

UPHAM'S CORNER

555-559
COLUMBIA RD

JUNE 15, 2022

CIVICO
URBAN RESPONSIBILITY

D/R/E/A/M
COLLABORATIVE



June 15, 2022

Teresa Polhemus, Executive Director/Secretary
Boston Planning & Development Agency
22 Drydock Avenue, 2nd Floor
South Boston, MA 02210

RE: RFF # Site 1: 555-559 Columbia Road, issued by the BPDA | Letter of Interest

Dear Teresa Polhemus:


Civico Development, LLC ("Civico") and DREAM Collaborative, LLC ("DREAM") in collaboration with our project partners (jointly the "Project Team") are pleased to submit our response to the request for proposals ("RFP") for the long-term lease and redevelopment of 555 Columbia Road and 559 Columbia Road ("555-559 Columbia Road") in Dorchester.

Our team has a robust track record of contextually-sensitive development in Greater Boston communities like Cambridge and Reading. We are committed to collaboration and are excited to work with the City of Boston and the many remarkable stakeholders responsible for shaping Upham's Corner into an Arts & Innovation District. The Project Team includes Sustainable Comfort, Inc., Bohler Engineering, McPhail Associates, and Derric Small, Esq. Additional members of the Project Team will be selected according to discussions with community stakeholders and members of the interagency planning team. Our diverse team has the placemaking skills, design sensibilities, sustainability acumen, and financial capacity to contribute to the shared vision for Upham's Corner, Dorchester's main thoroughfare linking the local neighborhood to the larger Boston community.

As detailed in this proposal, our team envisions a curated blend of a homeownership options for residents, outdoor and community spots for residents to enjoy, creative spaces for artists, and core and shell construction for the local branch of the Boston Public Library. Our plan improves upon public access and pedestrian and vehicular circulation, allowing residents seamless access to a variety of transportation options. Our proposal was informed by previous planning efforts by the City of Boston, the goals of various Upham's Corner community and neighborhood groups, and our experience developing transformational places.

The City of Boston has taken a meaningful step in the evolution of the historic, vibrant, and diverse Upham's Corner. Our commitment to you is to contribute to the next phase of the evolution of Upham's Corner by listening to the needs of stakeholders, facilitating the visioning process, and responsibly redeveloping 555-559 Columbia Road. On behalf of the development team and our extended family of professional partners, we thank you for the opportunity to propose this project.

With gratitude,



Andrew P. Consigli, AIA LEED AP
Civico Development, LLC
2 Tammie Road, Hopedale, MA 01747
AConsigli@civicodevelopment.com
617-646-9020

01

SECTION 1

DEVELOPMENT SUBMISSION

COMMITMENT TO AUTHENTICITY

YOUR COMMUNITY, OUR TEAM



Photo credit: City of Boston

CIVICO & DREAM ARE PROUD TO INTRODUCE THE 555-559 COLUMBIA ROAD DEVELOPMENT TEAM.

Civico Development, LLC ("Civico") and DREAM Collaborative, LLC ("DREAM") are pleased to share this proposal for the redevelopment of 555 Columbia Road and 559 Columbia Road (hereinafter, "555-559 Columbia Road"), per the Request for Proposals ("RFP") as presented by the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency (the "BPDA") in the hopes of becoming your partner in:

- Delivering 33 units of workforce homeownership units, including 12-1BR, 18-2BR, and 3-3BR residential units to be deed restricted in perpetuity
- Developing 19,852 sf core and shell for community space anticipated to be used for the new Upham's Corner Boston Public Library branch
- Providing transit-oriented development and subgrade parking
- Supporting arts and cultural uses





INTRODUCTION AND DEVELOPMENT TEAM

PROJECT TEAM AND EXPERIENCE

Civico

Bohler

DREAM

Sustainable Comfort

Derric S. Small, Esquire

McPhail Associates

SHARED VISION

Civico is committed to the long-term vitality of Upham's Corner and the overall Dorchester community. The proposed project advances the joint commitment of Civico and our architecture and design partner, DREAM, to pursuing high-quality, accessible housing that improves the lives of a diverse range of households in the community.

The development team brings an exceptional level of experience and applicable expertise to the Upham's Corner 555-559 Columbia Road redevelopment project.



Founded in 2014, Civico Development is a community-focused real estate investment and development group driven by a commitment to quality design, historic preservation, and neighborhood-oriented infill development. Civico's mission is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the social livability and

environmental sustainability of our communities. Our work includes projects of all scales, focused on authenticity, walkability, and human scale development. Civico strives to incorporate innovative design and civic spirit into all our projects.

Civico Development brings ample experience with these types of development and redevelopment projects to the 555-559 Columbia Road project site. Civico has developed over 250-units of mixed-income housing in Greater Boston that have leveraged both public and private funding, while working in concert with municipalities and community partners. We pride ourselves on working with project stakeholders - including municipalities, abutters, lenders, and residents - to provide unique housing solutions to serve needs across various communities within the Commonwealth of Massachusetts.



The firm was established in 2008 with a shared passion for urban development and a dedication to underserved neighborhoods or make high quality design accessible for all people. Today, DREAM is comprised of diverse problem-solvers who use architecture as a tool to elevate quality of design to help communities thrive.

DREAM has much experience working on projects in and around Greater Boston, including the neighborhoods of Roxbury and Dorchester, which it will utilize at the 555-559 Columbia Road site. In 2021 DREAM completed Hearth at Four Corners, a 49,000 sf residential & mixed-use senior affordable housing project and in 2017 the organization commenced its renovation and restoration of the 8,400 sf Freedom House community center headquarters.

EXCEPTIONAL EXPERIENCE

The development team understands the importance of aligned incentives with neighborhood and municipal stakeholders. Our collective experience in mixed-income and affordable housing, and municipal collaboration, inform our key commitments to the Dorchester community.

01

OUR COMMITMENT TO DIVERSITY AND INCLUSION

The City of Boston is struggling to provide diverse housing choices for its residents. By taking a proactive and creative approach to mixed-use development, housing and meaningful community space can be accomplished in one building. Our dedication to developing housing diversity is shown in our project history across the Commonwealth. By providing ownership units, current and future residents have the option of building wealth within their neighborhood.

02

CONTEXTUAL DESIGN

Our projects are not defined by one particular style, but more so through the site and context. The design is reflective of the historic fabric of Upham's Corner without being literal, while utilizing modern technologies and materials. Scale, rhythm, texture are only some of the design elements that are incorporated into the building design in a thoughtful and meaningful way.

03

HOLISTIC SUSTAINABILITY

More than features of building science, we believe environmental sustainability and resilience should be reflected in every aspect of the planning and development process. We take a holistic approach to sustainability by looking at community, environment, and building as interrelated. Sustainability and resilience are deeper than innovations in building science. It is our responsibility to create a built environment that is responsive to an uncertain future, and we do not compromise.

04

LOCAL VOICES

We are proud to be working with DREAM, a diverse organization with extensive experience in the City of Boston and Dorchester. Civico and DREAM's principals have a long history of collaboration having worked together at Elkus Manfredi Architects in Boston.

05

PUBLIC-PRIVATE PARTNERSHIP

Our team has an enduring track record of collaborating across sectors to facilitate transformative development. We are actively working in cities and towns across the Commonwealth on complicated multi-stakeholder issues that require coordination between municipal leadership, community organizations, state subsidizing agencies, and the local community. Our response to the 555-559 Columbia Road is a contribution to the larger conversation about how to address the urgent need for a variety of housing types in the City of Boston and region.

THE DEVELOPER



Civico Development, LLC (Civico) is a community-focused real estate investment and development group founded on the commitment to quality design, historic preservation, and neighborhood-oriented infill development.

Our mission is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the social livability and environmental sustainability of our communities. Our work includes projects of all scales that are focused on walkability and human-scale development.

Civico Development, LLC
2 Tammie Road, Hopedale, MA
aconsigli@civicodevelopment.com
617-646-9020

COLLABORATION

Our expertise is meant for sharing. The development team we have assembled is project-specific. We build teams around projects, not projects around teams.

The redevelopment of Upham's Corner 555-559 Columbia Road project is a natural fit for our strengths, whose visions are deeply rooted in creating high quality and sustainable buildings and communities.

We work collaboratively with municipalities and stakeholders; we have the expertise to creatively leverage public subsidy programs focused on affordable housing and smart growth; our design-first approach in both planning and architecture creates responsive and authentic communities; and we have a solid track record of financing, executing, and stabilizing transformative projects.

Our projects frequently involve complex entitlement, regulatory, historical, and stakeholder challenges. Solving the myriad issues involved in development requires that we embrace creativity in collaboration. We genuinely seek, consider, and incorporate input from all stakeholders.

We give careful consideration to the creation of space and the architecture of our buildings. Our value-based design approach and years of experience in architecture, project management, and construction, enable us to deliver high quality designs that endure over time.

Communities in which we are working:

Town of Winchester	City of Cambridge
Town of Reading	City of Leominster
Town of Lincoln	City of Newton
Town of Sherborn	City of Somerville
Town of Maynard	City of Worcester
Town of Shrewsbury	





ARCHITECTURE | PLANNING

Andrew's career in the real estate industry spans 25-years of architectural design, urban and town center planning, and the development and construction of complex mixed-use projects. Andrew formerly worked for Elkus Manfredi Architects and Imai Keller Moore Architects. He founded Civico to provide cities and towns with the collaborative partner they need to create authentic and contextually-sensitive places. Andrew is a registered architect in the Commonwealth of Massachusetts.

ANDREW P. CONSIGLI



DEVELOPMENT TEAM MANAGER

Taylor's diverse development career includes experience in community-based real estate development, property management, green building, and managing community partnerships. He is deeply committed to real estate development as a tool to address some of the most pressing social and environmental challenges faced by our communities. Taylor studied Geography and Community Development & Planning at Clark University in Worcester, Massachusetts.

TAYLOR W. BEARDEN

RELEVANT PROJECTS

ACE FLATS | READING



PROJECT DETAILS

LOCATION

Reading, MA

SIZE / UNITS

55 Residential Units
65,000 sf GFA

TYPE

Rental/Retail

COST

\$21MM

ARCHITECT

Andrew Consigli, AIA
Olinger Architects

CONTRACTOR

Delphi Construction

SUSTAINABILITY

LEED Silver Certified

PROJECT HIGHLIGHTS

- 55 mixed-income multifamily rental units
- Contextual downtown infill development with ground floor retail
- Permitted under Commonwealth's Chapter 40R zoning
- Received \$1.4MM from the Commonwealth's DHCD

PROJECT OVERVIEW

Ace Flats is a 55-unit, mixed-income, mixed-use rental building in the Town of Reading. Currently leasing, this TOD is located on a major intersection in Reading's central business district steps from the commuter rail station. This project is a partnership with Traggorth Companies and was permitted under Chapter 40R.

The \$21MM development was financed with a \$14.2MM construction loan from Property Casualty Initiatives LLC. An additional \$1.4MM soft subsidy was awarded by DHCD. Total development costs were \$21MM, of which the DHCD soft subsidy supports 25% affordability. Massachusetts Housing Partnership (MHP) is the permanent lender with a \$7.1MM loan.

In addition, the development team utilized MHP's Green Building Certification (GBC) Financing, which encourages developers to design to certain standards such as LEED. This project will be LEED Certified Silver.



RELEVANT PROJECTS

ORIOLE LANDING | LINCOLN



PROJECT DETAILS

LOCATION

Lincoln, MA

SIZE / UNITS

60 Residential Units
72,000 sf GFA

TYPE

Mixed-Income Rental

COST

\$21MM

ARCHITECT

Andrew Consigli, AIA
Olinger Architects

CONTRACTOR

Bald Hill Builders

SUSTAINABILITY

LEED for Homes Certified

INFRASTRUCTURE

Private Septic

PROJECT HIGHLIGHTS

- 60 mixed-income rental units
- Historic restoration of existing farmhouse
- Partnership with the Town of Lincoln's Affordable Housing Trust
- Approved at town meeting with extensive neighborhood outreach
- Solar array in permitting

PROJECT OVERVIEW

Developed by Civico, Oriole Landing is a 60-unit, mixed-income rental community in the Town of Lincoln. Through a creative community outreach effort, the project was approved at Town Meeting within six months of submission.

Through the Commonwealth's Local Initiative Program ("LIP"), Oriole Landing partnered with The Lincoln Affordable Housing Trust and received a \$1MM loan to secure a permanent deed restriction for the affordable units.

Oriole Landing is designed around a central courtyard and community garden that promotes interaction with one's neighbors and fresh, truly local food.

By working with the Lincoln Historical Commission, the \$21MM project included the relocation and restoration of an 1860 Victorian farmhouse.



RELEVANT PROJECTS

INMAN CROSSING | CAMBRIDGE, MA



PROJECT DETAILS

LOCATION

Cambridge, MA

SIZE / UNITS

35 Residential Units
29,000 sf GFA

TYPE

For Sale

COST

\$15MM

ARCHITECT

Olinger Architects

CONTRACTOR

New England Construction

SUSTAINABILITY

LEED for Homes Certified

PROJECT HIGHLIGHTS

- 35 homeownership units in Inman Square, Cambridge
- 4 Live/Work units and a commercial space
- LEED For Homes Gold
- Successfully navigated complex environmental issues from the urban site

PROJECT OVERVIEW

Inman Crossing is a 36 unit mixed-income condominium development in the City of Cambridge, walking distance to the new Green Line extension. Civico stabilized this troubled project after years of setbacks faced by the previous development team, including stalled construction due to insufficient funding during the COVID-19 pandemic. Averting foreclosure by the lender, Civico recapitalized the project and transitioned management to stabilize and complete construction. Civico received a Certificate of Occupancy for the project in summer 2021.

Civico and the consulting team addressed environmental contamination, managed reconstruction of the building interior after a fire during construction, and mediated community expectations during the protracted development process. Inman Crossing is a LEED Gold certified building with below grade parking that incorporates innovative live-work units along Webster Avenue.

RELEVANT PROJECTS

WEST NEWTON ARMORY | NEWTON, MA



PROJECT DETAILS

LOCATION

Newton, MA

SIZE / UNITS

43 Residential Units
36,000 sf GFA

TYPE

Rental

COST

\$25M

ARCHITECT

Davis Square Architects

CONTRACTOR

TBD

SUSTAINABILITY

Passive House

PROJECT HIGHLIGHTS

- 43 units of 100% affordable housing
- Preservation of existing historical armory headhouse
- Proposed Passive House certified residential addition
- Below grade parking garage

PROJECT OVERVIEW

Currently in permitting, and in partnership with Metro West Collaborative Development, the Armory Residences will be a 43 unit, 100% affordable community for intergenerational living. The project will preserve the historic headhouse of the West Newton Armory, while a new construction addition will house the residential units.

The project was issued as an RFP, and the Civico and Metro West CD team was selected among six other proposals. The new addition will be Passive House certified, and the property will be all-electric, in accordance with Newton's Climate Action Plan. The Residences will also feature a community room, historic exhibition space, a courtyard, and a rooftop gathering area. Completion of the project is expected in 2026.

RELEVANT PROJECTS

WATERFIELD PLACE | WINCHESTER, MA



PROJECT DETAILS

LOCATION

Winchester, MA

SIZE / UNITS

60 Residential Units
36,000 sf GFA

TYPE

Mixed Income Rental

COST

\$21MM

ARCHITECT

Union Studio Architects

CONTRACTOR

TBD

SUSTAINABILITY

Passive House

PROJECT HIGHLIGHTS

- 60 rental units next to upgraded MBTA station
- LIHTC funded
- Passive House Certified
- Approved at town meeting with extensive neighborhood outreach

PROJECT OVERVIEW

Currently in the land disposition process, Waterfield Winchester is a mixed-income project proposed by Civico and Traggorth Companies. Civico and Traggorth were one of 12 respondents to the RFI process, and one of 6 respondents to RFP for the long-term lease of the Waterfield Lot, and were the unanimous selection chosen team to negotiate an LDA with the Town. The lot abuts one of the Town's two MBTA stations, and is across from the Town Common. The 60-unit transit oriented development is expected to have 40 units of affordable housing, while the remaining 20 will be market rate. As part of the project, shared parking will be provided for residential and public use. Completion of the project is expected in 2026.

RELEVANT PROJECTS

TINY HOUSE VILLAGE | WORCESTER



PROJECT DETAILS

LOCATION

Worcester, MA

SIZE / UNITS

21 Residential Units
3.65-Acre Site

TYPE

ELI Affordable Rental

COST

\$4.5MM

ARCHITECT

Union Studio

ENGINEER

Bohler Engineering

SUSTAINABILITY

LEED Certification

PROJECT HIGHLIGHTS

- 21-units of housing for clients of the Department of Mental Health
- Development consulting team includes Union Studio, Bohler Engineering, and Sustainable Comfort, Inc.
- Partnership between Civico and Worcester East Side CDC
- Pre-development funding from UMass Memorial Health

PROJECT OVERVIEW

The proposed project is a planned development of twenty one 480 square foot “tiny homes” clustered around a common house. A “pocket neighborhood” is a type of planned community that is designed to encourage community by better integrating greenspace and clustering homes around a shared green amenities.

This collaboration between Civico, Worcester East Side CDC, and Open Sky Community Services, is a housing first approach to chronic homelessness in the City of Worcester.

Individuals who will live in the Village will have the privacy and security of their own home as well as the support of the community and staff team as they recover from the traumas and challenges common to being homeless. The project is in pre-development and is expected to start construction in mid-2022.

MUNICIPAL REFERENCES



“The architectural design and harmonious integration of Abbey Road is a beautiful example of how larger multifamily buildings can blend in within an existing semi-rural context. The design features of a center courtyard, walking paths and rear building automobile access provided Sherborn with a community focused housing alternative for seniors.”

Addie Mae Weiss
Sherborn Housing
Partnership, Chair

CITY/TOWN	TOWN OF SHREWSBURY	CITY OF NEWTON	TOWN OF LINCOLN
PROJECT	BEAL COMMONS	WEST NEWTON ARMORY	ORIOLE LANDING
CONTACT	Kristen Las, Assistant Town Manager 508-841-8508 klas@shrewsburyma.gov	Barney Heath Planning Director 617-796-1120 bheath@newtonma.gov	Jennifer Burney Former Director of Planning (978) 345-7376 ext. 305 jburney@mrpc.org

Civico incorporated Low Impact Development Standards which resulted in a rain water collection system, a community vegetable garden, and a LEED Certified Building. Throughout the process Civico has been collaborative, creative, and thoughtful.

Jennifer Burney
Director of Planning and Land
Use for the Town of Lincoln



FUNDING EXPERIENCE

FINANCIAL REFERENCES

Consigli Real Estate Holdings, LLC and Civico Development, LLC were founded as sister companies in 2015 to invest in, and develop, transformational projects in the Commonwealth. We have successfully raised equity and debt for more than \$100MM in development in the Commonwealth. Of more than 300 units in the development pipeline, over half require LIHTC funding or other subsidy from the Department of Housing of Community Development or a quasi-public agency. Civico is a closely held private company with strong financial backing. We welcome the review committee to engage with our municipal and financial references. Questions are welcome.

LENDER	EASTERN BANK	FIDELITY BANK	EVERETT BANK
PROJECT	ACE FLATS, READING	ORIOLE LANDING, LINCOLN	INMAN CROSSING
CONTACT	Cathy Scherer Senior Vice President 781-598-8599 C.Scherer@easternbank.com	David Perry Senior Vice President 508-762-3644 dperry@fidelitybankonline.com	Alex Boyd Senior Vice President 617-381-3610 bkaminer@everettbank.com

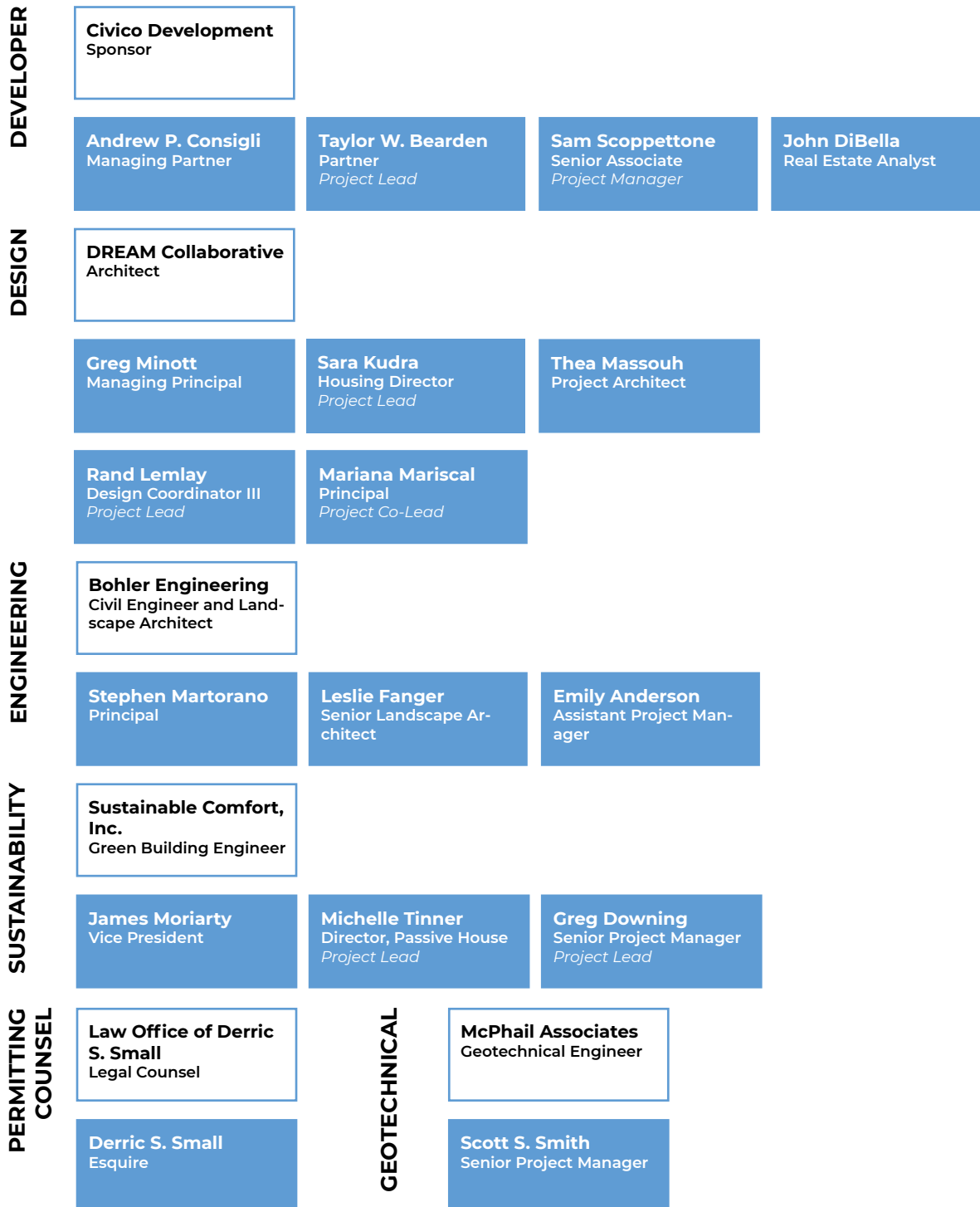
PUBLIC FUNDING EXPERIENCE

The development team has experience financing affordable and mixed income and working with the Department of Housing and Community Development (DHCD), as well securing private funding when needed for market rate projects and predevelopment funding.

PROJECT NAME	LOCATION	START DATE COMP. DATE	AFFORDABLE %	UNITS	FUNDING SOURCE
Oriole Landing	Lincoln	Q1 2017 Q2 2020	25%	60	CPC, Local Affordable Housing Trust Funds
Ace Flats	Reading	Q1 2018 Q3 2021	25%	55	DHCD Soft Subsidy
Waterfield	Winchester	Q1 2022 Q3 2025	75%	60	State and Federal LIHTC, other DHCD Soft Subsidy, Local Affordable Housing Trust Funds
Leominster	Leominster	Q1 2021 Q1 2023	100%	45	State and Federal LIHTC, other DHCD Soft Subsidy, Local Affordable Housing Trust Funds
Coolidge Schoolhouse	Maynard	Q4 2019 Q3 2023	25%	12	State And Federal Historic Rehabilitation Tax Credits, CPC Funding, Local Affordable Housing Trust Funds
Lagrange Mill Lofts	Worcester	Q2 2020 Q3 2024	90%	75	State And Federal LIHTC, Other DHCD Soft Subsidy, State and Federal Historic Rehabilitation Tax Credits, Local HOME and/or CDBG
Tiny Village	Worcester	Q2 2020 Q3 2024	100%	21	FCF, Local HOME, FHLBB, other DHCD Soft Subsidy

DEVELOPMENT TEAM

ORGANIZATIONAL CHART





DEVELOPMENT CONCEPT AND PLAN

SHARING OUR VISION

Description

Development Objectives

Proposal

Development Plan

Unit Mix

DEVELOPMENT CONCEPT

SITE DESCRIPTION

555-559 Columbia Road (Site 1) is approximately an 18,801 square foot corner parcel. Incorporating structured parking into the design will create opportunities for usable space in the form of off-street underground parking. The entry point on Cushing Avenue provides vehicles access to the lower parking level.

Civico and DREAM are aware that 555 Columbia Road is listed on the MassDEP hazardous waste sites database under Release Tracking Number 3-25205 (Response Action Outcome Status) and 559 Columbia Road is listed on the MassDEP hazardous waste sites database under Release Tracking Number 3-0003846 (Response Action Outcome Status) and 3-002676 (Downgradient Property Status). The development team will work with the city and the appropriate legal and environmental consultants to ensure proper management of the site relative to the proposed uses.

UNIT BREAKDOWN

12 One Bedroom Units

18 Two Bedroom Units

3 Three Bedroom Units

33 Residential Units

PROPOSAL

Our proposal creates 33 new condominium units at the former Bank of America and parking lot sites located at 555-559 Columbia Road. The housing will be affordable to a variety of households with incomes up to a hundred percent (100%) of the area median income ("AMI"), including units designated for households with incomes from seventy percent (70%) to eighty percent (80%) AMI. The proposed design sensitively balances the competing commitments for increased workforce housing and sustainability through efficiently designing the building envelope and thoughtfully using open space to reach the programmatic goals. The meticulously crafted proposal meets or exceeds the stated RFP goals, despite the constraints related to the parcel's size.

We understand that the community's vision for a neighborhood Arts & Innovation District defined the development objectives outlined in this section as they were crafted from comments received online and via email as well as at in-person community events. Civico and DREAM know that the BPDA, in partnership with the City, DSNI and DNI, is committed to catalyzing investment in a way that supports and affirms community priorities. We trust that we have addressed each of the Development Objectives to our ability and we agree to work closely with the community to resolve any future issues that may arise as the development project moves forward.



AXONOMETRIC

DEVELOPMENT CONCEPT

USES AND SQUARE FOOTAGES

The proposed plan for 555-559 Columbia Road is to create 33 workforce condominium units, including 12-1BR, 18-2BR, 3-3BR units. The site would also include subgrade parking and an 19,852 sf core and shell to be used for the new Upham's Corner Boston Public Library ("BPL") branch. The proposed uses and design will satisfy the Development Objectives of this RFP as explained further below.



COLUMBIA ROAD ELEVATION

	LIBRARY		RESIDENTIAL		
FLOOR	GSF	NSF	GSF	NSF	FLR HT
1	10,136	0	3,048	0	15
2	9,716	0	0	0	12
3	0	10	10,070	7,860	10.5
4	0	11	11,704	8,746	10.5
5	0	12	11,704	8,668	10.5
TOTAL	19,852	33	36,526	25,274	58.5

AFFORDABILITY

3 at or Below 70% AMI

9 at or Below 80% AMI

21 at or Below 100% AMI

33 Residential Units

*4 UNITS TO BE ADA ACCESSIBLE

*THIRD FLOOR ARTIST STUDIO SPACE APPROX. 1,500 SF

*GROUND FLOOR AREA DOES NOT INCLUDE GARAGE RAMP

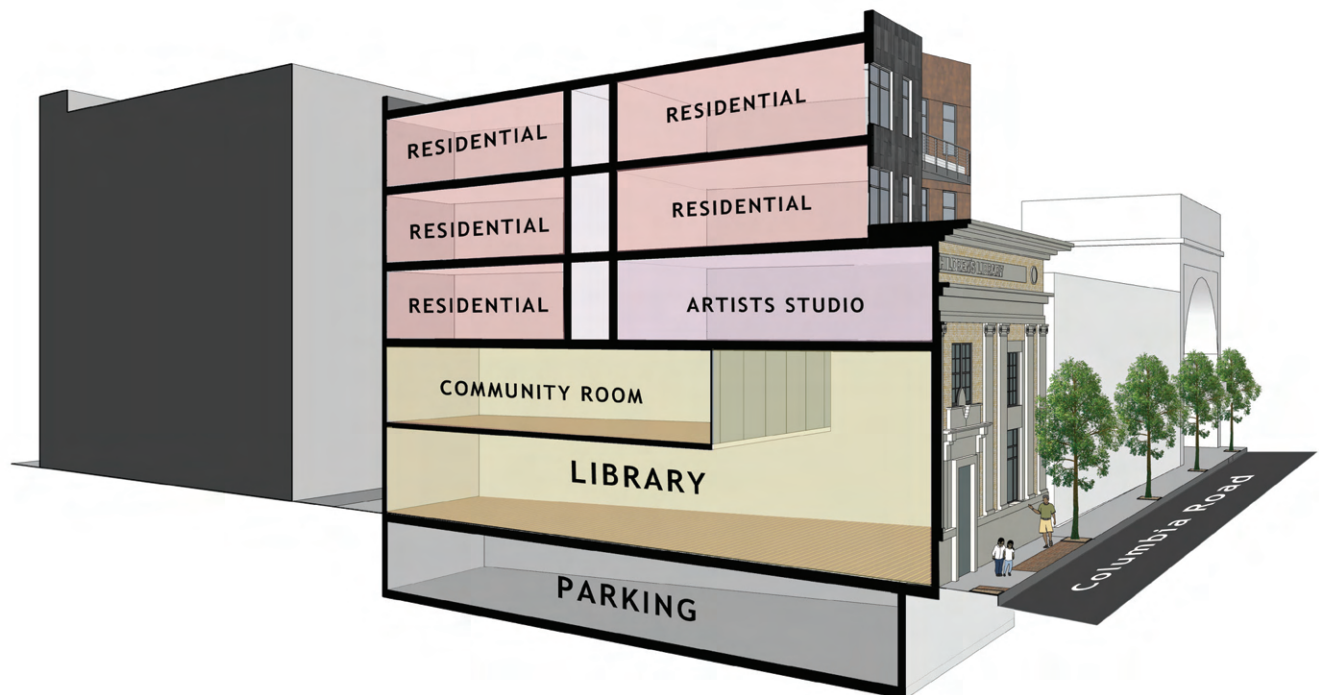
DEVELOPMENT CONCEPT

MEETING DEVELOPMENT OBJECTIVES

CONSISTENCY WITH AREA PLANNING HISTORY

As so eloquently explained in the Fairmount Indigo Planning documents, it is crucial to remember the larger context of Upham's Corner's cultural history when designing the neighborhood, especially the 555-559 property. Through the development of these joint corner sites the Civico and DREAM hope to encourage growth in the arts and culture, education, and local commercial and retail spaces. Understanding that the neighborhood is eager to gain more art galleries, bookstores, entertainment venues, performance spaces and artist live-work spaces and realizing that we cannot deliver all these wonderful spaces within one building development, we have placed special attention to ensuring there is square footage in the core and shell space for a small performance venue/ community room and a meeting rooms in the library space.

- The proposed plan to set aside community space on the first and second floor for the Boston Public Library local branch aligns with the Programming Study (2020) and Test Fit Study (2022) for Upham's Corner Branch of the Boston Public Library which will host programs such as children and adult services and a teen zone. Adding to the Arts & Innovation District aspect of the neighborhood, the library will facilitate creative thinking and artistic collaboration through a community room with aspects of a Black Box theater/small meeting rooms and/or classroom space. The proposal also promotes neighborhood inclusivity and diversity through creating artistic and cultural opportunities in Upham's Corner, which were expressed as goals in previous planning documents including the 2014 Fairmount Cultural Corridor: Upham's Corner Pilot and 2016 Boston Creates Plan.



AXONOMETRIC BUILDING SECTION

- Upham's Corner implementation actions resulting from the three-year Fairmount Indigo Planning Initiative ("FIPI") study, which was published in 2014, included leveraging the historic and cultural entity of the Strand Theatre and publicly-owned lands, enhancing walkability and mobility by making use of the area's multiple modes of public transportation (including an MBTA station and various bus routes), and attracting redevelopment, all of which are included in the proposed plan.
- Our proposed plan aligns with the 2015 Neighborhood Innovation District Committee ("NICI")'s recommendations for the Dudley-Upham's Corner Corridor to become a pilot Neighborhood Innovation District, specifically focused on Arts & Innovation, through investing in people and infrastructure.
- The development and community aspects of the proposed plan connect to many goals of the 2017 Imagine Boston 2030 ("IB2030") master plan including increasing affordability and decreasing displacement, facilitating inclusive economic growth, designing in preparation for climate change, and investing in arts and culture.
- Started in 2017, the Upham's Corner Implementation Process, in partnership with the Dudley Street Neighborhood Initiative ("DSNI") and Upham's Corner community members, has focused on carrying out IB2030 and the FIPI in the local area. We believe that our proposal fulfills the collective goals of providing affordable housing and a branch public library.



STREET LEVEL VIEW ALONG COLUMBIA ROAD

We wholeheartedly agree with the neighborhood's preference for projects that support neighborhood control such as through homeownership, the formation of a cooperative and/or control by a community land trust. As such, Civico and DREAM have proposed that the units in the development are all homeownership. Not only will the BPL space facilitate learning and collaboration, but the residential units increase homeownership in the neighborhood and contribute to the growth of local businesses. We also understand the desire to foster a vibrant artist community, and have set aside 1,500 sf for an art studio in the building.

In addition to being attentive to the goals of previous neighborhood planning efforts, we also welcome collaborative discussions with local residents and community groups throughout the development process.



HISTORIC BUILDING ELEVATION

The former Bank of America building at 555 Columbia Road, which was originally home to the Dorchester Trust Company, has been a fixture in the Upham's Corner neighborhood since 1918. We fervently believe that preserving the front of the bank building's facade, maintaining the street-facing character that has been part of the fabric of the neighborhood for so long, is essential to a successful design. Our overall design for the new construction portion of the project will also be sympathetic to the many historic properties along Columbia Road, and is neither oversized nor aggressive in its design.

We also understand that access to the Strand Theatre will remain in place. We believe that the new Boston Public Library branch can serve the community for well beyond the next century as a highly functional, multi-use space complete with books, internet access, and community and meeting rooms. The first and second floors will house the BPL's Upham's Corner branch and the third, fourth, and fifth floors will be residential space, creating a unique housing experience for future residents..

Our project team does not expect a review to be required by the Boston Landmarks Commission, but is extremely willing to engage and have a conversation about how to best integrate the facade of the Bank of America building. Additionally, we expect to have the Massachusetts Historical Commission (MHC) review the project as well to ensure compliance with state historic regulatory review requirements.

The proposed addition is designed to be sensitive and contextual without deteriorating from the historical significance of the Dorchester Trust Company building at 555 Columbia Road. While the first two floors at the 559 Columbia Road site will have a contemporary look with glass as the building material, the two properties' facades will be united on the upper floors through the use of brick veneer, Corten steel and fiber cement panels, and CMU blocks.

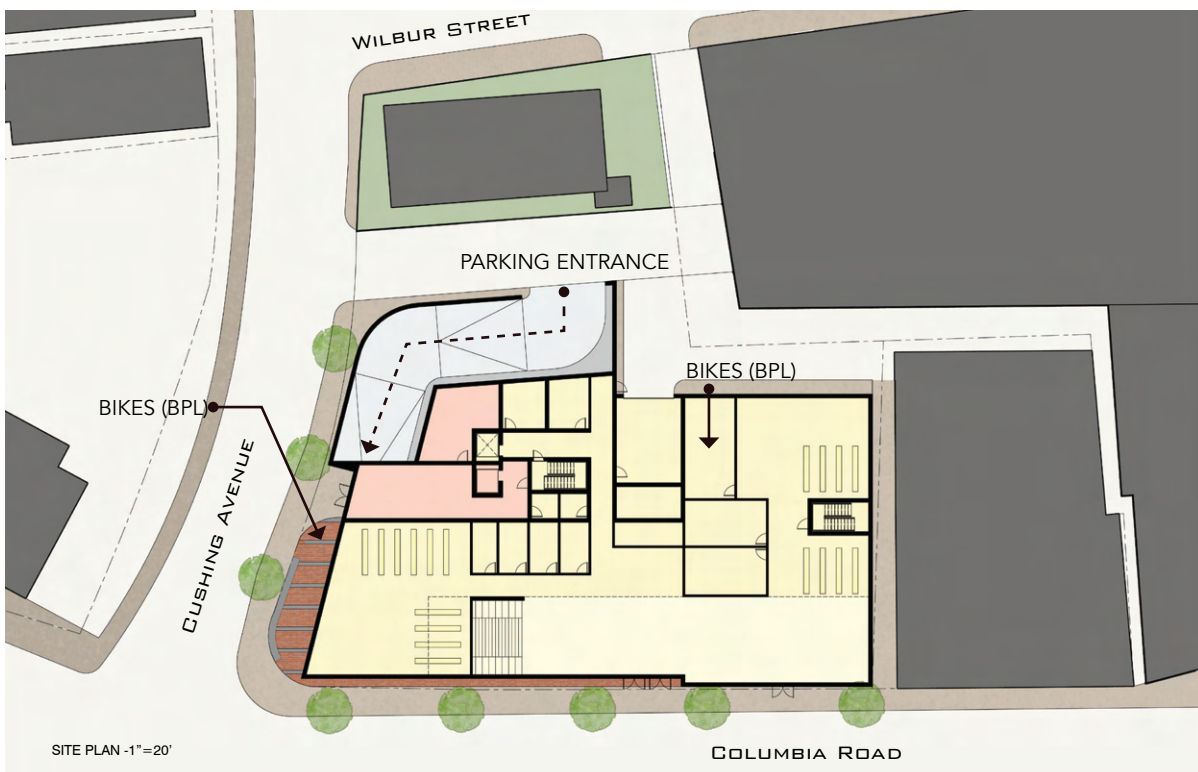
Civico and DREAM believe the project provides sufficient parking, with 39 total spaces at a parking ratio of approximately 1.2:1. 27 spaces are set aside for 27 of the units, and then an additional 12 spaces, tandem, will be allocated to the remaining 6 units (all 3 bedroom units, and 3 2-bedroom units). We believe this ratio provides ample parking, and while a below 1:1 ratio could be readily accommodated in the transit oriented area, we do not want to add any greater strain on the neighborhood by having overflow parking. We would entertain discussions with the BPL or the BPDA to review options on allocating the tandem spaces for library employee use.

Our parking garage will be located behind the building and accessed off of Cushing Avenue, and will be hidden from view from the street.

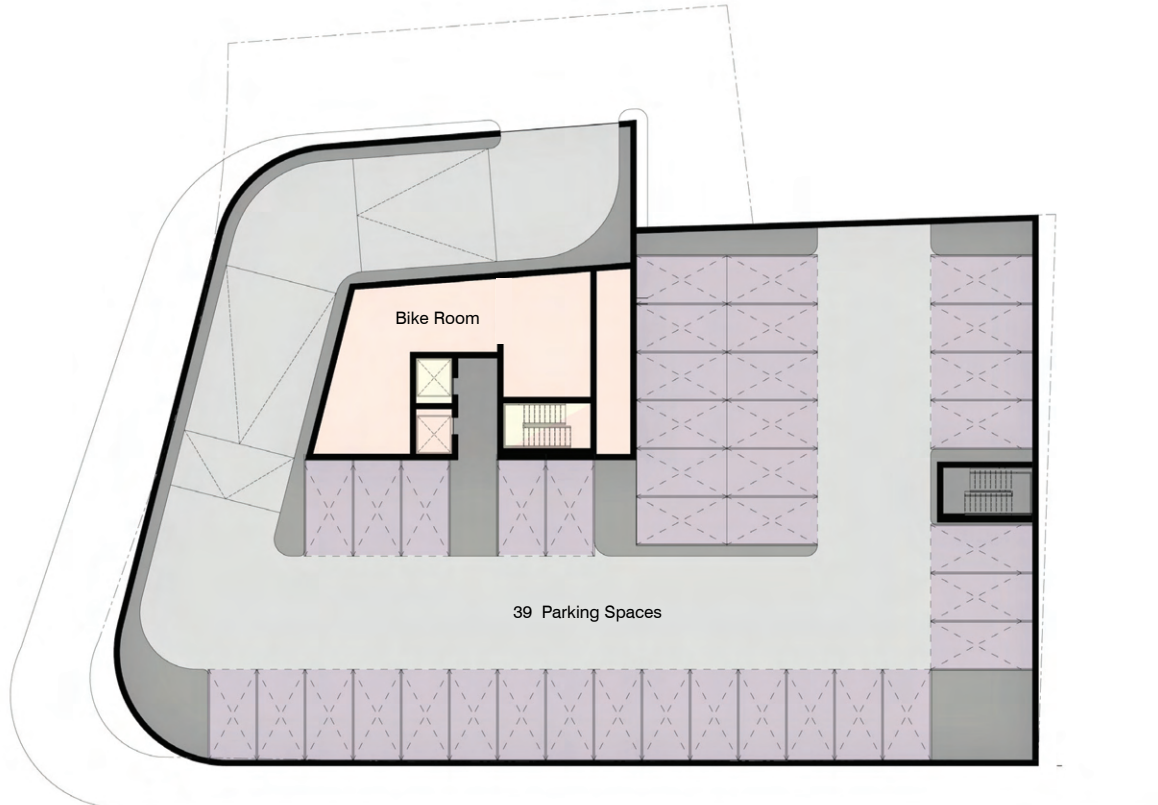
We are aware of ZBA guidelines showing spaces per unit of 0.75 - 1.25 per unit, for residential developments "near" (less than 10 minutes walking distance from MBTA station), and also the proposed maximum parking ratios of 0 - 1.0 for condos in Dorchester.

The site design provides for an unique open space, while placing emphasis on the pedestrian and creating human scaled spaces for its users. Parking is directed away from Columbia Road and off Cushing Avenue to the back of the site, bringing cars under the building and minimizing surface parking. By eliminating the need for a curb cut on Cushing Avenue, the sidewalk can continue along the entire side of the property without any interruption from vehicles. This also creates a space on the Columbia Avenue side of the building for a plaza complete with seating and bike parking. The project and development team have also ensured that there will be adequate space for unloading at the Strand Theatre dock from the back of the 555-559 Columbia Road property with access from Cushing Avenue, as well as a loading bay in the library that can accommodate deliveries.

Additionally, while we do not intend for public access to the garage, we aim to lessen the burden on the neighborhood as we do not expect any overflow from residents into the surrounding neighborhood. We will, as part of the permitting process, conduct any traffic and parking studies upon request.



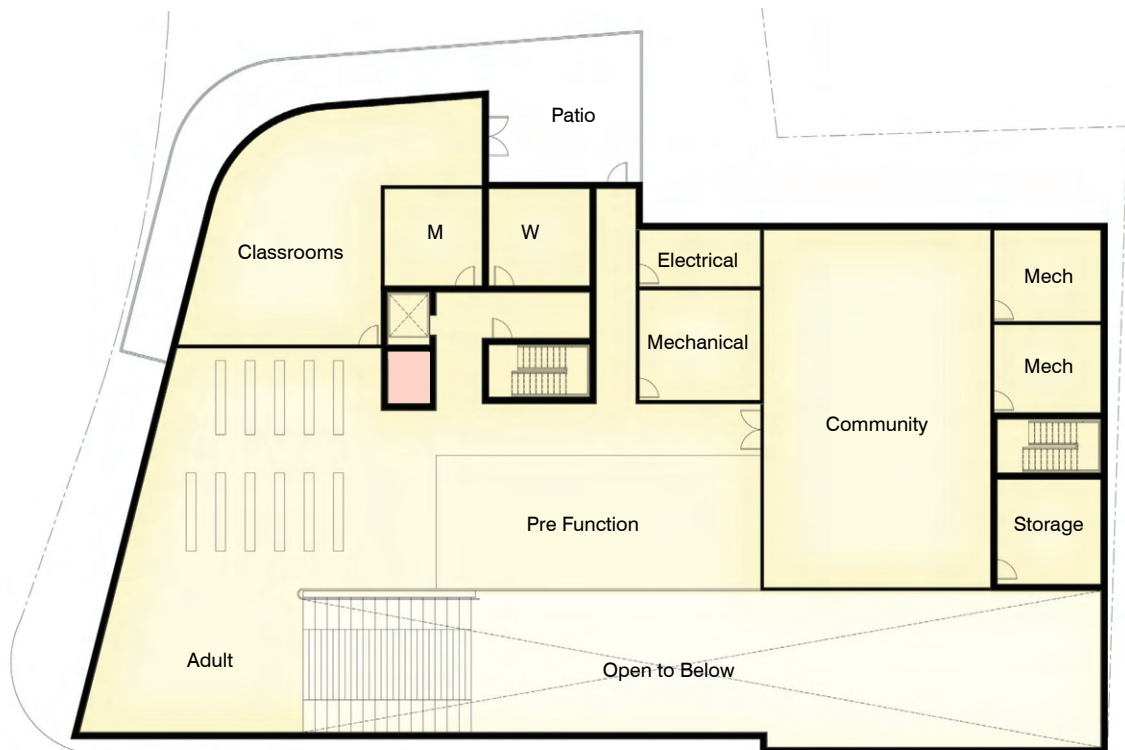
As biking is a sustainable, and increasingly popular mode of transportation and leisure, the proposal accommodates outdoor and indoor bike parking. Exterior racks are located at the entrance of the building for visitors or deliveries. Inside, a dedicated bike room can accommodate approximately over 33 bicycles to promote healthy living and reduce the need for individuals and families to store them in their residences. The proposal includes adding 33 secure docks in the basement storage area (1:1 ratio for the building's units) and 6-12 bicycle stations in the public plaza for use by library patrons, friends and family of residents, and local Upham's Corner restaurant and shop clients.



BASEMENT (GARAGE) FLOOR PLAN

To support community organizations and community-oriented uses within Upham's Corner, we have proposed a community space of 19,852 usable square feet on a combination of first and second floors of the development, which shall be provided at cost to a community oriented user (likely the BPL) approved by the BPDA for the term of the ground lease. Per the February 2020 Programming Study for the Uphams Corner Branch of the Public Library, Please see the section entitled Use: BPL Upham's Corner Branch' (page) for more information. The RFP advised for 17,000-20,000 sf of core and shell space located on the first and second floors, for the Boston Public Library ("BPL") Upham's Corner Branch Library. According to the Programming Study for the Upham's corner Branch of the Public Public Library (2020) and the Test Fit Study for the Upham's Corner Branch of the Boston Public Library (2022) explain, designs and goals for the library include achieving LEED Silver equivalency, helping to grow Upham's Corner as an Arts and Innovation District, and having outdoor space for reading and civic activity as well as community space and meeting rooms for gatherings.

Since we are incorporating the Boston Library Public Library branch into this property, we were unable to add in affordable commercial space. We believe that the modern Upham's Corner library will be a crucial asset to creating space for community gathering, research, and cultural exploration in the local community.



SECOND FLOOR PLAN (LIBRARY)



GROUND FLOOR PLAN (LIBRARY)



FIFTH FLOOR PLAN (RESIDENTIAL)
(FOURTH FLOOR SIMILAR)



THIRD FLOOR PLAN (RESIDENTIAL)

COMMUNITY BENEFITS NARRATIVE

From the historic Trotter House to the various delicious restaurants and the beloved Strand Theatre, where many musicians, artists, performers, and technical professionals have gained fame over the years, there are a plethora of delights that Upham's Corner has to offer its residents and visitors alike. Moreover, we found it fitting to learn that Columbia Road, which runs through this diverse and growing community, was once named Boston Road given that the proposed plan to build more affordable housing and to create a new space for a Boston Public Library branch will only strengthen both this neighborhood and its ties to the City of Boston.

Collectively, Civico and DREAM trust that our plans align with the local community's goals for the future of Upham's Corner and are also more than willing to discuss residents' comments and concerns about the development project, both those supported by the development as well as those that are above those generated by the development itself. Some highlights of the projects' relation to the local neighborhood include the following:

HISTORIC PRESERVATION AND INFILL DEVELOPMENT

Preservation of the historic facade of the former Dorchester Trust Company building. In addition, the vacant bank building and surface parking lot will be converted into high-quality housing, removing the appearance of vacancy and blight in the neighborhood, while increasing the safety of the neighborhood.

SUSTAINABILITY

The project will have on-site PV, and will not use fossil fuels on-site. We're exploring the possibility of both LEED or Passive House designations for the project, and will select the certification path most viable and targeted to this property.

ATTAINABLE HOMEOWNERSHIP

Bolstering Upham's Corner as an Arts & Innovation District is a key goal, and through the branch library, the Strand Theatre and other various performance spaces, affordable ownership housing is a missing component of the neighborhood. Fostering strong, long-term relationships and collaborations within the area are created to bring about a prosperous future for all those involved.

The proposed units serve residents with incomes between 70% and 100% of Area Median Income. In addition to all the units being deed restricted, this affordability mix enable individuals and families of various incomes to reside in Upham's Corner. Occupants may include seniors, young professionals, families, and artists, creating a vibrant intergenerational community.

NEW BOSTON PUBLIC LIBRARY BRANCH AND COMMUNITY HUB

The new library branch will be a wonderful place for visitors to explore and learn. Young children can discover a love for reading and listening to stories, school-aged children can uncover their favorite genres and utilize the technologies the library has to offer, and adults, seniors, and community groups can make use of the community rooms in addition to finding new books to enjoy.

ECONOMIC BENEFITS

Our project will create permanent jobs at the new BPL branch, and also support part-time property management jobs on-site. Additionally, the development will greatly improve the existing appearance of this portion of the neighborhood, and the City will receive both permitting fees and ongoing tax revenues.

IMPROVING ACCESS TO TRANSIT OPTIONS

555-559 Columbia Road is located near many transportation options including a ZipCar location near Belden Square, Bluebikes, bus lines, and less than .5 mile from an MBTA Commuter Rail station. Civico and DREAM will work with its architect team to ensure that there is adequate space to see oncoming vehicles, pedestrians, and bikers on the Cushing Avenue road and sidewalk.

DEVELOPMENT PLAN

PROJECTED TIMELINE

Our projected development timeline is below, although we recognize this development will be a partnership with both the City and the neighborhood, and are able to move at a faster pace, or a more deliberate one, as appropriate for the context and stakeholders.

Civico Selected as Developer: **August 2022**

Letter of Intent Filed: **October 2022**

PNF Submitted: **February 2023**

Scoping Determination Issued: **April 2023**

DPIR Filed (If requested): **May 2023**

PAD Issued: **August 2023**

FPIR Filed (If requested): **October 2023**

Adequacy Determination Issued: **January 2024**

Cooperation Agreements/Permitting: **February 2024 - June 2024**

Construction Begins: **July 2024**

Construction Completion: **January 2026**

Unit Sales: **January 2026 - July 2026**

OPERATION OF THE DEVELOPMENT POST-CONSTRUCTION

Post-construction, operation of the development will be handled by the to-be formed resident-driven Condo Association, and will be professionally managed. Access to the basement garage will be restricted to residents through either a PIN or key card system. Ongoing affordability will be governed by the recorded deed-restrictions, as the terms for MassHousing's Commonwealth Builder program carry a 30-year term.

BOSTON RESIDENTS JOB POLICY

Construction on this project must comply with the Boston Residents Jobs Policy. Compliance review includes an assessment of whether the project is meeting the following employment standards:

- At least 51% of the total work hours of journey people and 51% of the total work hours of apprentices in each trade must go to Boston residents;
- At least 40% of the total work hours of journey people and 40% of the total work hours of apprentices in each trade must go to people of color, and;
- At least 12% of the total work hours of journey people and 12% of the total work hours of apprentices in each trade must go to women.

Civico and DREAM are aware of and will comply with the Boston Residents Job Policy as outlined above and the related City of Boston Code, Ordinances, Section 8-9. To help us learn about diverse and talented companies, we will work closely with the Boston Residents Jobs Policy Office ("BRJP"), the Boston Housing Authority Contractors Association, and the Boston Housing Authority. The project team will meet with the compliance monitor during the pre-construction phase to review the proposal relative to BRJP standards. Civico, the general contractor, and subcontractors will comply with BRJP standards as defined in section 8-9.1 and provide documentation of such to the assigned compliance monitor, defined as the person assigned by the Boston Residents Jobs Policy office or the Boston Planning and Development Agency compliance office to oversee a Covered Project's compliance with this Ordinance. Compliance of the BRJP includes, but is not limited to, the following:

- A general contractor shall designate an individual to serve as a compliance officer for the purpose of complying with Boston Residents Jobs Policy
- All Boston residents, people of color, and women applying directly to the general contractor/construction manager or any subcontractor for employment in construction on the development project who are not subsequently employed by the party to whom application is made shall be referred by said party to the BRJP Jobs Bank and a written record of such referral shall be made by said party, a copy of which shall be sent to the assigned compliance monitor.

General contractors/construction managers and subcontractors will appear before the Boston Employment Commission when requested.

DEVELOPMENT PLAN

GOOD JOBS STRATEGY PLAN

In addition to following the Boston Residents Jobs Policy, Civico and our architecture and design partner, DREAM, are committed to carrying out the seven “Good Jobs Standards Criteria” (“GJS”) which focus on job acquisition during and after construction of the redevelopment project. The seven (7) GJS are listed in the RFP.

Our proposal supports the community’s expressed priorities regarding the creation and sustainment of good permanent jobs in all phases of the development and in particular, end user jobs that will be loathed in the development, including engaging in fair hiring practices which will foster and encourage the participation of the people of Roxbury and the immediate neighborhood.

The project team understands that the City does not consider the GJS as applicable to small businesses, defined as those with less than 15 employees and less than \$2.5 million in annual revenue. Nonetheless, Civico, DREAM, and the rest of the project team are committed to make our best-effort to meet the GJS to the extent economically feasible.

The sponsor will actively seek out additional M/WBEs to perform other project-related services. The majority of revenue earning opportunities for vendors in an housing development are during the construction phase. On a relative basis, approximately 85% of the contract value is from construction activities, with 15% from general development. Therefore, the sponsor’s M/WBE goals have the greatest opportunity for financial impact if prioritized during construction.

Civico and DREAM are committed to advancing diversity, equity, and inclusion goals in their respective organizations and communities. The development project at 555-559 Columbia Road is an opportunity to, in collaboration with a progressive municipality, identify other creative opportunities to encourage women and minority participation during the lifecycle of a development project. We look forward to ongoing dialogue about the meaningful advancement of these goals.

DIVERSITY AND INCLUSION PLAN

The City of Boston and the BPDA are dedicated to ensuring that the disposition of BPDA’s properties create opportunities for wealth-creation and workforce participation for businesses and individuals who have historically been underrepresented in real estate development. Civico and DREAM are also devoted to this cause and have created a Diversity and Inclusion Plan to establish and oversee a minority outreach program aimed at creating increased opportunities for people of color, women, and Commonwealth of Massachusetts-certified Minority and Women-Owned Business Enterprises (“M/WBEs”) to participate in the development of 555-559 Columbia Road.

M/WBE HIRING PLAN AND STATEMENT OF COMMITMENT - CONSTRUCTION

Contractors and subcontractors whose work is in excess of \$50,000 will be subject to this hiring plan. Civico will conduct outreach to seek out Minority and Women-Owned businesses and include them in the RFP process when their skills, capabilities, and resources match the job requirements. Civico will ensure that hiring is based upon EEO (Equal Employment Opportunity) guidelines and that, once hired, treatment of employees are fair, just and in accordance with Affirmative Action standards and requirements.

The following constitutes the draft M/WBE Hiring Plan (the "Plan") which shall govern the activities of the Contractor and Subcontractors engaged to perform work on the 555-559 Columbia Road development project (the "Project"). Each Contractor or Subcontractor who agrees to perform work or services or supply materials for the Project shall be deemed to have agreed to the terms of this Plan and shall be incorporated into any Contract for labor or materials as fully set forth therein.

The Contractor recognizes its obligations to establish and implement aggressive equal employment opportunity programs and appropriate M/WBE programs to ensure full participation of minorities and females in the 555-559 Columbia Road project. Failure to effectively implement a M/WBE Plan shall be deemed a default under the Contract.

CONTRACTING & PROCUREMENT

Contractor shall make a good faith effort to actively solicit and achieve participation of M/WBE firms as part of the subcontracting and procurement process.

Contractor shall maintain a documented record of all contacts with M/WBE firms and/or M/WBE associations as well as bid solicitations and results.

When economically and technically feasible, the Contractor shall divide into smaller portions to allow greater participation by M/WBE firms.

Where appropriate, the Contractor shall provide technical assistance to M/WBE firms in the bidding, estimating and scheduling process.

EQUAL EMPLOYMENT OPPORTUNITY

Contractor shall not discriminate against employee or applicants based on race, color, religion, gender, sexual orientation, age, or disability not affecting ability to perform. Contractor shall take affirmative action to ensure applicants are employed and trained based on ability to perform and without regard to race, color, religion, gender, sexual orientation, age, or disability.

Contractor shall comply, at its own expense, with all applicable laws, ordinances, rules, regulations, and orders of any public authority relating to the terms and conditions of employment on the Project, including without limitation to the applicable provisions of Fair Labor Standards Act, the Fair Employment Practices Law and the Equal Pay Act.

In an effort to ensure equal minority and female employment opportunities on the project the Contractor shall use good faith efforts to try and meet the Boston Jobs Policy.

Contractor shall notify, in writing, labor unions requesting their assistance in the identification and referral of qualified minority and female workers. Copies of these notices shall be sent to the developer and project architect.

DEVELOPMENT PLAN

M/WBE HIRING PLAN AND STATEMENT OF COMMITMENT - CONSTRUCTION, CON'T.

ADMINISTRATION AND MONITORING

The Contractor shall make a good faith effort to comply with all provisions and to meet the goals outlined in the Plan. The Contractor agrees that the plan shall be administered in the following manner:

- A. Prior to the award of a Contract to any Subcontractor the Contractor shall be required to submit documentation, provided by the Subcontractor verifying its good faith efforts via a detailed plan for actual utilization of M/WBE firms in an amount equal to or greater than the commitments or goals incorporated into this Plan.
- B. Contractor agrees that the EEO and M/WBE provisions are to be inserted into any contract for any subcontracted work by the Contractor to others and that Contractor is responsible for enforcing or causing Subcontractors to enforce such provisions. Enforcement efforts shall be reported as often as required by Civico and DREAM.
- C. Contractor agrees to meet with Subcontractors to review provisions of the Plan, including reporting documentation, and obtain written acknowledgement from the Subcontractor.
- D. Contractor agrees to maintain, and make available to Civico, documentation regarding M/WBE utilization and employment of minorities/females. Documentation is to include (at minimum): name and address of M/WBE subcontractor, evidence of certification, dollar amount of contract awards and numbers and percentages of hours worked by M/WBE. Failure to submit required reports will result in the withholding of payment to the Contractor or Subcontractor failing to report.

EQUAL EMPLOYMENT OPPORTUNITY POLICY

Distinct from our commitment to holding the general contractor accountable to the M/WBE hiring plan, the development team is committed to the same principles. The City of Boston and the BPDA are extremely dedicated to ensuring that the disposition of BPDA's properties create opportunities for wealth-creation and workforce participation for businesses and individuals who have historically been underrepresented in real estate development. Civico and DREAM are also devoted to this cause and have created a Diversity and Inclusion Plan to establish and oversee a minority outreach program aimed at creating increased opportunities for people of color, women, and Commonwealth of Massachusetts-certified Minority and Women-Owned Business Enterprises ("M/WBEs")

DEVELOPMENT PLAN

RESIDENTIAL SERVICES PLAN

Civico and DREAM are aware that the number of tenant evictions from affordable household projects has been increasing in Boston and that the City of Boston would like to reduce evictions through owner/manager/service provider interventions. As a homeownership project, the management of the condominium association will ultimately be resident-driven. This is a key differentiator from a rental development, where management of the building and community is vested in the property manager hired by the building, not unit, owner.

The developer will work with a professional property management company at completion of the project, but the choice to use that manager - notwithstanding any contractual obligation to the contrary - will be by resident consensus through their elected association representatives. A residential services plan is therefore omitted from this response because the impact of the developer's choice of professional management has a limited time horizon.

AFFORDABLE COMMERCIAL PLAN

Due to the confines and constraints of the site, the Affordable Commercial plan will be limited to solely the Boston Public Library. The glass windows along Columbia Road will allow for the proposed interior space to be used for art exhibition space. Viewable by passersby, this would keep the art and cultural connection active at the site. Additionally, the existing murals decorating the Bank of America building's front facade may also be preserved, highlighting the openness and connectedness of the building with the goals of the art and innovation district.

COMMUNITY FOCUSED DEVELOPMENT WITHOUT DISPLACEMENT PLAN

Civico and DREAM's specific proposal supports the community's goal of development without displacement. The proposed development will assist the current residents of Upham's Corner to remain in their community in the future, afford housing, find pathways to economic opportunity, as well as mitigate displacement of existing residents in Upham's Corner that may be impacted by the development while incorporating the input of the surrounding community during the development, construction, and ongoing operations of the new building.

The 555-559 Columbia Road development was designed to facilitate the needs of people with disabilities to the greatest extent possible. There are four wheelchair accessible ADA units (all of which are CBH compliant). All common areas of the property are fully accessible, and all units are visitable.

AFFORDABLE HOUSING PRODUCTION GOALS

The affordable housing production goals of this project include a total of 33 condominium units serving households at a range of 70%-100% AMI. The proposed sizes of these units will meet the wide range of needs identified by community members (families, young couples, and seniors). We are targeting just under 10% of units to be 3-Bedroom units, and an additional 55% to be 2-Bedroom units. The 12 1-Bedroom units also allow for younger couples or seniors looking to age in place.

The sale prices for the units will be set in accordance with BPDA's maximum allowable sales prices, and with input from MassHousing. Across AMI levels, we believe the units will be highly desirable, both from a design standpoint, and their lower prices compared to market rate sales. For example, 5 Everett Avenue #3 (677sf / 2Bed/1Bath) sold for \$385,000 in March 2022, higher than even the 3-Bedroom 100% AMI units would be able to currently sell for in our proposed development.

AFFORDABILITY

3 at or Below 70% AMI

9 at or Below 80% AMI

21 at or Below 100% AMI

33 Residential Units

DEVELOPMENT PLAN

LEARNING FROM THE COMMUNITY

During the course of the development project, Civico, DREAM, and members of the project team will seek to collaborate with local organizations to facilitate community engagement. To help reach existing residents of the neighborhood that reflect the race, gender, income and other diversity of the area, our proposal includes community groups and sectors with whom we intend to engage. Some of these key groups are listed below.

- The proposed plan from Civico and DREAM will help facilitate the Upham's Corner Implementation Working Advisory Board ("WAG") goals, including those consolidated by Imagine Boston 2030 and the Upham's Corner Station Area Plan of the Fairmount Indigo Planning Initiative, such as increased affordable housing options and a new branch of the public library. The WAG, which includes business owners, community leaders and other residents, is a City-appointed advisory group to help dispense community feedback throughout the course of Upham's Corner's development.
- The Dudley Neighborhood Initiative ("DSNI") presents Dudley residents and is committed to building a vibrant community and acting as a voice for local residents and promoting leadership through concentrating attention on the key areas of Development Without Displacement, Youth Voices Neighborhood Development and Resident Empowerment.
- The Dudley Neighbors Incorporated ("DNI"), representing the neighborhoods of Roxbury and North Dorchester, is a community land trust (CLT) that oversees 30 acres of community-controlled lands in these areas with uses ranging from affordable home ownership to community gardens and a playground.
- The Upham's Corner Main Street district promotes local businesses, encouraging creativity and focusing on the use of the Strand Theatre.
- The Impact Advisory Group ("IAG") is constituted of local residents to assist the BPDA in discerning ways to mitigate the impacts - such as environmental and social aspects - of development projects.
- The Fairmount Innovation Lab is a non-profit organization located in Upham's Corner that is committed to helping aspiring Boston artists through efforts such as networking and support.

Through fostering conversation and long-term relationships throughout the pre-construction discussions and public meetings, we are dedicated to working with the City of Boston, the members of the Upham's Corner community, the Dudley Neighborhood Initiative ("DSNI")/Dudley Neighbors Incorporated ("DNI"), the Upham's Corner Main Street, the Impact Advisory Group ("IAG"), and the inter-departmental City of Boston planning team to ensure development without displacement, creating an Upham's Corner neighborhood Arts and Innovation District and helping to spur local economic growth through providing housing to welcome a variety of residents to the area.

Civico and DREAM understand that the community has expressed a strong interest in tools to maximize enduring self-determination in the neighborhood. With this in mind, our proposed project adds 33 households who have a vested commitment in the long-term viability and vitality of Upham's Corner. We believe that attainable homeownership empowers residents better integrate into the social and civic fabric of their community while increasing the local customer base for Upham's Corner businesses.



APPENDIX TO SECTION 1 - QUALIFICATIONS

RESUMES AND RELEVANT EXPERIENCE

Civico

Bohler

DREAM

Sustainable Comfort



Andrew Consigli

CIVICO MANAGING PARTNER

617.646.9020

aconsigli@civicodevelopment.com

CAREER SUMMARY

Andrew Consigli's career in the real estate industry spans more than 20-years from architectural design, urban and town center planning, to development and construction of complex mixed-use projects. He founded Civico to provide towns and cities with the collaborative partner they need to create authentic and contextually-sensitive places. Andrew's background is in commercial construction, having been raised around the family business, Consigli Construction Company. Andrew will be primarily responsible for urban design and the management of the architecture, landscape architecture, and civil engineering consultants. Andrew will manage construction for Beal Commons.



EDUCATION

Bachelor of Architecture
Wentworth Institute of Technology
Bachelor of Building Construction
Wentworth Institute of Technology
Certification in Retail Planning
Harvard Executive Education School

AFFILIATIONS

Member - Boston Society of Architects
Member - American Institute of Architects
Member - Congress for the New Urbanism
Board Member - Sustainable Comfort, Inc
LEED AP

SELECTED EXPERIENCE

Oriole Landing | Lincoln, MA

2018 - 2020

Project Cost: \$21MM

Andrew led the permitting, design, and development of a 60-unit mixed income rental community in Lincoln, MA. Oriole Landing was made possible through a public-private partnership with the Town of Lincoln Affordable Housing Trust, having been awarded one million dollars to support 25% affordability. The team also worked extensively with the Town of Lincoln Historical Commission to preserve a historic farmhouse on the property, creating a common garden house for residents.



Abbey Road | Sherborn, MA

2015 - 2018

Project Cost: \$10MM

Abbey Road is a pocket neighborhood in the town's historic center. Andrew led the permitting, design, and development of an 18-unit luxury condominium community in Sherborn, MA. Abbey Road was permitted by passing a zone change at Town Meeting, and involved a land swap with the Town of Sherborn. An award-winning community and a LEED for Homes Certified project, Abbey Road exemplifies Civico's contextually-sensitive approach to infill development. Civico repurposed two historic buildings on the site, including a historic library and the Peace Abbey, a multi-faith retreat center.



Ace Flats | Reading, MA

2017 - 2020

Project Cost: \$21MM

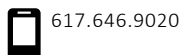
Andrew led the adaptive reuse of a historic turn-of-the-century office building into a 55-unit mixed-use project with 3,500 square feet of retail. Ace Flats was supported by a soft loan from the Department of Housing and Community Development to create affordable units for residents.





Taylor Bearden

CIVICO MANAGING PARTNER



617.646.9020



tbearden@civicodevelopment.com

CAREER SUMMARY

Taylor Bearden has a diverse background in property management, operations, planning and zoning, and development. His primary responsibilities as Partner are for deal sourcing, partnership outreach, and project development. Taylor was the founder and former president of WalkerThomas, a real estate consulting, management, and brokerage firm that was acquired in 2019. He previously worked as VP of Operations for Sustainable Comfort, Inc. (SCI), where he is now a member of the Board of Directors. SCI is a growing green building consulting, design, and construction management company headquartered in Worcester. Taylor has a comprehensive understanding of the dynamic nature of development and will be responsible for public relations and zoning and permitting Beal Commons.



EDUCATION

B.A. Geography | Clark University
M.A. Community Development & Planning |
Clark University ('21)

AFFILIATIONS

Member - Congress for the New Urbanism
Board Member - Sustainable Comfort, Inc.
Fellow - MassDevelopment Emerging
Developers Cohort
Fellow - StartUp Worcester

SELECTED EXPERIENCE

Bell Hill Opportunity Fund | Worcester, MA

2017 - 2021

Project Cost: \$14MM

The Bell Hill Opportunity Fund is a progressive renovations-focused community development fund focused on an emerging neighborhood in Worcester. The Fund repositions historic multifamily housing by designing for today's emerging professionals, engineering for energy efficiency, and renovating for longevity. To date the Fund has stabilized over 75 scattered site units in a clustered pocket neighborhood in Bell Hill. Taylor is a General Partner responsible for site selection, deal structure, negotiation, and community engagement.



Kettlebrook Cottages | Worcester, MA

2018 - present

Project Cost: \$4.5MM

This unique project is a collaboration between Civico and Worcester East Side Community Development Corporation. The Kettlebrook Cottages are a multi-stakeholder project designed to provide perpetually affordable housing for Worcester's chronically homeless. 21 tiny homes will be clustered around a common house in an educational campus abutting conservation land. The project is in pre-development and was recently endorsed by the Department of Mental Health, City of Worcester, and Worcester Housing Authority.



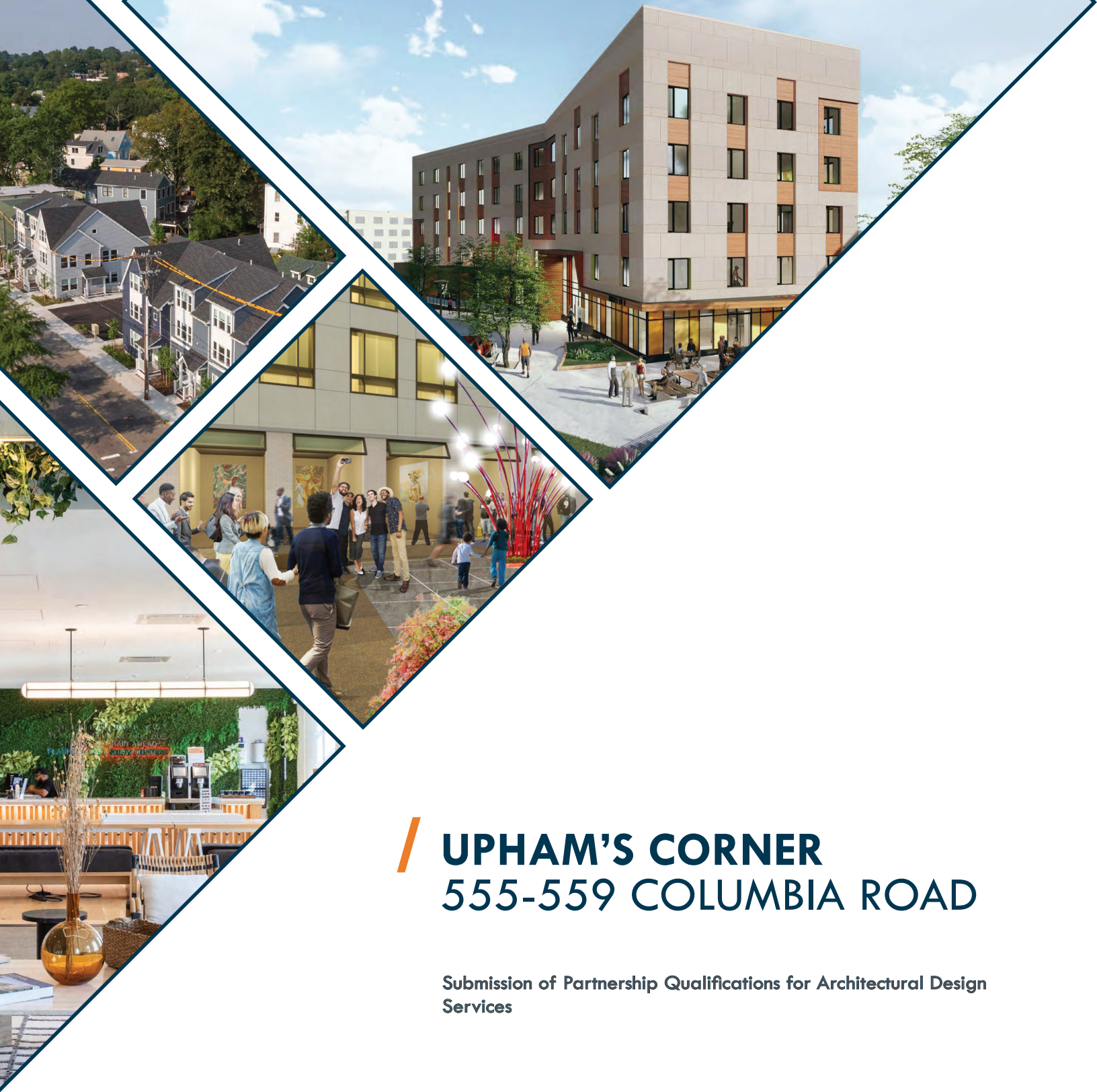
Calvin Coolidge Schoolhouse | Maynard, MA

2019 - present

Project Cost: \$3.8MM

This 12-unit adaptive reuse project of a historic schoolhouse in Maynard, Massachusetts was awarded to Civico via RFP. The Calvin Coolidge School is a local gem adjacent to the Town's revered public sledding hill. Working with neighbors, a volunteer working group, and Town officials, we devised a strategy to improve the neighboring park, feature the local sledding hill, and provide additional parking for park visitors. Taylor is project manager for the Calvin Coolidge School redevelopment, and is additionally responsible for all outreach and community engagement.





UPHAM'S CORNER

555-559 COLUMBIA ROAD

Submission of Partnership Qualifications for Architectural Design Services

D/R/E/A/MCOLLABORATIVE

ARCHITECTURE POWERED BY DIVERSITY

Minority-owned Business Enterprise

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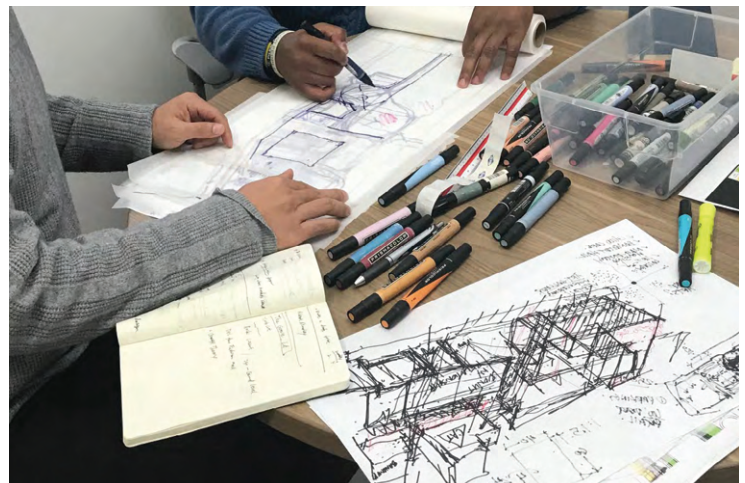
FIRM PROFILE

DREAM Collaborative is Boston's leading minority-owned architecture firm. Our studio is comprised of diverse problem-solvers who use architecture as a tool to elevate quality of design to help communities thrive. Our diverse team reflects the people and places in which we work. This is particularly valuable where there may be sensitivity to the project within the community. Since diversity and inclusion are so central to our firm, we are natural collaborators and are skilled at coordination and communication.

We believe broader perspectives and diversity of thought make for more informed decision making, more contextual architecture, and ultimately, more positive impacts.

DREAM was established in 2008 with a shared passion for urban redevelopment and a dedication to underserved neighborhoods to make high quality design accessible to everyone. Today, the firm works with clients on new construction and adaptive re-use projects for science and technology, higher education, mixed-use, urban planning, multifamily residential and historic preservation projects. We aim to bring access to cultural vibrancy and quality design to urban communities and underutilized spaces.

DREAM's unique inclusive design process is powered by diversity, curiosity and sensitivity, harnessing the wisdom of a project's 'ecosystem' to shape program and execution decisions. This allows for a deeper understanding of our client's needs and their community's priorities.



DREAM's culture actively supports the hiring and professional development of minorities and other under-represented groups, and encourages teaming with minority and women-owned consultants. We are proud to reflect the diverse communities we serve, and to provide exceptional design and service to forward-looking clients who also value and support diverse businesses and communities.

DREAM Collaborative was founded on the commitment of bringing greater diversity to the practice of architecture in Boston and beyond. As a minority-owned business enterprise, DREAM is extremely conscious of who we are teaming, partnering, and engaging with throughout design and community processes.

We pride ourselves on being a firm that looks like the communities and neighborhoods that we serve. Our culture actively supports the hiring and development of minorities and other under-represented groups, and encourages teaming with women- and minority-owned subcontractors.

DREAM provides equal opportunity in all of our employment practices and embraces the hiring of qualified candidates of any gender, sexuality, race, ethnicity, nationality, religion, disability and any other identification and/or protected category.

DREAM provides exceptional design and service to forward-looking clients who also value and support diverse businesses and communities.

In 2019, DREAM Collaborative became the first company to receive a Just 2.0 transparency label, a voluntary disclosure tool that serves as a "nutrition label" for socially just and equitable organizations. DREAM is more than a minority-owned architecture firm. **The Just process provides meaningful metrics to track our progress towards supporting a truly inclusive and engaged team and creating a culture of trust, growth and accountability.**



DREAM TEAM

AUTHENTIC RELATIONSHIPS & SHARED ETHOS
Benefits for Our Partners & Clients

Authentic relationships are at the core of our teaming opportunities. **We seek out partnerships, consultants and clients that are not only diverse, but that are entities that provide excellent services and compliment the needs of a project and its community.** Through commonalities in ethos and vision, our teams are natural collaborations that provide beautiful, unique and contextual buildings.

DREAM Collaborative aims to exceed the needs and expectations of what it means to have a diverse project team. We prioritize working with MBE/WBE firms whenever possible. Our team will continue to look for and include additional opportunities to promote participation by certified diverse businesses.

DREAM's unique inclusive design planning is powered by diversity, curiosity and sensitivity—harnessing the wisdom of users and stakeholders to shape a project's program and execution decisions. This allows for a deeper understanding of our client's needs and their community's priorities.

Our planning process allows our team to design for client objectives. **Expanding on key elements of design, we prioritize inclusion to create spaces that work for everyone.** Whether the need in placemaking, mobility, flexible amenities, sustainability, a combination or more, these needs become the foundation of our planning and are woven into the design process. We ensure accessibility for all to create a vibrant destination that connects to the greater community. DREAM seeks to engage and activate our project sites as locations that entice, welcome, and support users and passerby alike.

Through comprehensive community and stakeholder engagement, DREAM is able to identify potential challenges and efficient solutions that reflect the unique aspirations of the collective. We advocate for proactive community engagement to build consensus with tools such as workshops, polls and outreach.

By incorporating intersectionality into our design planning, we are able to take the necessary steps towards a more inclusive and socially just practice. For several DREAM projects, we have evaluated feedback from over 100 community meetings to build alignment and consensus between internal and external stakeholders. DREAM is committed to design excellence and place an emphasis on collaboration and cross-disciplinary exchanges to proceed with a optimal and intentional project.



DORCHESTER BAY CITY

FORMER BAYSIDE EXPO CENTER SITE
Dorchester MA

As part of a diverse project team, DREAM designed for approximately 30 acres of this site which will be transformed into a vibrant 24/7 community and will bring a spirit of innovation into new spaces for the exchange of ideas, opportunities, and living.

Our client and diverse project team are focused on advancing equity through extensive community engagement. Accordia Partners (MBE) assures that all of their projects create opportunities in equity, employment, and education for all of Boston's citizens. Together, we are bringing together all stakeholders with an emphasis on those typically left out of the process. Having held over 100 community meetings to date, the DBC team is ensuring all people have a seat at the table and that their voices are always heard.

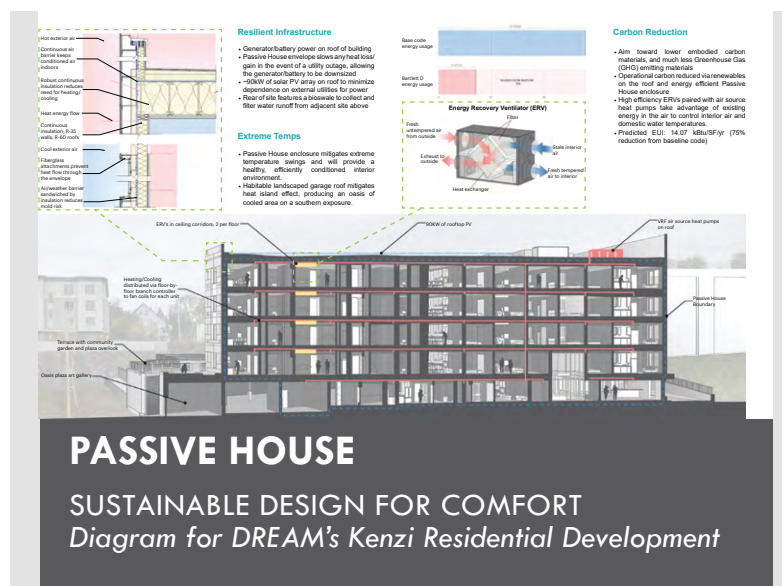
Currently in the BPDA approval process, DREAM is committed to making sure the greater Dorchester community is involved in the outcome of the project.

DREAM is dedicated to sustainability, resilience and energy-efficiency. Our team is future-proofing our environments for greater user comfort and for a building's longevity. As a signatory of the AIA 2030 Commitment, we are integrating sustainable design practices into our process. As of this year, our firm-wide portfolio has 77% energy savings over base code.

DREAM's focus on sustainability has grown over the years; whether these calls are coming from government regulators, investors, employees or the end-user's of space, designing efficient and green buildings is a needed standard. **DREAM Collaborative can employ an end-to-end focus on sustainability, from pre-design Passive House Feasibility Studies to working with general contractors on implementing sustainable construction processes.** This leads to buildings that receive quicker approval, reduce maintenance costs, result in healthier environments, and improve a client's brand integrity with all stakeholders.

Our sustainability and resilience process starts and is driven by our diverse in-house team, which is made up of both LEED- and Passive House-Certified staff. Each project we work on, regardless of type, starts by assembling all stakeholders at the beginning of the project to align goals and ensure sustainable elements are being incorporated throughout all design and construction stages. Hearing this feedback early in the process allows us to work closely with our clients to seek out and maximize sustainable design opportunities.

At DREAM, we use data-informed approach to sustainability. We work with our clients to have the right information to make the right decisions. With a range of voices at the table, DREAM future-proofs real estate assets for greater longevity and growth.



Passive House building comprises a set of design principles used to attain a quantifiable and rigorous level of energy-efficiency within a specific quantifiable comfort level. **This approach empowers us to build better, durable and resilient places. Passive House allows for dramatically reducing operational carbon emissions in a predictable and cost-effective manner.** Passive building principles can be applied to all building typologies.

The benefits of Passive House design distills down to health and happiness. 90% of U.S. residents' time is spent indoors, these building standards supply clean, oxygen-rich air through balanced ventilation that actively expel pollutants and avoid moisture dangers such as mold and mildew. Additional benefits are: even surface temperatures, quiet due to high-performance materials, less dust accumulation, and fewer pests due to airtight construction.

RESUMES

GREG MINOTT AIA, LEED AP

Managing Principal | Principal-in-Charge | Co-founded DREAM in 2008



As Managing Principal at DREAM, Greg specializes in inclusive design and planning for community-driven, residential and urban mixed-use projects.

Greg is originally from Mandeville, Jamaica. He moved to the U.S. in 1999 and earned dual Master's degrees in Architecture and Infrastructure Planning at the New Jersey Institute of Technology. Prior to founding DREAM Collaborative, Greg was project architect for a number of award-winning building and urban renewal projects while working at the Boston-based firm Elkus Manfredi Architects.

Greg is a member of BosNOMA and was the 2021 President of the Boston Society for Architecture. He is also a member of the Board of Trustees for Hearth, Inc. and has been appointed to the ULI Boston Housing and Economic Development Council. He is regularly invited to speak on issues in design, sustainability, equity, diversity, inclusion and urban development. The AIA has recognized Greg's significant contributions to more livable communities and better connected neighborhoods.

BACKGROUND

Registered Architect: MA, RI, CT, NY

American Institute of Architects (AIA)

Boston Society for Architecture (BSA)

BosNOMA

ULI Boston Housing and Economic Development Council

Hearth Inc. Board of Trustees

NCARB Certified

Executive Education: Developing Affordable Housing
Harvard University Graduate School of Design

Master of Architecture
Master in Infrastructure Planning
New Jersey Institute of Technology

Bachelor of Arts in Architecture
Caribbean School of Architecture

EXPERTISE

Mixed-use Planning

Urban Design Projects

Inclusive Processes

Infrastructure Planning

Flexible & Adaptable Spaces

Community Engagement

SELECT PROJECT EXPERIENCE

2147 Washington Street Mixed-Use
Roxbury MA DREAM Development and New Atlantic Development

The Kenzi, Bartlett Station Senior Living at Lot D Roxbury MA Preservation of Affordable Housing, Inc.

2451 Washington Street Residences
Roxbury MA Madison Park Development Corporation

Nubian Square Ascends, Blair Lot Redevelopment Roxbury MA Nubian Square Partners, LLC

75-81 Dudley Street Residences
Roxbury MA Madison Park Development Corporation

Mildred Hailey Apartments Phase 1 Redevelopment
Jamaica Plain MA Centre Street Partners

Dorchester Bay City Development
Dorchester MA Accordia Partners

Temple Landing II Development
New Bedford MA Preservation of Affordable Housing, Inc.

Winthrop Center Tower Boston MA
MP Boston (Millennium Partners)

Whyte's Laundry & Adjacent Parcels
Lynn MA MassDevelopment

286-290 Tremont Street Mixed-use
Boston MA 288 Tremont Street Partners, LLC

Africatown Plaza Seattle WA
GGLO

Bartlett Station Building F4 Roxbury MA
Nuestra Comunidad Development Corporation

Dixwell Plaza Redevelopment
New Haven, CT RJ Development + Advisors

950 Falmouth Road Mashpee, MA POAH

Freedom House Community Center Headquarters
Dorchester MA Freedom House, Inc.

SARA KUDRA AIA

Housing Director | Project Manager



As Project Manager at DREAM, Sara utilizes technical understanding of budget, schedule, and code to enable better outcomes for all of our residential projects.

Sara Kudra is a registered architect and DREAM's Housing Director with significant experience working on mixed-use developments and residential projects throughout New England. Motivated by a commitment to shape her community in a socially and environmentally responsible way, Sara thrives in creating and imagining elegant and relevant solutions to complicated design problems.

Sara holds a Bachelor of Architecture and Bachelor of Fine Arts in Architecture from Rhode Island School of Design. She is a member of the Boston Society for Architecture and is the BSA Co-chair of the BSA Housing Committee. Sara actively participates in both local and industry workshops and events, recently completing the Passive House training course, and receiving an award as the Boston Mayor on Main, Four Corners Volunteer of the Year.

BACKGROUND

Registered Architect: MA

Boston Society for Architecture (BSA)

Co-chair, BSA Housing Committee

Bachelor of Fine Arts, Architecture

Bachelor of Architecture

European Honors Program (EHP)

Rhode Island School of Design, RISD

EXPERTISE

Residential Projects

Flexible & Adaptable Spaces

Mixed-use Developments

Design Direction

Community Engagement

Sustainability & Resiliency

SELECT PROJECT EXPERIENCE

The Kenzi, Bartlett Station Senior Living at Lot D *Roxbury MA* Preservation of Affordable Housing, Inc.

2147 Washington Street Mixed-Use *Roxbury MA* DREAM Development and New Atlantic Development

75-81 Dudley Street Residences *Roxbury MA* Madison Park Development Corporation

Temple Landing II Development *New Bedford MA* Preservation of Affordable Housing, Inc.

24 Westminster Avenue *Roxbury MA* DREAM Development

Nubian Square Ascends, Blair Lot Redevelopment *Roxbury MA* Nubian Square Partners, LLC

950 Falmouth Road *Mashpee, MA* POAH

Dorchester Bay City *Dorchester MA* Accordia Partners

Bartlett Station Building F4 *Roxbury MA* Nuestra Comunidad Development Corporation

286-290 Tremont Street Mixed-use *Boston MA* 288 Tremont Street Partners, LLC

950 Falmouth Road *Mashpee, MA* POAH
Cooper Frost Austin House *Cambridge MA* Historic New England

First Church Roxbury Preservation & Renovation *Roxbury MA* Unitarian Universalist Urban Ministry

Dudley Square Competition - 135 Dudley Street (Dudley Commercial) *Roxbury MA* The Peebles Corporation

Seaport Crossing (Massport Parcel D-2 RFP Competition) *Boston MA* Accordia Partners

THEA MASSOUH AIA, LEED AP BD+C

Project Architect



BACKGROUND

Registered Architect: MA

LEED Accredited Professional
BD+C

Boston Society for Architecture
(BSA)

Former Boston Architectural
College Instructor

Former Wentworth Institute of
Technology Studio Instructor

Masters of Architecture
Southern California Institute of
Architecture

Bachelor of Art in Philosophy
Smith College

EXPERTISE

Interior Fit-outs

Design Documentation

Adaptive Reuse Projects

Flexible & Adaptable Spaces

Technical Visualizations

Accelerated Timelines

As Project Architect at DREAM, Thea leads the design team to integrate your project's mission throughout each phase of design.

Thea is a registered architect with over 20 years of experience working on a diverse range of project types. Thea is dedicated to working on projects that both benefit the wider community and embrace implementing innovative and sustainable ideas.

Thea holds a Masters of Architecture from the Southern California Institute of Architecture and a BA in Philosophy from Smith College. She is a member of the Boston Society for Architecture and is a LEED accredited professional. In addition to her various practical roles in architecture, she has been an adjunct professor at the Boston Architectural College and Wentworth Institute of Technology.

SELECT PROJECT EXPERIENCE

First Church Roxbury Preservation & Renovation *Roxbury MA* Unitarian
Universalist Urban Ministry

75 Dudley Street Residences *Roxbury MA*
Madison Park Development Corporation

Discovery Barn* *Concord MA* Nashoba
Brooks School

Private Residences* *Various Locations* BVI

Turner Hill Master Plan & Housing Development* *Ipswich MA*

Warner Babcock Institute for Green Chemistry Interior Fit-out* *Andover MA*

Warrior + Brine Outlet Store* *Allston MA*
New Balance

Infrastructure Buildings*
Various Locations MA

Intelligentsia Coffee* *Los Angeles CA*
Intelligentsia Coffee

** projects completed prior to DREAM Collaborative*

RAND LEMLEY AIA, CPHC

Design Coordinator III

**BACKGROUND**

Registered Architect: MA

Certified Passive House Consultant

*Masters of Real Estate & Development**Bachelor of Architecture*

Boston Architectural College

Associates of General Studies

Central Texas College

Cornerstone Honors Program

Tarrant County College

EXPERTISE

Passive House

Housing Projects

Mixed-use Buildings

Sustainability & Resiliency

Design Documentation

Multi-phased Design

As Design Coordinator at DREAM, Rand brings a well-rounded skill set to coordinate details of the work to address client needs and goals.

Rand Lemley is a registered architect who has worked on all phases of architectural design and construction administration for both new buildings and renovation projects. He provides sustainability expertise and is a certified Passive House Consultant. Prior to joining DREAM Collaborative, Rand performed freelance work for a number of clients, and he also worked for KAO Design Group and CBT. Rand earned his Bachelor's degree at the Boston Architectural College.

Rand is responsible for supporting the team in the production of design documents through construction administration. He is highly skilled in the latest design technology including Revit/Dynamo, Sketchup, and Rhino/Grasshopper.

SELECT PROJECT EXPERIENCE

The Kenzi, Bartlett Station Senior Living at Lot D Roxbury MA Preservation of Affordable Housing, Inc.

Temple Landing II Development
New Bedford MA Preservation of Affordable Housing, Inc.

Bunker Hill Community College Academic Success Center
Boston MA Bunker Hill Community College & CannonDesign

Shattuck Hospital Replacement, Newton Pavilion Boston MA CannonDesign

2451 Washington Street Residences
Roxbury MA Madison Park Development Corporation

Bartlett Station Building F4 Roxbury MA Nuestra Comunidad Development Corporation

24 Westminster Avenue Roxbury MA DREAM Development

PROJECT EXPERIENCE

2147 WASHINGTON STREET DEVELOPMENT

MIXED-USE ARTIST LIVE-WORK DEVELOPMENT

Roxbury MA

2147 Washington Street is a new 6-story building that will create an active environment to live, work, and play. This mixed-use development will encourage artistry and entrepreneurship, while providing a welcoming building that respects the architectural character of its neighborhood. A large interior courtyard that supports the local non-profit, Haley House, will allow for new dining and socializing space away from the heavy traffic of Nubian Square. The inclusion of studio and shared workspaces will foster accessibility and equitable growth to people of all socioeconomic backgrounds. There will also be flexible retail and commercial space for new business and a gallery with potential for performance and art. Upper floors will contain residential units for rental and for-sale condominiums that are in accordance with Boston's Passive House standards to reduce the building's ecological footprint.

The project will contribute to the continued development of a strong and united Nubian Square and Roxbury by boosting economic development, providing job opportunities for residents, and creating affordable housing and artist live and work spaces.



KEY FEATURES

- / Live / Work / Play Environment
- / LEED Gold Certifiable
- / Pursuing DND Net Zero Goals
- / Affordable Housing Opportunities
- / Mixed-Use Development



THE KENZI: BARTLETT STATION SENIOR LIVING

LOT D

Roxbury MA

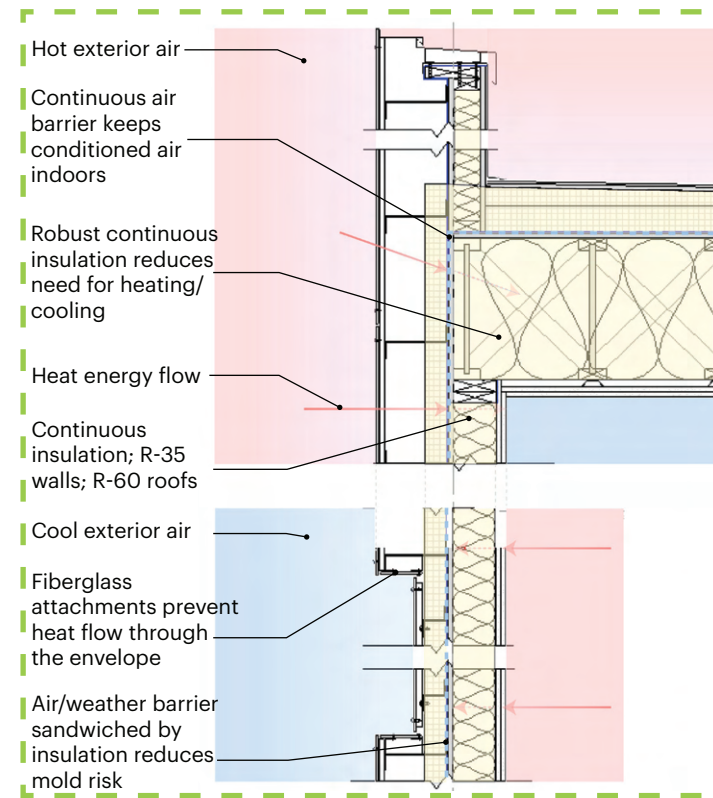
DREAM is providing full architectural services for a Passive House, 5-story, 50-unit affordable senior housing development at the heart of Bartlett Station in Roxbury. The project is the next phase of a LEED ND master plan to transform a former MBTA bus yard into a thriving mixed-use, mixed-income community. The mix of 1- and 2-bedroom units are designed to provide a high-quality, accessible option for neighborhood residents to age in place in their own community while also leaving a light carbon footprint.

With an eye toward the Carbon Free Boston 2050 plan, the PHIUS+ Passive House standard implemented on the project emphasizes high occupant comfort with low energy consumption. While maintaining building performance, we aim to break exceptions of sustainable and affordable housing, using shifts in the building mass that allude to the dynamism of the surrounding neighborhood.

Bartlett Station Senior Housing at Lot D will include a 1,200 sf community art gallery space on the ground floor, shared meeting space, laundry, cafe, resident garden, covered parking spaces, a private terrace and public plaza.

KEY FEATURES

- / PHIUS+ Passive House Standards
- / Neighborhood Plan Residences
- / Community Space
- / Arts Opportunities





HEARTH AT FOUR CORNERS

AFFORDABLE SENIOR HOUSING

Dorchester MA

Hearth at Four Corners creates 54 units of supportive, affordable housing for at-risk elders for Hearth, Inc. This senior housing development is a 49,000 sf 4-level building that will provide apartments, amenities, and resident services.

The new housing development will serve individuals who have low or middle-income housing needs, providing safe and supportive housing for them to age in place. Units will be reserved for individuals experiencing homelessness and for clients of the Department of Mental Health. The building is located steps from the MBTA Fairmount line, providing accessible public transportation. Residents will have 24/7 access to concierge and residential services, community space, and outdoor space.

Hearth's construction plans call for the highest standards of universal design. The building will meet LEED Silver, Energy Star, and Enterprise Green Community standards.

To make the community's vision for this project a reality, 36 partners and agencies came together and collaborated. Hearth, DREAM and TAT worked directly with the Dorchester community throughout the process.

KEY FEATURES

- / Article 80 Small Project
- / Affordable Rental Housing
- / Cost Effective Unit Design
- / Designed to Meet LEED Standards
- / BPDA Land Use Approval Process





TEMPLE LANDING II

370 MIDDLE STREET

New Bedford MA

DREAM Collaborative is currently providing full architectural design services for Temple Landing II in New Bedford, MA. Located adjacent to the existing Temple Landing affordable housing development, the building will create a new 27-unit, age and income restricted residence. Designed to create a safe and comfortable environment for community members, Temple Landing II will allow residents to extend their independence and lead a healthy life-style.

Through close collaboration with Preservation of Affordable Housing (POAH), the four-story, wood-framed building is carefully designed to contextually weave itself into the surrounding community. Shifting the depth of units in the plan creates relief along the street to reflect the scale of the adjacent buildings with a prominent, welcoming entrance.

Of the 27 units, four will two-bedroom units and the remaining will be one-bedrooms. The design and finishes of the units aim to provide greater dignity and quality of life than is typically found in affordable project types. An active lifestyle is encouraged through accessible amenities including a community garden. The project is in close proximity to public transit and the downtown district.

Material selections for the project aim to create a rich and human scale structure. The design utilizes high-quality materials such as fiber cement clapboard and architectural paneling, with vertical board and batten highlights. The windows will be energy efficient and have a tight seal for sound mitigation, and the project will be well insulated to complement New Bedford's goals to be a nationwide leader in sustainability.





CALL CAROLINA RESIDENCES

AFFORDABLE FIRST-TIME HOMEOWNERSHIP

Jamaica Plain MA

DREAM Collaborative was commissioned by JPNDC to design 8 units of affordable homeownership housing spanning several parcels purchased from MassDOT. The design features an efficient, contemporary layout with select traditional exterior details that complement the existing neighborhood context.

The LEED Gold Certifiable project is public transit-friendly and located across the street from public greenspace that connects to the Pierre Lallement Bike Path.

KEY FEATURES

- / LEED Gold Certifiable
- / Efficient, Contemporary Layouts
- / Affordable Housing
- / New Construction





2451 WASHINGTON STREET & 75-81 DUDLEY STREET

SISTER CONDOMINIUM DEVELOPMENTS

Roxbury MA

DREAM provided full design services for two new buildings for Madison Park Development Corporation—whose mission is to foster a vibrant, healthy Roxbury neighborhood supports the well-being and advancement of the community.

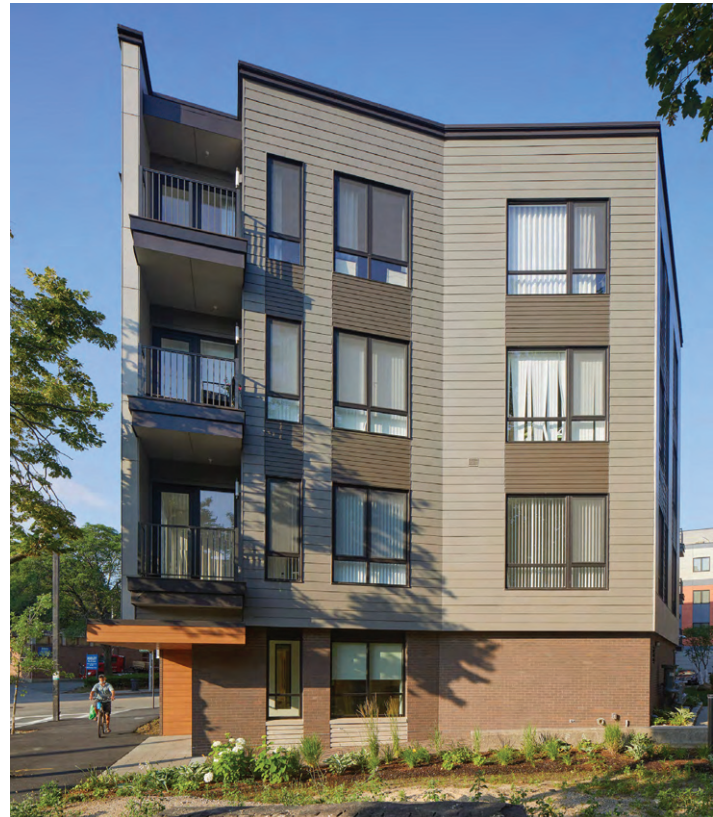
The first project at 2451 Washington Street, which recently completed construction, is a 4-story, 16-unit condominium development that creates new homeownership units, including a number of units at moderate or below-market rate prices. The unit types include 1, 2, and 3-bedrooms ranging from 730 to 1,289 sf. The ground floor includes a lobby, maintenance office and community room and features shelter parking with additional surface parking on the property.

The sister project at 75-81 Dudley Street completes the infill of the site and serves as a portal to the John Eliot Square neighborhood. The program includes 20 affordable residential units on the upper 3 floors, providing first-time home ownership opportunities and accommodates a range of family income and size.

A central 1,500 sf outdoor space will provide a connected and landscaped open area for residents.

KEY FEATURES

- / Affordable for Sale Housing
- / Neighborhood Plan Residences
- / Community Space
- / Activated Environment



completed building photography / DREAM Collaborative



MILDRED C. HAILEY APARTMENTS

PHASE I REDEVELOPMENT MASTER PLAN

Jamaica Plain MA

Centre Street Partners LLC—a partnership between local nonprofits The Community Builders Inc., the Jamaica Plain Neighborhood Development Corporation, and Urban Edge—was selected by the Boston Housing Authority to redevelop a portion of the Mildred C. Hailey Apartments residential development. DREAM is part of a collaborative project team, serving as Master Planning Architect with Stantec. Prellwitz Chilinski Associates is serving as the design architect for Phase I.

The new project creates a variety of affordable and middle-income housing with a focus on providing high-quality design in a transit-oriented location. A total of approximately 690 apartments, which will include a one-to-one replacement of the existing 253 public housing units, will be created with approximately 6,800 sf of community space, 8,300 sf of new retail/commercial space on the ground floor, 309 parking spaces, bicycle racks and storage.

New accessible pedestrian pathways will improve the connection to the surrounding neighborhood, with a direct link to the Southwest Corridor Park.

KEY FEATURES

- / Mixed-use Project
- / Affordable Multi-family Housing
- / Urban and Brownfields Redevelopment
- / Transit-oriented





 **Greg Minott AIA, LEED AP**

Managing Principal

DREAM Collaborative

gminott@dreamcollaborative.com

617-606-7029

dreamcollaborative.com

D/R/E/A/M
COLLABORATIVE

ARCHITECTURE POWERED BY DIVERSITY

Minority-owned Business Enterprise

TAYLOR BEARDEN

Civico Development
tbearden@civicodevelopment.com

JUNE 2022



Response To Request For Proposals
For Development in the Upham's Corner
Arts & Innovation District -
555-559 Columbia Road

BOHLER //

FIRM OVERVIEW



CORE SERVICES

- Due Diligence
- Land Surveying
- Land Planning
- Landscape Architecture
- Civil Engineering
- Sustainable Design
- Entitlement Services
- Program Management

MARKETS

- Education
- Energy
- Healthcare
- Industrial
- Mixed-Use
- Office
- Public Work
- Residential
- Retail
- Sports and Entertainment

Your Growth. Accelerated.

Bohler is a land development consulting and technical design firm that helps developers, owners and other real estate professionals identify and act on opportunities and, ultimately, move their projects forward faster.

Working across commercial, industrial, institutional, and residential markets, we are especially adept at leveraging industry change and tackling site challenges in service of achieving successful land development projects that grow our clients' businesses and transform communities.

We Move People and Projects Forward

In looking beyond design to focus on our clients' business needs, customer demands, and market challenges, we reach beyond the status quo to find creative solutions to move forward.

We Are Aligned in Our Purpose

Our purpose is to empower the ambitious to become the accomplished. We are driven by the belief that Bohler can help people achieve more together than they could alone. Aligned in this approach, we are committed to moving you forward, toward your vision of success.

PROJECT EXPERIENCE



Stafford Village

WORCESTER, MA

21 Units of Housing for Clients of the Department of Mental Health located on 3.6 acres

Project includes a 1,300 SF campus center and (21) 480 SF micro-units

Developed under the Cluster Zoning Ordinance

Services: Site Civil and Consulting Engineering, Surveying, Permitting, Landscape Architecture



South Bay Town Center

BOSTON, MA

One million SF mixed-use development on 10 acres

115,000 SF of retail, including a 65,000 SF cinema

130-room hotel and 475 residential units with two parking structures

Part of the revitalization of Dorchester, provides connection to existing shopping, restaurants, and MBTA train station

Services: Master Planning, Site Civil and Consulting Engineering, Permitting



Shrewsbury Public Library

SHEWSBURY, MA

Preservation and expansion of existing historic library

40,000 SF, three-story expansion

Public plaza and pedestrian circulation around existing Veterans Memorial, whimsical outdoor children's area, upgraded lighting

Services: Landscape Architecture

PROJECT EXPERIENCE



40 Rugg Road

ALLSTON, MA

270,000 SF mixed-use development on two acres

Two six-story buildings containing 265 apartment units and 2,500 SF of ground-floor retail and restaurant space

Amenities include a five-story automated valet parking garage, roof deck, lounge and community gathering space and fitness center

Services: Site Civil and Consulting Engineering, Permitting, Landscape Architecture



Leefort Terrace

SALEM, MA

100% affordable, moderate- low, and extremely low-income garden-style apartments

53 one-bedroom for elderly and disabled residents, 47 two bedroom and 23 three-bedroom units

Building has two wings connected by a shared lobby and bridge with heights of 3 and 4 stories above grade

Services: Site Civil and Consulting Engineering



Worcester County Courthouse Redevelopment

WORCESTER, MA

Redevelopment of courthouse on 4.5 acres

Local iconic historical restoration and renovation into a proposed multifamily housing development

Services: Site Civil and Consulting Engineering

PROJECT TEAM



Stephen Martorano, PE

Principal

With over 20 years of experience in land development, Steve is a “go-to” consultant for the Greater Boston area. Having guided dozens of projects through the city and surrounding region’s regulatory processes, Steve is an expert in navigating various agencies including Boston Redevelopment Authority Article 80 Review, Public Improvement Commission and the Boston Transportation Department.

SMARTORANO@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering
University of New Hampshire

PROFESSIONAL LICENSES

MA PE #45942
NY PE #103664
LEED BD+C

PROFESSIONAL AFFILIATIONS

American Society of Civil
Engineering (ASCE)
National Association of Industrial
and Office Properties (NAIOP)
Urban Land Institute (ULI)

His well-rounded background in site civil engineering, surveying and construction facilitates constructable designs and smooth entitlements. As Principal and Branch Manager of Bohler’s Boston office, Steve oversees project teams working in the residential, commercial, recreational, industrial, retail and mixed-use market sectors.

RELEVANT EXPERIENCE

- + South Bay Town Center, Boston, MA
- + Woburn Village, Woburn, MA
- + The Overlook at Saint Gabriel’s, Brighton, MA
- + 135 Fulkerson Street, Cambridge, MA
- + Residences on Fellsway, Medford, MA
- + 780 Morrissey Boulevard, Boston, MA
- + 40 Rugg Road, Allston, MA
- + One Kenmore Hotel, Boston, MA
- + Two Drydock, Boston, MA
- + Tremont Crossing, Boston (Roxbury), MA
- + Mystic Water Works at Capen Court, Somerville, MA
- + ACS Development, Somerville, MA
- + Van Brodie Mill Redevelopment, Lawrence, MA
- + First Street, Cambridge, MA
- + Saint Gabriel’s Monastery Redevelopment Boston, MA (Brighton)
- + North Quincy Station Redevelopment, Quincy, MA
- + The Harlo, Boston (Fenway), MA

PROJECT TEAM



Leslie Fanger, RLA

Senior Landscape Architect, Project Manager

Currently serving as Senior Landscape Architect, Project Manager for Bohler's Northeast region, Leslie brings over 26 years of experience in land planning and community development. Leslie manages and provides design support on projects including educational facilities, athletic complexes, parks, retail centers, office and residential communities throughout the Northeast.

LFANGER@BOHLERENG.COM

EDUCATION

B.S. Environmental Design
University of Massachusetts

PROFESSIONAL LICENSES

ME RLA #LAR4449
MA RLA #1176
NH RLA #148
RI RLA #609
Council of Landscape Architects
Registration Board
USGBC LEED AP
Council for the New Urbanism-
Accredited (CNU-A)

PROFESSIONAL AFFILIATIONS

Massachusetts Parks and
Recreation Association
American Society of Landscape
Architects (ASLA)
Boston Society of Landscape

Leslie's team provides landscape architecture services including planning, design, preparation of construction plans and specifications, permitting and construction administration. Leslie is responsible for the overall project design, daily communication with clients, subconsultants and reviewing agencies, and financial management of the project.

Leslie is a USGBC LEED Accredited Professional and is an active member of the landscape design community. She has presented several seminars at industry conferences and instructed a Landscape Design and Construction class at the New England School of Gardening.

RELEVANT EXPERIENCE

- + Stafford Village, Worcester, MA
- + Rivergreen Playground and Riverwalk, Everett, MA
- + Evergreen Solar Manufacturing Facility, Devens, MA
- + EMD Serono, Billerica Facility Expansion, Billerica, MA
- + E-Ink, Technology and Administration Building, Burlington, MA
- + Salisbury Hill 55+, Worcester, MA
- + Stonegate Assisted Living, Burlington, MA
- + Villages at Oak Hill, Franklin, MA
- + Edith Street Park Improvements, Everett, MA
- + Uxbridge High School and Athletic Complex, Uxbridge, MA
- + Planning Assessment - Re-Use of the Paul A. Dever School, Taunton, MA
- + Hale School Park Renovation, Everett, MA
- + Pickering Middle School, Lynn, MA
- + Thurgood Marshall Middle School, Lynn, MA
- + Bell Elementary School, Marblehead, MA

PROJECT TEAM



Emily Anderson, PE

Assistant Project Manager

Emily serves as an Assistant Project Manager in Bohler's Boston office. She has over five years of experience in site civil engineering, permitting, and construction efforts on projects throughout Massachusetts. Emily has provided engineering design and support that includes site planning and permitting, stormwater management and utility design, earthwork analysis and grading, and construction administration on numerous projects including multifamily, mixed-use, commercial and retail developments.

EANDERSON@BOHLERENG.COM

EDUCATION

B.S. Civil Engineering from
Northeastern University

PROFESSIONAL LICENSES

MA PE # 55361

PROFESSIONAL AFFILIATIONS

Engineers Without Borders

RELEVANT EXPERIENCE

- + South Bay Town Center, Boston, MA
- + Woburn Village, Woburn, MA
- + Harbor Place, Haverhill, MA
- + Two Drydock, Boston, MA
- + 35 Garvey Street, Everett, MA
- + 780 Morrissey Boulevard, Boston, MA
- + 800 Morrissey Boulevard, Boston, MA
- + 58 Hampden Street, Boston, MA
- + 500 Lincoln Street, Allston, MA
- + 1690 Revere Beach Parkway, Everett & Chelsea, MA



WHERE TO FIND US

NEW ENGLAND

Southborough, MA
Boston, MA
Bedford, NH
Hartford, CT

UPSTATE NEW YORK

Albany, NY
Rochester, NY

NEW YORK METRO

Hauppauge, NY
New York, NY

NEW JERSEY

Warren, NJ
Mount Laurel, NJ
Manasquan, NJ

PENNSYLVANIA

Philadelphia, PA
Chalfont, PA
Lehigh Valley, PA
Pittsburgh, PA

MID-ATLANTIC

Rehoboth Beach, DE
Bowie, MD
Towson, MD
Herndon, VA
Warrenton, VA
Richmond, VA
Washington, DC

THE CAROLINAS

Raleigh, NC
Charlotte, NC

GEORGIA

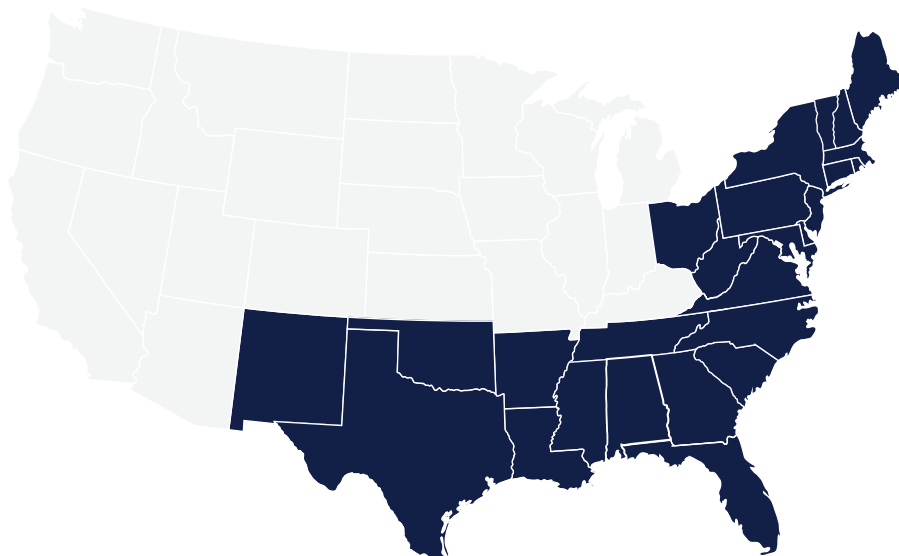
Atlanta, GA

FLORIDA

Boca Raton, FL
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Energy and Green Building Experience

Passive House Multifamily Housing

Project Approach and Action Plan

Sustainable Comfort, Inc. [SCI] provides low carbon design consulting and construction verification to project teams throughout the Northeast. SCI has experience in energy and green building programs, including Passive House [PHIUS] projects to help guide teams toward successful high performance projects.

Sustainable Comfort, Inc. [SCI] is a green building and energy efficiency consulting headquartered in Worcester, MA. SCI specializes in green building practices, including the oversight and administration of Passive House, Net-Zero Energy, ENERGY Star Homes, LEED for Homes, Enterprise Green Communities, HERS Rating, and State Incentive Programs. As qualified consultants and raters, we can help you design and execute a successful project and minimize headaches along the way.

Our approach includes an integrated design process utilizing energy modeling to provide feedback on the design and energy goals of the project. Our team of field inspectors provide third party oversight for insulation, air tightness, and green program verification throughout construction. In Massachusetts we are actively working on the following multifamily Passive House projects:

- 170 Cottage Street, Chelsea, MA: PHIUS CPHC and Verification
- Stonley Brookley, Boston, MA: PHIUS CPHC and Verification
- 145 Warren St, Newton, MA: Architect, PHIUS CPHC and Verification
- 11 East Lennox – Boston, MA: PHIUS Verification
- 63 Willow St – Hamilton, MA: PHIUS Verification
- 1005 Broadway – Chelsea, MA: PHIUS Verification

In addition to these active passive house projects in Massachusetts, we have consulted on many high performance and passive house projects in other states. Included are some case studies and examples of projects and team members supporting these efforts.

Mission Statement

We work to create thoughtful, sustainable, impactful buildings.

Company Vision

As buildings change over the course of their life, their effect on people, the environment, and the community changes too. We have setup a company that understands this evolution and how to make an impact at every turn, from design, construction and renovation through everyday building operations. With each touchpoint we strive for a more sustainable future for the building and the community that surrounds it.

Headquarters

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Worcester, MA 01609

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Phone: 508-713-6680



New York Office

639 North Salina St
Syracuse, NY 13208

Email: info@greenrater.com

Phone: 315-552-9060



Active High-Performance Projects

Sustainable Comfort, Inc. [SCI] has served as the energy efficiency and green building consultant on over 350 multifamily housing projects throughout the Northeast. Shown below are a sample of currently active projects striving for high level efficiency and low carbon programs:


Project Name	Energy Program	Additional Green/Energy Program	Stage	City	# of Units	Incentives Reserved
Pan-American Square	PHIUS 2021	HCR Clean Energy 1A	Design	Buffalo, NY	150	\$ 1,875,000
Northside Apartments	Energy Star MF	HCR Clean Energy 1A	Design	Ithaca, NY	118	\$ 1,475,000
Marketplace Apartments	Energy Star MF	NYSERDA NC-H Tier 3	Design	Rochester, NY	150	\$ 450,000
89 Canal St	NYSERDA Multifamily		Construction	Rochester, NY	123	\$ 93,800
Stanley-Brookley	PHIUS 2021	Energy Star MF	Design	Boston, MA	45	\$ 135,000
170 Cottage St	PHIUS 2021	Energy Star MF	Design	Chelsea, MA	66	\$ 198,000
Main Street Lofts	Energy Star MF	NYSERDA NC-H Tier 3	Design	Buffalo, NY	147	\$ 474,500
Moyer Lofts	None	Enterprise Green 2020	Construction	Syracuse, NY	128	\$ -
Steamboat Square	40% Savings	HCR Clean Energy 1A	Design	Albany, NY	88	\$ 1,100,000
Apartments at the Lyceum	Energy Star MF	HCR Clean Energy 1A	Design	Buffalo, NY	42	\$ 525,000
Creekview Apartments Ph 2	PHIUS 2015	Energy Star MF	Design	Canandaigua, NY	96	\$ 1,384,000
Geneva Solar Village	Energy Star MF	Buildings of Excellence	Design	Geneva, NY	80	\$ 1,320,000
11 E Lenox	PHIUS 2018 Verifier	Energy Star MF	Construction	Boston, MA	34	\$ 102,000
63 Willow St	PHIUS 2018 Verifier	Energy Star MF	Construction	Hamilton, MA	18	\$ 54,000
Carpenter Park	Energy Star MF	LEED for Homes	Construction	Ithaca, NY	42	\$ 147,000
West Side Homes	PHIUS 2018 Verifier	Buildings of Excellence	Construction	Buffalo, NY	49	\$ 557,620
Monarch Commons	Energy Star MF	LEED for Homes	Construction	Cicero, NY	50	\$ 175,000
Westgate Apartments	PHIUS 2021	Buildings of Excellence	Design	Rochester, NY	80	\$ 1,320,000
Pilgrim Village Senior	Energy Star Homes	NYSERDA NC-H Tier 4	Construction	Buffalo, NY	105	\$ 430,000
Pilgrim Village Family	Energy Star Homes	NYSERDA NC-H Tier 4	Construction	Buffalo, NY	132	\$ 538,000
Amsterdam Apartments	20% Improvement	NYSERDA MPP	Construction	Amsterdam, NY	195	\$ 133,700
Ida Yarbrough Renovation	20% Improvement	NYSERDA MPP	Construction	Albany, NY	364	\$ 268,800
CDS Rochester	Energy Star Homes	NYSERDA Low Rise	Construction	Rochester, NY	164	\$ 145,400
Point and Ravine	Energy Star Multifamily	LEED for Homes/Midrise V4	Construction	Yonkers, NY	146	\$ 146,000
Olympic Ave	NYSERDA Low Rise	LEED for Homes	Construction	Buffalo, NY	46	\$ 46,000
Wellington Woods	20% Improvement	NYSERDA MPP	Construction	Clarkson, NY	109	\$ 163,500

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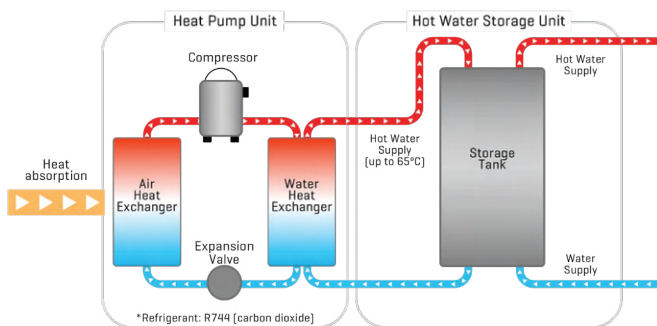


Owner: Providence Housing Development Corporation | Location: Rochester, NY | Completion Date: Ongoing

Project Description

To assist Providence Housing Development Corporation, SCI conducted WUFI energy modeling targeting low carbon construction and Passive House PHIUS+ 2018. The project received \$1 Million Building of Excellence award for low carbon construction. The project features all electric systems including heat pumps for heating, cooling, and Sanden split system air source heat pump hot water heating, advanced insulation to meet PHIUS+ 2018, and solar production to achieve Net-Zero energy. SCI will also serve as the PHIUS+ Verifier to confirm all program requirements are met through construction and will conduct training on high-performance building practices.

Sanden CO2 Based DHW System



Project Information

Location	Rochester, NY
Climate Zones	5
Heating Degree Days	6,621
Average HERS Index	34 pre PV, 10 post PV
Square Footage	50,220 sf

Technical Details

Walls	2.5" R-12.6 ZIP-R continuous rigid plus R-21 interior batt
Windows	Triple pane windows and doors
Air Barrier	ZIP-R taping, plus potential of Aerobarrier interior air sealing for compartmentalization
Roof	R-70 flat roof
Slab	R-10 slab edge, no under slab insulation
Heating/ Cooling	Mini split air source heat pump per apartment
Ventilation	Individual ERV per apartment, ~83% efficiency
Hot Water	Sanden CO2 based central hot water system. Air to air heat pump with large central storage tank
Solar Electric	89,000 kWh/yr in rooftop solar production, with remainder of site energy purchased through off-site solar to achieve Net-Zero



Owner: PathStone | Location: Perinton, NY | Completion Date: Ongoing

PathStone's proposed Baird Road Apartments is a 76-unit apartment building for seniors as a part of a larger development in Perinton, NY. Using air source heat pumps, shared ERVs, shared heat-pump water heaters, and roof-mounted solar, the project is designed to be fossil fuel free. The project achieves Net-Zero energy through PHIUS+2018, and features health and wellness through Enterprise Green Communities 2020 and WELL Certification. Additionally, the project prioritizes the use of low carbon materials and emphasizes resiliency with the inclusion of battery storage for demand control and backup systems. The project achieves this with no up-front out-of-pocket costs to the developer, and superior long term financial benefits. SCI serving as the CPHC and PHIUS+ Verifier on the project and conducted all WUFI modeling to guide design decisions around all insulation and mechanical systems.

Targeted Certifications

- Passive House Institute US+ 2018 Certification[PHIUS+ 2018] with Source Zero badge
- NYSERDA Low Rise New Construction Program [LRNCP]Tier III Net Zero
- EPA Energy Star Homes V3.1
- EPA Indoor AirPLUS
- DOE Net Zero Energy Ready Homes
- Enterprise Green Communities 2020 – Featuring Enterprise Plus Certification
- WELL Building Certification

Technical Details

Walls	R-8.4 continuous EPS rigid insulation and 2x6 wood studs with R-21 cellulose cavity insulation using the Build SMART panelized wall assemblies.
Windows	Alpen Triple Pane Tilt/Turn Windows
Air Barrier	Build SMART exterior wall panels which feature an air tight layer sealed with Prosoco Joint and Seam Filler, and taped exterior ZIP weather barrier.
Roof	R-60 Blown in Cellulose
Slab	Build SMART J-Form shallow frost foundation system with R-10 slab edge insulation.
Heating/ Cooling	Ducted split air source heat pump systems per apartment, Carrier Systems with 23 SEER, 10 HSPF
Ventilation	Energy Recovery Ventilation Systems serving apartments, shared between 2 apartments, Panasonic with 84% recovery efficiency.
Hot Water	Heat pump water heaters located in hallway closets with a single heat pump serving 4 apartments in compact distribution.
Solar Electric	Roof mounted solar PV panels with an estimated generation of 364,000 kWh/yr. Will offset the full usage of the building to achieve net-zero energy.
Additional Features	EV Charging Stations, battery backup system, low carbon materials selection such as cellulose insulation and shallow frost foundation.



Owner: Buffalo Neighborhood Stabilization Company | Location: Buffalo, NY | Completion Date: Ongoing

Project Description

The Buffalo Neighborhood Stabilization Company Inc (BNSC), the housing development arm of PUSH Buffalo, is proposing to develop 30 units of housing on Buffalo's West Side that is targeting certification with Passive House Institute US (PHIUS), and pursuing the NYSEDA Low Rise New Construction Program Tier III Net Zero certification, 2020 Enterprise Green Communities, and WELL Building Certification. By coordinating housing and sustainability work, West Side Homes addresses both human and ecosystem health, creates a resilient project that addresses future heat, precipitation, and drought events, and uses renewable energy sources to avoid increased greenhouse gas emissions. SCI will serve as the CPHC, and PHIUS+ Verifier on the project and has conducted all feasibility study and WUFI analysis to guide the design decision making process.

Targeted Certifications

- PHIUS+ 2018 & Source Zero
- NYSEDA Low Rise New Construction Program Tier III
- 2020 Enterprise Green Communities
- WELL Building Certification

Technical Details

Walls	Wood panelized construction, 2X6 cavity with R-20 dense pack cellulose. Utilizing 2.5" zip panels creating R-12.6 of continuous insulation totaling R-33 exterior wall, finished with LP Smartside.
Windows	Alpen Tyrol Triple Pane Casement Windows
Air Barrier	The exterior ZIP sheathing will create an enhanced air, water, moisture and thermal barrier.
Roof	R-30+ continuous insulation
Slab	Continuous EPS perimeter and underslab insulation
Heating/ Cooling	Ground Source Heat Pump
Ventilation	The ERV ventilation system has monitoring capabilities allowing tenants to track some aspects of indoor air quality.
Hot Water	Geothermal electric hot water with desuperheaters
Solar Electric	Roof-mounted Solar Photovoltaic systems owned by BNSC will produce an estimated 30,755 kWh/yr
Additional Features	Low carbon materials such as insulation and foam were considered during material selection process.



Owner: Baldwin Real Estate Development Corp | Location: Canandaigua, NY | Completion Date: 2019
Programs Achieved: Energy Star, Passive House, NYSERDA Low Rise

How the PHIUS-Certified CreekView Apartment Development is Changing the Face of Affordable Housing in New York

CreekView Apartments at Woodland Park, which was completed in spring 2019, is built on a park-like, 30-acre parcel of land in Canandaigua, NY. In addition to access to ample green space, residents benefit from close proximity to child and health care services, grocery stores and retail centers, sports and entertainment options, a community college, and high-quality public schools.

As the first project with New York State Homes and Community Renewal funding to earn passive house certification, CreekView is also the first affordable passive house development outside of New York City's five boroughs. The property's design conforms to the Passive House Institute [PHIUS] certification program, a stringent set of guidelines that represents the cutting edge of green construction.

The property was developed by Baldwin Real Estate Development Corp which is a DiMarco Group company, built by DiMarco Constructors, designed by Glasow Architecture LLP, with Sustainable Comfort, Inc serving as the Passive House consultant. CreekView Apartments received housing tax credits from the state and a permanent loan from Community Preservation Corp., with additional financing

provided by KeyBank, NYS HCR Housing Trust Fund Company and KeyBank's Community Development Corp.

The green building consultant Sustainable Comfort Inc. has been involved in the project since October 2017, when the design was submitted to New York State Homes and Community Renewal [HCR].

A Replicable Model for Sustainable and Affordable Housing

The \$20 million CreekView Apartments community is the first phase in a larger development planned for the property. Phase I consists of twelve two-story buildings, each containing eight apartments of varying sizes (one, two, and three-bedrooms), providing homes for 96 income-eligible families and



individuals. All apartments have private entries and access to the outdoors via a patio or balcony, and lower-level units are either ADA-accessible or -adaptable to provide healthy housing opportunities for people with disabilities.

The affordable housing community is being developed under Governor Andrew M. Cuomo's \$20 billion, five-year plan to create or preserve more than 100,000 affordable homes and 6,000 supportive housing units for vulnerable populations. The project was also a first-round winner of New York State's Buildings of Excellence Competition, which recognizes and supports the design, construction and operation of low-carbon emitting multifamily buildings.

Bringing Passive House Building Standards to Life

PHIUS, the certifying body for passive house building, upholds the most-rigorous green building standards in the nation. Requirements for superior insulation and energy-efficient HVAC and appliances mean that PHIUS-certified buildings typically use 80% less energy for heating and cooling than a code standard home. This is exciting for New York's affordable housing stakeholders because it provides the opportunity to lower tenants' utility bills while creating a comfortable living space with a small environmental footprint. Achieving this stringent certification required close collaboration between the project team.

Walls	R-37 Total: 2x6 wood studs with R-21 batt, exterior XCI Hunter Panels R-19.1 continuous polyiso insulation, vinyl siding
Windows	Kohltech Supreme triple-pane operable casement window over fixed window, Whole window U-0.15, 0.33 SHGC
Air Barrier	Prosoco FastFlash and Joint & Seam Filler
Roof	R-60 - R-80 blown in cellulose insulation depending on building type
Slab	3" Foam Control Plus insulation beneath entire slab, foundation wall insulated as well as 2" slab edge thermal break
Heating/ Cooling	Samsung "Max Heat" Air Source Heat Pump with ductless mini split heads in each room. Energy Star Certified with 18 SEER Cooling and 10 HSPF
Ventilation	Panasonic Intelli-Balance 100 Energy Recovery Ventilation operating continuously from bathrooms and kitchens
Hot Water	1 Bedrooms: Navien Instantaneous 0.96 EF Gas, 2-3 Bedrooms: AO Smith 0.95 Electrical Storage Tanks

Most units are all-electric, so there is minimal natural gas setup needed. The buildings are effectively air-tight, with fresh air brought in through balanced heat recovery ventilation, saving on heating and cooling costs. Wall, roof, and under-slab insulation, triple pane windows, and ductless mini-split heat pumps further aid the building's energy efficiency.

A Holistic Approach To Affordable Housing

Green construction isn't good just for the environment, but also for residents and the community. CreekView is proving that affordable housing can also be healthy, pleasant, and enjoyable to inhabit for families and individuals at all income levels. Built in a peaceful neighborhood within the well-regarded Canandaigua Central School District, the project marks a new era in affordable housing.

Project Information

Location	Canandaigua, NY
Climate Zone	5
Heating Degree Days	6,621
HERS Index	Average 46
Square Footage	93,668 sf
Air Tightness	0.05 CFM50/sf of shell



Certifications

The green standards achieved by CreekView include:

- PHIUS+ 2015
- Energy Star Certified Homes v3.1
- DoE Zero Energy Ready Homes
- EPA Indoor airPLUS v.1
- NYSEDA Low-Rise New Construction Program





Owner: PathStone Corporation | Location: Rochester, NY | Completion Date: Ongoing
Programs Achieved: Energy Star, Enterprise Green Communities, NYSERDA

Amid a large abandoned parking lot within Eastman Business Park in Rochester's historic Maplewood neighborhood you will find The Eastman Reserve, a newly developed community located at 303 Eastman Ave., Rochester, NY. This development features living spaces for young families, growing professionals, and those in rehabilitation.

Eastman Reserve consists of 187 rental units and commercial space spread out among 17 buildings. Twenty-seven (27) rental units are targeted to homeless young adults who will have access to on-site support services.

The Eastman Reserve was designed with sustainability features from the start with a goal to minimize fossil fuel use, build to a compact density, and restore to the community what was once a sprawling parking lot. The buildings have achieved certification through Enterprise Green Communities, Energy Star Homes, and received \$153,500 in incentives for its energy efficiency through the NYSEDA Low-Rise New Construction program.

The complex includes 13 single-family homes, 14 townhomes, and a 4-story multi-family building with commercial space on-site, originally where Kodak began manufacturing photographic film and paper more than a century ago. The campus now supports nearly 100 companies employing more than 6,000 people. The

Eastman Reserve is designed to provide employment, education, and housing opportunities with nearby amenities.

The complex features 75 one-bedroom, 70 two-bedroom, and 33 three-bedroom units. Included amenities allow the residents access to community gardens, pavilions, playgrounds, community rooms for events and entertainment, a monitored fitness center, a private pet park and a rooftop lounge. In addition to the special amenities, additional service amenities on-site include a daycare, financial literacy services, health care services, job training, and mental/behavioral health services aimed at improving living circumstances for all residents.





The \$52 million Eastman Reserve was developed by PathStone Corporation, who worked in conjunction with Christa Construction LLC, NH Architecture, Marathon Engineering, EC4B, Jenson Engineering, and Sustainable Comfort, Inc. Eastman Reserve received funding from multiple New York State Home and Community Renewal programs including \$25.5 million in tax exempt bonds, \$10.6 million through the state and federal New Construction Capital program, \$5.1 million from HCR's Middle Income Housing Program, and nearly \$20 million in low income housing tax credits. Additional local public and private partners include the Maplewood Neighborhood Association and the West Ridge Road Business Association, the City of Rochester, JPMorgan Chase Bank, and PathStone Corporation.

As the energy efficiency and green building consultant, Sustainable Comfort worked alongside the team to achieve rigorous green building standards which include third party verification of performance.

"With a project of this size and scale, it is important to coordinate early on and identify the best features to achieve a balance of energy efficiency, affordability, and on-going building performance. Eastman Reserve demonstrates the commitment PathStone has made to high efficient buildings, reduction of fossil fuels, and de-carbonization of their building portfolio."

- James Moriarty, Vice President of Sustainable Comfort

The sustainability features of the Eastman Reserve include:

- Climate Bond Initiative Certified which required the Eastman Reserve to be at least 8% more efficient than Energy Star Homes Version 3.1. The final results achieved on average a 27% reduction in energy compared to Energy Star Homes.

- Certification in Enterprise Green Communities 2015 which certifies to providing affordable housing with access to healthy, efficient, and environmentally responsible housing.
- Energy Star Homes Version 3.1 Certified with an average Home Energy Rating System [HERS] Index of 49, which is equivalent to a 51% reduction in energy use compared to the 2006 Energy Code.
- Located in the Eastman Business Park in Rochester NY on a previously developed site with access to transportation and services for all residents, giving access to local resources, building resources and supporting its growing economy.
- All electric Variable Refrigerant Flow [VRF] Systems for heating in the apartment building leading to a reduction in fossil fuels and carbon emissions.
- Highly insulated buildings to reduce heat loss including a combined R-24 combined wall insulation with ZIP-R continuous rigid insulated sheathing, and inside 2x6 walls with closed cell spray foam and batt insulation.
- Energy Star Windows with U-0.27 efficiency.
- Received \$153,500 in incentives through the NYSEDA Low Rise New Construction Program
- All LED lighting and Energy Star qualified appliances throughout the building.
- Low flow water fixtures with WaterSense labels throughout the building.





Professional Certifications

- NESEA Kate Goldstein Emerging Leader Award Recipient – 2020
- PHIUS Certified Passive House Consultant [CPHC]
- Passive House Institute Rater [PHIUS+ Rater]
- Passive House Institute Multifamily Verifier [PHIUS+ Verifier]
- U.S. Green Building Council LEED for Homes Quality Assurance Designee
- U.S. Green Building Council LEED for Homes Green Rater
- Residential Energy Services Network [RESNET®] Home Energy Quality Assurance Designee
- Residential Energy Services Network [RESNET®] Certified Home Energy Rater
- U.S. Green Building Council LEED® Accredited Professional: 10097869
- CT Engineer in Training: License #EIT.10237
- Occupational Safety and Health Administration [OSHA] 10 Hour Certification: Serial #4562261

James Moriarty has been a practicing Energy Engineer and green building consultant for 10+ years. James consults with architects and developers on energy efficient design strategies and performs verification of energy performance for new construction and renovations for programs such as, Passive House Institute US [PHIUS], Enterprise Green Communities, ENERGY STAR™ and LEED® for Homes. James leads the quality assurance and oversight efforts of all verification programs. He has experience in whole building energy simulations for commercial buildings, nursing home facilities, multifamily residential buildings, and single-family homes.

Education

Bachelor of Science in Civil Engineering, University of Connecticut
University Scholar, Honors Scholar, Summa Cum Laude

Work Experience

Sustainable Comfort Inc., Vice President

2014 – Current

- Small business owner consulting on affordable housing development projects to meet energy efficient and green building standards.
- Experienced in energy modeling, low carbon techniques, and low energy buildings in the multifamily housing market.
- Manage a team of highly-capable consultants in the building efficiency field.

Comfort Systems USA Energy Services, Project Manager

2010 – 2014

- Energy consultant for architects, developers, and builders to meet green building and energy efficiency requirements for low income housing development.

Featured Speaker on High Performance Building

- “Passive House as a Roadmap for Low-Carbon Affordable Housing” – PHIUSCon 2021, Tarrytown, NY Sep 2021. Rochester CSI, Nov 2021
- “High Cost Drivers in Affordable Housing Developments and Operations: Inflation, offsets, efficiency” – NYSAFAH Conference 2021
- “Using the HERS Index to Drive to Net-Zero, Low Carbon Multifamily Buildings” – RESNET Conference 2021
- “Northeast Sustainable Energy Pro Tour – Passive Construction in the Finger Lakes” – Tour of Passive House Project in Canandaigua, NY
- “The Case for Sustainability in Affordable Housing” – NYSAFAH Upstate Conference 2019
- “Informing Developer’s Decision Making for High-Performance Buildings” – NYSERDA Multifamily Summit 2019
- “High Performance Buildings – How to Get to Passive, Net-Zero, Low-Carbon, Multifamily Buildings” – Northeast Home Performance Conference 2020



Professional Certifications

- PHIUS Certified Passive House Consultant [CPHC]
- Residential Energy Services Network [RESNET®] Home Energy Quality Assurance Designee
- Residential Energy Services Network [RESNET®] Certified Home Energy Rater
- Building Performance Institute Inc.® [BPI] Certified Building Analyst
- Building Performance Institute Inc.® [BPI] Envelope Professional
- Building Performance Institute Inc.® [BPI] Heating, Air Conditioning and Heat Pump Professional

Michelle is Director of Passive House Services at SCI where she consults on residential and commercial building projects with a focus on high-performance, quality assurance and health. She supports teams to make data driven decisions using energy analysis and best practice building science. Throughout her 10+ years of work in a variety of programs in various capacities including performance testing, extensive energy modeling, as well as program implementation and management, she continually strives to bind innovation with sustainability and affordability. Michelle is currently serving in her second term as president of the Hudson Valley Passive House Alliance Chapter where she has been able to secure substantial funding to promoting passive house as the mainstream building standard, support the education of building professionals, and facilitate knowledge sharing among the passive house community.

Education

Master of Science in Sustainable Construction, SUNY Environmental Science & Forestry
Bachelor of Fine Art, SUNY at New Paltz

Work Experience

Sustainable Comfort Inc., Director, Passive House

2019 - Current

- PHIUS Certified Passive House Consultant [CPHC] providing consulting services and WUFI modeling for all stages of Passive House Certification.
- Provides quality assurance oversight and energy modeling reviews for RESNET HERS Rating Provider, certifying over 1000 homes per year.
- Speaking and presenting throughout the region on high performance buildings and passive house

CLEAResult, Operations Manager

2015 - 2018

- Led Low-Rise Residential New Construction Program team in delivering technical analysis related to program design and operation as well as training presentations, and marketing/outreach related tasks for NYSEDA. Facilitated the evolution of reporting procedures by working closely with software developers and RESNET Providers.
- Managed state-wide National Grid / NYSEG Utility Measure Verification Program.

Awards and Leadership Experience

- Hudson Valley Passive House Alliance Chapter Board President – Active
- 2015 Green Building Emerging Professional of the Year, The Advisory Council of the 13th NYS Green Building Conference.
- 2014 Grand Winner of the US DOE Challenge Home Student Design Competition, US Department of Energy. Served as Team Leader
- 2013 Outstanding Performance by an Energy Reduction Contractor, New York State Energy Research and Development Authority.



Greg is a Building Performance Consultant with over eight years of experience specializing in energy efficient, and durable construction. He currently works with architects, developers, and owners to design and construct multifamily residential projects for occupant health, safety and comfort.

Education

Master of Science in Environmental Policy and Management, Denver University
Bachelor of Science in International Business, Minor in Economics, Fairfield University

Professional Certifications

- Residential Energy Services Network [RESNET®] Certified Home Energy Rater
- Occupational Safety and Health Administration [OSHA] 10 Hour Certification
- 2012 Residential Energy Inspector/Plans Examiner
- LEED Green Rater
- PHIUS+ Verifier

Training

- Energy Star for Homes Version 3 Training
- Home Energy Rating System [HERS] Rater through the Residential Energy Services Network [RESNET®]
- LEED for Homes v4 Green Rater Training
- PHIUS+ Verifier Training

Work Experience

Sustainable Comfort Inc., Senior Project Manager 2018 - Current

- Provide consulting services for various green building programs including LEED for Homes, Enterprise Green Communities, ENERGY STAR and NYSEERDA & MassSave incentive programs.
- Consult with developers and project teams regarding program compliance and funding opportunities available in New York and Massachusetts
- Deliver on-site trade training for green building programs associated with our various projects
- Perform field work for external clients including insulation/ air barrier inspections and building performance testing

EnergyLogic Inc., Senior Energy Rater 2017 - 2018

- Performed 1000+ HERS Ratings on new residential construction projects
- New Residential Warranty Manager
- Work as Plans Assistant where responsibilities include modeling site specific plans for builder clients and maintaining the library for our models and rating files.
- Existing Homes Auditor performing walk through energy audits

EnergyLogic Inc., Energy Rater 2013 - 2017

- Conduct air barrier/insulation inspections for clients in new residential construction
- Provide performance analysis including blower door testing to measure tightness of thermal envelope, to HVAC diagnostics and infrared thermography
- Produce a HERS Score for clients through the REM Rate and Ekotrope Residential Energy Modeling systems
- Examine and verify applicable IECC Code requirements, Energy Star Checklists, and Xcel for New Homes Thermal Enclosure Checklist during inspection process
- Provide Level I, II, and III energy audits for customers using the Black Hills Energy Efficiency Rebate Program
- Build relationships with client field personnel to correct deficiencies in the thermal envelope and/or HVAC system

02

SECTION 2

DESIGN SUBMISSION



DESIGN NARRATIVE

ARCHITECTURE AND URBAN DESIGN

Development Objectives

Zoning Analysis

Design Guidelines

Green Building

Urban Design Guidelines

DESIGN NARRATIVE

MEETING DEVELOPMENT OBJECTIVES

RESPONDING TO DEVELOPMENT OBJECTIVES PROVIDED IN RFP

Consistency with Area Planning History – The proposed plan for a modern library and community space and deed-restricted condominiums aligns with recent plans for increasing housing opportunities in Upham’s Corner.

Diversity and Inclusion – The community space and meeting rooms in the library space will be lively spaces for neighborhood gatherings, events for seniors and children, and performances, bolstering Upham’s Corner as an Arts and Innovation District.

Transit-Oriented Development and Parking – The proposed plan conceals the parking garage access and includes plenty of bike parking for use by residents and library patrons.

Development without Displacement – The project contemplates the production of new deed-restricted condominium units for residents of varying income levels.

Sustainable, Resilient, and Healthy Development – Throughout the design, pre-construction, and construction phases, Civico will work with Sustainable Comfort, Inc to take a holistic approach to sustainability and to plan for Passive House and LEED certification compliance.

Community Space Requirement – The first two floors are dedicated to a modern Upham’s Corner Boston Public Library branch.

A CONTEXTUAL DESIGN

RESPONDING TO THE DESIGN GUIDELINES

Contextual Architectural Design – The building design will complement that of the surrounding neighborhood through preservation of the 555 Columbia Road facade and use of high-quality facade materials.

Height and Massing – The Development Sites, located in Dorchester’s Neighborhood Shopping sub-district, are permitted to 1.0 FAR and 40’ height as-of-right. The proposed plan is 58.5’ and has a 3.0 FAR. As shown in the axonometric view, the height is very similar to that of the Strand Theatre. Civico and DREAM will continue to take into consideration the height and massing of local buildings like the Strand Theatre, the Pierce Building, and Fox Hall throughout the design and pre-construction phases.

Ground Floor and Public Realm – The first two floors of the development contribute to the public realm of Upham’s Corner as a gathering place at the library.

- The historic facade of the former Bank of America building will be preserved and a mural will be added to the Cushing Avenue side of the building.
- The two entrances to the library will be located along Columbia Road to invite people in from the bustling street.
- Civico and DREAM will work with the landscaper to ensure optimal placement of outdoor lighting, trees, and seating to create a safe and inviting environment.

Open Space and Landscape –

- The landscaped area on the corner of Cushing Avenue and Columbia Road will be carefully designed to facilitate conversation and community.
- The developer will work with the landscape architect to specify drought resistant and native plants.

Access, Circulation, Connectivity, and Loading –

- We have ensured to maintain grade-level access to Cushing Avenue by setting the parking garage access behind the building, while still allowing for loading access to the Strand.
- With safety as an utmost concern, the structure of the building, especially the first two floors, provides for great sight lines to the outdoors, and the property will be well-lit at night.
- Drop-off areas will be conveniently located on Cushing Avenue.
- Service access will accommodate direct loading for the Branch Public Library and the Strand Theatre, as shown in the Ground Floor Plan. The developer understands that the Strand must remain operational during construction of the proposed development and we will coordinate loading schedule arrangements with the Strand.
- Civico and DREAM will ensure to reasonably limit noise and traffic impacts in order to minimize any adverse effects on the quality of life of the immediate abutters.
- We have designed a parking strategy that limits the visibility of the garage use from the public ways by locating the entrance at the back of the building.

Bicycle Storage – We will provide bicycle storage for residents at a 1:1 ratio with units, as well as provide space outdoors for use by visitors.

RESILIENT DEVELOPMENT AND GREEN BUILDING DESIGN GUIDELINES

Civico and DREAM support the City's Carbon Free, Climate Resilient and Healthy Community goals including the 2019 Carbon Free Boston report and DND's Zero Emissions guidebook for affordable housing projects.

We uphold that buildings cannot be constructed and designed without considering their impact on the environment, whether it be indoor or outdoor impacts, local or far away. We are committed to providing a comprehensive approach to reducing the adverse impacts of the built environment and to promoting human health and the well being of our communities. We have utilized a number of green building and sustainable development practices in our previous projects and plan to incorporate them into this development as well. We are targeting zero energy/zero carbon emission performance.

According to Climate Ready Boston 2016, the City's comprehensive climate vulnerability and preparedness study, Upham's Square area is subject to multiple climate change related hazards. As such, Civico is committed to partnering with Sustainable Comfort, Inc (SCI) and Bohler Engineering (Bohler) to create a climate resilient building and site design strategies to eliminate, reduce, and mitigate potential impacts.

GREENHOUSE GAS REDUCTION

The project is designed as a low-energy all-electric structure that features enhanced building envelope solutions and passive system strategies that are optimized for, and include, onsite solar renewable energy generation.

HIGHER TEMPERATURES AND HEAT EVENTS

The proposed project reduces heat exposure and heat retention in and around the structure. Strategies include increasing shade on the outdoor space and by incorporating building and paving materials with high Solar Reflectance and Solar Reflectance Index values. We will work with our partners to achieve LEED Sustainable Sites, Heat Island Reduction credit and we will look into the Green Roofs with plantings.

MORE INTENSE PRECIPITATION

Bohler about integrating solutions to mitigate the storm water flooding impact and decreasing the site's addition to flooding in the neighborhood during storms. Stormwater can be captured through incorporating pervious site materials, careful landscaping, and other Low Impact Development strategies.

DESIGN NARRATIVE

RESILIENT DEVELOPMENT AND GREEN BUILDING DESIGN GUIDELINES, CON'T.

SHELTERING IN PLACE

In the event of an extreme weather event or prolonged utility services disruption, the project will provide for a cool/warm community room and essential systems to enable extended sheltering in place for residents as well as being able to accommodate other nearby residents.

GREEN BUILDING

The project is targeting low carbon construction techniques and energy efficient construction. The residential portion of the building is targeting Passive House Institute US (Phius) 2021 Certification which provides a framework for cost effective high performance buildings. The project team will utilize energy modeling via WUFI Passive to quantify energy use and achieve the targets on reducing heating, cooling, and overall energy use. The modeling will be created following an integrated design process and inform decisions at the early schematic stage, and final construction documents. Phius requires construction oversight and verification throughout to ensure the durability and air tightness of the building is achieved and the building will perform as modeled. To support the Passive House goals the project will also be following the Energy Star Multifamily New Construction Program, DOE Net Zero Energy Ready, and EPA Indoor AirPLUS programs. The project team will explore using all-electric fossil fuel free systems to reduce carbon emissions and include on site solar PV production on the roof of the building.

The project as a whole will also target LEED Multifamily Midrise Gold Certification to support the additional sustainability features of the project site. This certification will encompass the residential and library components of the project. Additional sustainability features for LEED includes low flow water fixtures, transit and walkability, native and adaptive landscaping, and healthy materials selections.

INTEGRATED PROJECT PLANNING

Sustainable Comfort Inc.'s approach includes an integrated design process utilizing energy modeling to provide feedback on the design and energy goals of the project. SCI's team of field inspectors provide third party oversight for insulation, air tightness, and green program verification throughout construction. For more information about Sustainable Comfort, Inc please see [\[page where their qualifications are\]](#).

SITE DEVELOPMENT

We will employ strategies to eliminate construction phase environmental impacts including off-site tracking of soils and construction debris. With the help of SCI, we will formulate site designs that include strategies to reduce heat island and storm water runoff impacts, and promote area natural habitats. We will create stormwater systems on site for retaining and infiltrating the first 1.25" of rain water.

CONNECTIVITY

The site design promotes and supports non-personal vehicle means of traveling including walking, bicycling, public transit, and reduced vehicle travel. Due to 555-559 Columbia Road's convenient location near the MBTA, multiple bus routes, a ZipCar location and a BlueBikes location, the property offers many options for non-personal vehicle travel. We will provide an easily accessible, secure and enclosed bicycle storage space for each condominium unit in the parking garage and plan to have outdoor bike parking for visitors and library patrons. The outdoor space provides seating and shade to pedestrians walking through Upham's Corner.

WATER EFFICIENCY

We will collaborate with SCI to minimize water use, through low flow plumbing fixtures, and look into strategies to reuse storms and wastewater. Water use can also be minimized through planting drought-resistant flora and installing non-potable water irrigation.

ENERGY EFFICIENCY

The building will be designed as a low-energy, all-electric structure that prioritizes enhanced building envelope solutions and passive system strategies. As a larger residential building, we will be targeting 25% better than current Commonwealth of Massachusetts Stretch Code by meeting Passive House requirements. As we are seeking DND funding for affordable housing, we will adhere to DND's Zero Emissions Buildings Guidelines.

We plan to include passive building strategies such as optimized building orientation and massing, and high performance airtight and well-insulated building envelopes with appropriate window wall ratios. We will include windows and doors that are high efficiency as well as natural ventilation and daylighting.

We plan to also make use of active building strategies such as Energy Star high efficiency equipment, dedicated outside air systems with energy recovery ventilation, air and ground source heat pump systems for building thermal conditioning and hot water systems, and high efficiency LED lighting fixtures and advanced lighting control systems and technologies. In the condominiums all the appliances will be Energy Star rated and electric.

LEVERAGING ENERGY EFFICIENCY INCENTIVES

We will fully utilize any available federal, state, and utility energy efficiency and renewable energy programs, funding, and assistance. The project will plan to utilize the Mass Save Passive House Incentives which will bring \$3,000 per unit in incentives plus additional modeling incentives.

RENEWABLE ENERGY GENERATION AND STORAGE

The development will be designed to maximize the potential for onsite renewable energy generation and include installed solar photovoltaic (PV) systems on the roof. Electric battery and thermal energy storage systems will be considered.

INDOOR AIR QUALITY

As a majority of people's time is usually spent indoors, it is imperative that the air quality is healthy. We will provide high quality healthy indoor environments through utilizing strategies such as extended roof overhangs and proper ground surface drainage and non-papar gypsum board in moist areas to reduce mold risks. We will make use of passive and active dedicated outdoor (fresh and filtered) air systems, active dedicated outdoor (fresh and filtered) air systems, and active ventilation at moisture and no indoor combustion. We will ensure that building products and construction materials are to be free of VOC's, toxins, hazardous chemicals, pollutants and other contaminants, that entryways have walk-off mats and smooth floors that reduce the presence of asthma triggers, allergens and respiratory irritants, and that there are green cleaning and maintenance practices implemented.

MATERIALS SELECTION

We will encompass sustainability harvested and responsibility processed materials into our design, through low embodied carbon products made with recycled and reclaimed materials, materials and products from responsibility harvested and rapidly renewable sources, and/or locally sourced products and materials (within 500 miles).

A WELCOMING LANDSCAPE

We will implement productive landscaping and an upbeat aesthetic through making the outdoor space a welcoming and comfortable spot complete with shade trees and plants, accommodating seating, and view of the vibrant mural that will be on the side of the building. We look forward to discussions with the architecture and urban design team about creating an inclusive and inviting landscape.

DESIGN NARRATIVE

URBAN DESIGN GUIDELINES

Please refer to page __ for an illustration of the bicycle parking, automobile parking and transportation plan for the proposed development based on the Urban Design Guidelines and focused on increasing mobility options and accessibility to public transportation. Civico and DREAM will work with a transportation consultant to understand and mitigate the impact of the development on the local transportation infrastructure. Furthermore, designing the building such that the structure is continuous along both Columbia Road and Cushing Avenue helps provide a cohesive streetwall and optimizes the use of limited urban land area.

PRELIMINARY ZONING ANALYSIS

INTRODUCTION

The City of Boston and the BPDA have expressed a clear willingness to encourage projects that exceed the base allowable density rules specified in the zoning ordinance. However, the authority on making those decisions lies with the independent Zoning Board of Appeal. The BPDA cannot guarantee approval of such variances, although presumably they would recommend approval. The Boston ZBA has a reputation for granting a lot of variances unlike some other jurisdictions. It's anybody's guess why the Zoning Commission doesn't just zone for what they want to see.

The other alternative to seeking variances is to request a zoning amendment, effectively establishing a new zone. There are some mentions of this possibility in city documents, suggesting that it is somewhat common, however, the other PNFs that I reviewed suggest that those developers will seek variances.

This zoning analysis is for the purposes of responding to the Upham's Corner RFP for 555-559 Columbia Road only and is not to be considered an exhaustive review of all the possible zoning code issues that could arise in permitting. The RFP asks for a "preliminary zoning analysis" (p. 44) as part of the Design Narrative, and it also asks for an outline of the required regulatory approvals as part of the Development Plan (p. 39).¹

With respect to how much the City expects compliance with the zoning code, Section 2.b. Comparative Criteria states that proposals will be judged based on the "proposed project [is] consistent with applicable zoning and regulatory restrictions" (p. 50). The Additional Terms and Conditions state that "Development of Site 1 shall comply with the City of Boston's zoning and building regulations, procedures and any other applicable City and/or State code(s)" (p. 55).

At the same time, the Planning and Zoning Context states that "[i]t is expected that the Development Sites will be redeveloped, and as such all changes proposed for the Development Sites should propose a zoning strategy for consideration" (p. 19). Finally the design guidelines for height and massing state that "[i]ncreased height and density beyond what is currently allowed by zoning are considered appropriate and advisable given both current and historic context of the site" (p. 29).

ZONING DISTRICT REQUIREMENTS

The subject property at 555-559 Columbia Road is located in the Dorchester Neighborhood District (Article 65) and with the Neighborhood Shopping (NS) Subdistrict and the Upham's Corner Neighborhood Design Overlay District.

Use Regulations (Art. 65, Table B): The intended Library use is allowed by-right on any floor of the building. The intended Multi-family dwelling use within the upper stories is also allowed by-right.

¹ "Provide an outline of all required regulatory approvals and a projected timeline to obtain these approvals. The proponent should note the currently applicable zoning districts, overlays and provisions that govern development of Site 1 and discuss the type of zoning amendments or variances that are required for the proposed development, or indicate if the proposed development can be constructed "as-of-right" under existing zoning."

REGULATION	REQUIREMENT	PROPOSED
FAR	1.0	3.0 (variance)
Max. height	40'	58.5' (variance)
Min. lot size	None	18,801 sf
Min. usable open space per DU	50 sf (may be met with balconies or rooftop amenities)	
Min. lot width	None	N/A
Min. lot frontage	None	N/A
Min. front yard	None	N/A
Min. side yard	None	N/A
Min. rear yard	None	N/A
Off-street parking	1.5 spaces per DU - base requirement None for Library	39 spaces (1.8 per DU) subject to BPDA approval ¹
Off-street loading	Determined by BPDA	1 space

¹ Section 65-41.

LAND USE REVIEW AND APPROVALS NEEDED

Article 80 Large Project Review – The BPDA will oversee Large Project Review on this project because it exceeds 50,000 gsf of new construction. This is analogous to a Planning Board special permit and site plan review in other communities. The BPDA Board must vote to approve.

Variances – Dimensional variances will likely be needed for height, FAR, rear yard, and potentially open space, which would be subject to the approval of the Zoning Board of Appeal (ZBA). The BPDA would issue a recommendation to the Board.

Boston Landmarks Commission – Since the project is located in the Neighborhood Design Overlay District, it is subject to Landmarks Commission review. This review appears to be advisory in nature and evaluates the extent to which neighborhood design guidelines are being followed.

Boston Civic Design Commission – It is possible that the Civic Design Commission may have jurisdiction. Although it does not trip the 100,000 sf size threshold, the incorporation of a public library and its prominent location may bring it within jurisdiction (Section 28-4 and 28-5).

SUMMARY

The City of Boston and the BPDA have expressed a clear willingness to encourage projects that exceed the base allowable density rules specified in the zoning ordinance. However, the authority on making those decisions lies with the independent Zoning Board of Appeals. The BPDA cannot guarantee approval of such variances, although presumably would recommend approval provided that the developer's proposal was consistent with the goals of the RFP. The alternative to seeking variances is to request a zoning amendment, effectively establishing a new zone.



DESIGN DRAWINGS

ARCHITECTURE AND URBAN DESIGN

Neighborhood Plan

Street Elevations

Schematic Floor Plans

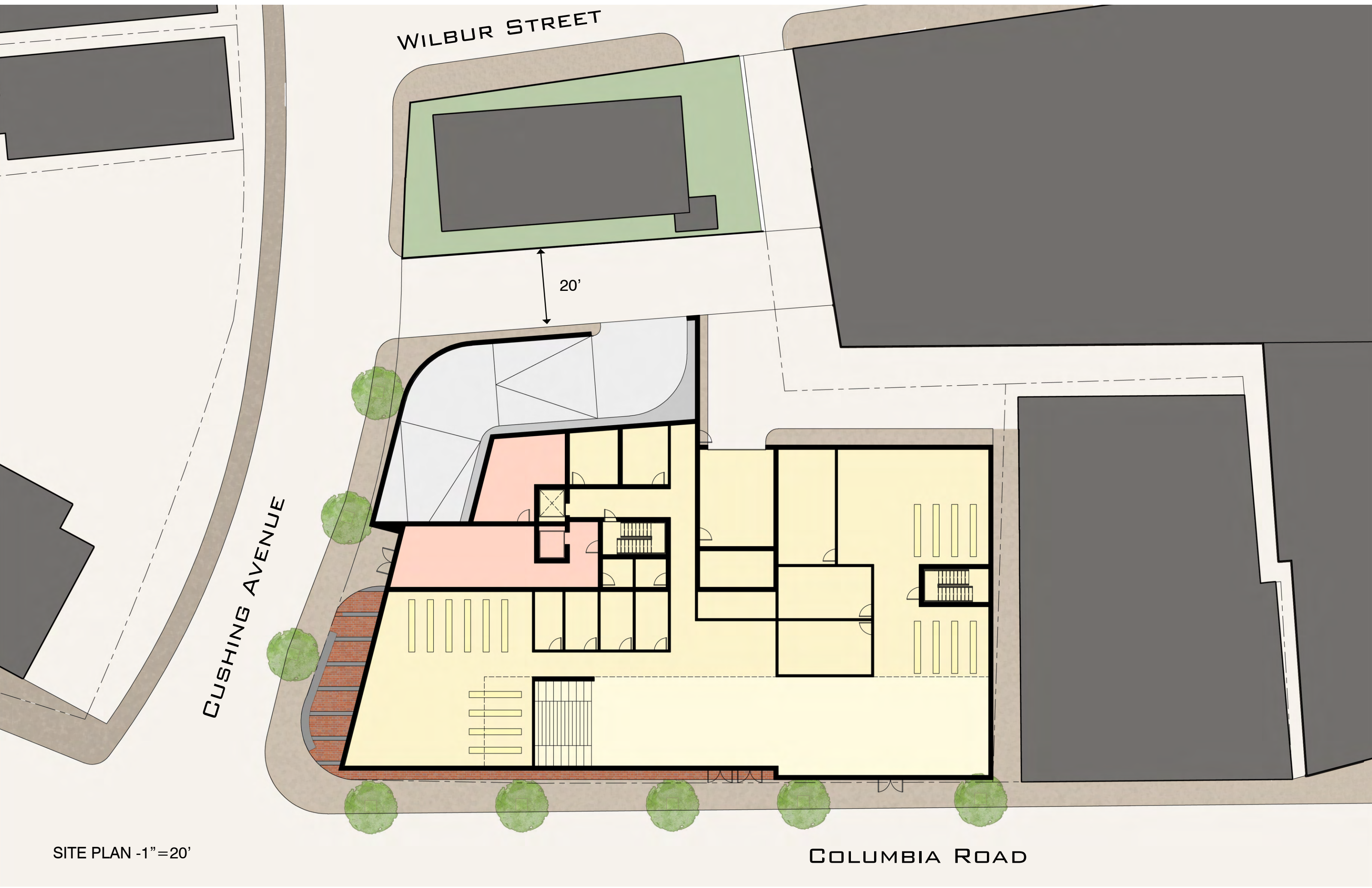
Street Elevations

Building Elevations

Street Elevations



SITE PLAN -1"=40'



WILBUR STREET

20'

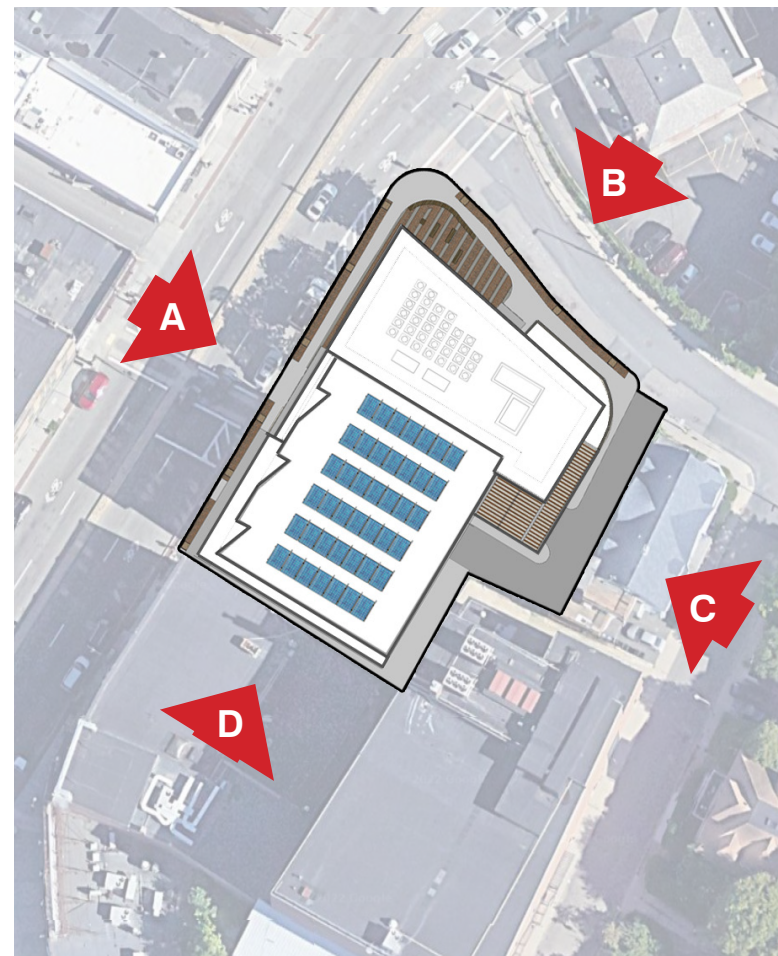
CUSHING AVENUE

COLUMBIA ROAD

SITE PLAN -1"=20'



COLUMBIA ROAD ELEVATION



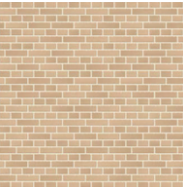

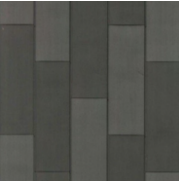

BUILDING ELEVATIONS - 1"=40'



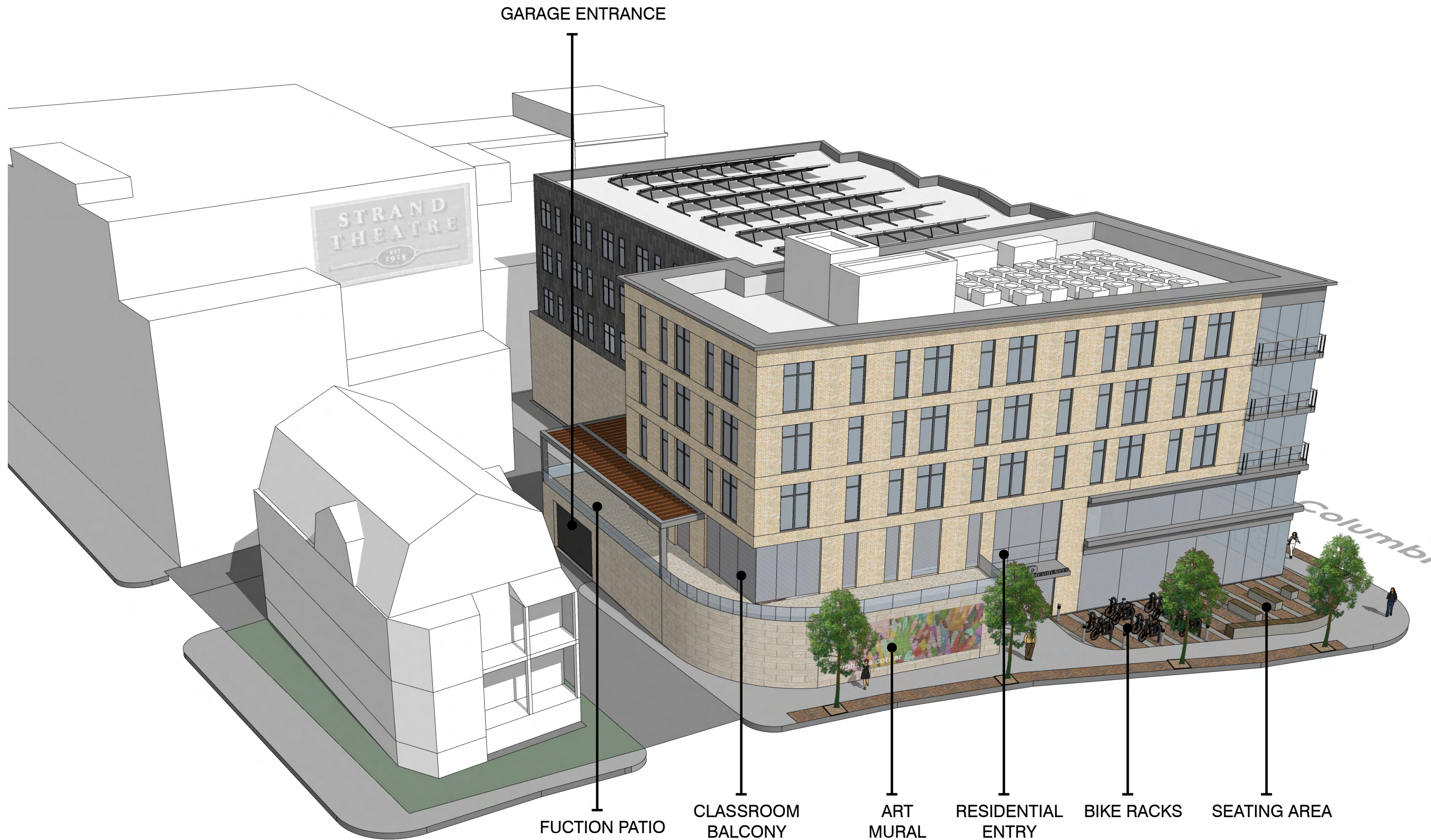
CUSHING AVENUE ELEVATION



BUILDING MATERIALS

-  BRICK VENEER
-  CORTEN METAL PANEL
-  FIBER CEMENT PANEL
-  CMU BLOCK





GARAGE ENTRANCE

STRAND
THEATRE
EST. 1918

Columbi

RESIDENCES

ph... corner

AXONOMETRIC VIEW

FUCTION PATIO

CLASSROOM
BALCONY

ART
MURAL

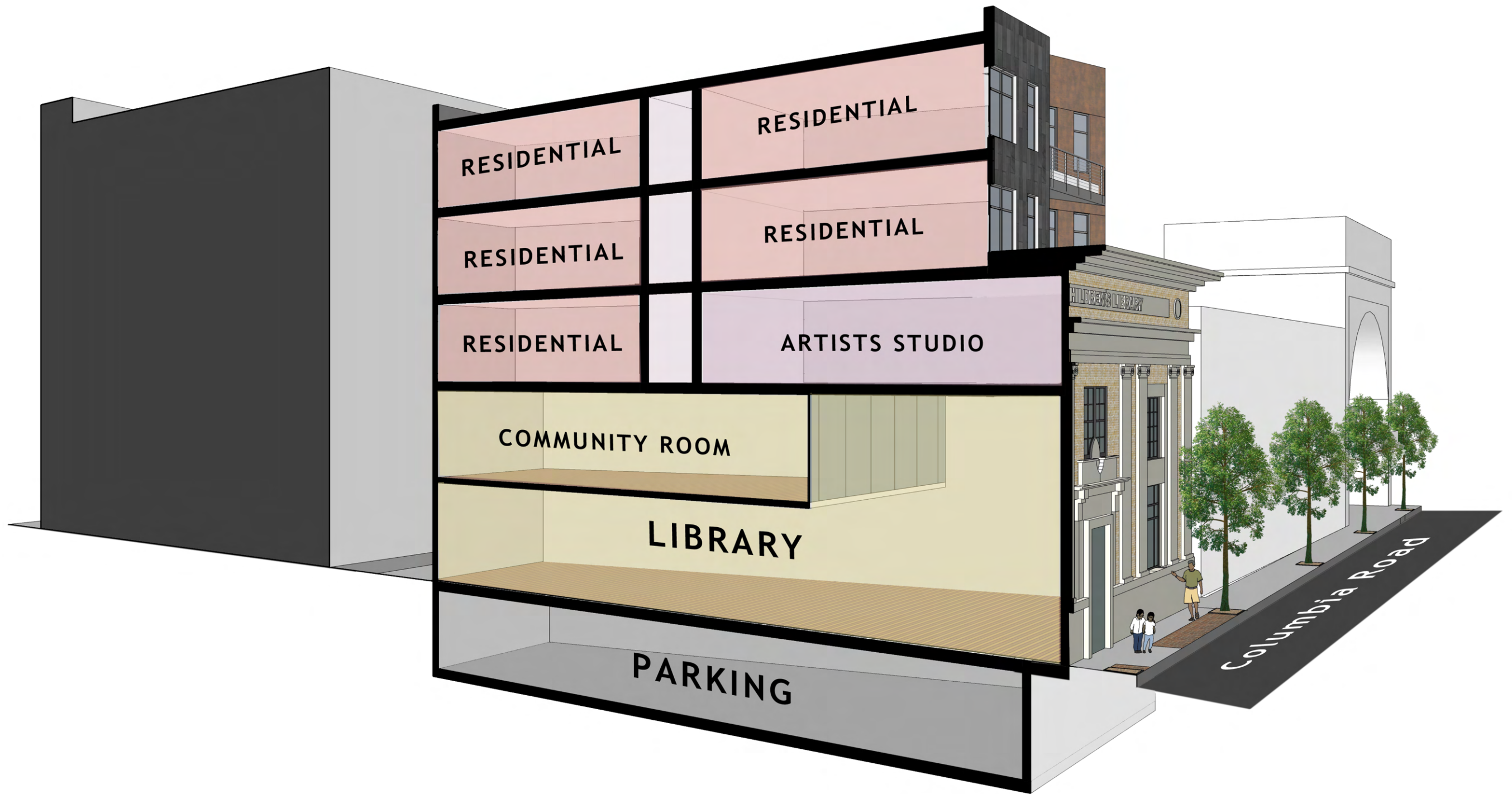
RESIDENTIAL
ENTRY

BIKE RACKS

SEATING AREA



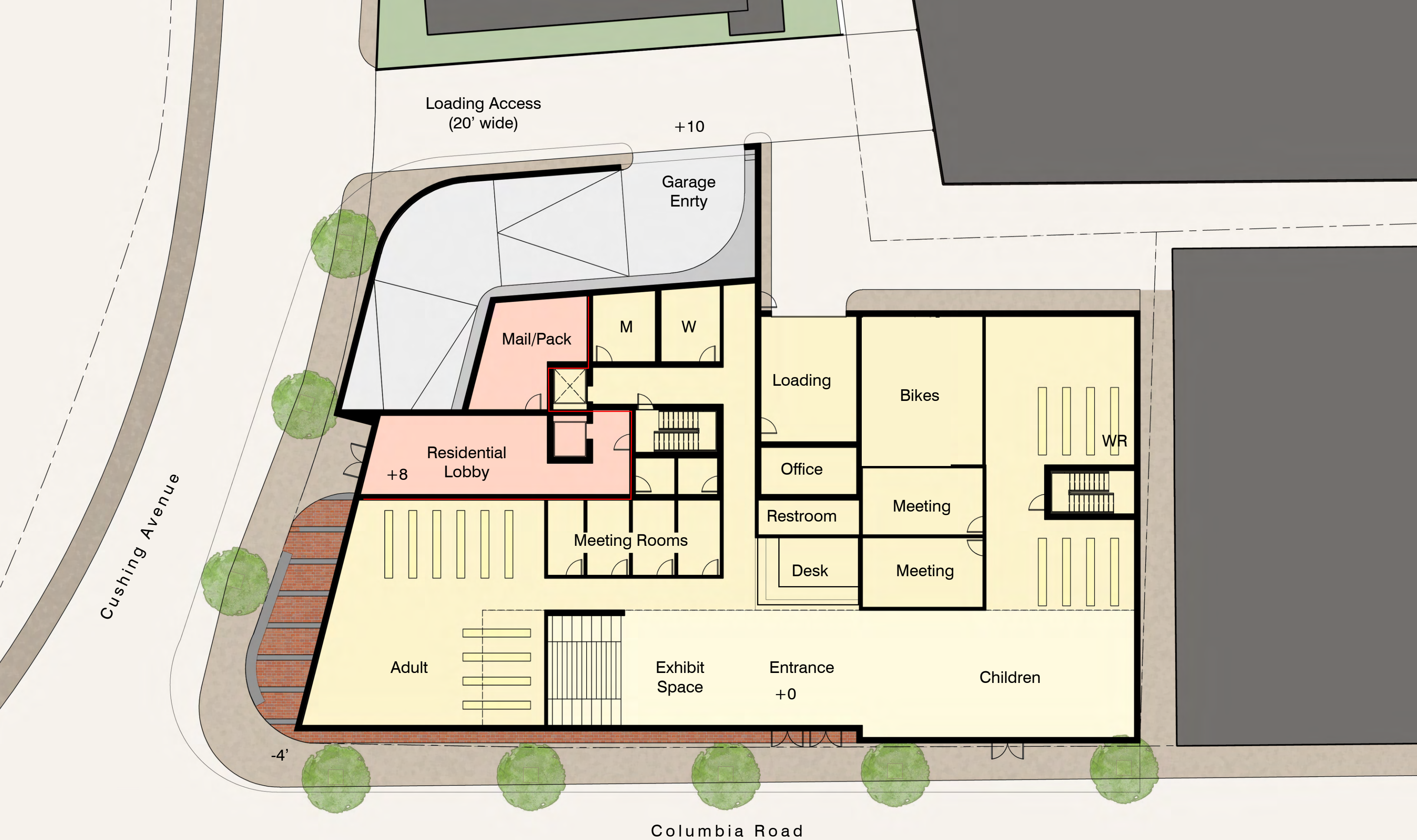
AXONOMETRIC VIEW



BUILDING SECTION



STREET LEVEL VIEW



GROUND FLOOR PLAN



	LIBRARY SPACE	SF AREA
First Floor	Adult	4,331
	Children	1,895
	Teens	1,030
	Entrance	975
	Front Desk	261
	Meeting 1	130
	Meeting 2	130
	Meeting 3	130
	Meeting 4	130
	Meeting 5	302
	Restrooms	500
	Office	200
	Workroom	320
	Friends	120
	Staff Bike	250
	Elect	100
	Stair 1/Elev	400
	Loading	469
	Stair 2	200
	Circulation	814
Second Floor	Pre Fuction	980
	Classroom	1,160
	Community	1,917
	Storage	321
	Mechanical	464
	Restrooms	464
	Stair 1/Elev	400
	Stair 2	200
	Electrical	309
	Circulation	950
Total		19,852

SECOND FLOOR PLAN



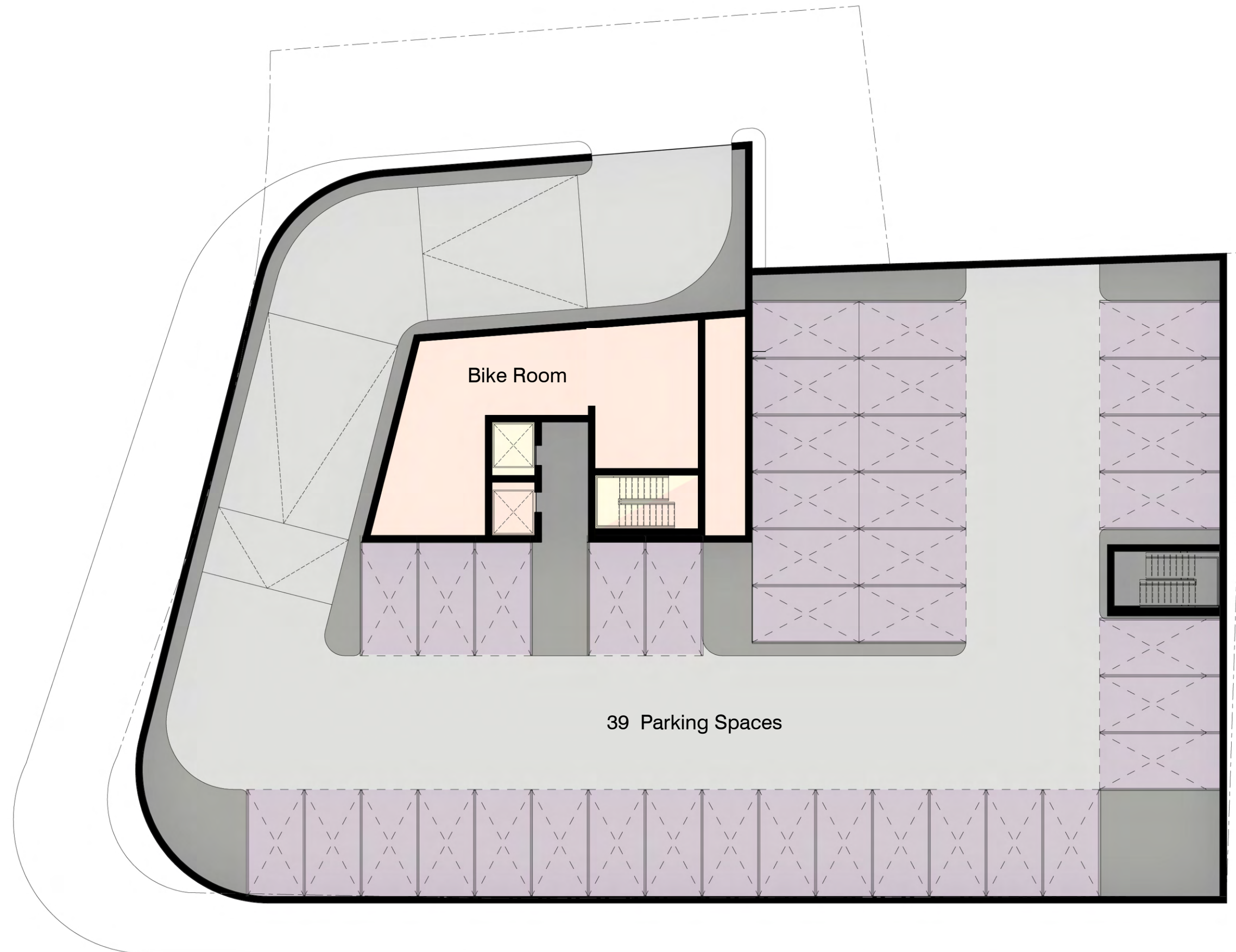
THIRD FLOOR PLAN



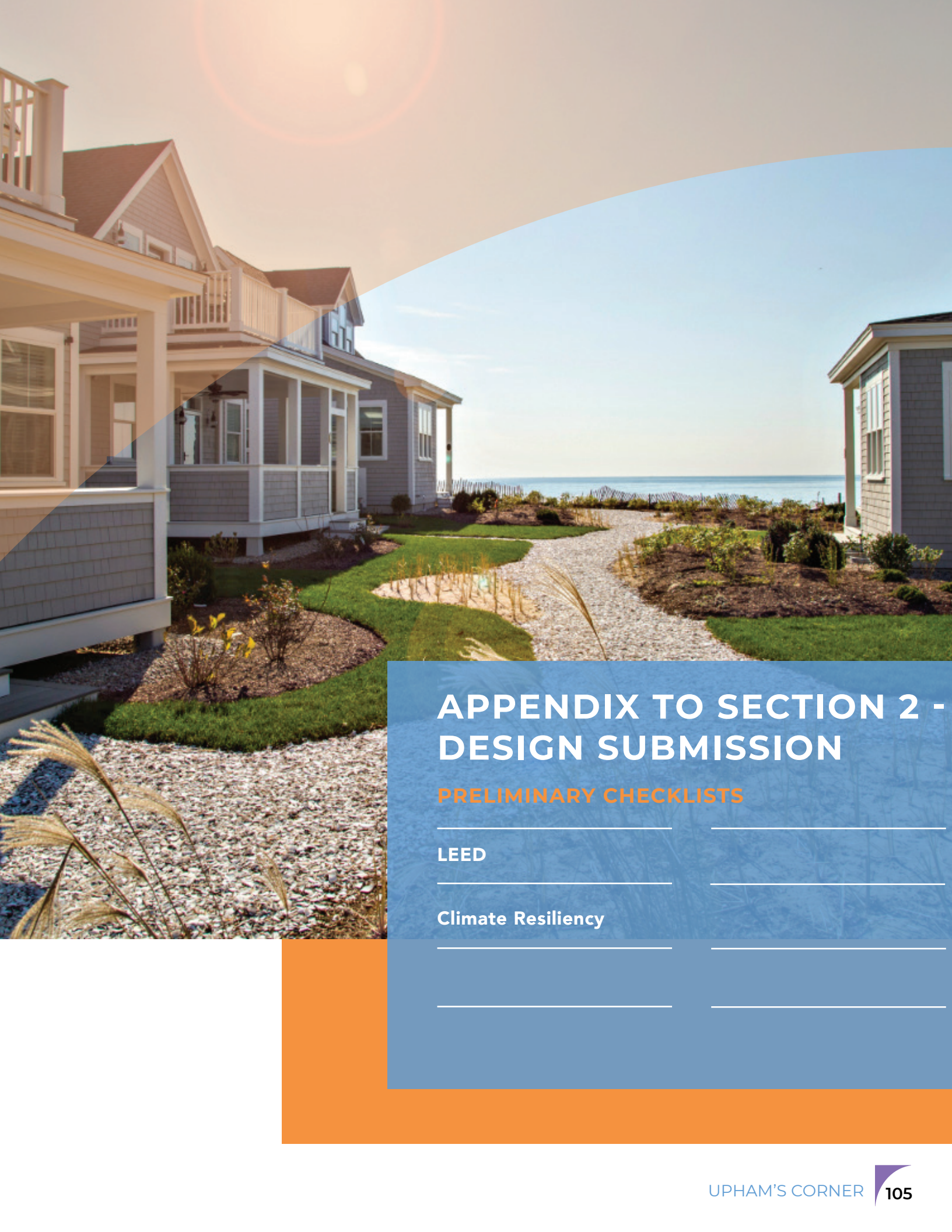
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



BELOW GRADE PARKING LEVEL



APPENDIX TO SECTION 2 - DESIGN SUBMISSION

PRELIMINARY CHECKLISTS

LEED

Climate Resiliency

Scorecard

Location: 559 Columbia Road, Boston, MA ,

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.



Integrative Process		Preliminary	Y	2 of 2	M	0	Verified	0
IPc	Integrative Process			2 of 2		0		



Location and Transportation		Preliminary	Y	13 of 15	M	0	Verified	0
LTP	Floodplain Avoidance			Required			Verified	
<i>Performance Path</i>								
LTc	LEED for Neighborhood Development			0 of 15		0		
<i>Prescriptive Path</i>								
LTc	Site Selection			8 of 8		0		
LTc	Compact Development			2 of 3		0		
LTc	Community Resources			2 of 2		0		
LTc	Access to Transit			1 of 2		0		



Sustainable Sites		Preliminary	Y	3 of 7	M	0	Verified	0
SSp	Construction Activity Pollution Prevention			Required			Not Verified	
SSp	No Invasive Plants			Required			Not Verified	
SSc	Heat Island Reduction			1 of 2		0		
SSc	Rainwater Management			0 of 3		0		
SSc	Nontoxic Pest Control			2 of 2		0		



Water Efficiency		Preliminary	Y	7 of 12	M	0	Verified	0
WEp	Water Metering			Required			Not Verified	
<i>Performance Path</i>								
WEc	Total Water Use			0 of 12		0		
<i>Prescriptive Path</i>								
WEc	Indoor Water Use			5 of 6		0		
WEc	Outdoor Water Use			2 of 4		0		



Energy and Atmosphere		Preliminary	Y	31.5 of 37	M	0	Verified	28.5
EAp	Minimum Energy Performance			Required			Not Verified	
EAp	Energy Metering			Required			Not Verified	
EAp	Education of the Homeowner, Tenant or Building Manager			Required			Not Verified	
EAc	Annual Energy Use			28.5 of 30		0		28.5
EAc	Efficient Hot Water Distribution System			2 of 5		0		
EAc	Advanced Utility Tracking			1 of 2		0		



Materials and Resources		Preliminary	Y	5 of 9	M	0	Verified	0
MRp	Certified Tropical Wood			Required			Not Verified	
MRp	Durability Management			Required			Not Verified	
MRc	Durability Management Verification			1 of 1		0		
MRc	Environmentally Preferable Products			3 of 5		0		
MRc	Construction Waste Management			1 of 3		0		



Indoor Environmental Quality		Preliminary	Y	14.5 of 18	M	0	Verified	0
EQp	Ventilation			Required			Not Verified	
EQp	Combustion Venting			Required			Not Verified	
EQp	Garage Pollutant Protection			Required			Not Verified	
EQp	Radon-Resistant Construction			Required			Not Verified	
EQp	Air Filtering			Required			Not Verified	
EQp	Environmental Tobacco Smoke			Required			Not Verified	

EQp	Compartmentalization	Required		Not Verified
EQc	Enhanced Ventilation	2 of 3	0	
EQc	Contaminant Control	0.5 of 2	0	
EQc	Balancing of Heating and Cooling Distribution Systems	3 of 3	0	
EQc	Enhanced Compartmentalization	3 of 3	0	
EQc	Combustion Venting	2 of 2	0	
EQc	Enhanced Garage Pollutant Protection	1 of 1	0	
EQc	Low-Emitting Products	2 of 3	0	
EQc	No Environmental Tobacco Smoke	1 of 1	0	



Innovation		Preliminary	Y 1 of 6	M 0	Verified 0
INp	Preliminary Rating	Required			Not Verified
INc	Innovation	1 of 5	0		
INc	LEED Accredited Professional	0 of 1	0		



Regional Priority		Preliminary	Y 4 of 4	M 0	Verified 0
RPc	Regional Priority	4 of 4	0		

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere

Yes

The project earned at least 3 points in Water Efficiency

No

The project earned at least 3 points in Indoor Environmental Quality

No

Total	Preliminary	Y 81 of 110	M 0	Verified 28.5
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Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

A.1 - Project Information

Project Name:	555-559 Columbia Road		
Project Address:	555-559 Columbia Road, Dorchester, MA		
Project Address Additional:			
Filing Type (select)	Initial (PNF, EPNF, NPC or other substantial filing)		
Filing Contact	Taylor Bearden	Civico Development, LLC	tbearden@civico development.com 971-322-3874
Is MEPA approval required	No		6/14/2022

A.3 - Project Team

Owner / Developer:	Boston Planning & Development Agency / Civico Development, LLC
Architect:	DREAM Collaborative, LLC
Engineer:	Bohler Engineering
Sustainability / LEED:	Residential - Passive House Institute US (Phius) 2021 Certification Whole building (inc. commercial) - LEED Multifamily Midrise Gold
Permitting:	Law Office of Derric Small
Construction Management:	Not selected

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential
List the First Floor Uses:	Residential & community uses (library)
List any Critical Site Infrastructure and or Building Uses:	N/A

Site and Building:

Site Area:	18,801 SF
Building Height:	58.5 Ft
Existing Site Elevation – Low:	Ft BCB
Proposed Site Elevation – Low:	Ft BCB
Proposed First Floor Elevation:	Ft BCB

Building Area:	56,378 SF
Building Height:	5 Stories
Existing Site Elevation – High:	Ft BCB
Proposed Site Elevation – High:	Ft BCB
Below grade levels:	1 Stories

Article 37 Green Building:

LEED Version - Rating System :	LEED Multifamily Midrise
Proposed LEED rating:	

LEED Certification:	Gold
Proposed LEED point score:	81 Pts.

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	(R)	Exposed Floor:	(R)
Foundation Wall:	(R)	Slab Edge (at or below grade):	(R)

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	(%)	Wall & Spandrel Assembly Value:	(U)
Area of Framed & Insulated / Standard Wall:	(%)	Wall Value	(R)
Area of Vision Window:	%	Window Glazing Assembly Value:	(U)
		Window Glazing SHGC:	(SHGC)
Area of Doors:	%	Door Assembly Value:	(U)

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined

Annual Electric:	(kWh)	Peak Electric:	(kW)
Annual Heating:	(MMbtu/hr)	Peak Heating:	(MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	(Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	%	Have the local utilities reviewed the building energy performance?:	Yes / no
Energy Use - Below Mass. Code:	%	Energy Use Intensity:	(kBtu/SF)

Back-up / Emergency Power System

Electrical Generation Output:	(kW)	Number of Power Units:	
System Type:	Combustion Engine Generator (kW)	Fuel Source:	

Emergency and Critical System Loads (in the event of a service interruption)

Electric:	(kW)	Heating:	(MMbtu/hr)
		Cooling:	(Tons/hr)

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: (Tons)

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

The building envelope will be based upon Passive principles in thermal value and air tightness.

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

The building uses a simple massing and high-performance airtight envelope to minimize thermal bridging and heat loss at corners. The library glazing is confided to facades away from a high-gain southern exposure.

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

High efficiency ERVs paired with air source heat pumps take advantage of existing energy in the building to temper the indoor air and domestic hot water. Heating and cooling is provided by a high efficiency central VRF and local fan units.

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

The roof of the building hosts a solar PV array with on-site batteries for resilience.

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 project is going to access the Mass Save High Rise program and the MA DOER Clean Energy Program.

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):

There is potential for increased efficiency through using a whole building energy management to track and solve energy peaks. If regulations shift to allow battery backup for emergency elevators, the building gains area for on-site solar PV through the elimination of a diesel generator and fuel storage room.

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:	<input type="text" value="Deg."/>	Temperature Range - High:	<input type="text" value="Deg."/>
Annual Heating Degree Days:	<input type="text"/>	Annual Cooling Degree Days	<input type="text"/>

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90°:	<input type="text" value="#"/>	Days – Above 100°:	<input type="text" value="#"/>
Number of Heatwaves / Year:	<input type="text" value="#"/>	Average Duration of Heatwave (Days):	<input type="text" value="#"/>

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

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:

As a high performance building its system will have the resiliency to handle more extreme weather events.

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:

The high-performance envelope will allow the interior spaces to maintain comfort longer in the event of a power interruption.

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:

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

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):

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 SFHA?

No

What Zone:

A, AE, AH, AO, AR,
A99, V, VE

Current 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.

No

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

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.:

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.:

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:

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

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.:

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 off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).**

For questions or comments about this checklist or Climate Change best practices, please contact:
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