

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

B.R.A.

2013 DEC 13 P 3:49

Re: Letter of Intent (LOI) to File Expanded Project Notification Form (PNF)
Article 80-Large Project Review
For 181-185 West First Street & 184, 190 & 206 West Second Street, South Boston, 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 104 residential units and 4,000 square foot retail space with associated garage parking for 115 spaces to serve these uses (the "Project").

The site sits on approximately 49,751 square feet of land (five parcels) located at 181 West First Street, 185 West First Street, 184 West Second Street, 190 West Second Street and 206 West Second Street in the South Boston neighborhood of Boston. The Project Site is located within 0.4 mile of the Broadway MBTA Stations and within 1/2 mile to the Boston Convention Center. The existing use as a warehouse and storage yard will be demolished in order to make space for the new three story multi-family residential building.

The Project site is located within the First Street Neighborhood Development Area (NDA) of South Boston, per Article 68 Section 39 Table B, and will be built as-of-right. The Project will meet the zoning dimensional requirements of the Boston Zoning Code (Article 68 and Table E) and we will not be looking for any variances or conditional uses.

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 couple 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. The principals of TRIAD have attended and participated in the East & West Street Planning and Zoning process and look forward to continuing their collaboration throughout the Article 80 review process.

We look forward to continuing to meet with you and your staff in the coming weeks on what we feel is a beneficial project to the South Boston neighborhood and meets the new zoning requirements implemented recently during the East & West Street Planning and Zoning process.

Sincerely,
Triad Alpha Partners LLC



Peter Zagorianakos, Manager

Cc: Lance Campbell, Project Manager, BRA

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