



2Life
COMMUNITIES

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Formerly Jewish Community Housing for the Elderly (JCHE)

09:30:54 21 SEP 2019

BPA

September 11, 2019

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Letter of Intent to File Project Notification Form ("PNF")
J.J. Carroll Redevelopment
130 Chestnut Hill Ave, Brighton Neighborhood District

Dear Director Golden,

This letter serves as the Letter of Intent pursuant to the Executive Order entitled: "An Order Relative to the Provision of Mitigation by Development Projects in Boston" with respect to the J.J. Carroll Redevelopment project ("Proposed Project") located as 130 Chestnut Hill Avenue in Brighton proposed by 2Life Communities ("2Life"), formerly known as Jewish Community Housing for the Elderly ("JCHE").

The John J. Carroll Apartments were developed by the Boston Housing Authority ("BHA") in 1966 and currently consist of 64 public housing units and an approximately 1,600 square foot ("sf") Community Room. J.J. Carroll is adjacent to 2Life's four existing buildings in Brighton, which include 763 apartments of independent affordable senior housing with services and an array of community spaces such as a fitness center, library, computer center, dining room, and numerous multi-purpose spaces. Our Brighton community in particular is a rich hub of activity where nearly 1,000 residents have access to a multi-lingual Resident Services team, 24/7 emergency response, fitness/wellness programs, lifelong learning, intergenerational programs, arts and culture events, and countless other programs and services, and we are excited to make all of this available to the J.J. Carroll residents through the Proposed Project.

The BHA selected 2Life to redevelop the J.J. Carroll Apartments in June 2019, following a competitive Request for Proposals. In the RFP, BHA sought a development partner to modernize the existing 64 public housing units and to expand affordable housing on the site. Since the designation, 2Life has begun working with J.J. Carroll residents and BHA on a plan to replace the existing buildings with a new building that is more comfortable, energy

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efficient, and accessible, including universal design and adaptability features that aim to enable residents to stay in their apartments as their physical needs change. In addition to three meetings with J.J. Carroll residents since the developer designation, 2Life has also conducted a pre-filing meeting with the abutters in August 2019, with another meeting planned for early October 2019, and gave an informational presentation at the Brighton Allston Improvement Association (“BAIA”) on August 1, 2019.

The J.J. Carroll property consists of one assessor parcel of land at 1-23 Ledgemere Road, including the public right of way of Ledgemere Road (“Site”). The total site area is approximately 81,188 sf or 1.86 acres. The Proposed Project will consist of the demolition of the existing residential buildings and the construction of a new “single” structure containing approximately 177,000 SF broken down into a series of contextually scaled elements ranging in height from 50 to 70 feet. The new building will have up to 150 affordable rental apartments (one-bedroom and two-bedrooms) and approximately 80 parking spaces. In close coordination with the BHA, all of the existing J.J. Carroll residents will be temporarily relocated during construction and will have the opportunity to return the new development per the BHA RFP and HUD requirements. The new apartments will be designated for households age 62 and over, except approximately 13 units set aside for people with disabilities with a preference for those under age 62. All of the new apartments will be affordable to households earning up to 60% of the Area Median Income (“AMI”) with additional subsidies for many apartments to serve households with lower incomes.

The Proposed Project includes approximately 10,000 square feet for a Program for all Inclusive Care for the Elderly (“PACE”) Center that will bring healthcare and care coordination programs on site to serve eligible 2Life residents, including residents of the J.J. Carroll redevelopment, and the broader community. The ground floor along Chestnut Hill Avenue is proposed to feature a “Village Center” that aims to foster interaction between residents and community members, including spaces such as a residential lobby, multipurpose room, Resident Service Coordinator offices, a marketing/leasing office, and other spaces to support *aging in community*. A key project feature is a bridge to the abutting Weinberg House (located at 132 Chestnut Hill Avenue), which creates an easy year-round fully-accessible connection to the amazing programs and services throughout 2Life’s Brighton community.

The Site is in the 1F-5000 Residential Subdistrict within the Allston-Brighton Neighborhood District. 2Life intends to seek relief from a number of zoning code requirements such as: dimensional regulations including lot area per dwelling unit, floor area ratio, building height, setbacks; use regulations for multifamily housing and the PACE center; and off-street parking requirements.



In accordance with Section 80B of the Boston Zoning Code (the "Code"), the Proposed Project constitutes a large project and is subject to Large Project Review, and pursuant to the provisions of Section 80B-5.4 of the Code, 2Life intends to file a PNF with the BPDA in approximately one month.

We look forward to working with the BPDA, City agencies, our neighbors and the Brighton community during the Article 80 review of the Proposed Project. Thank you for your consideration of this letter. If you have any questions, please contact me at (617) 912-8401.

Sincerely,



Amy Schectman
President & CEO

cc: Jonathan Greeley, Director of Development Review
Lance Campbell, Senior Project Manager

