

# NESHAMKIN FRENCH ARCHITECTS, INC.

5 MONUMENT SQUARE CHARLESTOWN, MA 02129

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January 23, 2014

Mr. Brian Golden  
Acting Director  
Boston Redevelopment Authority  
1 City Hall Plaza  
Boston, Mass. 02201

RE: Notice of Intent -Article 80 PNF, Large Project Review  
380 Bunker Hill Street  
Charlestown, Ma 02127  
NFA #1312

JAN 23 '14 AM 11:52

Dear Mr. Golden,

Please accept this letter as Notice of Intent to file a Project Notification From (PNF) with the Boston Redevelopment Authority (BRA) under Article 80 – Large Project Review requirements of the Boston Zoning Code for the renovation of an existing building, to a multi-family residential project, at 380 Bunker Hill Street in the Charlestown neighborhood of Boston (the “Project”). The project proponent will be C-Town Ventures, LLC.

The project as proposed will consist of 42 residential units within the existing building envelope of the Charlestown Battalion Armory. The proposal includes a variety of unit types, including traditional one, two and three bedroom flats, Live/work units and Duplex penthouse units. In addition, 78 parking spaces will be provided, 76 in an enclosed garage and 2 exterior, surface parking spaces. All of the parking is accessed, at grade, from an existing curb-cut.

The locus is a former armory building that has been underutilized for many years and is a blight on the immediate neighborhood. The project resides in a 3F-2000 zoning district with an allowable FAR of 2.0 and a height of 35 feet. The proponent will seek zoning relief for the following violations; Use: (Multi Family Dwelling: Forbidden), Height: (proposed roof deck), Usable Open Space (Insufficient), Roof Structure Restrictions, Off Street Parking (Insufficient and Maneuverability). The Project consists of one existing masonry structure, abutting the public sidewalk on Bunker Hill Street, with open green space at the rear.

The project will comply with the Mayor’s Executive Order relative to affordable housing as executed by the Mayor on Feb. 29, 2000, as amended.

In addition to C-Town Ventures (the proponent), the project team will consist of:

- Neshamkin French Inc. (architect)
- Zade Co (MEP)
- TF Moran (Structure)
- Vineyard Engineering (Civil and Geotechnical Consultants)

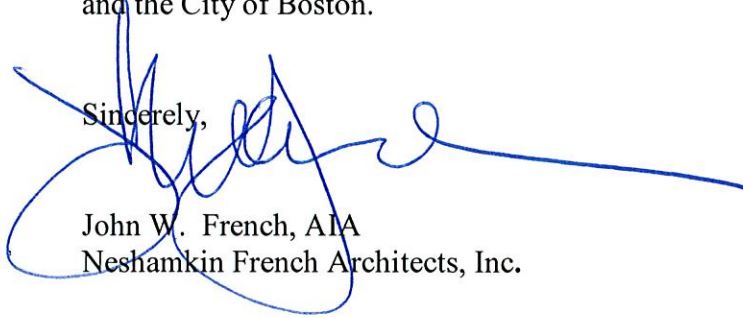
ARCHITECTS • PRESERVATION PLANNERS • DEVELOPMENT CONSULTANTS

- Howard Stein Hudson (Traffic)

We anticipate filing a PNF within the next 2 months. Said filing will include a transportation analysis and a detailed evaluation of the proposed urban design as well as the environmental and infrastructure components. We plan to meet with the BRA staff throughout the pre-submission process. We anticipate that our PNF will include sufficient information to allow us to proceed to a Draft Project Impact Report (DPIR) at a minimum.

We look forward to continuing the development process for this project and to meeting with you and your staff in the coming weeks and months as we refine our plan for this important and beneficial project for the neighborhood of Charlestown and the City of Boston.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John W. French', with a long horizontal flourish extending to the right.

John W. French, AIA  
Neshamkin French Architects, Inc.