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October 15, 2012

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

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*P Meade*  
*J Trimmey*  
*A LaFollette*  
*M Schuler*  
*B McKenzie*  
*H Campisano*  
*J Campbell*  
*C Colley*  
*F Toole*  
*K Pederson*  
*K Morrison*  
*K Kura*  
*K Shen*

**Re: Article 80 Letter of Intent**  
**Proposed project – Match School**  
**Poydras Street and Tchapotoulas Street, Hyde Park**

Dear Director Meade:

I am pleased to inform you that the Match Charter School intends to establish its newest school, the Match Community Day School, in a newly developed multi-building campus on unimproved land between the Neponset River and the Fairmount rail line at Tchapotoulas and Poydras Streets in Hyde Park. The proposed school campus is expected to include approximately 95,000 square feet of new construction and is therefore subject to Article 80 Large Project review. Please accept this correspondence as our Letter of Intent.

**The School**

Match initially received its charter as a Commonwealth charter school from the Massachusetts Department of Education in 2000. We purchased the former Ellis the Rim Man building at 1001 Commonwealth Avenue in Brighton and renovated it for our High School, which has been there since 2002. Last year we purchased the property at 215 Forest Hills Street in Jamaica Plain and are currently renovating it for use by our Middle School, which was chartered in 2008. Total planned enrollment at these two facilities is approximately 600 students, all Boston residents.

In response to a recognized need for more public educational opportunities for English language learners in the city of Boston, Match applied for and was granted a charter in to open Match Community Day School (“MCD”), a 700 student K-12 school designed specifically for that population. Now in its second year with, MCD temporarily leases space from the Bethel AME church at Wachusett Street near Forest Hills. Over 80% of its students speak a language other than English at home.

**Proposed Project**

Match has executed a Purchase and Sale Agreement with ETC Development to acquire approximately six acres of undeveloped land along the Neponset River at the end of Poydras Street in the northeast area of Hyde Park, near Mattapan Square. Most of the land is completely unimproved, last being used as a contractor storage yard. About one third of the land consists of open parcels that were recently improved by ETC with a new access road and utilities. A multi-family residential building recently developed by ETC abuts the site. The land is zoned 2 Family-5000 and Multi-Family Residential, both of which allow education as a use.

Match intends to build a multi building campus on the land that will include 3-4 classroom/administration buildings and a gymnasium. Site development will include access roadway construction and improvements, parking and vehicle circulation, outdoor playground space, and a small playing field. All structures are expected to be two stories or less and conform to underlying zoning. Anticipated building program will consist of a gymnasium (10,000sf), MCD school space (55,000sf), and an expansion school building (30,000sf).

## **Project Team**

Our consultants for this project include Bob Baldwin as overall development manager, Studio G Architects as design team leader, and Vanasse Hangen Brustlin as traffic engineer and permitting consultant. Legal counsel is provided by Dennis Quilty of McDermott Quilty and Miller, and Sam Nagler of Krokidas and Bluestein. An owner's project management firm will be selected shortly. As a public charter school, Match will follow Massachusetts public construction procurement procedures to select a contractor.

We will be pleased to provide further information as the project proceeds. Please address communications to Bob Baldwin, 440 Humphrey Street, Swampscott, MA 01907; telephone 617-388-7750; email [groepd@verizon.net](mailto:groepd@verizon.net).

We look forward to working with the Boston Redevelopment Authority on this project.

Sincerely,



Stig Leschly  
Chief Executive Officer  
Match Education

cc: Lance Campbell (BRA)  
Dennis Quilty  
Bob Baldwin