

April 28, 2023

Mr. James Arthur Jemison
Chief of Planning
Boston Planning & Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: Letter of Intent for the Development of 300 West First Street and 647B Summer Street,
Ward 6, South Boston, MA

Dear Mr. Jemison,

Oxford Properties Group and Pappas Enterprises, Inc. (collectively “OxP”) is pleased to submit this Letter of Intent to initiate the regulatory review process for a mixed-use development (the “Project”) on approximately 8 acres of land along West First and E Streets and along Pappas Way (the “Project Site”). The Project Site is part of the 42-acre business park, of which OxP is the owner-operator, located between Summer and West First Streets, and along E Street, Pappas Way and the Reserved Channel in South Boston (“OxP Property”). By way of background, Oxford Properties Group and Pappas Enterprises, Inc. partnered together to form a joint venture in 2019 related to the OxP Property. OxP operates the Property under a long-term lease with the Massachusetts Port Authority (“Massport”) that Pappas Enterprises, Inc. has held through various affiliates since 1965, as well as by fee ownership of certain adjoining land areas.

Beginning in 2019, OxP began to reach out to local residents and property owners, neighborhood leadership, and the South Boston community, for the purpose of introducing them to the new joint venture and seeking their early input and guidance on long-term visioning and potential future master planning of the Project Site and the OxP Property. To date, this preliminary engagement process has included over fifty (50) meetings in the community and five (5) community-centered charrettes, which focused on public realm, resiliency and mobility, urban design, and how the community can connect to and benefit from simple interventions with open space and the potential transformation of this area. We deeply value the time and feedback, and our team looks forward to continuing to closely collaborate with the community.

The OxP Property existing conditions include nine (9) industrial and commercial buildings, open-air surface parking lots, and a much-improved pedestrian route with historical signage and open green space along the waterfront of Reserved Channel. Of its total area of 42 acres, approximately 38.2 acres are ground leased from Massport, while the other 3.4 acres are fee-owned by OxP. There are existing leases on various buildings on the OxP Property, some of which do not

expire for 15+ years. The Project Site includes approximately 6.2 acres ground leased from Massport and 1.7 acres fee owned by Oxp, and existing lease agreements allow for redevelopment to move forward in the next few years. We propose to redevelop the Project with a shared community vision for creating an inclusive and vibrant development that connects to the neighborhood in thoughtful ways and invests in creating spaces where new and current neighbors and businesses can thrive together.

Specifically, the Project envisions improved and expanded public sidewalks along its sections of First Street which borders the residential area, with thoughtfully designed open spaces, high quality landscaping, and new building heights and massing that respect and connect with the adjacent South Boston residential neighborhood. The Project is proposed to include approximately 1.7 million square feet of development in 7 new buildings, of which approximately 1.1 million square feet is anticipated to be located on the approximately 6 acres of land along West First Street and approximately 600,000 square feet along Pappas Way. Proposed building uses would include a variety of commercial and employment-based opportunities, with a portion of residential housing that responds to the needs of the neighborhood. Visioning for ground floor uses could include a neighborhood grocery store, new fitness, and wellness options for the neighborhood and locally owned eateries, with a building massing and heights calibrated to respect the existing structures along First Street and the residential section of South Boston, and with increasing building heights moving north, away from West First Street.

Understanding the importance of multi-modal connectivity, sustainability and resiliency, and community planning, Oxp will provide a conceptual framework for transportation solutions, resilient infrastructure, public open space and other important elements that will be necessary to support the future build-out of the overall Oxp Property; future proposed development of the Oxp Property outside of the Project Site would be reviewed through future regulatory filings. The Project will fit into this planning framework that will accommodate a phased development and allow for proposals for the Oxp Property to evolve over time in response to community interests and market conditions.

Oxp aims to create meaningful and positive improvements to the community, and this is embedded in the principles and goals of the Project. Oxp will continue to make diversity, equity, and inclusion (“DE&I”) a pinnacle focus through the development of the Project and during all phases of the Project.

As the Project Site includes a mix of both land ground leased from Massport and land owned in fee by Oxp, a portion of the Project will require the City of Boston’s (“City”) adoption of a Planned Development Area (“PDA”) Development Plan, under Section 80C of the Zoning Code, along with the BPDA’s Large Project Review under Article 80B of the same. Although the land ground leased from Massport is not subject to the City’s regulatory review and approvals process, we intend to voluntarily undertake various components of Large Project Review for this portion of the Project Site as well, consistent with the regulatory approach taken by many other development projects on Massport land. Specifically, our plan is to file a Project Notification Form for the Project in the coming months, as necessary to commence the regulatory review

process with the BPDA, and to begin to engage in the formal public review process with an Impact Advisory Group (“IAG”), area residents, and neighborhood leadership.

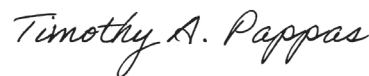
Thank you for your time and consideration, and we look forward to working with Massport, the BPDA, and the South Boston community on the proposed Project. Please do not hesitate to contact us with any questions, or for any additional information.

Sincerely,



Mark McGowan

Oxford Properties



Timothy Pappas

Pappas Enterprises

cc:

Hon. Mayor Wu
Hon. Nicholas Collins
Hon. David Biele
Hon. Stephen Lynch
Hon. Edward Flynn
Hon. Michael Flaherty
Lisa Wieland – Massport
Andrew Hargens – Massport
Anna White, ONS
Mike Christopher, BPDA
Nupoor Monani, BPDA
Nick Carter, BPDA
Richard McGuinness, BPDA
Andrew Pappas – Pappas Enterprises
Kristen Binck – Oxford Properties
John E. Rattigan, Jr. – DLA Piper