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November 1, 2013

B.R.A.

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

2013 NOV -6 P 2:25

**Re: Article 80 Letter of Intent
 Proposed project - Excel Academy Charter Middle- High School
 413 Bremen Street, East Boston, MA 02128**

Dear Director Meade:

I am pleased to inform you that Excel Academy Charter School intends to establish its newest school, the Excel Academy Middle-High School, in a newly developed building on Bremen Street in East Boston. The Project site is located immediately adjacent to the East Boston branch of the Boston Public Library and the East Boston Greenway, a public green space and park. The MBTA's Airport and Wood Island Stations are within walking distance from the Project site and have secure walking paths to the site entrance. The proposed school campus is expected to include approximately 70,000 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

The Excel East Boston MS/HS is being designed to support Excel Academy's mission, which is to help students succeed in high school, college, and beyond. *In 2013, Excel was ranked #1 in the State with 98% of students scoring advanced or proficient on 8th grade Math and English MCAS exams.*

Excel Academy's first East Boston middle school opened on Saratoga Street in 2003 followed by two others, all three enrolling 224 students each. In early 2013, Excel successfully amended its middle school charters to include high school seats, with the intent to populate those high school seats with a direct feeder program from its three middle schools. The three middle schools are located on Saratoga Street in East Boston, on Moore Street in East Boston, and on 2nd Street in Chelsea. This Project will involve relocating the Saratoga Street campus to the middle school portion of the new charter school facility proposed on Bremen Street.

EXCEL ACADEMY CHARTER SCHOOLS 58 Moore Street, East Boston, MA 02128 | 617.874.4080 | www.excelacademy.org

EXCEL - EAST BOSTON 58 Moore Street, East Boston, MA 02128
 EXCEL - CHELSEA 180 2nd Street, Chelsea, MA 02150
 EXCEL - ORIENT HEIGHTS 1150 Saratoga Street, East Boston, MA 02128



To promote Excel Academy's mission, the Project design will accommodate 224 middle school students (grades 5-8) and 672 high school students (grades 9-12).

Proposed Project

Excel has executed a Purchase and Sale Agreement with 413-419 Bremen Street, LLC to acquire approximately two acres of land just south of the Bremen Street & Bennington Street intersection in East Boston. The project site is almost entirely impervious and contains three vacant industrial buildings, all of which will be demolished to accommodate the proposed charter school development. Other than the building footprints, remaining portions of the Project site are covered with asphalt-paved parking areas, driveways, and minimal landscaped areas. The site is immediately adjacent to the new East Boston branch of the Boston Public Library and the East Boston Greenway. The MBTA's Airport and Wood Island Stations are within walking distance from the Project site and have secure walking paths to the site entrance.

Excel intends to build a 70,000-square-foot building to accommodate its middle and high school programs which consists of 35 classrooms, community spaces, a cafeteria, a gymnasium and administrative space. Site development will include parking and vehicle circulation and outdoor courtyard space. The structure is designed as 3 stories.

The Project site is situated in the East Boston Neighborhood District governed by Article 53 of the Boston Zoning Code. It is the Central Corridor CE (Corridor Enhancement) District and a Special Study Overlay Area. Elementary and secondary schools are not an allowed use in the CE sub-district. The Project will require zoning relief in the form of a variance for dimension, use, and possibly parking.

Project Team

Our consultants for this project include Pacific Charter School Development and Bob Baldwin as overall development managers, Studio G Architects as design team leader, MDM Transportation as traffic engineer and Epsilon as permitting consultant. Legal counsel is provided by John Achatz and Rita Schwantes of Klein Hornig. Skanska is representing Excel as owner's project manager. As a public charter school, Excel 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.

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

Sincerely,

Owen Stearns
Chief Executive Officer
Excel Academy Charter School

cc: Heather Campisano
John Achatz
Bob Baldwin