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B. Holder
P Meade
J Turner
J Elabree
M Schuler
R Tashiro
K Kara
H Campisano
J Campbell
C Colley
K Pedersen
F Tucci
K Morrison
K Shea
K Barnes
W Johnston
J Smith

September 17, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: Heather Campisano, Deputy Director for Development Review

2013 NOV

Re: Letter of Intent (LOI) to File Expanded Project Notification Form (PNF)
Article 80-Large Project Review
For 117-127 Heath Street, Boston (Mission Hill), MA

Dear Mr. Meade,

I am writing to notify the Boston Redevelopment Authority of the intent of Triad Alpha Partners LLC (TRIAD) to file an Expanded Project Notification Form ("PNF") with the BRA under Article 80-Large Project Review requirements of the Boston Zoning Code. The proposal is for a multi-family residential development with 167 residential units with associated garage parking for 185 spaces to serve these uses (the "Project").

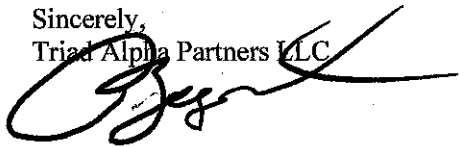
The site sits on approximately 94,660 square feet of land (three parcels) located at 117-127 Heath Street in the Mission Hill neighborhood of Boston. The Project Site is located within 0.3 miles of the Heath Street and 0.7 miles Roxbury Crossing MBTA Stations and within 0.7 miles to the Brigham & Women Hospital. The existing building is vacant and left open to the weather for several years and will be demolished in order to make space for the new three and four story multi-family residential buildings.

The Project site is located within the Local Industrial and 3 Family – 2000 SF districts of Mission Hill section of Boston, Article 59. The Project will not meet the zoning dimensional requirements of the Boston Zoning Code (Article 59 and Table E) and therefore will need several variances or conditional uses approvals.

The Proponent would like to commence "Large Project Review" under Article 80 of the Code with the filing this Letter of Intent. The Expanded Project Notification Form (PNF) will be filed within the next several of weeks. The project proponent is looking forward to conducting an outreach program to City agencies, neighborhood representatives and groups, elected officials, and other interested parties over the next couple of months with respect to the Project.

We look forward to meet with you and your staff in the coming weeks on what we feel is a beneficial project to the Mission Hill neighborhood.

Sincerely,
Triad Alpha Partners LLC



Peter Zagorianakos, Manager