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C. Colby
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K. Shen
K. Barnes
D. Singleton
L. Smith
BRAWeb

December 23, 2013

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

**Subject: Parcel 25, Mission Hill
MHNHS Development
Letter of intent (LOI) to File Project Notification Form**

Dear Director Meade:

Please consider this letter of intent by Mission Hill Parcel 25 LLC (the "Proponent") to submit a Project Notification Form ("PNF") to the Boston Redevelopment Authority ("BRA") pursuant to Section 80B-1 of the Boston Zoning Code (the "Code") to develop the property located on a former MBTA owned parcel bounded by Tremont, Gurney, and Station Streets, an MBTA Pumping Station and the Southwest Corridor/MBTA tracks in the Mission Hill neighborhood (the "Proposed Site").

The Proponent, an affiliate of Mission Hill Neighborhood Housing Services, Inc., is submitting a proposal for a mixed-use, residential, retail and commercial development of approximately 300,000 gsf, to be developed in three phases, which is anticipated to include at full build-out, approximately: 100,000 gsf (88 apartment units), 11,000 gsf of retail, 7,500 gsf of community space, 185,000 gsf of office, and 178 surface and below grade parking spaces. The Phase I development program of about 87,500 gsf (which will be initially permitted and the subject of the PNF) includes approximately: 40 residential apartment units, 11,000 gsf of retail space, 24,000 gsf of office space, 7,500 gsf of community space and 51 surface parking spaces are proposed ("Proposed Phase I Project"). (See **Figure 1. Parcel 25, Project Locus.**)

The Proposed Phase I Project is expected to exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and therefore will require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Boston Zoning Code. As the site is within an area that permits the creation of a Planned Development Area ("PDA") in accordance with Article 59 of the Boston Zoning Code, a PDA Plan will be created for the Project Site and submitted to the BRA for review in conjunction with the filing of the PNF.

Mr. Peter Meade, Director
Boston Redevelopment Authority
December 23, 2013

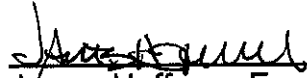
The Proposed Project for these long-vacant and blighted parcels is based on the community's vision that grew out of the multi-year comprehensive participatory planning process for the site and surrounds, organized and led by Mission Hill Neighborhood Housing Services and involving hundreds of neighborhood residents, businesses, and area stakeholders, institutional neighbors and elected officials.

The Proponent expects that a PNF submission will be completed over the next sixty days and will include Project impact studies.

Please contact me with any questions concerning the Proposed Project. On behalf of the entire project team, we look forward to working with you on this Project, which we believe will be a significant addition to Mission Hill, the Tremont Street mixed use neighborhood corridor, and the City of Boston as a whole.

Sincerely,

MISSION HILL PARCEL 25 LLC



James Hoffman, Executive Director
Mission Hill Neighborhood Housing Services, Inc.

Attachment: **Figure 1. Parcel 25, Project Locus**

cc: James Tierney, Esq., Boston Redevelopment Authority
Katharine Bachman, WilmerHale
Peter Munkenbeck
Mitch Fischman, Mitchell L. Fischman Consulting, LLC
Patricia Flaherty, MHNHS

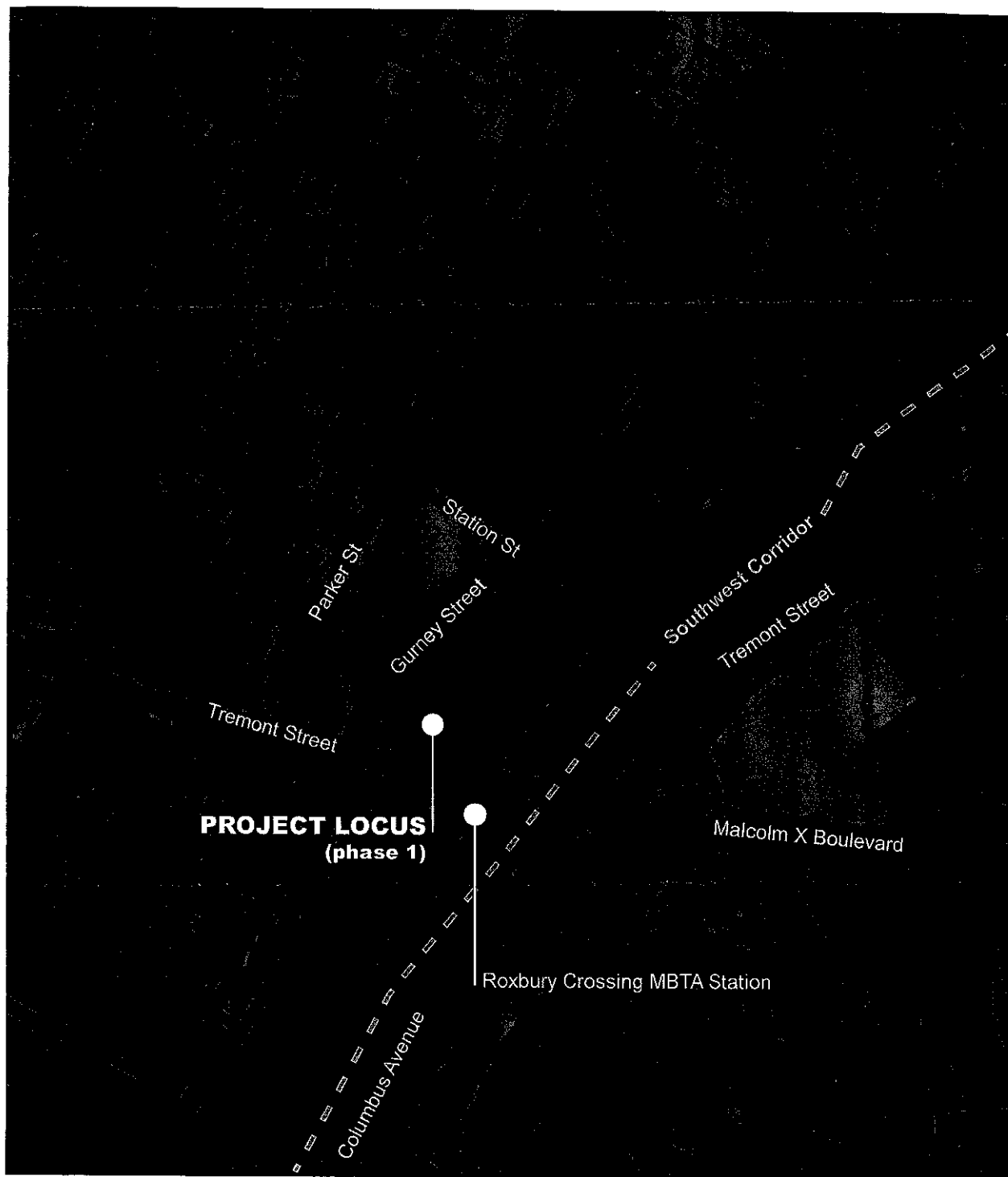


Figure 1. Parcel 25, Project Locus