



KAVANAGH ADVISORY GROUP, LLC

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October 19, 2012

Peter Meade, Director
Boston Redevelopment Authority
One city Hall Square, 9th Floor
Boston, MA 02201-1007

Re: Letter of Intent to File Project Notification Form for Parcel 39A in Charlestown Navy Yard

Dear Director Meade:

Kavanagh Advisory Group LLC is pleased to submit this letter of intent with respect to the redevelopment of Parcel 39A in the Charlestown Navy Yard. Parcel 39A is located within the Historic Monument Area of the CNY and the site is subject to design guidelines outlined in the Program for Preservation and Utilization agreement signed between the Boston Redevelopment Authority and the General Services Administration in 1978.

The Project site includes 13,710 square feet of land which is owned by the Boston Redevelopment Authority and leased to Kavanagh Advisory Group LLC. The project site is presently used for parking and improved with a wood fence that will be removed. Parking is planned to be accommodated off-site in the parking structure located at Building 199. An agreement is in effect between the Boston Redevelopment Authority and Partners Healthcare to accommodate the parking needs within the Historic Monument Area.

The proposed project will involve the construction of a four story 48,000 GSF residential building comprised of 54 rental units, 20% of which will be affordable to families earning up to 80% of Area Median Income. The unit mix is 16 Studio apartments and 38 One Bedroom plus Den apartments.

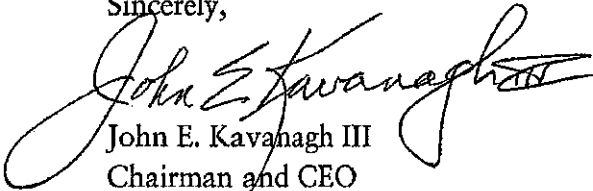
Due to its location within the Harborpark District, the proposed project is subject to Large Project Review. A present review of Article 42F has led us to conclude that zoning relief will not be required.

The project has been reviewed by the Charlestown Neighborhood Council and the Friends of the Navy Yard and we would request, given the size of the project and the stringent design guidelines in place, that the project can be adequately reviewed by the local neighborhood groups and that the creation of an IAG would be duplicative.

We plan to submit a Project Notification Form under Article 80 within 30 days.

We look forward to working with the BRA, the City of Boston and the community on this exciting project.

Sincerely,

A handwritten signature in black ink, reading "John E. Kavanagh III". The signature is written in a cursive, flowing style with a large initial "J".

John E. Kavanagh III
Chairman and CEO
Kavanagh Advisory Group LLC