



Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting

June 25, 2014

Mr. Brian Golden
Acting Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201
Attn: Erico Lopez

Re: Letter of Intent
1961-1981 Dorchester Avenue and 4 Fuller Street, Dorchester

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 Ashmont Two Limited Partnership (the "Proponent"), an affiliate of Trinity Financial, hereby submits this Letter of Intent to construct a mixed use development with multifamily housing in Dorchester's Ashmont neighborhood.

Location

The 1961-1981 Dorchester Avenue and 4 Fuller Street Project Site consists of three parcels containing 0.61 acres and is bounded by Dorchester Avenue on the east, residential housing on the west, Fuller Street on the north, and Mercier Avenue on the south. The parcels fronting Dorchester Avenue are currently occupied by Ashmont Tire, while the Fuller Street parcel is currently occupied by a two-family residential building. The Project Site is approximately 50 feet from the MBTA's Ashmont Station, which provides Redline train and bus service.

Project Description

The Project involves the construction of a 6-story, 112,000 gross square foot multifamily residential building containing approximately 85 housing units with approximately 3,930 square feet of commercial/retail space on the ground level. There will be approximately 45 vehicle parking spaces provided, 35 spaces will be below grade, and 10 spaces will be in a surface lot. Floors one through four will have 45 units of low-moderate income rental housing affordable to households at varying affordability levels. Floors five and six will be comprised of 40 market-rate condominiums. This development model is similar to the one employed successfully by an affiliate of Trinity Financial at the Carruth development located across Dorchester Avenue from this Project.

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City Zoning Process

The Project Site is currently zoned in a Multifamily Residential/Local Services Subdistrict and a 2F 5000 Residential District. The Proponent will be submitting an Expanded Project Notification Form under Article 80B Large Project Review within the next 60 days. The Proponent will also be seeking zoning relief from the Board of Appeal.

Impact Advisory Group

I understand that in accordance with the Executive Order referenced above, an Impact Advisory Group (IAG) for this project may be designated. The Proponent and its Project Team members will coordinate community outreach with the Boston Redevelopment Authority. I would appreciate being informed of the names and addresses of the IAG members, once they are appointed.

If you have any questions, please call me at (617) 357-7044 x204.

Sincerely,



Jamie M. Fay, AICP
President

cc: Mathieu Zahler, Trinity Financial