



To: Boston Planning and Development Agency

May 12, 2017

We are writing in response to your RFI related to the Historic Charlestown Navy Yard. Our group, headed by Ann and Chuck Lagasse owns and has been redeveloping the Charlestown Marina in the historic Navy Yard. We have had 35 years of experience working on historic waterfronts in Massachusetts beginning with Newburyport and evolving to several sites on Boston's historic waterfront and Provincetown Massachusetts.

As we continue to permit and evolve Piers 6, 8 and 9 in Charlestown, we have often had many thoughts regarding upgrading Dry Dock 2, Pier 5 and the pump house. We have begun conceptual drawings that would consider event space and a community/club pool on Pier 5. The event space would be housed in a large tent, erected for year round use with a serving kitchen and restrooms on site. The primary access to this facility would be from Pier 6 via a covered pedestrian bridge scaling the waterway between the two piers as well as access at the head of the pier. Drop off, parking and valet services would take place primarily on Pier 6. Parking would be available in 150 excess parking spaces in Flagships garage as well as valet services to offsite garages. The Navy Yard Restaurant Group, our current tenant in the Pier 6 Restaurant, would manage the pool and event space along with related hospitality needs, food, liquor and banquet services. Beyond the tent and pool areas on Pier 5 we envision open space and park areas with public space throughout the pier. We would add water taxi and shuttle dockage to maximize access to and from the many sites around the harbor.

Our thoughts for the Dry Dock 2 would be to add first class floating dockage intermittently along the edges of the facility. These facilities would primarily facilitate dockage for historic and commercial vessels including the many large sailing ships that seek access to Boston Harbor. If first class docks are available, we will attract additional modern and historical vessels, boats, as well as additional large sailing ships that would add to the wonderful current public display already available in the Navy Yard. Permanent standing easel's at each dock could hold placards displayed by each vessel that would be changed with each new arrival, describing it in detail. The pump house would serve as a refreshment, shop, and educational area for this area of the display. We would offer year round dockage to historic and commercial vessels.

I have attached a recent article in Marina World that is published world wide. The cover story describes our work in Massachusetts. We realize this letter entails very preliminary concepts but if your team feels our thoughts and ideas are worth exploring for the Charlestown sites we would be honored to further the discussions. We could have concept drawings ready in a few weeks.

Sincerely yours,

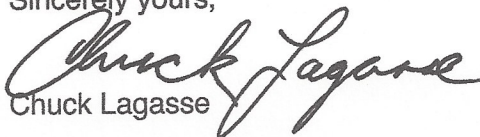
  
Chuck Lagasse

EXHIBIT A

LETTER OF INTEREST

CHARLESTOWN MARINA.

MAY 12, 2017

To: Boston Planning & Development Agency

Re: RFI for the Activation of the Charlestown Navy Yard Waterfront & Water's Edge

Being duly authorized to represent and act on behalf of Chuck Laqasse and having reviewed and fully understood all of the requirements and information provide, the undersigned hereby submits the attached Application and supporting materials and hereby applies for the opportunity to provide or submit a proposal for the activation of the Charlestown Navy Yard waterfront and water's edge as described in the RFI for the Activation of the Charlestown Navy Yard Waterfront and Water's Edge (the "RFI"). Capitalized terms used herein but not otherwise defined shall have the meanings ascribed to such terms in the RFI.

The BPDA is hereby authorized by the Applicant to conduct any inquiries and investigations to verify the statements, documents, and information submitted in connection with this Application, and to seek clarification from references and other third parties regarding any financial and experience issues.

If the BPDA has any questions regarding this Application, please contact the following individual(s):

<Name> Chuck Laqasse  
<Title> OWNER  
<Address> 1 PIER 8 - 13TH ST, CHARLESTOWN MA 02129  
<Telephone No.> 617-803-0081  
<Email> ChuckLaqasse@gmail.com.

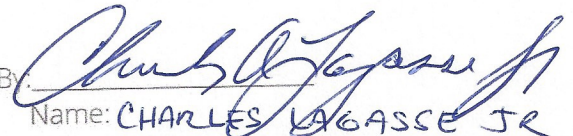
The undersigned confirms and warrants that there is no officer, director, partner, employee or spouse of any of the foregoing categories of individuals who is:

- (a) An elected official of the City of Boston or an employee of the City of Boston; or
- (b) Related to or has any business or family relationship with any elected official of the City of Boston or any employee of the City of Boston, such that there would be any

conflict of interest or any appearance of conflict of interest in the evaluation or consideration of this Application by the BPDA<>

<except as set forth below:>

The undersigned declares that the statements made and the information provided in the duly completed Application are complete, true and correct in all respects.

By:   
Name: CHARLES LAGASSE JR  
Title: OWNER

## EXHIBIT B

### FORM OF APPLICATION

The following format and questions are intended to help you structure your response and describe how your response meets these requirements.

#### 1.0 ORGANIZATION STRUCTURE

1.1 Please provide your organization's name (full legal name) and state of incorporation and your:

- Mailing address; CHARLESTOWN MARINA, 1 PIER B, CHARLESTOWN, MA 02129
- Primary contact and title; Chuck LaGasse - OWNER
- Telephone; 617-803-0081
- Fax; 617-242-5296
- Email; and ChuckLaGasse@gmail.com
- Website address (if available).

www.charlestownmamarina.com

1.2 If your organization is a non-profit, please provide a copy of your organization's certificate of incorporation, a copy of your determination letter from the Internal Revenue Service, and if applicable, a copy of your organization's last Form PC filed with the Massachusetts Office of the Attorney General, Non-Profit Organizations/Public Charities Division.

#### 2.0 SUMMARY OF ACTIVITY

2.1 Please provide a description of your proposed activity for the activation of the Charlestown Navy Yard waterfront and water's edge. *see attachment*

2.2 Please detail how your proposal would achieve the goals detailed in the RFI, namely the activation of the Charlestown Navy Yard waterfront and water's edge. If applicable, please describe if and how your proposal:

- promotes the public's use of the waterfront and water's edge in accordance with M.G.L. Ch. 91;
- is consistent with the Waterfront Activation Network and/or Water-Dependent Use Management Plans for the Charlestown Navy Yard;
- activates the waterfront and water's edge temporarily, seasonally, on a recurring basis, or year-round;
- is complementary to the special public destination facility ("SPDF")-like destinations in the Charlestown Navy Yard, e.g. the USS, Constitution, USS Cassin Young, Courageous Sailing, Constitution Museum, etc.;
- educates the public about climate change and climate resilience, especially in the Charlestown Navy Yard; and

- promotes or enhances the climate resilience of the Charlestown Nay Yard.

Please be as descriptive as possible, providing images if beneficial.

### 3.0 FINANCIAL VIABILITY AND CAPABILITY

3.1 Please provide evidence of the financial viability of your organization.

Will PROVIDE UPON REQUEST.

3.2 Please describe your plans to fund or contribute to the costs of your activity, funding sources, contingency plans, and insurance requirements. Parties interested in funding from the BPDA must provide detailed financial information, including, if applicable, sources and uses, a business plan, maintenance/management plans, etc.

### 4.0 ORGANIZATION PROGRAMMING AND SERVICE DELIVERY

4.1 Please describe the programs and service delivery your organization provides including a summary of target user groups and the relationship of the proposed activity to your organization's program and services.

### 5.0 COLLABORATION OPPORTUNITIES

5.1 If the Proposal would require, facilitate, or benefit from a partnership with another organization, the BPDA, or a department within the City of Boston, please explain.

Possibly with Courageous Sailing.