

To the Editor,

After careful consideration, Beverly Crossing is proposing to renovate and incorporate the historic building commonly known as 'Casa de Lucca', located at 146-148 Rantoul Street, into the currently pending transit-oriented mixed-use development in Beverly known as Depot Two.

We have extensively studied numerous concepts for this block over the past five years, including incorporating the Casa de Lucca building into the redevelopment. Adaptive re-use does program a higher development cost and creates deeper economic challenges. However, throughout the public approval process, many residents, groups and officials contended that the project could be a better reflection of Beverly and its community values if the Casa building could be saved. The discourse has been thoughtful and respectful, and we have listened carefully. With this backdrop and after much deliberation, we have decided to explore a revised project plan that would maintain and renovate Casa as the prominent corner of our proposed development.

We believe renovating Casa is an opportunity to create a development that is truly unique to Beverly, a city that we have invested deeply in and have always loved. We hope the incorporation of the Casa building underscores an outcome that both honors the legacy of Steve Dodge, our founder who passed away in January, while acknowledging the voices of Beverly in a meaningful way. We imagine this concept as a chance to uphold a cherished past while continuing to revitalize the Depot area - an emerging neighborhood where people and businesses want to call home and where critical housing is not only best-located but needed.

Over the coming weeks, we will be working hard to refine the design and program details for this project while we continue through the Planning Board public hearing process. We don't have all the answers yet and this work takes time, but our team is working creatively to produce a design that will effectively merge the Casa building into our current design, a design that we are very pleased with and which has already been substantially vetted by the City's Design Review Board and other city officials.

We acknowledge those who have voiced their opinions of support or opposition to our project throughout the process. We would especially like to thank the City Boards and their distinguished Chairs/Members, Beverly Main Streets, The Greater Beverly Chamber of Commerce, the Planning Department, and particularly Mayor Michael Cahill for encouraging this proposed idea at a critical time.

Chris Koeplin

President, Beverly Crossing