



PARCEL 22A

Design & Development Proposal

Presented to
151 Lenox Street Boston, MA

February 1, 2018

Design and Development Proposal

Presented to
151 Lenox Street Boston, MA



Mr. Brian Golden
Executive Director/Secretary
Boston Redevelopment Authority
One City Hall Square, Room 910
Boston MA 02201-1007

RE: Request for Proposals – BPDA Parcel 22a – 151 Lenox Street

Dear Mr. Golden,

I am pleased to submit this response to your request for proposals for 151 Lenox Street – BPDA Parcel 22A. Our team is proposing to build a 28-unit, 6 story residential building consisting of approximately 30,000 gross square feet. Two thirds of the residential units are below market rate, targeting both affordable and workforce households. One third of the units will be at market rate which will help underwrite and finance the below-market component as well as the other community benefits we are proposing. For more information on the project please see further below.

Our development team is local to Lower Roxbury, all of us having lived and worked in Lower Roxbury now or at some point in the very recent past. Our partnership includes myself (former resident, current business and property owner in LR), Frank Williams (direct abutter at 888 Tremont Street, former business owner and current property owner in LR), Patrick Haydon (current resident, property and business owner in LR) and Will Avanesian (former resident, current business and property owner in LR). We have deep ties within the community among the residents and community organizations and we have had many meetings and discussions since 2014 to come up with the project we are proposing herein for 151 Lenox Street. Through those conversations we have learned that what this neighborhood wants and needs are more housing opportunities for low and middle-income residents – especially those who are already residents of Lower Roxbury and are facing potential displacement by market-rate housing.

Contrary to what has been presented at several community meetings (in 2014 and most recently in May of 2017), most residents, organizations and stakeholders within Lower Roxbury do not want or need a new community center. There are a handful of existing community centers and organizations within Lower Roxbury who are desperately in need of resources to renovate their spaces and expand on and improve their programming. To award this land solely for the construction of a community center would eliminate economic benefits from the development of the site that could flow to these existing organizations and residents and it would also dilute the resources available to them in the future. Within our proposal you will see letters from various individuals and organizations advocating for more housing over a new community center.



The project will offer a variety of unit types and sizes targeting families and working professionals and giving an application preference to existing Lower Roxbury residents. 4 units will be at 70% AMI, 5 units at 80% AMI, 9 units at 100-120% AMI and the remaining 10 units at market rate. Unit types will include upper story flats, some with dedicated outdoor space, as well as townhome-style duplex units along East Lenox Street. There will be 2 parking spaces on site – one for handicap accessibility use and the other for the use of Zipcar or a similar car share service. The building will feature a bike room to encourage non-vehicular modes of transportation and residents will be given MBTA Charlie Cards upon move-in to help encourage and subsidize use of public transit. From a sustainability standpoint, the building will be built to LEED standards, providing cost of living savings and educational opportunities to its residents. We had originally targeted Zero Net Energy consumption, however, feedback from the community outreach we conducted urged us to invest more in below-market rate housing. While both causes are important we ultimately felt that the shortage of affordable housing was a priority for us.

Our proposal is the result of extensive community outreach dating back to 2014 as well as on-going conversations with the people and organizations within Lower Roxbury whom we have deep ties and relationships with. It is a unique proposal in that it requires no outside subsidies in order to be financed. We are, however, proposing a [REDACTED] acquisition price for the land so that we can use that money to underwrite the affordable and workforce housing units, deliver the community space rent and operating cost-free to the end users and maximize the contributions to existing organizations within Lower Roxbury. This idea developed through our community outreach process as we kept hearing concerns about project benefits leaving Lower Roxbury. We felt this was a great way to keep the benefits from 151 Lenox within the neighborhood that the site lies within.

We also have the unique advantage of controlling the property directly abutting the site, which brings architectural benefits, sustainability opportunities, cooperation and collaboration that no other proponent will have. In addition, both the general contractor and architect who built 888 Tremont Street are on the development team we have assembled for 151 Lenox Street. The synergy and efficiencies that come from the make-up of our development team cannot be replicated by any other proponent of this project.

We have made a concerted effort to only propose what we know we can build. Too often proposals contain design elements and development promises that are not achievable, only to be re-designed and value engineered out after designation of the land is awarded. What we have proposed is practical, economical and finance-able. Our equity is all self-funded and we have the lending relationships intact to move forward immediately on this project should we be designated the land. Our track record in the neighborhood speaks for itself and we know that were we to be



**Boston Real Estate
Collaborative, LLC**

designated this parcel, our project would set a precedent for future development to follow.

Thank you for considering our proposal.

Sincerely,

Brent A. Berc

Frank Williams

Community outreach and feedback have played an important role in many of the development team's previous projects as it has with the design and development of this proposal. Most of the team's prior projects have involved a substantial amount of collaboration with individual neighbors, neighborhood associations and abutters as well as City, State and Federal agencies. In the last seven years, the development team has taken nine of its collective developments through the community process for Zoning Board of Appeals variances and three of its projects through the Boston Redevelopment Authority's Small Project Review process. In each and every instance the development team has earned the support of the community and, after delivering on their promises time after time, they have also earned the community's trust.

Upon release of the initial RFP in 2014, the development team immediately contacted Kaira Fox, the City's neighborhood coordinator for the Roxbury and South End, to invite her to join the community meetings they would be hosting. The development team set up three community meetings, which included individual members of the community, direct abutters (People's Baptist, Camfield Estates and Lenox Street Housing Development), met in person with City Councilor Jackson and spoke over the phone and on email with City Councilors Pressley and Zakim to inform them of their plans and listen to their feedback.

Feedback from these meetings and discussions was generally positive, however, as is expected and encouraged during any community outreach process, there were several common concerns voiced. The development team listened to this feedback and used it to improve their proposal. First, there was a great desire to give residents within the community a fair chance to apply for and lease the new apartments this project would bring. The development team responded by incorporating an application preference for Lower Roxbury residents into its management and marketing plan, the details of which will be ironed out in the Fair Housing Marketing Plan. Second, the community wanted a commitment to hire local contractors, including WBEs and MBEs. The development team gave them that commitment. Third, members of the community wanted benefits from the project to flow to the immediate community, not to far corners of the neighborhood through linkage funds where the residents of Lower Roxbury would never see them.

By maximizing the number of below-market-rate units on the site and identifying specific organizations within Lower Roxbury to direct benefits towards we can ensure that the benefits stay with the residents of Lower Roxbury.

Although the BPDA pulled the RFP in October of 2014, the community outreach continued through the team's long-standing presence in the neighborhood and deep ties with individuals and organizations in the community. In fact, the development team originally considered not re-submitting their proposal after attending multiple meetings where some individuals expressed an interest in seeing a community center built on the site. However, after continuing their community outreach for over three years while the RFP sat dormant, it was revealed that there is a deep desire not to have another community center built on the site (for reasons further stated in this proposal). Affordable housing and localized community benefits are still the number one priority for the community, even more so now than ever, and so the development team further revised their proposal to address the changing needs of the community. This meant an even larger number of below market rate units than originally proposed, direct contributions to specific organizations within Lower Roxbury, creating educational opportunities through the design and construction of the site and providing community space for individuals and organizations within the community to take advantage of.

“...the development team has earned the support of the community and, after delivering on their promises time after time, they have also earned the community's trust.”

Letters of Community Support



January 30, 2018

Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Support for the project at 151 Lenox Street proposed by project sponsors Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian

Dear Mr. Golden,

My name is Bryan Van Dorpe, and I am the Executive Director of Youth Enrichment Services (YES) located on Massachusetts Avenue in the Lower Roxbury/South End neighborhoods. I am writing regarding the Request for Proposals released by the BPDA with respect to the vacant land at 151 Lenox Street.

I would like to see the land used for development that produces economic and community benefits for the existing organizations within Lower Roxbury and the residents of Lower Roxbury. I believe that the proposal put forth by Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian accomplishes this. Among other things, they are proposing to build mostly below-market rate housing and their community benefits package targets organizations and residents within Lower Roxbury, where the benefits are needed most.

This group has been supportive of and active with YES, and I believe they will continue their involvement with YES and other neighborhood non-profit organizations. I would urge you and your staff to award the designation of the land to this development group.

Sincerely,

A handwritten signature in black ink that reads "Bryan Van Dorpe". The signature is written in a cursive, flowing style.

Bryan Van Dorpe
Executive Director



January 30, 2018

Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

William M. Singleton, Jr.
Bill.single@gmail.com
617.821.9475
88 Hammond Street
Boston MA 02120

Re: Support for the project at 151 Lenox Street proposed by project sponsors Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian

Dear Mr. Golden,

I am writing regarding the Request for Proposals released by the BPDA concerning the vacant land at 151 Lenox Street, on behalf of the United Neighbors of Lower Roxbury.

The RFP was released with a preference given to proposals for a community center. Several UNLR members attended a meeting hosted by the BPDA in May of 2017, where certain people expressed the opinion that only a community center would be appropriate on the site.

After a time of listening to the community and of deliberating with other board members, we, that is the UNLR, and others disagreed with this opinion.

Lower Roxbury has many existing community centers and youth programs, like ours, that are substantially in need of additional resources to serve the residents of both Lower and Greater Roxbury. Building a new community center on the site at 151 Lenox would only serve to dilute the resources available to the existing organizations within Roxbury.

Instead, we would like to see the land used for development that produces economic and community benefits for the existing organizations within Lower Roxbury and the residents of Lower Roxbury.

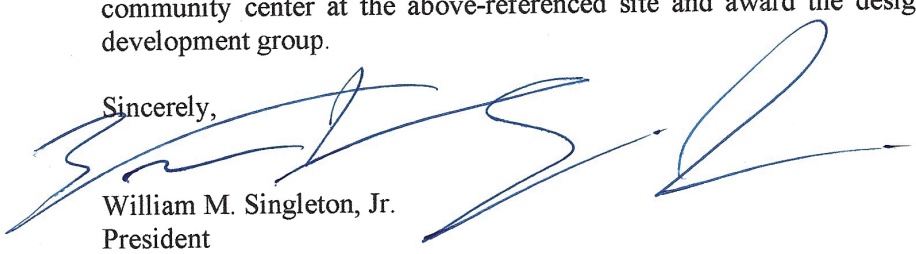
We believe that the proposal put forth by Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian accomplishes this. Among other things, they are proposing to build mostly "deeply

United Neighbors of Lower Roxbury, Inc. 90 Windsor St Roxbury, MA 02120 unlr.communications@gmail.com

affordable" as I prefer to label the effort, or below-market-rate housing and their community benefit package targets organizations and residents within Lower Roxbury, where the benefits are needed most.

We would urge you and your staff to reconsider the notion that Lower Roxbury needs a new community center at the above-referenced site and award the designation of the land to this development group.

Sincerely,



William M. Singleton, Jr.
President

Bill Singleton on behalf of United Neighbors of Lower Roxbury (UNLR) Board.



Hattie B. Cooper Community Center

Educating and inspiring children for over 90 years

1891 Washington Street
Roxbury, Massachusetts 02118
T: 617.445.1813 / F: 617.445.4009
W: www.cooperctr.org

January 25 2018

Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Subject: Letter of Support
(Proposed 151 Lenox Street Project by Frank Williams, Brent Berc,
Patrick Haydon and Will Avanesian)

Dear Mr. Golden,

My name is Lillie Searcy and I am the Executive Director of the Hattie B. Cooper Community Center, Inc. The center is located 1891 Washington Street in Lower Roxbury. I am writing in regards to the Request for Proposals issued by the BPDA with respect to the vacant land at 151 Lenox Street.

As you are aware, the RFP suggests and promotes that preference will be given to proposals related to the planning and development of a community center. I attended a public meeting in May 2017, hosted by BPDA, during which several people expressed opinions that only the creation and construction of a "new" community center is an appropriate use for the site.

I believe that any funds awarded under this RFP will be better utilized and produce a greater impact in terms of addressing community need and sustainability, if, in addition to creation of additional affordable housing and commercial opportunities, that those resources be invested in the infrastructure and capacity-building of the network of the community center that historically and presently exist which is precisely what Frank Williams and his partners are proposing to do.

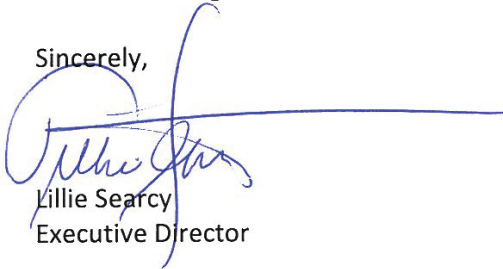


Supported in part by the United Way of Massachusetts Bay and Merrimack Valley, Massachusetts Department of Early Education and Care, and the General Board of Global Ministries of the United Methodist Church.

In addition to Cooper Community Center which has served the education and socio-economic needs of low-income Lower Roxbury children and families, the neighborhood contains many existing community centers and other organizations that are in great need of additional resources and would significantly benefit from an infusion of public / private financial and technical assistance supports that will enable us to enhance our capabilities to improve the quality of life in our neighborhood. The construction of a "new" center at 151 Lenox Street will only serve to dilute the resources available to the existing community centers and organizations within the neighborhood making it harder for all of us to remain viable in meeting the needs of the neighborhood.

It is mainly for the reasons conveyed above, it is my strong preference and recommendation that the land used for development that produces economic and community benefits for the existing community centers organizations within Lower Roxbury and the residents of Lower Roxbury. I believe that the proposal put forth by Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian accomplishes this. Among other things, they are proposing to build mostly below-market rate housing and their community benefits package targets organizations and residents within Lower Roxbury, where the benefits are needed most. I would urge you and your staff to reconsider the notation that Lower Roxbury needs a new community center and award the designation of the land to this development group.

Sincerely,

A handwritten signature in blue ink, appearing to read "Lillie Searcy", is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Lillie Searcy
Executive Director

January 16, 2018

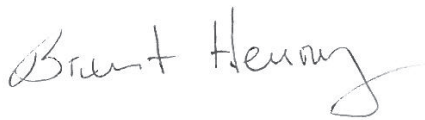
Brian P. Golden, Director
Boston Redevelopment Authority
d/b/a Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Support for the project at 151 Lenox Street proposed by project sponsors Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian

Dear Mr. Golden,

My name is Brent Henry and I run the Julia E. Butler Youth and Family Center at the Lenox/Camden Development in Lower Roxbury. I am writing in regards to the Request for Proposals released by the BPDA with respect to the vacant land at 151 Lenox Street. The RFP was released with a preference given to proposals for a community center. I attended a meeting in May of 2017 that the BPDA hosted where certain people expressed the opinion that only a community center would be appropriate on the site. I respectfully disagree. Lower Roxbury has many existing community centers, like the Julia E. Butler center, that are greatly in need of additional resources to serve the residents of Lower Roxbury. Building a new community center on the site at 151 Lenox would only serve to dilute the resources available to the existing community centers making it harder for all of us to continue to serve the people of Lower Roxbury. Instead, I would like to see the land used for development that produces economic and community benefits for the existing community centers within Lower Roxbury and the residents of Lower Roxbury. I believe that the proposal put forth by Frank Williams, Brent Berc, Patrick Haydon and Will Avanesian accomplishes this. Among other things, they are proposing to build mostly below-market rate housing and their community benefits package targets organizations and residents within Lower Roxbury, where the benefits are needed most. I would urge you and your staff to reconsider the notion that Lower Roxbury needs a new community center and award the designation of the land to this development group.

Sincerely,

A handwritten signature in cursive script that reads "Brent Henry". The signature is written in dark ink and is positioned above the printed name.

Brent Henry

CAMFIELD TENANTS' ASSOCIATION, INC.

85 Lenox Street
Boston, Massachusetts 02118

Tel: 617-541-2277
Fax: 617-541-2929
ctenants@aol.com

January 16, 2018

Mr. Brian P. Golden
Director, Planning and Development Agency
City of Boston
1 City Hall Square
9th Floor
Boston, MA 02201
United States

Dear Mr. Golden:

We are aware of the latest RFP for the development of the land parcel at 151 Tremont Street, located in the Lower Roxbury/South End section of Boston. As abutters to this property, we believe that Mr. Frank William's development concept is well suited, thoughtful, and sympathetic to the needs and concerns in this neighborhood. Our worry is that proposed commercial development on this parcel may encourage higher degrees of foot traffic and limit the possibility of increasing mixed income housing stock in the community.

We are submitting this letter of support for your consideration of how this property will best meet the needs of a residential community.

Sincerely,



Paulette Ford,
Camfield Tenants' Association





27 Centre Street, Roxbury, MA 02119 | p: 617.445.8887 f: 617.427.3950 | www.youthbuildboston.org

January 30, 2018

Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 151 Lenox St RFP Proposal by HAYCON

Dear Proposal Reviewers:

I am pleased to offer this letter of support for HAYCON's proposal for mixed-income housing at 151 Lenox St in Lower Roxbury.

HAYCON has long been a supporter of YouthBuild Boston in a number of different ways over the past several years including hosting YBB graduates as construction administration interns, providing financial support for our architectural after-school and summer job program for high school teens, have played an active role in connecting our organizations to other companies and architectural firms to support our programming and expand our network, and much more.

We feel HAYCON's previous record of working with the community on other projects in the Roxbury area has been positive and strong, and we feel they will work closely with as many stakeholders as possible to ensure the design and development at 151 Lenox Street will reflect overall community goals while helping fill Boston's mixed-income housing needs. We look forward to working with HAYCON on this project in a multitude of ways and participate in the development process as a strong community partner that focuses on workforce development in the building trades.

Sincerely yours,

Ken Smith, Executive Director
YouthBuild Boston

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Section 1

Development Team Profiles

1.1 Project Sponsors / Owners

Frank Williams, Jr., Co-sponsor - Avalon Enterprises LLC

As the second of three generations in his family to own and operate businesses and real estate in the neighborhoods of Boston, including Lower Roxbury and Mattapan. Frank can credit his father for his entrepreneurial spirit. It was in 1964, when Frank Williams Sr and his business partner John Tinker opened Estelle's Restaurant and Lounge. Estelle's became a favorite place for people to gather and socialize during the 60's. In the late 90's, Frank Jr began diversifying out of the Entertainment and liquor businesses that were so popular during the 60's and 70's. This would eventually include Slades Bar and Grill, which was established in the 1930's and is one of the oldest African American owned restaurants in Massachusetts. During this period Frank Jr also built and operated Multipest/ Enroute Services, the largest MBE Pest Control business in New England, which was acquired by a larger regional firm. Presently, Frank Jr has concentrated in developing his Real Estate holdings. He started with a complete renovation of the former Estelle's nightclub into nine Loft apartments, which was finished in 2015. It was this property that brought together the collaboration with BREC and Haycon Inc on future projects. Frank Jr has a wife, Denise and twin children Frank III and Raven.

Brent Berc, Co-sponsor - Boston Real Estate Collaborative




After seven years of managing projects for an affordable housing developer based in Boston, Brent saw opportunity knocking in Boston in 2010 amidst a stabilizing housing market and thawing credit markets. In January of that year he partnered with Will and Patrick to form Boston Real Estate Collaborative. Brent brings an institutional background of investment analysis and deal structuring to the rowhouse, brownstone and mid-rise markets that BREC knows well. Brent graduated from the University of Colorado magna cum laude with a bachelor's degree in Economics. He has been a mentor through the Urban Mentoring program for 13 years and he is Chairman of the Scholarship Fund at the University Club of Boston – a not-for-profit that gives \$60,000 of scholarships to college-bound Boston Public School students each year. For years, Brent lived on the corner of Massachusetts Avenue and Washington Street with his wife, Lena, and daughters, Bella and Grace. Although the recent addition of his son Max necessitated moving outside the city to Brookline, Brent continues to maintain his deep connection to the Lower Roxbury community.

V. William Avanessian, Co-sponsor – Boston Real Estate Collaborative

Will has AmeriCorps to thank for his start in real estate. Graduating on the heels of a burst tech bubble in 2002, Will was fortunate to find an AmeriCorps position in the resilient affordable housing industry. Working for a not for profit for three years afforded him a chance to learn in a much-accelerated manner. Following this experience and two years of further schooling, Will moved to private equity. Will spent the next five years working on the development and acquisition of institutional grade assets throughout New England. His road to entrepreneurship was slow and accidental. What started in 2007 as small investments done in his spare time, had by 2011 mushroomed into a portfolio requiring significantly more attention. It was then that Will decided to make the jump and focus 100% of his energy on development and investments through the Boston Real Estate Collaborative. Will has an MBA and MRED from USC and a B.A. in Economics and Political Science from UC Berkeley. He lived with his wife Stephanie and their two children, Lucy and Amy, on the corner of Northampton Street and Tremont Street for the better part of a decade. Will now resides in California, closer to his immediate family, but frequently returns to the area to pursue increasingly diverse development opportunities and build upon BREC’s close connection to the Lower Roxbury community.

C. Patrick Haydon, Co-sponsor – Haycon Inc

With a lifelong background in the construction industry and after several years’ experience practicing as an architect in Boston, Patrick went out on his own and founded his design/build architectural firm, Haycon, Inc. With Haycon as the builder and architect, Patrick acquired his own portfolio of multi-family properties from 2007 to 2010, partnering with Will Avanessian on several of those deals prior to the founding of BREC. Today Patrick is an integral part of the BREC team. He brings construction and architectural foresight to the earliest stages of the development process and oversees BREC projects through construction completion. Patrick earned a bachelor’s degree in Architecture from Boston Architectural College. He currently lives on the corner of Massachusetts Avenue and Washington Street with his wife, Leigh Ann, and his two children, Claire and Sam.

DEVELOPER:	Boston Real Estate Collaborative	
ARCHITECT:	Francke French Architects	FRANCKE FRENCH ARCHITECTS
PRE-CONSTRUCTION CONSULTANT:	Haycon	
ENERGY CONSULTANT:	TNZ	

1.2 Developer Profile

“BREC has an internally collaborative development team which capitalizes on all of its team members’ roles and expertise to create a more informed investment strategy, a more efficient design process and ultimately produce higher quality housing for the community.”

Boston Real Estate Collaborative

Boston Real Estate Collaborative (BREC) is a residential development and management company located at 1902-1904 Washington Street in Lower Roxbury, just a few blocks away from the site at 151 Lenox Street. BREC specializes in developing under-utilized property, with complicated planning and zoning challenges, and delivering residential and commercial opportunities to the neighborhoods surrounding them. BREC currently owns and manages 34 buildings and 260 units in and around Boston, mostly concentrated in the Roxbury neighborhood.

Currently, BREC is in the process of constructing Phase 2 of the 1065 Tremont Street development, only a few blocks away from 151 Lenox Street, a five-story, 28-unit development of about the same size as 151 Lenox Street. A great example of BREC’s desire and ability to partner with neighborhood groups and the community is their partnership with United Neighbors of Lower Roxbury and Mass Design Group to not only direct funding from 1065 Tremont Street to subsidize a UNLR-owned project, but the time they have committed in the planning and design of the project. This collaboration with UNLR and Mass Design is in direct alignment with BREC’s firm initiative to contribute to increasing equity of those who have lived in and served the Lower Roxbury community. BREC has also received BPDA approval under Article 80 Small Project Review for the development of 23 mixed-income residential units at One Newcomb Place. BREC’s increasing involvement in this section of the South End/Lower Roxbury neighborhood in conjunction with the Ramsay Park improvements, has helped revitalize an area that was crucial in the early development of Lower Roxbury.

Since 2007, BREC and its co-founders have completed six projects along the Tremont Street corridor between Massachusetts Avenue and Melnea Cass Boulevard (see Neighborhood Map on following page), further demonstrating their long-standing involvement in and commitment to Lower Roxbury.

BREC was formed to bring together under one roof the unique skill sets and experiences of its founding members as owners, developers, architect and builder. The combination of specialties allows BREC to invest in and develop properties that require patience, out-of-the-box thinking, and collaboration with City and neighborhood organizations. BREC has an internally collaborative development team which capitalizes on all of its team members’ roles and expertise to create a more informed investment strategy, a more efficient design process and ultimately produce higher quality housing for the community. Using this approach, BREC has built a track record of success that has earned it a reputation as one of Roxbury’s premier local development companies.

Prior to the founding of BREC, Will Avanessian and Brent Berc were employed by New Boston Fund and HallKeen LLC, respectively. The two firms partnered to undertake the master re-development of downtown Winooski, Vermont, a city directly adjacent to Burlington. In their roles they successfully completed the development of 213 mixed-income apartments, 70 home ownership condominiums and over 16,000 square feet of retail and office space. The project showcased adaptive re-use of existing buildings and a high level of urban design, receiving a Smart Growth Award from the EPA in 2006. The total development costs of the combined projects were well over \$100 million.

Outside the immediate area, BREC has filed a Letter of Intent under Article 80 Large Project Review for its largest project to date, constituting the redevelopment of a commercial parcel located at 44 North Beacon Street in the rapidly-developing Allston-Brighton neighborhood. As is true with all of BREC's projects, the team has placed community outreach at the forefront of the development process for the 54-unit residential building. Using input from city officials, abutters and neighborhood stakeholders, the team has designed a building that enhances the surrounding streetscape and provides much-needed ownership opportunities in a market increasingly dominated by rental units. In an effort to give back to the community, the project will feature an unprecedented level of green and open space, as well as a roof-top garden with an educational and farm share component.



Renovation Projects Completed in Lower Roxbury

● - Residences/Offices

1 - 1065 Tremont Street

2 - 1017 Tremont Street

3 - 106-108 Hammond Street

4 - 888 Tremont Street

5 - 784 Tremont Street

6 - 14-16 East Springfield Street

7 - 1902-1904 Washington Street

8 - 11 Newcomb Street

PROJECTS

1065 Tremont Street

BREC Development, in a joint venture with Urban Core Development LLC, purchased and developed the Empire Insurance Lot located at 1065 Tremont Street in September 2014. Located within a short walk of the Orange Line and Northeastern University, the first of the project's two phases was completed in April 2016, delivering 16 new rental units and one commercial space. The building was well-received by the neighborhood and the commercial unit continues to be occupied by the previous owner for the operation of his long-time, local insurance business.

The initial site consisted of an approximately 8,100 square foot lot bounded by Tremont Street and St. Cyprians Place. The redevelopment of the single-story building into a 6-story, 16-unit residential market rate rental building has added energy and vitality to the rapidly improving Tremont Street corridor. The building is 16,200 square feet and is a mix of two and three-bedroom units.

BREC broke ground on Phase II of the development as of October 2017, which consists of the addition of 24 market rate, and 4 income-restricted residential rental units to the existing structure. The project, totaling approximately 31,500 square feet, is slated for completion Summer of 2019.



Before



After

The redevelopment of the single-story building into a 6-story, 16-unit residential market rate rental building has added energy and vitality to the rapidly improving Tremont Street corridor.

784 Tremont Street

At the time of BREC's purchase of this property, 784 Tremont Street was a dilapidated building that, despite several failed attempts at rehabilitation, remained a boarded-up eyesore for over a decade. Recognizing the building's historic and architectural significance, BREC worked in partnership with the South End Landmarks Commission and the Massachusetts Historical Commission to incorporate the building's rich history within its development plan.

This project offered a unique set of development challenges and opportunities. The shallow, but long dimensions of the lot combined with the requirement to work within the existing unit boundaries ranging from 230-400 square feet made it very difficult to lay out functional and marketable units. After many hours and countless design iterations, and due in large part to Patrick Haydon's expertise, the development team delivered units that transcend the limitations of such small spaces.

In August 2011, 784 Tremont Street was placed back in service. The residential units were very well received and BREC was proud to call the first-floor commercial space home until late 2015.

"...784 Tremont Street was a dilapidated building that, despite several failed attempts at rehabilitation, remained a boarded-up eyesore for over a decade."

“...BREC worked in partnership with the South End Landmarks Commission and the Massachusetts Historical Commission to incorporate the building’s rich history within its development plan.”



784 Tremont Street - Before



784 Tremont Street - After

1902-1904 Washington Street

BREC, in a joint venture with Urban Core Development LLC, purchased and re-developed 1902-1904 Washington Street, the former home of Suffolk Pawn Brokers beginning October 2014. Located adjacent to BREC’s 11 Newcomb Street development, and abandoned for more than 15 years, this corner building was an eyesore for the neighborhood. The building was almost beyond repair; a fire had forced the top story to be removed some 30 years ago and much of the internal structure was compromised. Working in conjunction with the Boston Landmarks Commission, the National Trust for Historic Preservation, as well as State and Federal Preservation Offices, we went out of our way to retain and restore as much of the historic fabric of the original buildings as possible.

Sitting along the gateway that connects the South End to Dudley Square, these buildings are home to the offices of the BREC family of companies. In addition to BREC’s office space, the buildings contain nine residential units ranging from one-bedroom apartments to four-bedroom townhouses. The project was completed October 2016.



Before



After

11 Newcomb Street

11 Newcomb Street, or the Emmanuel Memorial House, is a four-story Georgian Revival inspired brick and limestone building that was constructed in 1905. BREC, in another partnership with UCD, purchased the property in the fall of 2014. Over the course of 18 months, we worked to reposition and re-develop the largely office and classroom use building into a 14-unit apartment building.

Situated along the Washington Street corridor and consisting of nearly 18,000 square feet, the building unit was delivered in January of 2016. The renovations conformed with the Department of Interior's historic building guidelines and much of the interior historic character was retained. The project contains a mix of 1-3 bedroom units and fits the needs of a variety of tenants.

There are 15 assigned parking spaces next to the building for residents. Consistent with the team's long-term strategy, the project has been successfully retained and will surely be a long term holding.



Before



After

“The renovations conformed with the Department of Interior’s historic building guidelines and much of the interior historic character was retained.”

One Newcomb Place

BREC's third development in the Newcomb area block, One Newcomb Place, will feature 23 mixed-income units in a six-story, ground-up new construction building. The project will be situated behind 1902-1904 Washington Street, adjacent to 11 Newcomb Street. One Newcomb Place received approval from Boston Planning and Development Agency under Article 80 Small Project Review in May 2017, with construction scheduled to begin Mid-2018.



Before



After

1.3 Architect Profile

Francke | French Architects

Rooted in Boston's South End since 2014, Francke | French Architects is an award winning architecture and urban design firm practicing in a broad array of building types and urban scales. With over 30 years of experience, principals Matthew Francke and Monte French lead FFA to provide comprehensive design services from feasibility studies and permitting through construction administration to a range of clientele including institutions, developers, private entities, and individuals.

FFA seek solutions that minimize risk and mitigate uncertainty in all scales of the built environment, with a deep interest in how we shape our cities. We approach every project with a critical, rigorous research-based design approach, underpinned and guided by nuanced experience in project management and extensive knowledge of building construction. We provide intelligent and pragmatic solutions in a rapidly evolving industry and environment.

We are an office of hands-on designers that lead and collaborate with other like-minded professionals, with a shared commitment to providing quality, sustainable, and beautiful projects and products. Our ability to lead, listen, and learn stems from our collaborative and investigative creative approach; using our creative faculties to design innovative and intelligent solutions that take into consideration client vision, built/historical/cultural context, constituent interests, and place-making.

We are a professional practice deeply committed to both process and product, with an understanding that our role is to find solutions that meet and exceed client investment and vision, and align those solutions with the opportunity to enhance the built environment.

Matthew Francke

Matthew Francke obtained a professional degree in Architecture from Roger Williams University in Bristol, Rhode Island. He is a Registered Architect in Maine and Massachusetts's, and is NCARB certified for reciprocity in all other applicable states. In 2002, Matthew became the 2nd LEED Accredited Professional in the state of Rhode Island, certified the first state building, and has been leading sustainable projects worldwide ever since. Matthew has managed a wide range of project types over his career, from single family residential to the largest project in the world in Chongqing, China. He always endeavors to provide his clients with the highest degree of design excellence that embraces both the practical and compelling aspects of Architecture. He is committed to design that exceeds, not simply satisfies, the given parameters of program, location, culture, place, space, and environmental stewardship. He does so through the implementation of creative problem solving and the human element. Matthew's problem solving prowess is evidenced in his winning competition entry into the "what if nyc" international design competition, where the problem to be solved was post disaster relief housing in New York City. All factors are considered equally, as with nature, they are solved harmoniously, comprehensively and holistically.

Monte French

Monte French obtained a professional degree in Architecture from Boston Architectural College in Boston, Massachusetts. He has over 16 years of design and management experience on projects ranging from small adaptive reuse to international competitions. Through each project Monte focuses on exceeding client expectations, developing artistically purposeful designs, community based interaction, and creating thoughtful building systems through critical thinking of each element. Monte has been a guest critic at the Boston Architectural College, Wentworth Institute of Technology, and Northeastern University. He was also a faculty member of the Boston Architectural College for over seven years.

1065 Tremont Street



Phase 1

In an effort to revitalize this section of Roxbury's Tremont Street, Phase I of this project ultimately transformed the dilapidated existing light commercial site into an 16-unit apartment building with commercial space. The project used terra-cotta and composite rainscreen cladding, and large loft style windows. Tailored for city living, the two- and three-bedroom units include wood floors, high-end finishes and were designed to be light filled and connected to Boston.



Phase 1



Phase 2

One Newcomb Street



Located in Lower Roxbury, One Newcomb Place is a proposed 6-story development with 23 units. After completing a historic renovation to the abutting building, FFA's design for One Newcomb Place will add modern balance. One Newcomb Place brings affordability to city living and encourages a density that will positively impact the surrounding businesses. The exterior focuses on durable complimentary materials and expansive windows creating open, light filled spaces.



888 Tremont Street

This building had a rich history as Estelle's, a nightclub where greats such as Marvin Gaye, Gladys Knight & the Pips, George Benson, and The Temptations filled the air with their classic hits. At two stories, the existing building was converted into nine lofted apartment residences. These units featured impressive modern finishes and the restoration of historic elements such as exposed structural beams, high ceilings, and large window openings. The existing brick facade was fully restored, and the lower level exterior materials were replaced with a modern mix of metals, granite and large glass expanses.



Roslindale Housing

At this property stands a longtime family owned 1 story structure in the Roslindale neighborhood of Boston. The property once housed the families plumbing fixture business. The property is currently underutilized and falling into disrepair. The family ownership envisions a 4 story, 25 unit, multi-family building with a brand new first floor retail and daycare center. In order to meet the parking requirements for this area, the basement will house 25 parking spaces accessed by 2 vehicle elevators.



1.4 General Contractor Profile

Haycon

Haycon LLC is a design build company located in Boston's South End. Since 2009 Haycon has been specializing in construction management projects in the Boston's metropolitan area. Haycon's portfolio includes several multi-family residential projects in the South End & Lower Roxbury areas of Boston. As a builder, Haycon has extensive experience with restoration, remodeling, and new construction projects that revitalize and enhance the neighborhood aesthetic. Haycon's knowledge and expertise in working in and around the city of Boston is extensive.

Haycon's team of architects and project managers are licensed and up to date with the changing and challenging industry of construction. Haycon has completed award winning historic restoration and ground-up projects that have received LEED certification. Haycon examines the latest in green construction materials and interior finishes for its projects and uses Energy Star appliances in all of its multifamily units. Haycon has recently updated its Safety and Loss Control program to insure a safer work environment for its workers and the subcontractors.

As a recipient of the Massachusetts Preservation Award, Haycon has a strong understanding of the historical context of the city. Haycon looks extensively at its new construction projects to ensure that they reflect the scale of the neighborhood and that the materials used are in concert with the surrounding buildings. Haycon takes pride in its ability to work within the constraints of the urban environment and looks for ways to improve this environment through its construction practices and projects.

“...a recipient of the Massachusetts Preservation Award, Haycon has a strong understanding of the historical context of the city. ”

1065 Tremont Street

Haycon very recently completed the new construction on this 16,200 square foot building. Spanning just over a year in construction, this six-story, 16-unit rental property was built with a \$4 Million Dollar budget. Constructed using Type 3 over Type 5 construction, Haycon coordinated the procurement and installation of penalized framing and terra cotta cladding, requiring an impeccable level of accuracy and expertise in execution.



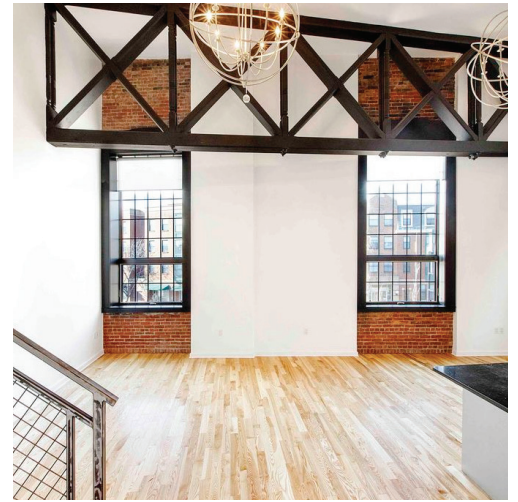
Calvin Swallow Restoration

The Calvin Swallow Residence entailed the restoration of the 1874 building in conformance with the Massachusetts Historical Commission and Boston's South End Landmark District Commission. Abandoned for 15 years, the project scope consisted of a full exterior restoration, interior staircase restoration, and construction of six apartments and ground floor offices. It is a 2014 Massachusetts Preservation Award winner.



888 Tremont Street

Haycon was tasked with the design-build of 888 Tremont Street in Fall 2014. A property with a rich history as a prominent South End nightclub, Haycon guided the owner through the development process to construct 9 residential rental units. 888 Tremont was transformed over the course of 14 months with a construction budget of \$3 million dollars. These units feature impressive modern finishes and restoration of historic elements such as exposed structural beams, high ceilings, and large window openings, optimizing rents with highly desirable and unique dwelling spaces.



14 E. Springfield Street

By adding three stories and completely renovating the façade Haycon helped 14 E. Springfield St. fit in with the contextual language of the street where it was previously out of place and undersized. Terracotta paneling, a walk-out deck and a revived entrance are a few of the features that give new life to this building.



1.5 Sustainability/Energy Modeling Consultant & PE Profile

TNZ Energy Consulting

TNZ Energy Consulting, Inc. was founded in 2011 to diversify the pool of high quality energy performance consultants in Southeastern New England. TNZ provides accurate, unbiased technical support to help customers identify solutions and make informed decisions regarding upgrades, end of life replacement, and new construction options that can cost-effectively improve energy performance for the next decade and beyond. We feel that our work goes beyond the immediate technical questions in that our involvement frequently involves a strong educational component. Ideally, companies like TNZ will not be necessary and we seek to work ourselves out of a job as we all move toward net zero design and operation.

Services include cost-benefit analyses, 3rd party peer reviews, LEED energy modeling and commissioning, measurement and verification, and Massachusetts Stretch Code assistance. Tools include eQuest and Energy Plus hourly simulation, spreadsheet analyses, EMS and SCADA trend reviews, historical power demand analyses, short- and long-term metering equipment, and thermography.

Primary clients include regional utility program administrators of incentive programs, high performance design firms, and direct support of developers, owners, and facility managers. Industries served include higher education, wastewater, manufacturing & processing, healthcare, and mid- and high-rise multifamily residential. TNZ's President, Eric Studer, has past experience supporting the role out of the Stretch Code through DOER's Green Communities training activities in 2010 and he provided technical services for National Grid's annual evaluation for Large C&I custom process and HVAC measures from 2001 to 2010. Eric is a licensed mechanical engineer in Massachusetts (License No. 46888).

TNZ's work load is typically divided fairly evenly between design team assistance (LEED and stretch code modeling, Energy Star modeling, LEED commissioning) and technical support for utility incentive programs (scoping audits, technical assistance studies, post-installation verification/commissioning). This mix of work provides a high degree of exposure to a wide range of projects spanning the retrofit of old buildings and industrial processes using state of the shelf technologies to the integrated design of new high performance buildings seeking very low energy consumption.

TNZ is registered as a C-corporation in Massachusetts and we carry industry standard levels of professional, general, and workers comp insurance.

Eric Studer, PE President

Eric Studer has over 14 years of experience providing energy performance consulting and commissioning services for a wide range of commercial and industrial projects. Eric provides direct project assistance to designers-of-record, facility operators, and key decision makers. TNZ Energy Consulting was founded in 2011 to diversify the pool of high quality energy performance consultants in Southeastern New England. TNZ strives to provide accurate, unbiased technical support to help customers identify cost effective solutions and improve their energy performance.

Areas of Expertise

System Optimization: Commercial HVAC, wastewater & water treatment, process cooling, process exhaust, bulk handling, energy recovery, district heating and cooling, geothermal, desiccant dehumidification, building envelope, lighting, digital controls, pumping, incinerators, pollution control, commercial kitchens, water heating, compressed air, ice rinks, health care facilities, refrigeration, and industry-specific manufacturing equipment.

Commissioning: Full LEED commissioning services for a lab building, an art museum, a materials testing center, three school buildings, a retail store, and a public market. Basic commissioning services for numerous retrofit and new construction projects which received incentives from regional utilities.

Hourly Simulation: eQuest modeling for most commercial and multi-family projects, Energy Plus modeling for projects relying upon natural ventilation and convection.

Utility Incentive Programs: Fourteen years of experience working with efficiency incentive programs, including:

- MassSave
- National Grid
- NSTAR
- Cape Light Compact
- Unitil
- Efficiency Vermont
- Public Service of New Hampshire
- Energy Star
- Connecticut Light & Power

Measurement & Verification: Ten years of experience evaluating the post-installation performance of projects which received utility incentives. This work involved extensive site metering and trend review.

USGBC's LEED Building Rating System: Eleven years of experience providing LEED energy modeling, commissioning, and M&V services; fifteen projects including mid- and high-rise residential, expansions of historical buildings, high-rise commercial buildings, university buildings served by central plants, and retail.

Certifications and Memberships

Professional Mechanical Engineer in Massachusetts (License No. 46888), 2006 to present

LEED Accredited Professional (USGBC), 2003 to present (no specialty)

Certified Building Commissioning Professional (AEE), 2008 to 2012

ASHRAE Standard Member, 2007 to present

Association of Energy Engineers (AEE), 2007 to present

International Building Performance Simulation Association (IBPSA), Boston Chapter, 2012 to present

Previous Experience and Education

Demand Management Institute (DMI), 2001 – 2003: Junior Engineer,
2004 – 2011: Senior Engineer

The Geotechnical Group (TGG), 2000: Field Engineer

United States Peace Corps, 1997 – 1999: Republique Islamique de Mauritanie, Ministère de la Santé

Swarthmore College, 1997: Bachelor of Science, Engineering

LEED Project Experience

LEED Projects at TNZ

- 1 Channel Center (620k ft², LEED BD+C v3, Silver target) - Modeling
- 71 Needham St, Newton, MA (18.5k ft², LEED BD+C v3, Silver target) – Modeling
- Grand Marc at Northeastern University (200.5k ft², LEED BD+C v3, Silver target) – Modeling
- Boston Public Market (30.2k ft², LEED BD+C v3, Silver target) – Modeling & Cx
- Jackson Commons, 1542 Columbus Ave, Boston, MA (57.4k ft² LEED Midrise) - Modeling
- Kendrick Place, 57 East Pleasant St, Amherst, MA (53.3k ft², LEED Midrise) – Modeling
- Olympia Place, 57 Olympia Dr, Amherst, MA (104.7k ft², LEED Midrise) - Modeling

LEED Projects at DMI

- Provincetown Art Association & Museum (PAAM) (19.5k ft², LEED-NC v2.1 Silver, 2006) – Modeling & Cx
- 670 Albany St, Boston (BioSquare IV) (176k ft², LEED-CS 1.0 Pilot, Certified, 2008) – Modeling & Cx
- Blue Cross & Blue Shield of RI Headquarters (327k ft², LEED-NC v2.2 Gold, 2008) – Modeling and M&V
- Shady Hill School Arts & Gymnasium (90k ft², LEED certifiable) – Modeling & Cx
- Wind Technology Testing Center (WTTC) (61.3k ft², MA LEED Plus) – Modeling & Cx
- Georgetown University Rafik B Hariri Building (179k ft², LEED-NC v2.2 Silver, 2010) - Modeling
- Levedo Building, 245 Talbot Ave, Dorchester, MA (36.8k ft², LEED Certifiable) – Modeling
- 5 Wall St, Burlington, MA (284k ft², LEED-NC v2.2 Gold, 2009) – Modeling & Cx
- Noble & Greenough Castle (54.6k ft², LEED-BD+C v3, Registered, Gold target)– Modeling & Cx
- Fitchburg State College Science Center (153k ft², LEED BD+C v3, Silver certifiable) – Modeling
- Staples No. 1851, Roslindale, MA (18.6k ft², LEED NC v2.1 Gold, 2009) – Modeling & Cx

Price Sustainability Associates

After a career in Architecture and Construction Project Management, Mark Price brought his passion for high performance buildings to two of the premier efficiency and sustainability firms in the Northeast; Conservation Services Group and Steven Winter Associates. Mark launched Price Sustainability Associates in 2010 to offer his clients a customized level of professional services not available from either firm.

While Green Building Manager for CSG, Mark managed the Outreach effort for the utility-sponsored ENERGY STAR Homes Program, bringing builder participation to record high levels. He then accepted responsibility for the LEED for Homes Pilot Demonstration and led the largest LEED Provider in the Northeast through the launch of LEED for Homes in 2008, at the time having direct oversight for all LEED for Homes projects in Massachusetts. With a particular interest and focus in Mid-Rise Multifamily buildings, Mark brings unequalled experience in this unique segment to his client projects. When the USGBC opened LEED for Homes to international markets, he was asked to be included in the initial group of Raters approved to provide services outside of the US. He is currently certifying 15 homes in Santiago, Chile.

As the paid technical consultant for Governor Patrick's Zero Net Energy Building (ZNEB) Task Force, Mark worked closely with the Commercial and Residential sub-groups on the development of the recommendations to bring Massachusetts to Zero Net Energy Buildings by 2030; the most visible result of which is the voluntary Stretch Energy Code.

Credentials: Certified HERS Rater, LEED Green Rater, PHIUS+ Rater, Certified Level I Thermographer

MARK R. PRICE

WORK EXPERIENCE

PRICE SUSTAINABILITY ASSOCIATES, INC., Maynard, MA Aug. 2010 – Present
Principal Consultant

Price Sustainability Associates, Inc. and its partners provide consulting expertise in energy efficiency, sustainability, building systems optimization, low-energy and Zero Net Energy buildings, Deep Energy Retrofits, and certification through a variety of premium Green Building rating systems such as LEED for Homes, and the Passive House.

EKOTROPE, INC., Cambridge, MA Apr. 2011 – Feb. 2012

Founder & Industry Expert; www.ekotrope.com

Part of the start-up team of 3 of an MIT, venture-backed, software development start-up company focused on energy-related decision making support tools for Architects & Builders. The first offering targets the Residential sector and after several months of strategy meetings with the core founders, I joined the team to guide development of the initial product.

NESEA, BUILDING ENERGY CONFERENCE 2008 – 2012

Chair - Residential Track, Planning Committee Member; www.nesea.org

Working with NESEA since 2008 as a Planning Committee Member and Track Chair (BE09, BE10, BE11, and currently for BE12) in the development of conference content, themes, outreach, and promotion.

STEVEN WINTER ASSOCIATES, INC., Maynard, MA, Norwalk, CT Jun. 2008 – Aug. 2010

Senior Sustainability Specialist, Boston Office Manager; www.swinter.com

Recruited by Steven Winter to open his Boston location. Represented SWA in the Boston market, having primarily responsibility for Business Development, Management of Consulting Services, Contract Management, Consulting, Energy Modeling, Diagnostic Testing, Client Relationship Management, and Marketing.

CONSERVATION SERVICES GROUP, Westborough, MA Jul. 2006 - May 2008

Green Building Manager, LEED for Homes; www.csgrp.com

Provider Manager for the LEED for Homes Program and other CSG Green Building Initiatives, Oversaw all LEED projects and was responsible for client meetings, Charrette Facilitation, management of the certification process, and management of the Rater Staff for field testing and inspections.

CONSERVATION SERVICES GROUP, Westborough, MA Mar. 2004 – Jul. 2006

Outreach Manager, ENERGY STAR Homes program

Managed a staff of 5 conducting Builder, Developer, and Architect outreach, energy and sustainability consulting, and education in support of the Energy Star Homes program and LEED for Homes pilot demonstration.

CONSERVATION SERVICES GROUP, Westborough, MA Mar. 2002 –Mar. 2004
Project Coordinator, ENERGY STAR Homes program
Conducting plan take-offs and evaluation, energy modeling and analysis, Builder/
Owner/Developer consulting, Builder education, site inspection, diagnostic
testing, and certification for the Energy Star Homes program.

LIPA (Long Island Power Authority) BASELINE SURVEY, Long Island, NY Summer
2004
Field Technician, CSG
Conducted in-field energy audit and analysis of a sampling of LIPA customers'
homes including diagnostic & HVAC testing. Met with and interviewed people
in their homes to gather required information, explain the program and analyze
energy consumption.

BUILDING DIAGNOSTICS, Sandwich, MA Dec. 2001– Mar. 2002
Building Performance Audit Technician; <http://buildingdiagnosticshelp.com/>
Performing Infrared Heat Loss Scans, Blower Door building tightness tests, and
combustion safety testing for residential and commercial customers with Bruce
Torrey. Assisted Bruce in the construction of a very energy efficient home in a co-
housing project in Falmouth, MA.

OTHER, NON-INDUSTRY WORK

DELPHI CONSTRUCTION / GENESIS PLANNING, Waltham, MA May 1997 –
Nov. 1999
Construction Project Manager
Facilitated the construction process from design delivery to project completion.
Functioned as an Owner's Agent and managed RFP development, competitive
bidding, subcontractor negotiation, contract development, contract execution,
conflict management, permitting, and project delivery.

PRELLWITZ / CHILINSKI ASSOCIATES, Cambridge, MA Oct. 1995 – May 1997
Architectural Assistant, student intern
Participated in all aspects of the Design process including client requirement
meetings, site survey, physical design modeling, CAD design modeling,
construction document generation, and project photography.

CREDENTIALS

HERS Rater June 2002
Certified RESNET Home ENERGY Rater

PHIUS+ Rater August 2012
Certified Passive House Rater

USGBC LEED for Homes Green Rater June 2012
Accredited LEED for Homes Green Rater

BUILDING SCIENCE SUMMER CAMP Attendee Aug. 2003, 2005-8, 2011-12,
2014
3-Day Building Science Summit at Building Science Corporation

BUILDING ENERGY CONFERENCE, Chair: High Performance Track March 2002
– 2012
Annual Conference of the North East Sustainable Energy Association

MULTIFAMILY BUILDINGS 2003, NY, NY June 2003
New York Energy Smart, NYSERDA conference

BETTER BUILDING BY DESIGN, Burlington, VT February 2003, 05, 07, 12
Efficiency Vermont conference

AFFORDABLE COMFORT, Cincinnati, OH April 2002, 2004, 2005
Building Science conference

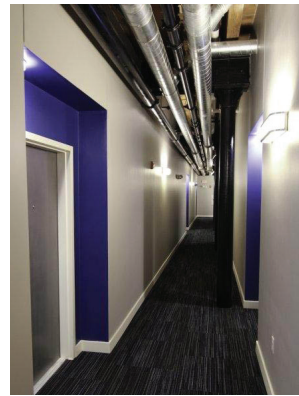
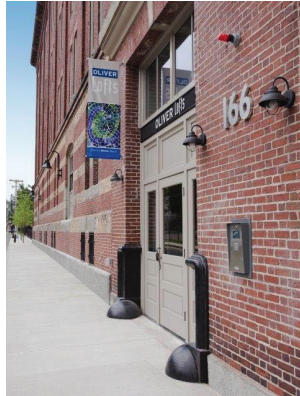
WILLIAM RONCO, Waltham, MA 1998
Conflict Management and Resolution for Architects and Contractors

BOSTON ARCHITECTURAL CENTER, Boston, MA 1995 –1997
Architectural Degree Program

UNIVERSITY OF MASSACHUSETTS, Amherst, MA 1985 – 1987
Liberal Arts

Oliver Lofts, Roxbury, MA

Certified: LEED for Homes Mid-Rise, Platinum
62 Units, 5-Story, mill renovation



Weston Jesuit Community Housing, Brighton, MA

Certified: LEED for Homes, Platinum
Housing for the Weston Jesuit School of Theology, Boston College



Private Residence, Newton, MA

Certified: LEED for Homes, Platinum
Renovation of 80 year old home with new addition



Green Gambrel

Certified: LEED for Homes, Platinum
Renovation of 80 year old home with new addition



Section 2

Development Summary

2.1 Site and Neighborhood Context

The project site, 151 Lenox Street, is located along the Southwest Corridor in the Roxbury Neighborhood District of Boston. It also sits within the Boulevard Planning Overlay District along Tremont Street. The sub-district is MFR/LS, which encourages medium-density housing types, however, the site is directly adjacent to the Greater Roxbury Economic Development Area (EDA), which encourages greater density and was established as a location for major economic growth in Roxbury. 151 Lenox shares several important attributes with the Greater Roxbury EDA; most notably its central location and access to public transportation and major arteries. The lower Roxbury neighborhood needs additional market, affordable and workforce housing opportunities and this site presents an ideal opportunity to provide all that while carrying on the local growth and economic boon that the Greater Roxbury EDA zoning has spurred. A development of this magnitude would exceed the goals laid out in the Roxbury Community Master Plan and it would also be an elemental step in bridging the divide between the Roxbury and downtown Boston economies.

The Roxbury Neighborhood District is a diverse community that includes African-American, Hispanic and Asian families that have lived in the neighborhood since the mid-1900's. More recently, the expansion of the medical and education institutions in Lower Roxbury and the South End have brought medical professionals, professors and graduate/under-graduate students, among others, to the neighborhood, putting increasing pressure on the limited and aging housing stock. New families have also settled in Roxbury having been priced out of the booming Back Bay and South End real estate markets. Roxbury is more diverse now than ever and the community is greatly in need of below market rate housing and housing specifically designed for families and working professionals. With these dynamics in mind the development program, unit mix and overall design was carefully put together.

In addition, there are many organizations within the community who have no access or very limited access to community space to host meetings and programming for Lower Roxbury residents. Whether it is a neighborhood meeting or an educational opportunity for residents, the options are very limited. With this need in mind the proposed project at 151 Lenox Street will include approximately 900sf of street-level space dedicated to community uses at virtually no charge. The development team is working with organizations within the community as we speak to finalize the structure of how to best utilize this space for the benefit of the community.

From an urban design and connectivity stand-point the site is ideally located within a multi-modal transportation network of subway and bus stops, car and bike share programs and pedestrian ways including the Southwest Corridor. Access to downtown Boston, a variety of services, recreational opportunities and open space, among other things, are at most a short ride away on public transportation. The suburbs can also be easily accessed via the Orange Line connection to the Commuter Rail at the Back Bay MBTA stops. (Reference Figure 4.3 – Map of Public Transit and Pedestrian Traffic).

“The lower Roxbury neighborhood needs additional market, affordable and workforce housing opportunities and this site presents an ideal opportunity to provide all that while carrying on the local growth and economic boon that the Greater Roxbury EDA zoning has spurred.”

“... an elemental step in bridging the divide between the Roxbury and downtown Boston economies.”

2.2 Development Program Overview

The proposed project at 151 Lenox Street presents an ideal opportunity to continue the growth and revitalization of Lower Roxbury and fill an important gap between Roxbury and Boston in the rapidly developing Tremont Street corridor. Adding residential density to the site through a mix of market rate, affordable and workforce housing will provide the community with an appropriate mix of much needed housing opportunities and it will bring economic stimulus to the neighborhood with it – creating construction jobs for Boston residents, increasing retail and commercial viability and creating a more pedestrian friendly streetscape.

The development team has strong ties to the neighborhood and community, with 3 of 4 owners having offices located only a few blocks away. The fourth owner has been a property owner and stakeholder in the community and has family ties to the neighborhood that go back generations. With the community's voice and needs in mind, the development team has hosted countless meetings in order to obtain feedback from the community, using this feedback to help develop the overall program and development objectives.

The proposed development is 6 story building consisting of 28 residential units, 1 community commercial space along Tremont Street and 2 parking spaces in the rear of the building. The 28 residential units consist of a mix of studio, one plus, two plus, three and four-bedroom units, with affordability being evenly distributed across the various unit types. Considerable emphasis has been placed on units that are suitable for families and working professionals.

Although requirements under the City's inclusionary development policy only require the creation of four (4) affordable units at 70% AMI, the development team felt that it was important to go above and beyond the requirements to supply truly equal housing opportunities. As such, the 28 rental apartments have been divided into a mix of units that is 1/3 market rate, 1/3 "Workforce" (100-120% AMI) and 1/3 at 70-80% AMI. The ground floor commercial space will be in excess of 800 square feet, accessible from Tremont Street, and will be perfectly suited for a wide array of community-based enrichment programs. The development team is working as we speak with various neighborhood groups to flush out the details of how the space will be utilized for the maximum benefit of the community. The architectural design of the ground floor both reinvigorates the streetscape from a pedestrian standpoint but sensitively incorporates privacy for the residential units on the ground floor along Lenox Street. Two parking spaces will be provided behind the building, one of which will be dedicated to a car share program and the other will be reserved as a handicap accessible parking space for residents of the building. Given the proximity of the site to various public transit opportunities and the walk-ability of the site to a number of services and recreational opportunities within a short distance, the site is ideally located to be a car-lite, transit oriented development. The addition of the bike room within the building and the proximity to Hubway stations will provide tenants with convenient, easy options to travel by bike.

“...the development team felt that it was important to go above and beyond the requirements to supply truly equal housing opportunities.”

The sustainability and green building design features of the building will strive to meet the BPDA's sustainability requirements laid out in the RFP. The units will feature Energy Star appliances and the building heating and cooling systems will be highly efficient. Tenants will be responsible for their unit's utility costs and incentivized to take advantage of the energy saving measures provided within the building and reduce their energy use. One distinct advantage that the development team has with respect to energy consumption/use is that the roof of 888 Tremont Street will be made available only to this development team for the future placement of photo voltaic and solar-thermal hot water systems. For more information on our sustainability and energy efficiency features please see Section 3 on Green Building Design.

The architectural design of the proposed building will not attempt to replicate the historic architecture of the surrounding buildings; rather it will be a transitional style that blends harmoniously with the surrounding buildings. Although it stands taller than its immediate neighbors, the matching of materials from 888 Tremont Street and the building's set-back on the upper two floors help ease the transition from 888 Tremont Street to the proposed height at 151 Lenox. The development team felt strongly that the taller, denser building served a greater community need than a shorter, less dense version. The additional height and density brings with it, among other things, more housing units (including more affordable and workforce housing units) and an ability to incorporate a higher level of sustainability and green building design features. Design wise, the building will interpret historic elements of the surrounding buildings in its transitional language, including the bottom/middle/top delineations that are typical of brick row-houses, along with the utilization of bays and the matching of lines from the adjacent building at 888 Tremont Street. With specific regard to integrating the proposed building's design with 888 Tremont Street, the development team has a pronounced advantage over other development teams. Both the owner of 888 Tremont Street, Frank Williams, and the architect, Francke and French Architects, are on the 151 Lenox development team. This will undoubtedly maximize the collective architectural integration, efficiency and livability of both projects.

“One distinct advantage that the development team has with respect to energy consumption/use is that the roof of 888 Tremont Street will be made available only to this development team for the future placement of photo voltaic and solar-thermal hot water systems. ”

“... the owner of 888 Tremont Street, Frank Williams, and the architect, Francke and French Architects, are on the 151 Lenox development team. This will undoubtedly maximize the collective architectural integration, efficiency and livability of both projects.”

2.3 Description of Units

“Special attention was given to the design of units that could accommodate families.”

The proposed units will be an attractive mix of studios, one-bedroom, two-bedroom, three-bedroom and four-bedroom units. Styles include flats with elevator access and walk-up duplex townhomes along East Lenox Street. All of the units feature spacious, open layouts with an abundance of natural light and excellent indoor air-quality. Many of the units have private outdoor space, all the units will have easy access to the Southwest Corridor, Southwest Corridor Park and the recreational parks and facilities located a block away on Camden Street and Columbus Ave.

4 of the 28 units will be income restricted at 70% AMI per the Boston Redevelopment Authority's guidelines. These 4 units will be indecipherable from the market rate units and will be of the same relative mix, including one studio, two 2-bedroom units and one 3-bedroom unit. In addition, the development team will dedicate five of the 28 units as affordable to households earning 80% AMI, making a total of 9 units at 70-80% AMI. Furthermore, the project will include nine workforce housing units affordable to households earning 100-120% AMI. Like the required affordable units, these units will also be indecipherable from the market rate units, with ample closet and storage space provided.

Special attention was given to the design of units that could accommodate families. Townhouse duplex units have been designed on the ground floor that are large enough for families of 4 or even 5 people, with easy access from the street. The fact that the building includes an elevator also makes it possible for families to easily live on the upper floors of the building, which is not always a reality in many of the existing walk-up buildings in the City. The two-bedroom units will provide between 850-1000 square feet and the three-bedroom units will provide between 1000-1200 square feet.

The tenants of 151 Lenox Street will reap the benefits of the green building design features that will be incorporated within the project. Super high-efficiency heating and cooling systems, a well-insulated building and Energy Star appliances are just a few of the features that will contribute to cost savings for the tenants.

Additional amenities of the building include views of Boston for many units, views of the community gardens for other units, a bike storage room, a common laundry facility and a car share program on-site. There are 2 parking spaces on site – one will be dedicated to handicap accessible parking and the other is intended to be occupied by a car share service.

The building will also fully comply with AAB requirements, adding much needed accessible/adaptable units to the neighborhood. In addition to the 28 residential units, an 800+ square-foot community commercial space will be located on the ground floor of the building along Tremont Street. This will not only bring additional life to the street, but it will provide an outlet for local organizations that would otherwise be unable to operate their programs due to space constraints.

2.4 Development Program

DEVELOPMENT PROGRAM	
TYPE	RENTAL
TOTAL LAND AREA	4,692 SQ FT

BUILDING AREA TOTALS		
	GROSS AREA (SQ FT)	NET AREA (SQ FT)
BASEMENT	4075	3260
FIRST	4075	3260
SECOND	4527	3848
THIRD	4527	3848
FOURTH	4527	3848
FIFTH	4527	3848
SIXTH	4390	3732
TOTAL	30,648	25,643

		AFFORDABILITY						
UNIT MIX	COUNT	70% AMI	80% AMI	100% AMI	120% AMI	MARKET RATE	AVERAGE SIZE (SQ FT)	% OF MIX
STUDIO	10	1	2	3	2	2	487	34%
ONE PLUS/TWO	7	1	2	1	1	2	713	24%
TWO	4	1	1	1	0	1	850	14%
TWO PLUS/THREE	4	1	0	0	1	2	1050	14%
DUPLEX THREE	2	-	-	-	-	2	1200	7%
DUPLEX FOUR	1	-	-	-	-	1	1300	3%
COMMUNITY COMMERCIAL	1	-	-	-	-	-	800	3%
PARKING	2 SPACES							

2.5 Program Rationale

The overall rationale of the proposed program is to maximize the number of housing units available for low and middle-income families and working professionals and to keep the community benefits created by this project within Lower Roxbury. Two large drivers behind the ability to maximize the number of below-market units are 1) increased density above what current zoning allows and 2) [REDACTED] acquisition price, which helps to under-write the heavy concentration of below-market rate units. Given the context of the surrounding buildings in the immediate area we feel strongly that the additional density, created through height and massing, is appropriate for the neighborhood and will add to the architectural landscape and urban design in a positive way.

We felt the best way to keep project benefits within Lower Roxbury was to use the lower acquisition price to subsidize the creation of below-market rate units on site and the community space within the building, and maximize the amount of contributions the project is able to make to organizations within the community. The higher density, larger project also has other positive externalities that are created including more construction jobs, higher real estate taxes, more stakeholders and consumers living in Lower Roxbury to attend community meetings, patronize local businesses and advocate for Lower Roxbury, richer architectural details and a higher level of sustainability.

2.6 Community Benefits

“... we feel strongly about keeping the community benefits package within Lower Roxbury.”

Having met with many individuals, organizations and stakeholders in Lower Roxbury, and given our deep ties within the community, we feel strongly about keeping the community benefits package within Lower Roxbury. Since we began our community outreach for this specific project back in 2014, a common theme that we have heard in our meetings was how community benefits created by land and projects within Lower Roxbury were being directed to places and organizations outside of Lower Roxbury. In fact, a task force was created by residents and leaders within Lower Roxbury to address this concern with the BPDA. Our community benefits package was created with this in mind and using input from the neighborhood so that the benefits could have a maximum effect on residents and organizations within Lower Roxbury.

The five main components of our community benefits package are:

1. 66% Below-Market Rate Housing

66% below-market rate housing designed for families and working professions, with an application preference towards existing and former Lower Roxbury residents. In addition to adding to the supply of low and middle-income housing we want to make sure that existing and displaced Lower Roxbury residents have the opportunity to occupy units at 151 Lenox Street.

2. Street-Level Community Space

Street-level community space created for the use of organizations within Lower Roxbury at close to zero cost. Many existing organizations within Lower Roxbury need meeting and programming space but don't have the resources to afford it. We will provide over 900sf of space at the street level rent free with a \$500 per month subsidy towards operating costs (taxes, utilities, management and other building-related expenses).

3. Educational Programming During Project Development & Construction

Educational programming available for Lower Roxbury residents structured around the design, construction and development of the proposed building at 151 Lenox Street. Using the design, construction and development of the project as “course material,” we will host workshops and hard-hat tours of the project for Lower Roxbury youths and adults to learn and grow from. Our hope is that by creating this educational opportunity and exposure it will inspire, motivate and open doors for children and adults living in Lower Roxbury.

4. Monetary Contributions to Organizations in Lower Roxbury

Monetary contributions to organizations within Lower Roxbury who are in need of resources to maintain and improve their services for both children and adults living in Lower Roxbury. Many organizations within Lower Roxbury are performing a crucial and important service for Lower Roxbury residents, however, they are deeply in need of additional resources. Through additional density and a lower acquisition price, we are able to maximize the amount of monetary community benefits that we are able to direct to organizations within Lower Roxbury.

The proposed project will contribute \$120,000 to the following organizations, all existing within Lower Roxbury; plus an additional \$10,000 contribution toward the restoration of the Frederick Douglass statue:

- a. United Neighbors of Lower Roxbury
- b. Y.E.S – Youth Enrichment Services
- c. Julia E. Butler Youth and Family Center
- d. Hattie B. Cooper Community Center
- e. Camfield Garden Estates
- f. YouthBuild, Inc.

“The proposed project will contribute \$120,000 to the following organizations, all existing within Lower Roxbury.”

5. Internship Opportunity at Boston Real Estate Collaborative

Internship opportunity at Boston Real Estate Collaborative for one Lower Roxbury resident and high-school graduate to assist in the project management of 151 Lenox Street. To further the community’s exposure to opportunity through this project, BREC LLC will provide an internship specifically structured around assisting the Project Manager of the 151 Lenox Street project. This is in addition to the existing internship opportunities BREC provides to Lower Roxbury residents.

2.7 Management Plan

The proposed building will be managed by Boston Real Estate Collaborative's in-house management team, with offices located just down the street at 1904 Washington Street. BREC Management manages approximately 260 units across 40 buildings within the City of Boston, with an additional 61 units in 5 buildings coming online in Boston in less than two years. Many of the units under management are located within a ½ mile radius of 151 Lenox Street, which is to say that BREC has a large management presence in the neighborhood. BREC's management team has an impeccable track record with safety, trash and building related matters, and puts tenant and community relations at the forefront of its management plan for every building.

BREC will implement a Fair Housing Marketing Plan and have compliance team dedicated specifically to the leasing and management of the affordable and workforce housing units. Two of the three founding members of BREC have backgrounds in affordable housing development and management, which gives BREC Management the ability to handle every component of this project in-house.

With respect to a trash management plan, the design of the proposed building includes an enclosed trash and recycling room for the exclusive use of the residents of the building. Not only will the trash management plan make it easy for residents to recycle waste, but it will help preserve a clean environment for all local residents and neighbors to enjoy.

In addition, the management team will educate residents of the building on the sustainability features of the building to help to increase their environmental awareness and reduce their costs of living. Utilities will be separately metered to the individual units, which will incentivize residents to practice energy savings habits and take advantage of the building's systems. This will in turn contribute to a better, more sustainable community around them and hopefully compel neighbors to practice energy saving habits as well.

Marketing & Leasing Plan

BREC Management will handle the marketing and leasing of the proposed project, as it does with its entire portfolio of units. BREC's partners have the compliance and marketing experience to establish and execute a Fair Housing Marketing Plan and lease the affordable and workforce units in-house. Of the roughly 130 market rate and affordable units in BREC's portfolio, there is currently a 0% vacancy rate, underscoring BREC's ability and tenant satisfaction with BREC-managed units. Furthermore, by being the first point of contact with all potential residents of the building, the management team is better able to educate each of its residents on how to maximize all of the sustainable, cost-saving benefits that have been incorporated within the building and are at their disposal.

2.8 Job Creation and Compliance to Boston Jobs Policy

Boston Jobs Policy Plan

Haycon has a history of employing local contractors and laborers whenever possible. Our strategy for complying with the Boston Jobs Policy is as follows:

We will send out to bid for each trade, to companies that adhere to the Boston Residents Employment Standards as they are laid out by the Boston Residents Jobs Policy Office. Employees of these companies shall include persons filling apprenticeship and on-the-job training positions.

Haycon has a long-standing policy of diversity, and an emphasis on hiring minority and women-owned businesses whenever possible. Additionally, Haycon employs a diverse in-house workforce from within the local community, and strives to create a multi-cultural work environment. Through previous projects in Boston and the immediate Lower Roxbury neighborhood, in which sums paid to W/MBE subcontractors comprised between 25%-35% of the total dollar value of work performed, the firm has forged a number of lasting relationships that will be drawn on to perform the work at 151 Lenox Street. Most recently Haycon completed 1065 Tremont Street Phase 1, and is currently working on Phase 2 as we speak, utilizing its network of W/MBE to fulfill the requirements of the Boston Jobs Policy. Both Haycon and the project sponsors look forward to another diverse and inclusive list of trade businesses to perform the work on 151 Lenox Street.

Below is a list of W/MBE's used on past and current projects:

- Outkast Electrical
- Argueta Plastering
- Ben's Construction
- Brush Painting
- Fire Queen Alarm
- Hope Demo
- Rich Dinkins Painting

Employment Standards:

1. at least fifty (50) percent of the total employee worker hours in each trade shall be by bona-fide Boston Residents.
2. at least twenty-five (40) percent of the total employee worker hours in each trade shall be by minorities; and
3. at least ten (12) percent of the total employee worker hours in each trade shall be by women.

Best Faith Efforts

Developers and Contractors may rely on traditional referral methods in the hiring of journeymen, apprentices, advanced trainees and helpers. Developers and contractors also shall implement affirmative action steps which include the following to the extent that such steps do not conflict with any collective bargaining agreement:

Contractor's Best Efforts

- The contractor shall designate and shall require each subcontractor to designate an individual to serve as a compliance officer for the purpose of pursuing the Boston Residents Construction Employment Standards.
- Prior to the start of construction, the contractor and each subcontractor then selected shall meet with appropriate representatives of the construction trade unions, representatives from the Boston Residents Jobs Policy Office, and the awarding or contracting authority for the purpose of reviewing the Standards and the estimated employment requirements for construction activity over the construction period of the Covered Project.
- Whenever any person involved in the construction of a Covered Project makes a request to a union hiring hall, business agent or contractor's association for qualified workers, the requestor shall ask that those qualified applicants referred for construction positions be referred in the proportions specified in the Boston Residents Construction Employment Standards and shall, further, contain a recitation of such Standards. However, if the requesting party's workforce composition at any time falls short of any one or more of the proportions specified in the Standards, the requesting party shall adjust his or her request so as to seek to more fully achieve the proportions as specified in the Standards. If the union hall, business agent or contractor's association to whom a request for qualified employees has been made fails to fully comply with such a request, the requesting party's compliance officer shall seek written confirmation that there are insufficient employees in the categories specified in the request and that such insufficiency is documented on the unemployment list maintained by the hall, agent or association. Copies of any confirmation so obtained shall be forwarded to the Commission. Copies of any requests for qualified employees made at the time that the requesting party's workforce composition falls short of any one or more of such Standards shall be forwarded contemporaneously to the Boston Residents Jobs Policy Office. All persons applying directly to the Contractor or any subcontractor for employment in construction of a Covered Project who are not employed by the party to whom application is made shall be referred

- by said party to the Boston Residents Jobs Policy Office, and a written record of such a referral shall be made by said party, a copy of which shall be sent to said Compliance and Enforcement Division.
- All persons applying directly to the Contractor or any subcontractor for employment in construction of a Covered Project who are not employed by the party to whom application is made shall be referred by said party to the Boston Residents Jobs Policy Office, and a written record of such a referral shall be made by said party, a copy of which shall be sent to said Compliance and Enforcement Division. The contractor shall in a timely manner complete and submit to the Commission a projection of the workforce needs over the course of construction of the Covered Project. Such a submission shall reflect the needs by trade for each month of the construction process.
 - Contractors shall maintain a current file of the names, addresses, and telephone numbers of each Boston Resident, Minority and Woman who has sought employment with respect to a Covered Project, or who was referred to the contractor by the Boston Residents Jobs Policy Office but was not hired. The contractor shall maintain a record of the reason any such person was not hired. (Amendment inclusion 9/26/86) If the construction of a Covered Project is subject to any union collective bargaining agreements, it shall be required that the employee complies with any lawful union security clauses contained in such agreement. (Amendment inclusion 9/26/86 ends)
 - The contractor shall in a timely manner complete and submit to the Commission a projection of the workforce needs over the course of construction of the Covered Project. Such a submission shall reflect the needs by trade for each month of the construction process.
 - The contractor shall obtain from each worker employed in the construction of the Covered Project, a sworn statement containing the worker's name and place of residence.
 - One week following the commencement of construction of the project, and each week thereafter until such work is completed, the contractor shall complete and submit to the Boston Residents Jobs Policy Office for the week just ended a report which reflects (a) for each employee, the employee's name, place of residence, race, gender, trade and total number of worker hours he or she worked, and (b) the total worker hours of its total workforce.
 - • The contractor and each subcontractor shall maintain records reasonably necessary to ascertain compliance with the steps detailed in clauses (1) through (8) hereof for a least one year after the issuance of a Certificate of Occupancy for the Covered Project. In its review of records of a construction project submitted to demonstrate compliance with these steps, the Commission shall take into consideration any affirmative action outreach programs and affirmative action job training programs of the particular trades participating in the Covered Project.

Developer's Best Efforts

- The developers of 151 Lenox shall incorporate in every general construction contract or construction management agreement an enumeration of the Standards and shall impose a responsibility upon any such general contractor or construction management to take all steps enumerated in clauses (1) through (9), and to incorporate such Standards in all subcontracts and impose upon all subcontractors the obligation to take such steps.
- The developers shall meet with the contractor no less frequently than weekly throughout the period of construction of the Covered Project to review the contractor's compliance with such Standards and steps. The developer shall maintain minutes of such meetings and shall forward a copy of such minutes to the Boston Residents Jobs Policy Office within ten (10) days of such meeting.
- The developers shall comply with the escrow deposits as requirements of the Boston Employment Commission.
- The development team will make further inclusionary efforts by creating educational opportunities for children and adults within Lower Roxbury, structured around the design, construction and development of the site.
- The developer will create an internship for one Lower Roxbury high-school graduate to assist the project manager of 151 Lenox with a number of development-related responsibilities. This internship will be in addition to other internships that BREC offers to the local community. BREC's creation of internships for young adults within the Roxbury community is something that the company has been doing for years, with some of its interns going on to receive full time job offers.



HAYCON

784 Tremont Street
Boston, MA 02118

Dear **Subcontractor**,

The following procedures and guidelines must be followed by all subcontractors performing work on **the above referenced project**.

This project is subject to the Boston Residents Jobs Policy, and will be monitored by the Boston Residents Jobs Policy Office and by this office to ensure that best efforts are made for employment of 50% Boston residents, 40% minorities and 12% females.

1. Submit a letter to the union explaining that this project is subject to the Boston Residents Jobs Policy, which requires that employment of 50% Boston residents, 40% minorities and 12% females must be achieved on a weekly basis until completion of your contract with this company.
2. As your company gets ready to hire workers from the local union, keep in mind that all requests made by your job representative in your office must be done in writing. All requests must include:
The name of the representative making such request, name of persons s/he contacted at the union hall, date of contact and action taken by union representative.
3. A meeting is to take place with union business agents before your company starts any type of work on this project.
4. Records must be kept by your office for all walk-in applicants. Records should include the name, address, and telephone number of the applicant, the position for which the applicant applied, whether the applicant is a resident, minority or female, and action taken by your office.
5. A meeting will be called by a representative of Haycon, the General Contractor and the Boston Residents Jobs Policy Office to discuss what other steps will be taken to help your office comply with these requirements.

Implementation of the above guidelines will help to make this project a success.

Sincerely,

C. Patrick Haydon, Owner Haycon LLC

cc: Boston Residents Jobs Policy Office

p 617.652.0670

HAYCON-INC.COM

f617.516.1605

2.9 Zoning Analysis and Regulatory Approvals

This site is located in the Roxbury Neighborhood District, within the Multifamily Residential/Local Services Sub-district, and is principally governed by the provisions of Article 50 of the Boston Zoning Code. The site also falls within the Boulevard Planning Overlay District as it is located within 100 feet from the center line of Tremont Street. Sections 50-26 through 50-29, 50-37 through 50-41, and section 50-44 of the Zoning Code set forth general regulatory, use, and design guidelines along with design review applicability for proposed projects in the Boulevard Planning Overlay District within the Roxbury Neighborhood District. Furthermore, the proposed building is subject to Small Project Design Review as outlined in Section 80E-2.1. Article 80 requires a development review process that may include, but is not limited to, review of a project's impacts on transportation, public realm, the environment, and historic resources. A project greater than 20,000 square feet but less than 50,000 square feet and/or netting more than 15 residential units is subject to Small Project Review.

The site is also located within the boundaries of the Restricted Parking District overlay.

A breakdown of the use and dimensional zoning requirements within the Roxbury Neighborhood District and MFR/LS sub-district is included in the table below. The project will require variances from the ZBA for floor to area ratio, maximum building height, lot area requirements per additional unit, usable open space and parking, in addition to front, side, and rear yard setbacks.

In addition, the proposed project would require an easement from the City of Boston to use the roughly ten foot strip of land opposite Tremont Street for access to and from the proposed parking spaces. This ten foot strip would not be enough to satisfy the building code requirement for the drive isle needed to access the parking spaces so a building code variance would be needed. Alternatively, the development team may pursue an easement from the abutters at Camfield Estates for shared use of their drive isle.

Regarding other regulatory approvals, the proposed bays of the building would project into public space and require approval from the Department of Public Works (Public Improvements Commission). In addition, permits from Public Works would also be needed to open up the street and bring necessary utilities into the building. The development team will work to mitigate any traffic disturbances during the period of work within the public way. In addition, all requirements and safety precautions will be met to comply with Public Works and safety requirements.

ZONING ANALYSIS		
Minimum Lot Area (sq. ft.)	4,000 for first 3 units	4,692
Proposed Floor Area (sq. ft.)	28,685	28, 685
FAR (floor to area ratio) maximum	1	6.11 - Variance Required
Building Height Maximum (Stories)	4	6.5 - Variance Required
Building Height Maximum	45 ft	64 feet - Variance Required
Additional lot area req'd for each additional dwelling unit (over 3)	1000 sq ft	Variance Required
Lot width minimum	40 ft	51 ft 11 3/4 inches
Lot frontage minimum	40 ft	51 ft 11 3/4 inches
Usable open space per dwelling unit minimum	200 sq ft	Variance Required - See Note 1
Front setback minimum	20 ft	Street Wall Continuity
Side setback minimum	10 ft	Variance Required
Rear setback minimum	20 ft	Variance Required
Rear yard max % for accessory building	25%	0%
Off-Street Parking Requirement(space per dwelling unit)	1	Variance Required

Note 1 - Although we do not meet the open space requirements for all 29 residential dwelling units , 11 of the 28 units have exclusive use of private terraces and balconies.

Outdoor space averages 39 sq. ft. for each of these 11 units.

2.10 Development Timeline

The development team anticipates a total project duration of 27 months from tentative designation to certificate of completion and occupancy. A summary of this timeline is provided below.

February 1, 2018 – Proposals due to BPDA; Developers make presentations to the Community and BPDA.

April 2018 – Tentative designation made; Submit application for Small Project Review (SPR) for Design Review.

June 2018 – SPR complete; File building permit application with Inspectional Services (ISD) for rejection letter related to zoning code violations.

August 2018 – Zoning Board of Appeals (ZBA) hearing date assigned.

October 2018 – ZBA hearing; BPDA recommendation submitted to ZBA; Decision filed 3 weeks later, appeal period ends 4 weeks after decision is filed.

December 2018 – ZBA appeal period expires; BPDA Design Review completed as part of SPR.

January 2019 – Building permit issued; Site preparation and construction begins.

April 2020 – Construction completion; Certificate of Completion issued by the BPDA; Certificate of Occupancy issued by ISD and Boston Fire Department.

Section 3

Green Building Design Summary

3.1 Overview of Project Features

Context

The 151 Lenox Street development team and the Boston Redevelopment Authority are committed to the creation of residential facilities that fit comfortably within existing communities, meet the development objectives of the city, minimize resource impacts, make the most use of local energy sources, and provide residents with a healthy, durable home. The location of the site supports a modern urban lifestyle sought by a varied demographic that appreciates access to public transportation, healthy interiors, and connectivity. This development will be on the vanguard of a new wave of efficient and highly affordable residential construction in Boston.

Water

Water and sewer services provided by the City of Boston support continuously expanding demand as urban density increases. Nearly all water that is delivered to a residential building exits as slightly warmer wastewater. Aside from the environmental impacts of water diversion and wastewater discharge, there are considerable electrical impacts due to the operation of pumps and other equipment within collection and treatment processes.

Water consumption patterns in residential buildings are dominated by bathing and toilet flushing. Additional consumption is driven by appliances and, to a lesser extent, faucets at kitchen and bathroom sinks. The small footprint of this particular site and the provisioning for the potential installation of PV across the roof eliminate the need for irrigation. Use of low-flow toilets and showerheads will have the greatest impact on water consumption. Use of high efficiency commercial laundry equipment in common laundry rooms and high efficiency dishwashers and low-flow faucet aerators in apartments will also play a role in reducing water and wastewater loads.

Low-Energy Design

By law, all new construction projects in Boston need to satisfy basic performance requirements prescribed by the Stretch Energy Efficiency Code. The Proposed Project will strive for LEED Silver certification through use of high efficiency lighting and mechanical systems, high quality insulation and fenestration systems, as well as low-impact construction materials, to achieve a HERS index within the range allowed under the provisions set forth in the RFP. BREC, FFA and Haycon have extensive experience in delivering buildings that exceed the City's efficiency requirements for new construction. Energy consumption in residential buildings is driven by three primary factors: environmental and ventilation loads, the performance of heating, ventilating, and air conditioning (HVAC) systems, and internal equipment required to support modern life. The team plans to address these three factors as follows:

Environmental and Ventilation

1. Exterior walls will have infill and continuous insulation as needed to achieve R-30. Wood framing in the upper levels reduces bridging effects that erodes infill insulation effectiveness. The use of continuous insulation further reduces bridging. Stretch energy code would require a wood-frame wall assembly to be R 19.6.
2. The flat roof will have a thermal resistance of R-63. The stretch energy code would require this assembly to be R-25.6. The increased insulation will primarily impact residences on the top floor.
3. Potential: Fenestration systems will be triple-glazed units having an assembly value of $\leq U-0.27$ and a solar heat gain coefficient of ≤ 0.30 . Stretch energy code requirements are U-0.35 for non-metallic framing systems and 0.40 SHGC.
4. Air sealing will be provided per code requirements and will be tested to confirm achievement of ≤ 3.0 ACH at 50 Pa.
5. Air sealing between individual residential units shall be limited to ≤ 3.0 ACH at 50 Pa.
6. Potential: Operable windows will be equipped with sash position sensors to lock out HVAC systems when windows are open (with provision for freeze prevention).
7. Active ventilation will be provided continuously at code required rates via a central dedicated outdoor air system. Loads will be minimized through the use of energy recovery technology. Delivery of tempered air to the return of each apartment's fan coil unit will provide partial economizer functionality.
8. Latent loads associated with water and vapor intrusion will be eliminated through use of sub-grade moisture barriers, combined air and moisture barriers located between continuous and infill insulation layers in above-grade walls, and a façade design that does not rely upon elastomeric sealants

HVAC Performance

9. The mechanical system will be based around air-cooled variable refrigerant flow (VRF) systems that permit loads to be shared among concurrently heating and cooling zones. Central compressor units include inverter-driven compressors capable of operating in cooling down to 18°F. VRF system controls support separate metering of individual residential units' energy consumption and equitable distribution of common equipment energy use.

10. Fan coil units in apartments include electronically commutated (EC) motors capable of multi-speed operation in response to zone needs. Fan power demand will be reduced through the use of low-pressure distribution ductwork design.
11. Fan energy consumption with the common energy recovery ventilation (ERV) unit will be minimized through over-sizing risers, ductwork, and energy recovery wheel. The recovery section will be equipped with bypass dampers around the wheel to minimize pressure drop penalties during economizer operation.
12. ERU cooling performance and ability to effectively dehumidify air during the summer will be optimized through the use of inverter-driven compressors capable of low turn-down operation.
13. Kitchen exhaust fans will be Energy Star rated and ducted directly to the outside of the building.

Internal Equipment

14. Lighting in common areas such as stairways and corridors will use LED technology with occupancy sensor-based controls to automatically dim output to a minimum level necessary for safety and security.
15. Recessed lighting within apartments will use LED technology.
16. Refrigerators will be rated at CEE Level 2 or higher.
17. Dishwashers will be Energy Star rated.
18. Potential: Showers will be equipped with drain heat recovery systems to capture 35% of waste heat.
19. Regenerative drives on gearless elevator systems (75% less energy than a standard hydraulic system.)
20. Laundry facilities are shared rather than in-unit, reducing water use and energy consumption. Use of Energy Star rated commercial extractor washers reduces energy used for clothes drying.
21. Clothes dryer makeup is provided directly to each dryer and does not require conditioning or tempering. This reduces ventilation loads and reduces the tendency for laundry rooms to negatively pressurize buildings.
22. Ancillary fans will be driven by EC motors.

Renewable Energy Systems

Options for renewable energy generation at this site are limited to photovoltaics (PV) and solar thermal for hot water generation. The roof of the proposed building is a good location for potential solar thermal and can potentially support a sizeable PV array. BREC would be the sole grantee of an easement over the roof-top at 888 Tremont provisioning the future installation on-site renewable energy. While the proposed project will strive to achieve a HERS rating between 50 and 30, it is likely that achieving said benchmark would not require the installation of solar energy generation measures.

1. Potential: Solar thermal systems are generally sized to meet 80% of a facility's annual water heating loads and are a space-efficient method of reducing one of the largest energy end uses.
2. Potential: The facility energy utilization index (EUI) if solar thermal is taken into account is likely to be on the order of 15 kBtu/ft² to 16 kBtu/ft².
3. Potential: The annual electricity generation requirement would be around 145,000 kWh for a 30,490 ft² building using 16 kBtu/ft². Annual generation would need to be 135,000 kWh for 15 kBtu/ft².
4. Potential: If 80% of the 4,500-ft² roof is covered by 17 W/ft² panels with 1,100 equivalent full load hours (EFLH) of operation per year, the annual output of this 61.2 kW array would be 67,300 kWh, or 46% of the total building load at 16 kBtu/ft² or 50% of the load at 15 kBtu/ft².

Energy Incentive Programs

A variety of state, utility, and free market funding sources are available to help offset the incremental cost associated with optimizing the energy performance and grid impact of the proposed building. The proposed design will likely qualify for prescriptive incentives through the MassSave Multifamily Residential New Construction program for elements such as high-performance lighting and automatic controls, efficient appliances, use of electronically commutated motors in air systems, high efficiency air-source heat pumps, additional envelope insulation and high-performance windows.

Section 4

Design Summary



4.1 Description of Design Drivers and Goals

The architectural design of the proposed building will not attempt to replicate the historic architecture of the surrounding buildings; rather it will be a transitional style that blends harmoniously with the surrounding buildings. Although it stands taller than its immediate neighbors, the matching of materials from 888 Tremont Street and the building's set-back on the upper two floors help ease the transition from 888 Tremont Street to the proposed height at 151 Lenox. Aesthetically, the building will interpret historic elements of the surrounding buildings in its transitional language, including the bottom/middle/top delineations that are typical of brick row-houses, along with the utilization of bays and the matching of lines from the adjacent building at 888 Tremont Street. The main entry for tenants living in the building will be at Tremont Street and having two additional entries along the Lenox street side serving the Community space and other duplex living units. Having entries at both sides of the building will enhance the street level activity and sense of community. With specific regard to integrating the proposed building's design with 888 Tremont Street, the development team has a pronounced advantage over other development teams. Both the owner of 888 Tremont Street, Frank Williams, and the architect, Francke and French Architects, are on the 151 Lenox development team. This will undoubtedly maximize the collective architectural integration, efficiency and livability of both projects.

Building Height Precedents



① 660 Columbus Avenue - 66'-0"



② 650 Columbus Avenue - 66'-0"



③ 951 Tremont Street - 44'-0"



④ 827-833 Tremont St. - 40'-0"



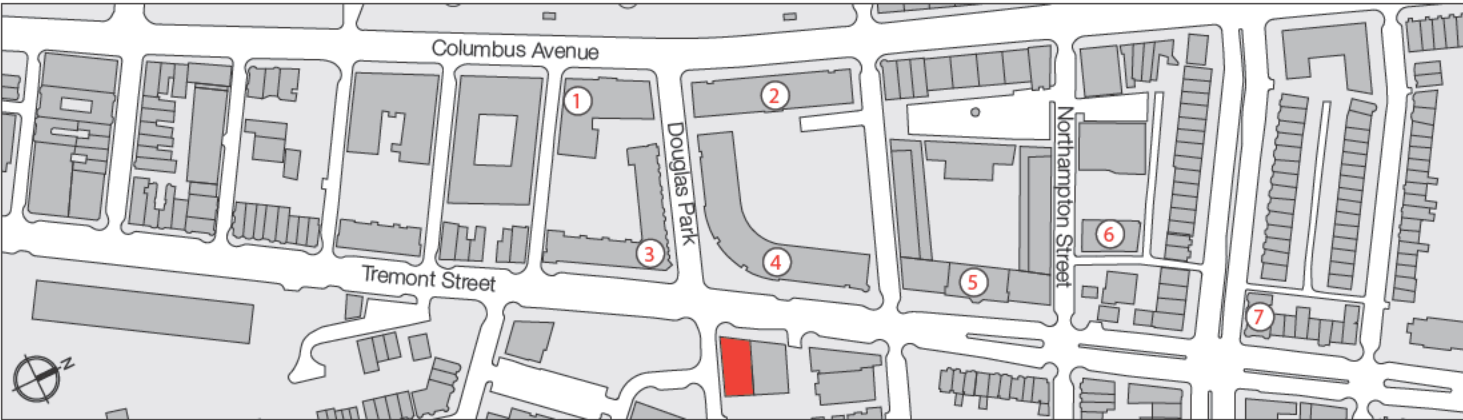
⑤ 791 Tremont Street - 67'-0"



⑥ 255 Northampton Street - 75'-0"



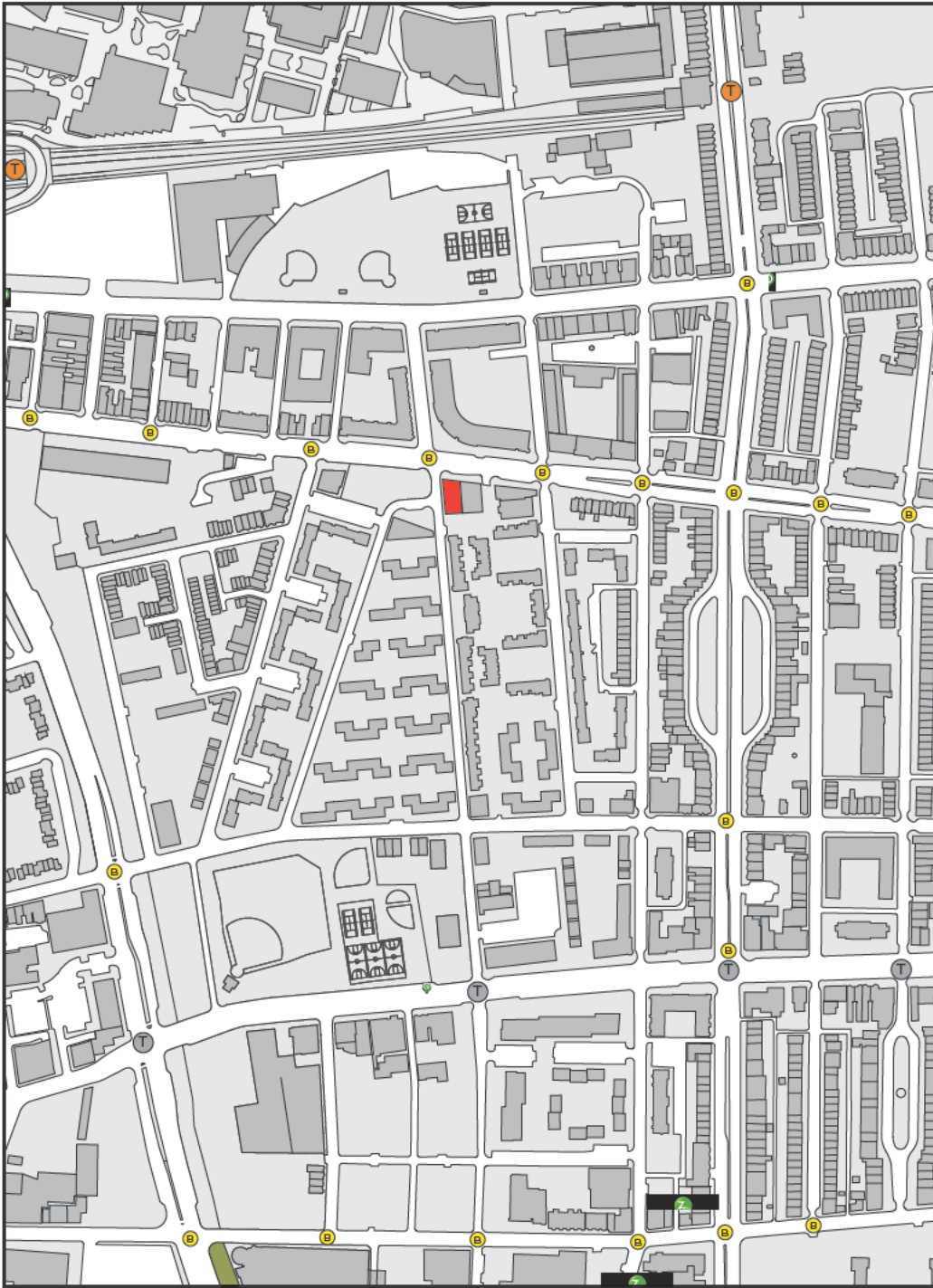
⑦ 781 Tremont Street - 74'-0"








4.2 Neighborhood Map and Locus Plan



4.3 Map of Public Transit and Pedestrian Traffic

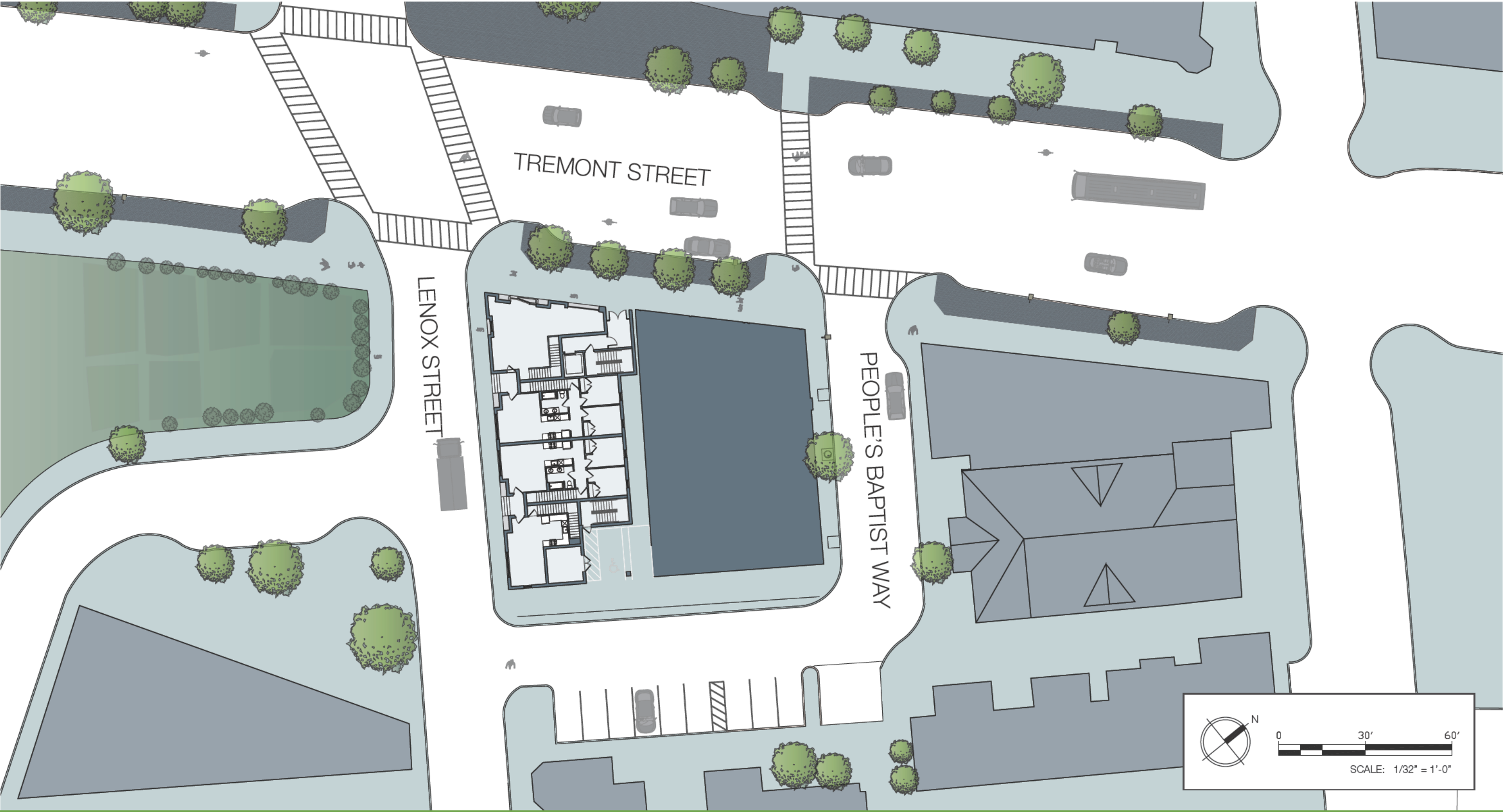


-  - Bus Route
-  - Orange Line Route
-  - Zipcar Locations
-  - Silver Line Route
-  - Hubway Locations

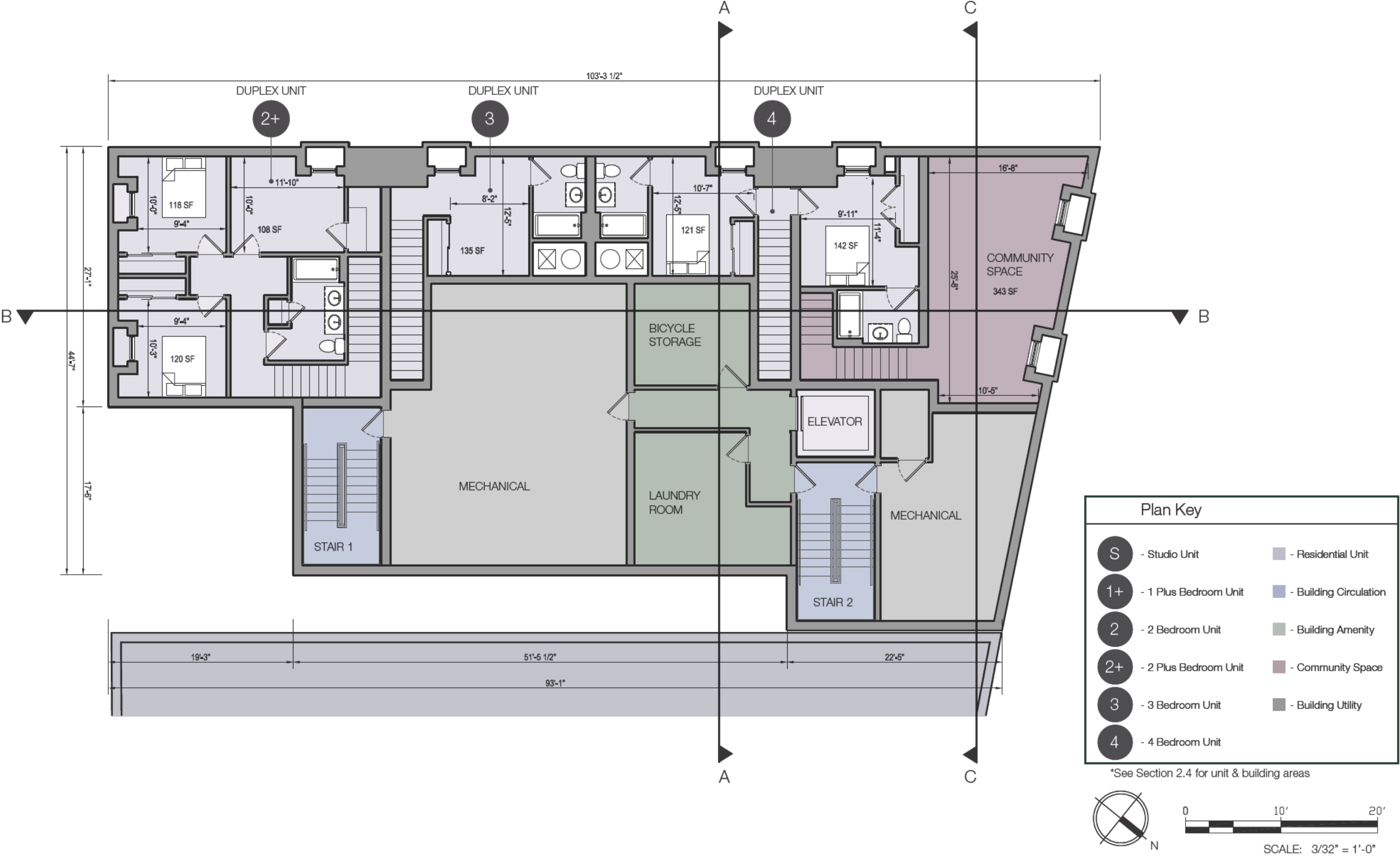


4.4 Architectural Drawings

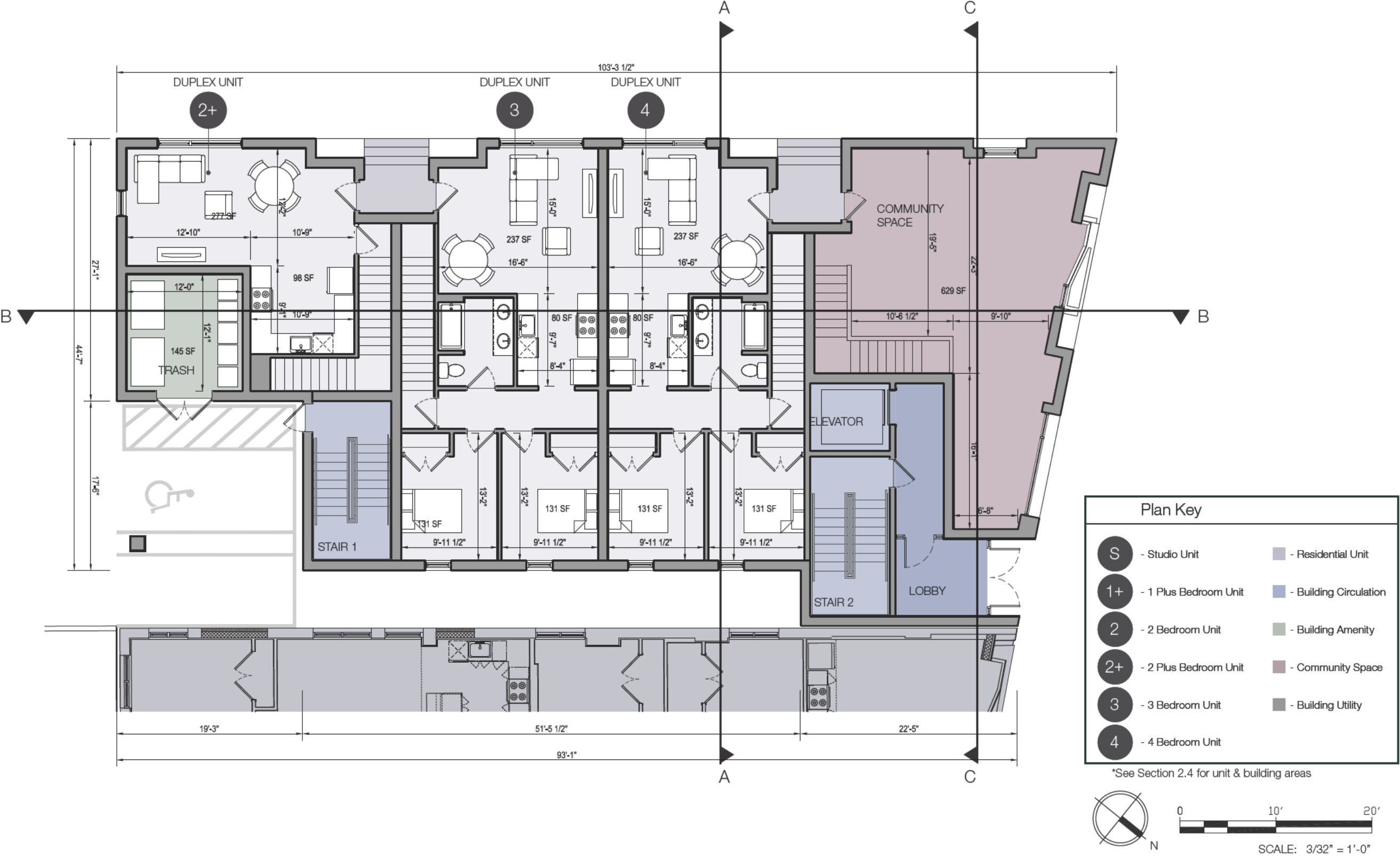
Site Plan



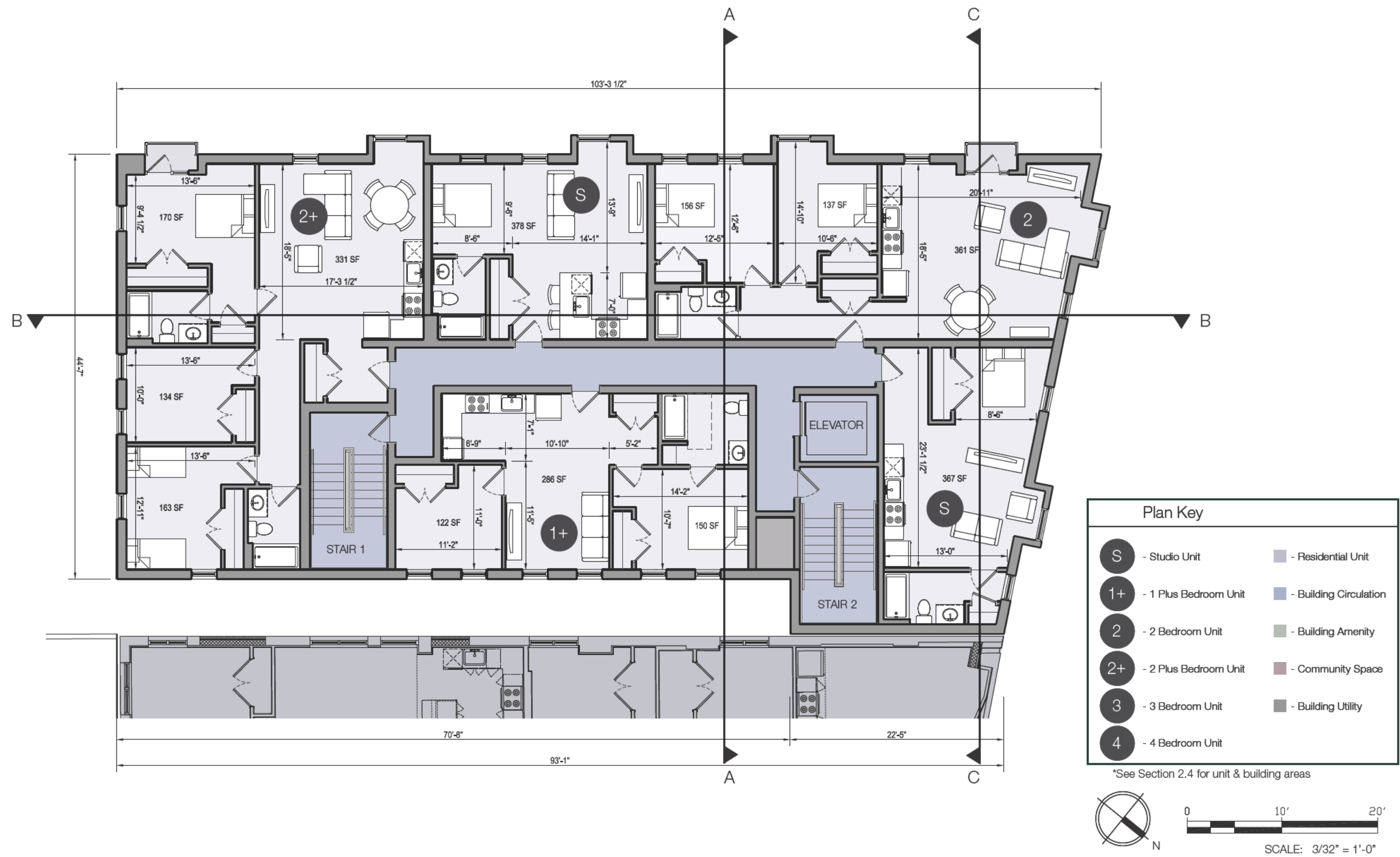
Basement Floor Plan



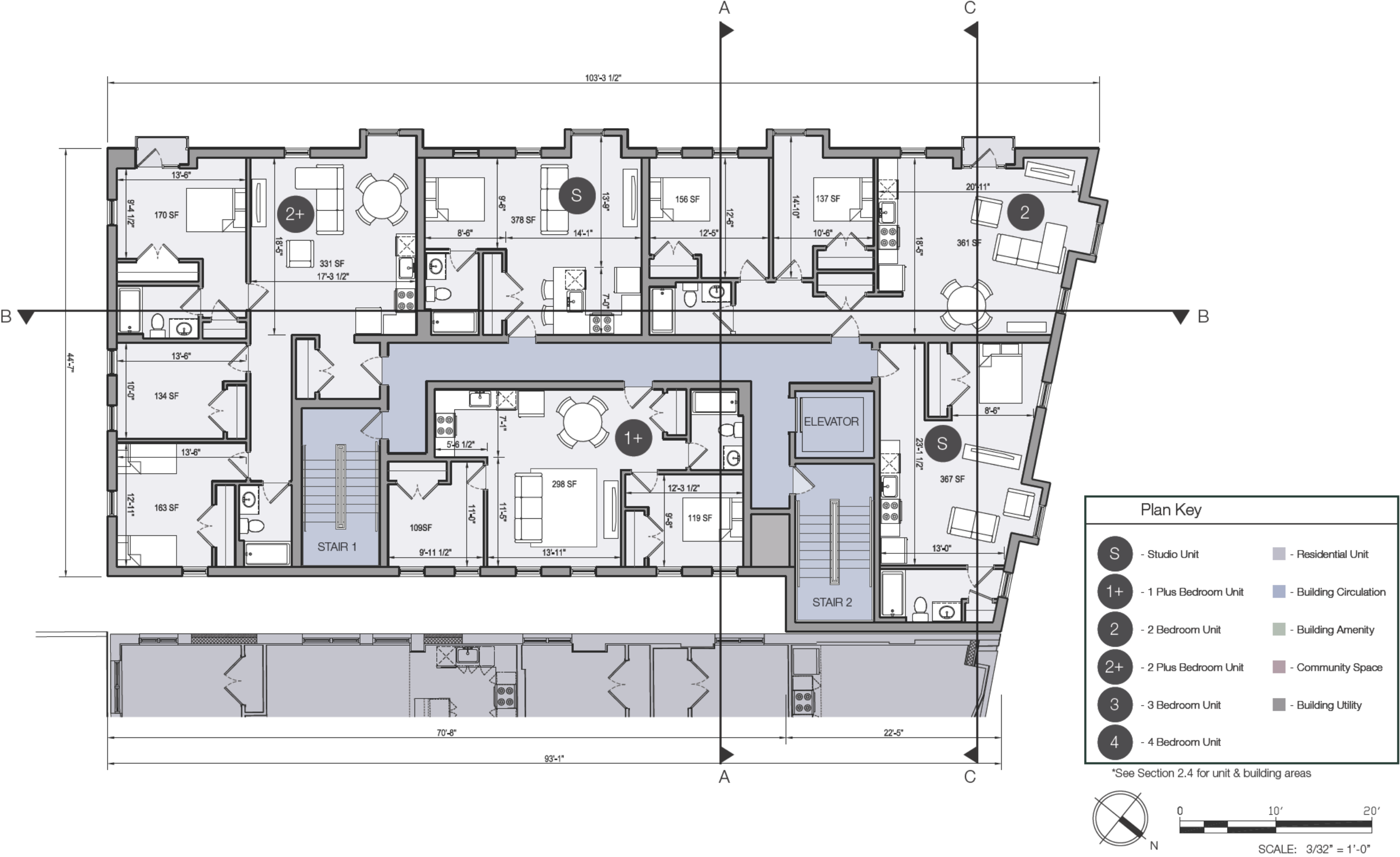
Ground Floor Plan



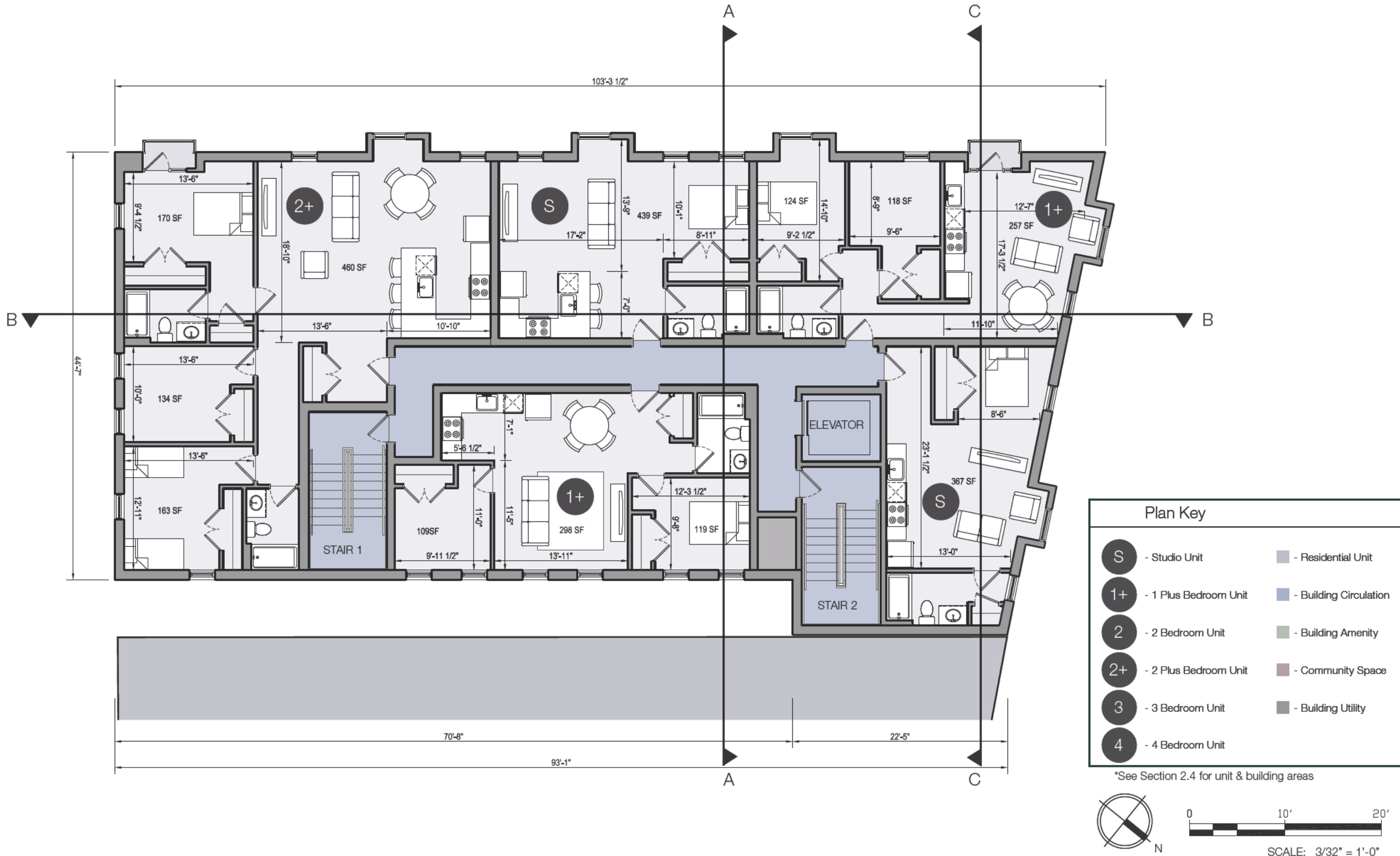
Second Floor Plan



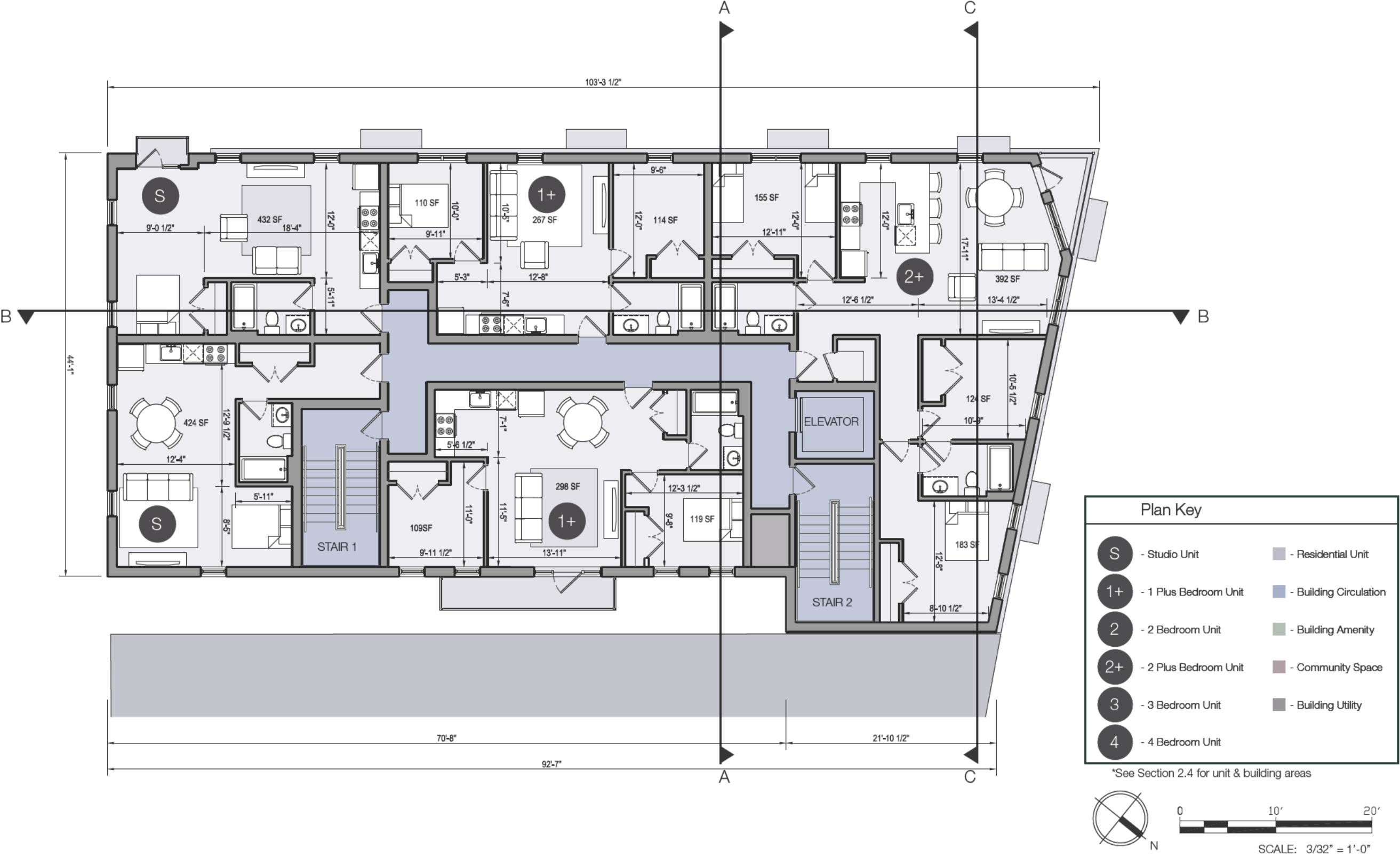
Third Floor Plan



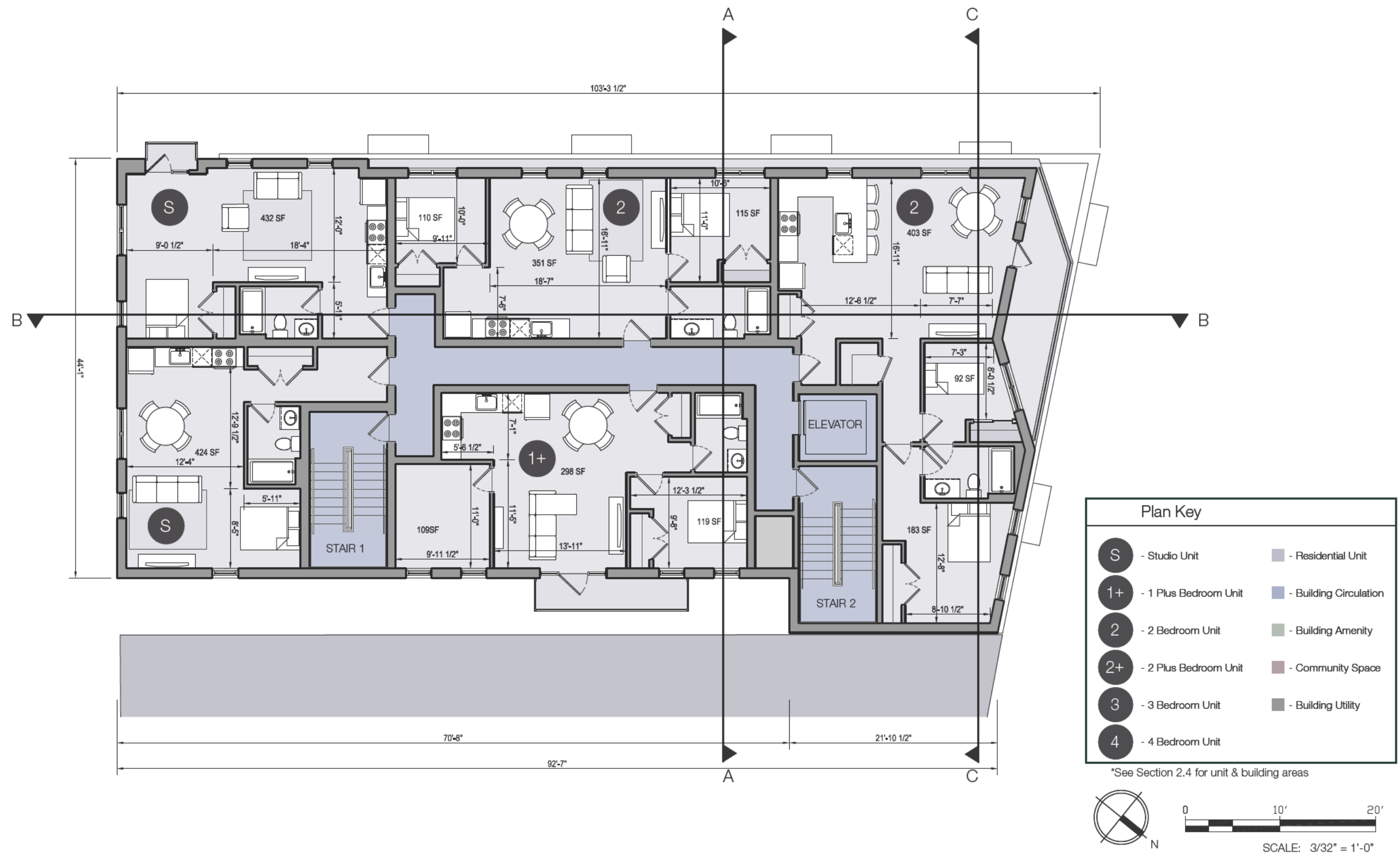
Fourth Floor Plan



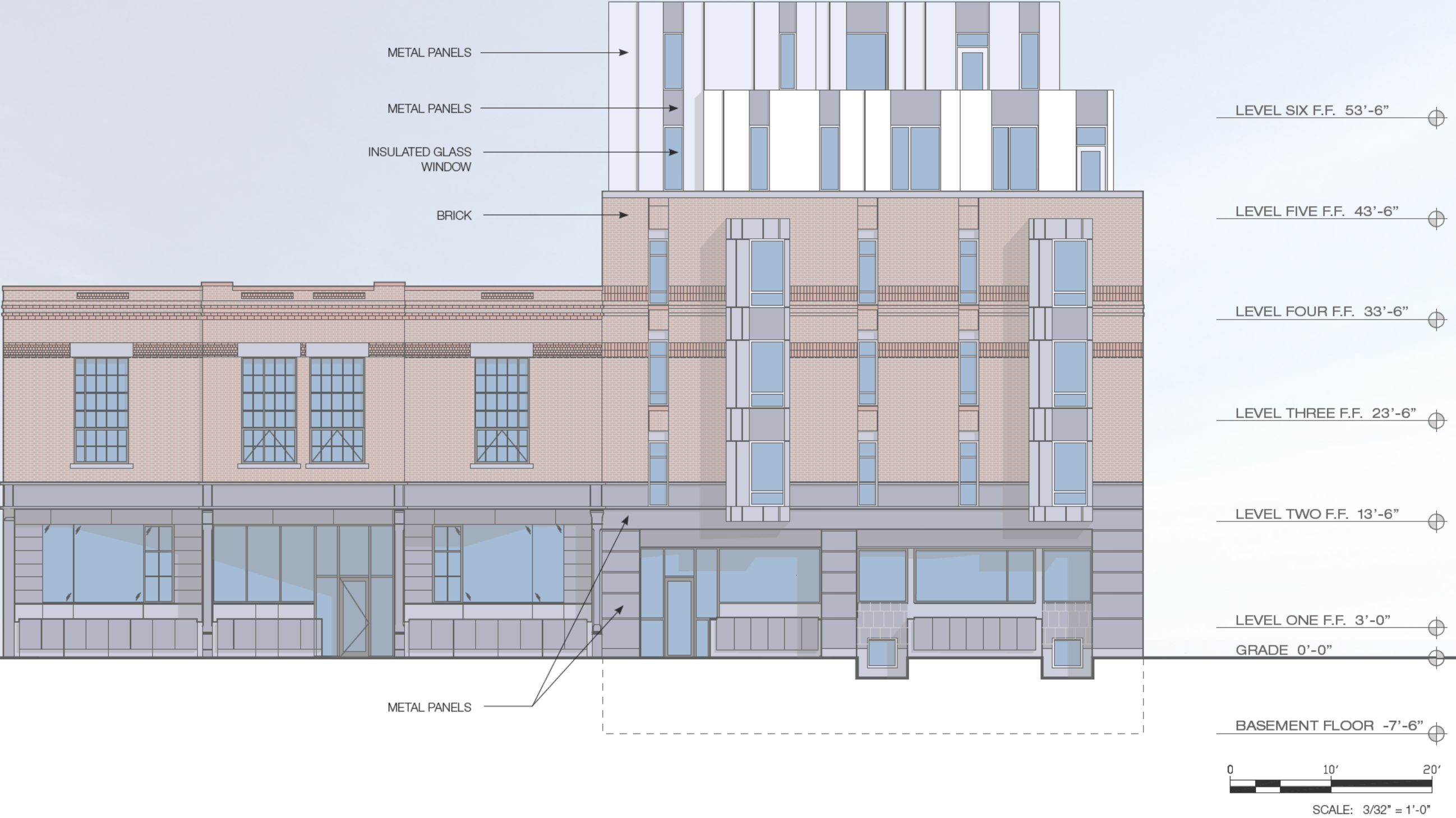
Fifth Floor Plan



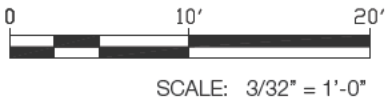
Sixth Floor Plan



Northwest Elevation



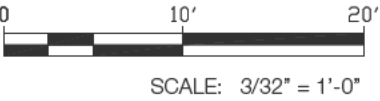
Southwest Elevation



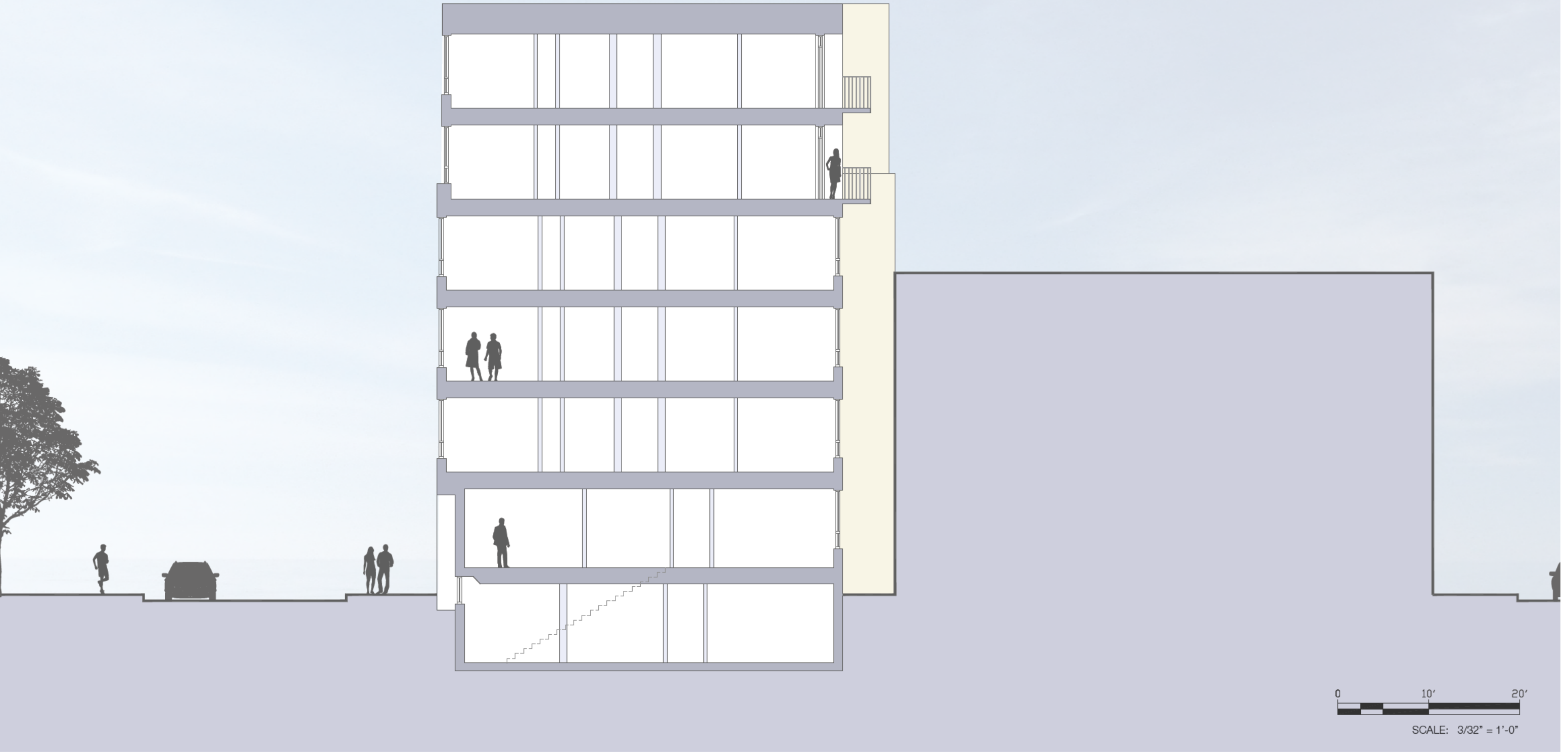
Southeast Elevation



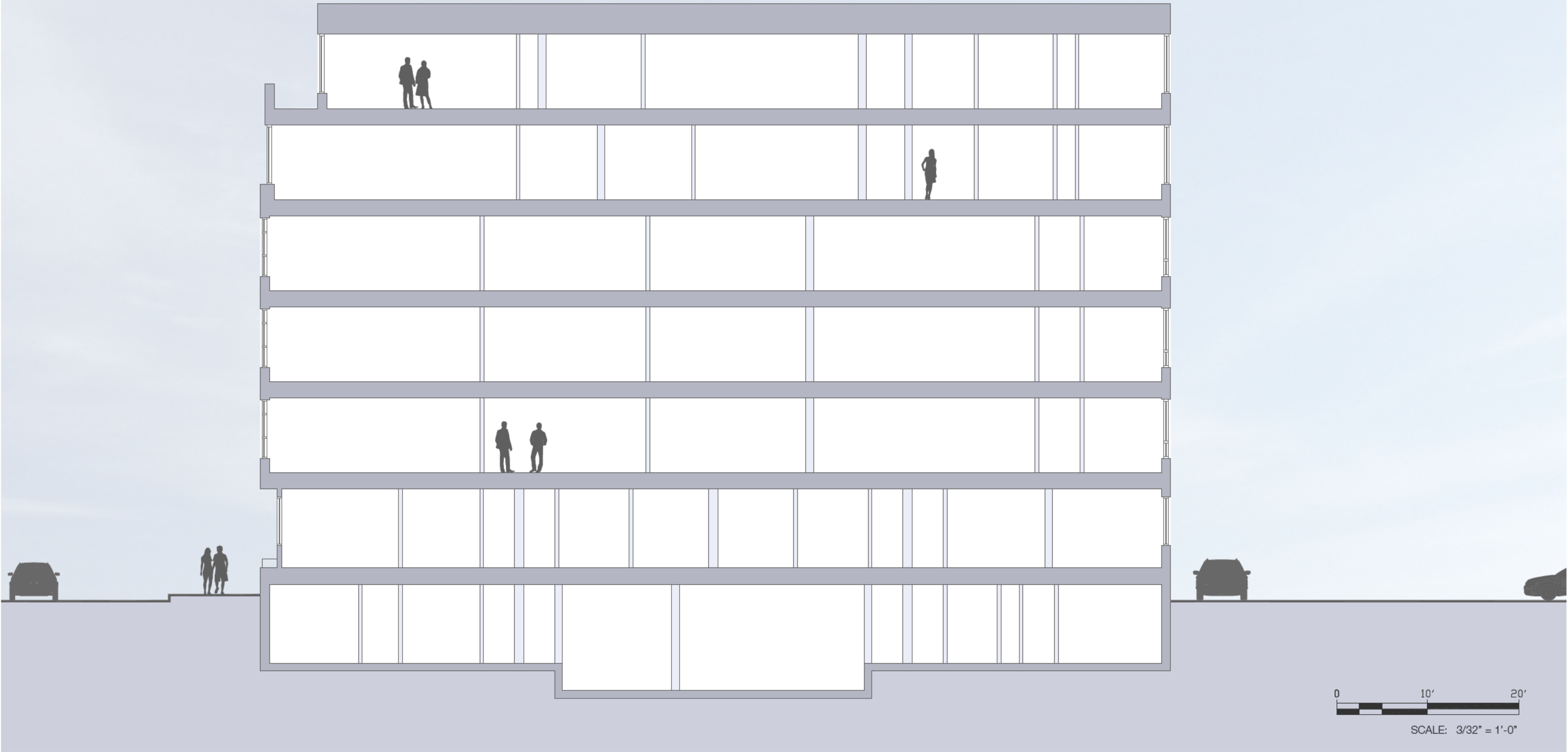
Southwest Elevation



Section A-A



Section B-B



Section C-C



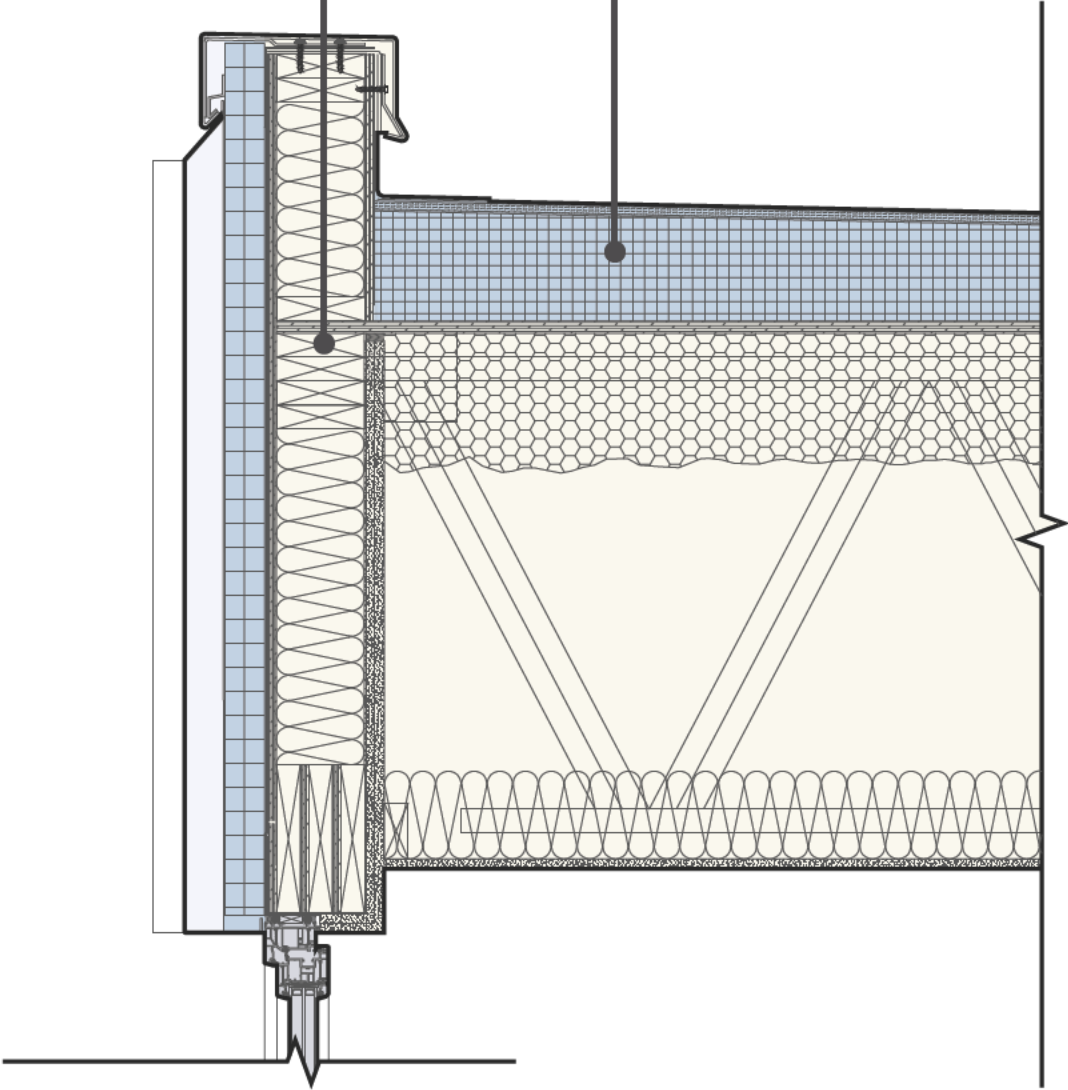
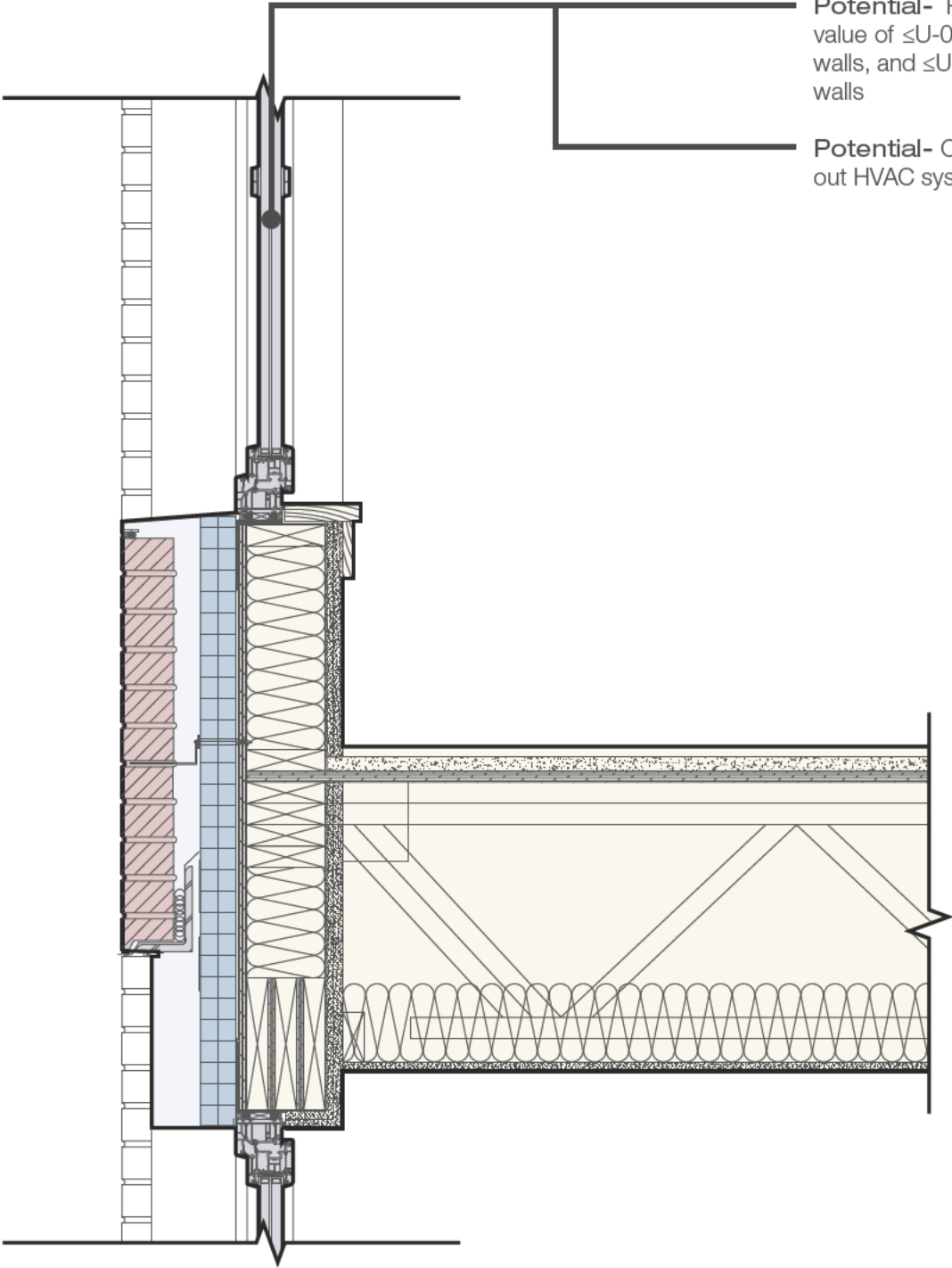
The flat roof will have a thermal resistance of R-63

Exterior walls will have infill and continuous insulation as needed to achieve R-33.

Potential- Fenestration systems will be triple-glazed units having an assembly value of $\leq U-0.14$ and a solar heat gain coefficient of ≤ 0.60 at NE and NW exterior walls, and $\leq U-0.27$ and a solar heat gain coefficient of ≤ 0.30 at SE and SW exterior walls

Potential- Operable windows will be equipped with sash position sensors to lock out HVAC systems when windows are open

Wall Sections



View Facing Northwest





“Town-House” Duplex Unit Entry View

View Facing Northeast





Residential Lobby Entry View

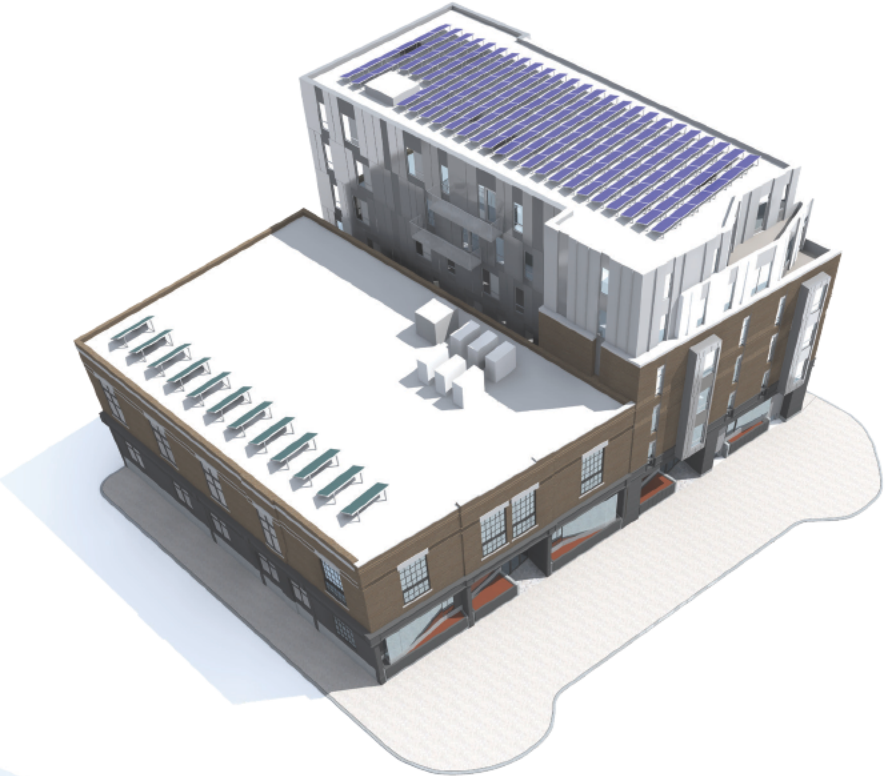
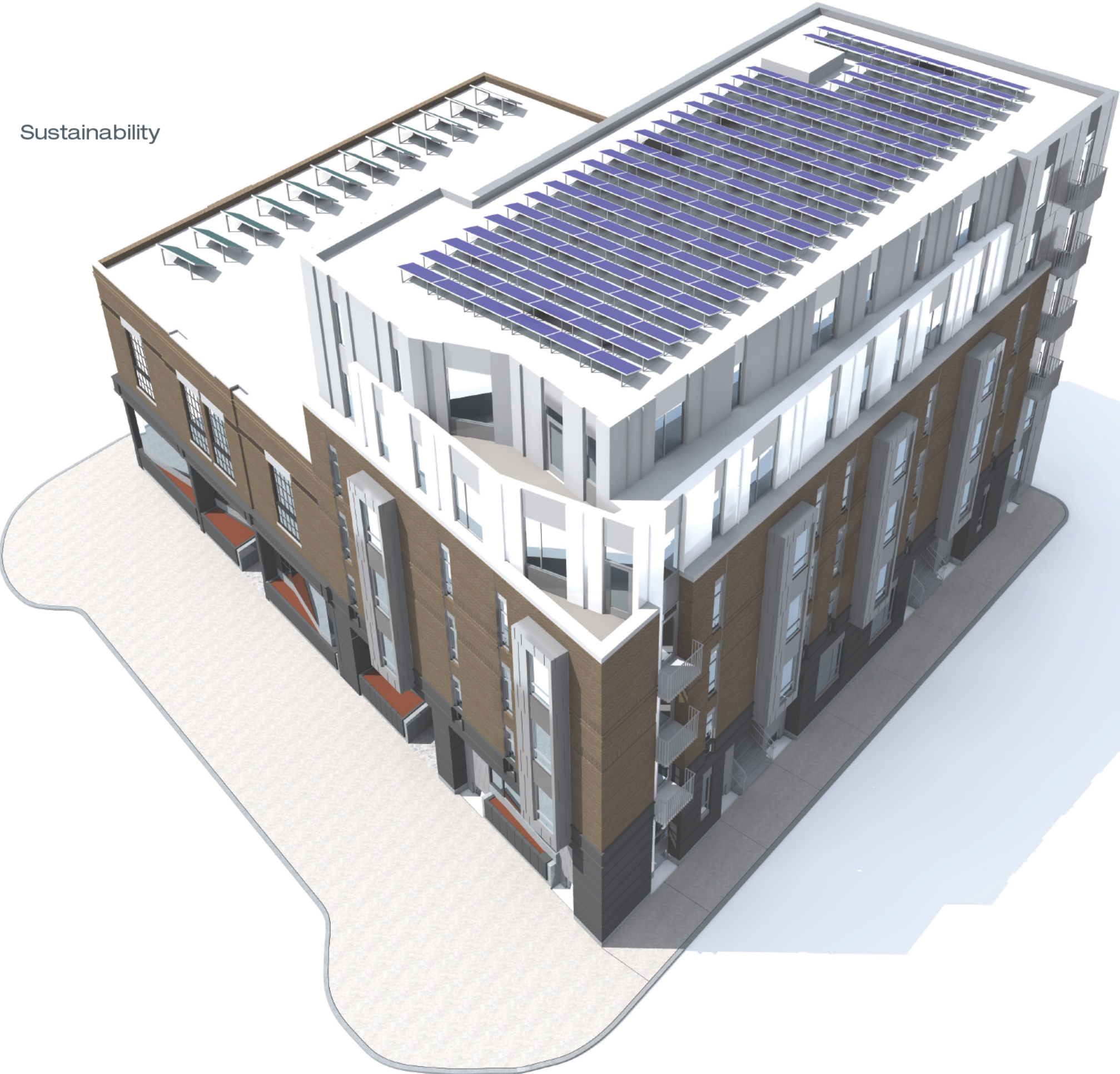
View Facing Southwest



Lenox Street View

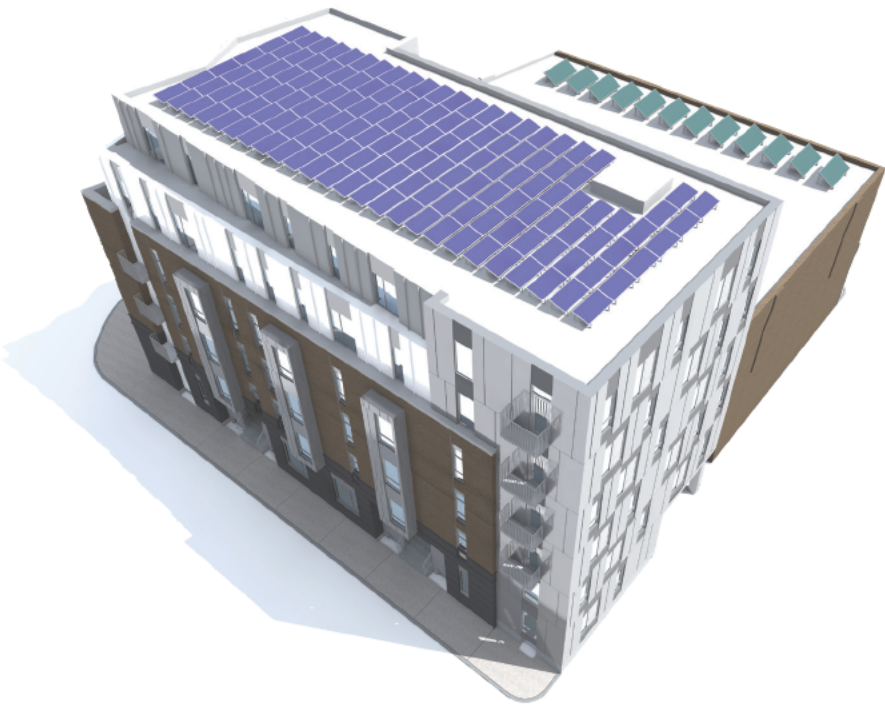


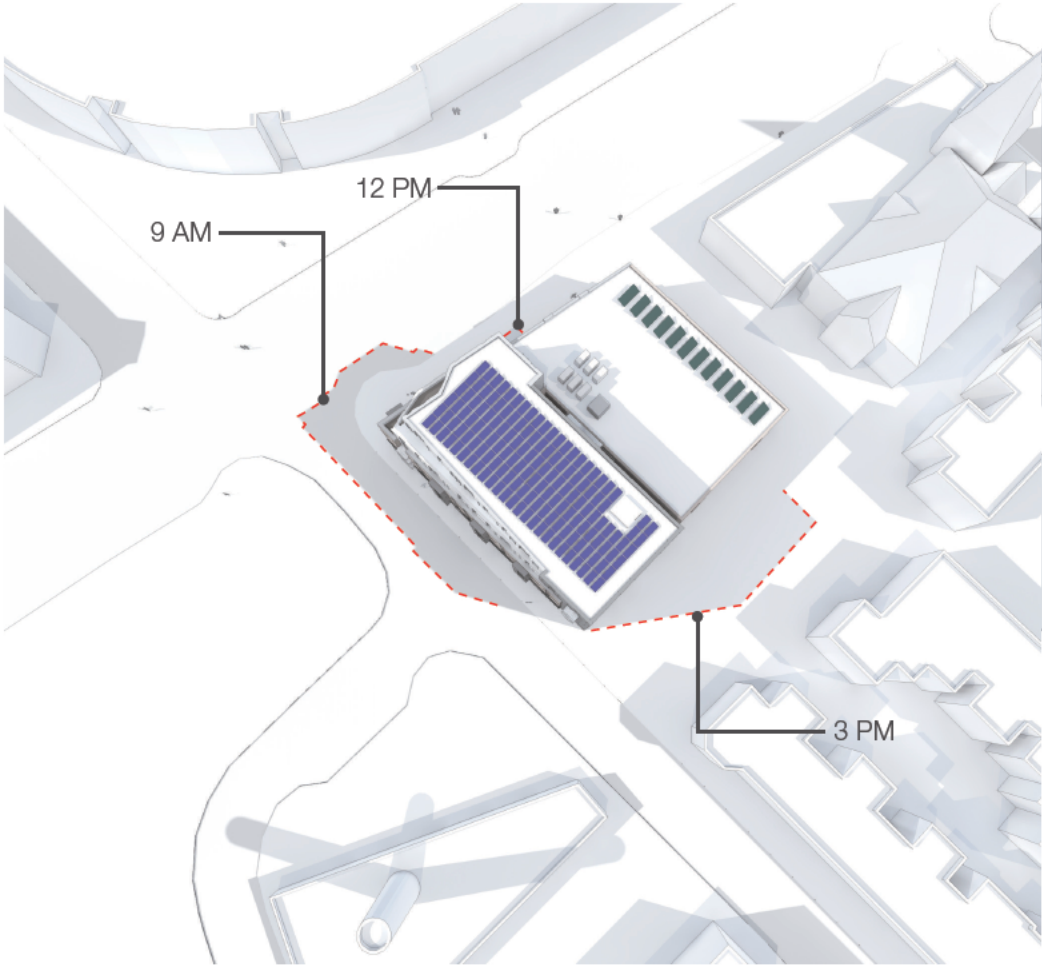
Sustainability



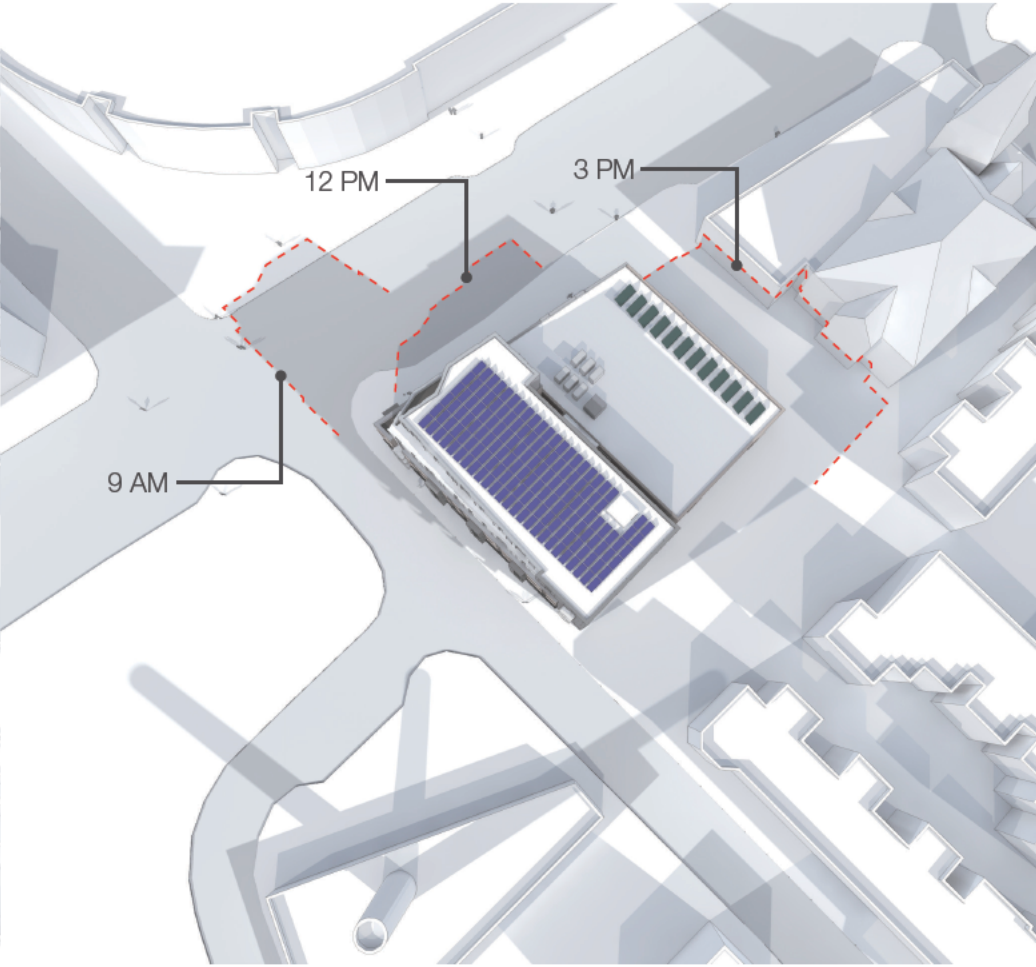
Potential- Solar thermal system sized to meet 80% of a facility's annual water heating loads and will be a space-efficient method of reducing one of the largest energy end uses. Panels will be located on adjacent existing roof through exclusive use with property owner allowing for maximum PV array on new proposed roof.

Potential- 80% of the roof is covered by 17 W/ft² photovoltaic panels with 1,100 equivalent full load hours (EFLH) of operation per year, the annual output of this 61.2 kW array will be 67,300 kWh, or 46% of the total building load at 16 kBtu/ft² or 50% of the load at 15 kBtu/ft².

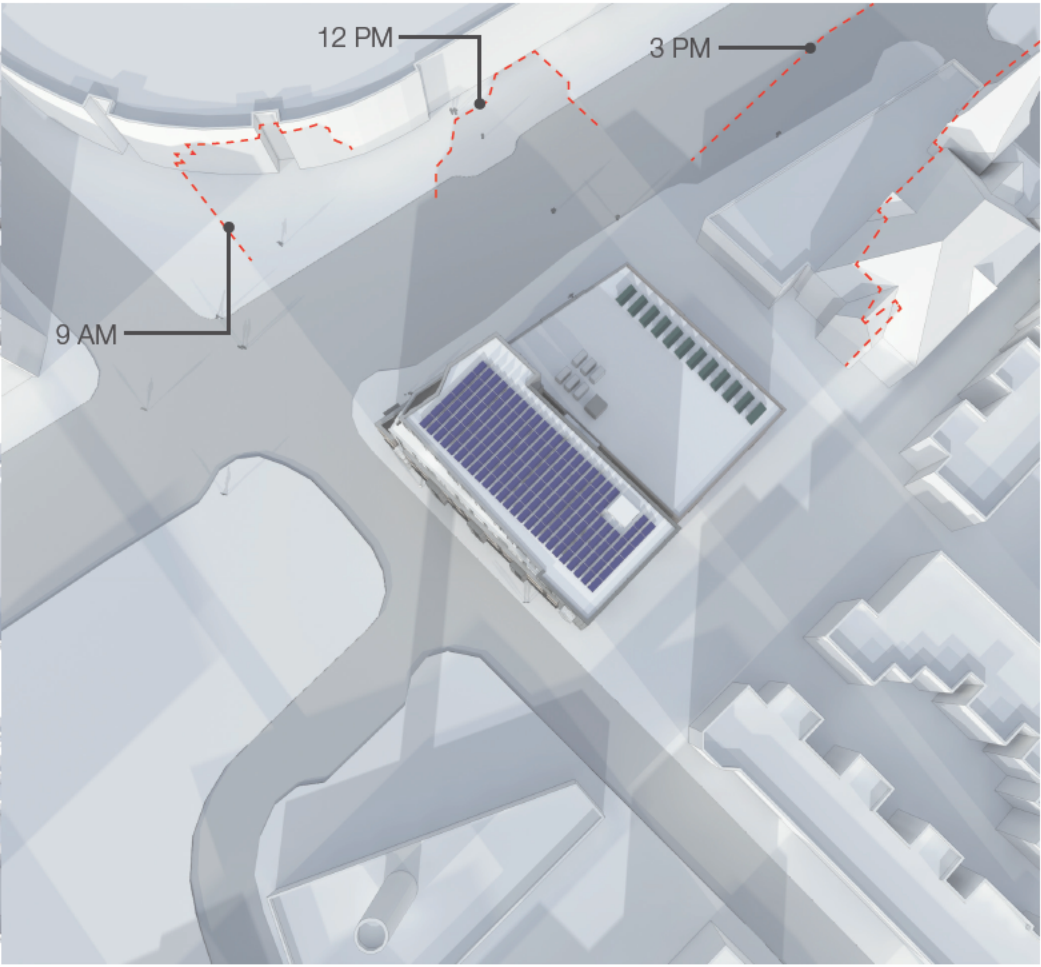




SUMMER SOLSTICE - JUNE 21ST



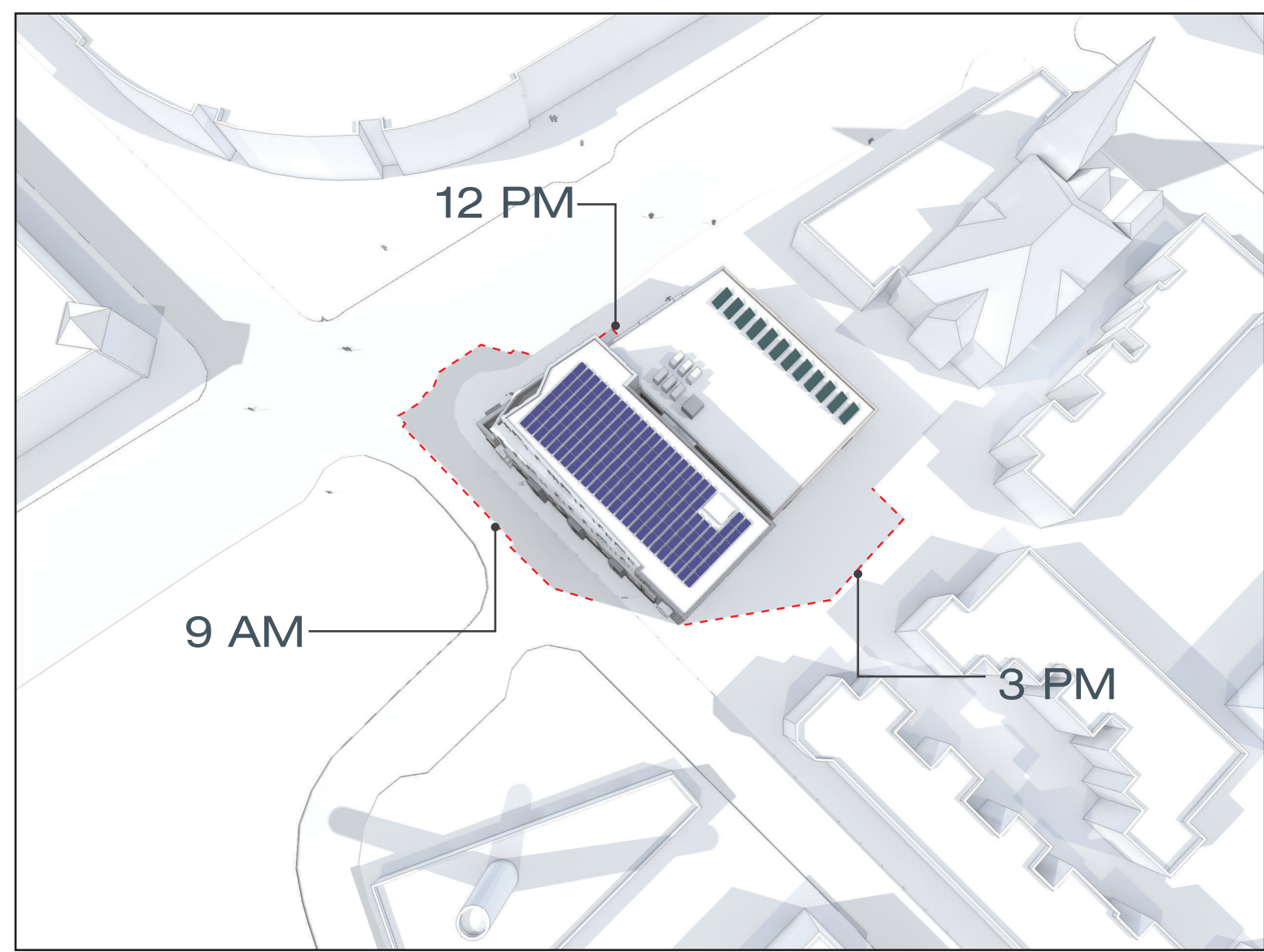
EQUINOX - MARCH & SEPTEMBER 21ST



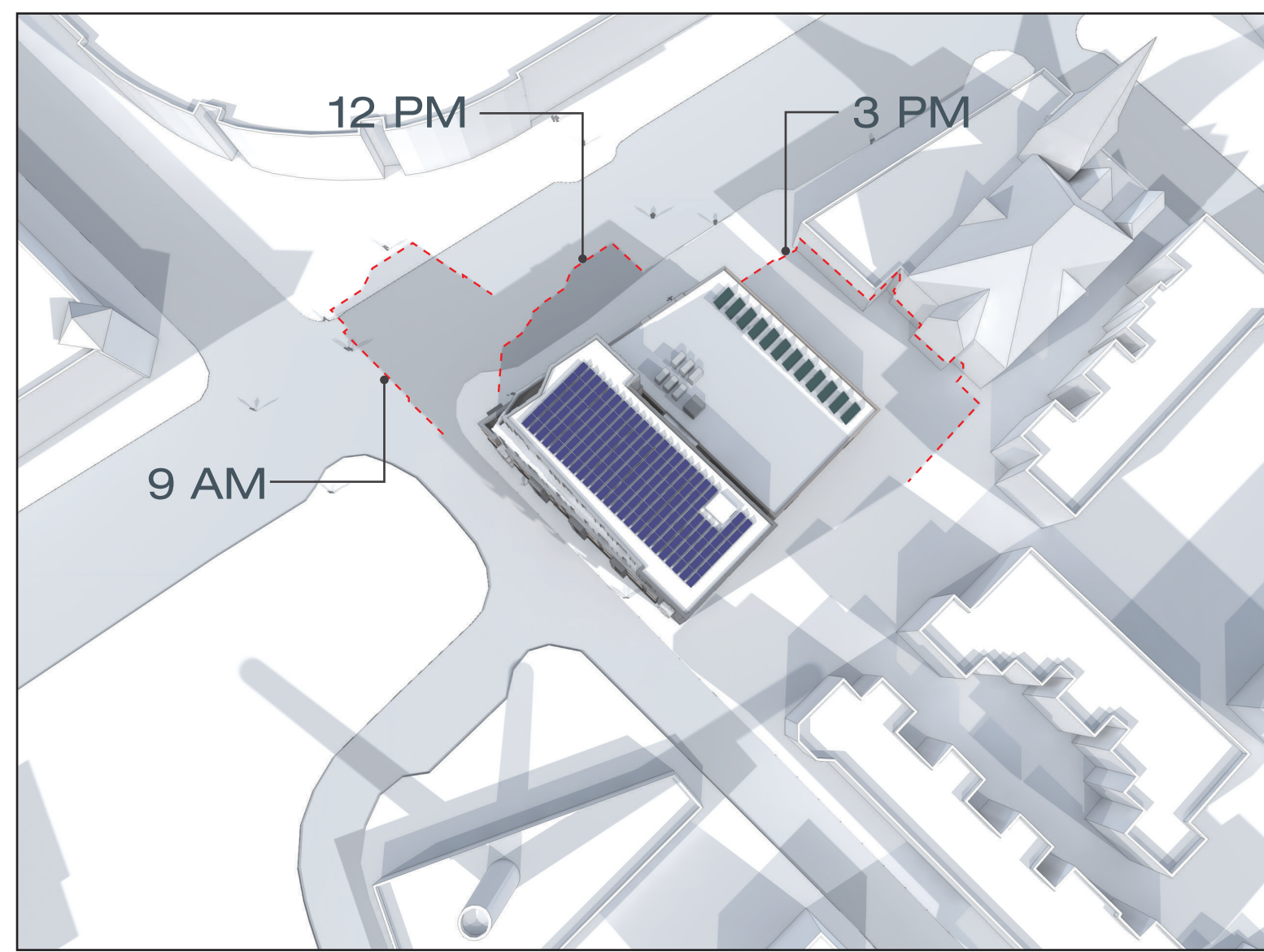
WINTER SOLSTICE - DECEMBER 21ST



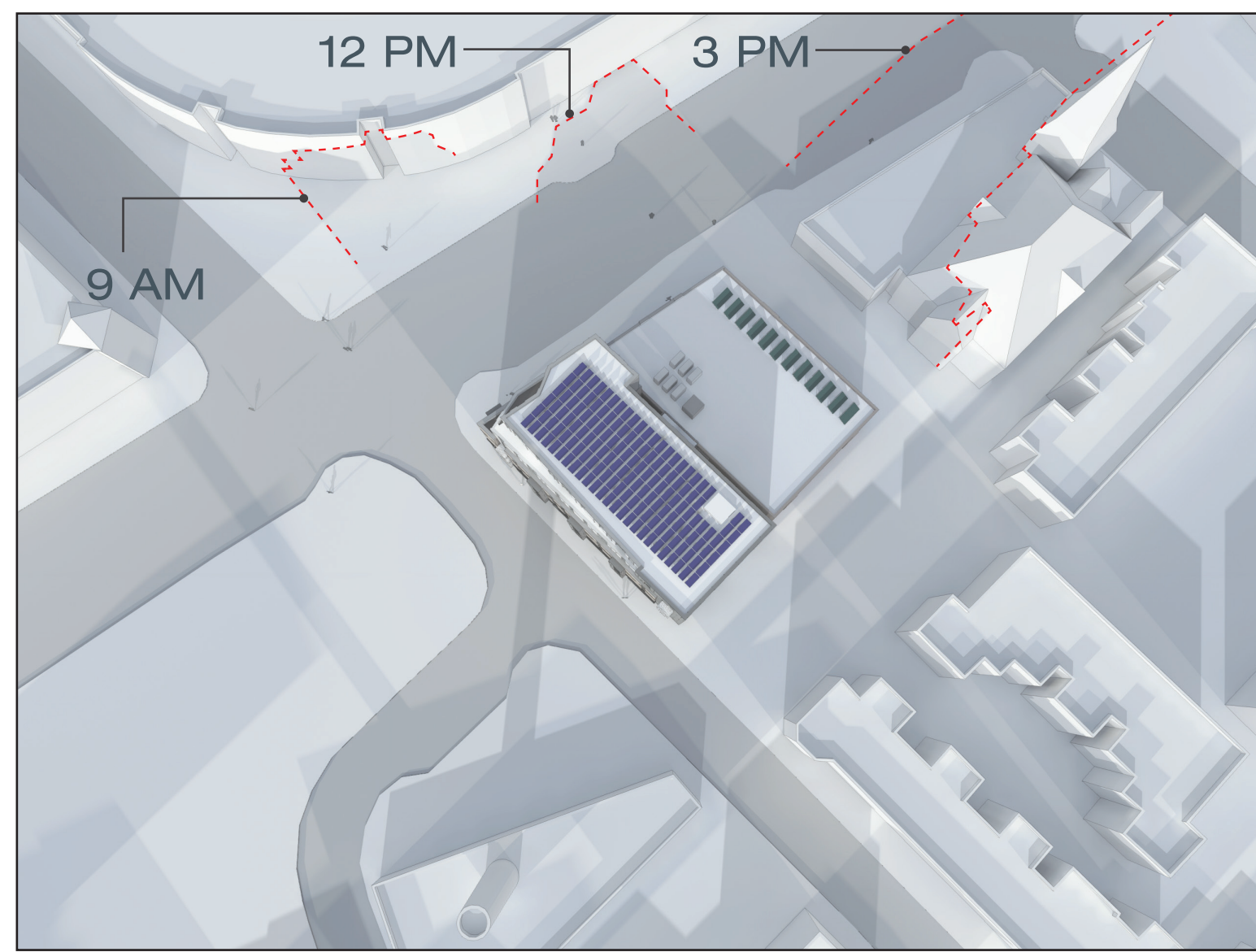
NORTHWEST VIEW



SUMMER SOLSTICE - JUNE 21ST



EQUINOX - MARCH & SEPTEMBER 21ST



WINTER SOLSTICE - DECEMBER 21ST

SITE PLAN
SCALE: 1/32"=1'-0"



NORTHEAST VIEW



ELEVATIONS
SCALE: 1/16"=1'-0"



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

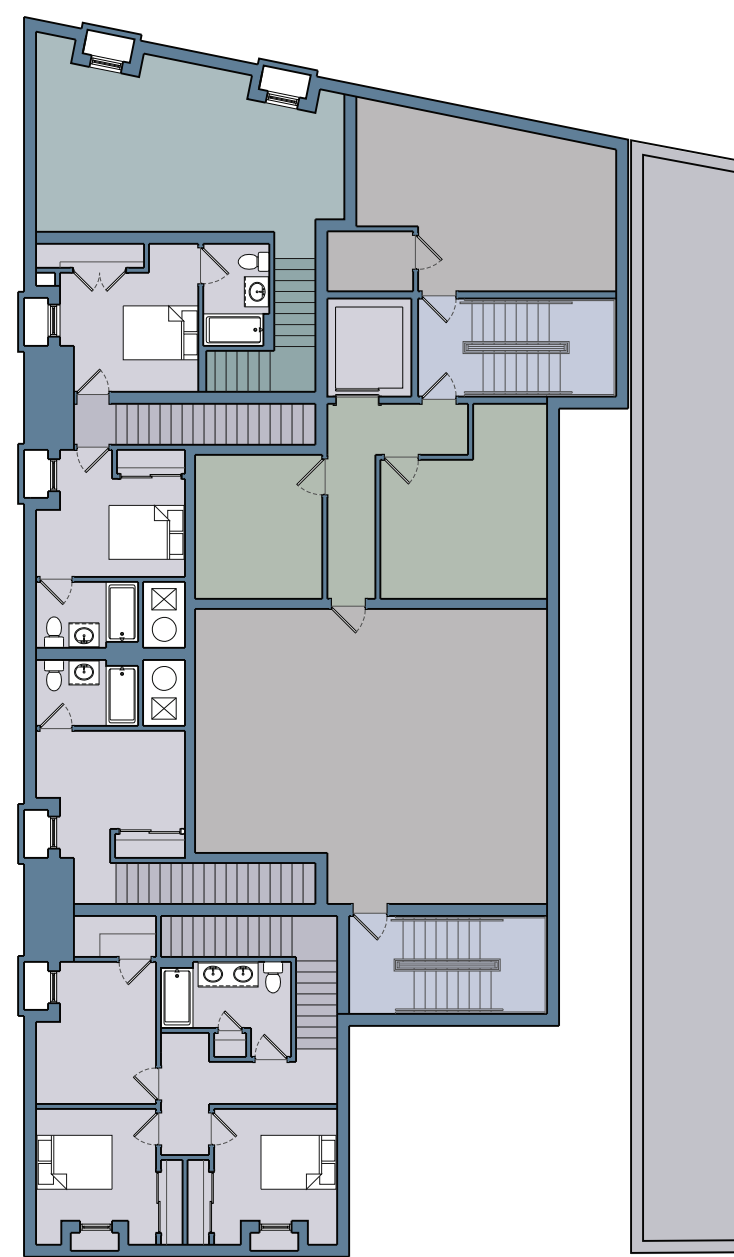


SOUTHEAST ELEVATION

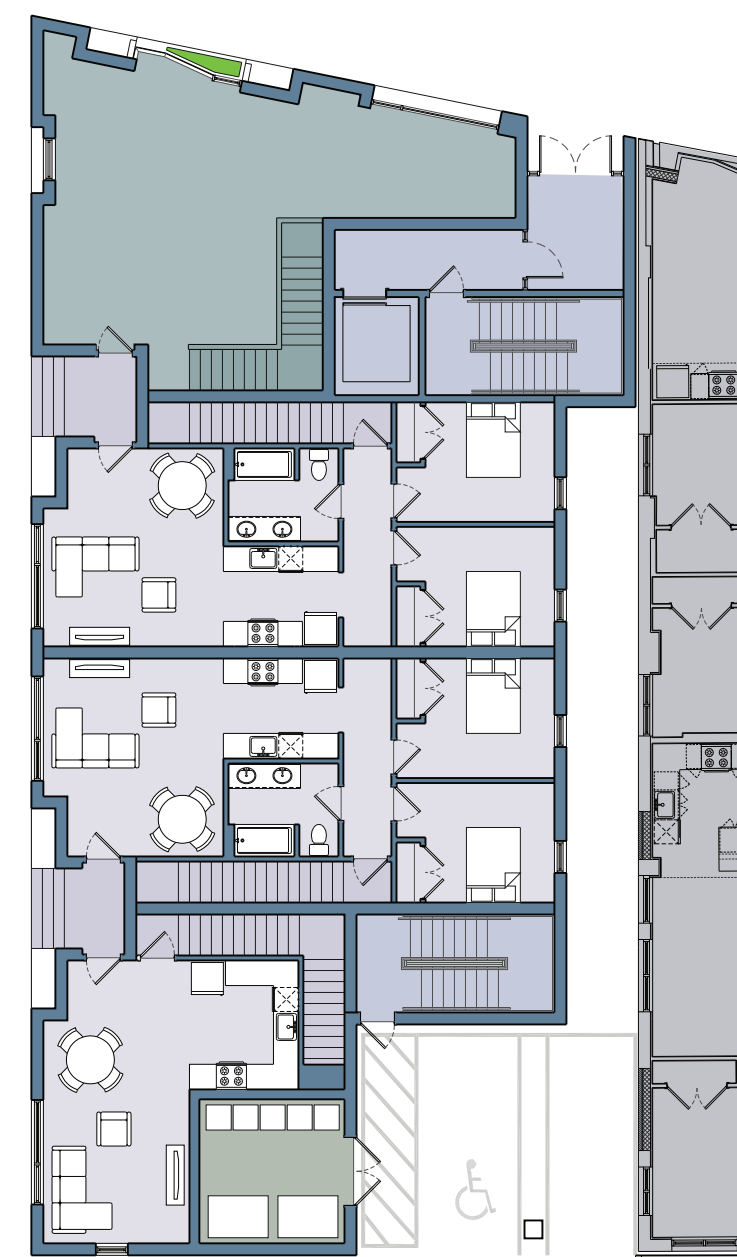


NORTHEAST ELEVATION

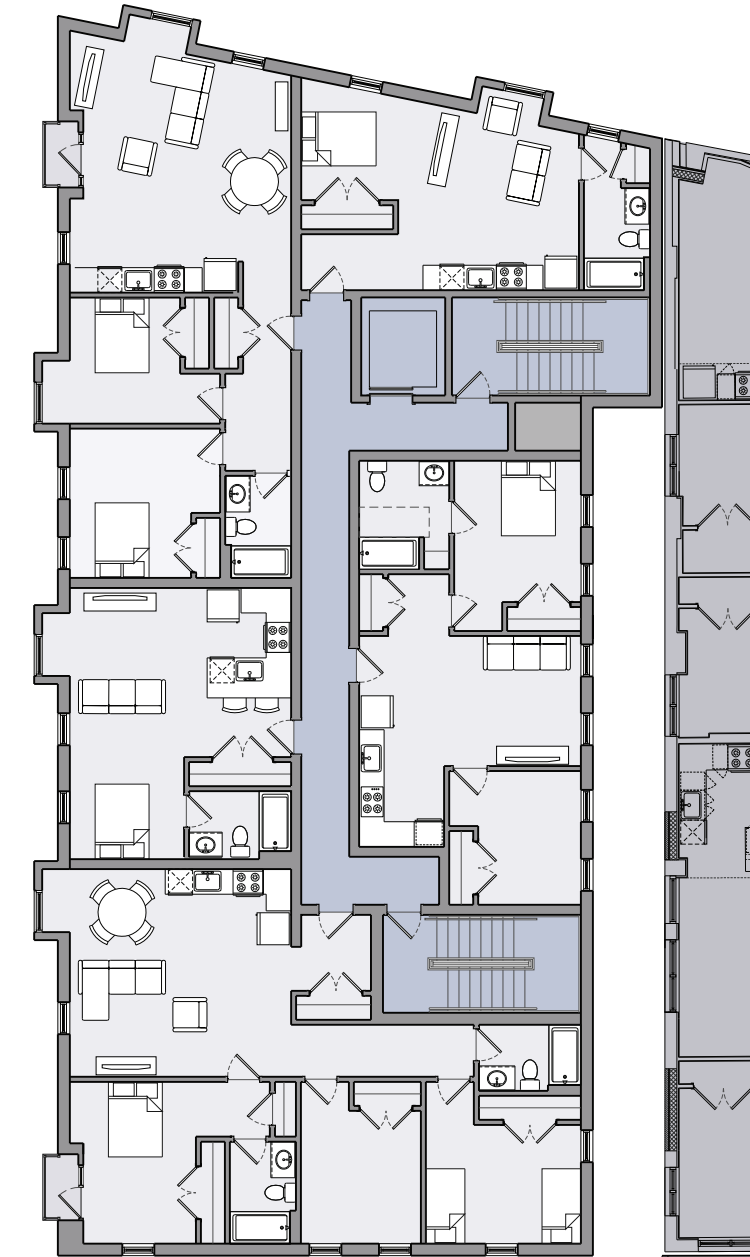
PLANS
SCALE: 1/16"=1'-0"



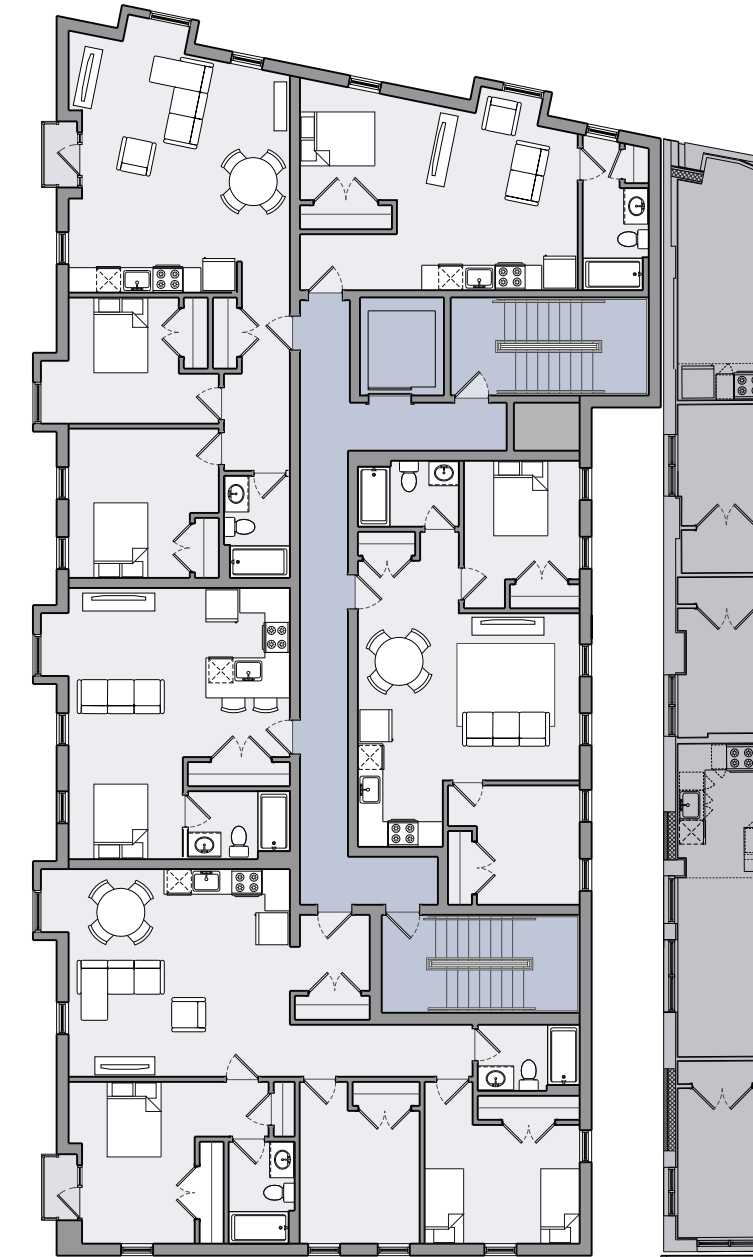
BASEMENT



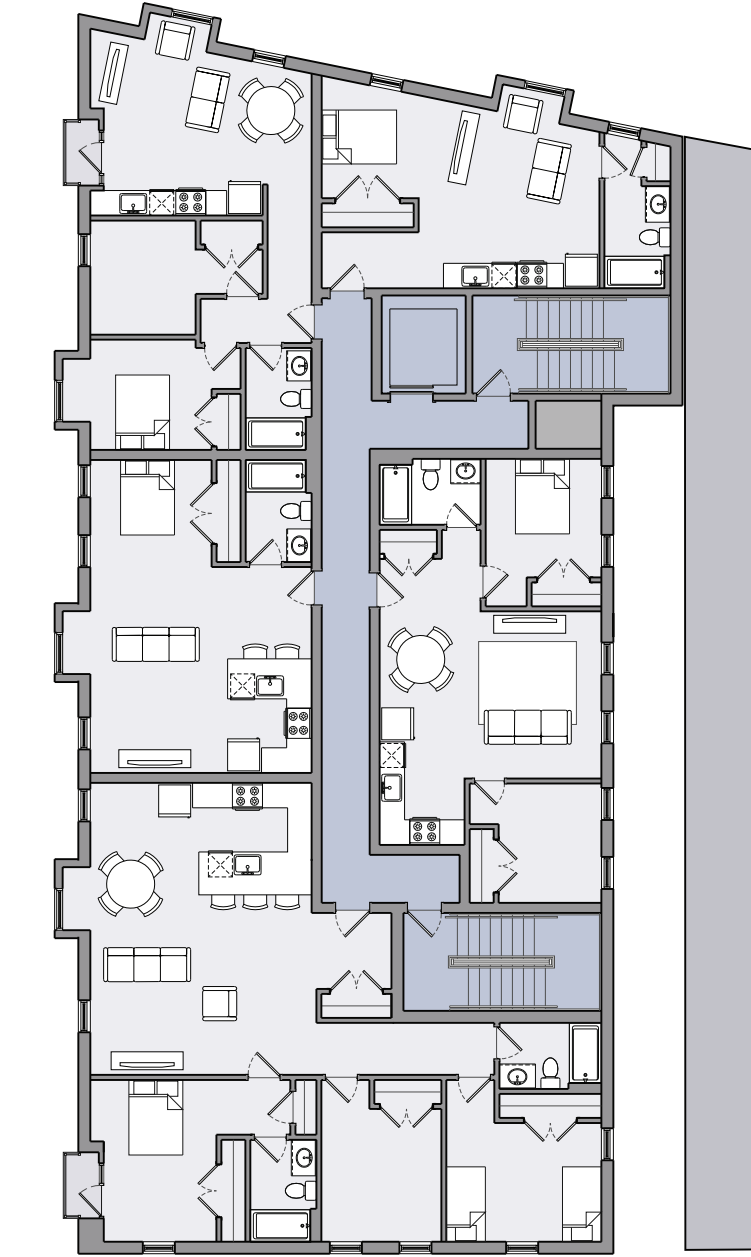
GROUND FLOOR



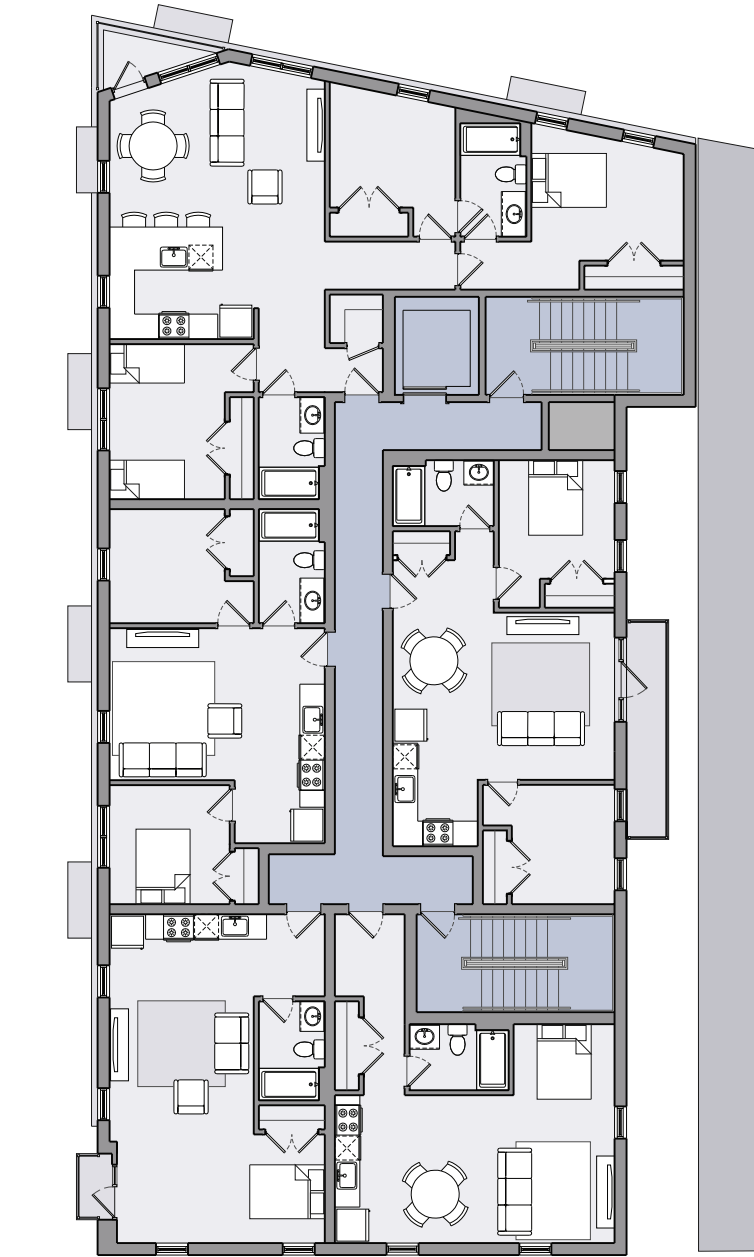
SECOND FLOOR



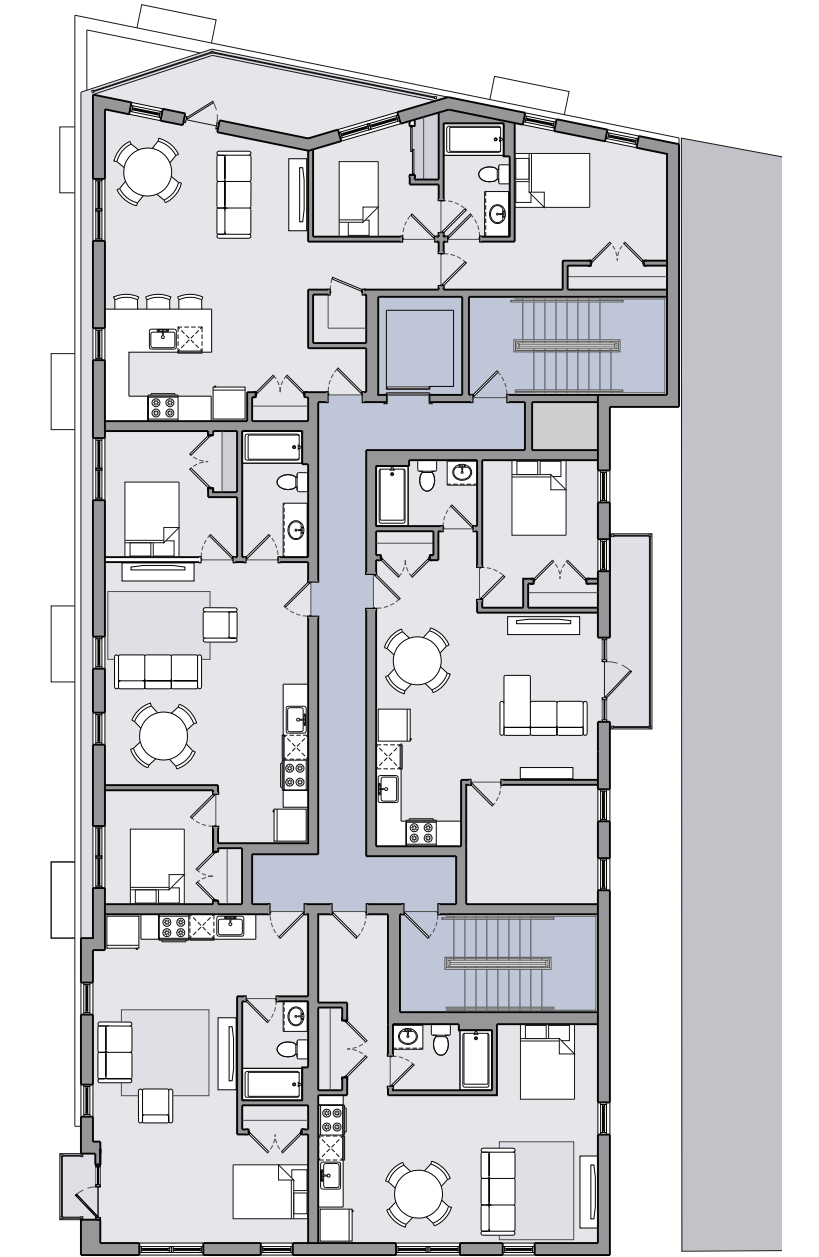
THIRD FLOOR



FOURTH FLOOR

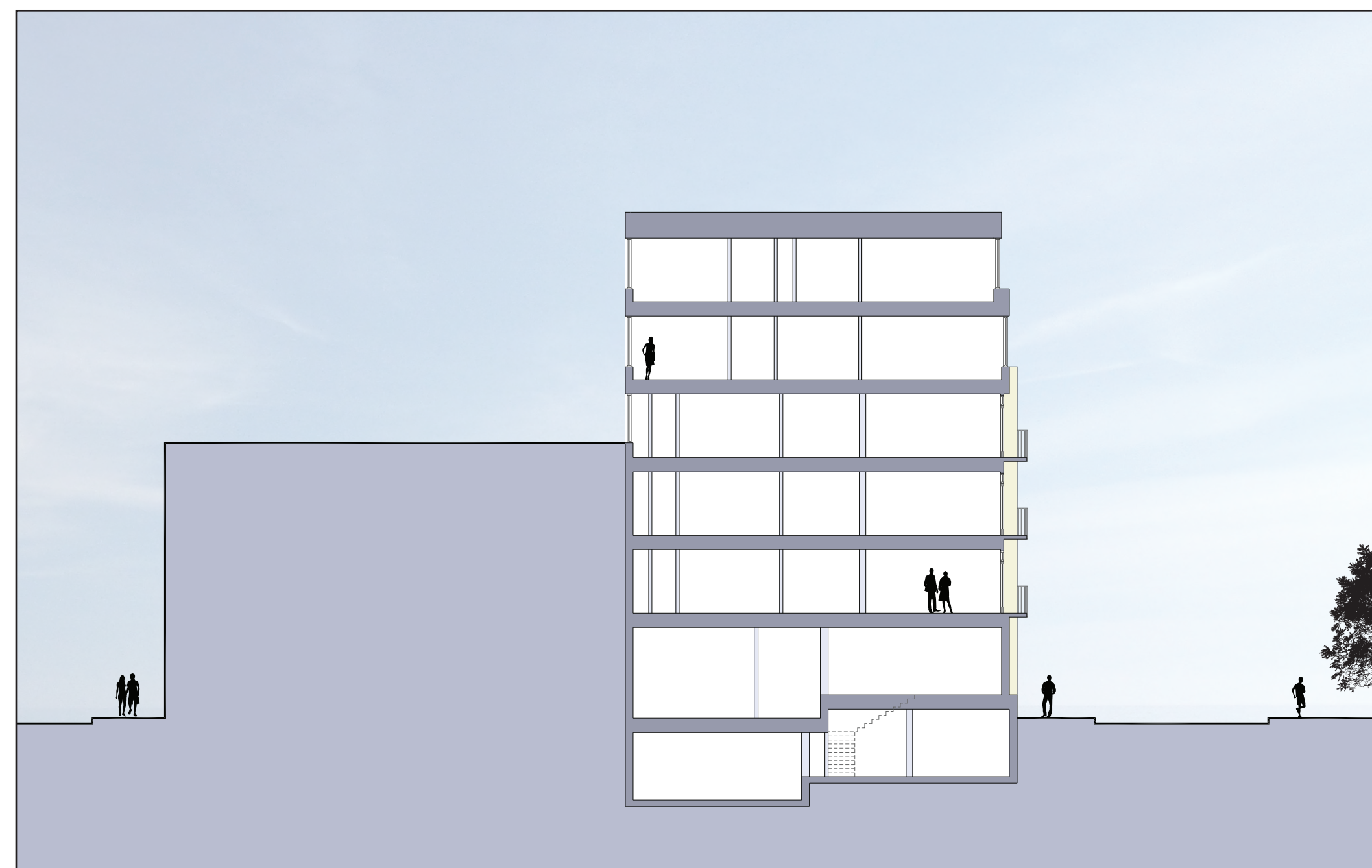


FIFTH FLOOR

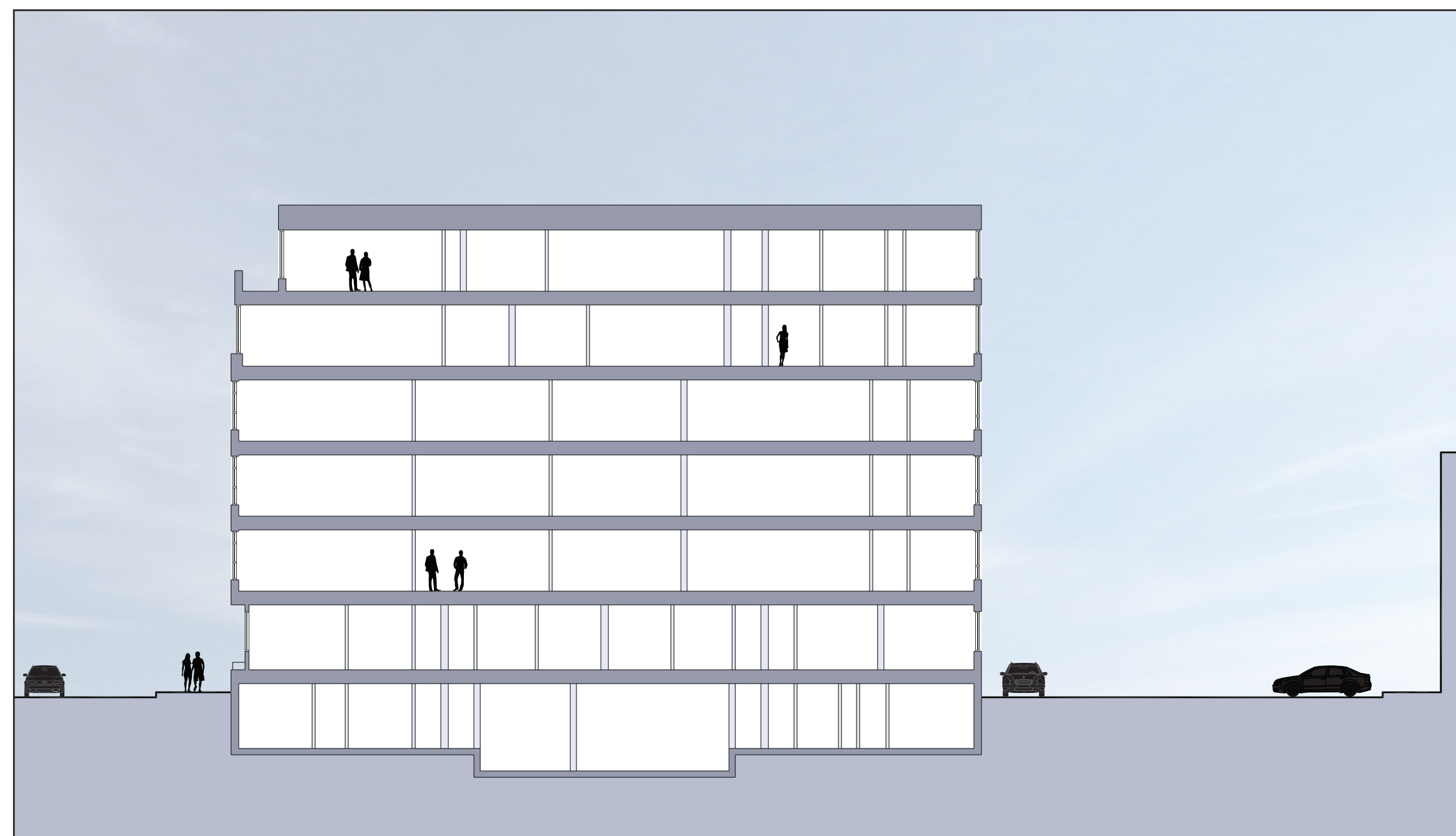


SIXTH FLOOR

BUILDING SECTIONS
SCALE: 1/16"=1'-0"



SECTION FACING SOUTHEAST



SECTION FACING NORTHEAST



SECTION FACING NORTHWEST



151

LENOX STREET

BRA PARCEL 22a PROPOSAL

AVALON
ENTERPRISES LLC

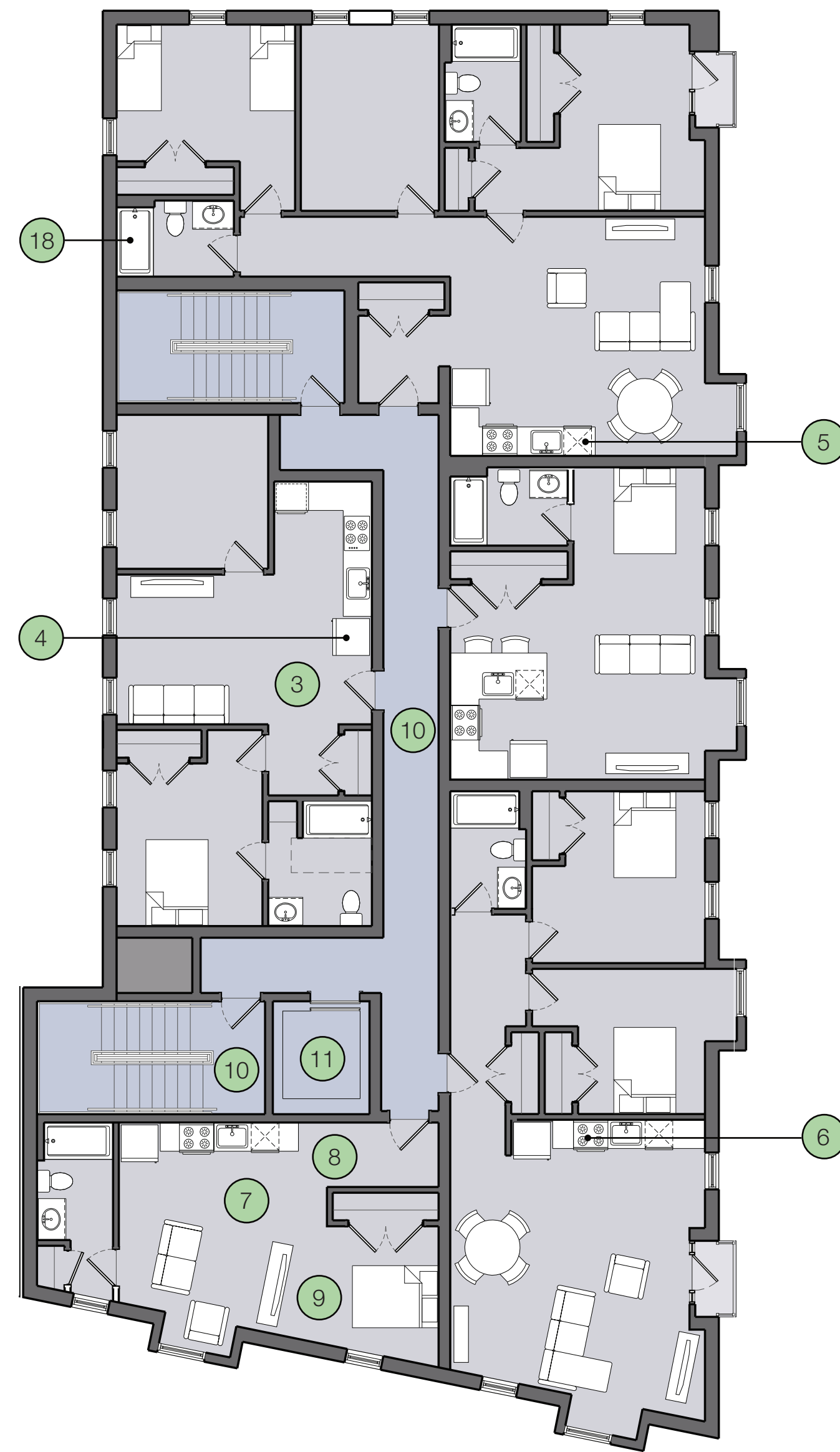
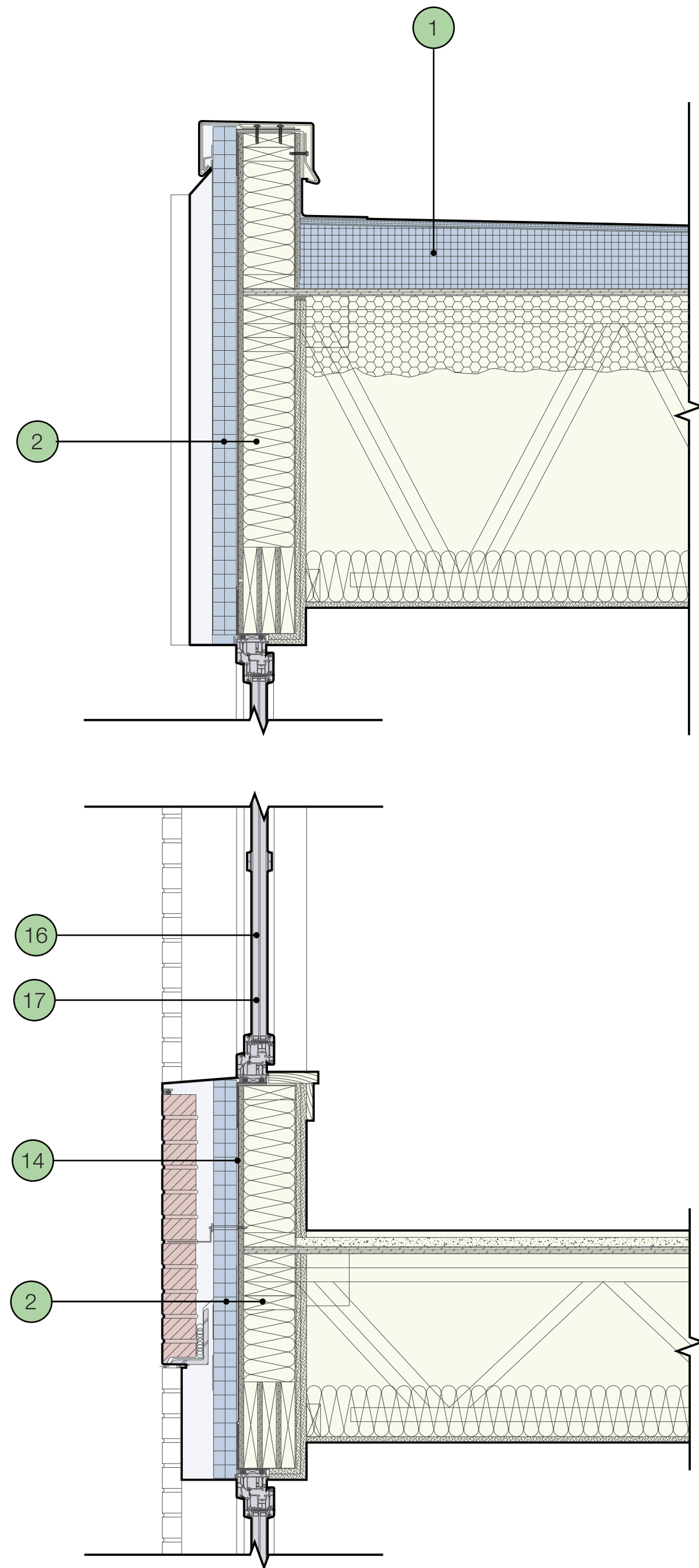
Boston Real Estate
Collaborative, LLC

FRANCHE | FRENCH
ARCHITECTS



SUSTAINABILITY FEATURES

- 1 The flat roof will have a thermal resistance of R-63
- 2 Exterior walls will have infill and continuous insulation as needed to achieve R-33.
- 3 Recessed lighting within apartments will use LED technology.
- 4 Refrigerators will be rated at CEE Level 2 or higher.
- 5 Dishwashers will be Energy Star rated.
- 6 Kitchen exhaust fans will be Energy Star rated and ducted directly to the outside of the building.
- 7 The mechanical system will be based around air-cooled variable refrigerant flow (VRF) systems that permit loads to be shared among concurrently heating and cooling zones.
- 8 VRF system controls support separate metering of individual residential units' energy consumption and equitable distribution of common equipment energy use.
- 9 Fan coil units in apartments include electronically commutated (EC) motors capable of multi-speed operation in response to zone needs. Fan power demand will be reduced through the use of low-pressure distribution ductwork design.
- 10 Lighting in common areas such as stairways and corridors will use LED technology with occupancy sensor-based controls to automatically dim output to a minimum level necessary for safety and security.
- 11 Regenerative drives on gearless elevator systems (75% less energy than a standard hydraulic system.)
- 12 Laundry facilities are shared rather than in-unit, reducing water use and energy consumption. Use of Energy Star rated commercial extractor washers reduces energy used for clothes drying.
- 13 Clothes dryer makeup is provided directly to each dryer and does not require conditioning or tempering. This reduces ventilation loads and reduces the tendency for laundry rooms to negatively pressurize buildings.
- 14 Latent loads associated with water and vapor intrusion will be eliminated through use of air and moisture barriers located between continuous and infill insulation layers in above-grade walls, and a façade design that does not rely upon elastomeric sealants.
- 15 Balconies and terraces.
- 16 Potential- Fenestration systems will be triple-glazed units having an assembly value of $\leq U-0.14$ and a solar heat gain coefficient of ≤ 0.60 at NE and NW exterior walls, and $\leq U-0.27$ and a solar heat gain coefficient of ≤ 0.30 at SE and SW exterior walls
- 17 Potential- Operable windows will be equipped with sash position sensors to lock out HVAC systems when windows are open
- 18 Potential- Showers will be equipped with drain heat recovery systems to capture 35% of waste heat.
- 19 Potential- Solar thermal system sized to meet 80% of a facility's annual water heating loads and will be a space-efficient method of reducing one of the largest energy end uses. Panels will be located on adjacent existing roof through exclusive use with property owner allowing for maximum PV array on new proposed roof.
- 20 Potential- 80% of the roof is covered by 17 W/ft² photovoltaic panels with 1,100 equivalent full load hours (EFLH) of operation per year, the annual output of this 61.2 kW array will be 67,300 kWh, or 46% of the total building load at 16 kBtu/ft² or 50% of the load at 15 kBtu/ft².



NORTHWEST BIRD'S EYE VIEW

