



**Brighton Marine Health Center, Inc.**

77 Warren Street  
Brighton, MA 02135

June 19, 2014

Brian Golden, Esq.  
Acting Director  
Boston Redevelopment Authority  
Boston City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston, MA 02201

**Re: Letter of Intent with Respect to Brighton Marine Health Center, Inc.'s  
Development of a Portion of the Brighton Marine Campus, Boston (Brighton),  
Massachusetts**

Dear Acting Director Golden:

This letter is intended to serve as a Letter of Intent filed on behalf of Brighton Marine Health Center, Inc. ("Brighton Marine") to undertake the residential development of an approximately 1.5 acre portion of Brighton Marine's Brighton Campus.

The Project will consist of a mixed-income, multi-family residential rental development with a total of approximately 101 units, 80% of which will be affordable – of which 70% will be intended for veterans and their families. The mixed-income, multi-family residential rental units and accessory uses, including surface and structured parking related thereto, are defined as the "Project". The Project will consist of approximately 114,000 SF of residential development, which will be six stories or approximately 77 feet in height.

The development site, to be known as Parcel 3, is conceptually shown on the attached Site Plan. Although Brighton Marine's Campus principal address is 77 Warren Street, the Campus also has frontage along Commonwealth Avenue. The development is proposed to occur along the Commonwealth Avenue frontage in the location shown on the attached Site Plan. Current plans for the development of Parcel 3 also include the retention of a former officer's residence, one of 5 buildings existing on the site, providing context for the Project.

Brighton Marine and Winn Development Company Limited Partnership, or an affiliate, will enter into a joint venture to undertake the development of the Project once all permits and approvals for the Project have been received. Parcel 3 will be treated as a separate lot for zoning purposes. Upon the completion of the permitting and financing process for the Project, Brighton Marine will ground lease Parcel 3 to the joint venture entity who will undertake the development and management of the Project during the term of the ground lease, with the underlying fee ownership remaining with Brighton Marine. The successful permitting and financing is a condition of the ground lease being final and effective.

Brian Golden, Esq.

Page 2

June 19, 2014

In July, Brighton Marine intends to file a Project Notification Form ("PNF") to initiate review of the Project in accordance with Article 80B of the Boston Zoning Code.

We look forward to working with you and the members of the Brighton community, including the Impact Advisory Group when appointed, your staff and other City agencies to undertake the Article 80 review of this Project. We think it will afford much-needed mixed-income housing without displacement for our community, especially its veterans and their families.

Please do not hesitate to contact me should you have any questions.

Very truly yours,



Michael P. Dwyer  
President and CEO

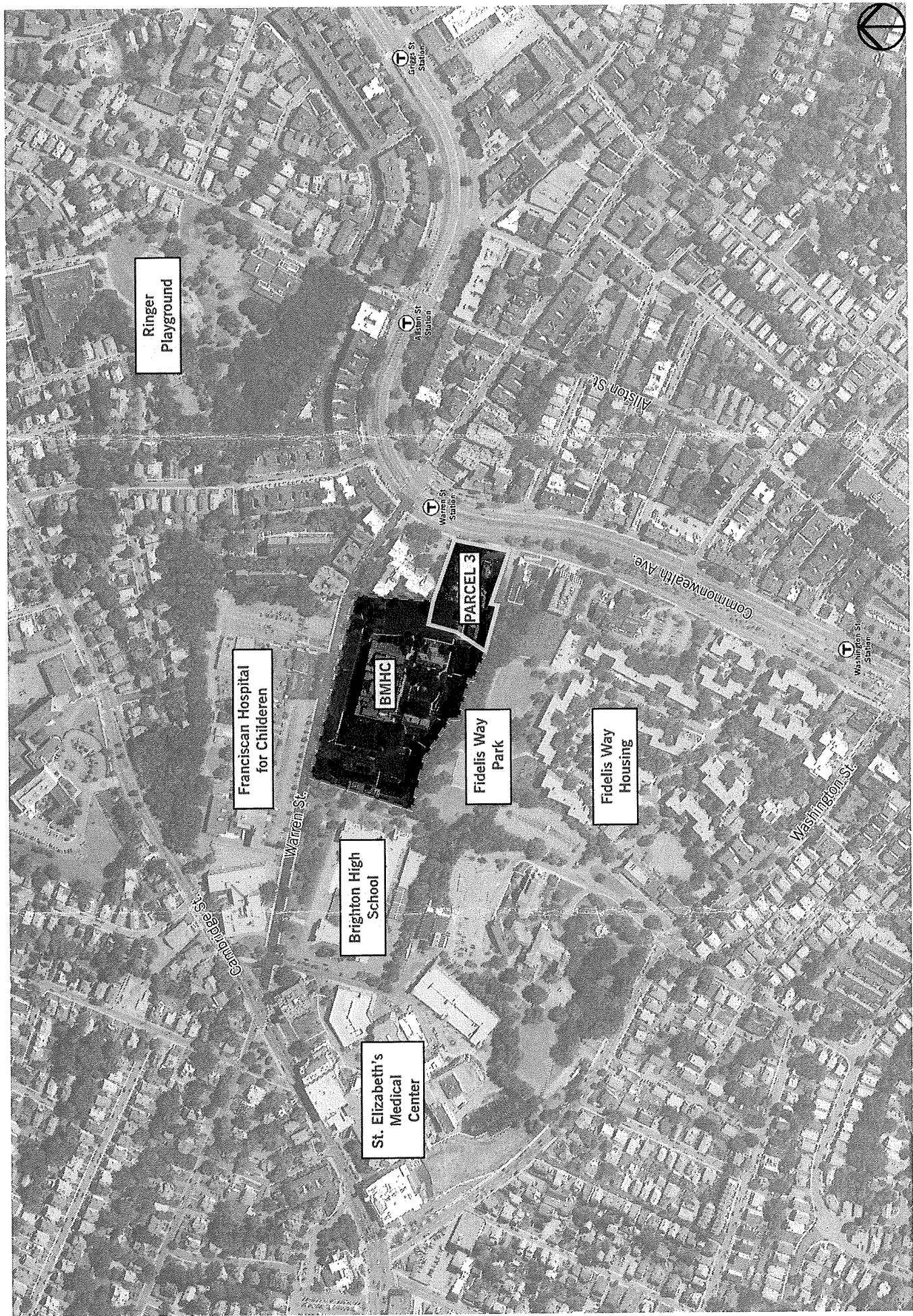
(617)562-5225

[MichaelDwyer@Brighton-Marine.org](mailto:MichaelDwyer@Brighton-Marine.org)

Attachment

cc: Lauren Pratt, BRA  
Erico Lopez, BRA  
Hon. Martin J. Walsh, Mayor  
Joseph Rull  
Jerome Smith  
John Laadt  
Hon. Mark Ciommo  
Hon. Kevin Honan  
Hon. Michael Moran  
Gilbert Winn, Winn Companies, LLC  
Marlene Calisi, Brighton Marine Health Center, Inc.  
Christopher Fleming, Winn Companies, LLC  
Daniel Cence  
Mary T. Marshall

2556089.1



BMHC – Veterans Affordable Housing Project Boston, MA