

**MORRISSEY CFL HOLDINGS, LLC**  
408 WHITING AVENUE  
DEDHAM, MA 02026

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February 8, 2021

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Brian Golden, Director  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201

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**Re: 75 Morrissey Boulevard, Dorchester, MA**  
**Letter of Intent to file for an Article 80, Large Project Review**

Dear Mr. Golden:

Morrissey CFL Holdings, LLC is submitting this letter as Notice to file an Article 80 Project Notification Form with the Boston Planning and Development Agency (BPDA) in connection with the proposed development at 75 Morrissey Boulevard, Dorchester.

The site is currently occupied by a vacant, one story, commercial office building with surface parking. The site area is 97,739 square feet and one of three parcels owned by Morrissey CFL Holdings, LLC. The adjacent parcels, 35-55 Morrissey Boulevard, are a combined 290,763 square feet. 55 Morrissey is comprised of a two-story brick building entirely occupied by Beasley Media Group under a long-term lease, and 35-45 Morrissey, a one-story brick commercial building occupied by Star Market Supermarket and Harbor Point Liquor Store, also under long term leases. The 75 Morrissey site is bounded by the Southeast Expressway to the west and the former Boston Globe Company site to the south. The Boston Globe site is being renovated into an Office/Business Tech/Light Industrial complex with supporting retail and restaurant space. This development will total 695,000 square feet and 868 parking spaces.

The Proponent has engaged the abutters, the community (primarily the Columbia/Savin Hill Civic Association), the BPDA and other stakeholders in a multi-yearlong discussion of appropriate uses and densities for all Morrissey CFL Holdings sites. Through this process, a phased development plan was identified. This LOI is for the Phase 1 parcel (75 Morrissey) which proposes two buildings, one with Life Science/Office uses of approximately 250,000 square feet and the other Residential use including approximately 175 units. The Phase 1 development will include spaces made available for public use as well as the first components of a series of roadways and pedestrian/bicycle paths that will tie into a larger transportation network created through the multiple phases of planned development on Proponent sites and in the surrounding neighborhood.

The potential redevelopment for all three Proponent controlled sites will be evaluated via a Planned Development Area Master Plan (PDA/MP) process as defined under Article 80C-3.2. The review of a Project Notification Form for 75 Morrissey is anticipated to be conducted concurrently with the PDA/MP for all three sites.

With the current concept, we believe we have a program that can advance through the Article 80 Development Review Process. We look forward to engaging the BPDA staff and the newly created Morrissey Boulevard Community Advisory Committee to secure the necessary approvals.

Sincerely,

*David Raftery*

David Raftery, Partner  
Morrissey CFL Holdings, LLC

cc: Jonathan Greeley, BPDA Director of Development Review and Policy  
Michael Christopher, BPDA Deputy Director of Development Review/Government Affairs  
District City Councilor Baker  
Patrick Fandel, Mayor's Office of Neighborhood Services  
State Senator Collins  
State Representative Biele