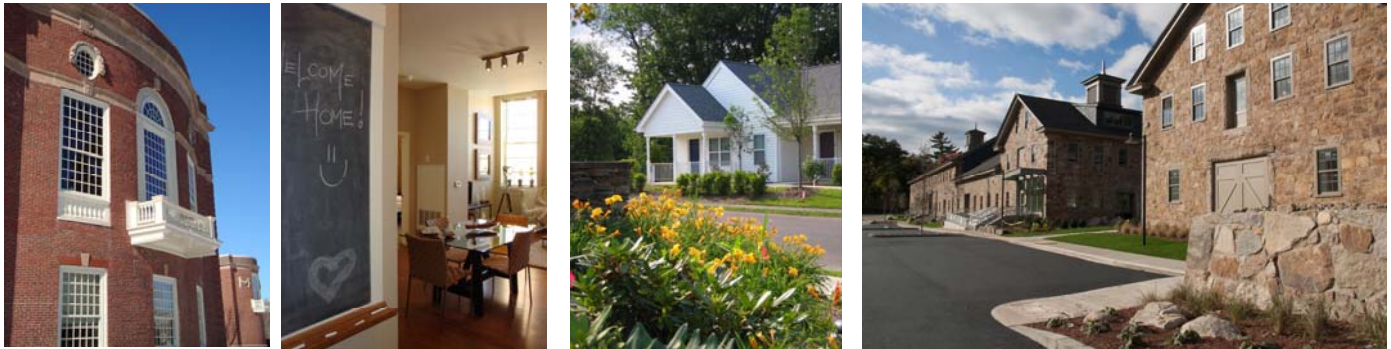


The *North Square* development team has a deep track record of building vibrant communities that reflect the character of the surrounding area. Ames Shovel Works in Easton, MA, Treehouse at Easthampton Meadow, and the Wilbur School in Sharon, MA stand as award-winning testaments to the quality of collaboration between Beacon and PCA Architects



*Left to right: Wilbur School Exterior and Interior, Treehouse at Easthampton Meadow, and Ames Shovelworks.*

## DEVELOPER/PROJECT SPONSOR

Beacon Communities Development  
2 Center Plaza, Suite 700  
Boston, MA 02108

### Key Staff:

Pam Goodman, CEO  
Dara Kovel, President  
Darcy Jameson, Development Director

Beacon Communities Development LLC (BCD) is a full service residential development company with expertise in all aspects of multi-family housing. Since 1996, Beacon has completed over 3,000 units of new construction or substantial rehabilitation and nearly 5,000 units of financial restructuring or acquisition, some with limited rehabilitation. In its entirety, Beacon owns and manages over 12,000 apartments.

Known throughout the country as a leading multi-family housing developer, Beacon has the demonstrated capacity to undertake complex residential real estate market-rate and affordable transactions. Beacon has designed, permitted and built developments ranging from the adaptive reuse of historic urban buildings to the moderate/substantial rehabilitation of occupied communities. All of our developments have some element of permitting, planning, or financing complexity - most have all three. At Beacon we pride ourselves on our willingness to undertake challenging and innovative developments, including:

- The rehabilitation of two historic buildings in downtown Haverhill, Massachusetts, into 178 rental homes serving a mixed-income population;
- An intergenerational rental and for-sale community serving families that have adopted children that experience foster care and senior 'foster' grandparents in Easthampton, Massachusetts;
- The rehabilitation of a vacant historic school building into a mixed-income rental community in the town center of Sharon, Massachusetts; and
- The preservation of 240 affordable units at Rolling Green in Amherst, Massachusetts.

Beacon prides itself on its longstanding relationships with partners, communities, and local governments when developing housing and building communities. BCD's aim is to coordinate developments in a way that addresses a wide variety of needs and concerns. The diversity of Beacon's portfolio speaks to our ability to form joint ventures with an array of partners including landowners, community groups, colleges and equity investors as well as our ability to work cooperatively with public officials and concerned citizens.

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## **PROPERTY MANAGEMENT**

Beacon Residential Management  
2 Center Plaza, Suite 700  
Boston, MA 02108

Key staff:

Jeff Baker, President

Brian Cole, Regional Vice President

Beacon Residential Management Limited Partnership (BRM), formed in 1969, has built an exemplary reputation and is nationally recognized as a true innovator and leader in the multifamily housing industry. BRM sets the standard for apartment living and manages 60 communities of over 12,000 residences in New England, Pennsylvania, Maryland and Virginia. Their communities vary in size from 28 to nearly 1,000 apartment homes. They range from suburban new construction, to urban historic rehabilitation, to former public housing sites that have been converted into newly constructed mixed-income developments. BRM is extremely proud of their history of successfully managing new developments, including renovations, new construction, resident relocation, lease-up, and stabilized operations management. BRM has a proven track record of creating and nurturing strong resident partnerships and converting old neighborhoods into thriving new communities where residents choose to make their homes.

BRM's commitment to excellence in property management is realized and ensured by their management team – almost 400 on-site professionals who are versed in the language of our buildings, committed to the enduring standards of excellence and dedicated to providing the highest quality experience for all residents. Resident comfort, convenience and satisfaction is their number one priority. BRM's meticulous focus on hiring, training, coaching, motivating and maintaining qualified staff has formed the basis for their company's success. BRM is known for tackling challenging developments and finding new and creative ways to address the demands of today's residential marketplace. With over four decades of experience, BRM offers management practices that have become the industry standard for attention to detail, superior management and physical plant services and overall community enhancement.

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## **ARCHITECT**

Prellwitz Chillnski Associates  
221 Hampshire Street  
Cambridge, MA 02139

Key staff:

Dave Chillnski, Principal  
Jim Lee, Architect

PCA is a Cambridge-based architectural firm of twenty people who enjoy putting design into action on behalf of their clients. PCA brings an uncommon combination of business insight and creative problem-solving to each of its projects. Since 1982, PCA's thoughtful, award-winning design has generated one success after another for our clients - projects that thrive in the marketplace and bring lasting value to its community. PCA's recent award-winning projects with Beacon include the Wilber School Apartments in Sharon, MA, Ames Shovel Works Apartments in Easton, MA, and Treehouse at Easthampton Meadows in Easthampton, MA.

## LANDSCAPE ARCHITECT

BSC Group  
803 Summer Street  
Boston, MA 02127

Key staff:

Monique Hall, Senior Site Designer

BSC Group fully understands the inherent connection between master planning, design development, engineering, and regulatory processes associated with modifying infrastructure and natural resource areas. BSC's in-house landscape design team therefore works with other technical disciplines to exchange ideas and develop innovative designs that are environmentally sensitive, aesthetically pleasing, and cost-effective.

BSC's design team is skilled in working with clients to incorporate landscape improvements as part of larger infrastructure projects, such as streetscape enhancements, circulation plans, or redevelopment projects. BSC also provides landscape design for parks and playgrounds, open space plans, and general aesthetic improvements. Key to BSC's approach is their commitment to working with clients to define their overall goals and incorporate them into appropriate design elements. BSC offers LEED-certified design professionals who integrate "green" principles into the design process.

Monique Hall, lead designer on *North Square*, was also part of the award-winning design team at Ames Shovel Works in Easton, MA.

## **CIVIL ENGINEERING**

H W Moore Associates Inc  
112 Shawmut Ave  
Boston, MA 02118

Key staff:

Bob Carter, Project Manager

H.W. Moore Associates, Inc. has developed a highly regarded expertise in numerous planning and engineering areas. This expertise is drawn from thousands of projects and countless satisfied clients since their inception in 1967. The firm's most widely respected and demanded areas of expertise include site analysis, feasibility studies along with detailed site engineering and approval processing. The most valued characteristic of their firm has been our ability to astutely analyze site issues, to innovate, improvise and provide competent, persuasive arguments and presentations which have ultimately led to project approvals.

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## **LEGAL**

Nixon Peabody LLP  
100 Summer Street  
Boston, MA 02110

Key staff:

Paul Bouton, Partner

Ruth Silman, Managing Partner

With one of the largest affordable housing groups in the country combined with expertise in multifamily development and land use planning, Nixon Peabody offers unparalleled knowledge in their field. Nixon Peabody's attorneys and advisors have worked in legal and policy positions at HUD and the IRS and state housing agencies—and have been involved with every major federal affordable housing initiative in the last 40 years.