



DRAGO + TOSCANO LLP

February 23, 2018

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By Hand Delivery

Mr. Brian Golden, *Director*
Boston Planning and Development Agency
One City Hall Plaza, 9th Floor
Boston, MA 02201

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Re: Mt. Carmel Development, East Boston

Dear Director Golden:

On behalf of my client, Frankfort Gove, LLC, I am pleased to submit this Letter of Intent in connection with the proposed Mt. Carmel Development Project (the "Proposed Project") in the East Boston neighborhood of Boston. The submission is being made in accordance with the Mayor's Executive Order dated October 10, 2000, Relative to the Provision of Mitigation by Development Projects in Boston, as amended. The purpose of this letter is to notify the Boston Planning & Development Agency (the "BPDA") of the Proponent's intent to file an Expanded Project Notification Form (the "PNF") with the BPDA pursuant to Article 80B, Large Project Review of the Boston Zoning Code (the "Code").

The Proposed Project sits on four separate existing parcels consisting of approximately 49,140 square feet of underutilized land along Gove Street and Frankfort Street, which lies within a Multifamily Residential Subdistrict. The Project Site is comprised of four separate City of Boston parcels. The parcel Id's for these parcels are Parcel ID 0104015000, which has an address of 120 Gove Street, Parcel ID 0104010000, which has an address of 128-134 Gove Street, Parcel ID 0103988002, which is known as Frankfort Street, and Parcel ID 0103988001, which is a vacant lot that is also only known as Frankfort Street.

The current site was formerly used as the Our Lady of Mount Carmel Church and the associated rectory, convent, and associated parking. As part of the community benefits related to this Project, the main church building, which is located at 120 Gove Street, will be salvaged and renovated into residential units. The rectory building located at 128-134 Gove Street, and the convent building located across the street are both compromised structurally and are not suitable for human habitation according to current Building Code

regulations, and therefore, will be demolished. The Proposed Development will serve to invigorate this section of East Boston and bring life to an abandoned building.

The Proposed Project will be constructed as two distinct buildings along Gove Street and Frankfort Street. Overall, the Project will create one hundred and fifteen housing units with associated parking. The main church building located on the corner of Frankfort and Gove Street will be restored and renovated into thirteen residential units. The second portion of the project along Gove Street, which is the site of the former church rectory, will be connected to the existing church building along Gove Street, and will contain fifteen units.

The proposed second building will be located across Gove street and will contain eighty-seven units. This building will be constructed as a building with two distinct designs. The first portion of the Project will be a six-story building with a pullback along the sixth floor. As the building moves down Frankfort Street, the building will step down to four-stories, with a fourth-floor pullback matching the massing and height of the surrounding buildings. This section of the building will employ a townhouse style design to match context of the existing structures across the street as you move down Frankfort Street.

The Project is proposing a wide variety of unit sizes and styles, which will accommodate East Boston's diverse and growing population. The units will be comprised of seven studio units, fifty-two one bedroom or one bedroom plus den units, fifty-two two bedroom units, and four three bedroom units. The units will be designed with a variety of different styles including Flats, Lofts, and Duplexes. The Developers are proposing a number of private decks, as well as common decks, which will provide residents with usable outdoor space. The Developers understand that parking is always a concern to the neighborhood residents and are proposing an underground level interior parking facility at the Frankfort Street site and additional ground level parking at the Gove Street site for future residents. Additionally, the Proposed Project is in close proximity to the Maverick Square and Airport MBTA stations, which will minimize community impact from resident parking from the Proposed Project.

The Proposed Project is ideally situated within close proximity to the Sumner, Callahan, and Ted Williams Tunnels, as well as two MBTA stations making it convenient for future resident commuters. The Project location is just steps away from the East Boston Greenway, which will give residents plenty of green space to utilize and is also walking distance to Maverick Square; offering many neighborhood shops and restaurants to service the new residents of the development. The Developers are proposing a project that would include residential units that will revitalize an otherwise underutilized site, and will take advantage of its ideal location.

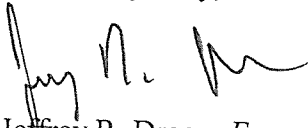
The Proposed Project is subject to Large Project Review under Article 80B of the Boston Zoning Code. In parallel with this application, the Proposed Project will seek zoning relief

from the Boston Zoning Code at the Boston Zoning Board of Appeal related to the size and change of use of the land and structures that currently sit on them.

The Proposed Project will completely revitalize this section of Gove Street and Frankfort Street, and will bring necessary residential housing to an underutilized corridor. The site is attractive due to its proximity to the Greenway, Maverick Square, East Boston Memorial Park, train stations, and all of the many shops and restaurants in Maverick Square.

On behalf of the entire development team, we look forward to working with you, the BPDA staff, the City of Boston, and the East Boston community in furtherance of this investment in the City of Boston.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Jeffrey R. Drago', written in a cursive style.

Jeffrey R. Drago, *Esq.*
Legal Counsel

CC: Mr. Raul Duverge
Mr. Jonathan Greeley
Mr. Michael Christopher
Councilor Lydia Edwards