

January 11, 2012

Mr. Peter Meade, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Attn: Heather Campisano, Deputy Director for Development Review

Re: Letter of Intent (LOI) to File Expanded Project Notification Form (PNF)
Article 80-Large Project Review
2 H Street, South Boston, MA

Dear Mr. Meade,

I am writing to notify the Boston Redevelopment Authority of the intent of H Street Partners LLC 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 135 residential units and a small 1,600 square foot retail space with associated garage parking for 206 spaces to serve these uses (the "Project").

The site sits on approximately 66,313 square feet of land (one parcel) at 2 H Street in the South Boston neighborhood of Boston. The Project Site is located within 1.0 mile of the Broadway and Andrew MBTA Stations and within 1/2 mile to the center of the Boston Harbor beaches. 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 will commence "Large Project Review" under Article 80 of the Code with the simultaneous filing of a Letter of Intent and Expanded Project Notification Form (PNF). The project proponent has outreached to City agencies, neighborhood representatives and groups, elected officials, and other interested parties over the past several months with respect to the Project. The principals of H Street Partners LLC have attended and participated in the East & West Street Planning and Zoning over the last 24 months 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,
H Street Partners LLC



Peter Zagorianakos, Manager

Cc: Lance Campbell, Project Manager, BRA

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