



KIPPMA Regional Office
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January 30, 2014

FEB 4 '14 PM 2:13

Mr. Brian Golden, Acting Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

**Re: Article 80 Letter of Intent
Proposed project – KIPP Academy Boston Charter School
1464 Blue Hill Avenue, Mattapan**

Dear Director Golden:

I am pleased to inform you that the KIPP Academy Boston Charter School proposes to develop its permanent school facility on a parcel of land between Blue Hill Avenue and Babson Streets in Mattapan. The proposed school campus is expected to include approximately 50,000-55,000 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

KIPP opened in 2005 with 77 fifth graders and a founding staff of five in Lynn, MA and today, KIPP serves close to 850 students in both Lynn and Boston. In 2012, KIPP completed the development of a newly constructed 68,000 square foot school facility in Lynn. We hope to repeat this successful development experience in Boston.

In 2012, KIPP was awarded proven provider status by the Department of Elementary and Secondary Education and chartered to open a K-8 school to serve the children and families of Boston, with specific emphasis on the Mattapan community. The program opened 2012 in a temporary location in Jamaica Plain serving 72 students. In 2013, the school entered into a lease for approximately 19,000 square feet on Warren Avenue in Roxbury to serve as an interim location until a permanent facility is constructed.

Proposed Project

KIPP has executed a Purchase and Sale Agreement to acquire approximately 1.75 acres of land and existing structures at 1464 Blue Hill Avenue, also known as 37-45 Babson Street. The Site is occupied by several single story industrial buildings, including a warehouse type structure, a small commercial building, and some sheds. Vehicular access points exist from both Blue Hill Avenue and Babson Street.

The property is within the Greater Mattapan Neighborhood District (Article 60). The majority of the site lies within the Community Commercial sub-district and a part of the property is within the Residential sub-district. Educational Use is allowed in the Residential sub-district and conditional in the Community Commercial sub-district. It is expected that the proposed development will conform to the height, floor-area-ratio, and parking requirements within the Zoning Code.

The project will be designed to accommodate up to 650 students in grades K-8 within a four story classroom building with attached half-sized gymnasium. Building size is estimated to be approximately 50,000 – 55,000 gross square feet. Site work will consist of grading, utilities, parking and access, landscaping, and a small play area.

Construction start is anticipated in the winter of 2014-15 with occupancy scheduled for summer of 2016.

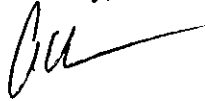
Project Team

Our consultants for this project include Bob Baldwin as Owner's Representative, Arrowstreet Architects as design team leader, and Vanasse Hangen Brustlin as traffic engineer and permitting consultant. Legal counsel is provided by Krokidas and Bluestein. Owner's project management firm is Jacobs Engineering. Civil Engineering services will be provided by Nitsch Engineering. As a public charter school, KIPP will follow Massachusetts public construction procurement procedures to select a contractor.

We will be pleased to provide further information as the project proceeds and look forward to working closely with Boston Redevelopment Authority staff, elected officials, and community members.

Thank you for your attention.

Sincerely,



Caleb Dolan
Executive Director
KIPP:MA

cc: Heather Campisano
Sam Nagler
Bob Baldwin

Attachment: Aerial Photograph

