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May 5, 2017

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

Re: Letter of Intent to File PNF  
45 Townsend Street Project  
45 Townsend Street, Roxbury Neighborhood District

Dear Director Golden:

Please accept this letter as a Letter of Intent under Article 80 of the Boston Zoning Code ("Code") submitted to the Boston Planning & Development Agency pursuant to the Executive Order entitled: "An Order Relative to the Provision of Mitigation by Development Projects in Boston" for the filing of a EPNF for the 45 Townsend Street Project ("Proposed Project").

KIC Roxbury LLC, a Delaware limited liability company, having an address at 347 Congress Street, Boston, MA 02210 ("KIC Roxbury") is pleased to submit this Letter of Intent for 45 Townsend Street, a proposed residential development to be developed on the former site of the Jewish Memorial Hospital and Radius Specialty Hospital at 45-47 Townsend Street in Roxbury.

KIC Roxbury acquired the property from the Receiver of the Property of Radius Specialty Hospital LLC and Radius Hospital Realty LLC on September 24, 2015. Radius Specialty Hospital had ceased operating the 207 bed hospital and the Receiver called for an auction of the property in August 2015. KIC Roxbury was the successful bidder at the auction, and has worked with its consultants and development team since its September, 2015 acquisition to develop a residential re-use plan for the property, and has



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conducted numerous pre-filing meetings with the abutters and the local neighborhood community.

The property consists of three Assessor parcels of land at 45-47 Townsend Street and Harrishof Street and contains a total site area of approximately 211,277 s.f. or 4.85 acres ("Site"). The Proposed Project will consist of the demolition of the existing hospital buildings (5 structures containing approx. 159,000 SF) and the construction of a new "single" structure containing approximately 380,000 SF with 5 building elements of various heights from 5 to 7 1/2 stories and 60 to 90 feet, for up to 322 market rate rental units (studios, one-bedroom, two-bedroom and three-bedroom) and 217 structured parking spaces. The Proposed Project will also contain café (locally-operated) space, community gathering space and co-working space (locally-operated) for residents and the neighborhood. Other project amenities include 24 hour front desk and on-site security, gathering spaces for exhibitions, kitchen & dining area, games room with billiards, reading nooks and lending library, TVs, multiple sitting areas, with fireplace, access to outdoors, coffee & tea bar, fitness center and Yoga studio, outdoor pool, meeting spaces for study and work, computer area with printing and outdoor BBQs and sitting areas.

KIC Roxbury is committed to complying with the Mayor's Inclusionary Development Program (IDP) by creating an off-site Affordable Home Ownership Residential Project within walking distance of the site.

KIC Roxbury is committed to a sustainable design program to meet LEED certification/Near Net Zero Energy by incorporating solar power on the roofs and thickly insulated walls and windows. Daily shuttle transportation to Jackson Sq. Orange Line, approximately 300 bike racks and 3 zip car rentals on-site will enhance the transportation amenities of the proposed project. The Proposed Project will conform to Article 37 of the Boston Zoning Code - Green Building and Climate Resiliency Guidelines and incorporate LEED building strategies and practices.

KIC Roxbury has assembled a diverse and community focused development team, which includes:



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- Kensington Investment Company, Owner/Developer.
- Lewis Family Foundation, Owner Philanthropy and Community Investment.
- Studio G Architects-Gail Sullivan, Project Architects (WBE).
- D/R/E/A/M Collaborative-Greg Minott, Associate Architects (MBE).
- G-O Logic, Matt O'Malia, Owner Advisor, Sustainable Architecture.
- Legacy Consultants-Alfreda Harris (MBE).
- Janey Construction Management and Consulting-Greg Janey, Construction Management: (MBE).
- BevCo Associates-Beverley Johnson, Article 80 Management, Government and Community Relations (M/W/BE).
- Ground Inc., Landscape Architects, Shauna Gillies-Smith (WBE).

The Lewis Family Foundation has a history of investing in and supporting Roxbury-based organizations and has donated over \$16 million to Roxbury, Dorchester and Mattapan non-profits with the key goals of i) doubling college graduation rates, and ii) Creating 500 jobs for youth with an average salary of \$38,000 annually. The Foundation has been investing in Roxbury long before this project was conceived, and will continue to invest long term. As part of this investment, we believe that the Proposed Project will generate the following long-term community benefits to the neighborhood:

- Development team is over 50% minority / women owned firms including Beverley Johnson [BevCo], Alfreda Harris [Legacy Consulting], Greg Janey [JaneyCo.], Greg Minott [D/R/E/A/M Collaborative], Gail Sullivan [Studio-G], Connie Kastelnik [CK Communication], Shauna Gillies-Smith [Ground Inc.].
- Sustainable design LEED Certified [near net zero energy] to reduce resident energy costs;
- Locally run Café & Locally run Co-working space and Community Gathering space open to the neighborhood,



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- Permanent jobs in 2021 including 14 Kensington Investment Company employees with salaries in the \$45K to \$115K range, 2-3 full time café jobs at \$40K+, 2 full time jobs at co-working space \$40K+,
- Support of entrepreneurs and local businesses – co-working for 30 people, annual vendor contracts in the \$200K+ range [HVAC, MEP, Landscape etc.]
- Construction Jobs in 2019-2021 – over 500 construction jobs, committed to local jobs, local contractors and diversity,
- Neighborhood Connectivity – Reactivate vacant parcel, open up park near Harrishof Street and increase neighborhood home values

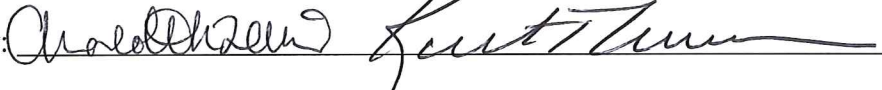
In accordance with Section 80B of the Code, the Proposed Project constitutes a large project and is subject to Large Project Review, and pursuant to the provisions of Section 80B-5.4 of the Code, KIC Roxbury intends to file a EPNF with the BPDA.

We look forward to working with the BPDA, City agencies, our neighbors and the Roxbury Community during the Article 80 review of the Proposed Project.

Thank you for your consideration of this letter.

Sincerely,

KIC Roxbury, LLC

By: 

cc:

Jonathan Greeley, Director of Development Review

Dana Whiteside, Deputy Director Community Economic Development

Courtney Sharpe, Senior Planner, Roxbury & Mattapan.