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**The Architectural Team and Suffolk Construction Celebrate Groundbreaking for The Kensington – Largest New Boston Luxury Residential Tower**

*New apartment tower by The Architectural Team combines classic flair with unique amenities and a contemporary image – will add more than a third of the 1,100 new rental units coming to Boston over the next two years.*

**Chelsea, MA, October 18, 2011** – Recently listed as the third strongest rental market in the United States<sup>1</sup>, Boston is witnessing what the *Boston Globe* called last week “a burst of apartment construction” and other real estate developments. Of the 1,100-plus new rental units to be added over the next few years, The Kensington – a luxury residential tower with retail and nonprofit space that broke ground last week – will add 381 luxury apartments. The Architectural Team, architect for this high-profile new project, has announced its groundbreaking along with details of the trendsetting luxury development.

Located at 659 Washington Street – a site known as the “hinge block” due to its prime location at the confluence of Boston’s financial district, theatre district and Chinatown – the 27-story Kensington is a venture of Kensington Investment Company and National Development. Clad in a high-efficiency aluminum curtainwall, precast concrete and a metallic finish rain-screen panel system, the building has been designed by The Architectural Team, a recognized national expert on multifamily housing and mixed-use commercial development planning and architecture, to achieve LEED Gold certification.

Says Michael Liu, AIA, principal of The Architectural Team, “It has been a privilege to work with the Kensington Investment Company, National Development and the builder, Suffolk Construction, on a project that will bring a handsome and prominent new addition to the Boston skyline and contribute much to the revitalization of lower Washington Street.”

According to Liu, the Theater District area of Boston near Chinatown – formerly known for adult entertainment and its nickname the Combat Zone – has radically transformed in recent years with new office space, the renovated Boston Opera House, a new movie theater and Ritz-Carlton hotel, and other



Rendering by Newscape

high-end multifamily offerings. “The Kensington will add vibrancy to the street life and encourage reinvestment in this neighborhood’s economy,” adds Mark Rosenshein, a project architect with The Architectural Team.

Last week at a ceremonial groundbreaking, Boston Mayor Thomas M. Menino confirmed this notion, saying, “The construction of The Kensington creates 400 new jobs, and the \$170 million investment shows that the private sector has confidence in the strong Theater District market.” In a related move, Kensington Investment Company has provided more than \$7 million to Hong Lok House, an affordable assisted-living facility in Chinatown that will offer 75 units of housing for seniors. The developers will also donate \$500,000 to the Boston Common Tree Fund as well as \$50,000 toward the restoration of the Paramount Theater.

### **Bold image, smart lifestyle**

The 27-story Kensington will supplement its luxury rental apartments with world-class amenities including 110 parking spaces, spectacular clubrooms, an open-air heated pool with landscaped terrace on the sixth floor as well as tech-savvy common areas including a state-of-the-art fitness facility. About 4,000 square feet of ground-floor area will be dedicated to storefront retailers, and the developers have included below-market rental space for a local nonprofit and a space for artifacts from the well-known Gaiety Theater, which was formerly on the site.

Said Edward Lewis, senior vice president of Kensington Investment Company, “We want this building to represent the future of Boston design and sustainability.” Complementing the Mayor’s smoke-free initiative, The Kensington will be smoke-free and designed to a LEED Gold Standard. The project total cost is approximately \$170 million for the approximately 488,000-square-foot mixed-use development.

The Architectural Team, which has emerged as a highly sought-after designer for apartment projects in this and other U.S. markets, says the Kensington will be noteworthy for more than its sleek, urbane exterior image. “Inside, we’ll also offer home floor plans that better match today’s expectations for renters. They are looking for more modest square footage but with better finishes, amenities and appliances,” says Rosenshein. “And there’s a new generation of renters more focused on their carbon footprint, so if given the option they’ll pick the more sustainable one.”

Among the residential buildings completed recently by The Architectural Team are Boston’s The Metropolitan, West End Place, The Carruth, and Mountfort Place Condominiums, and Jefferson at Admiral Hill in Chelsea, Mass. The firm is also highly regarded for mixed-use and historic adaptive-reuse projects, many including

affordable housing, senior living, or luxury components. Recent projects include the luxury hotel and condominiums of Battery Wharf located in Boston's North End waterfront area, the large historic adaptive reuse of Baker Chocolate Factory complex, Dorchester Lower Falls, MA, and Bourne Mill Apartments in Tiverton, RI.

"Much of our work is meant to not only provide excellent new housing but also to reinvigorate communities – adding a new dimension to the areas for local residents," said Liu. "With The Kensington, we are very flattered to work on a project whose impact will be felt citywide and for decades to come." ###

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#### **About The Architectural Team, Inc.**

Founded in 1971, The Architectural Team, Inc. is a 60-person master planning and architectural firm that has grown through its design excellence and commitment to responsive and collaborative client relationships. The firm has developed a portfolio of distinctive design solutions for a broad range of building types and programs, and has earned more than 75 awards for design excellence. These include the new construction of large urban mixed-use developments, multifamily residential, commercial, hospitality, recreational, and academic facilities, as well as a national reputation in the area of historic preservation and adaptive reuse. The firm is located in the restored 1840s-era Commandant's House in Chelsea, Mass. Visit the firm's website at [www.architecturalteam.com](http://www.architecturalteam.com).

#### **About Suffolk Construction Company**

Suffolk Construction Company, Inc., is one of the largest privately held construction and construction management companies in the United States. Founded in 1982, the company has main offices in the northeast, mid-Atlantic, southeast and west coast regions. Suffolk provides preconstruction, construction management, design/build and general contracting services, and has a strong reputation for delivering challenging building construction projects in the healthcare, education, science/technology, government and commercial sectors.

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<sup>i</sup> *Marcus & Millichap National Apartment Index list of strongest U.S. rental markets.*