



KAVANAGH ADVISORY GROUP, LLC

B.R.A.

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February 25, 2013

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

Re: Revised Letter of Intent to File Project Notification Form for 6 Tide Street

Dear Director Meade:

On February 14 we submitted a Letter of Intent to File Project Notification Form for 6 Tide Street which did not properly describe the entire project as required by MEPA regulations (301 CMR 11.00). Please accept this letter in its place.

Kavanagh Advisory Group LLC is pleased to submit this letter of intent with respect to the redevelopment of One Northern Avenue Place located at 6 Tide Street in the Boston Marine Industrial Park. Parcel R is zoned I-2 on Map 4 (South Boston) of the Boston Zoning Code and lies within the Waterfront Manufacturing District of the approved Boston Marine Industrial Park Master Plan (Executive Office of Environmental Affairs #8161).

The Project site includes 179,810 square feet of land which is owned by the Boston Redevelopment Authority and leased to Kavanagh Advisory Group LLC. The project site is presently vacant and improved with a chain link fence that will ultimately be removed. The site was the location of a warehousing/distribution facility of approximately 114,000 GSF which occupied the site for approximately 60 years and was demolished in 2010-2011.

The existing I-2 zoning allows for a maximum build-out on the site of 359,620 GSF. The redevelopment of the site, as permitted by the approved Master Plan involves the first phase construction of a four story 120,000 GSF non-water dependent industrial/warehouse/distribution facility and 60 on-site parking spaces. The BMIP parking garage will accommodate any additional parking needs.

The building will be located along Tide Street commencing at the intersection of Tide Street and Northern Avenue. We are presently in discussions with two potential tenants to fully occupy the building.

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KAVANAGH ADVISORY GROUP, LLC

The proposed project is subject to review and consideration pursuant to Article 80 of the Boston Zoning Code and MGL Chapter 91, consistency and conformance to the approved BMIP Master Plan, zoning requirements and special conditions of Chapter 91 License No. 10233.

It is our intention to utilize the BMIP Tenants Association for local community input because they are directly affected by the proposed project and we will work with them to mitigate whatever impacts, if any, to the Boston Marine Industrial Park.

We plan to submit a Project Notification Form under Article 80 within 60 days.

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

Sincerely,

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