

RHDC 70 EAST INDIA LLC
c/o The Chiofaro Company
One International Place, Suite 4600
Fort Hill Square
Boston, Massachusetts 02110

November 20, 2019

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

Re: Letter of Intent to file Project Notification Form
Harbor Garage Redevelopment Project, 70 East India Row

Dear Director Golden:

In accordance with the Mayoral Executive Order, dated October 10, 2000 (as amended), relative to the provision of mitigation by development projects in Boston, we are pleased to submit this Letter of Intent to File a Project Notification Form in accordance with Article 80B of the Boston Zoning Code (the "Code") for a mixed-use development (the "Project") to be located at the property now numbered as 70 East India Row (the "Property") along the Downtown Waterfront.

The Property, which is the current location of the Harbor Garage, consists of an approximately 57,300 sf (1.3-acre) site at the intersection of historic Central Wharf and the Rose Kennedy Greenway, and is bounded by Atlantic Avenue, Milk Street, East India Row and the Harborwalk, adjacent to the New England Aquarium and the Harbor Towers condominiums. The Project will entail the demolition of the existing seven-story above-ground parking garage and the creation of over 28,000 sf of new, waterfront public open space, thereby realizing a principal objective of the Downtown Waterfront District Municipal Harbor Plan and Public Realm Activation Plan ("MHP"). With an emphasis on environmental sustainability and climate resilience, the Project is contemplated to consist of: (i) a destination outdoor gathering space, a substantial portion of which will be designed for seamless integration into the New England Aquarium's "Blueway" vision for harbor access; (ii) an up-to 900,000 sf, architecturally distinctive tower element, up to 600 feet in height, containing retail, dining, office, residential and/or hotel components and ringed with active ground floor uses; and (iii) a new, state-of-the-art below-grade parking facility with substantial public capacity to promote access to nearby cultural and water dependent uses.

The Property is located in the Downtown Waterfront Subdistrict of the Harborpark District, which is governed principally by Article 42A of the Code, as recently amended to conform with the provisions of the MHP. Given the size of the Property and the complexity of the Project, we anticipate pursuing approval of, and subjecting the Project to, additional requirements of a Planned Development Area Development Plan under Article 80C of the Code. We expect to initiate the Large Project Review process under the Code with the submission of a Project Notification Form, and we look forward to working with your staff, with members of the community, and with the Impact Advisory Group that the Mayor will appoint to advise the BPDA throughout the development review process.


The Project will represent the culmination of a comprehensive and inclusive planning process to define a vision worthy of the unique character and context of the Downtown Waterfront. In turn, through a combination of cutting edge architecture and engaging public open space, it will serve as a catalyst for a broader transformation of the district into a more active, accessible, connected, resilient and diverse mixed-use neighborhood.

If you have any questions, please do not hesitate to contact either of us at (617) 330-5250.

Sincerely yours,



Donald J. Chiofaro
President & Treasurer
The Chiofaro Company



Donald J. Chiofaro, Jr.
Vice President
The Chiofaro Company

- Cc: Hon. Martin J. Walsh, Mayor
Andrea Campbell, Boston City Council President
Ed Flynn, Boston City Council, District 2
Aaron Michlewitz, State Representative
Joseph Boncore, State Senator
Jerome Smith, Chief of Civic Engagement & Neighborhood Services
Heather Campisano, BPDA
Jonathan Greeley, BPDA
Richard McGuinness, BPDA