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December 23, 2014

VIA HAND DELIVERY

Mr. Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201
Attn: Edward McGuire, Project Manager

**RE: Letter of Intent to File Project Notification Form
Article 80 - Large Project Review
3200 Washington Street, Jamaica Plain**

Dear Director Golden:

Our office represents 3190 Washington Street, LLC and the Exchange Authority, LLC (the "Proponent"), owner of the real property located at 3200 Washington Street, Jamaica Plain (the "Project Site"). The purpose of this letter is to notify the Boston Redevelopment Authority (the "BRA") of the Proponent's intent to file an Expanded Project Notification Form ("PNF") with the BRA pursuant to Article 80B, Large Project Review requirements of the Boston Zoning Code (the "Code").

The Proponent's project contemplates revitalizing an underutilized industrial property site in the Egleston Square section of the Jamaica Plain Neighborhood with a vibrant mixed-use, retail/residential development at three new building sections totaling approximately 97,107 gross square feet. The new development will include 76 residential units, 5,364 gross square feet of street level retail space, widened sidewalks and usable open space above a garage facility for a total of 36 on-site parking spaces (the "Proposed Project"). Two of the proposed new buildings will be situated along Washington Street, with street level retail space in each location, building lobby, enclosed bike storage and a structured parking facility for 33 vehicles under ample usable open space at the center of the site at the building's rear. The two new buildings along Washington Street will vary in height, from a six-story building with a mezzanine level at the corner of Washington and Iffley Streets to a five-story building with a stepped-back sixth level at Washington and Montebello Streets. Towards the rear of the site on Iffley

Street, a third building of three-stories will feature three (3) separate townhouse units with three (3) dedicated on-site parking spaces and ground level open space.

The Project Site is comprised of 32,412 square feet, with a vacant two-story structure (formerly containing Economy Plumbing and Heating Supply Company), and single-story automotive repair garage (E & J Auto Center) on Washington Street, as well as a single-level concrete garage with an unusually wide curb-cut opening along Iffley Street, which is utilized for multi-unit automobile storage and has been identified by certain local elected officials and community leaders as a so-called “problem property.” These existing buildings will be demolished to enable the new project to be constructed. (See Figure 1. Project Locus).

Prior to submitting this Letter of Intent, the Project Proponent conducted extensive preliminary community outreach with its surrounding neighborhood interest groups, abutting and area residents, local business owners, local elected and appointed officials and other interest parties, including presentations before the Egleston Square Neighborhood Association, Egleston Square Main Streets, Parkside/Montebello Neighborhood group, Chilcott Place/Granada Park Residents Association, Jamaica Plain Neighborhood Council’s Housing Committee and the Washington Street Business Group. As a result of the input received, the Project Proponent has made certain revisions to the original design, parking and overall scope of the Proposed Project. It has also entered into discussions about how it will meet, and potentially exceed, the City’s Inclusionary Development Policy for the Proposed Project, by providing the required amount of affordable units on-site and also participating in the potential acquisition and renovation of an abutting and distressed six-unit residential property at 52 Montebello Street, which the City of Boston recently took by foreclosure and has been identified by local leaders as a so-called “problem property.” In response to neighborhood input, and with the objective of converting this property into quality affordable housing, the Project Proponent has submitted a letter and expression of interest with initial plans and renderings to the City’s Department of Neighborhood Development (“DND”). If successful, the Proponent will upgrade and improve 52 Montebello Road and transfer the improved property to an appropriate agency or organization to be managed as affordable housing.

The Proposed Project will exceed the 50,000 square foot total build-out size requirement for a project in a Boston neighborhood and, therefore, require preparation of filing(s) under the Large Project Review regulations, pursuant to Article 80 of the Code. The Expanded PNF filing is expected to address many issues normally presented in a Draft

Edward McGuire, Project Manager

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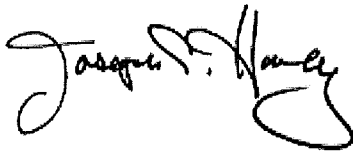
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Project Impact Report ("DPIR") including a transportation analysis, and air and noise, shadow, infrastructure, historic resources, and other environmental evaluations that will help explain potential project impacts from the proposed uses, and any needed mitigation measures to reduce these impacts.

The Project Site is located in the Local Industrial Sub-District of the Jamaica Plain Neighborhood Zoning District, Article 55, which does not allow multifamily dwellings pursuant to terms of the Zoning Code. In addition, the floor area ratio and height exceed the zoning limitations, and there are other dimensional and parking requirements that are not able to be met by the Proposed Project under the existing zoning regulations. The Inspectional Services Department issued zoning refusal notifications on December 8, 2014, and the Proponent is in the process of preparing and filing its appeals for relief from the Zoning Board of Appeal.

Thank you for your time and attention on this Proposed Project, and our team looks forward to working with you towards a successful outcome. Please contact me at your convenience if you have any questions for the Proponent regarding the Proposed Project.

Very truly yours,



Joseph P. Hanley, Esq.

Attachment: Figure 1. Project Locus

cc: Edward McGuire, BRA Project Manager
Erico Lopez, BRA Director of Development Review and Policy
District 6 City Councilor Matt O'Malley
Jullianne Doherty, Mayor's Office of Neighborhood Services
State Senator Chang-Diaz
State Representative Malia
Justin Iantosco and Daniel Mangiacotti, Project Proponents
Mitchell Fischman, MLF Consulting LLC



Figure 1
Project Locus - 3200 Washington Street