



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

BRA

February 1, 2016

2016 FEB -1 A 11: 03

Mr. Brian Golden
Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201
Attention: Raul Duverge

Re: Letter of Intent
Orient Heights Redevelopment Project

Dear Mr. Golden:

Pursuant to the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston issued by Mayor Menino on October 10th, 2000, as amended on April 3, 2001, Trinity Orient Heights Limited Partnership (the "Proponent") hereby submits this Letter of Intent to demolish 331 existing state public housing units and construct 373 new units, consisting of 331 replacement public housing units and 42 market rate units in a combination of townhomes and midrise buildings (the "Project"). The Project also includes the construction of a new community center, a new public park, and roadway connectivity improvements and enhancements. The Project is anticipated to be completed in four phases starting in fall 2016.

Location

The Project Site consists of approximately 653,763 square feet (15 acres) and is bound by Faywood Avenue and residential housing to the south and east, Waldemar Avenue and Suffolk Downs to the north, and open hillside and Route 1A to the west. The local area is characterized by one and two-story single family homes on well-sized urban lots, with landscaped yards, more typical of Boston's outer urban neighborhoods. The Project Site is currently developed as the Orient Heights public housing development consisting of 13 three-story buildings, 7 two-story townhouse blocks, a community center, a decommissioned central boiler plant, and a few large retaining walls to support a variety of steep grade changes moving south to north. The Suffolk Downs MBTA Blue Line station is an approximately 10 minute walk northeast of the Project Site.

Project Description

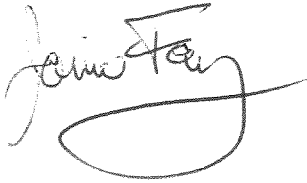
The Project involves the construction of new two-five story buildings, in a combination of townhomes and midrises. A total of approximately 373 housing units are proposed, replacing obsolete 1940s-era public housing units on a one-to-one basis with the addition of a small market-rate housing component to create a revitalized mixed-income community. A combination of off-street and on-street parking spaces will be provided. The Project will be constructed to high sustainability and energy efficiency standards with a target of LEED Silver certifiability at a minimum.

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The Project team anticipates seeking a 121A approval for the Project and filing a Project Notification Form in the next thirty to sixty days. We look forward to working with your staff and with the Impact Advisory Group you will appoint.

If you should have any questions or concerns, or need additional information regarding the project, please contact me at (617) 357-7044 x204.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Fay". The signature is stylized with a large, sweeping underline that loops back under the name.

Jamie M. Fay, AICP
President

Cc: Eva Erlich, Trinity Financial, Inc.
Matthew Kiefer, Goulston & Storrs