



August 24, 2018

Two Center Plaza, Suite 700
Boston, MA 02108
P: 617.574.1138
F: 617.426.1550

Via Electronic Mail

Mr. Brian P. Golden
Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Letter of Intent for Lenox Apartment, Boston, MA

Dear Mr. Golden:

I am pleased to submit this Letter of Intent with respect to the proposed capital improvements at Lenox Apartments. Originally built in 1939, this federal public housing development is located in the Lower Roxbury neighborhood within the City of Boston and is currently owned and managed by the Boston Housing Authority. The development is comprised of 285 units across twelve (12) three story residential walk up building totaling 250,525 sq. ft. The site also includes a management office and community space, both shared with a neighboring BHA property, Camden Apartments. The project site is located at 136 Lenox Street and is bounded by Lenox Street to the east, Kendall Street to the north and west, and Shawmut Ave to the south. This proposed preservation transaction will ensure that Lenox Apartments continues to serve as an invaluable affordable housing resource to the City of Boston.

To ensure the physical integrity of this community, an affiliate of Beacon Communities Services LLC (the "Proponent") is proposing to undertake a substantial capital improvement program to preserve Lenox Apartments and ensure its long-term viability as an affordable housing resource within the City of Boston. It would be very difficult and costly to replicate a community such as Lenox Apartments in their neighborhood today. The building systems need replacement in order to provide continued safe and efficient long-term operation for the foreseeable future. The proposed scope includes: building envelope improvements; common area upgrades; building mechanical system improvements, including heating and domestic hot water boiler replacement; kitchen and bath improvements, including fixtures and finishes; accessibility upgrades, and security system enhancements. This project will also meet Energy Star and LEED O+M certifiability.

Lenox Apartments has a combined total of approximately 192,796 gross square feet of building floor area. Multifamily residential uses are allowed as of right in the Roxbury Neighborhood District under the current Zoning Code. The existing buildings are pre-existing non-conforming structures. There will be no change to building footprints or massing - no additions or enlargements are planned.

The Proponent will be submitting a Project Notification Form under Article 80.

Beacon Communities looks forward to working with you and your staff as well as your colleagues at the City of Boston, the Commonwealth, and the residents to bring this revitalization proposal to fruition. Please do not hesitate to contact me at (617) 574-1142 or pgoodman@beaconcommunitiesllc.com with any questions or concerns.

Sincerely,

Beacon Communities Services LLC

By: Beacon Communities Corp., its Manager

By:  _____

Name: Pamela Goodman

Title: President

cc: Heather Campisano, Chief of Staff, Boston Redevelopment Authority
Jonathan Greeley, Director of Development Review, Boston Redevelopment Authority
Ruth Silman, Boston Office Managing Partner, Nixon Peabody LLP
Dara Kovel, President, Beacon Communities Development LLC
Gina Martinez, Development Director, Beacon Communities LLC
Stephanie Neves, Senior Development Associate, Beacon Communities LLC