

PEOPLE, POWER, PROSPERITY



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Take inspiration from the past and design for the future.

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Design Vision





Our Approach

The historic photographs of Tremont Street and Whittier Street reveal the significance of Tremont Street as a legacy of a former time, and act as important aspirations for the urbanity that the P³ project seeks to re-create. The P³ parcels are a byproduct of a misguided urban infrastructure project and decades of neglect. The urban vacancy is a result of the demolition of hundreds of homes and businesses that is part of the legacy of the 1960s. The urban scars left by that era could be erased by a tabula rasa approach to programming and reconstruction. The P³ proposal offers a different approach: Rebuild and Remember. House the residents and the neighbors. Promote the small businesses. Restore the historical structures. Tell the stories of the jazz clubs and the music scene. Remember the community leaders that organized and resisted and succeeded.

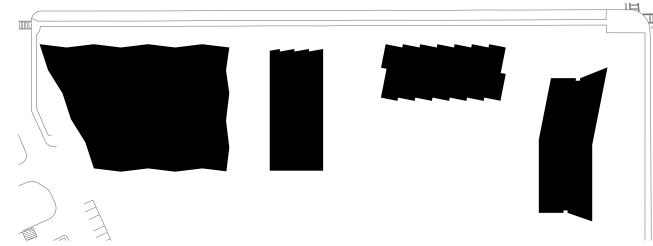
P³ is more than the name of a parcel. It contains multiples within it. It is more than the sum of its parts. It evokes progress, prosperity, public, people, and place. P to the power of 3. P cubed. It is a force multiplier. A plan for progress. A process and a promise.

Design Aspiration



"TAKE INSPIRATION FROM THE PAST AND DESIGN FOR THE FUTURE" The buildings and the hardscape surfaces are articulated with patterns that are derived from traditional weaving patterns found in African textiles and other indigenous patterns. The planters and pavers are arranged to recreate the weaving diamond patterns. The building facades are also articulated with stepped plans and corner windows to create facades that are layered and active. Each building creates a pattern with a different rhythm. The lab building undulates with the wavelength of a structural column bay width. The adjacent residential bar steps in plan and section to create a fine texture along Tremont Street. To the east, the residential bar keeps a different rhythm, and the high-rise tower on the corner is made up of two-story shingles that shift and lap to create a unique syncopation.













P³ rendering

The buildings share a vibrant color palette derived from both traditional textiles and colors found in the existing Roxbury buildings palette. Among the active faces of the new buildings are walls dedicated to mural arts, serving as invitations to local artists to complete the faces of these new structures.

People, Power, Prosperity

The P³ proposal is more than an ensemble of buildings and open spaces—it is a community, and a commitment. Our approach is a people-first approach. Who is living here? Who is visiting the open spaces? Who is patronizing the businesses? Who is tending the community garden? This proposal is a response to these questions.

The design proposal imagines a range of residential types, from the multi-family residential tower on the corner to the shop-house livework startup units along The Mews. Conceived as a 24-7 and 365 days-ayear neighborhood with active urban corners, a tree-lined shaded Museum Walk, a vital sidewalk edge along Tremont, an accessible urban green, a quiet neighborhood playground and a pedestrian woonerf streetscape, the design of the outdoor spaces comes first. Framing the open spaces and defining the active edges are building fronts, lobbies, shop fronts and community spaces. Above, are located residential and lab uses, ensuring a mix of residents, workers, visitors, and stakeholders.



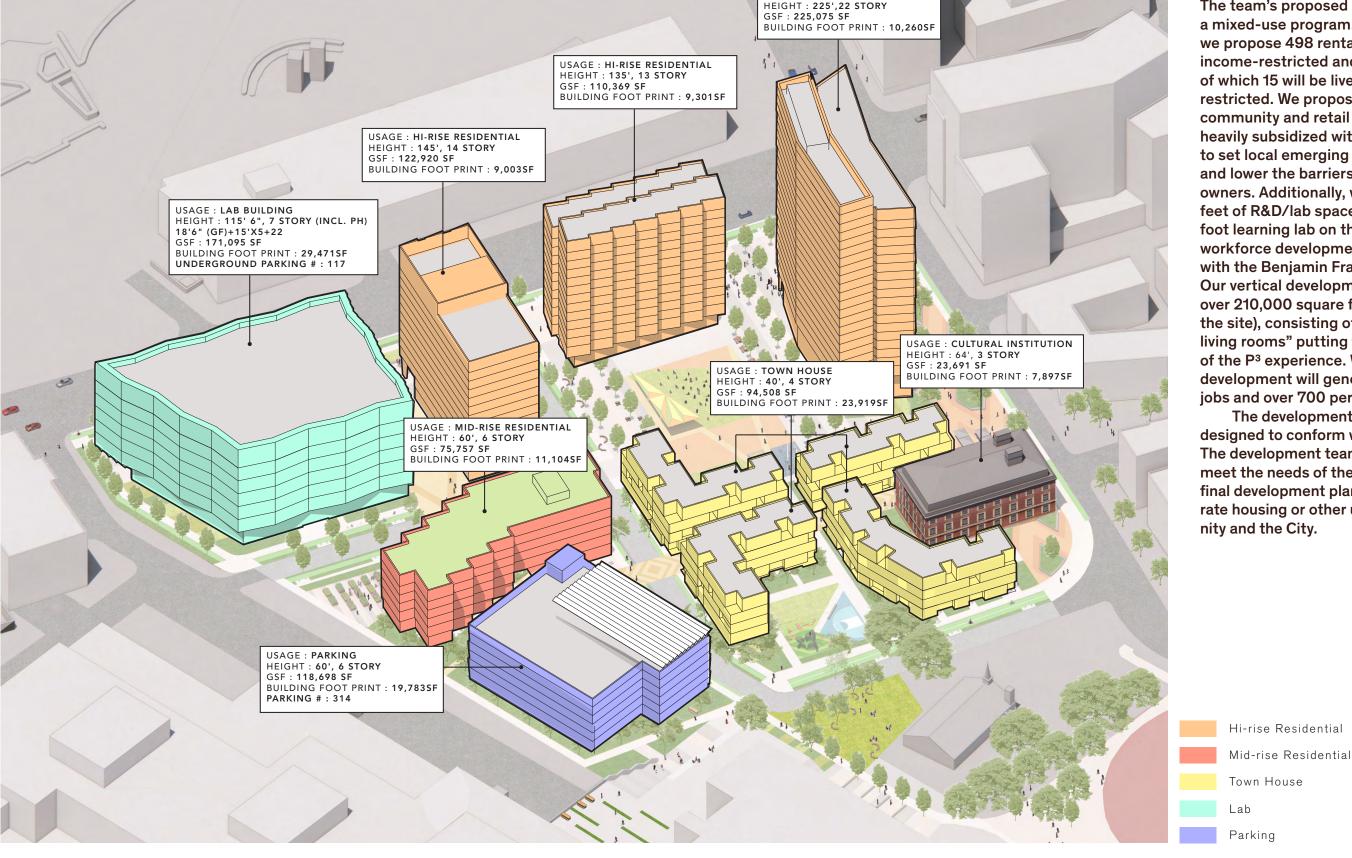
Neighborhood Plan



The four quadrants that make up the parcels are treated as extensions of the surrounding context. From the south, a grand stair connecting to the Madison Park school connects to the activities along the new Vernon Street. Facing the Good Shepherd Church of God in Christ, "Kulima Park", a quiet neighborhood park with three sides flanked by townhomes. The name inspired by a Swahili word that means "to cultivate"-chosen to foster the concept of nurturing growth, possibility, and prosperity. The Church defines the fourth wall of this outdoor room. On the eastern edge, the Old Whittier Building is re-imagined as a Roxbury Museum and flanked by new live-work home ownership units along a central mews. The north east corner facing the Ruggles T stop is tapered to form an open-space gateway, "Treble Square", inviting visitors to the urban green within. "Treble Square" has dual meaning-both "threefold" and "relating to the highest part in harmonized music" tying back to both its location along Tremont Street which means "three mountains" and pulling in the rich musical arts and jazz history the site has. All around the perimeter of the new neighborhood, the edge is open and porous, inviting, and welcoming. There is no back to this neighborhood. It is all new fronts.

USAGE: HI-RISE RESIDENTIAL

Program



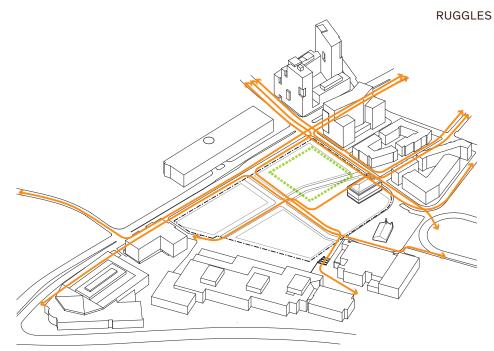
The team's proposed development contemplates a mixed-use program. On the residential side, we propose 498 rental units that would be 100% income-restricted and 62 homeownership units of which 15 will be live-work units, 67% income restricted. We propose over 67,000 square feet of community and retail space, all of which would be heavily subsidized with ongoing operational support to set local emerging talent up for success at P3 and lower the barriers to entry for small business owners. Additionally, we propose 180,000 square feet of R&D/lab space. We envision a 10,000 square foot learning lab on the ground floor to promote workforce development through our partnership with the Benjamin Franklin Institute of Technology. Our vertical development will be complimented by over 210,000 square feet of open space (64% of the site), consisting of a series of distinct "outdoor living rooms" putting the landscape at the core of the P³ experience. We estimate the proposed development will generate over 1,200 construction jobs and over 700 permanent jobs.

The development program set forth was designed to conform with the guidelines of the RFP. The development team intends to be flexible to meet the needs of the community when proposing a final development plan which could include market rate housing or other uses as desired by the commu-

Neighborhood Integration Plan

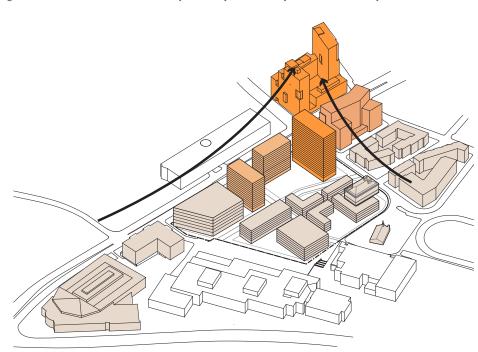
The proposed P³ neighborhood is conceived as an extension of the adjacent neighborhoods, open spaces and institutional contexts. The intent is to blur the boundaries of the P³ neighborhood so that the experience of a resident, visitor or passer-by is engaging, active and continuous. We have conceived of the proposed buildings in terms of rhythms and cadences of pedestrians walking along Whittier Street, or bicycling along a new bike lane on Tremont Street. The architecture, its articulation, its uses and the number of front doors along the sidewalk are designed to contribute to that sense of continuous urbanity, and vitality.

We recognize the importance of community input and support in successfully blending a new development into an existing neighborhood's fabric. We want to integrate the project into the broader Roxbury neighborhood by designing inviting spaces, creating a destination with retail and cultural community spaces, and cultivating a public realm that responds to community feedback. By doing so, we will celebrate and promote Roxbury's history and build for its future.



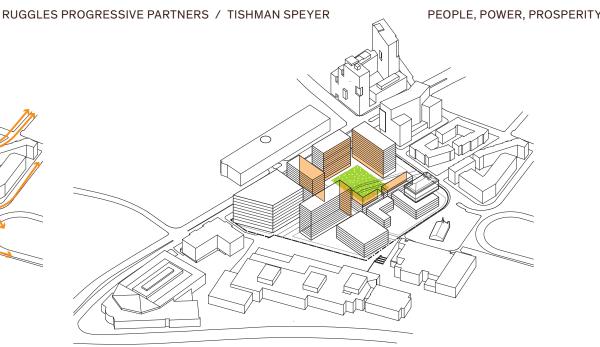
01. Neighborhood Pedestrian Network

While the P3 neighborhood is bounded by significant arteries like Tremont and Whittier Streets, we feel that the secondary streets that bisect the neighborhood are equally important, although different in character. Vernon Street will create an active thoroughfare through the neighborhood, connecting to the Church of the Good Shepherd and back out to Whittier Street. The re-introduction of Hampshire Street will allow for service access to the lab building as well as a valuable east west connection to Treble Square and Whittier Street. In addition to the existing and proposed vehicular streets, the P3 neighborhood design also includes a new pedestrian Mews running parallel to Hampshire Street to enable a fine grain urban fabric of townhouse and shop house typologies that will line the new pedestrian corridor. While the current condition of the P-3 parcels is vacancy and lack of connection, the proposed P3 neighborhood will be one of density, activity, continuity and connectivity.



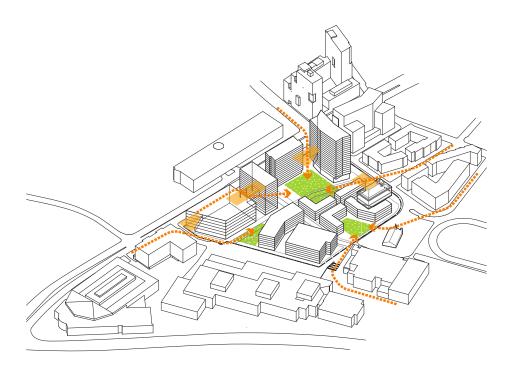
03. RESPONDING TO THE SCALE AND HEIGHT OF ADJACENT NEIGHBORHOOD BUILDINGS

Paying close attention to scale and location, the proposed design fronts the tallest buildings along Tremont Street, creating an inviting and colorful gateway into the site. These four high-rise buildings invites peope to the interior of the site, which contains several low-rise buildings that responds to the scale of the neighboring developments such as the Whittier housing complex.



02.POSITIONING THE BUILDINGS TO FRAME LARGE OPEN SPACE

The proposed heart of the P3 neighborhood is the new Treble Square that occupies the center of the development. As a common area and neighborhood amenity, we felt it was important that the edges of the Square would be defined by a mix of different building types. As such, it is currently bounded by the multifamily residential projects with lobbies, and active ground floor uses along the east, north and western edges. Along the west and southern boundaries, the Square is defined by the low rise townhomes and the mid rise residential buildings. In this way, the new Treble Square is "cradled" by multiple hands- a community coming together to embrace the commons that represent their shared values and shared future.



04. ACCESS FROM ALL CORNERS

All around the perimeter of the new neighborhood, the edge is open and porous, inviting, and welcoming. There is no back to this neighborhood. It is all new fronts.



Vibrant Activation

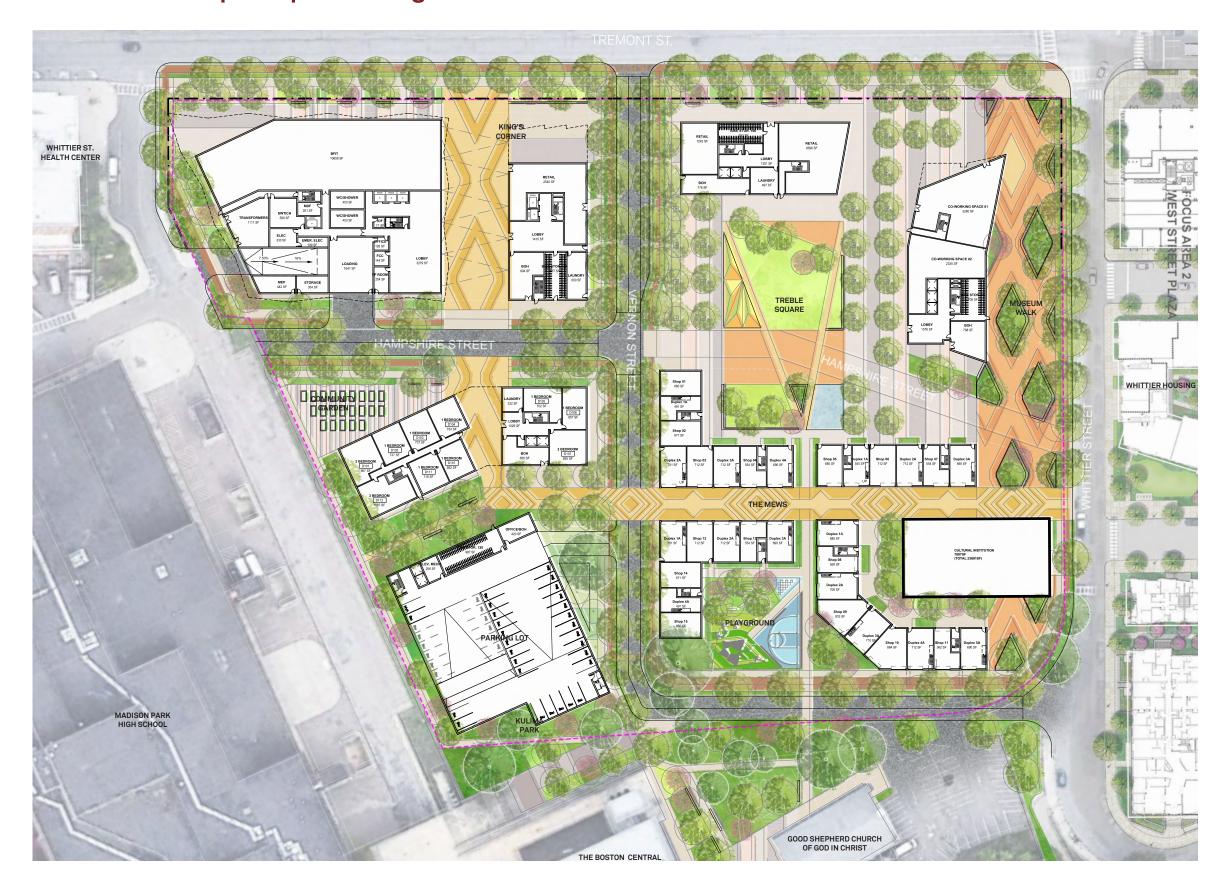
Ground floor spaces are imagined hosting a range of new uses: the Roxbury Museum, the Frugal Bookstore, a learning lab occupied by our partner, The Benjamin Franklin Institute of Technology, cafes, restaurants, small business startups, artist studios, bike repair shops, neighborhood spaces and community centers. The new storefronts and building faces will be lined with activating programs, multiple front doors, and vital programs.

The Mews

The Mews is defined by two rows of 4 story buildings flanking a narrow pedestrian street. The new shophouse building type combines ground floor shops, with residential units above. Garage doors open to allow for commercial spaces to spill out onto the mews. Steps and planters are designed to promote dialogue between neighbors and offer a moment of casual delight. The idea of ownership units that encourage small businesses and live-work spaces is part of a plan to make the P³ development a pathway to success. Ownership is a form of intergenerational wealth creation that will help residents invest and advance. Beyond providing affordable units, P³ incorporates innovative design and building typologies to promote pathways to prosperity.



Public Realm Open Space Design



Inspired by the patterns of Nubian weaving, the open spaces of P³ create a lush network of delightful and usable "outdoor rooms" each with an individual personality and program; together creating a distinctive, green, community oasis. The overall site boasts 210,000 square feet of open space with the largest space—the central Treble Square being 41,800 square feet, located near the corner of Tremont and Whittier streets. Recognizing that this part of Roxbury is an urban heat island, a robust tree canopy is planned to extend across the overall site including more than 230 new trees and the preservation of more than 16 exiting mature trees.

The open space design emphasizes multigenerational and community specific use though its physical design and outdoor programming. The outdoor "rooms" will serve as lively and flexible public amenities in which to play, relax, and celebrate throughout the seasons. Colorful and dynamic planting and paving patterns, inspired by traditional weaving patterns, bring color and energy to the landscape. The distinctive character of each area helps to clarify and elevate the various programmatic uses while at the same time preserving flexibility to create opportunities for engagement and the potential for community-initiated placemaking.











TREBLE SQUARE

THE TREMONT PASEO

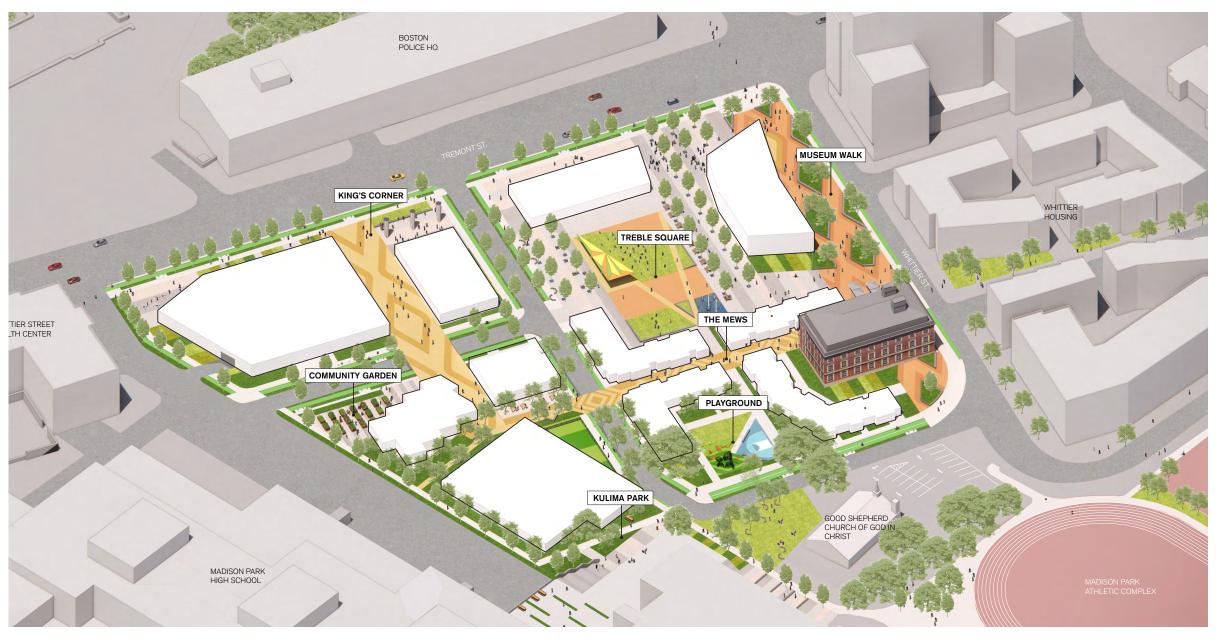
THE MEWS

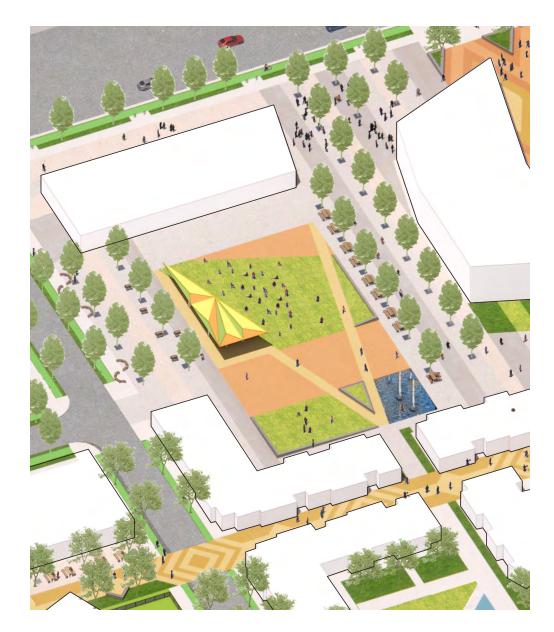
COMMUNITY GARDEN

KULIMA PARK

Public Space—Ground

Parcel 3 represents a unique opportunity to develop a matrix of spaces and community-driven programming and will serve as a dynamic and vibrant hub in the Roxbury neighborhood. The site's variety of public spaces are designed to serve multiple generations who wish to gather, rest, play, and celebrate throughout the seasons. The layered flexibility of the design ensures its ability to engage, change and grow with the needs and desires of the community for decades to come.







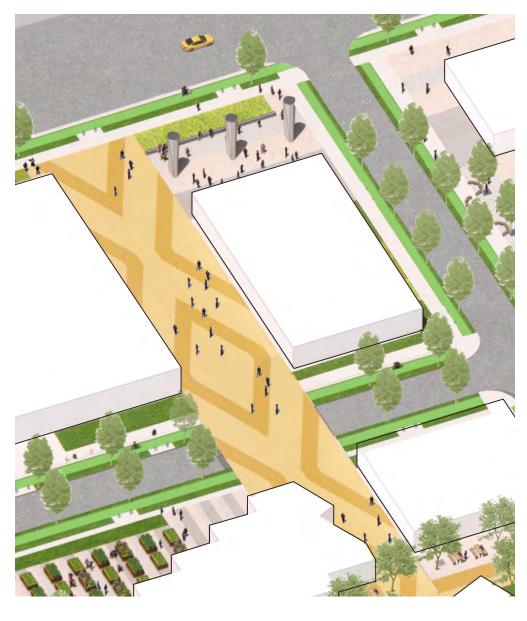
TREBLE SQUARE

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Treble Square, the central green common, serves as the primary green space of P³ and a signature destination location

for the broader community. Here, folks can gather for large scale events such art markets, cultural festivals, a teen dance event, a picnic associated with the Reggie Lewis center or a children's snowman building context. On an everyday level, Treble Square will serve as a quiet place for sitting, walking, relaxing, and reading a book under the tree canopy. At one corner of the plaza a water feature "splash pad" provides a focal opportunity for sensorial delight and cooling the in the summer. In another, a shade canopy provides the infrastructure for small scale performances or events. "Treble Square" has dual meaning—both "threefold" and "relating to the highest part in harmonized music" tying back to both its location along Tremont Street which means "three mountains" and pulling in the rich musical arts and jazz history the site has.



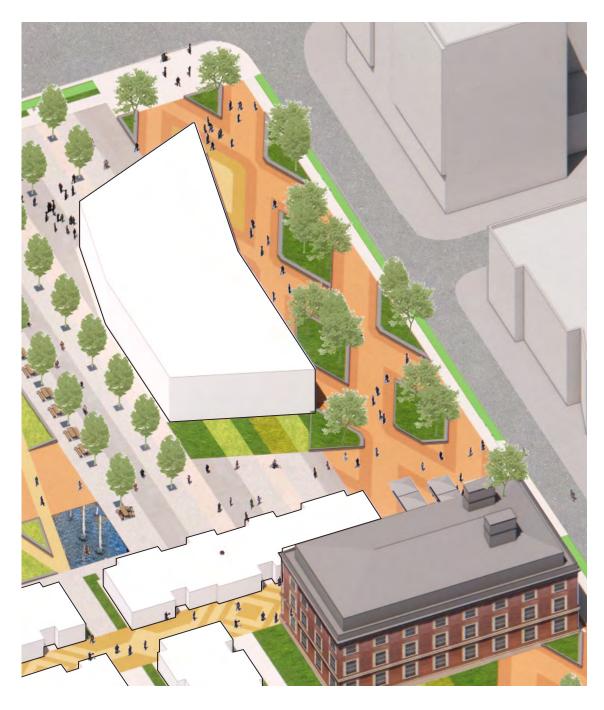


KING'S CORNER

King's Corner serves as an inviting gateway leading you in to the center of P³ from Tremont Street.

King's Corner will be directly connected to Frugal Bookstore allowing book carts and other programs to move outside during the day. At night, this area can be used for special events, lit from above with string lights.





MUSEUM WALK

The Museum Walk is a wide linear plaza fronting on Whittier Street and extending from Tremont Street. The colorful plaza is designed to be an invitation to, and extension of, the programming of the proposed Roxbury Museum and other cultural enterprises to be housed in the repurposed Whittier building. The tree lined plaza will contain generous planting and seating as well as multiple locations for outdoor art and educational exhibits, pulling the mission and stories of the museum outside. At night, the artistic lighting of this plaza will be an important threshold to the P³ site and connector to the Whittier Choice Housing.

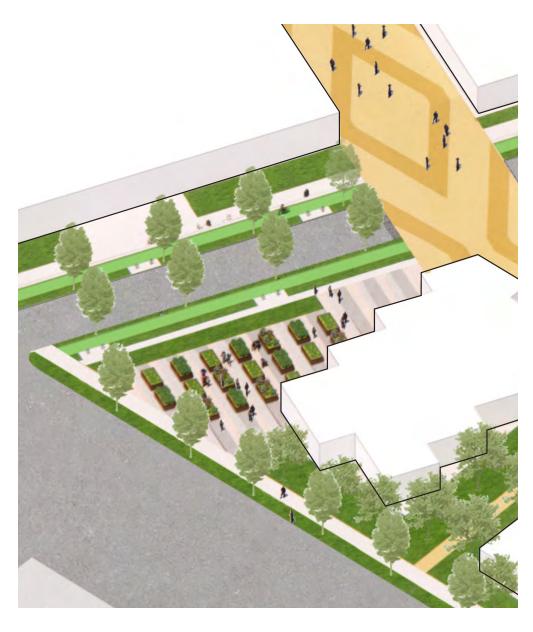




KULIMA PARK

To the south of the site, between the existing Good Shepherd Church of God in Christ and the low scale housing is Kulima Park, a children's play area that will include engaging play opportunities and small-scale seating for caregivers underneath the shade of an existing tree grove. This will be a dynamic space for exploration for smaller children who live in P³ as well as the surrounding neighborhood.

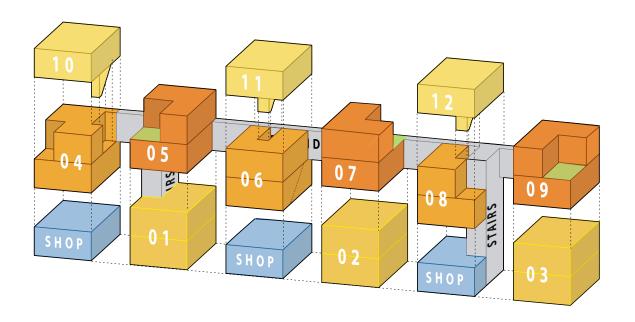




COMMUNITY GARDEN

The existing Community Garden, affiliated with Whittier Health's youth therapy program, will be preserved, and relocated to the eastern edge of the property, along Hampshire Street. This garden will be larger in scale than the existing and therefore has the possibility for both an ongoing relationship with the Whittier Health Center as well as for residents of P³. The gardens will promote healthy living, provide growing opportunities and fresh produce and be a productive means of engagement with others and nature.







The Mews provides possibility for outdoor marketplaces, casual encounters between neighbors, and live-work flexibility for artists and entrepreneurs alike. This linear plaza will be intentionally flexible to create opportunities for community-initiated placemaking, social, and retail endeavors.





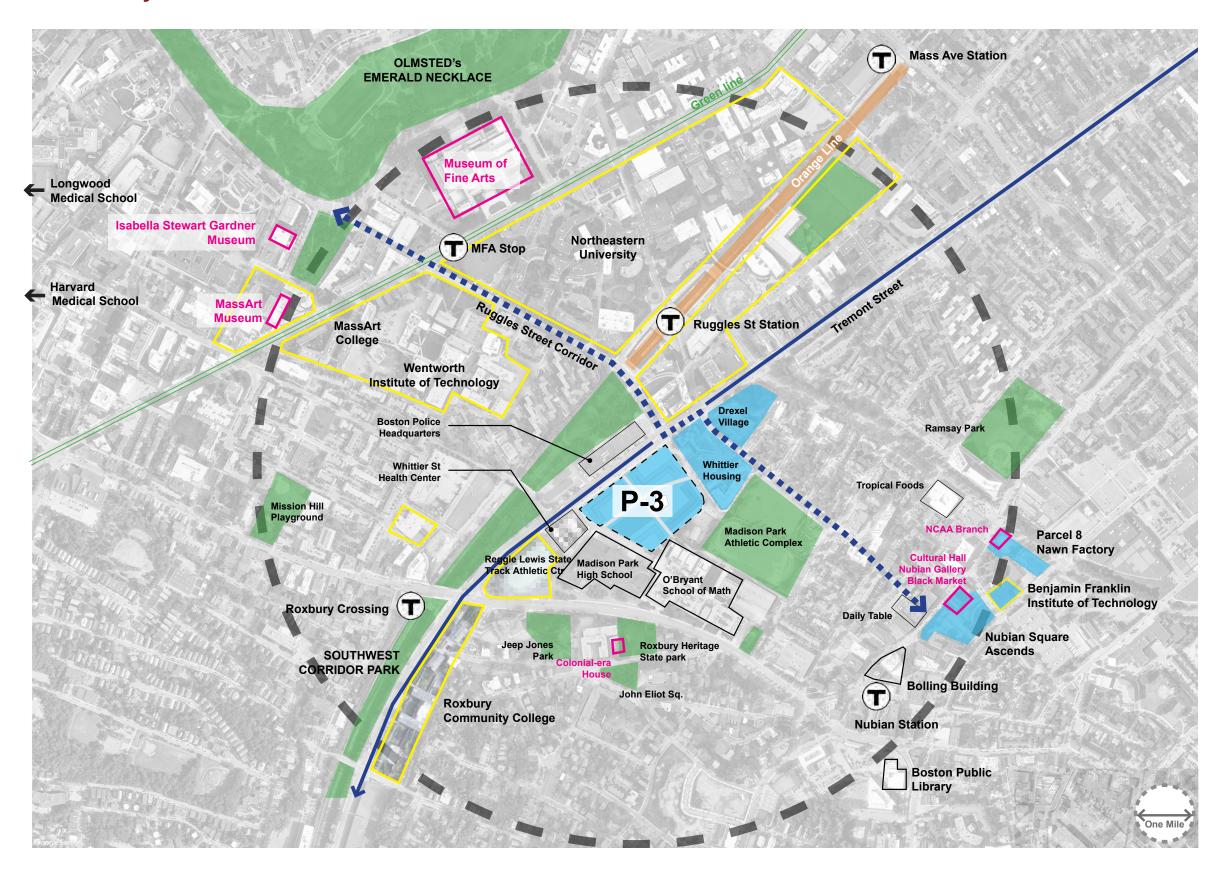
Tree Planting Plan



Recognizing that this part of Roxbury is an urban heat island, a robust tree canopy is planned to extend across the overall site including more than 230 new trees and the preservation of more than 16 exiting mature trees. To evaluate the existing trees on the site an arborist was engaged for a preliminary tree assessment and report. The largest grouping of trees identified as preservation candidates is located at the southern edge, close to the stairs form Madison Park, and the Good Shepherd Church of God in Christ. In response to the arborist's report, buildings were shifted to the north to allow for a wide tree-lined outdoor connection to the existing Madison Park stairs. To take advantage of the shade of the large existing trees, Kulima Parkwas located to the north of their canopy. If designated, the development team, intends to continue working with the arborist throughout the design and construction process to ensure best practices for tree preservation and health.

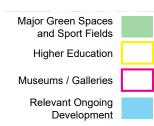


Site Analysis



The layout of the open space also plays an important role in connecting the buildings and spaces to the surrounding neighborhood including to the Whittier Choice Housing, the Crescent Parcel, Madison Park Complex, the Reggie Lewis Center, the Good Shepherd Church of God in Christ as well as important local destinations such as Nubian Square, Ruggles Station, and the South West Corridor Trail. Within the parcel, all streets will be designed to complete street standards with wide accessible sidewalks, large shade trees, permeable paving and bicycle infrastructure including a proposed cycle track on Tremont Street. To maximize the size of the Central Green Common, vehicular access on Hampshire Street to east of Vernon Street has been shifted to the south end of the parcel. This creates a pedestrian way in the Hampshire Street right of way that allows for emergency vehicles and retains access to the existing utility corridor.

Safety and accessibility are paramount to the successful design of the open spaces. All open spaces will be designed for the widest range of users, exceeding access codes. To be safe, the open spaces will be situated where there are always eyes on the street, with planting and other obstructions low enough to allow clear site lines. Lighting will also be an important element of the landscape design that will help extend public activity into the evening hours. The lighting design will enhance safety, ease of movement, and provide an additional layer of delight to the evening experience.



A Transit-Oriented Neighborhood

The development proposal places sustainable and active transportation modes—walking, bicycling, and access to transit—as the priority. The thoughtful site design, low-volume Complete Streets, welcoming public realm and plazas, and playful landscapes (as described in earlier sections) will provide a sense of comfort, convenience, and belonging for those walking and biking.

Parcel P-3 is well-suited to maximize its transit-oriented location. Ruggles Station—served by the MBTA's Orange Line, Commuter Rail lines, and a dozen bus routes (local, key, and crosstown)—is only a ¼ mile away, about 4- to 5-minute walk, from Parcel P-3. Roxbury Crossing Station is less than a ⅓ mile away, and both Nubian Station (and its services and connection to the Silver Line and other bus routes) and the Green Line at the MFA stop, are under ½ mile away, or no more than a 10-minute walk. Bus stops on Tremont Street, Malcolm X Blvd., and Ruggles Street further enhance options to access the MBTA's public transit services.

Go Boston 2030 established goals to provide for a variety of sustainable travel choices, design streets for everyone and every user, move people safely, and connect low-income communities to job-rich districts and opportunities. This proposal embodies these goals. The site's proposed pedestrian-scale design considers the importance of connections to these critical and desired sustainable transit nodes, ensuring a safe and convenient experience for those walking and biking.

Bike Support



DEDICATD BIKE LANE

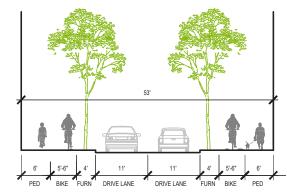
LONG TERM BIKE STORAGE

SHORT TERM BIKE STORAGE

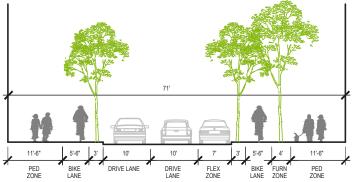
LOBBY

Following the City of Boston's *Bike Parking Guidelines*, the proposed development site will provide secure, covered bicycle parking for employees and residents of its buildings, and short-term bicycle parking racks, thoughtfully located throughout the site in convenient, visible, and easily accessible areas.

The development is conveniently served by two nearby Bluebikes bikeshare stations: a 19-dock station in front of the Whittier Street Health Center (across from Prentiss Street) and a recently-installed 15-dock station on Ruggles Street (near Choice Way). With the addition of another 19-dock station within the development site—which is proposed to be located near the corner of Whittier Street and Tremont Street—the entire development site will be within a 1½ minute walk to a bike share station.



STREET SECTION B-B' (53')



STREET SECTION A-A' (71')

External Multimodal Connections

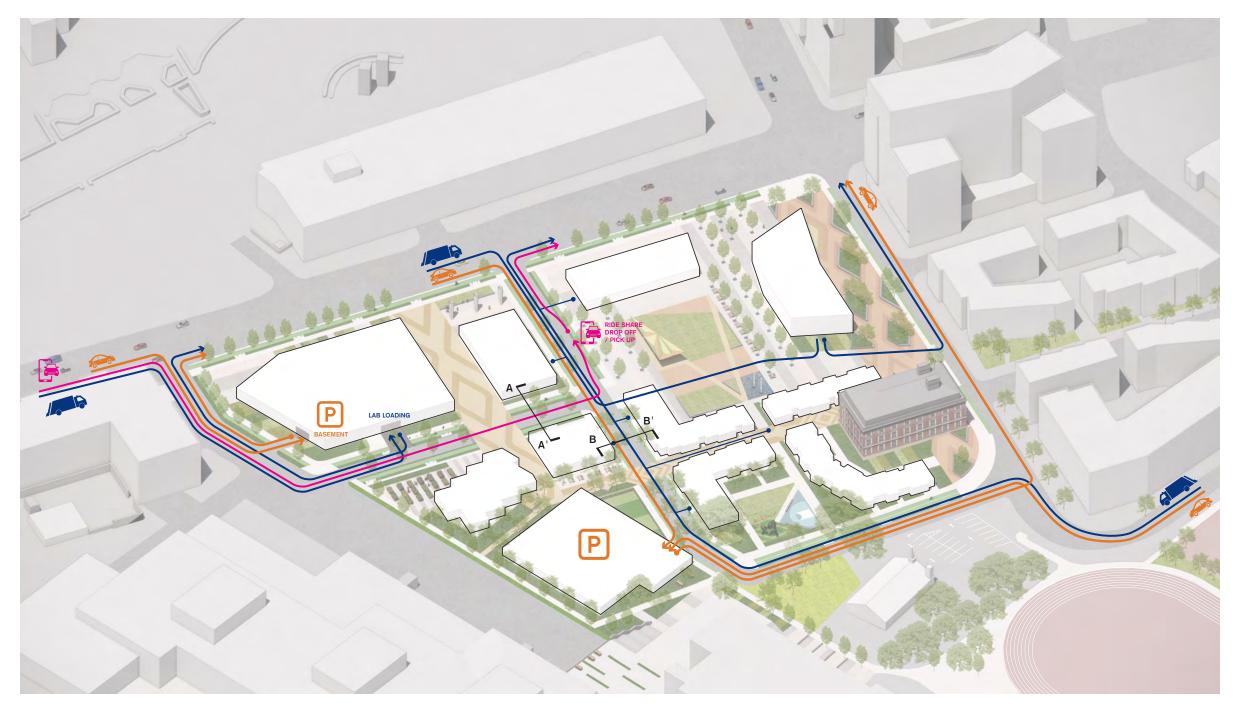
The Roxbury Strategic Master Plan back in 2004 recognized that Tremont Street acted as a "pedestrian barrier" while recognizing the importance of connecting pedestrians across the roadway corridor. This barrier still exists today, yet improvements can be made as part of this development to provide necessary safety and convenience for pedestrians and bicyclists to connect to/from Parcel P-3 and the vital transportation and activity nodes on the west side. The conditions at the intersections of Tremont Street at Prentiss **Street and Tremont Street at Ruggles-**Whittier Streets can be improved with the proper signs, pavement markings, and traffic signal timing, that increase motorist awareness of the growing pedestrian and bicyclist activity in the area. The development site enhances the pedestrian and bicyclist experience to/from these nodes by providing clear, comfortable, low-stress pathways within and encompassing the development site, serving both those destined to the site's buildings and public spaces or simply connecting further into/from the adjacent neighborhood's streets, parks, and pathways.

The Proponents acknowledge and welcome that the City may undertake an extension of the Columbus Avenue bus priority lanes from Jackson Square to Ruggles and that BTD may redesign and reconstruct the site's frontage on Tremont Street to provide widened and improved sidewalks, accessibility, and landscaping. These improvements should serve to enhance the design and mobility goals of the P-3 development project.

The Proponents also acknowledge that the City's desire to introduce a signalized intersection at Tremont Street and Vernon Street. We understand that community input is still needed on this concept, as well as an analysis of the conflict this modification would create with the corridor's transit services (either with the City's proposed priority bus lanes or with the existing frequent bus routes and riders that pass by here today). Our site design proposal does not assume the introduction of this access and could operate independent of that modification. We look forward to working with the City of Boston and the community to arrive at the best solution that balances traffic flows, transit service, and multimodal connections.

Connections from the Parcel P-3 site to the area's nearby existing and planned multi-use paths and protected bike lanes will only serve to enhance bicycling and walking as viable modes for all travelers. The existing Southwest Corridor Park pathways and Melnea Cass Blvd's shared-use path expand the geographic reach of travelers opting to bike and walk to the site. The City's on-going work to upgrade safe biking on Ruggles Street and Tremont Street is further enhancing the connectivity. As the City expands and connects the missing links along the South Bay Harbor Trail and the Roxbury-Fenway Connector, more area residents including those of Parcel P-3, will be connected to the City's Green Links network of low-stress and green active transportation corridors. Our proposed design of P-3 embraces these connections.

Pedestrian and Vehicular Access



→ PARKING ACCESS

→ SERVICE AND LOADING

RIDE SHARE

A central goal of the proposed P-3 site plan is to limit on-site vehicle traffic within the site and establish the highest level of comfort and convenience for pedestrians and bicyclists. The plan accomplishes this thoughtful placement of the site's garages in a manner that keeps vehicle access and egress of those two garages to the periphery of the site. This allows Vernon Street and Hampshire Street to be limited to vehicle activity associated with building loading, delivery services, and some short-term parking and passenger pick-up and drop-off activity along flexible-use curbside spaces. The block of Hampshire Street to the east of Vernon Street is closed to general traffic and designed as a space for walking, biking, and gathering. Hampshire Street to the west would continue this green, active transportation corridor by incorporating sidewalk-level, separated bicycle lanes. Although Vernon Street is not viewed as the main travel corridor through the site, its design would also incorporate comfortable, separated bicycle lanes and sidewalks, with a key focus on its connection to the Downing Street and the connections to the Madison Park sports facilities and paths and to the staircase connection to the upper plaza of the high school. The Proponents look forward to the design collaboration with BPDA and BTD to refine these street cross sections for each segment, conforming to the City of Boston's Public Works Design Standards and consistent with its Complete Street Guidelines.

The parking supply will be provided within the City of Boston's maximum parking guidelines. The mix of uses served by the two proposed parking facilities (one underneath building A1 and one as a garage constructed in a later phase) will allow for the shared-use of those facilities, reducing the need for a greater supply of spaces. Combined with appropriate pricing, implementation of TDM measures and strategies (including those in the City's Menu of Options), and the provision of bicycling amenities, vehicle activity will be minimized, while promoting transit and active transportation modes.



Sustainability



DESIGN FOR COMMUNITY

CO1. Provide shade coverage through a gradient of large canopy cover as well as protection from wind exposure.

CO2. Bike parking and Bike network
CO3. Integrated elements for children to play

CO4. Community garden area for residents

DESIGN FOR ENERGY

EN1. All electric for space heating, hot water and

EN2. Responsible window to wall ratios, efficient glazing, air tightness and reduced thermal breaks EN3. Heat pumps and high efficiency energy recovery ventilators (ERVs) will further reduce energy

EN4. Use of heat pump chillers, air source heat pumps for a portion of heating demand and highly efficient energy recovery

EN5. Roof top solar photovoltaic panel system

generates electicity for common areas

DESIGN FOR ECONOMY

EM1. On-site renewable energy will be provided through a partnership with Solstice Initiative to bring community solar to the Roxbury community EM2. Durable finishes to reduce maintenance

DESIGN FOR ECOLOGY

EC1. Keep existing trees

EC2. Building planning of keeping existing trees

DESIGN FOR WATER (LANDSCAPE)

WA1. Integration of permeable paving and use of bioswales

WA2. Diverse planting beds that are tolerant to water inundation

WA3. Critical equipment will be on the roof or raised above the design flood elevation WA4. Low-flow water fixtures

DESIGN FOR WELLNESS (ALL BLDGS)

WE1. Dedicated outdoor air systems with high air

WE2. healthier materials selections

WE3. Biophilic design principles enhance interior environments with the intent to provide a connection to nature through access to outdoor spaces, provision of ample daylight, use of natural materials and patterns and views to nature

WE4. Use of low-emitting materials and prioritizing materials that are Red List Free will further enhance indoor air quality and reduce exposure to chemicals of concern.







Climate Action, Health, and Equity

The project is taking a holistic and leadership approach to sustainability organized around three priorities of climate action, health, and equity.

Tishman Speyer strongly believes that the real estate industry has an important role to play in carbon reduction. As long-term stewards of some of the most iconic real estate in the world, we know that we need to bring our assets along on the journey to a zero-carbon future. The P³ project offers the opportunity to set a new standard for affordable housing development at scale with a pathway to zero carbon and electrification into the design from day one.

In the City of Boston, Greenhouse Gas (GHG) emissions from buildings account for more than 2/3 of the City's emissions and are therefore the critical component of the City achieving its commitment to carbon neutrality by 2050. In support of the City's goals and recognition of the urgency of the climate crisis, the proposed project has a robust and forward-thinking approach to carbon neutrality.

This focus on addressing climate action underpins the sustainability approach and will address whole life carbon, meaning both operational and embodied carbon.

- The life science building is targeting LEED Platinum level of performance and will be highly energy efficient and electric for normal operation. Use of heat pump chillers, air source heat pumps for a portion of heating demand and highly efficient energy recovery are key strategies to achieve a targeted natural gas reduction of 90%.
- The high-rise residential buildings are targeting LEED Gold level of performance and aligned with the DND Design Standards for a Zero Emissions Buildings through a design that is highly energy efficient and all electric for space heating, hot water and cooking. The building envelope designs will reduce demands for heating and cooling through responsible window to wall ratios, efficient glazing, air tightness and reduced thermal breaks. Heat pumps and high efficiency energy recovery ventilators (ERVs) will further reduce energy consumption.
- The townhomes and low-rise residential buildings will also be all electric for space heating, hot water and cooking and are additionally targeting achievement of Passive House performance. Passive House is a certification focused on ultra-low energy design through a highly efficient, insulated and air-tight building envelope making the buildings net zero ready.
- On-site renewable energy will be provided through a
 partnership with Solstice Initiative to bring community
 solar to the Roxbury community. Community solar programs not only provide clean renewable energy to residents but also reduce electricity bills. Opportunities for
 additional on-site solar will be assessed for feasibility.

All buildings will be solar ready and for remaining electricity demand, off-site renewable energy will be purchased making the development carbon neutral.

 In addition to addressing operational emissions, all buildings will account for their embodied carbon, or GHG emissions associated with construction and building materials, and target at least a 10% reduction in embodied carbon. The strategies and targeted levels of performance for the building designs low energy, electric building systems and renewable energy meet the objectives and requirements for both the Carbon Neutral Building Assessment and proposed Zero Net Carbon Zoning by providing low energy buildings, electric systems, and on and off-site renewable energy.

Recognizing that the impacts of climate change are already being felt throughout the City of Boston, P³ will be designed to incorporate best practice resilience design measures to ensure the site remains active and vibrant for generations to come. While P³ is not expected to be impacted by future coastal flood events, stormwater flooding is a concern at the P³ site. In addition, the P³ site is within neighborhoods that are vulnerable to heat island exposure. Our design addresses these concerns with infrastructure and resilient design features that double as active park elements:

- Landscape and active spaces will be designed with diverse planting beds that are tolerant to water inundation, integration of permeable paving and use of bioswales where feasible to ensure that the landscape is resilient to stormwater flooding.
- To ensure the existing, mature trees and newly planted trees remain healthy throughout their lifespan, the project team has engaged an arborist to assess the condition of existing trees and advise on strategies that will allow newly planted trees to thrive. Already, the site design has benefited from the input of the arborist as building alignments have been shifted to main existing healthy trees at the Southern edge and allow for a treelined connection to the existing Madison Park stairs.
- Provide shade coverage through a gradient of large canopy cover as well as protection from wind exposure.
 The Children's Play Area has been located to the north of this existing canopy to take advantage of the shade provided.
- Ground floor residential units will establish a ground floor elevation to mitigate flood risks.
- Within the buildings, critical equipment will be on the roof or raised above the design flood elevation and additional strategies like standby power for cooling and/ or device charging, operable windows and designing for higher peak temperatures can make the buildings more resilient to future climate.

In addition to addressing climate impacts, a sustainable building also means a healthy one for its residents. The health and wellness strategy for the project is focused on providing good indoor air quality, healthier materials selections, biophilic design and promoting healthy and active lifestyles. Ample bike storage, on-site playgrounds, stair promotion and safe connectivity to the Southwest Corridor Park promote active lifestyles for all ages. Dedicated outdoor air systems with high air filtration will provide good indoor air quality for residents. Use of low-emitting materials and prioritizing materials that are Red List Free will further enhance indoor air quality and reduce exposure to chemicals of concern. Biophilic design principles enhance interior environments with the intent to provide a connection to nature through access to outdoor spaces, provision of ample daylight, use of natural materials and patterns and views to nature.

The design will reinforce the project commitment to equity, diversity and inclusion through the diversity of housing types proposed and implementing universal design principles to design for the widest ranges of ages and abilities and a robust community engagement process.

The P³ project design embeds sustainability in its design to address not only climate action but healthy and inclusive spaces for its residents and the wider Roxbury community.

COMMUNITY SOLAR WITH SOLSTICE INITIATIVE

Solstice Initiative is a Boston-based nonprofit that empowers traditionally excluded communities towards a just and inclusive clean energy transition. In 2021, Solstice Initiative convened a group of residents and organizational leaders from Roxbury, Dorchester, Mattapan, and Hyde Park to form a Community Advisory Board (CAB). This CAB is tasked with making decisions on what elements it wants in a community solar project, with Solstice Initiative facilitating the community's vision and putting the pieces into place to make this vision a reality. This participatory decision-making process includes everything from where the project is located, who it should benefit, and what jobs should be created through this project. By bringing the community into the planning of this project from day 0, Solstice Initiative expects to develop a project that brings community-wide benefits.

Community solar works just like a community garden. Any household that has an electric bill, including renters, can subscribe to or own a portion of a solar project in their community, allowing them to reap the benefits of local clean energy and monthly energy bill savings. We are excited to partner with Solstice Initiative to bring community solar to P³ and the surrounding Roxbury community.







THE SPIRAL, NEW YORK

Tishman Speyer developed the first LEED Gold for New Construction high-rise building in New York City.

TISHMAN SPEYER'S CORPORATE COMMITMENT TO SUSTAINABLE DEVELOPMENT

Sustainability is in Tishman Speyer's DNA. As developers and operators of buildings whose lives span many generations, the firm is acutely aware that construction and management of those buildings must protect and enhance the physical environments and communities in which they exist. This extends to the firm's residential communities where Tishman Speyer is committed to creating healthy buildings and delivering efficient use of energy, water, and other resources. For instance, at Tishman Speyer's Edgemere Commons development in New York, sustainability and resiliency measures are core to the project. The development will feature a host of resiliency and storm preparedness measures designed to handle extreme weather events, including bioswales, bioretention rainwater system, solar panels, and extended tree pits. The development will also elevate several streets above sea level for long-term preparedness. It is anticipated that all buildings will host standby generators with emergency outlets in each unit.

For over three decades, Tishman Speyer has been dedicated to developing, redeveloping, and operating its buildings with the highest level of efficiency. Certified projects span four continents and include the first LEED Gold certified commercial buildings in the southern hemisphere and the first

LEED Gold New Construction office building in New York City. In 2021, for the seventh consecutive year, Tishman Speyer received the Energy Star Partner of the Year: Sustained Excellence Award. Beginning in 2016, the firm builds all new properties to a minimum LEED Silver certification with a target of LEED Gold or higher.

Tishman Speyer is considered an industry leader in transforming existing buildings into environmentally sustainable properties and developing new state-of-the-art buildings that achieve the highest levels of operational efficiency. Due to the breadth of its integrated platform, the firm can combine experience in developing innovative projects with detailed knowledge of sustainable building management to drive innovation and efficiency at every stage of the investment and operations cycle. Tishman Speyer is committed to both the United Nation's Principles for Responsible Investment (UN PRI), and to achieving net zero operational carbon emissions by 2050 or sooner.



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist	Project Name:	Parcel P3 - Highrise Residential
	Date:	March-2022
(Indiana) Company		

0	SGBC	2		Project	Checklist				Nam	ie:		Parcel P3 - High
Y	?	N		Integra	tive Process	1	Date	e.				March-2022
1			D	Perfect and Perfect Printers and Printers an	Integrative Process	1						
Y	?	N		orean	integrative Librers		Y	?	N	D=	Design s	ubmission & C = Cor
14	0	2		Locatio	on and Transportation	16	6	3	4	0-		ials and Resou
*	-	_	D		LEED for Neighborhood Development	16	Y		-	D	Prereq	Storage and Colle
1			D	4	Sensitive Land Protection Option 1	1	Y			C	Prereq	Construction and
111		1	D		High Priority Site (+1 DDA)	2	-	2	2	C	Credit 1	Building Life-Cycle
4		1	D		Surrounding Density and Diverse Uses	5	1	-	1	C	Credit 2	4.1 BPDO - Enviro
5		-	D		4.1 Access to Quality Transit (bus+ shuttle frequency)	5	4		1	C	Credit 3	4.1 BPDO - Source
1			D		4.1 Bicycle Facilities (5% long term + 2.5% short term)	1	4	1	<u>'</u>	C	Credit 4	4.1 BPDO - Mater
1			D		4.1 Reduced Parking Footprint (option 2 30% reduction)	4	2	-		C	Credit 5	C&D Waste Mana
-					소설을 하는 사람님이 가장한 것을 만든다. () 해가 되면 보고 하는데 하는데 하는데 하는데 되었다. 나는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하	4	Y	?	N	Ü	Credit 5	COD Waste Maria
Y	?	N	D	Credit 8	4.1 Green Vehicles (5% or 2 spaces EV charging)	1	7	5	4		Indoo	r Environmenta
7 1	4	2		Quetair	nable Sites	10	Y	- D	4	D	Prereq	Minimum Indoor A
1	1		0	Company and Spiriture			Y					Environmental To
			-		Construction Activity Pollution Prevention	Required				D	Prereq	
L		-	D		Site Assessment	1	2	-		D	Credit 1	Enhanced Indoor
4		2	D		Site Development	2	2	1		C	Credit 2	4.1 Low-Emitting
9	1		D		4.1 Open Space (30% total site area)	1	1			C	Credit 3	Construction Indo
			D	4	4.1 Rainwater Management	3		. 1.	1	С	Credit 4	Indoor Air Quality
2			С		Heat Island Reduction (Option 1)	2	1			D	Credit 5	Thermal Comfort
			D	Credit 6	Light Pollution Reduction	1	1	-	1	D	Credit 6	4.1 Interior Lightin
Y	?	N	_	IMI-A F	-et -!	- 22		2	1	D	Credit 7	4.1 Daylight
	U	6	_	-	Efficiency	11		1		D	Credit 8	Quality Views
			_	100	Outdoor Water Use Reduction	Required			1	D	Credit 9	Acoustic Performa
			D		Indoor Water Use Reduction	Required	Y	?	N	_		
	_		D		Building-Level Water Metering	Required	6	0	0	_	Innov	1712 171
Ų		1	D		Outdoor Water Use Reduction (50% reduction)	2				D	Credit 1	Pilot - Integrative
무		5	D		Indoor Water Use Reduction (25% reduction)	6	1			D	Credit 2	Exemplary Perfor
2				4	Cooling Tower Water Use	2	1			D	Credit 3	Exemplary Perform
			D	Credit 4	Water Metering (2 end uses: DHW + Imigation)	1				D	Credit 4	Innovation - Gree
-	?	N	_	Farmer	and Marrandon	22				D	Credit 5	Innovation - Purcl
7	3	13	_	the second second second	and Atmosphere	33	- V	_		D	Credit 6	LEED Accredited
			C		Fundamental Commissioning and Verification	Required	Y	?	N		ln	and Bullette
Y			D	4	Minimum Energy Performance	Required	3	_1_	0			nal Priority
1	1		D	4	Building-Level Energy Metering	Required				D	Credit 1	Regional Priority:
			D		Fundamental Refrigerant Management	Required	- 1			D	Credit 2	Regional Priority:
	- 0	1			Enhanced Commissioning (+1 MBCx maybe)	6		1		D	Credit 3	Regional Priority:
3	3	7	D		Optimize Energy Performance (LEED PC95)	18	1		L.,	D	Credit 4	Regional Priority:
		1	_		Advanced Energy Metering	1	Y	?	N		-	
	-	2			Demand Response	2	66	13	31		TOTA	
		2	-		4.1 Renewable Energy	5					Certifie	d: 40 to 49 points,
4			-		Enhanced Refrigerant Management	1						
			C	Credit 7	Green Power and Carbon Offsets							

Υ	?	N	D =	Design submission & C = Construction Submission	
6	3	4		Materials and Resources	13
Υ			D	Prereq Storage and Collection of Recyclables (+ compost)	Required
Υ			C	Prereq Construction and Demolition Waste Management Planning	Required
1	2	2	C	credit 1 Building Life-Cycle Impact Reduction (5% reduction, 10% or 20%)	5
1		1	C	credit 2 4.1 BPDO - Environmental Product Declarations (Option 1)	2
1		1	C	credit 3 4.1 BPDO - Sourcing of Raw Materials (15% + 30% cost)	2
1	1		C	credit 4 4.1 BPDO - Material Ingredients (Option 1 & Option 2)	2
2			C	Credit 5 C&D Waste Management (Option 1: Diversion)	2
Υ	?	N			
7	5	4		Indoor Environmental Quality	16
Υ			D	Prereq Minimum Indoor Air Quality Performance	Required
Υ			D	Prereq Environmental Tobacco Smoke Control	Required
2			D	credit 1 Enhanced Indoor Air Quality Strategies	2
2	1		C	Credit 2 4,1 Low-Emitting Materials	3
1			С	Credit 3 Construction Indoor Air Quality Management Plan	1
	1	1	C	Credit 4 Indoor Air Quality Assessment	2
1			D	credit 5 Thermal Comfort (ASHRAE 55 + 50% occupants have control)	1
1		_1	D	Credit 6 4,1 Interior Lighting	2
	2	1	D	Credit 7 4.1 Daylight	3
	1		D	Credit 8 Quality Views	1
		1	D	Credit 9 Acoustic Performance	1
Υ	?	N			
6	0	0		Innovation	6
1			D	Credit 1 Pilot - Integrative Analysis of Building Materials	1
1			D	credit 2 Exemplary Performance - MRc2 EPDs	1
1			D	Credit 3 Exemplary Performance - SSc8 Green Vehicles	1
1			D	Credit 4 Innovation - Green Building Education	1
1			D	Credit 5 Innovation - Purchasing- lamps (Low Mercury Lighting)	1
1			D	credit 6 LEED Accredited Professional	1
Υ	?	N			
3	1.	0		Regional Priority	4
1			D	Credit 1 Regional Priority: SS 4 Rainwater Management (2 points)	1
1			D	Credit 2 Regional Priority: EA 2 Energy Performance (8pt)	1
	1		D	Credit 3 Regional Priority: MRc1 Building Life-cycle Impact Reduction (2 pts	1
1			D	Credit 4 Regional Priority: EA 5 Renewable Energy	1
Υ	?	N			
66	13	31		TOTALS Possible Po	ints: 110





LEED v4 for BD+C: Core and Shell

Project Checklist

D Credit Integrative Process 0 17 0 3 Location and Transportation D | Credit 1 | LEED for Neighborhood Development Location 20 D Credit 2 Sensitive Land Protection Option 1 1 D Credit 3 High Priority Site (+2 DDA) 2 D Credit 4 Surrounding Density and Diverse Uses D Credit 5 4.1 Access to Quality Transit (bus+ shuttle frequency) D Credit 6 4,1 Bicycle Facilities (5% long term + 2.5% short term) D Credit 7 4.1 Reduced Parking Footprint (option 2 30% reduction) D Credit 8 4.1 Electric Vehicles (Option 1: 5% EVSE or 2 spaces) 80+ Y ? N 1 8 1 1 Sustainable Sites 11 C Prereq Construction Activity Pollution Prevention Required D Credit 1 Site Assessment D Credit 2 Site Development - Protect or Restore Habitat D | Credit 3 | 4.1 Open Space (30% Site Area incl. Bldg Footprint) D Credit 4 4,1 Rainwater Management D Credit 5 Heat Island Reduction (Roof + Non-Roof) D Credit 6 Light Pollution Reduction D Credit 7 Tenant Design and Construction Guidelines 80+ Y ? N 0 7 0 4 Water Efficiency 11 D Prereq Outdoor Water Use Reduction Required D Prereq Indoor Water Use Reduction Required D Prereq Building-Level Water Metering Required 1 D Credit 1 Outdoor Water Use Reduction (50% reduction or no irrigation) 3 D Credit 2 Indoor Water Use Reduction (3 pts = 35% reduction) D Credit 3 Cooling Tower Water Use (no cooling tower) D Credit 4 Water Metering (2 end uses: Irrigation + CT make up) 80+ Y ? N 3 20 0 10 Energy and Atmosphere 33 C Prereq Fundamental Commissioning and Verification Required D Prereq Minimum Energy Performance Required D Prereq Building-Level Energy Metering Required D Prereq Fundamental Refrigerant Management Required C Credit 1 Enhanced Commissioning 2 11 D Credit 2 Optimize Energy Performance (LEED PC95) 1 D Credit 3 Advanced Energy Metering 2 D Credit 4 Demand Response 2 D Credit 5 4,1 Renewable Energy

D Credit 8 Enhanced Refrigerant Management
C Credit 7 Green Power and Carbon Offsets

Project Name: Parcel P3 - Lab/Office Building

Date: March-2022

3	6	0	5		Materials and Resources	14
	Υ			D	Prereq Storage and Collection of Recyclables	Require
	Y			С	Prereq Construction and Demolition Waste Management Planning	Require
2	1		3	C	credit 1 Building Life-Cycle Impact Reduction (Option 4 LCA)	6
	1		1	С	credit 2 4.1 BPDO - Environmental Product Declarations (Option 1)	2
	1		1	C	credit 3 4.1 BPDO - Sourcing of Raw Materials (15% + 30% cost)	2
1	1			C	Credit 4 4.1 BPDO - Material Ingredients (Option 1 & Option 2)	2
	2			C	credit 5 C&D Waste Management (Option 1: Diversion)	2
80+	Υ	?	N			
2	5	0	3		Indoor Environmental Quality	10
	Y			D	Prereg Minimum Indoor Air Quality Performance	Required
	Υ			D	Prereq Environmental Tobacco Smoke Control	Require
	2			D	Credit 1 Enhanced Indoor Air Quality Strategies	2
1	2			C	Credit 2 4.1 Low-Emitting Materials (4 product categories)	3
	1			C	Credit 3 Construction Indoor Air Quality Management Plan	1
			3	D	Credit 4 Daylight	3
1				D	Credit 5 Quality Views	1
80+	Υ	?	N	-	The state of the s	
0	6	0	0		Innovation	6
	1			D	Credit 1 Pilot - Integrative Analysis of Building Materials	1
	1			D	Credit 2 Exemplary Performance - MRc2 EPDs	1
	1			D	Credit 3 Exemplary Performance - SSc8 Green Vehicles	1
	1			D	Credit 4 Innovation - Green Building Education	1
	1			D	Credit 5 Innovation - Purchasing- lamps (Low Mercury Lighting)	1
	1			D	Credit 8 LEED Accredited Professional	1
			_			
+08	Y	?	N			
0	4	0	0		Regional Priority	4
	1			D	Credit 1 Regional Priority: Energy Performance (8 pts = 17%)	1
	1			C	Credit 2 Regional Priority: Rainwater Management (2 pts)	1
	1			D	Credit 3 Regional Priority: LTc3 High Priority Site (2 points)	1
	1			D	Credit 4 Regional Priority: Renewable Energy (2 pts = 3%)	1
9	74	1	26		TOTALS Possible Points:	110
	, -	_		: 40	to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110	
8	3	1			TINUM PATHWAY	
-	-		'			

36



LEED v4 for Building Design and Construction: Multifamily Midrise Project Checklist Project

Project Name: Date: Parcel P3 - Midrise & Townhome Residential March-2022

Y 1	?	N	Credit	Integrative Process	2
11	1	3		ion and Transportation	15
Y		0	Prereq	Floodplain Avoidance	Required
-			, reieg	PERFORMANCE PATH	require
			Credit	LEED for Neighborhood Development Location	15
				PRESCRIPTIVE PATH	- 10
4	1	3	Credit	Site Selection (+3 Avoidance fo Sensitive Land, +1 Open Space, +1 Street	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
2			Credit	Access to Transit	2
3	4	0	Susta	inable Sites	7
Y			Prereq	Construction Activity Pollution Prevention	Require
Y			Prereq	No Invasive Plants	Require
2			Credit	Heat Island Reduction	2
	3		Credit	Rainwater Management	3
1	1		Credit	Non-Toxic Pest Control	2
7	3	0	Water	Efficiency	12
Y			Prereq	Water Metering	Require
				PERFORMANCE PATH	
			Credit	Total Water Use	12
				PRESCRIPTIVE PATH	
3	3		Credit	Indoor Water Use (low flow fixtures)	6
4		-	Credit	Outdoor Water Use (native plants for landscaping and no turf)	4
-	13	2	Energ	y and Atmosphere	37
2			Prereq	Minimum Energy Performance	Require
_			Decree	Energy Metering	Require
Y			Prereq		require
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	
Y Y Y	10				
Y Y Y	10		Prereq	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers)	Require
Y Y Y	-	2	Prereq Credit	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house)	Require 30
y y 20 2	-	2	Prereq Credit Credit Credit	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers) Advanced Utility Tracking ials and Resources	30 5 2
Y Y 20 2	3		Prereq Credit Credit Credit	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers) Advanced Utility Tracking ials and Resources Certified Tropical Wood	Required 30 5 2 9 Required
Y Y 20 2	3		Prereq Credit Credit Credit Mater	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers) Advanced Utility Tracking ials and Resources Certified Tropical Wood Durability Management	Required 30 5 2 9 Required
Y Y Y 20 2	3		Prereq Credit Credit Credit Mater Prereq	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers) Advanced Utility Tracking ials and Resources Certified Tropical Wood Durability Management Durability Management Verification	Required 30 5 2 9 Required Required
22 Y Y 20 2 5 Y Y	2		Prereq Credit Credit Credit Mater Prereq Prereq	Education of the Homeowner, Tenant or Building Manager Annual Energy Use (Reaching for passive house) Efficieng Hot Water Distribution (high-efficiency ASHP and gas boilers) Advanced Utility Tracking ials and Resources Certified Tropical Wood Durability Management	Require 30 5 2 9 Require Require

Credit Construction Waste Management

10	5	1	Indoo	r Environmental Quality	18
Y			Prereq	Ventilation	Require
Y			Prereq	Combustion Venting	Require
Y			Prereq	Garage Pollutant Protection	Require
Y			Prereq	Radon-Resistant Construction	Require
Y			Prereq	Air Filtering	Require
Y			Prereq	Environmental Tobacco Smoke	Require
Y			Prereq	Compartmentalization	Require
3			Credit	Enhanced Ventilation	3
1	1		Credit	Contaminant Control	2
1	2		Credit	Balancing of Heating and Cooling Distribution Systems	3
		t	Credit	Enhanced Compartmentalization	3
2			Credit	Enhanced Combustion Venting (no fireplace)	2
1			Credit	Enhanced Garage Pollutant Protection (no Garage or detatched garag	1
1	2		Credit	Low Emitting Products	3
1			Credit	No Environmental Tobacco Smoke	1
5	0	1	Innov	ation	6
Y			Prereq	Preliminary Rating	Require
5			Credit	Innovation	5
_		1	Credit	LEED AP Homes	1
1	1	2	Regio	nal Priority	4
		1	Credit	Regional Priority: Material Efficient Framing (3 pts)	1.
	1		Credit	Regional Priority: Rainwater Management (3 pts)	1
		1	Credit	Regional Priority: Specific: Indoor Water Use (6pts)	1
1			Credit	Regional Priority: Heat Island Reduction (2 pts)	1
	_		TOTA	LS Possible Points:	110

RUGGLES PROGRESSIVE PARTNERS / TISHMAN SPEYER PEOPLE, POWER, PROSPERITY 37

Assembly Value:

Wall Value

R-22 (R)

(%)

Building 4-22 Stories

40 Ft - 225 Ft

							Height:	
A.1 - Project Information					Existing Site Elevation – Low:	Ft BCB	Existing Site Elevation –	Ft BCB
Dunia at Navasa	Davis al DO						High:	
Project Name:					Proposed Site Elevation - Low:	Ft BCB	Proposed Site	Ft BCB
Project Address:	Tremont Stree	et, Boston, MA 02120					Elevation – High:	
Project Address Additional:					Dranged First Floor Flourtien	F+ POD	_	1 Ctarias
Filing Type (select)	Initial (PNF, EF	PNF, NPC or other sub	stantial filing)		Proposed First Floor Elevation:	Ft BCB	Below grade levels:	1 Stories
	Design / Build	ling Permit (prior to fir	nal design approva), or				(parking garage)
	Construction /	/ Certificate of Occupa	ancy (post construc	tion completion)	Article 37 Green Building:			
Filing Contact	Name	Tishman Speyer	Email	Phone	LEED Version - Rating System :	LEED-Core & Shell v4 (lab);	LEED	Yes / No
Is MEPA approval required	Yes/no		Date			LEED-New Construction v4 (Highrise residential, cultural institution);	Certification:	
A.3 - Project Team						LEED-Homes v4 (Midrise residential, townhomes)		
Owner / Developer:	Ruggles Progr	essive Partners (RPP)	+ Tishman Spever	(TS)	Proposed LEED rating:	Certified/Silver/	Proposed	LEED-Core & Shell v4
Architect:		n Architecture, LLP		(/		Gold/Platinum	LEED point	(lab); 74
Engineer:		TAICHILECLUIE, LLP				LEED-Core & Shell v4 (lab); Gold and striving for Platinum	score:	LEED-New Construction v4 (Highrise residential);
Sustainability / LEED:						LEED-New Construction v4 (Highrise residential); Gold		66 LEED-Homes v4
Permitting: Construction Management:	TBD					LEED-Homes v4 (Midrise residential, townhomes): Gold		(Midrise residential, townhomes): 65
					Building Envelope			
A.3 - Project Description and Desi	ign Conditions					ntiate between R discontinuous and R co	ontinuous For exami	ole use "R13" to show
List the principal Building Uses:		esearch and Develop	ment, Cultural			c.i. to show R10 continuous. When repor	-	
List the First Floor Uses:	Retail				Roof:	R-30 (R)	Exposed Floor:	(R)
List any Critical Site Infrastructure and or Building Uses:					Foundation Wall:	(R)	Slab Edge (at or below grade):	R-15 - R-20 (R)
					Vertical Above-grade Assemblies	(%'s are of total vertical area and togeth	er should total 100%	5):
Site and Building:			_		Area of Opaque Curtain Wall &	38 - 40 (%)	Wall & Spandrel	R-20-30 (R)

75,757 - 225,075 SF

depending on typology

SF

Building Area:

Building Height:

Spandrel Assembly:

/ Standard Wall:

Area of Framed & Insulated

Site Area:

Area of Vision Window:	%	Window Glazing Assembly Value:	U-0.22 - 0.32 (U)
		Window Glazing SHGC:	0.3-0.35 (SHGC)
Area of Doors:	3-5 %	Door Assembly Value:	(U)
Energy Loads and Performance		'	
For this filing – describe how energy loads & performance were determined	Energy targets have been establishe	· · · · · · · · · · · · · · · · · · ·	and system assumptions r exceed code minimums.
Annual Electric:	TBD (kWh)	Peak Electric:	TBD (kW)
Annual Heating:	TBD (MMbtu/hr)	Peak Heating:	TBD (MMbtu)
Annual Cooling:	TBD (Tons/hr)	Peak Cooling:	TBD (Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	Target 25%	Have the local utilities reviewed the building energy performance?:	Yes / no, not at this time
Energy Use - Below Mass. Code:	Target 25%	Energy Use Intensity:	(kBtu/SF)
Back-up / Emergency Power Sys	stem		
Electrical Generation Output:	TBD (kW)	Number of Power Units:	TBD
System Type:	TBD (kW)	Fuel Source:	TBD
Emergency and Critical System	Loads (in the event of a service interrupt	tion)	
Electric:	TBD (kW)	Heating:	TBD (MMbtu/hr)
		Cooling:	TBD (Tons/hr)

DESIGN SUBMISSION / PARCEL P-3 / MARCH 16, 2022

RUGGLES PROGRESSIVE PARTNERS / TISHMAN SPEYER PEOPLE, POWER, PROSPERITY

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 - GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

TBD (Tons)

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

Preliminary energy modeling will be completed to determine the energy impacts of the Base Case and Proposed Design for the project. Results will be provided in the PNF. At the earliest design phase of the project, energy and GHG emissions performance will be prioritized and analyzed.

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

The Project will pay close attention to the first principles of an energy efficient design to reduce loads (and energy demand) for the buildings by optimizing the building envelope and daylight design to provide building envelope by typology that exceed minimum energy code performance for building envelope.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

Energy efficient HVAC systems will be considered for the buildings as applicable to each typology. The Project is aiming to reduce energy consumption by 25% from the Base Case.

Enhancements to building systems and electrification strategies will be explored and assessed for cost effeteness via life cycle cost analysis.

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

The Project will consider the feasibility for installing roof-top solar photovoltaic (PV) systems at an individual building level. The project team has engaged Solstice Initiative to program 10,000 SF community solar panels on top of the site's parking structure. An initial analysis of roughly 100 kW system that avoids the emissions of around 90 tons CO2e.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

N/A

Describe any energy efficiency assistance or support provided or to be provided to the project:

The Proponent will reach out to the various private utility companies to discuss opportunities for energy efficiency incentives as well as demand response once the HVAC system and lighting design begin to be designed.

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

The Project is committed to constructing a building that exceeds minimum energy code, and will be carbon neutral.

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2°F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 - Extreme Heat - Design Conditions

Temperature Range - Low:	6 Deg.	Temperature Range - High:	95 Deg.
Annual Heating Degree Days:		Annual Cooling Degree Days	
What Extreme Heat Event characteris	tics will be / have bee	n used for project planning	
Days - Above 90°:	#	Days - Above 100°:	#
Number of Heatwaves / Year:	#	Average Duration of Heatwave (Days):	#

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

The landscape will be designed to maximize shade opportunities and minimize urban heat island impacts. This includes the provision of green and open space, the planting of new trees and preservation of existing healthy trees, working with an arborist to ensure health and viability of trees now and into the future, using Complete Streets standards to provide adequate large shade trees along street corridors and sidewalks, and assessing the viability of green roofs at the building level.

In addition, the master plan of the site was adjusted to maximize opportunities for shade by moving building locations to accommodate the preservation of the existing shade trees along the Southern edge and provide a shaded corridor to the

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Madison Park stairs, as well as locating the Children's Play Area to the north of the existing cluster of mature trees to maximize shade benefits.

C.2 - Extreme Heat - Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

The building and systems design will consider higher peak temperatures in design of heating and cooling equipment and integrate energy efficiency measures and passive cooling opportunities.

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

Consideration will be given to the provision of additional emergency power, especially in the residential buildings to enhance the resilience of those buildings. Including, connecting cooling to back-up power in order to minimize impacts during heat waves and extreme heat events.

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 - Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:	TBD In.

Describe all building and site measures for reducing storm water run-off:

The landscape design will maximize opportunities for passive stormwater management through integration of permeable paving and green infrastructure throughout. In addition, all streets will be designed to Complete Streets standards, including integrated of large shade trees and permeable paving which will help reduce runoff.

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

The stormwater management strategy will consider the impacts of more frequent and intense rainfall to ensure the site can effectively manage the expected increase in volume of rainfall. Opportunities for rainwater harvesting and integration of green roofs will also be considered as the design progresses forward.

What Zone: A AF AH AO AR

E - Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SEHA? Yes / No.

is any portion of the site in a 1 2 lim to 1 lim	1007 110	Wilde 251161	A99, V, VE
Curre	nt FEMA SFHA	Zone Base Flood Elevation:	Ft BCB
Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.	Yes / No		
f you answered YES to either of the above questions, p Otherwise you have completed the questionnaire; than	•	ete the following questions	<u> </u>

E.1 - Sea Level Rise and Storms - Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	Ft BCB		
Sea Level Rise - Design Flood Elevation:	Ft BCB	First Floor Elevation:	Ft BCB
Site Elevations at Building:	Ft BCB	Accessible Route Elevation:	Ft BCB

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

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None expected due to the limited coastal flood risk at the site.

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Building design will include some strategies to minimize flood impacts (both coastal and stormwater), including consideration for siting of critical equipment and locating residential units above the first floor.

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

Consideration will be given to the provision of additional emergency power, especially in the residential buildings to enhance the resilience of those buildings.

Describe any strategies that would support rapid recovery after a weather event:

None expected due to the limited coastal flood risk at the site.

E.2 - Sea Level Rise and Storms - Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

None expected due to the limited coastal flood risk at the site.

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

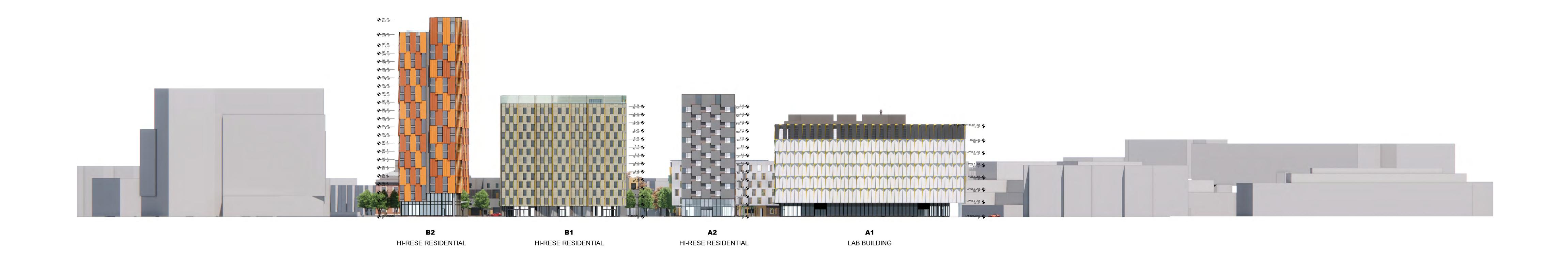
A pdf and word version of the Climate Resiliency Checklist is provided for informational use and offline preparation of a project submission. NOTE: Project filings should be prepared and submitted using the online <u>Climate Resiliency Checklist</u>.

For questions or comments about this checklist or Climate Change best practices, please contact: <u>John.Dalzell@boston.gov</u>









TITLE STREET ELEVATION

PROJECT RFP PARCEL P-3

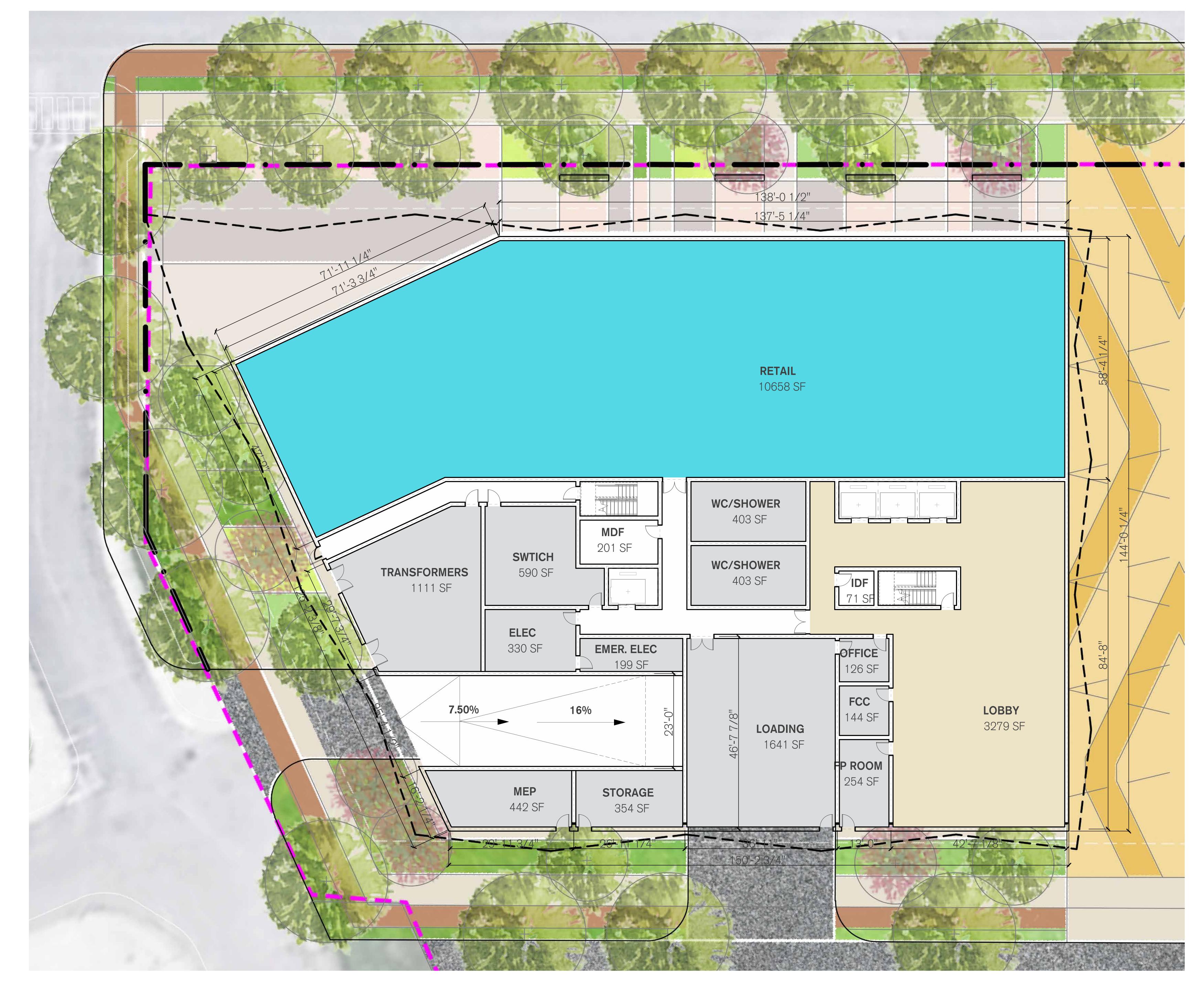
SCALE 1"=40'

BUILDING A1

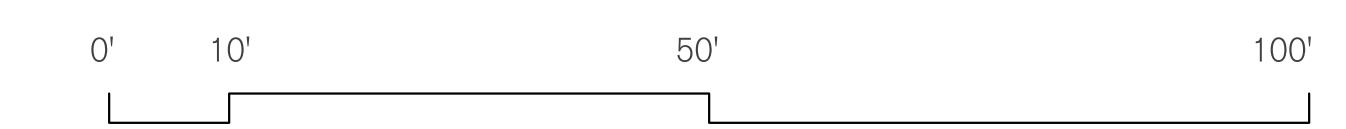
USAGE: LAB BUILDING HEIGHT: 115'6", 7 STORY

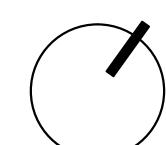
GSF: 171,095 SF

BLDG FOOTPRINT: 29,471 SF



GROUND FLOOR

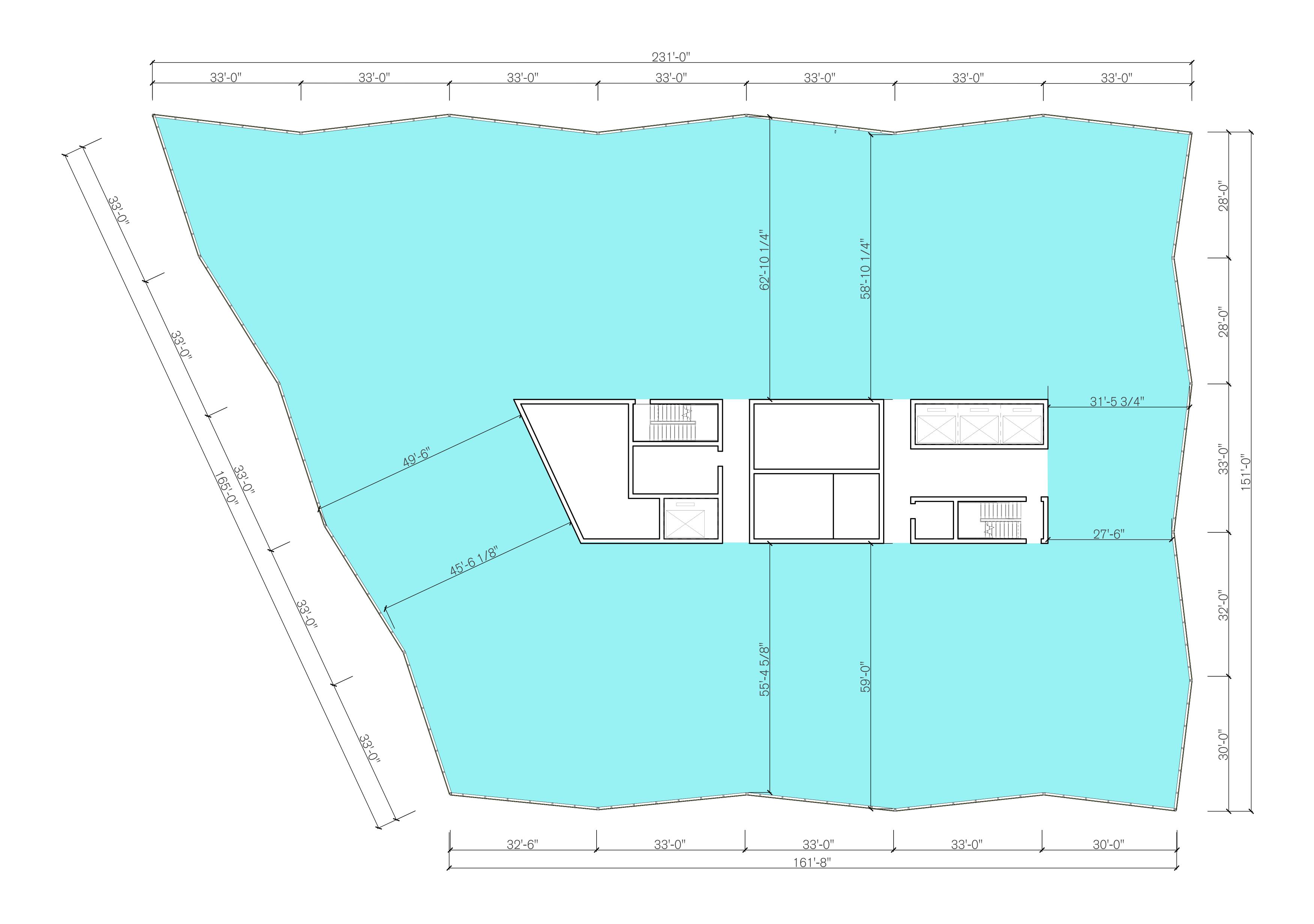




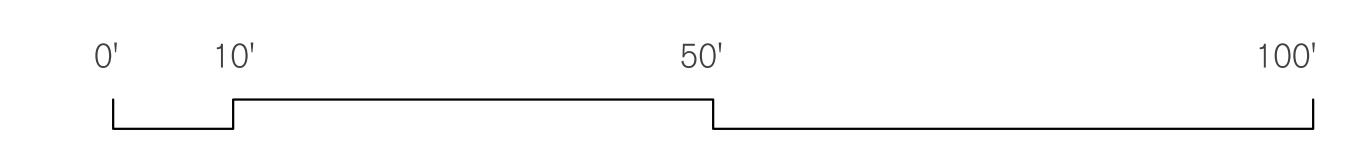
BUILDING A1

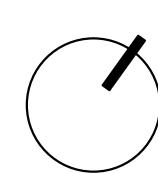
USAGE: LAB BUILDING
HEIGHT: 115'6", 7 STORY
GSF: 171,095 SF

BLDG FOOTPRINT: 29,471 SF



2ND FLOOR

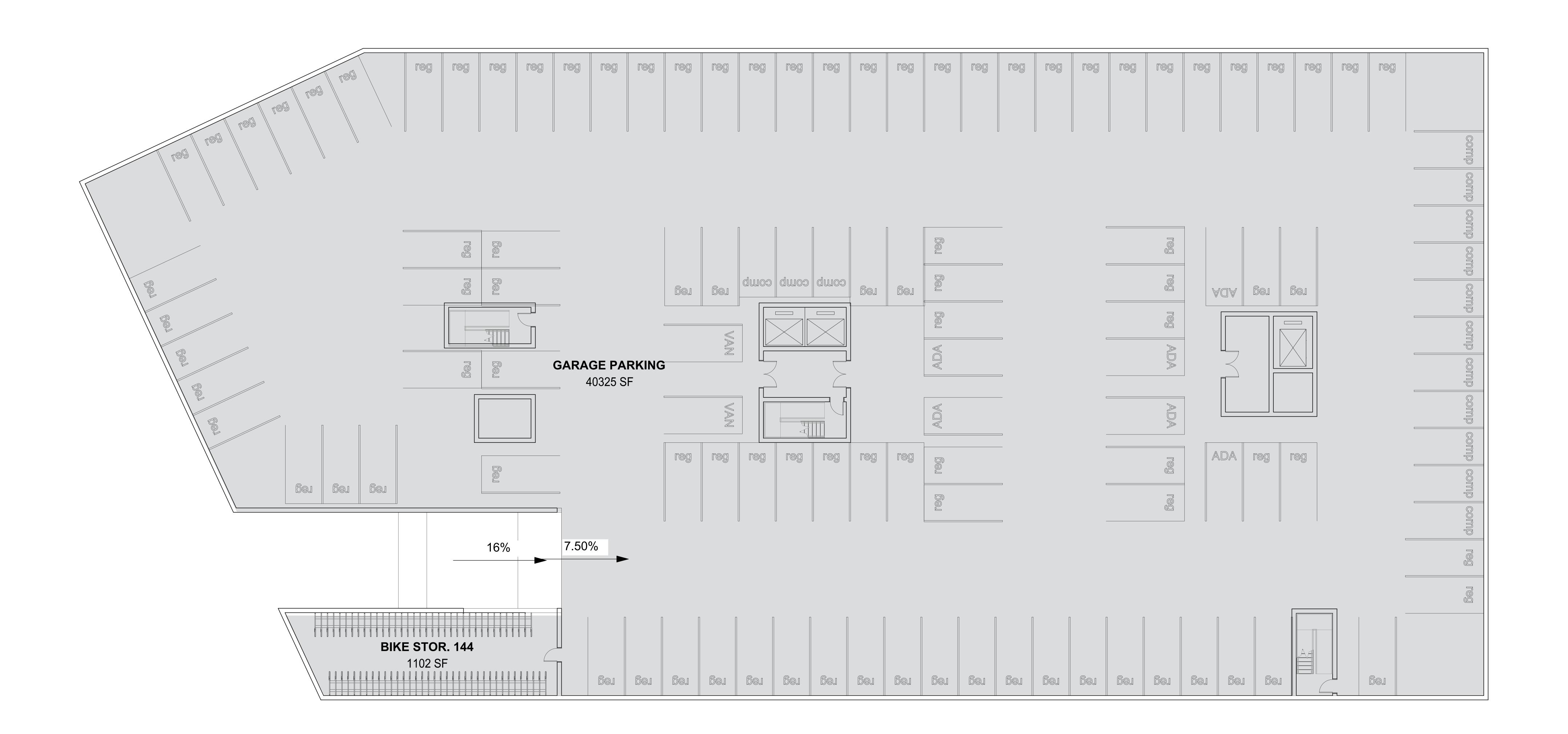




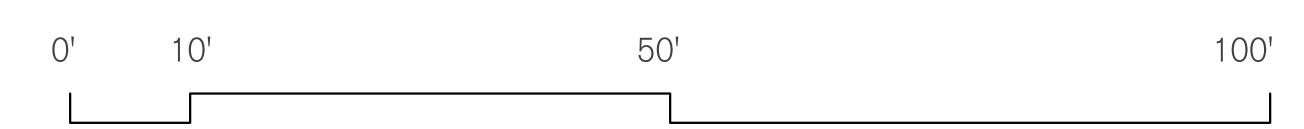
BUILDING A BASEMENT PARKING

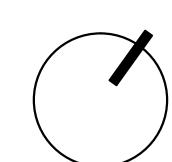
GSF: 40,325 SF





BASEMENT





BUILDING A2

USAGE: HI-RISE RESIDENTIAL

HEIGHT: 145', 14 STORY

GSF: 122,920 SF

BLDG FOOTPRINT: 9,003 SF



100'

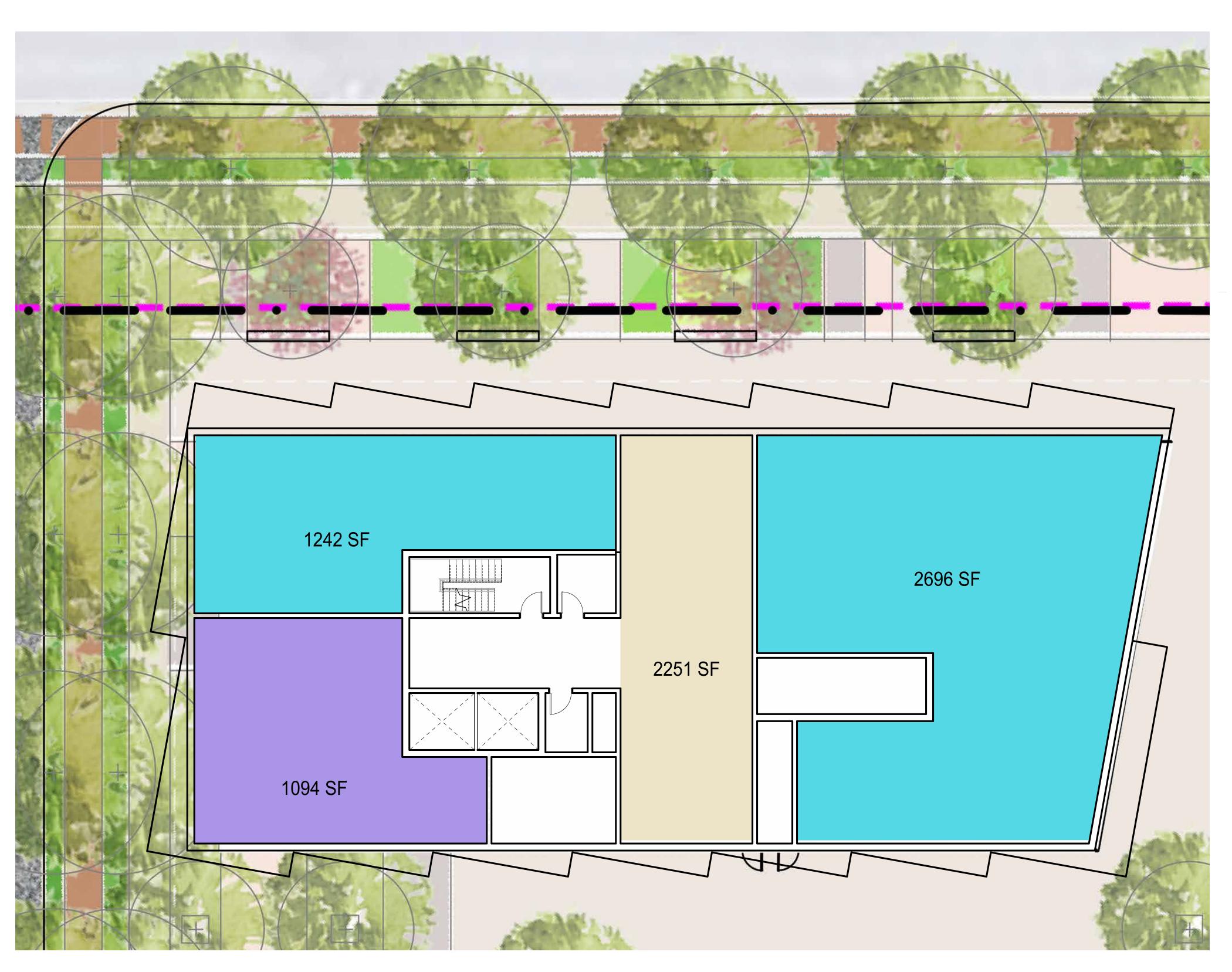


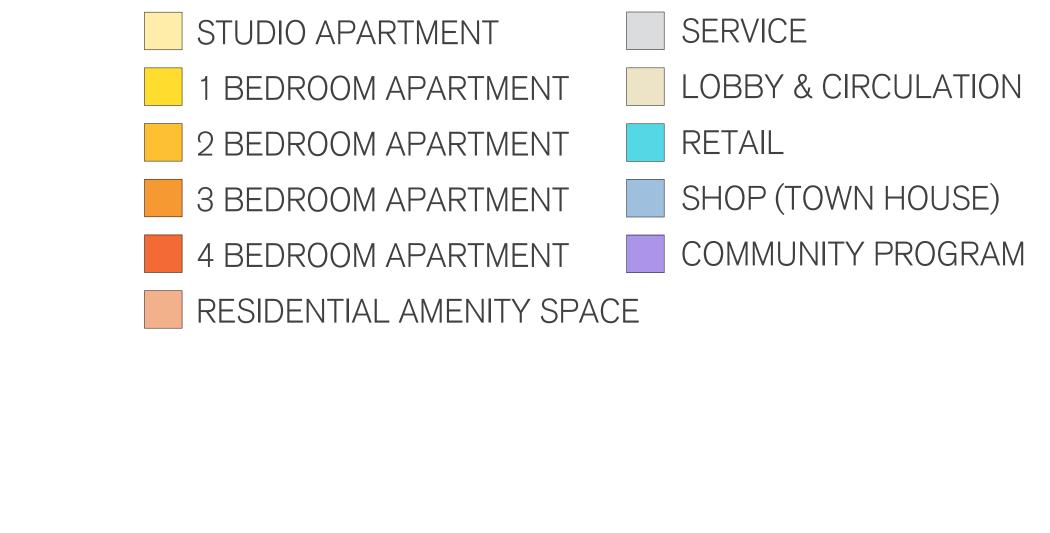
BUILDING B1

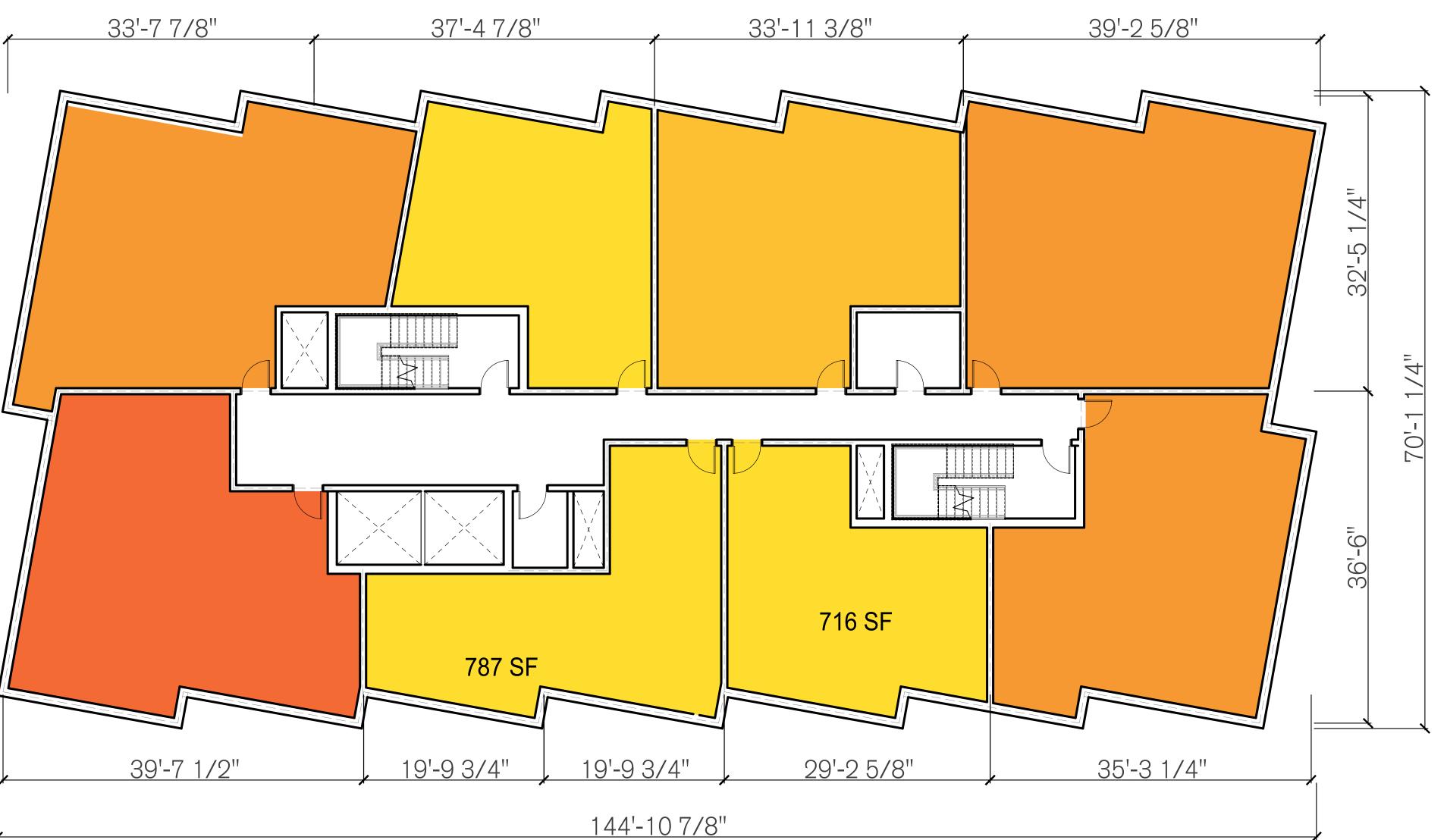
USAGE : HI-RISE RESIDENTIAL HEIGHT : 135', 13 story

GSF: 110,369 Sf

BLDG FOOTPRINT: 9,301Sf



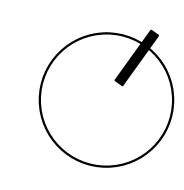




9-13TH FLOOR



GROUND FLOOR

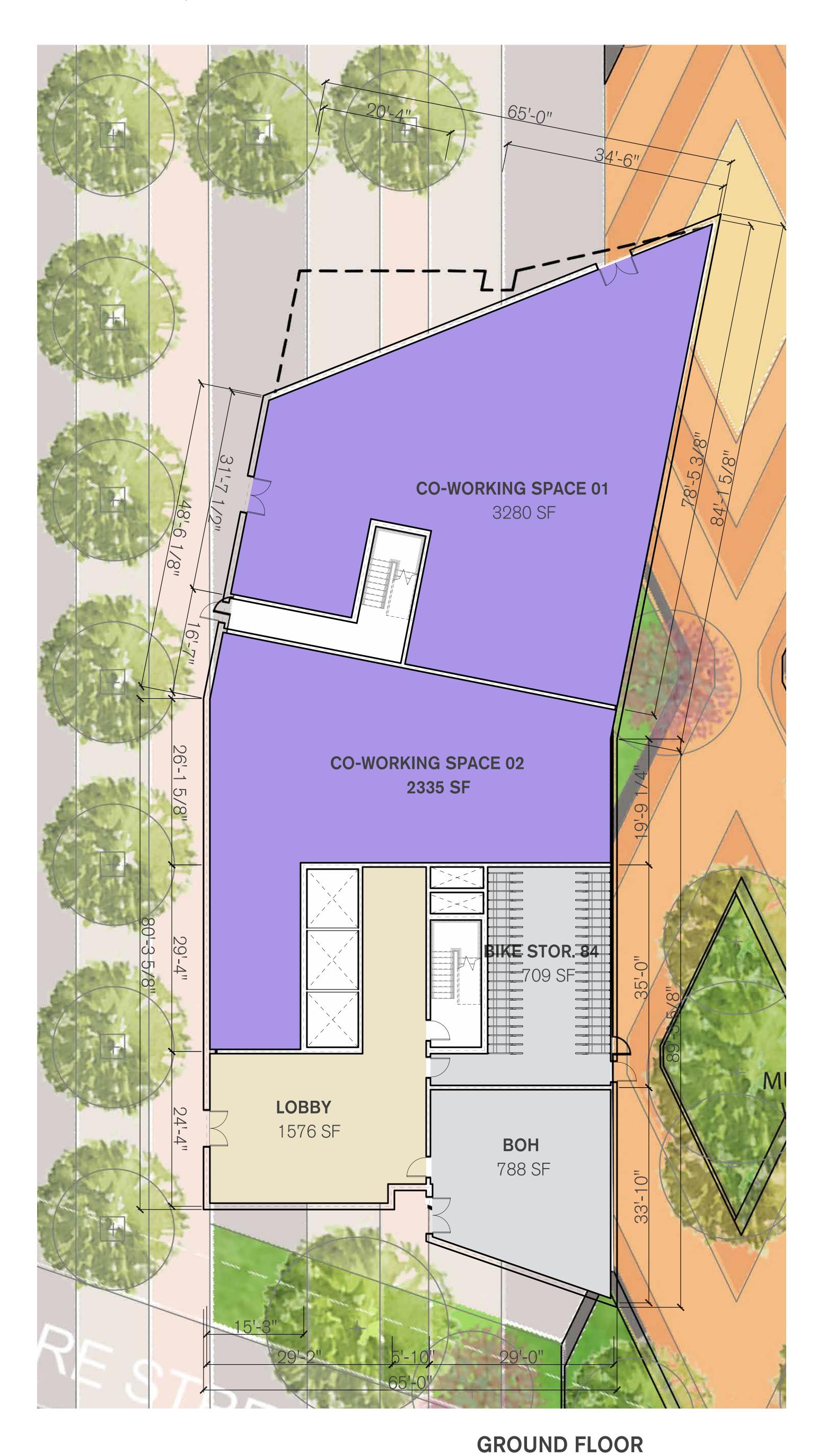


BUILDING B2

USAGE : HI-RISE RESIDENTIAL HEIGHT : 225', 22 STORY

GSF: 225,075 SF

BLDG FOOTPRINT: 10,260 SF





SERVICE

STUDIO APARTMENT

USAGE: TOWN HOUSE HEIGHT: 40', 4 STORY GSF: 94,508 SF

BLDG FOOTPRINT: 23,919 SF

SINGLE UNIT

DUPLEX UNIT (TYPE A)

DUPLEX UNIT (TYPE B)

DUPLEX UNIT (TYPE C)

SHOP (TOWN HOUSE)

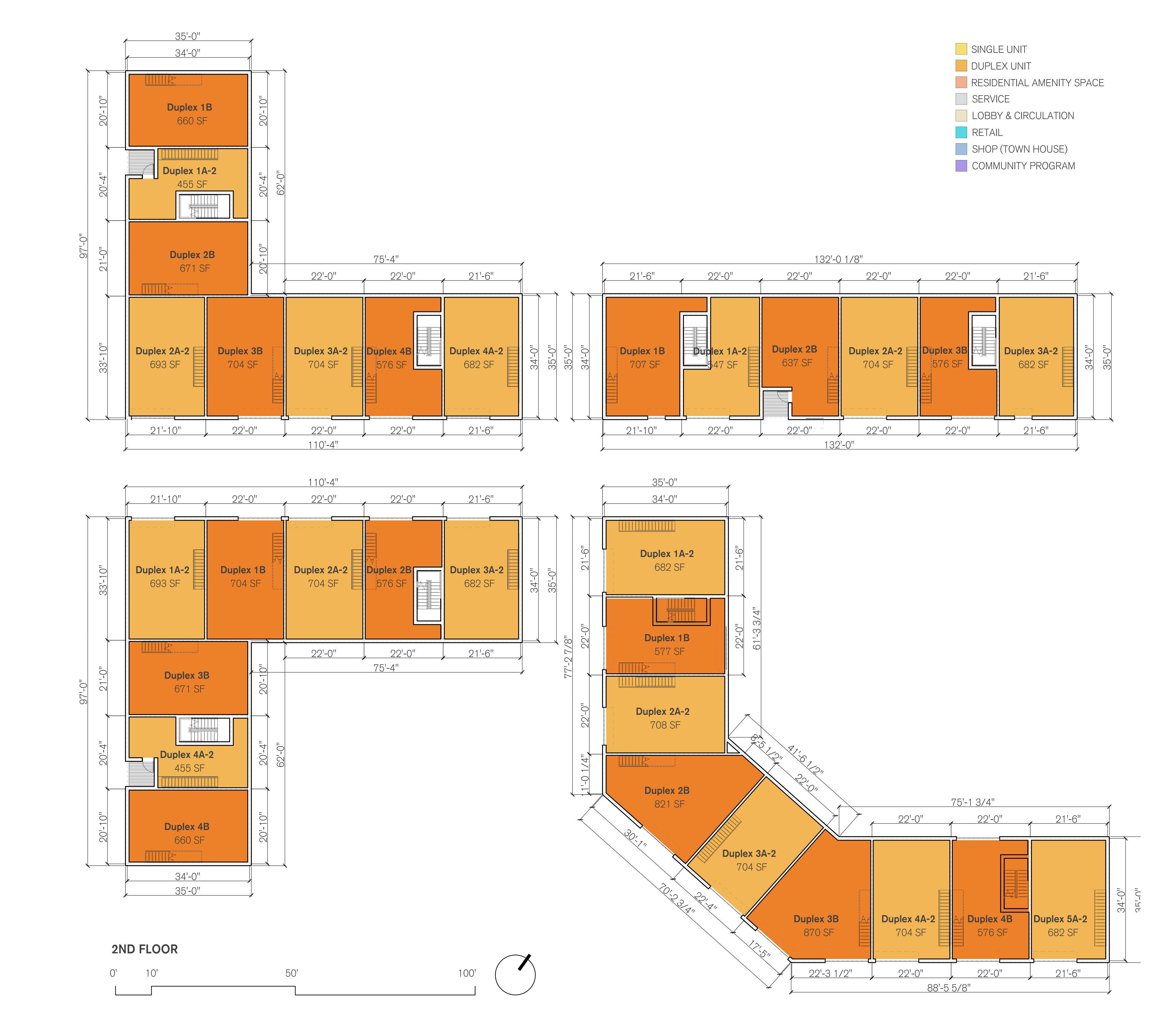


USAGE : TOWN HOUSE HEIGHT : 40', 4 STORY

GSF: 94,508 SF

BLDG FOOTPRINT: 23,919 SF

- SINGLE UNIT
- DUPLEX UNIT (TYPE A)
- DUPLEX UNIT (TYPE B)
- DUPLEX UNIT (TYPE C)
- SHOP (TOWN HOUSE)



USAGE : TOWN HOUSE HEIGHT : 40', 4 STORY

GSF: 94,508 SF

BLDG FOOTPRINT: 23,919 SF

- SINGLE UNIT
- DUPLEX UNIT (TYPE A)
- DUPLEX UNIT (TYPE B)
- DUPLEX UNIT (TYPE C)
- SHOP (TOWN HOUSE)

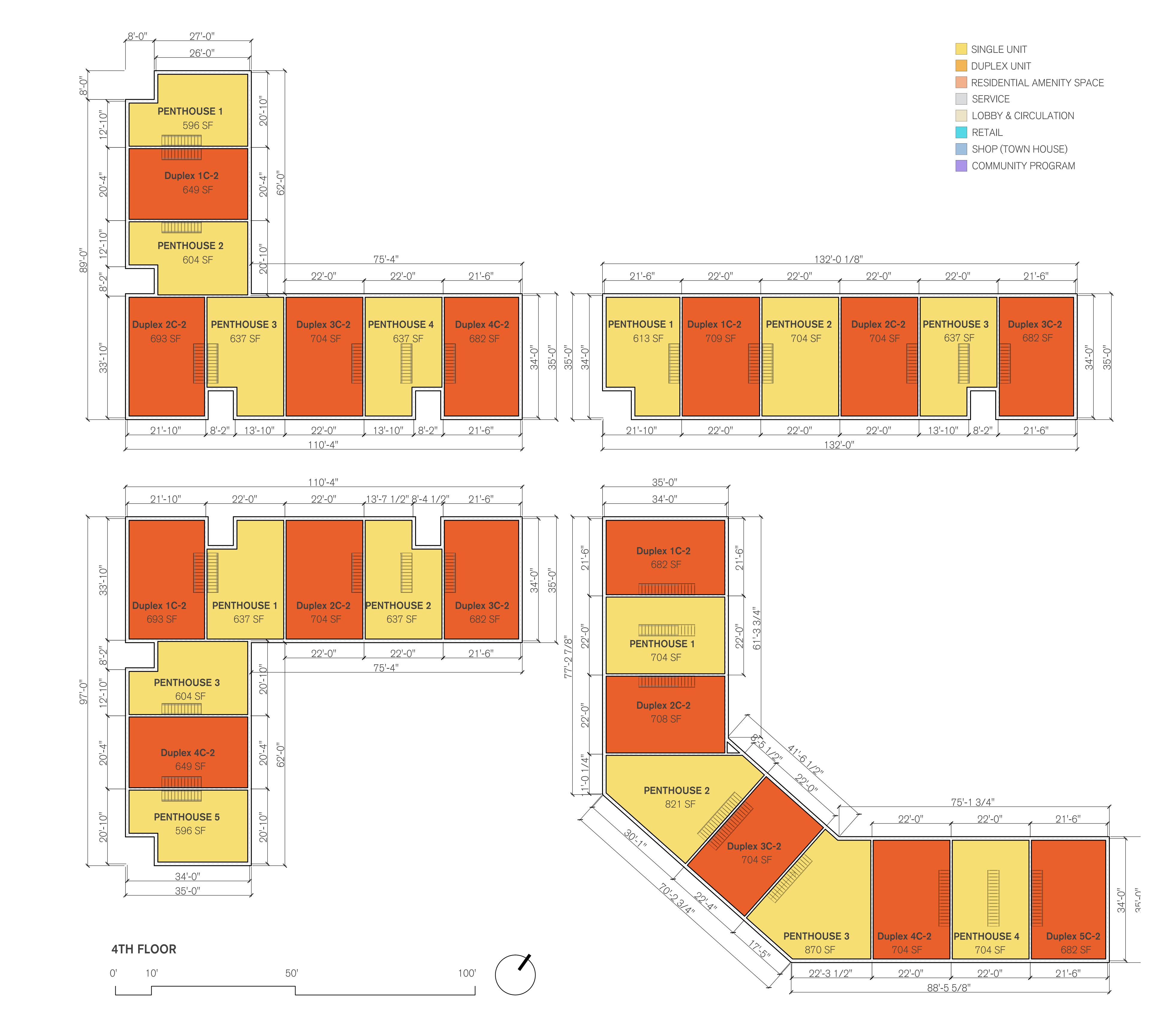


USAGE : TOWN HOUSE HEIGHT : 40', 4 STORY

GSF: 94,508 SF

BLDG FOOTPRINT: 23,919 SF

- SINGLE UNIT
- DUPLEX UNIT (TYPE A)
- DUPLEX UNIT (TYPE B)
- DUPLEX UNIT (TYPE C)
- SHOP (TOWN HOUSE)



USAGE: HI-RISE RESIDENTIAL

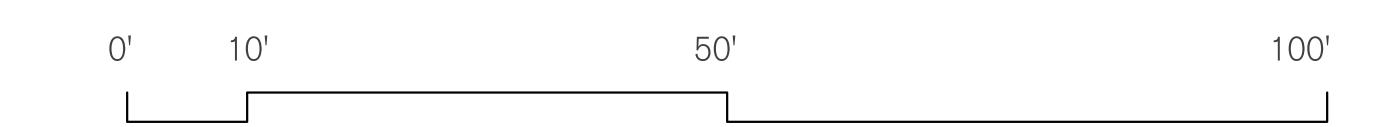
HEIGHT: 60', 6 STORY GSF: 75,757 SF

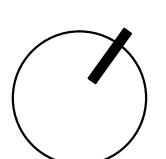
BLDG FOOTPRINT: 11,104 SF





GROUND FLOOR



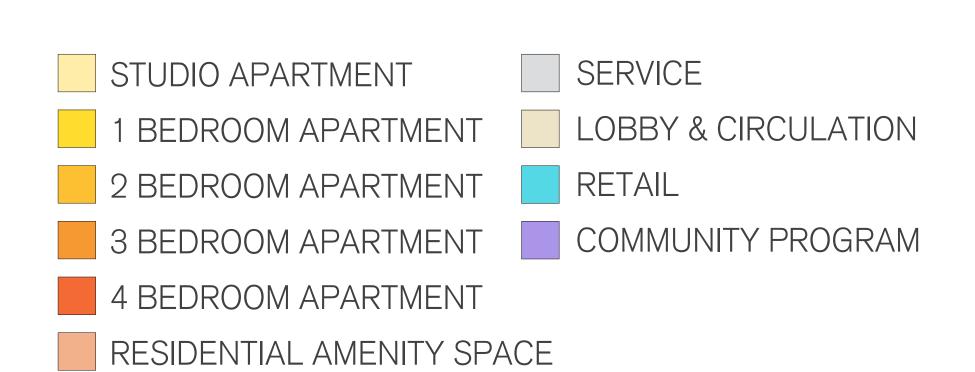


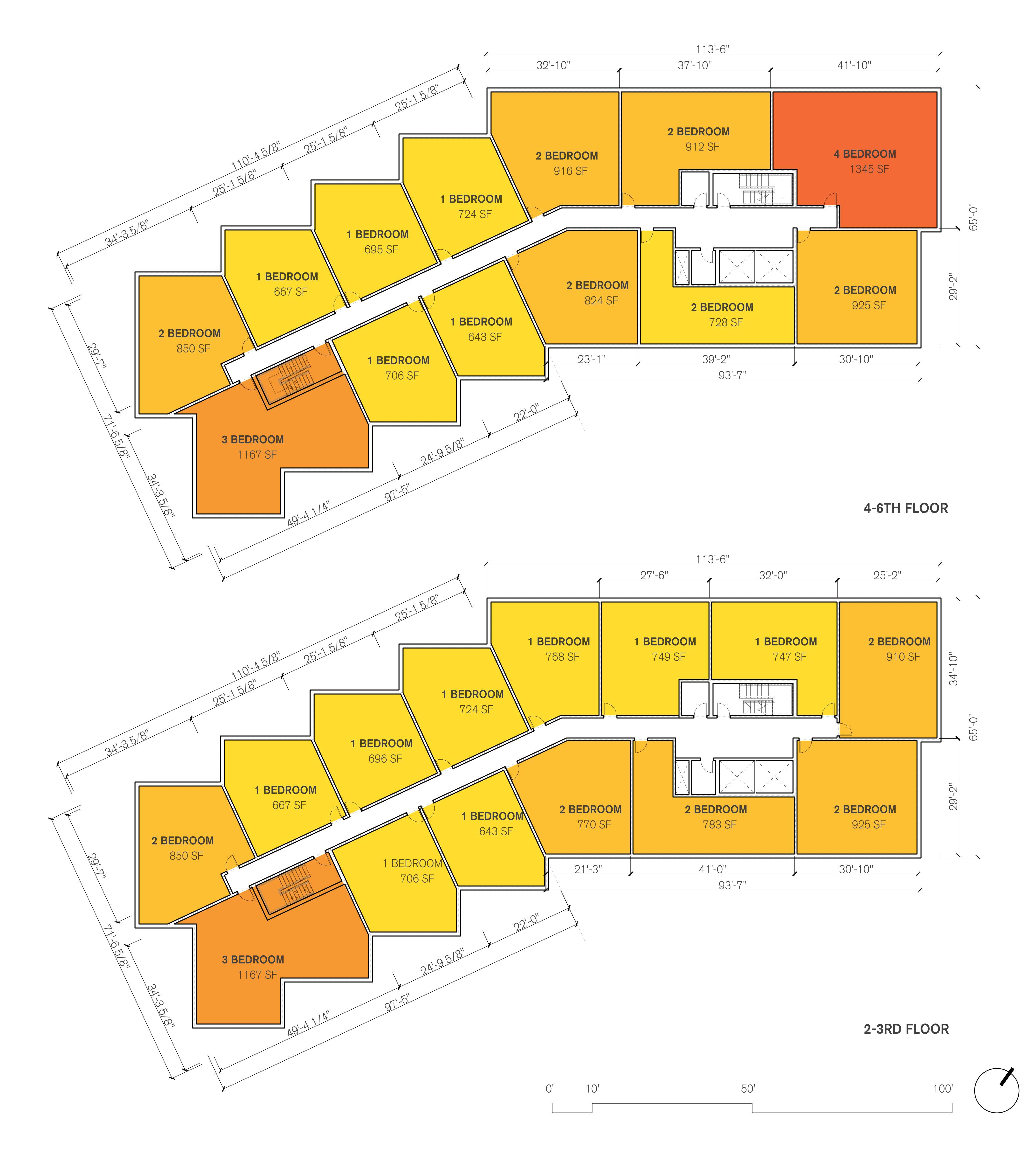
USAGE: HI-RISE RESIDENTIAL

HEIGHT: 60', 6 STORY

GSF: 75,757 SF

BLDG FOOTPRINT: 11,104 SF



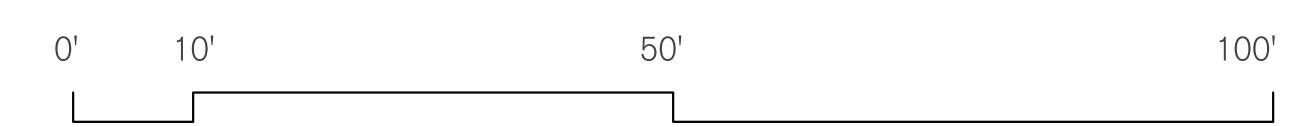


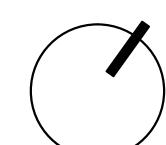
USAGE : HI-RISE RESIDENTIAL

HEIGHT: 60', 6 STORY GSF: 11,698 SF PARKING: 314



GROUND FLOOR

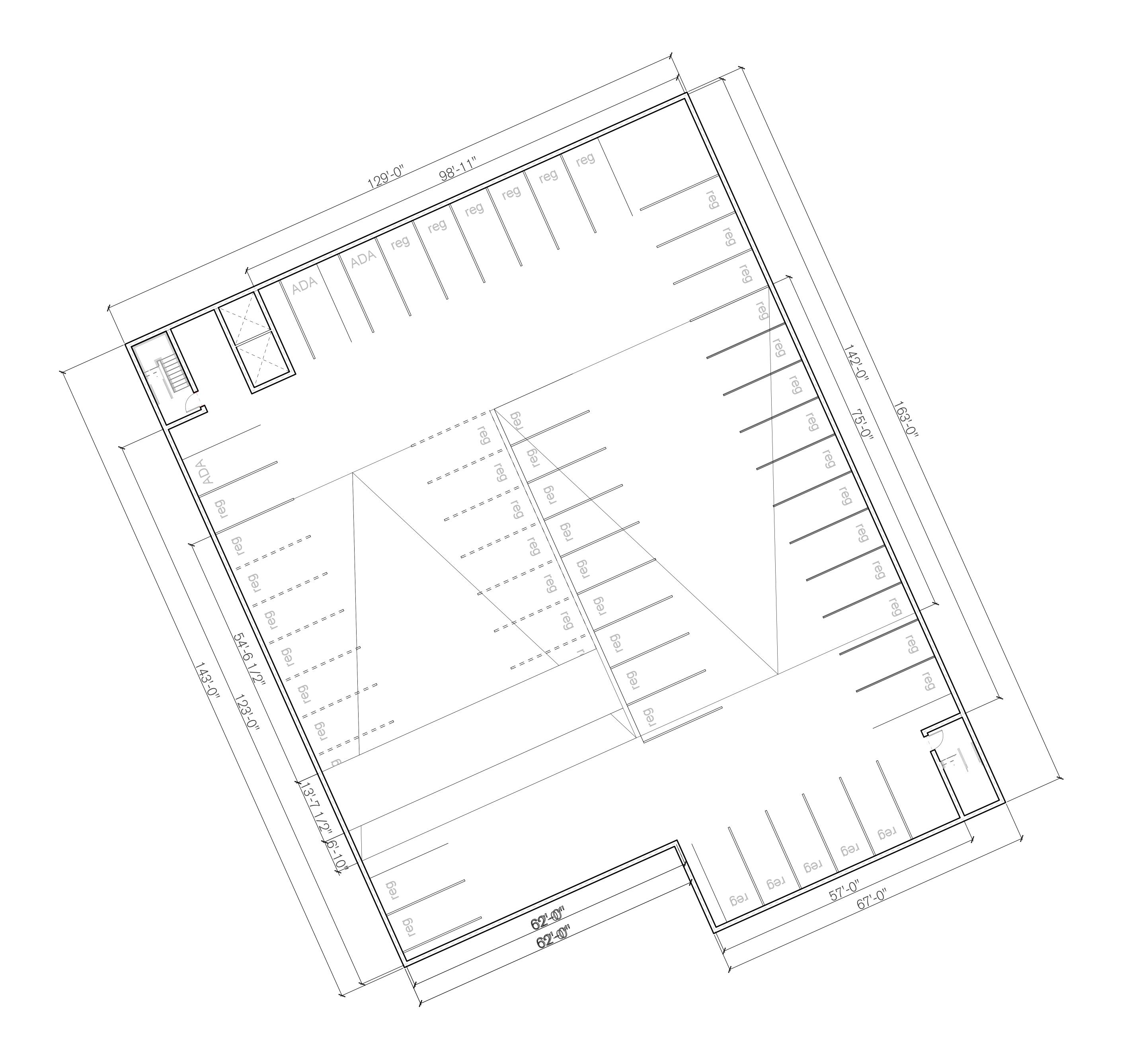




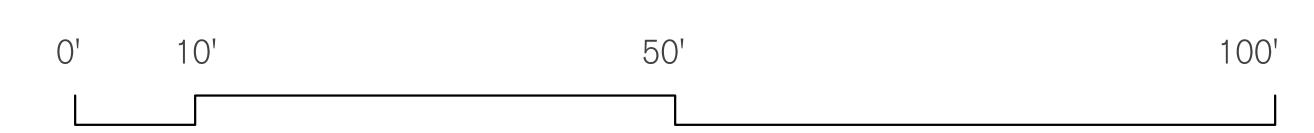
USAGE: HI-RISE RESIDENTIAL

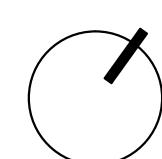
HEIGHT: 60', 6 STORY GSF: 11,698 SF

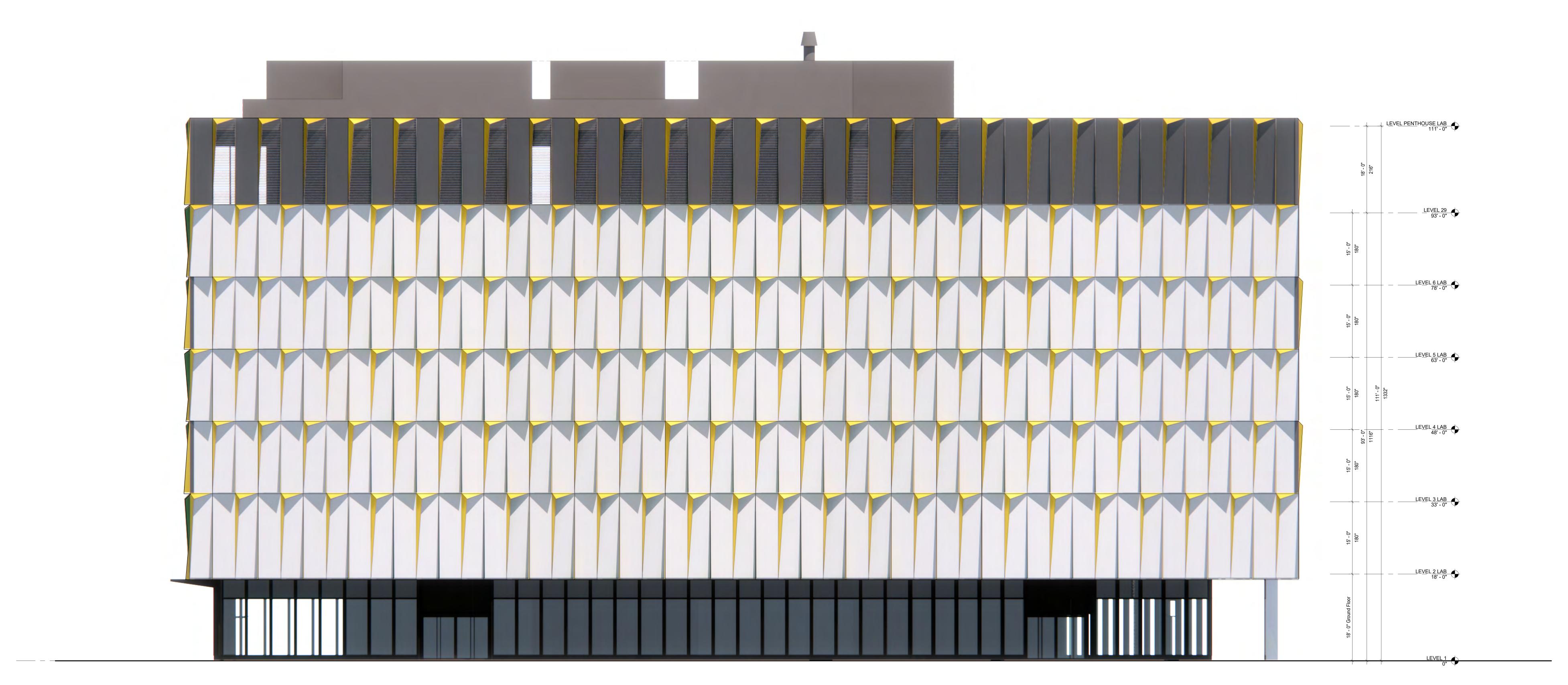
PARKING: 314



2-6 FLOOR







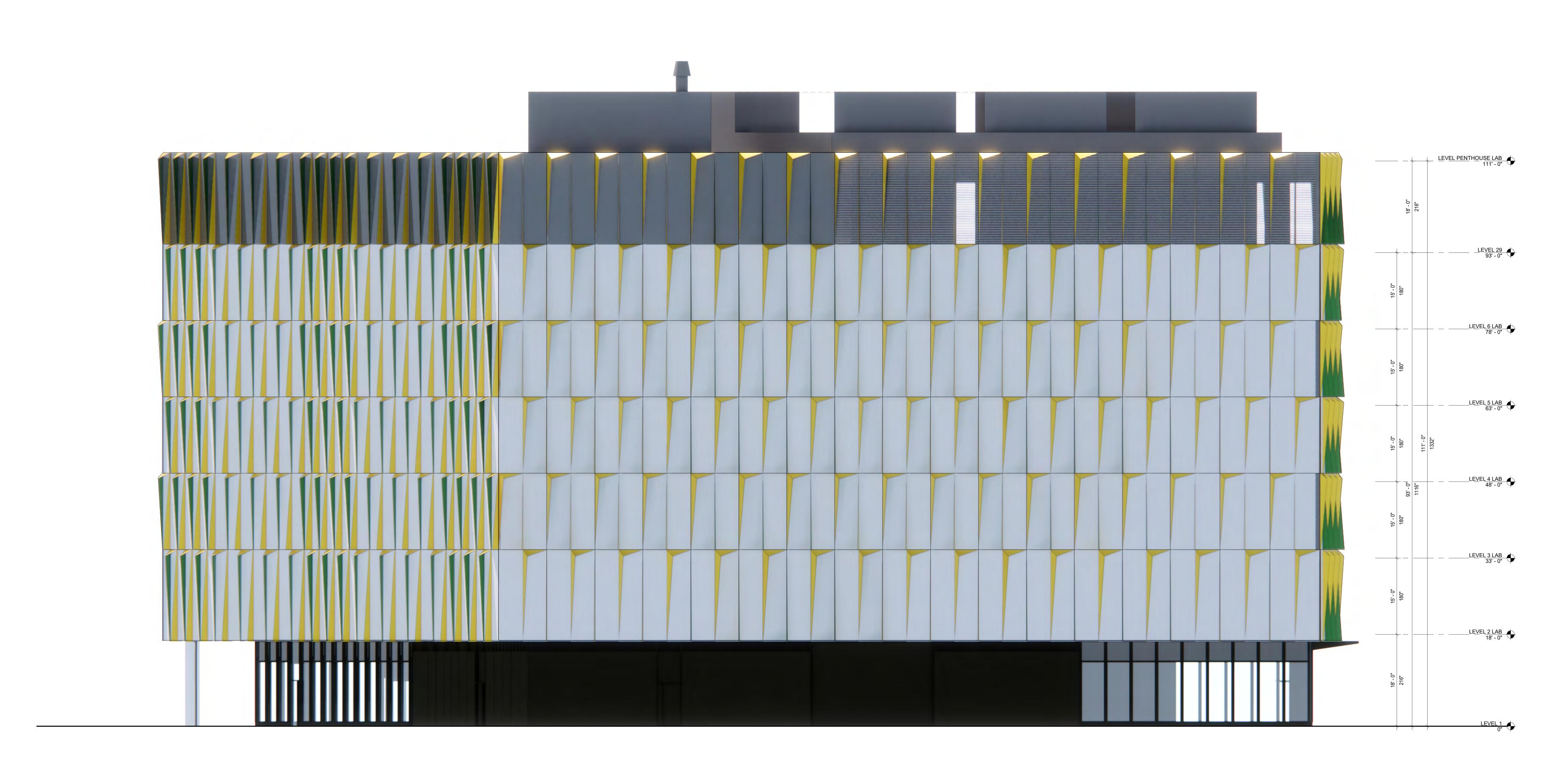
NORTH ELEVATION
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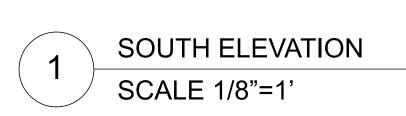
A1 (LAB BUILDING)

PROJECT RFP PARCEL P-3

SCALE

1/8"=1'

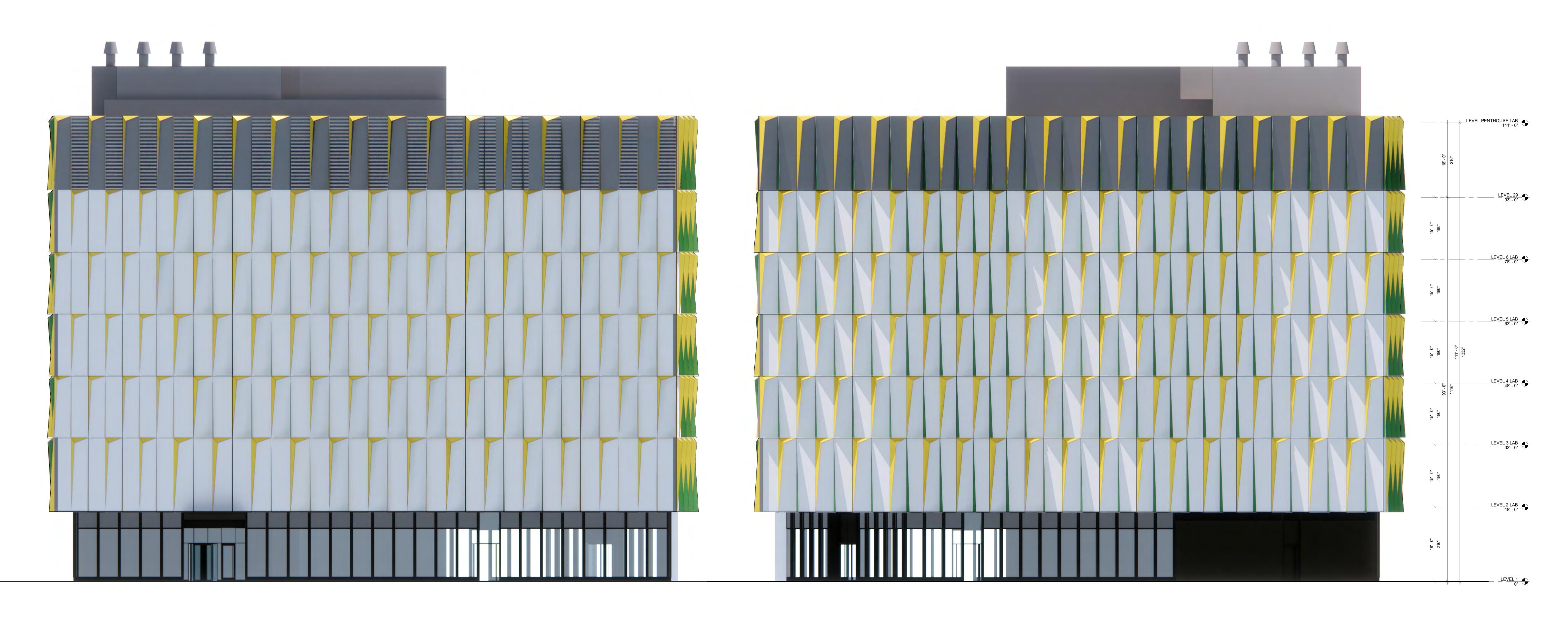




TITLE A1 (LAB BUILDING)

PROJECT RFP PARCEL P-3

SCALE 1/8"=1'



2 EAST ELEVATION
SCALE 1/8"=1'

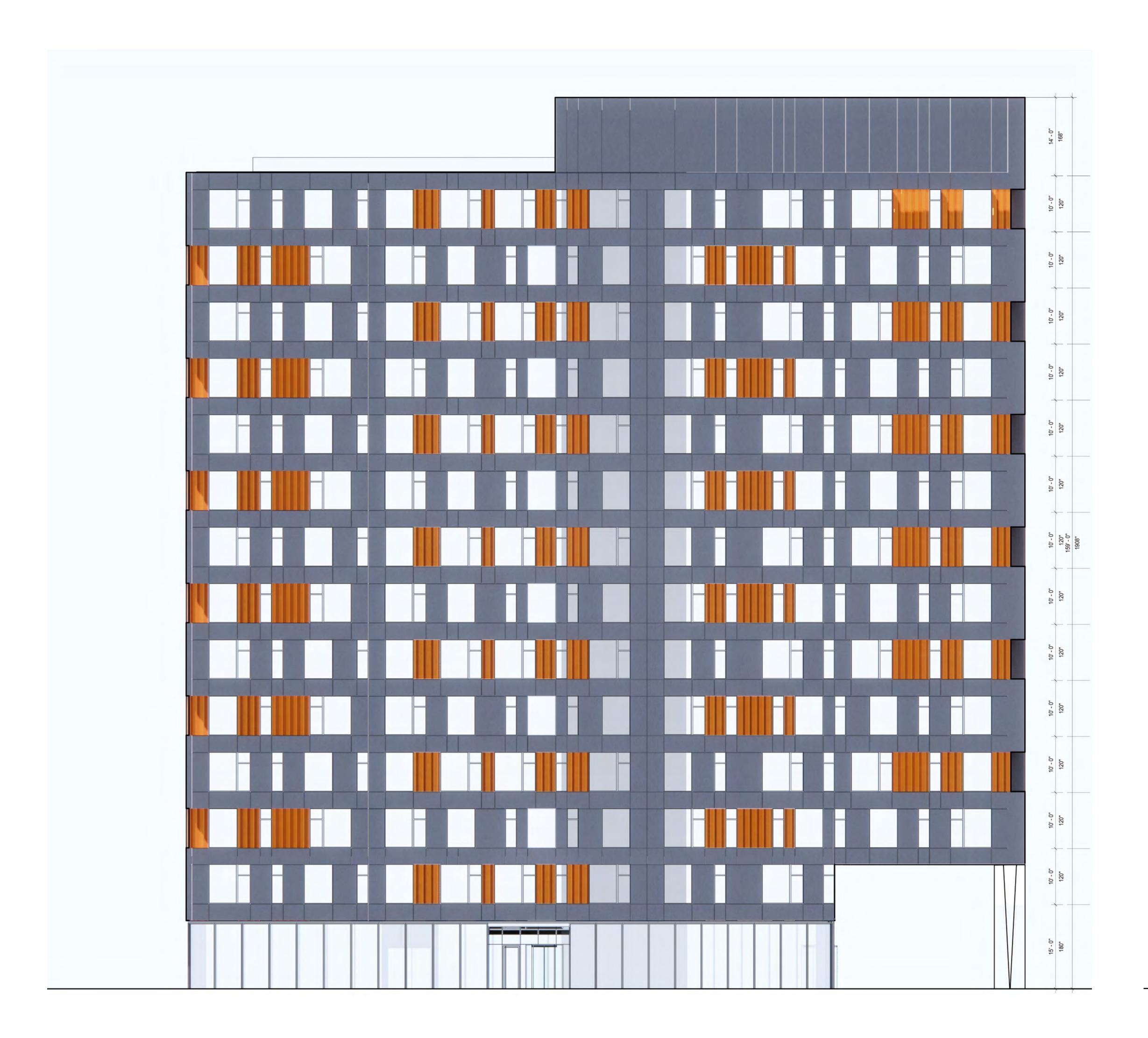
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SCALE 1/8"=1'

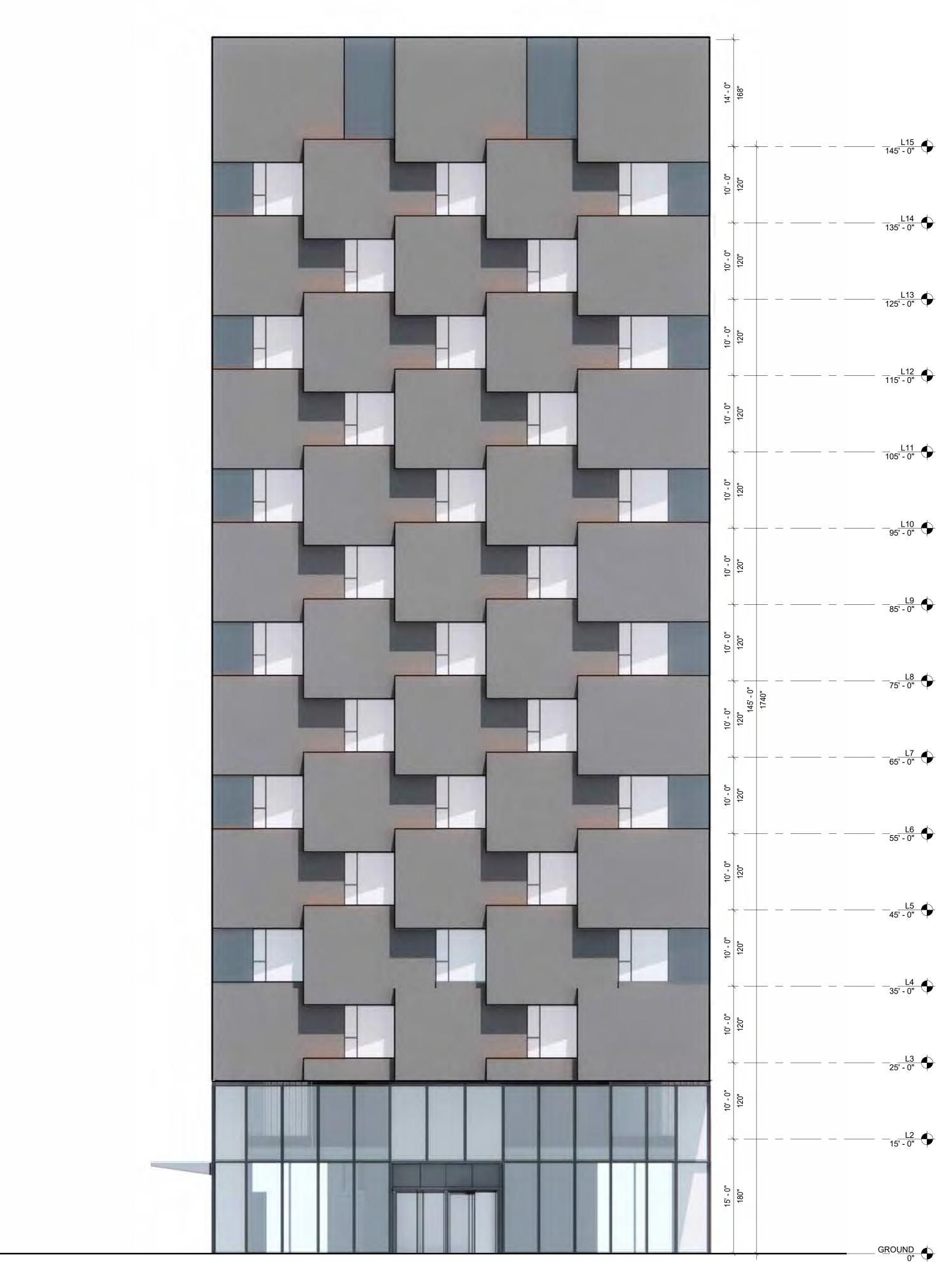
A1 (LAB BUILDING)

PROJECT RFP PARCEL P-3

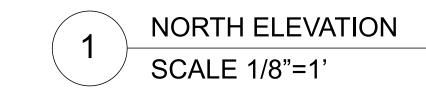
SCALE

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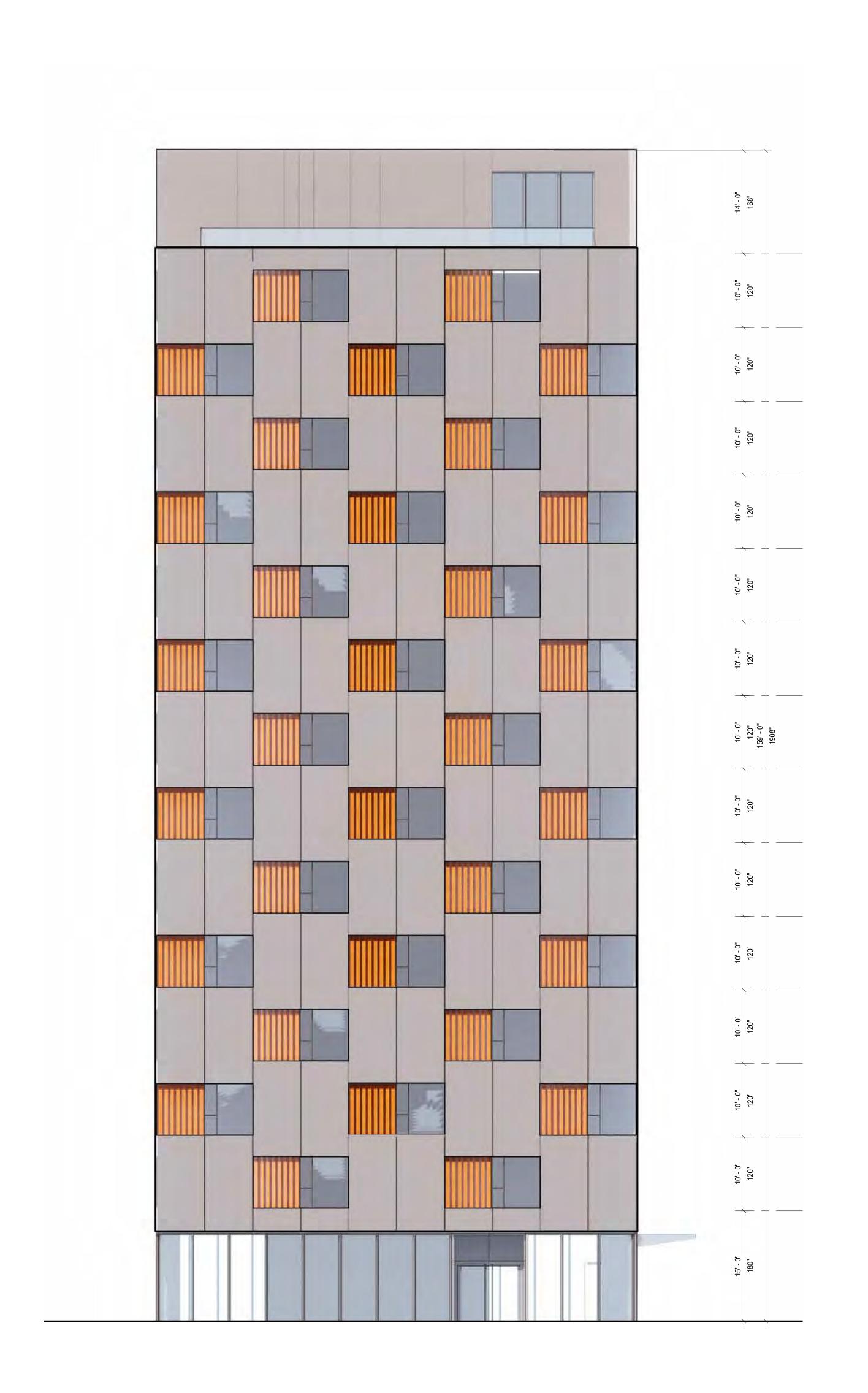




TITLE A2 (HIGH-RISE RESIDENTIAL BUILDING)

PROJECT RFP PARCEL P-3

SCALE 1/8"=1'





SOUTH ELEVATION
SCALE 1/8"=1'

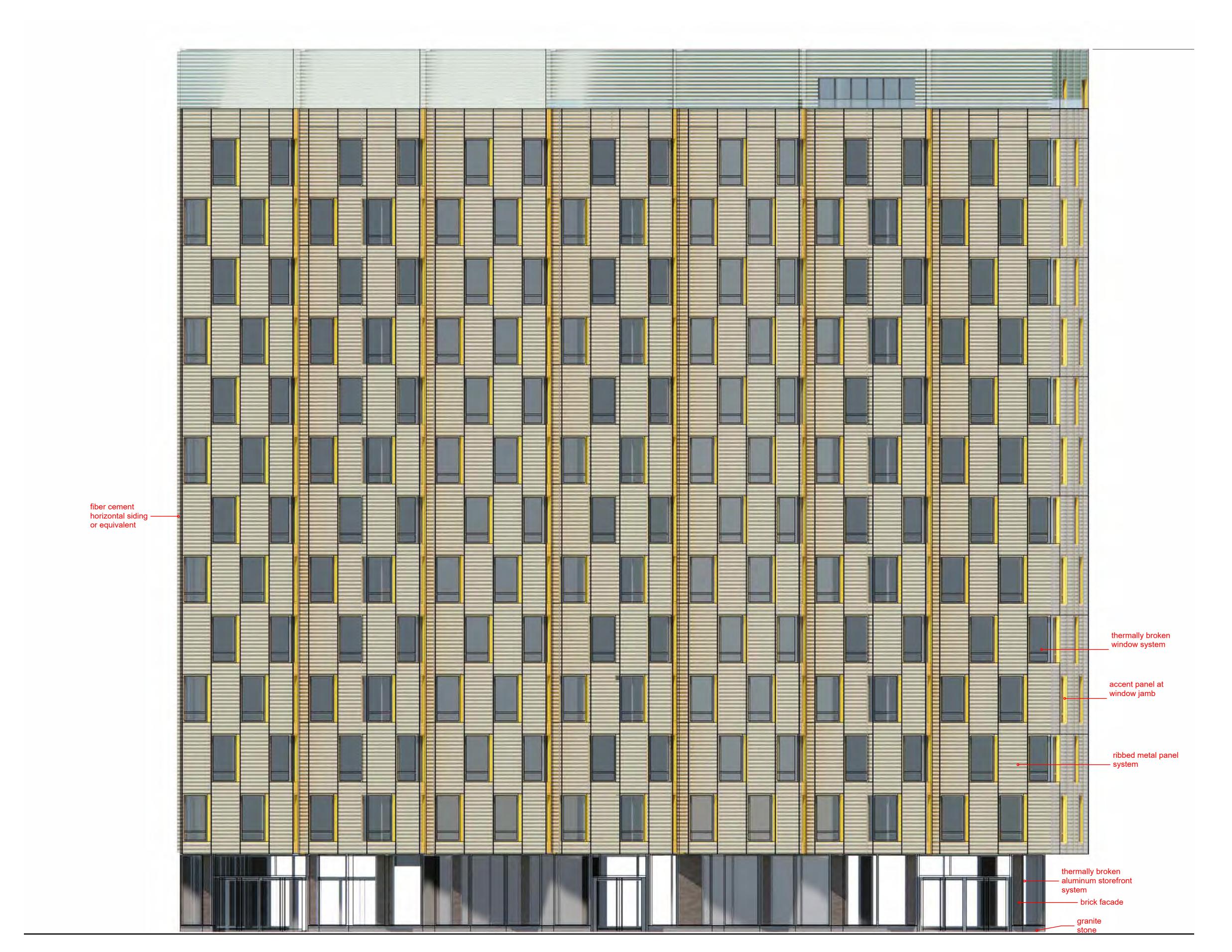
1 WEST ELEVATION
SCALE 1/8"=1'

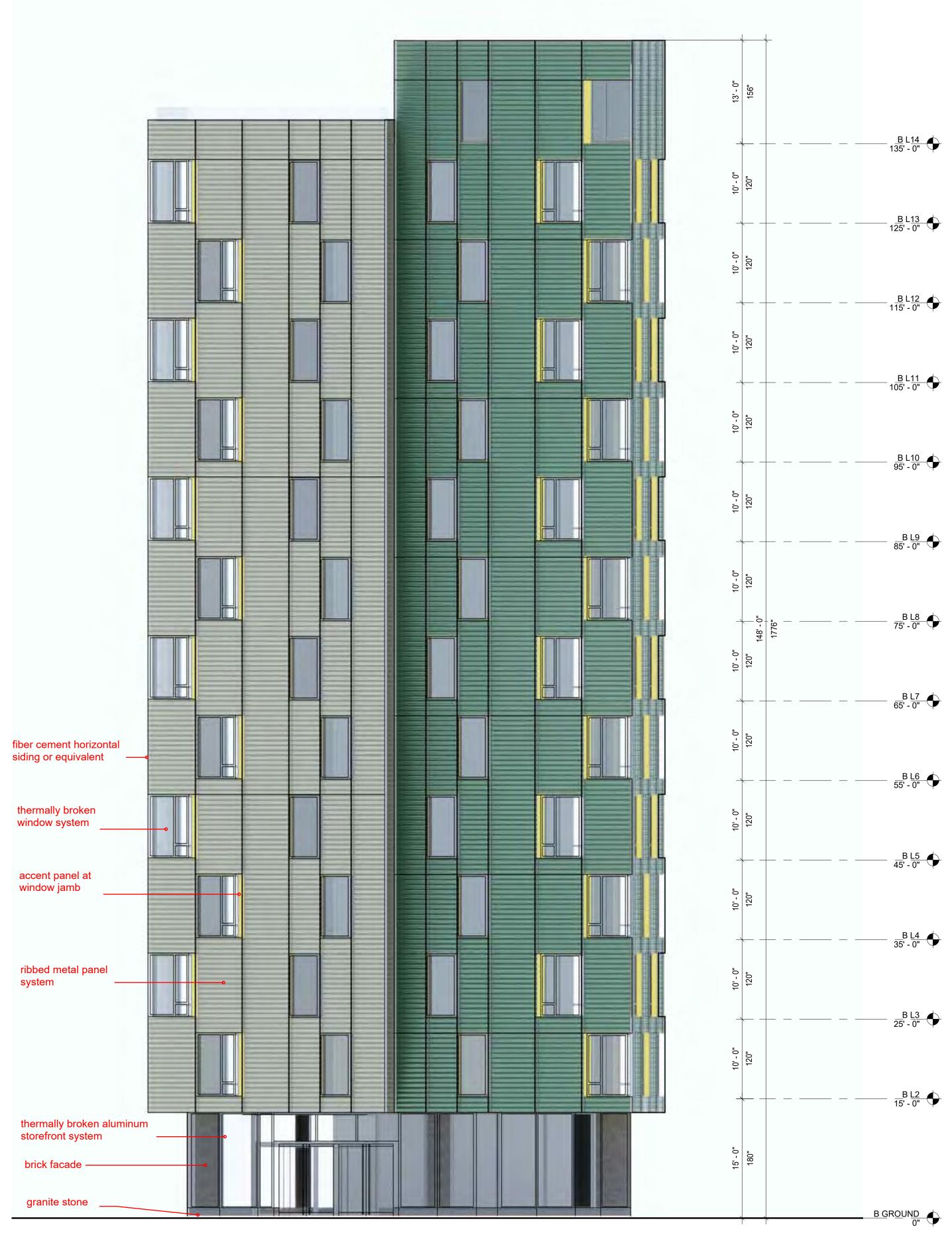
A2 (HIGH-RISE RESIDENTIAL BUILDING)

PROJECT RFP PARCEL P-3

SCALE

1/8"=1'







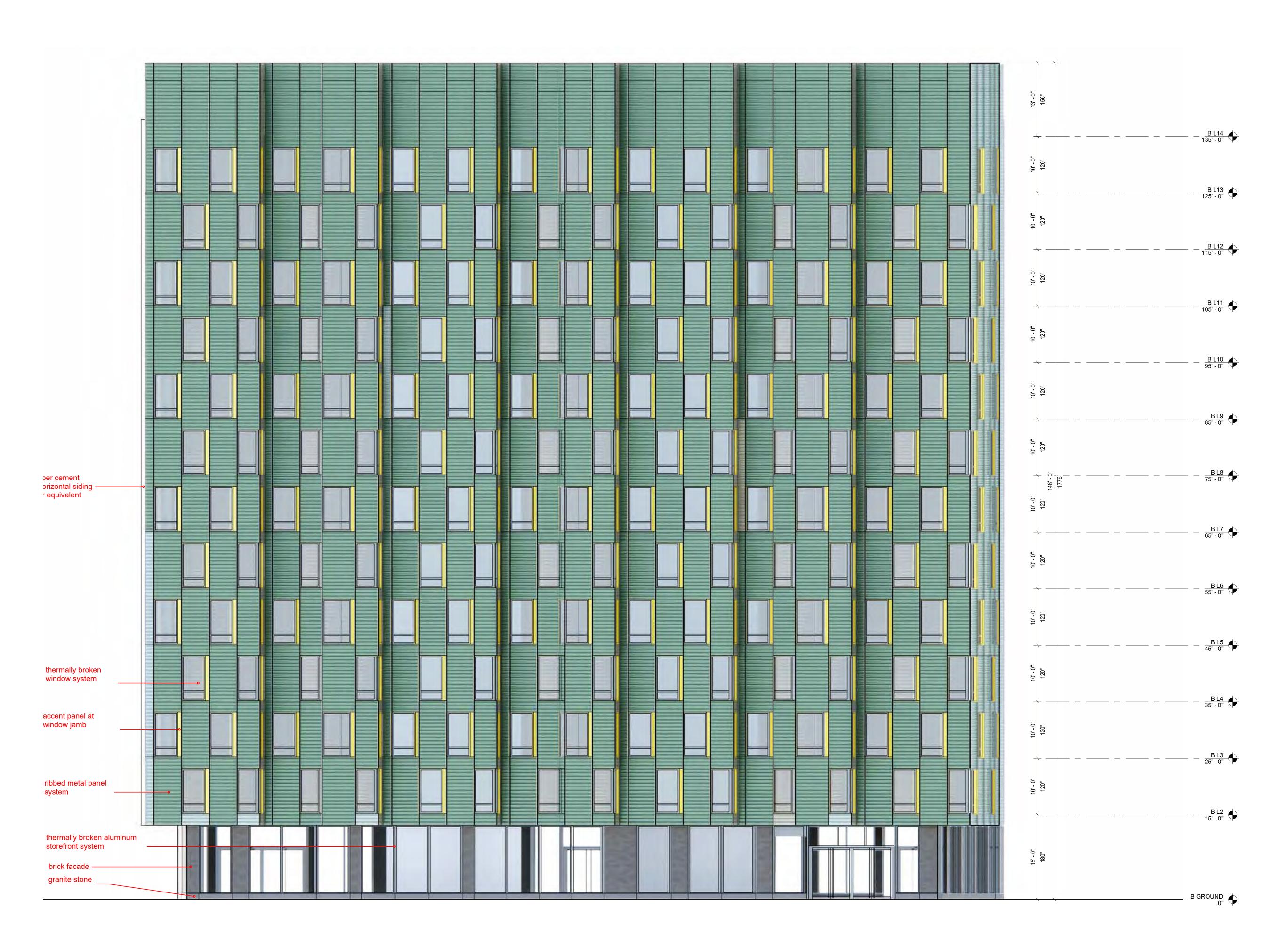


B1 (HIGH-RISE RESIDENTIAL BUILDING) **PROJECT** RFP PARCEL P-3

SCALE

1/8"=1'





2 EAST ELEVATION
SCALE 1/8"=1'

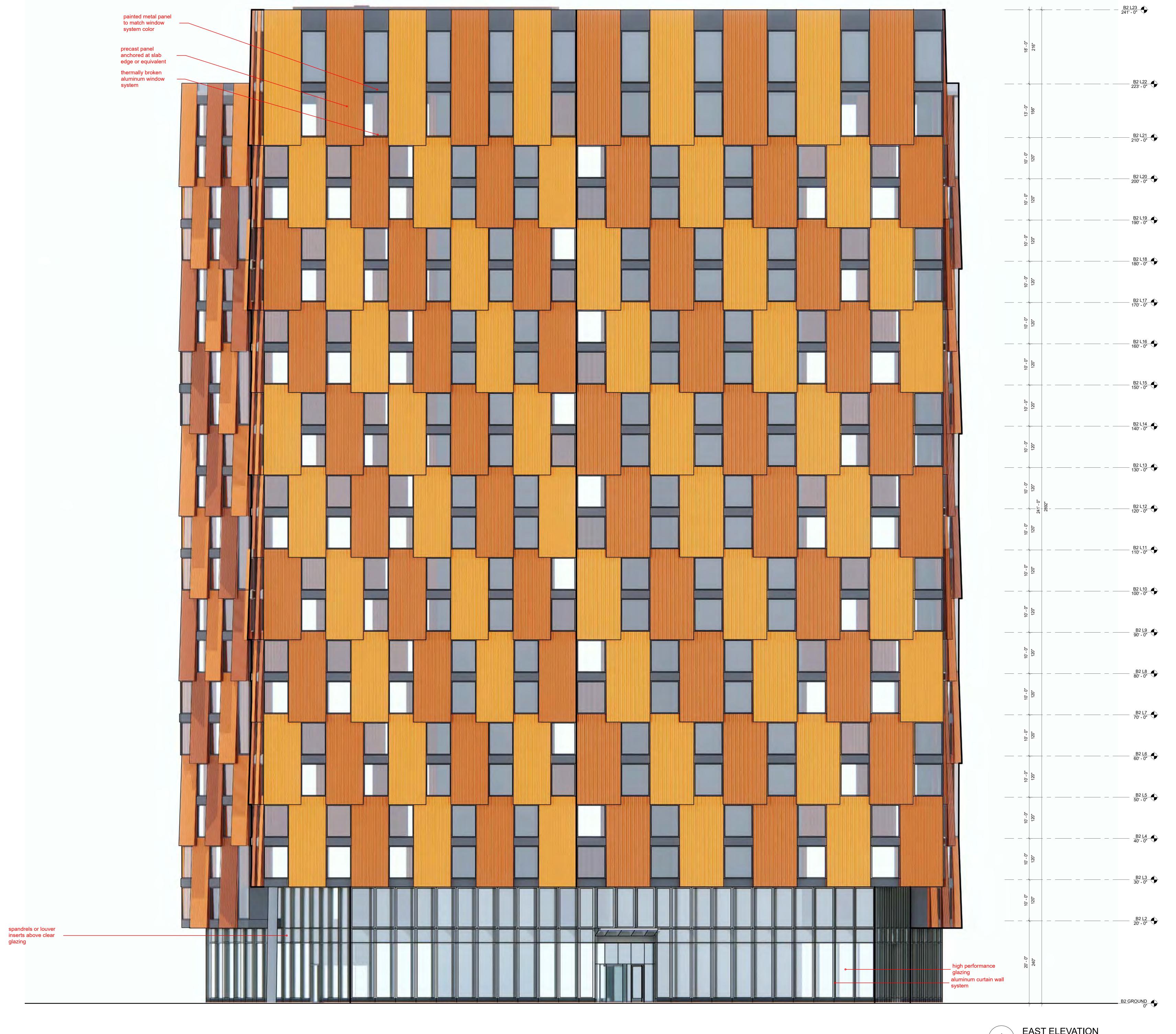
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SCALE 1/8"=1'

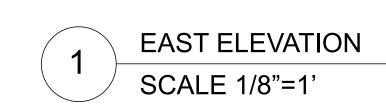
TITLE B1 (HIGH-RISE RESIDENTIAL BUILDING)

PROJECT RFP PARCEL P-3

1/8"=1'

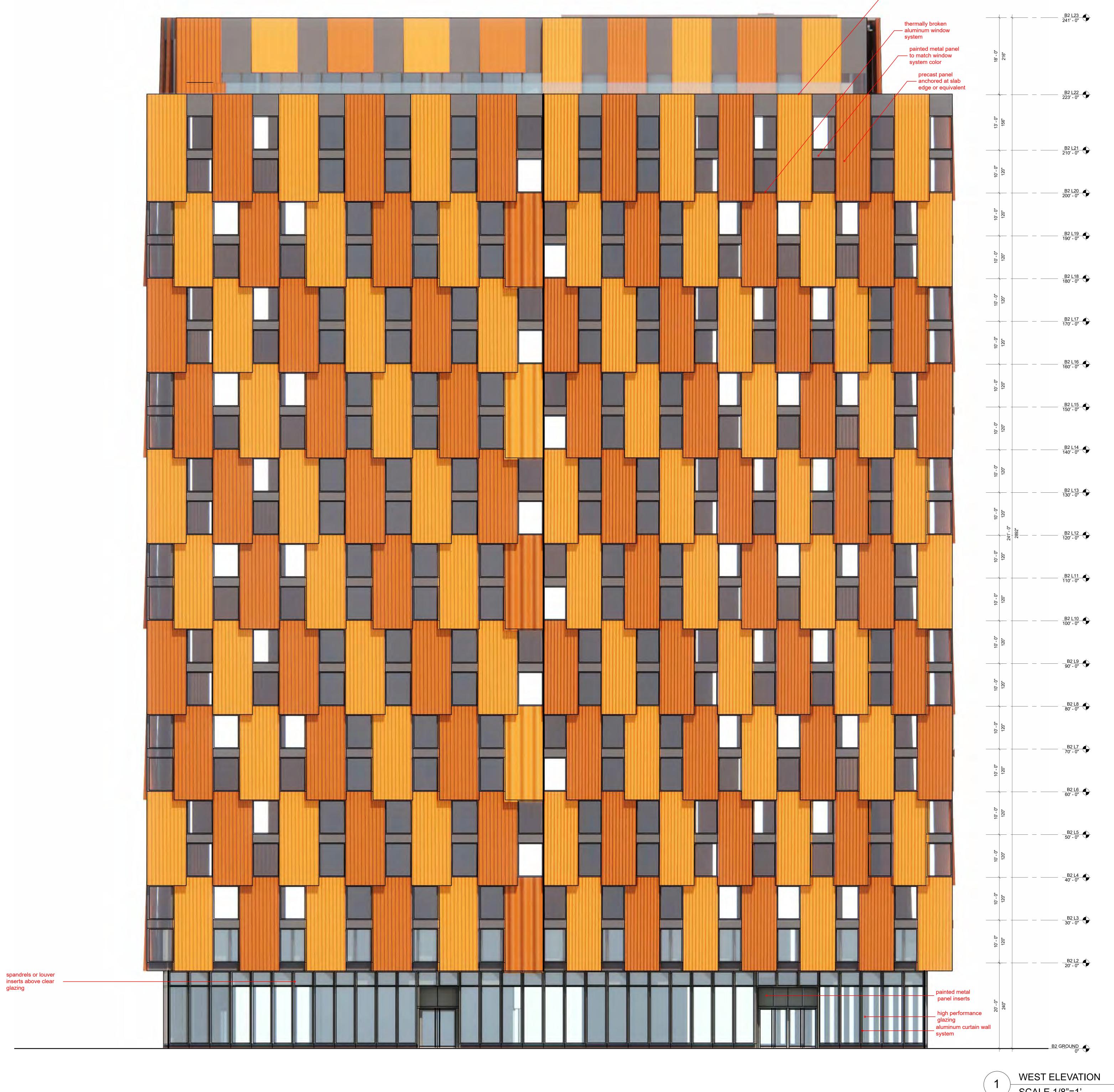
SCALE





SCALE 1/8"=1'

TITLE	B2 (HIGH-RISE RESIDENTIAL BUILDING)
PROJECT	RFP PARCEL P-3



SCALE 1/8"=1'

B2 (HIGH-RISE RESIDENTIAL BUILDING) **PROJECT** RFP PARCEL P-3

SCALE 1/8"=1'

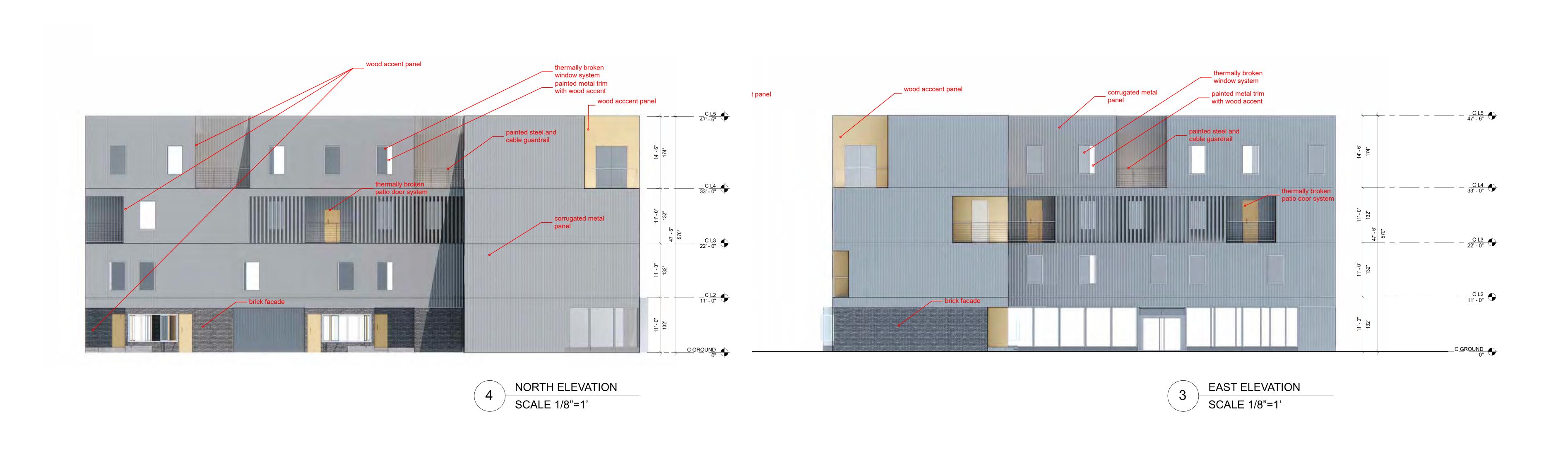
thermally broken
— aluminum window - B2 L23 241' - 0" painted metal panel — to match window system color precast panel — anchored at slab edge or equivalent B2 L22 223' - 0" - B2 L20 B2 L18 180' - 0" - B2 L16 160' - 0" B2 L10 100' - 0" B2 L8 80' - 0" B2 L6 60' - 0" B2 L5
50' - 0" B2 L4 40' - 0" spandrels or louver inserts above clear glazing __ high performance glazing _ aluminum curtain wall

2 SOUTH ELEVATION
SCALE 1/8"=1'



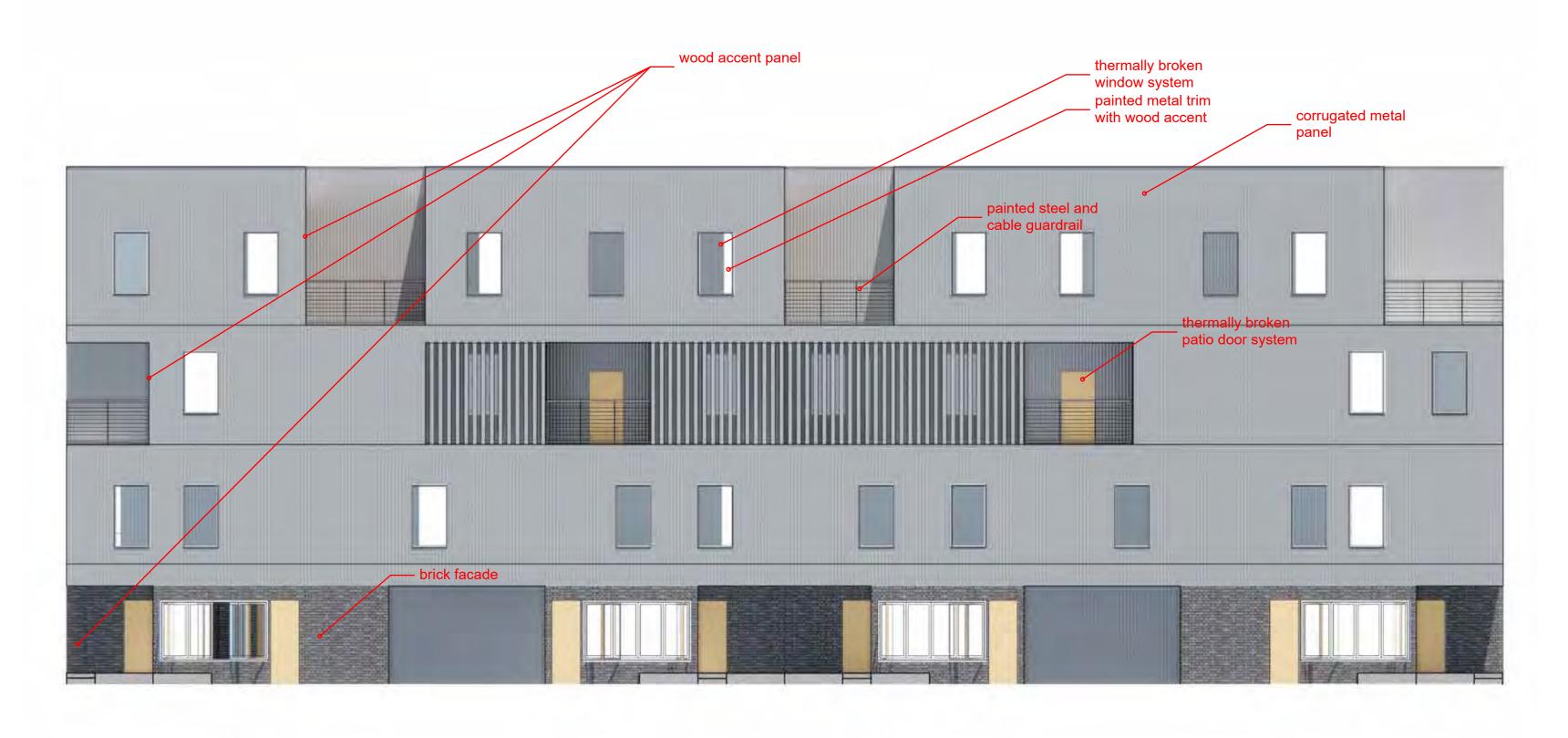
SCALE

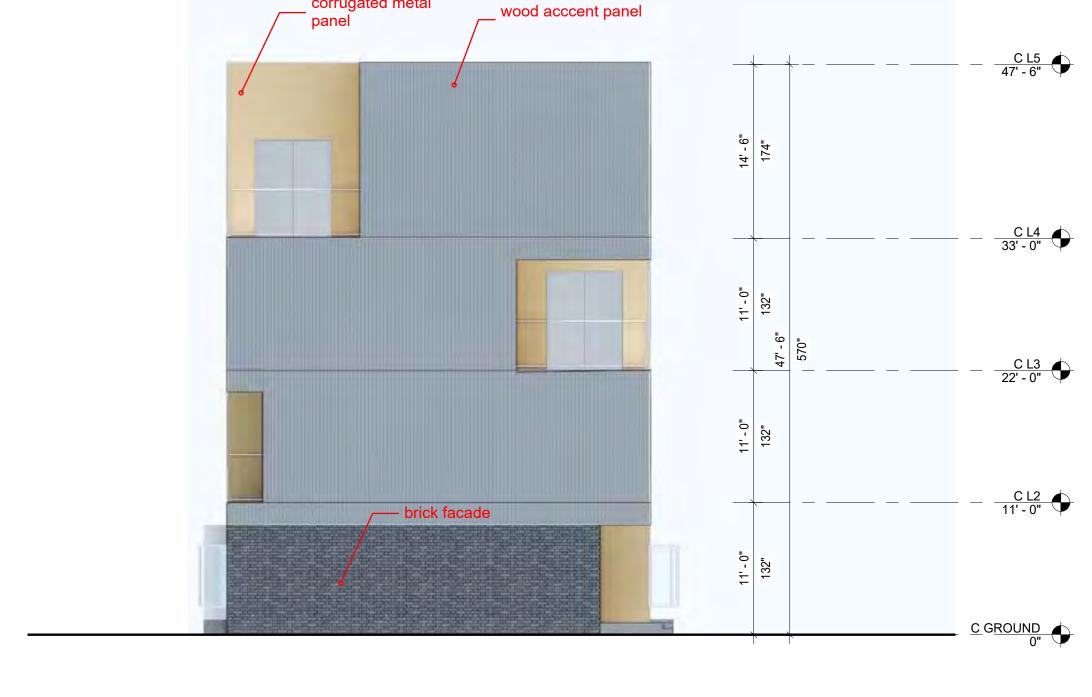
1/8"=1'

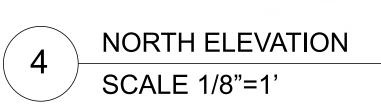




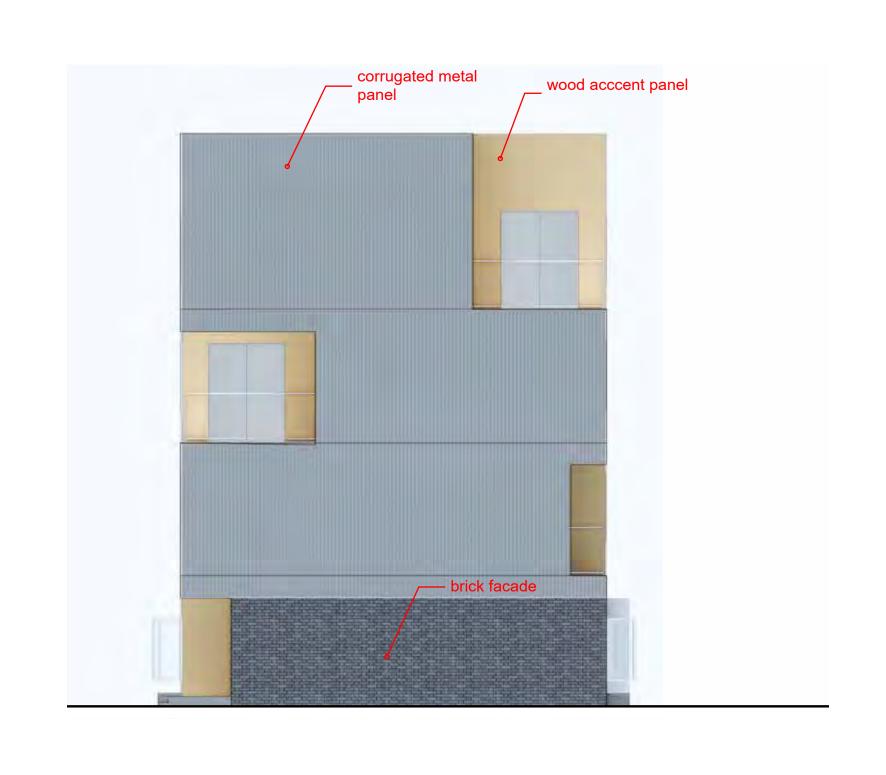
TITLE	C1 (TOWN HOMES)
PROJECT	RFP PARCEL P-3
SCALE	1/8"=1'

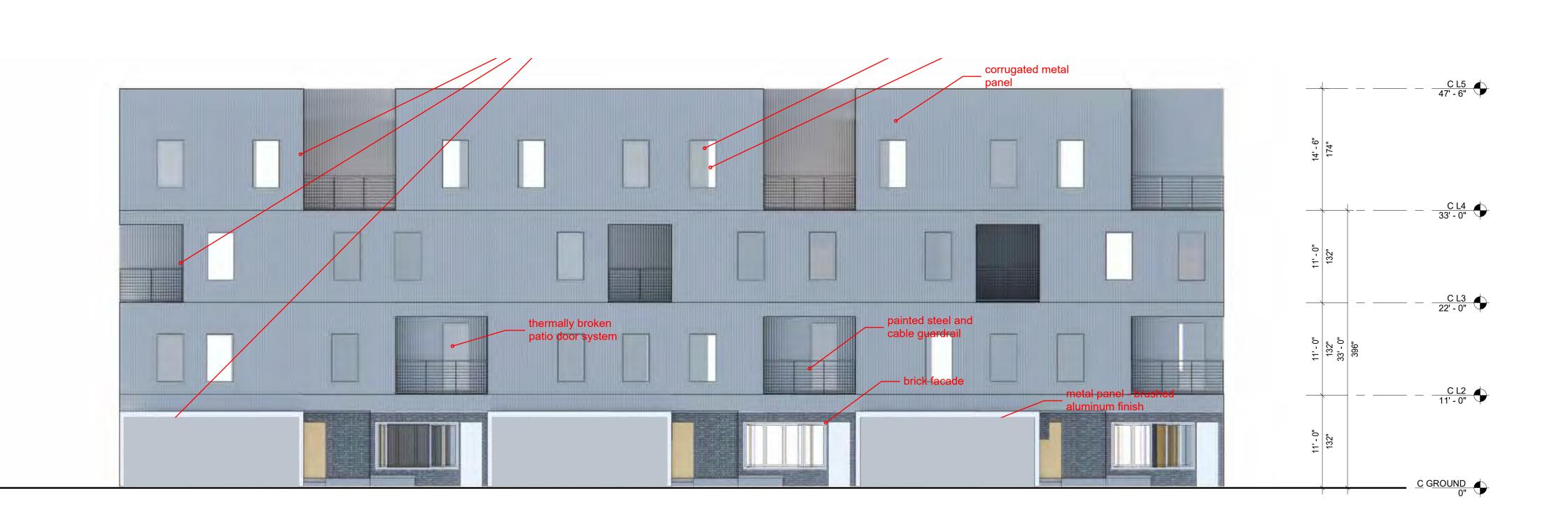










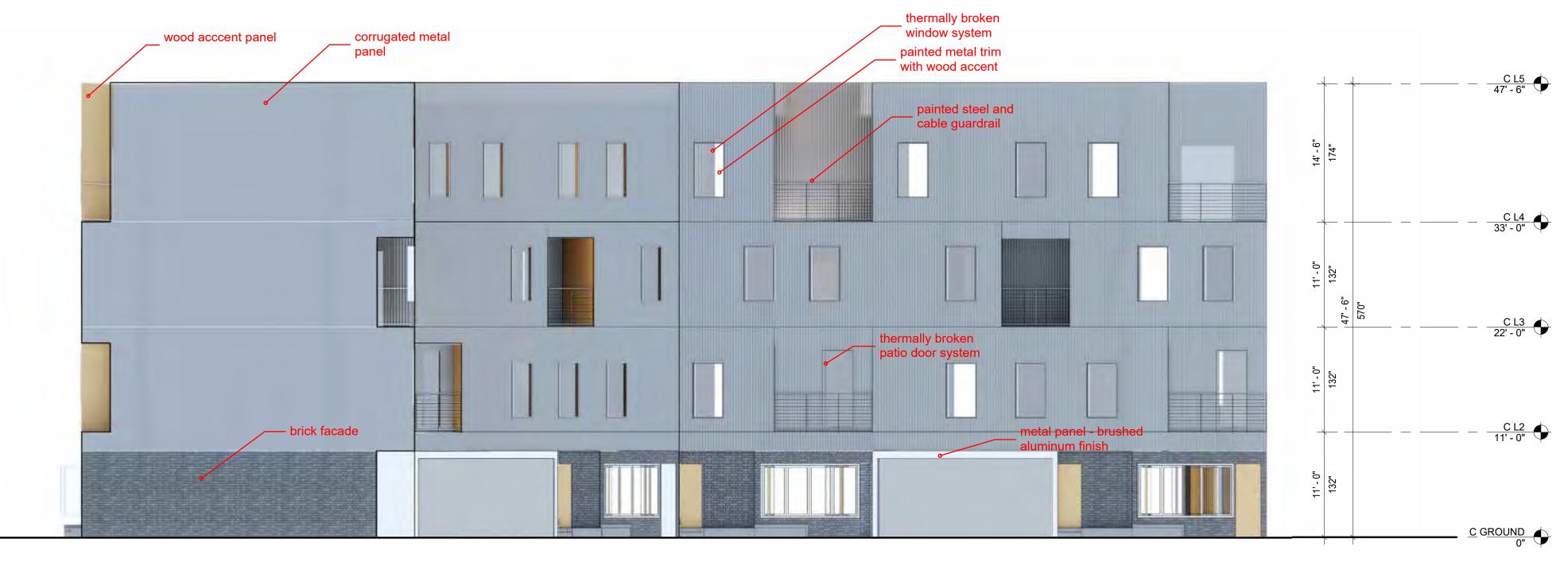






TITLE	C2 (TOWN HOMES)
PROJECT	RFP PARCEL P-3
SCALE	1/8"=1'













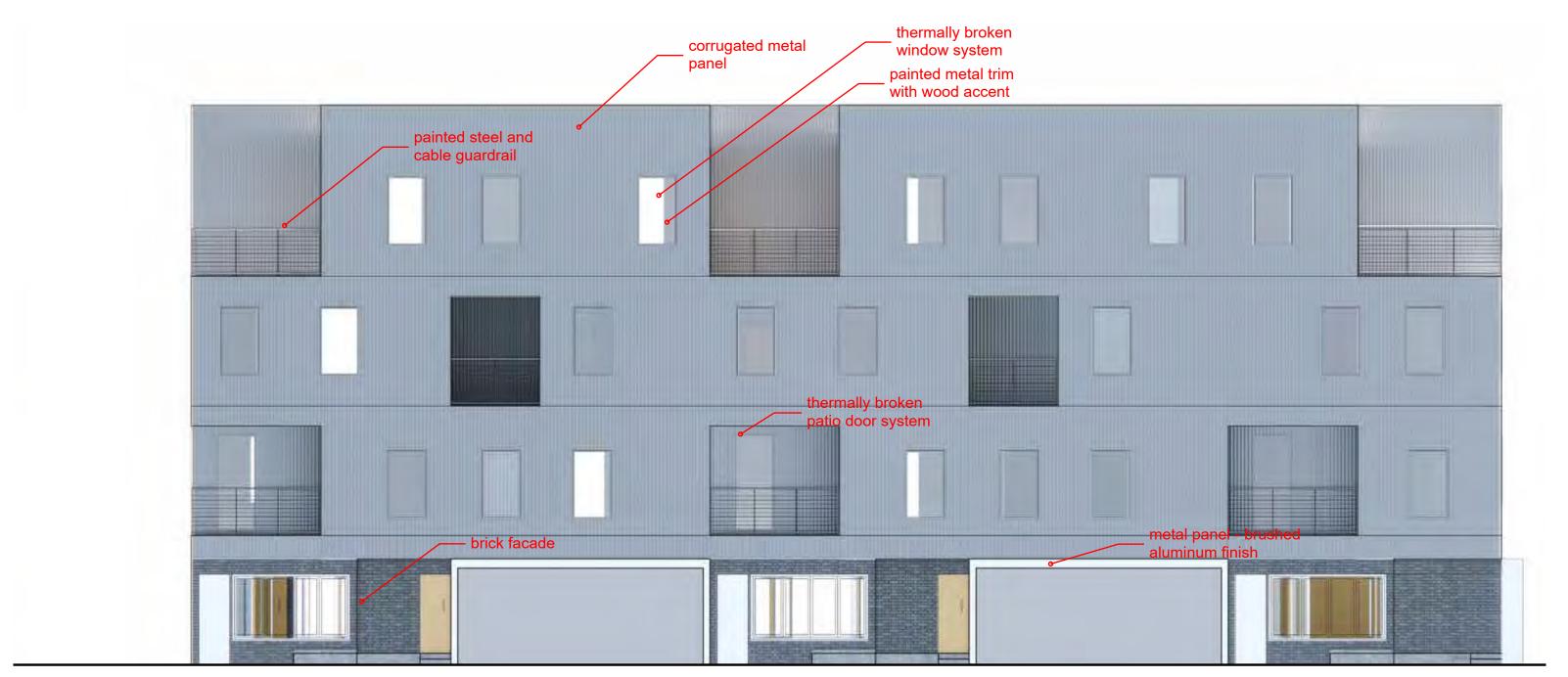


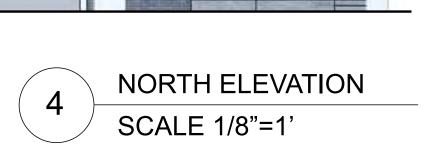
SOUTH ELEVATION
SCALE 1/8"=1'

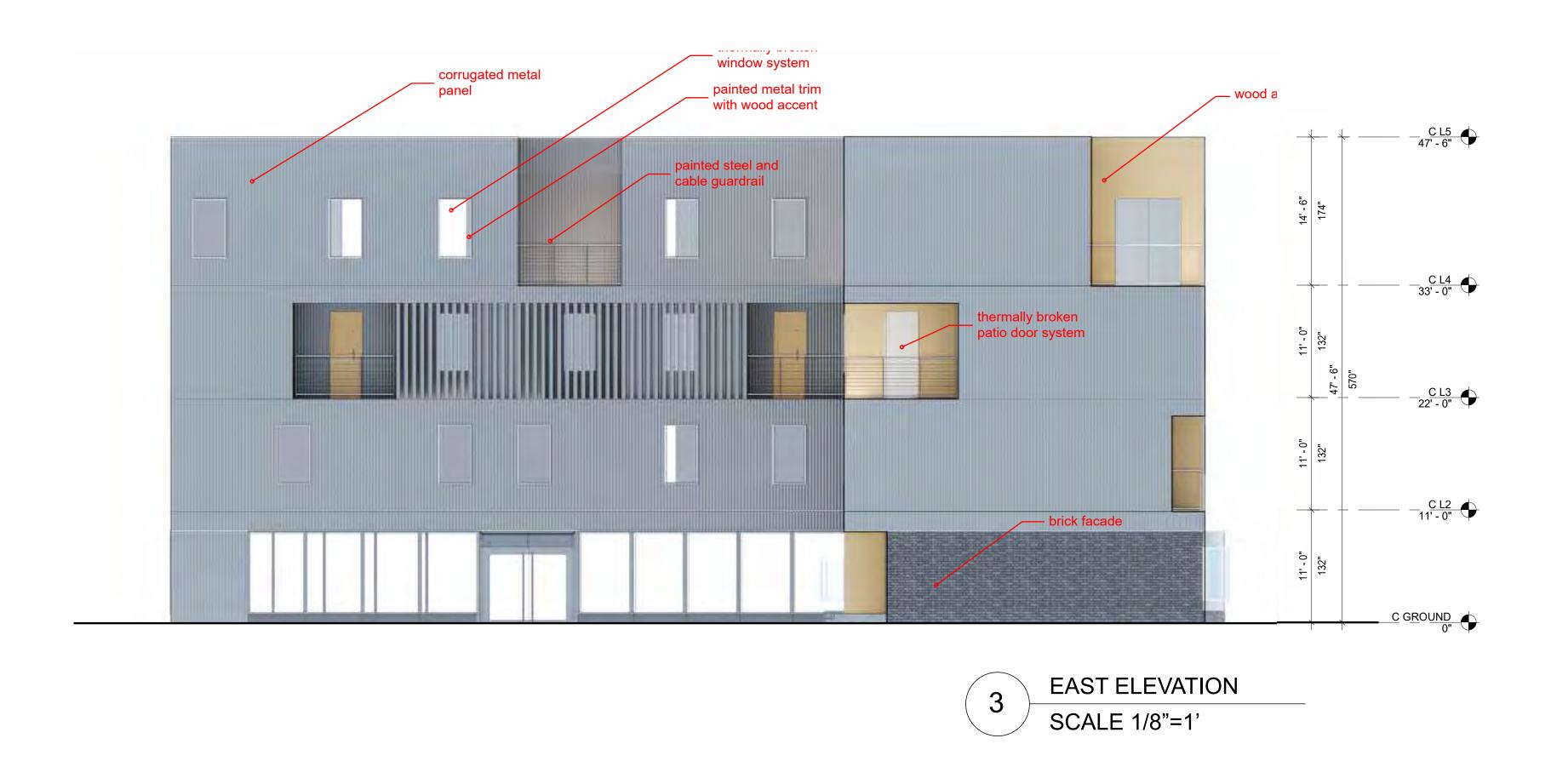
TITLE C3 (TOWN HOMES)

PROJECT RFP PARCEL P-3

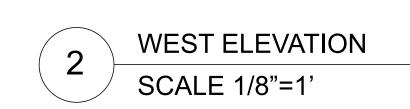
SCALE 1/8"=1'















TITLE	C4 (TOWN HOMES)
PROJECT	RFP PARCEL P-3
SCALE	1/8"=1'



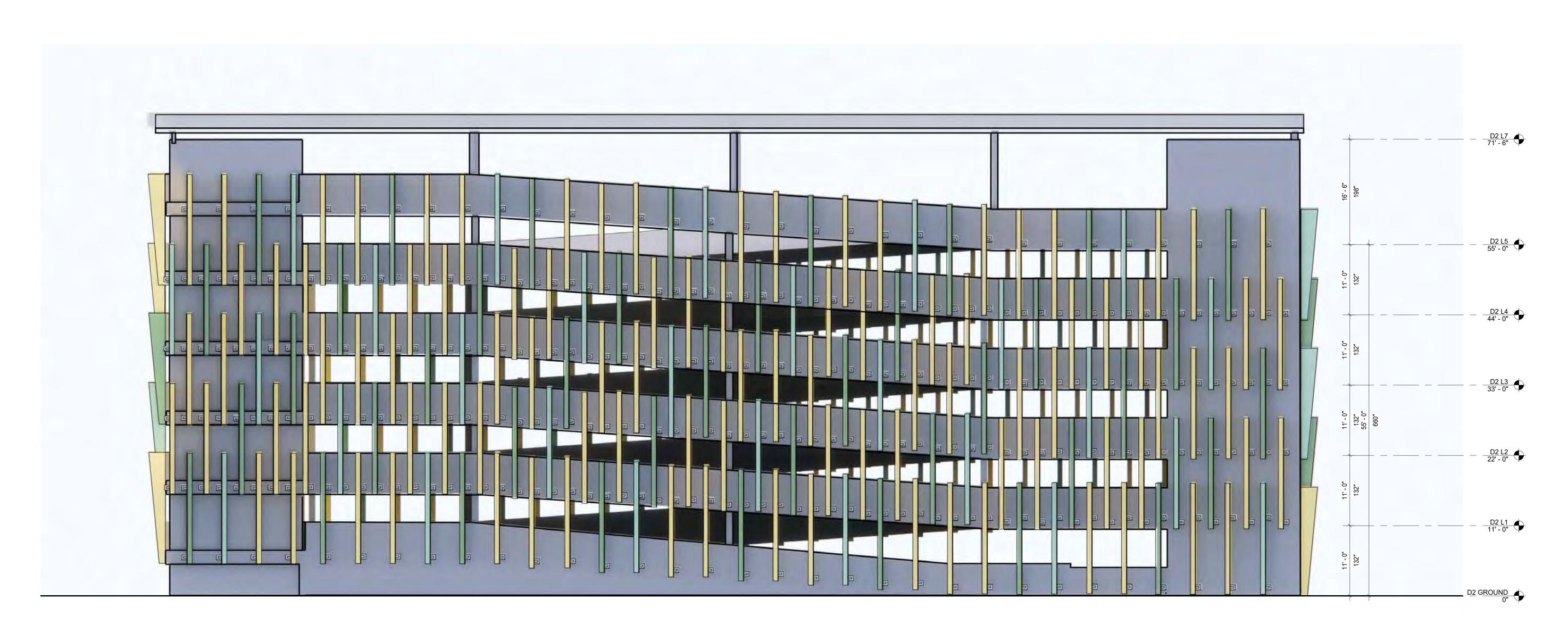
TITLE D1 (MID-RISE RESIDENTIAL BUILDING)

PROJECT RFP PARCEL P-3

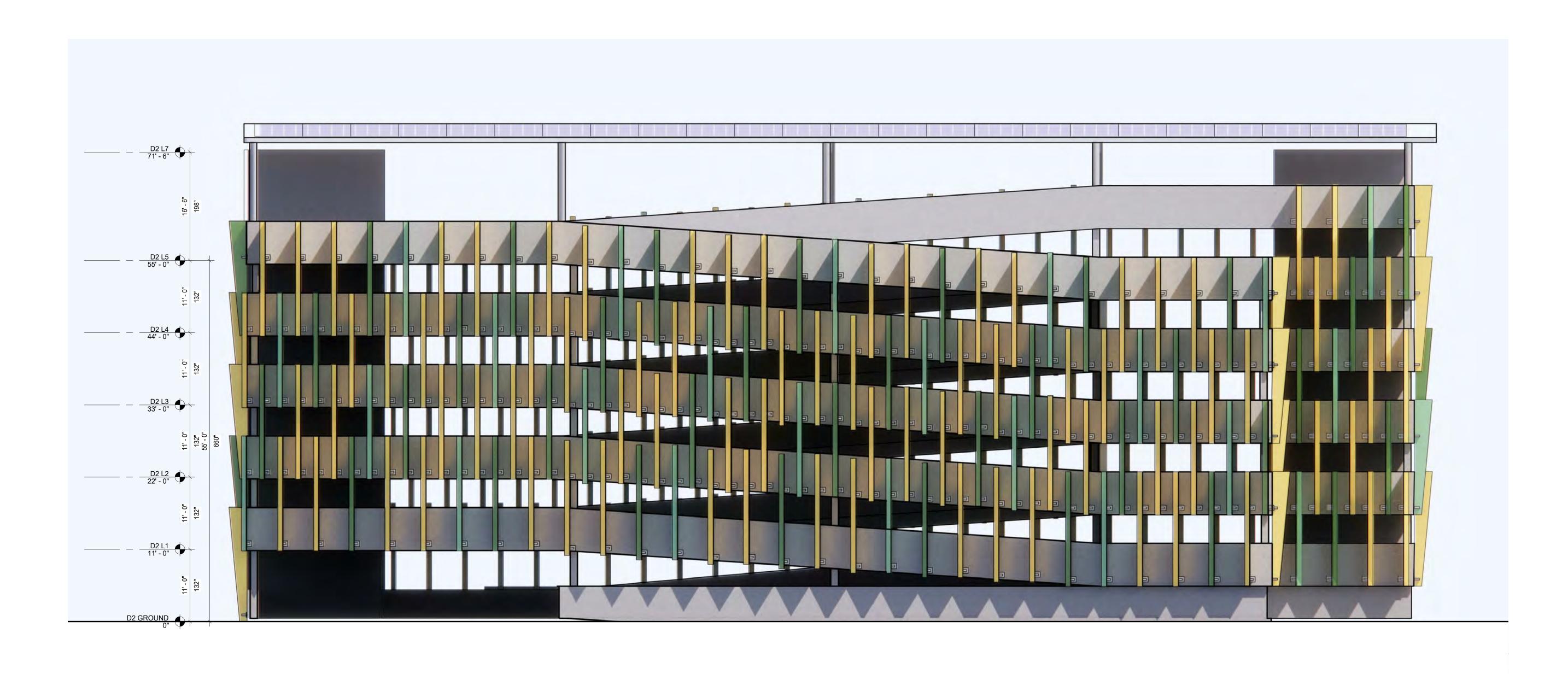
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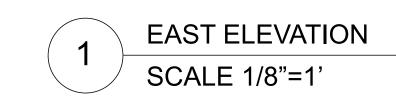
WEST ELEVATION

SCALE 1/8"=1'





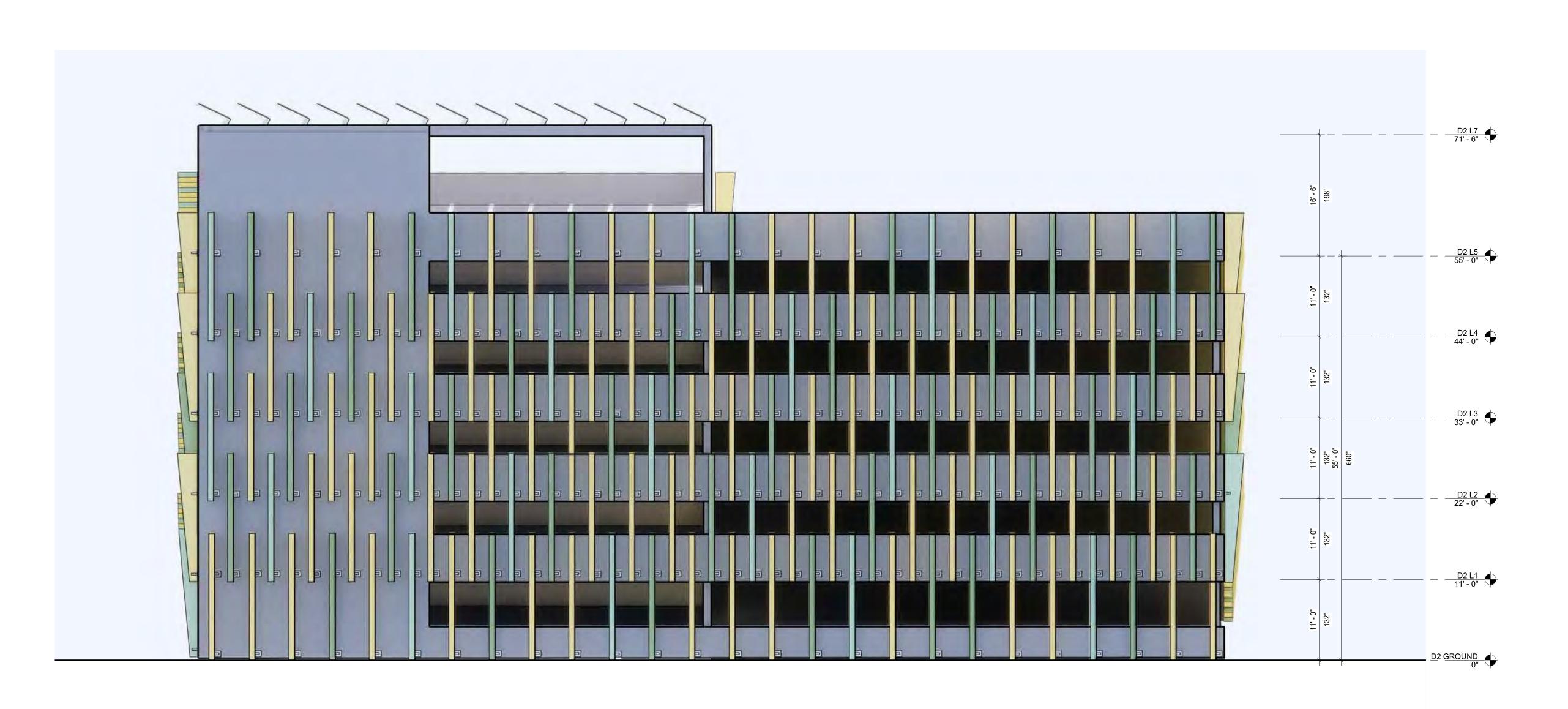


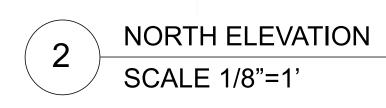


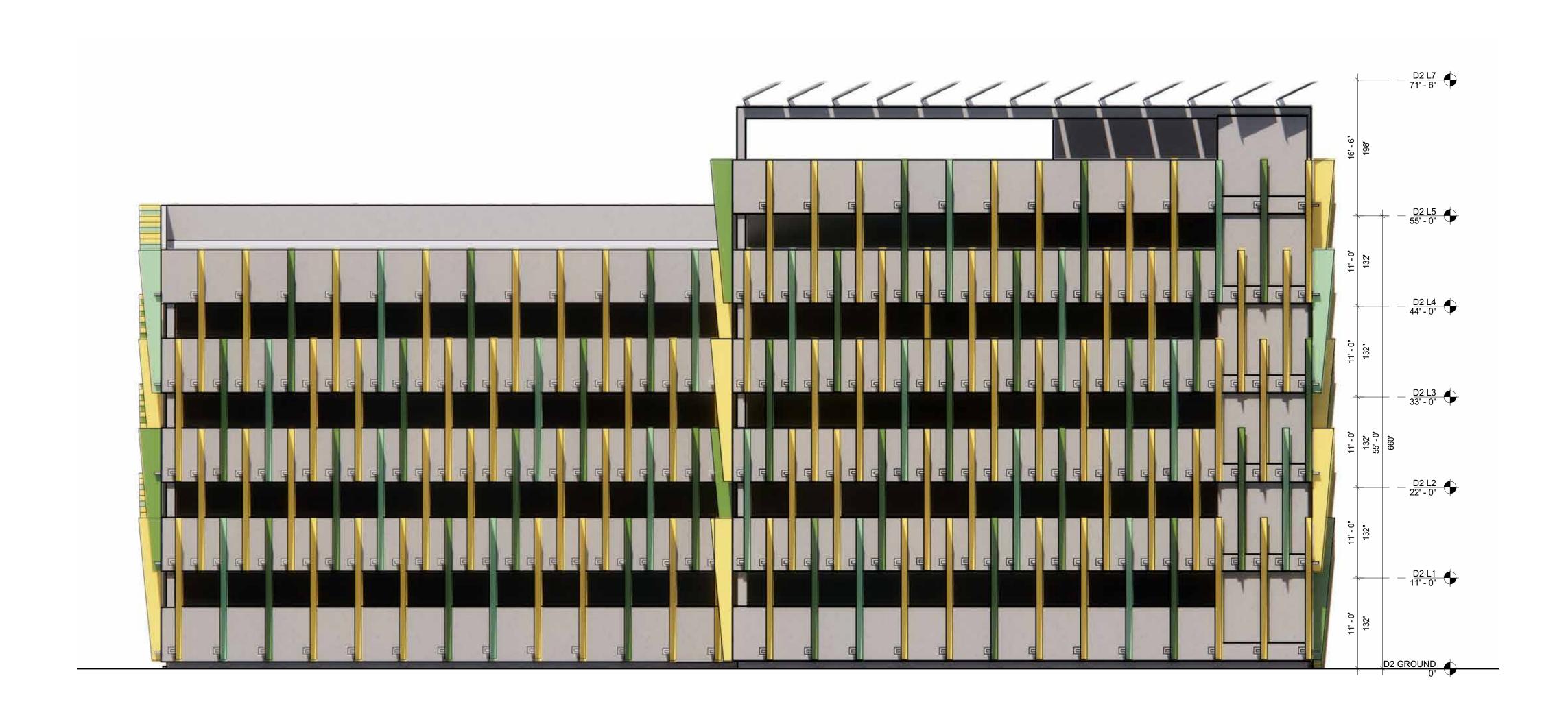
TITLE D2 (STRUCTURAL PARKING)

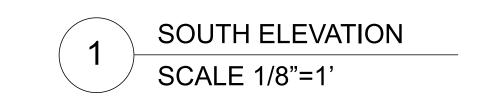
PROJECT RFP PARCEL P-3

SCALE 1/8"=1'









TITLE D2 (STRUCTURAL PARKING	TITLE
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