



July 23, 2019

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

RE: Four Corners Plaza, Dorchester, MA
Request to Submit Notice of Project Change

Dear Mr. Golden:

We very much appreciate the Boston Planning & Development Agency's (BPDA) continued support for our Four Corners Plaza development. The purpose of this letter is to request a Notice of Project Change (NPC) for the project, as previously discussed with John Campbell.

After much consideration, we have determined that in order to close on our construction financing this fall, we should reduce the amount of the first floor retail space and reprogram this space as additional residential units. This change would reduce the retail space by roughly half, from approximately 8,000 s.f. to approximately 4,000 s.f. and add four residential units on the first floor. The added units would comprise one 1-bedroom, two 2-bedrooms, and one 3-bedroom. All four units would be LIHTC-eligible i.e. income- and rent-restricted at 60% of AMI.

We have sought some initial response to this idea from key business merchants and community groups. To date, the response has been favorable. We have also been discussing this change with the Department of Housing and Community Development (DHCD) and the City's Department of Neighborhood Development (DND), and both agencies are supportive. We are working with DHK, the project architect, in consultation with Eva Jermyn at DND and Michael Cannizzo to accommodate these changes and believe we are now at a point with the plans that we can begin the NPC process.

Please feel free to reach out to Meg Reagon, the project manager, directly at 617.825.4224 ext. 137 or megan@csndc.com with any questions you may have.

Sincerely,

Marcia Thornhill
Chief Operating Officer