

November 5, 2015

HAND DELIVERY

Boston Redevelopment Authority  
Boston City Hall, Ninth Floor  
Boston, Massachusetts 02201

Attention:     Brian P. Golden, Director

Re:     Letter of Intent for Harrison/Albany Block

Dear Director Golden:

On behalf of Leggat McCall Properties LLC and MEPT/LMP Harrison/Albany Block LLC (the "Proponent"), and in accordance with the Mayor's Executive Order relative to the provision of mitigation by development projects in Boston, I am pleased to submit this Letter of Intent under Article 80B of the Boston Zoning Code for the redevelopment of the Harrison/Albany block in Boston's South End.

The proposed project (the "Project") entails redeveloping property purchased from the Boston Medical Center ("BMC") in late 2014, comprising the majority of the block bounded by Harrison Avenue, East Dedham Street, Albany Street, and East Canton Street (the "Property"). The Property contains five (5) existing buildings: (1) 575 Albany Street, which is currently vacant, (2) 123 East Dedham Street, which is used for storage, (3) 100 East Canton Street, which is used for offices, (4) 660 Harrison Avenue (the "Gambro Building") which is currently used for office and clinic uses with 48 accessory surface parking spaces; and (5) a vacant building at 75 East Dedham Street. The remainder of the Property consists of surface parking spaces currently used by the Boston Medical Center. Three lots along Albany Street at the corner of East Canton Street (currently occupied by the Baha'i Center and the Boston Flower Market) are not part of the Property. Andrews Street, a City of Boston public way which runs between East Canton Street and East Dedham Street, currently bisects the Property.

The Project will include the demolition of 123 East Dedham, 100 East Canton, and 75 East Dedham and the construction of approximately 700 apartment units in two buildings ranging in heights from 11 to 19 stories. The existing building at 575 Albany will be retained and rehabilitated as part of the Project. The ground floor of the Project will involve a mix of uses including artist live/work space, a gallery and/or a restaurant component. The Project will also

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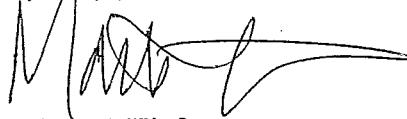
include significant new site amenities and open space, and the existing surface parking lot will be removed and replaced with accessory underground parking.

To the extent possible given the Project's primarily residential character, the Project has been designed to be consistent with the objectives of the June 2012 Harrison Albany Corridor Strategic Plan as implemented by changes to Article 64 of the Boston Zoning Code. The Proponent intends to seek Planned Development Area (PDA) approval from the BRA and the Boston Zoning Commission and to seek relief from the maximum building height applicable to PDAs under Article 64 for a portion of the Project. The sale of the Property advances BMC's campus consolidation plan, and it is proposed to be removed from the Boston University Medical Campus Institutional Master Plan.

We anticipate filing a Project Notification Form with the Boston Redevelopment Authority in the near future. We look forward to working with your staff and with the Impact Advisory Group on this transformative project.

If you have any questions, please do not hesitate to contact us.

Very truly yours,



Matthew J. Kiefer

MJK:CM

cc: (by hand delivery)  
Ms. Heather Campisano, Boston Redevelopment Authority  
Mr. Jonathan Greeley, Boston Redevelopment Authority  
Ms. Casey Ann Hines, Boston Redevelopment Authority ✓

(by e-mail)  
Mr. Charles Burd, Bentall Kennedy  
Mr. Martin Standiford, Bentall Kennedy  
Mr. Mahmood Malihi, Leggat McCall Properties  
Mr. William D. Gause, Leggat McCall Properties  
Mr. Harry Nash, Leggat McCall Properties  
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