB South End has acquired the former Ho Kong Bean Sprout Co. located at 370 Harrison Avenue and the former Quinzani's Bakery located at 380 Harrison Avenue (collectively the "Property"). We have been working with our team and members of your staff to develop the optimum plan for development of the Property.

The Property contains light industrial facilities which are now vacant. RB South End will transform the underutilized Property to a vibrant, mixed-use development, with retail and commercial uses on the ground floor, residential use, together with parking and uses accessory thereto (the "Project"). As currently envisioned, the Project will contain residential units, which, when combined with the ground floor retail and commercial uses, will be approximately 300,000 square feet. We think that this Project will provide for 18-hour uses and result in an enhanced, pedestrian-friendly, public realm in a manner consistent with the purposes set forth in Section 64-14 of the Code and the Harrison/Albany Strategic Plan.

The Property is located within Economic Area North–Area 1 of the South End Neighborhood Zoning District as established in accordance with Article 64 of the Boston Zoning Code and Enabling Act. Given its location, the Property is eligible for and will utilize the provisions relevant to Planned Development Area ("PDA") approval as set forth in Article 64 of the Code, and will deliver the exceptional public benefits required in accordance with Sections 64-28 and 29 of the Code. It will also seek other City zoning and land use permits and approvals as necessary to enable the Project. The Project has been conceived to meet the goals of the Harrison/Albany Strategic Plan and furthers the development goals for this exceptional part of

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the South End Neighborhood. We intend to file a Project Notification Form to initiate review of the Project in accordance with Article 80B of the Code within the next few months and to undertake PDA Plan and other approvals thereafter.

We look forward to working with you, interested members of the community, including the Impact Advisory Group, when appointed, your staff and other City agencies to undertake Article 80 review of this Project. We believe that this Project will revitalize a key block of the South End Neighborhood in keeping with the community's, City's, and BRA's articulated goals for the neighborhood.

Please do not hesitate to contact me at 617-399-9590 should you have any questions.

Very truly yours,



Kimberly Sherman Stamler
Chief Operating Officer.

cc: Teresa Polhemus, BRA
David Carlson, AIA BRA
Heather Campisano, BRA
Jonathan Greeley, BRA
Stephen Faber
David Chattman
Andrew Hayes