



**MASS.
JANEY**
Construction Management

 **ZEPHYR**
ARCHITECTS

UPTON + PARTNERS

THE NEW URBAN COLLABORATIVE

PARCEL 8

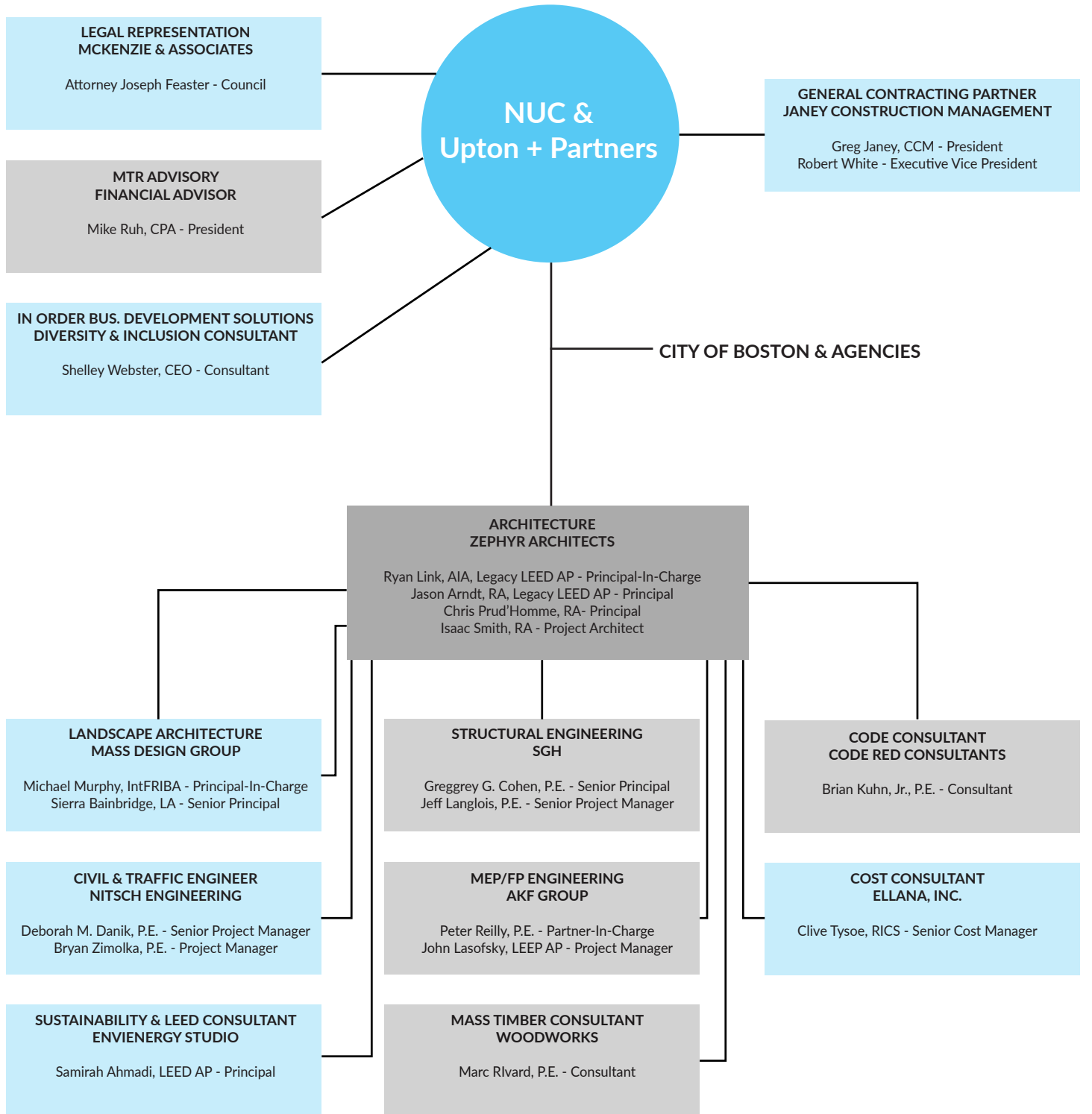


CITY OF BOSTON, DEPT. OF NEIGHBORHOOD DEVELOPMENT JUNE 24, 2020



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McKenzie and Associates			



INDICATES MBE/WBE/NPO

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DESIGN PROPOSAL

ZEPHYR ARCHITECTS

MASS DESIGN GROUP

Statement of Purpose

"Boston must become a leader among cities. The vision of the New Boston must extend into Roxbury."

-Dr. Martin Luther King, Jr., 1965

June 24, 2020

Teresa Polhemus - Executive Director/Secretary

Boston Planning & Development Agency Boston, MA 02210

RE: Request For Proposals: Parcel 8

Dear Ms. Polhemus,

Our team is delighted to submit our development proposal for Parcel 8 in Nubian Square, as these words remain true. Indeed the future development and growth of the Square has been the focus of significant work in creating the RFP, and was informed by the years of work through "Plan: Dudley Square," the "Roxbury Strategic Master Plan," and "Dudley Vision."

Our enthusiasm for this submission has been guided by the importance of Parcel 8. It is indeed the gateway to Nubian Square. It is one of the most significant and impactful locations in how we represent the historic and cultural identity and significance of Boston's black community in the larger context of the city.

We bring with us significant experience in working with the Nubian community, a diverse team made up predominantly of M/WBEs, and possess significant experience in projects of this size and in this community. We are uniquely qualified to accomplish the goals we have set for ourselves.

We have taken an approach to achieve a number of vastly important goals. First, we intend to activate and properly establish the rich history of the African American experience in the Square, Boston, and beyond, through our programming partnerships with The Museum Of African American History, and with The King Boston Center. We also hope to reactivate the Lower Roxbury Black History Project in conjunction with Northeastern University. Additionally our public space will share the same intention through the powerful work of Mass Design Group as Landscape Architect.

By establishing a community impact fund that will allow direct small investments in our project, the community will have ownership.

Beyond these elements of our project and the innovative building elements we designed, we are activating our project with office and work-live space of varying sizes to encourage and help establish an empowered business community in the neighborhood. This will further economic development and spending throughout the Square.

In short, in addition to our housing component, we are activating our space to encourage visitors to the Square who will directly learn about the culture and history of the existing community and contribute financially to it. Finally, we have a significant parking component to support the project and alleviate some of the burden that exists.

There is no more powerful force than a people steeped in their history, and there is no higher cause than honoring our struggle and ancestors by remembering. As the African American Community enters an unprecedented time of change, it is crucial to find mechanisms and opportunities to maintain our sense of community. It is imperative that we understand our common heritage and history as our greatest strength for the future. There are few things as powerful and important as a people, and a city, than remaining close to our history.

The development of Parcel 8 needs to happen with complete awareness of the importance of the site; the importance of intentionally activating it based on where it is located in the city and the impact it will have. The development of neighborhoods bordering Lower Roxbury and in the still-predominantly African American part of the city have been case studies in gentrification and the erasure of history. Our proposal for Parcel 8 will illuminate it as the gateway it represents. It is necessary and long past due.

Sincerely,

Jefrey DuBard, Managing Principal/Owner

THE NEW URBAN COLLABORATIVE, LLC





MELNEA CASS BLVD.

Historic Context

“The moral arc of the universe is long but it bends towards justice.”

-Martin Luther King Jr.

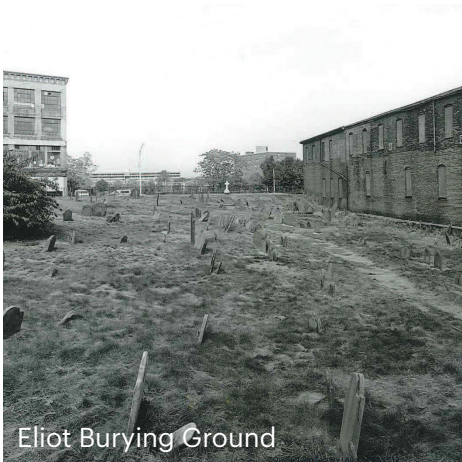
We start the design of Parcel 8 with the acknowledgment that this project sits on contested land. We acknowledge all of the histories, stories, and memories that exist in this place. We seek to acknowledge the native people who occupied this site, transformed by settlers into farmland, the industries that further developed it, the communities and people who have called this place home, those who fought for its survival against urban renewal, and the movements both past and present that have been catalyzed and convened here in the fight for civil rights and justice. We attempt to honor and uncover those stories through the design of an active and meaningful public realm that will host future generations - artists, activists, students, residents, visitors - and anchor this site as a gateway to Roxbury.

The Gateway Plaza is designed to uncover the history and legacy of the land now labeled Parcel 8. Drawing from the history of buildings on the site, we reveal the foundations and footprints of former structures and rebuild them as planter beds and seat walls in the Plaza. The layers and density of the urban fabric that once crossed over Melnea Cass become evident to visitors. At night, building footprints are illuminated to speak to this

history, as well as guide safe movement and use through the site. Lines inscribed on the ground in stone and concrete reflect previously built streets that followed the past grid and also commemorate the roads proposed during Urban Renewal that would have further eroded and erased this neighborhood but for the community activists who fought for its protection. The names of these activists are inscribed on pavers honoring their legacy.

The Gateway Plaza on Parcel 8 will be a sibling to the 1965 Freedom March Plaza and the Embrace sculpture by Hank Willis Thomas and MASS Design Group on the Boston Common. In partnership with King Boston, the Plaza’s design commemorates not only the legacy of Dr. Martin Luther and Coretta Scott King but also the local leaders and heroes who marched with them in the 1965 Freedom rally. The 1965 rally began in Roxbury.

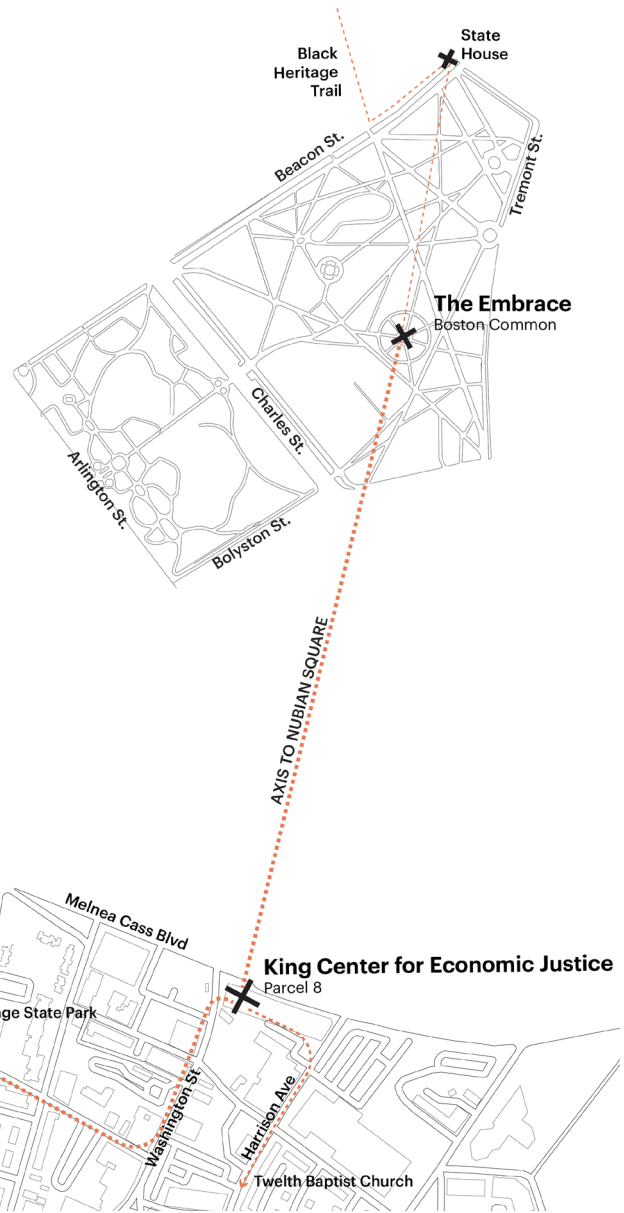
King Boston has always had twin goals, first a memorial in the Common and second a Center for Economic Justice in Roxbury. We have partnered with King Boston to be an anchor tenant and establish the King Center for Economic Justice. Together with the Museum of African American History, these organizations will help



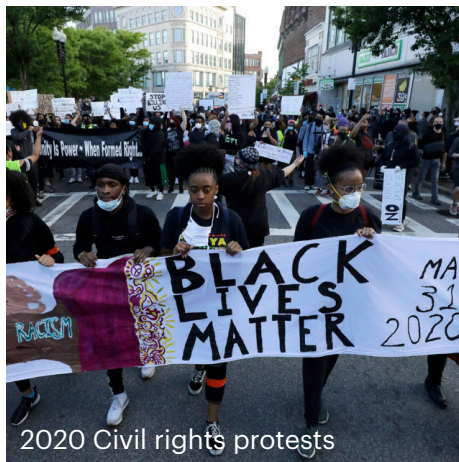
establish the Plaza and site as the cultural gateway to the neighborhood. We will design the Plaza to highlight Roxbury as the starting place for many historical civil rights marches including the Black Lives Matter Protest on May 31, 2020. A new significant investment in public art is envisioned here to welcome people and create a literal gateway to the neighborhood. We seek to honor King’s words: “The moral arch of the universe is long but it bends towards justice” and provide a gathering place for future marches.

The ground plane of the Gateway Plaza will recall the 1965 Freedom March Plaza design in the Common, and evoke the garment of destiny — a culturally significant motif that defines the ‘Freedom Plaza’ in the Boston Common starting off as individual pavers at the edges of the site and slowly building together into a uniform pattern evoking the power of the individual and the collective.

The center of the pattern lands at the corner of the King Center for Economic Justice creating a space for arts programming and performances. The pattern then climbs up the building facade and informs the design of the patterned louvers on the upper levels of the building.



Roxbury grassroots organizing



2020 Civil rights protests



Garment of destiny

The Plaza positions the site as the gateway to Roxbury and the genesis of the Boston Civil Rights trail.

Site Strategy

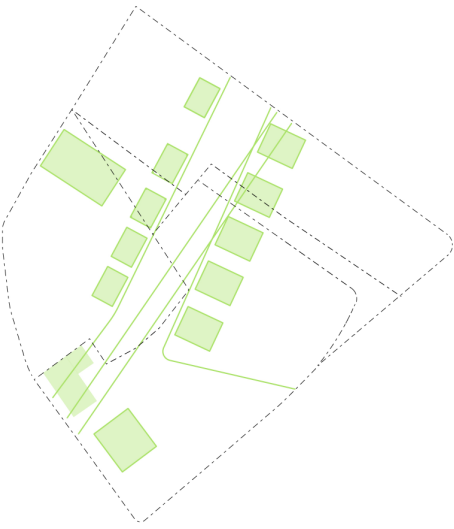
The proposal locates the Gateway Plaza on the corner of Washington Street and Melnea Cass Boulevard. Anchor institutions — the King Economic Center for Justice, the Museum of African American History, and the Nawn Factory — frame the space. A pathway along the west of the building pulls visitors through the Plaza, past the Eliot Burial Ground, and into the future site of Benjamin Franklin Institute of Technology. The path planted with native species and pollinators empties to Harrison Street and connects to the main residential entry and vehicle drop off. Along Melnea Cass a new bike path, sidewalk, street lighting, permeable pavers and integrated street trees create a more pedestrian and bike friendly route along the boulevard.

Public Art & Community Engagement Approach

The proposal seeks to honor the legacy, histories and memories of the site. In order to fully tell these stories, we must include a diverse set of stakeholders in its development. If selected, our team will seek feedback from members of local organizations, residents, and business owners to guide the development of the program Plaza design and ensure it aligns with the community's vision for use and activation.

Our proposal seeks to include a new public art piece to anchor this site as a “gateway” to Roxbury, commemorate the neighborhood's legacy in the fight for dignity, civil rights, recognition, and justice, and connect this site to the King Boston memorial in Boston Common. We are inspired by and seek to honor the many generations of change-agents who have built our city, who have called this site and this neighborhood home, and who have defined our nation. We intend to commission artists and collaborators to help shape this Plaza and center as a cultural destination in Boston.

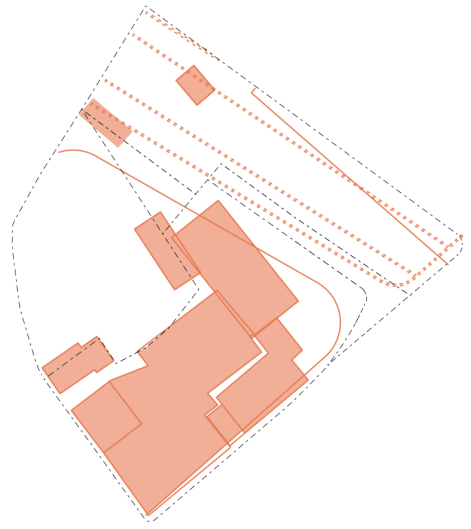




1775-1851



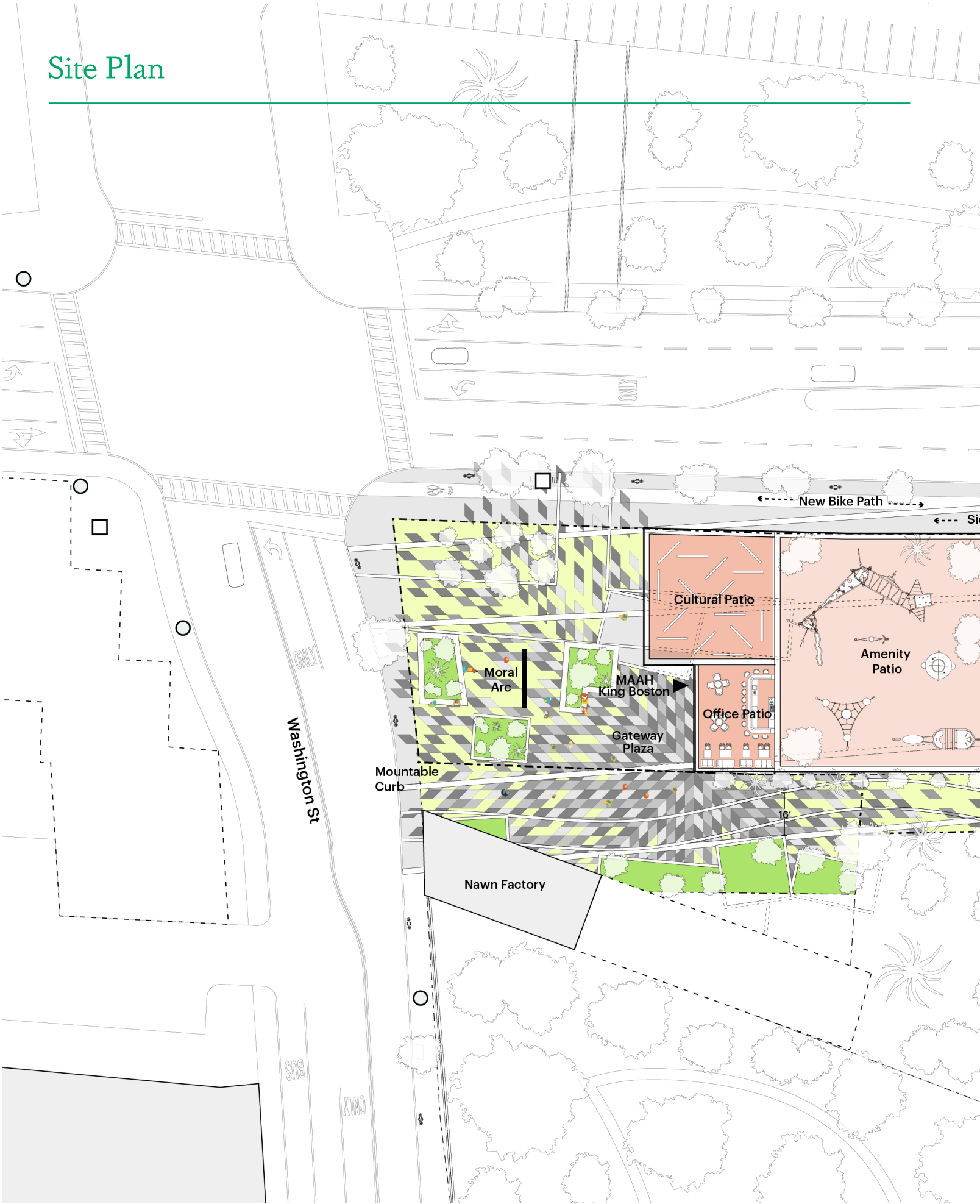
1852 - 1954

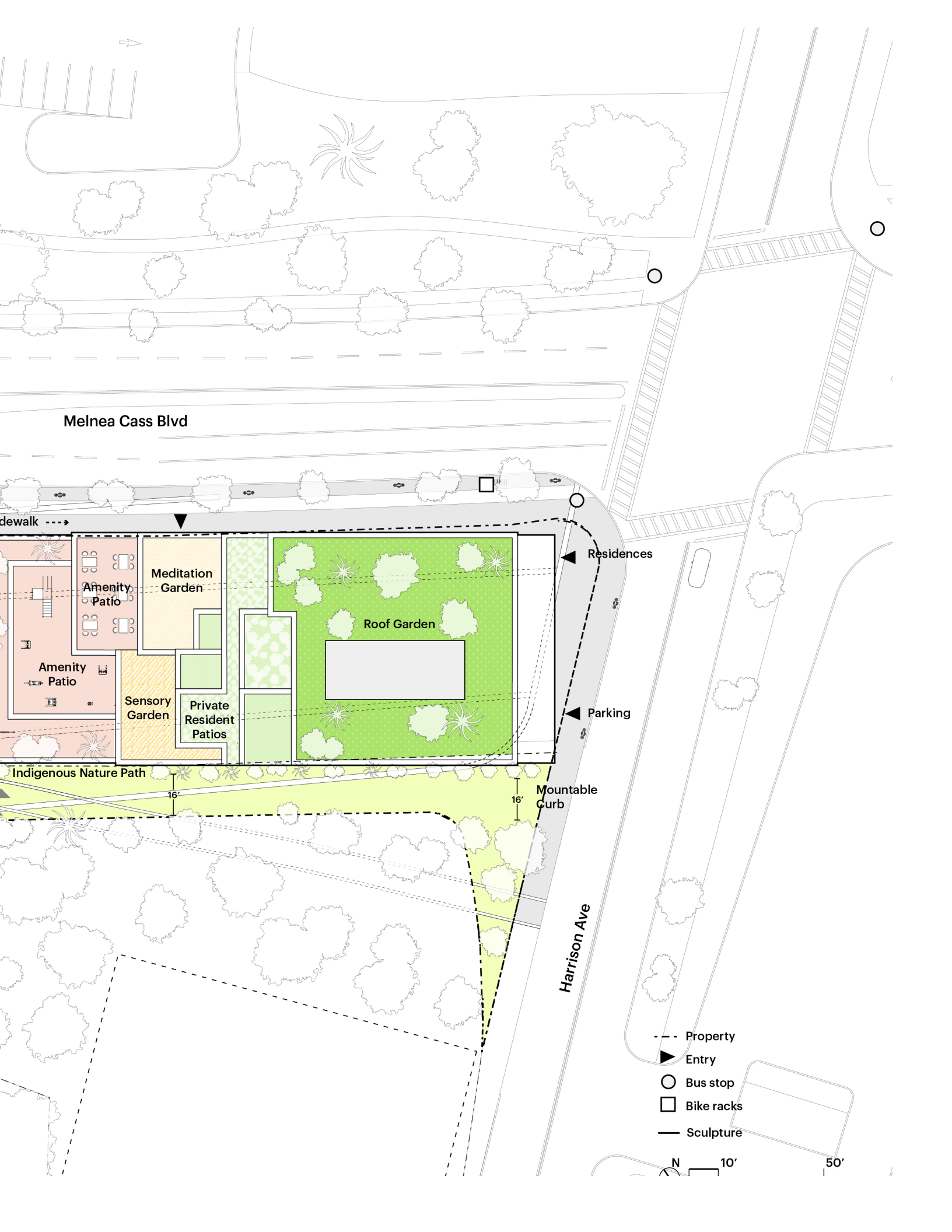


1954 - Present



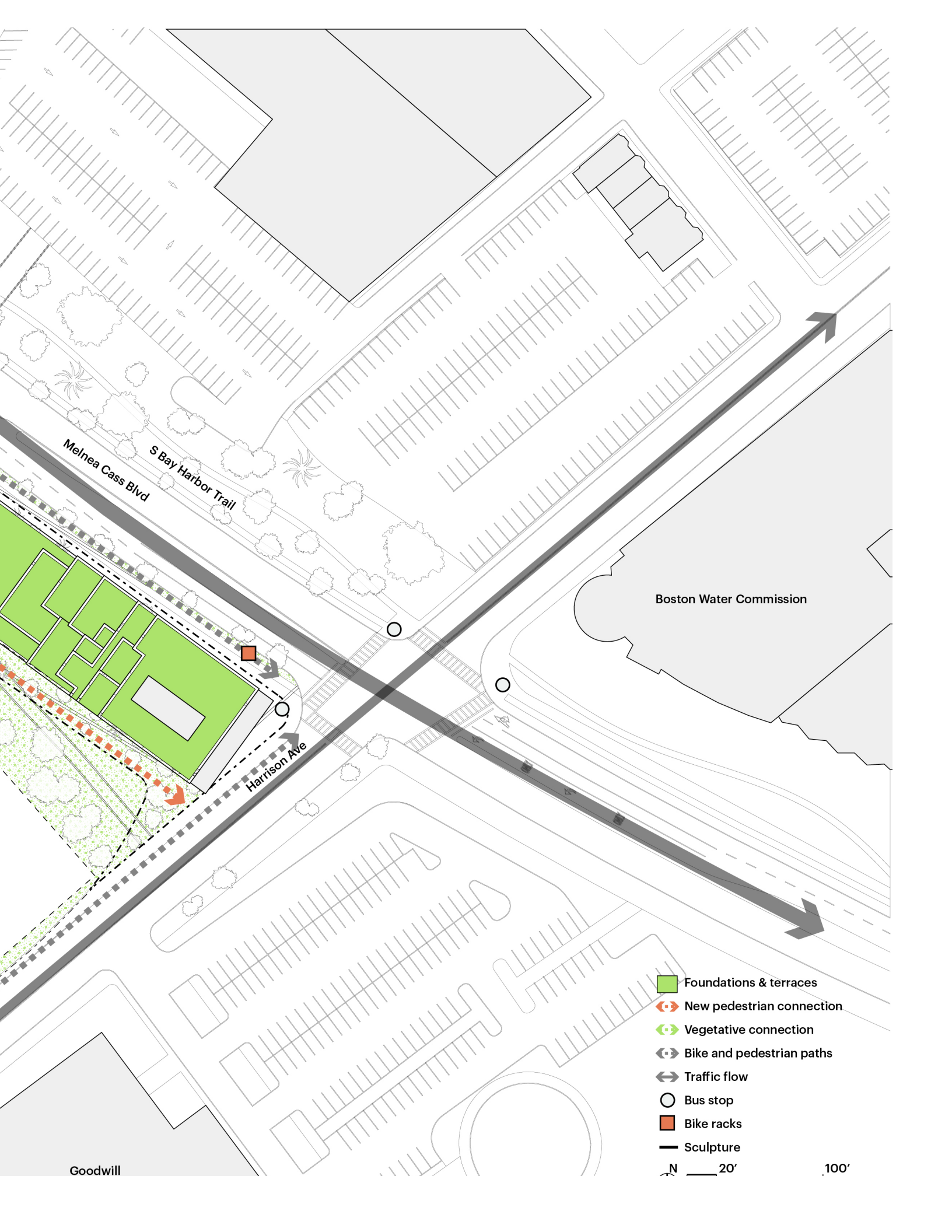
Site Plan





Neighborhood Plan





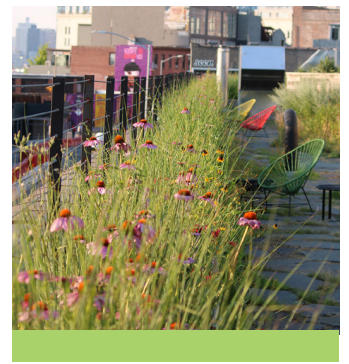
Healthy Housing

The development aims to provide ample green space to address heat island, co2 emissions and create a healthier living environment for residents and the community. With the recent COVID-19 pandemic, access to open space and fresh air has been essential to maintaining physical and mental health. This proposal provides a public Plaza, green spaces, and pathways planted with native species and includes an additional planting buffer and line of trees along Melnea Cass Blvd. Each floor of the building also has an adjacent terrace that allows for equitable access to the outdoors at all times and in times of pandemic or outbreaks of the virus, allows smaller groups of residents to access fresh air and sunlight. The terraces also assist with retaining rainwater and combat the heat-island effect.

The terraces will provide opportunities for residents and tenants to play, relax, grow food, and exercise. As they step up from the Gateway Plaza on Washington Street to Harrison Street, the terraces evolve from landscapes dedicated to civic life to landscapes for the promotion of plant and animal life. The first and second levels include programs to support anchor tenants, offices, and public events. The third through fifth level terraces provide space for outdoor amenities such as play and exercise areas, games, or garden beds. The sixth level creates a sensory garden planted with Lavender, Melissa, Mint, Thyme, Begonia, Artemisia and other fragrant and textured species. On the seventh level, provides a garden for meditation garden and on the eighth through fourteenth floors private resident patios are planted to attract butterflies and pollinators garden like Monarda, Liatris, Silphium, Sassafras and fruit trees.



Inside the Gateway Plaza, facing the King Center for Economic Justice



Roof Garden

Native wind-resistant grasses
Liatris, *Aster novae-angliae*
Clethra alnifolia

Private Residential Garden

Asclepias tuberosa
Solidago speciosa
Eupatorium purpureum
Rudbeckia fulgida

Meditation Garden

Silphium
Baptisia tinctoria
Sassafras
Spiraea alba var. *latifolia*
Tridens flavus

Sensory Garden

Lavendula Stochias
Rosmarinus officinalis
Stachys byzantia
Thymus citerodorus
 Mint

Amenity Patios

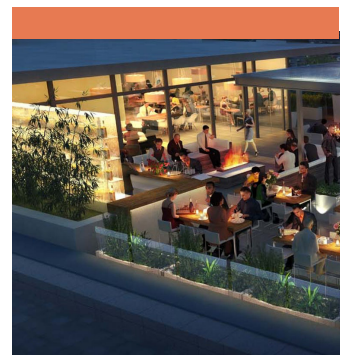
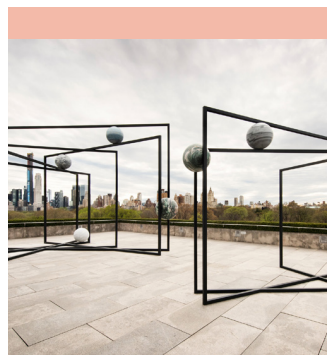
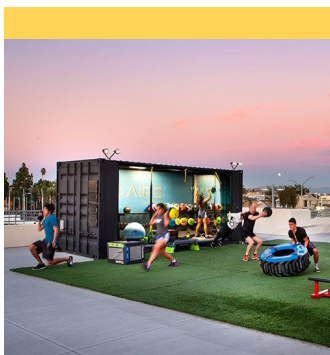
Asclepias tuberosa
Melissa officinalis
Bergenia cordifolia
Artemisia schmidtiana
Thymus pseudolanuginosus

Office Patio

Overhead string lights
 Planter boxes on perimeter
 Patio tables

Cultural Patio

Magnolia trees
 Planter boxes on perimeter
 Outdoor artwork



BOSTON IS ONE OF AMERICA'S GREAT GATEWAY CITIES, AND NUBIAN SQUARE IS ONE OF ITS GREATEST URBAN CENTERS.

The New Urban Collaborative identifies Roxbury, and specifically Nubian Square as a place that is of the greatest importance to the health and future of the City Of Boston. This historically rich, diverse, energetic place has been left uncared for by the City for far too long. Fortunately, this is the time for the square to address its problems, build on its many positives, and move confidently into the future as a focal point in the fabric of this great city.

Parcels 8 is proposed to be developed into a gateway into and out of Nubian Square. As such, this new place will function as a threshold--a places that is always reforming for the common good. Our proposal strongly emphasizes the uniqueness of the land in Parcel 8, and emphasizes the uniqueness of Nubian Square itself. Our architecture, landscape, and urban design renders a cleaner, safer, more inclusive, and sustainable place.

One of our many goals is to build upon decades of research that has been done to try and establish a feeling of unity and beauty in the area. We bring an urban design strategy to the area that fosters connectivity into the Square via beautified streets, lighting, and communication nodes, including wifi access and narrative public art. The need to access other important areas in Boston is recognized by the extension of these landscape benefits into the connector streets that link the neighborhood to the Orange Line (for Downtown access), to Longwood Medical Center (for jobs and public health), and to the Library and new planned open space at the Gateway.

We believe in buiding for the common good. Our proposal is the result of an intense period of engagement with community members to ensure we fit the design to the needs and desires of those who will engage with it the most. We listen and learn with the objective that our landscape and architectural proposals will disrupt patterns of decay, establishing new precedents for a healthier environment. Positive neighborhood change built on the foundation of trust and openness is our goal. We recognize the challenges of building in this place, and we are proud of our respectful relationships with the many residents of the area we have already met.

Our architecture, landscape, and program of Parcel 8 are unified in their goal to reframe the aesthetic and functional value of their sites. They share a high degree of sustainability--we are expecting LEED Platinum and Passiv Haus ratings--and compliance with best resiliency practices. Each is also focussed heavily on affordable housing and neighborhood programs that support culture, education, creativity, and active street life. The building will reinforcing the street edge and introducing new life to the area. On Washington Street, the building takes a different position, stepping away from the land to allow open space and meaning to be developed. The form follows the established height of the abutting structures at the podium, placing an active program of community culture

on the adjacent open space. A dense residential piece rises up in the center of the block, preserving views and shadows for the existing neighbors as well as possible.

As a transit oriented development, it is important that we place density close to the busses and trains that serve the city. Washington Street is an edge-property, and thus features below grade parking and a substantial bicycle parking and amenity facility. Our systemic approach to the neighborhood is pedestrian friendly and oriented toward beautification and connection. The neighborhood will be programmed with regular nodes of art and softscape in conjunction with our project at 40-50 Warren, and the new buildings will feature occupied green roofs, well lit entries, and activated street edges.

Parcel 8 is not only LEED Platinum, but also structurally innovative. A highly sustainable emergent structural system is being proposed. This will be a mass timber tall building-- the first of its kind in Boston, and will establish new ways of thinking about how we build buildings in America. We expect to work with the various agencies in the city and state to bring this concept to fruition. Along with the Bolling Building and the Department of Neighborhood Development's E+ projects, this will further establish Roxbury as one of North America's most important architectural (hence cultural) vanguards. This is a flexible design that is adaptable to the technologies approved or requested at the time of construction.

The building's lowest floor is anticipated to contain the Museum of African American History, as well as space for King Boston, and a generous Nubian Square community amenity. The second and third floor are programmed with commercial office tenants, along with a amenity roof terraces for each program. This sets up the theme of the building: one of openness and fresh air. Cultural programs and educational opportunities, equitable living, and innovative building systems provide a healthy building that will support a high quality of life.

Beginning on the fourth floor, residential program begins to dominate, with a community residential space and terrace adjacent to work-live units. As the program transitions to a strictly residential one, the building begins to sweep away and up from the Gateway Park below, exposing handsome wood detailing that forms the backdrop to a system of terraces that climb the facade all the way to the top floor. As each rising floor's terrace shrinks, its uses become more connected to the dwelling units behind them, reinforcing the idea that a tall building can be a humane place to live.

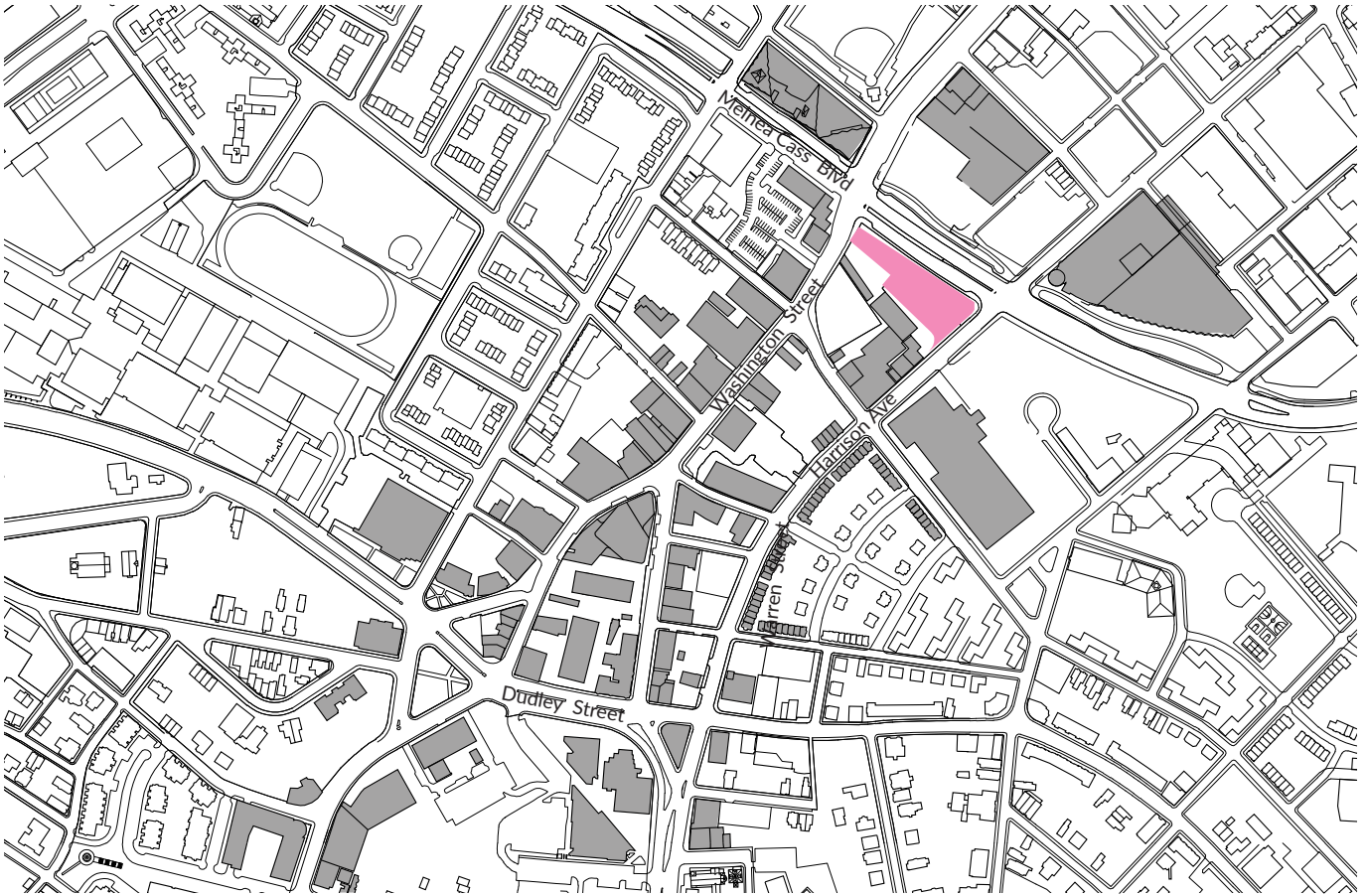
The relationship between history, understanding the land, and a narrative building that functions as a neighborhood threshold will define and invigorate the Nubian Square streets and businesses for many years.





AERIAL OF THE GATEWAY AT MELNEA & WASHINGTON







MOSQUE FOR PRAISING ALLAH

HALEY HOUSE

RUGGLES ASSISTED LIVING

ZIPCAR

MASS. DEPT OF TRANSPORTATION

99 CENTS

SALVATION ARMY

CENTRAL BOSTON ELDER SERVICES

UNITED STATES POSTAL SERVICE

BOSTON POLICE DEPARTMENT

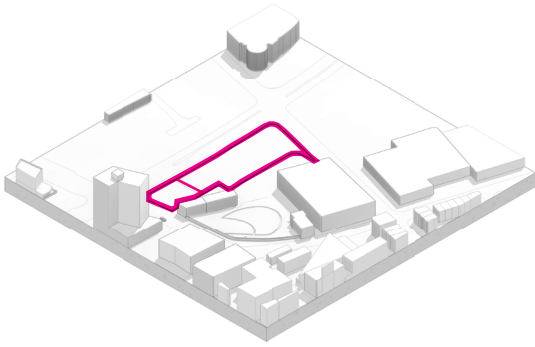
RUGGLES STREET

WARREN STREET

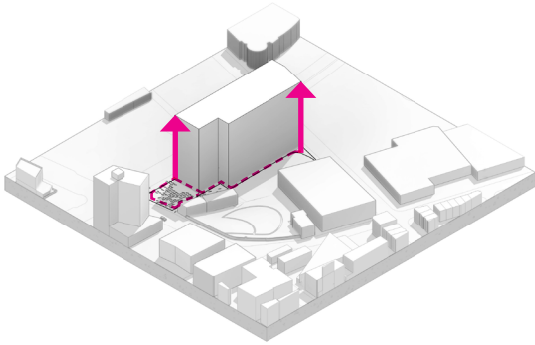
DUDLEY STREET

NEIGHBORHOOD MAP

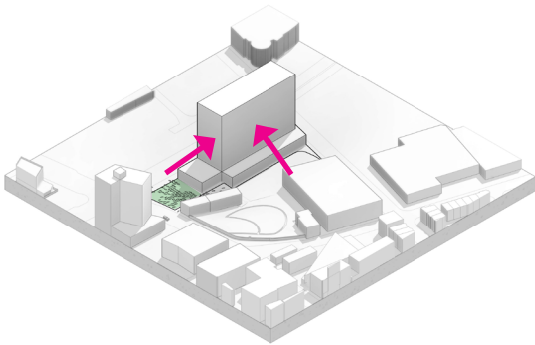




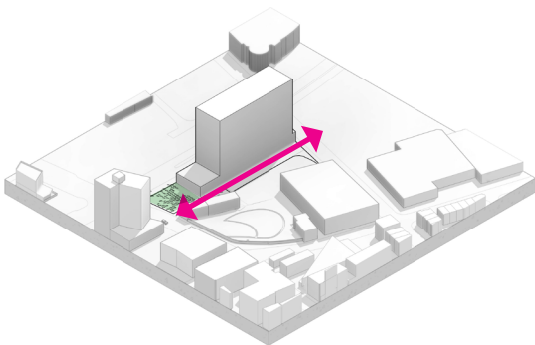
PARCEL 8



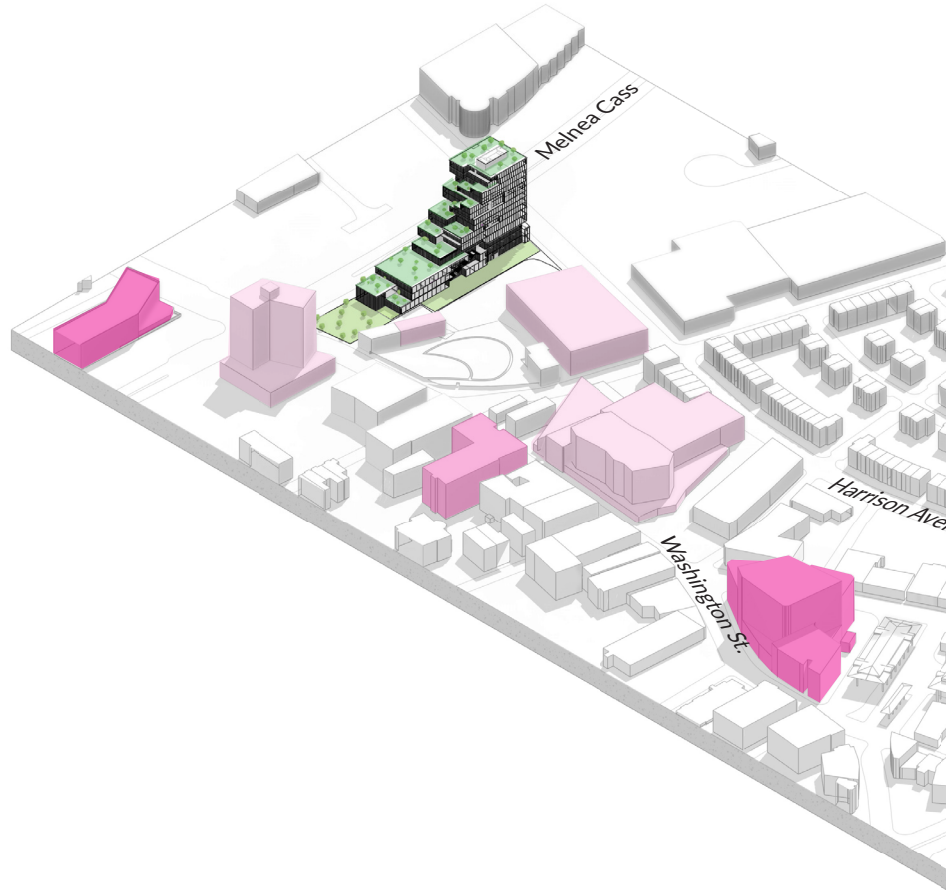
EXTRUDE

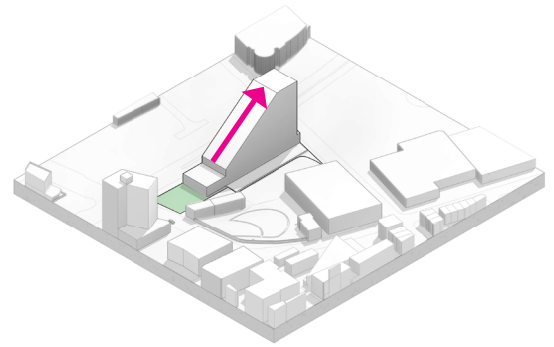


SETBACK

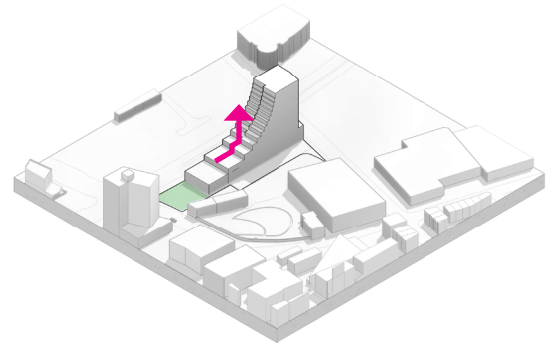


OPEN

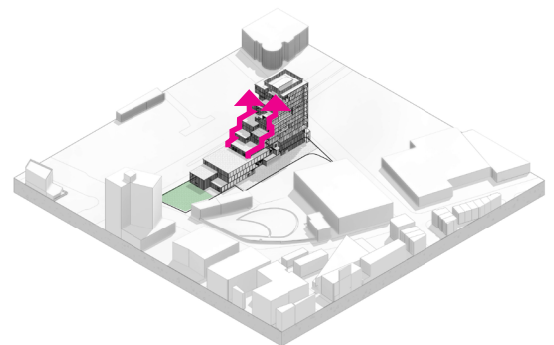




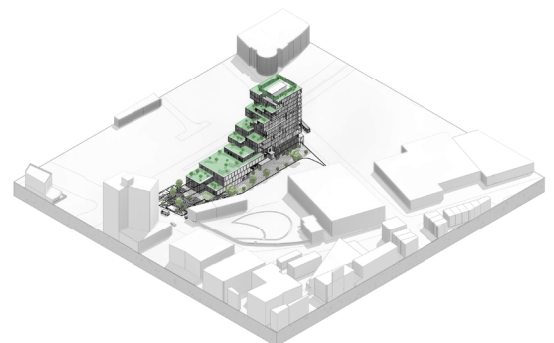
LEAN BACK



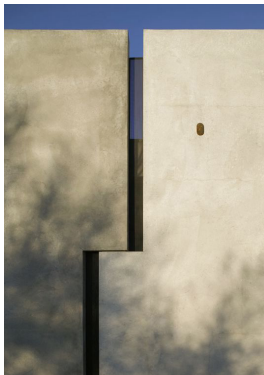
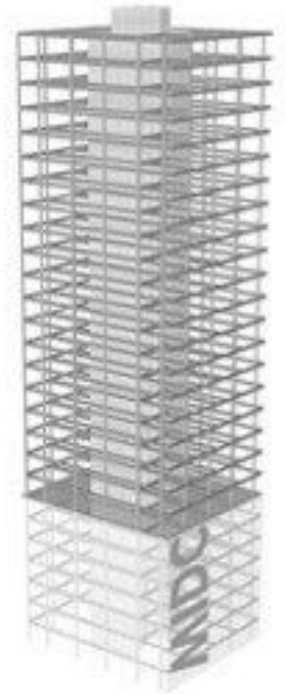
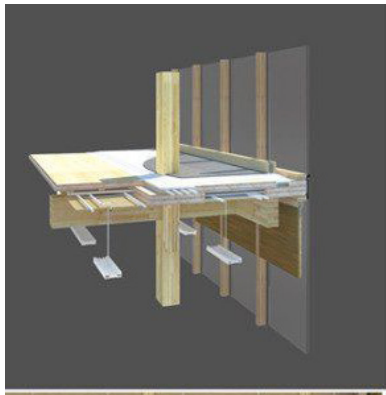
TERRACE



PROGRAM



LANDSCAPE



MATERIAL STRATEGIES

REAR YARD MIN. ALLOWED : 20' EXISTING : N/A PROPOSED : XX' COMPLIANCE : Yes NOTES :		
USABLE OPEN SPACE ALLOWED : 50 sq.ft. /Unit EXISTING : N/A PROPOSED : 44,093 sq.ft. COMPLIANCE : Yes NOTES :	FRONT YARD MIN. ALLOWED : Conformity EXISTING : N/A PROPOSED : Conformity COMPLIANCE : Yes NOTES :	SIDE YARD MIN. ALLOWED : No Regulations EXISTING : NA PROPOSED : NA COMPLIANCE : Yes NOTES :
LOT FRONTAGE MIN. ALLOWED : No Regulations EXISTING : NA PROPOSED : NA COMPLIANCE : Yes NOTES :	FLOOR AREA RATIO ALLOWED : 2.0 EXISTING : N/A PROPOSED : 3.77 COMPLIANCE : Variance Required NOTES :	BUILDING HEIGHT (FT) ALLOWED : 45' EXISTING : N/A PROPOSED : 170' COMPLIANCE : Variance Required NOTES :
LOT AREA, MIN. ALLOWED : No Regulations EXISTING : NA PROPOSED : NA COMPLIANCE : Yes NOTES :	ADDITIONAL AREA ALLOWED : No Regulations EXISTING : NA PROPOSED : NA COMPLIANCE : Yes NOTES :	LOT WIDTH MIN. ALLOWED : No Regulations EXISTING : NA PROPOSED : NA COMPLIANCE : Yes NOTES :

ZONING DISTRICT(S)
Zoning District : Roxbury Neighborhood | Subdistrict : Roxbury Heritage State Park CF | Neighborhood Design Review Overlay District | Parks Design Review

Level 1	25,133 SF
Level 2	20,966 SF
Level 3	20,243 SF
Level 4	15,059 SF
Level 5	13,663 SF
Level 6	12,565 SF
Level 7	11,321 SF
Level 8	9,480 SF
Level 9	9,724 SF
Level 10	9,487 SF
Level 11	8,266 SF
Level 12	7,792 SF
Level 13	7,546 SF
Level 14	7,224 SF
Total	178,497 SF

ZONING SUMMARY

GROSS FLOOR AREA

1	Level 4	Artist Live-Work	951 ft²	47	Level 8	1+ Bedroom / 1 Bath	859 ft²	23	Level 5	1 Bedroom / 1 Bath	800 ft²	69	Level 11	1 Bedroom / 1 Bath	764 ft²
2	Level 4	Artist Live-Work	764 ft²	48	Level 8	1+ Bedroom / 1 Bath	859 ft²	24	Level 6	2 Bedroom / 1 Bath	951 ft²	70	Level 11	3 Bedroom / 2 Bath	1207 ft²
3	Level 4	Artist Live-Work	859 ft²	49	Level 8	3 Bedroom / 2 Bath	1176 ft²	25	Level 6	1 Bedroom / 1 Bath	764 ft²	71	Level 11	3 Bedroom / 2 Bath	1176 ft²
4	Level 4	Artist Live-Work	859 ft²	50	Level 8	1+ Bedroom / 1 Bath	828 ft²	26	Level 6	1+ Bedroom / 1 Bath	859 ft²	72	Level 11	1+ Bedroom / 1 Bath	859 ft²
5	Level 4	Artist Live-Work	1176 ft²	51	Level 8	3 Bedroom / 2 Bath	1407 ft²	27	Level 6	1+ Bedroom / 1 Bath	859 ft²	73	Level 11	1 Bedroom / 1 Bath	728 ft²
6	Level 4	Artist Live-Work	657 ft²	52	Level 8	1 Bedroom / 1 Bath	750 ft²	28	Level 6	3 Bedroom / 2 Bath	1176 ft²	74	Level 11	1 Bedroom / 1 Bath	750 ft²
7	Level 4	Artist Live-Work	924 ft²	53	Level 9	2 Bedroom / 1 Bath	951 ft²	29	Level 6	2+ Bedroom / 2 Bath	1149 ft²	75	Level 12	2 Bedroom / 1 Bath	951 ft²
8	Level 4	Artist Live-Work	634 ft²	54	Level 9	1 Bedroom / 1 Bath	764 ft²	30	Level 6	2+ Bedroom / 2 Bath	1147 ft²	76	Level 12	1 Bedroom / 1 Bath	764 ft²
9	Level 4	Artist Live-Work	955 ft²	55	Level 9	1+ Bedroom / 1 Bath	859 ft²	31	Level 6	1+ Bedroom / 1 Bath	969 ft²	77	Level 12	2 Bedroom / 2 Bath	859 ft²
10	Level 4	Artist Live-Work	750 ft²	56	Level 9	3 Bedroom / 2 Bath	1176 ft²	32	Level 6	1 Bedroom / 1 Bath	750 ft²	78	Level 12	3 Bedroom / 2 Bath	1176 ft²
11	Level 4	Artist Live-Work	657 ft²	57	Level 9	1+ Bedroom / 1 Bath	859 ft²	33	Level 6	1 Bedroom / 1 Bath	800 ft²	79	Level 12	1+ Bedroom / 1 Bath	859 ft²
12	Level 5	2 Bedroom / 1 Bath	953 ft²	58	Level 9	1 Bedroom / 1 Bath	1357 ft²	34	Level 6	1 Bedroom / 1 Bath	774 ft²	80	Level 12	3 Bedroom / 2 Bath	1264 ft²
13	Level 5	1+ Bedroom / 1 Bath	867 ft²	59	Level 9	1 Bedroom / 1 Bath	750 ft²	35	Level 7	2 Bedroom / 1 Bath	951 ft²	81	Level 13	2 Bedroom / 1 Bath	951 ft²
14	Level 5	2+ Bedroom / 2 Bath	1153 ft²	60	Level 9	2 Bedroom / 2 Bath	1072 ft²	36	Level 7	1 Bedroom / 1 Bath	764 ft²	82	Level 13	1 Bedroom / 1 Bath	764 ft²
15	Level 5	Studio	730 ft²	61	Level 10	2 Bedroom / 1 Bath	951 ft²	37	Level 7	1+ Bedroom / 1 Bath	859 ft²	83	Level 13	3 Bedroom / 2 Bath	1307 ft²
16	Level 5	3 Bedroom / 2 Bath	1405 ft²	62	Level 10	1 Bedroom / 1 Bath	764 ft²	38	Level 7	3 Bedroom / 2 Bath	1176 ft²	84	Level 13	3 Bedroom / 2 Bath	1176 ft²
17	Level 5	1 Bedroom / 1 Bath	742 ft²	63	Level 10	3 Bedroom / 2 Bath	859 ft²	39	Level 7	1 Bedroom / 1 Bath	750 ft²	85	Level 13	1+ Bedroom / 1 Bath	859 ft²
18	Level 5	1+ Bedroom / 1 Bath	969 ft²	64	Level 10	3 Bedroom / 2 Bath	1176 ft²	40	Level 7	1 Bedroom / 1 Bath	800 ft²	86	Level 13	1 Bedroom / 1 Bath	766 ft²
19	Level 5	1 Bedroom / 1 Bath	764 ft²	65	Level 10	1+ Bedroom / 1 Bath	859 ft²	41	Level 7	1+ Bedroom / 1 Bath	859 ft²	87	Level 14	2 Bedroom / 1 Bath	951 ft²
20	Level 5	1+ Bedroom / 1 Bath	867 ft²	66	Level 10	1 Bedroom / 1 Bath	1172 ft²	42	Level 7	2+ Bedroom / 2 Bath	1149 ft²	88	Level 14	3 Bedroom / 2 Bath	1259 ft²
21	Level 5	3 Bedroom / 2 Bath	1176 ft²	67	Level 10	1 Bedroom / 1 Bath	750 ft²	43	Level 7	2+ Bedroom / 2 Bath	1147 ft²	89	Level 14	3 Bedroom / 2 Bath	1289 ft²
22	Level 5	1 Bedroom / 1 Bath	751 ft²	68	Level 11	2 Bedroom / 1 Bath	951 ft²	44	Level 7	1 Bedroom / 1 Bath	606 ft²	90	Level 14	1+ Bedroom / 1 Bath	859 ft²
								45	Level 8	2 Bedroom / 1 Bath	951 ft²	91	Level 14	3 Bedroom / 2 Bath	1176 ft²
								46	Level 8	1+ Bedroom / 1 Bath	764 ft²		Total Units: 91		85196 ft²

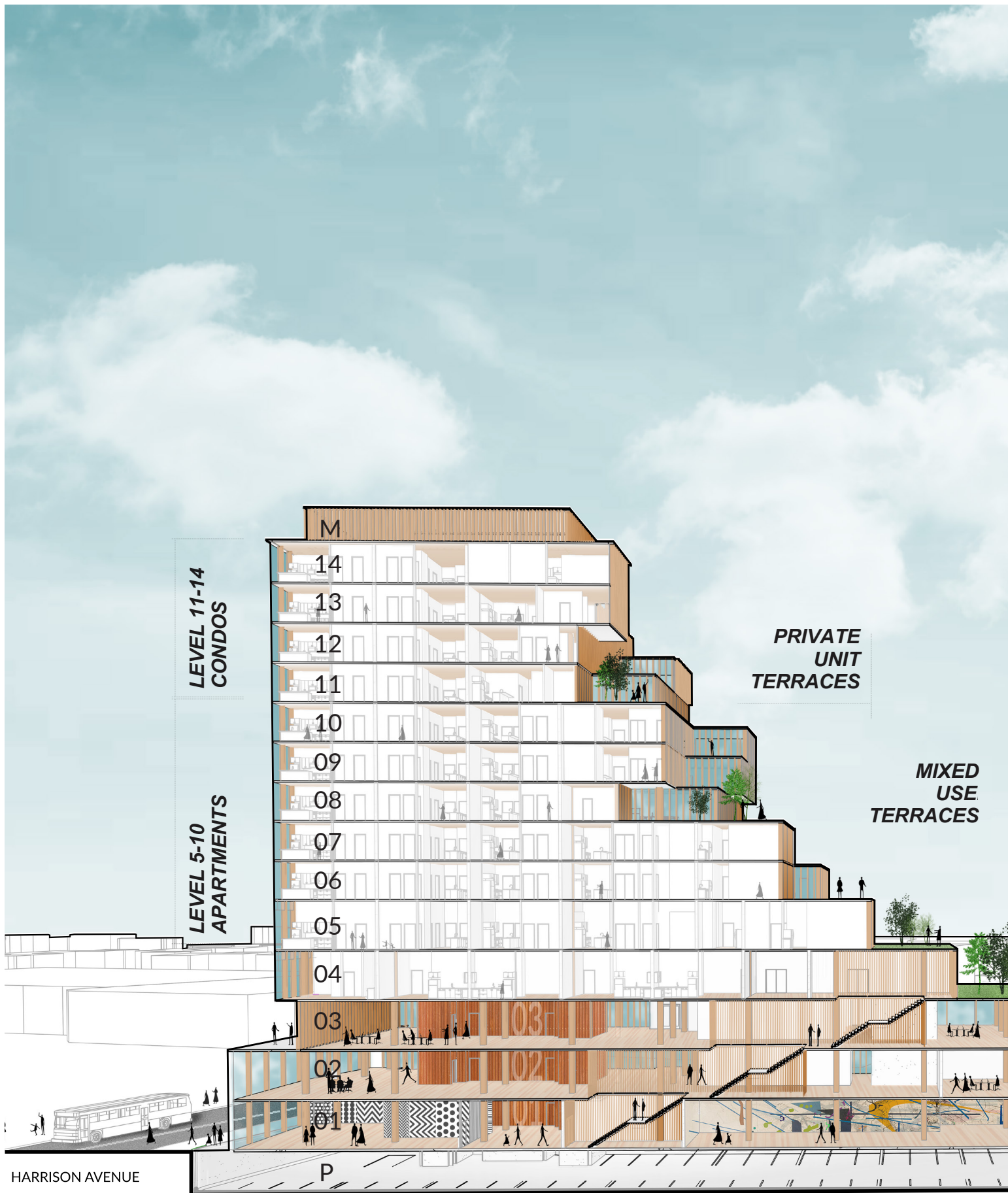
WORK/LIVE	11
STUDIO	1
1 BED 1 BATH	26
1+ BED 1 BATH	19
2 BED 1 BATH	10
2 BED 2 BATH	2
2+ BED 2 BATH	5
3 BED 2 BATH	18

UNITS

Proposed Use Group: A-3 / B / R-2 / S-1
Stories: 14
Construction Classification:
1A Levels: P1 - 3
IV-B Levels: 4 - 14

BUILDING TYPE

PARCEL 8 SUMMARY



		PROGRAM CATEGORY	GROSS SF
TOWER	LEVEL 14	RESIDENTIAL FLOOR	7,224
	LEVEL 13	RESIDENTIAL FLOOR	7,546
	LEVEL 12	RESIDENTIAL FLOOR	7,792
	LEVEL 11	RESIDENTIAL FLOOR	8,266
	LEVEL 10	RESIDENTIAL FLOOR	9,487
	LEVEL 9	RESIDENTIAL FLOOR	9,724
	LEVEL 8	RESIDENTIAL FLOOR	9,480
	LEVEL 7	RESIDENTIAL FLOOR	11,321
	LEVEL 6	RESIDENTIAL FLOOR	12,565
	LEVEL 5	RESIDENTIAL FLOOR	13,663
	LEVEL 4	RESIDENTIAL FLOOR	15,059
SUBTOTAL, TOWER GSF			112,125

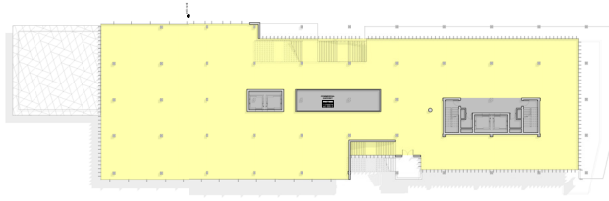
PODIUM	LEVEL 3	COMMERCIAL FLOOR	20,243
	LEVEL 2	COMMERCIAL FLOOR	20,996
	LEVEL 1	COMMERCIAL FLOOR	25,133
SUBTOTAL, PODIUM GSF			66,372

TOTAL BUILDING GSF			178,497
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LEVEL P1	PARKING	36,238
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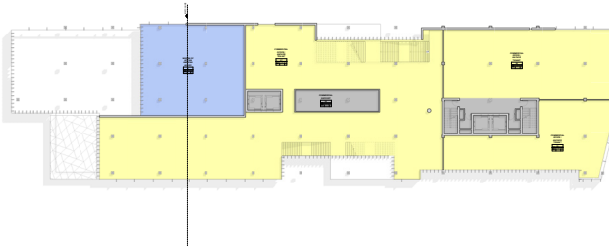
RENDERED SECTION



PODIUM FLOOR 03



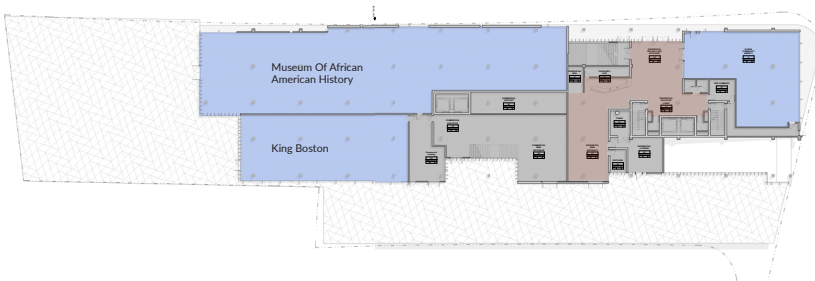
TOWER FLOOR 07



PODIUM FLOOR 02



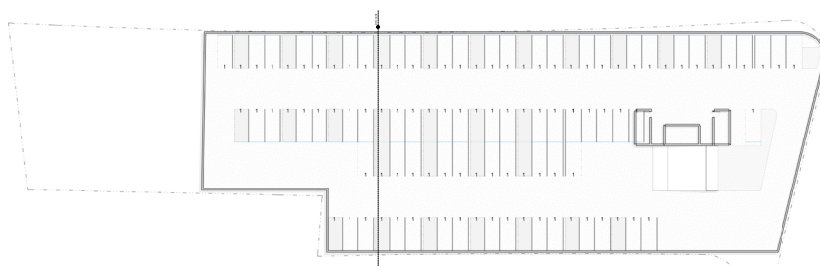
TOWER FLOOR 06



PODIUM FLOOR 01



TOWER FLOOR 05



BELOW GRADE PARKING

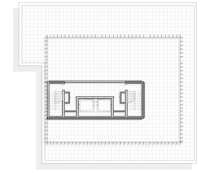


TOWER FLOOR 04

***SEE SUPPLEMENTAL DRAWING SET FOR FULL SIZE CONCEPT DRAWINGS**



TOWER FLOOR 11



ROOF PLAN



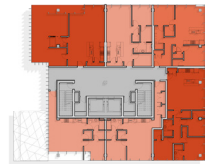
TOWER FLOOR 10



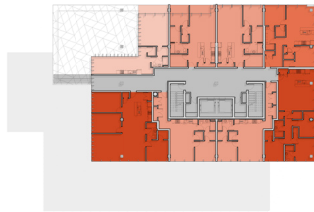
TOWER FLOOR 14



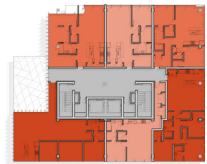
TOWER FLOOR 09




TOWER FLOOR 13



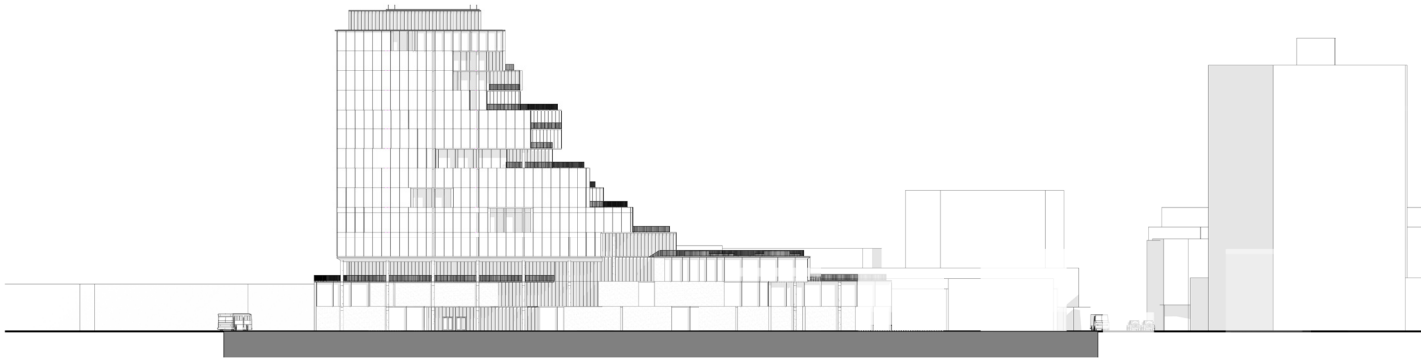
TOWER FLOOR 08



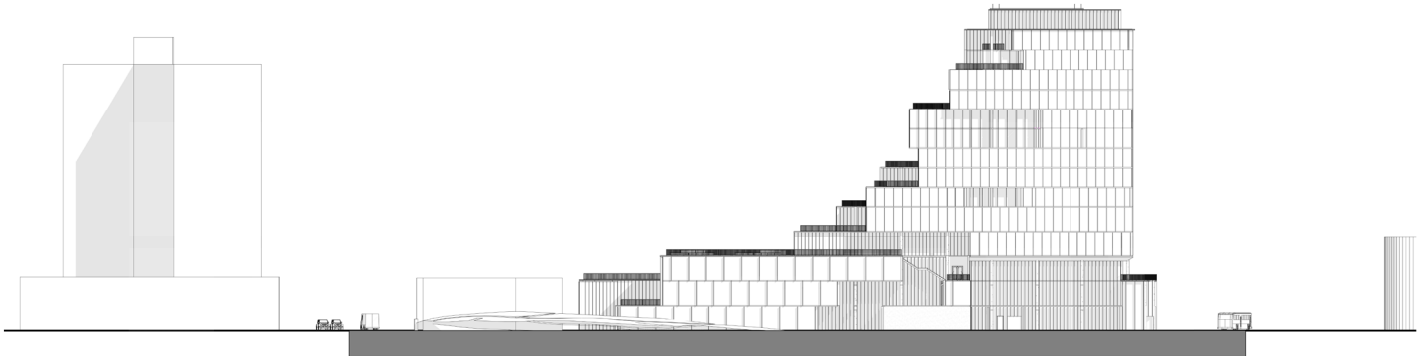
TOWER FLOOR 12

- | | |
|--|---|
|  Studio |  Cultural / Amenity |
|  1 Bedroom |  Commercial |
|  2 Bedroom | |
|  3 Bedroom | |

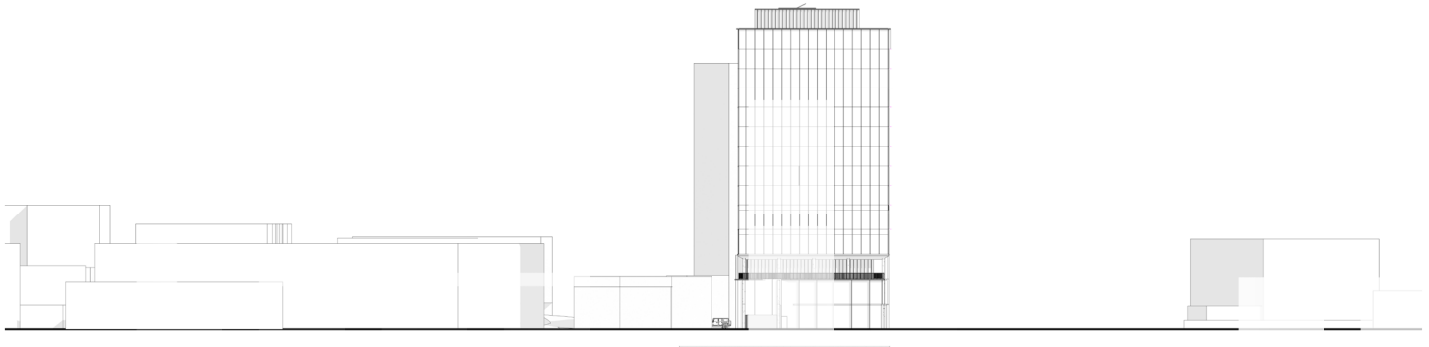
SCHEMATIC PLANS



MELNEA CASS BLVD ELEVATION



MID-BLOCK ELEVATION



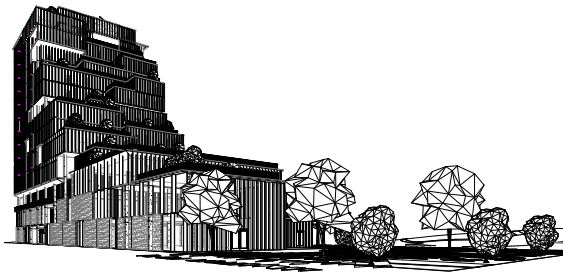
HARRISON AVENUE ELEVATION



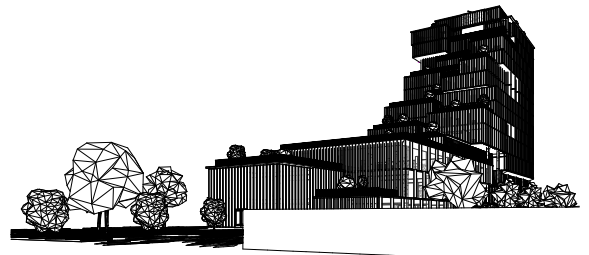
WASHINGTON STREET ELEVATION

***SEE SUPPLEMENTAL DRAWING SET FOR FULL SIZE CONCEPT DRAWINGS**

SCHEMATIC ELEVATIONS AND PERSPECTIVES



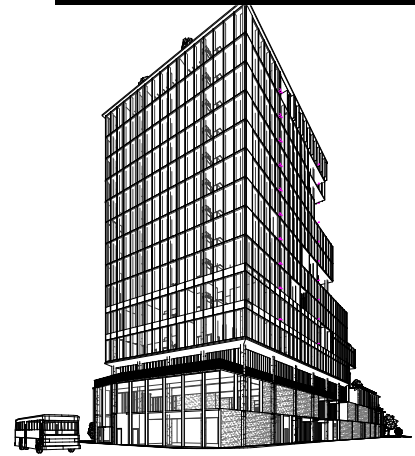
NORTHWEST EYE LEVEL



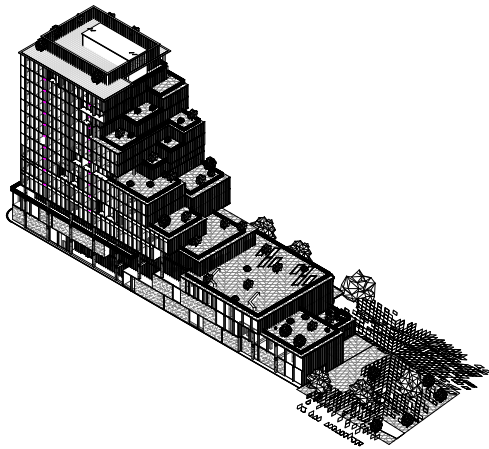
SOUTHWEST EYE LEVEL



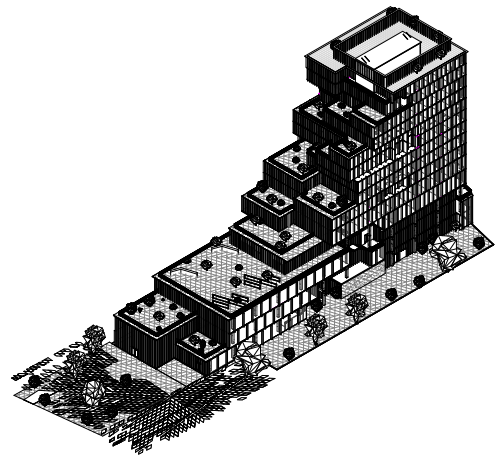
SOUTHEAST EYE LEVEL



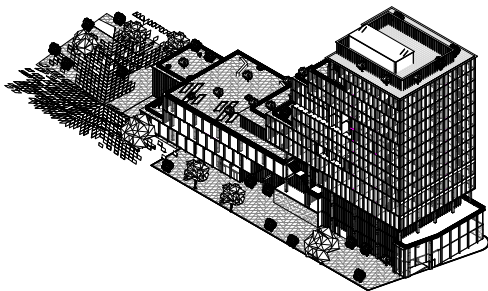
NORTHEAST EYE LEVEL



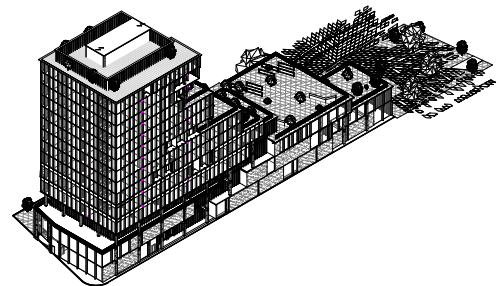
NORTHWEST AERIAL



SOUTHWEST AERIAL



SOUTHEAST AERIAL



NORTHEAST AERIAL

DESIGN TEAM INTRODUCTION

ZEPHYR ARCHITECTS & MASS DESIGN GROUP

Zephyr Architects

URBAN DESIGN, ARCHITECTURE, & COMMUNITY ENGAGEMENT

Zephyr Architects is a multi-disciplinary design firm specializing in contemporary architectural design (which is by definition sustainable) and urban design. The firm's focus is to produce progressive design with innovation, problem-solving, and human consideration at the core of their service. They deliver projects that elevate the design expectations of each neighborhood and city, set new precedents for design clarity, and provide solutions to space and structure that are inspiring, elegant, and impactful. The belief that the building design and construction industry can lead the way to an energy positive, resilient, and socially equitable future is central to Zephyr's mission.

Designing for Boston

As a Boston-based design firm, Zephyr Architects has had the opportunity to design both in the city and across the greater Boston area. With work spanning Boston, Dorchester, South Boston, the South End, Somerville, Charlestown, Cambridge, the North End, East Boston, Jamaica Plain, the North and South Shores, Cape Cod, and beyond, Zephyr Architects brings an insightful approach to designing for the region.

As winners of the Marcella & Highland E+ RFP, Zephyr is already engaged in a leadership role in the deep green future of Boston. The process of working with neighborhood groups and abutters is familiar. Various members of the firm have deep experience with Urban Design at the scale of the city, as is proposed in Fort Point.

In their recent work, a number of projects are centered in Dorchester, an important pocket of Boston. Their work in Nubian Square will transform underutilized parcels into beautiful new anchors for the neighborhood, and elevate the aesthetic vision of the community through improved connectivity and renewed activity at the edges of streets and sites. Increased focus on urban softscape and improved hardscape is a common theme in Zephyr's Urban Design.

In Jamaica Plain, Zephyr's transformation of a brownfield site into 44 units of housing created new equity for the neighborhood from the once dangerous parcel and community eyesore. Another project involves a literal "out of the ashes" narrative as they design new residences from the destruction of a burned-down apartment building.

In all instances, Zephyr seeks out projects that reclaim lost or underutilized pieces of the city. Designing with a clear mission in mind, Zephyr gravitates to projects that offer the chance to conceive of a greater and more responsible place, strengthening neighborhoods, reinforcing and beautifying streets, and leading with environmental responsibility and contemporary contextual vision.

JASON ARNDT, RA, LEGACY LEED AP

PRINCIPAL



Jason Arndt brings 20 years of experience in architectural design and urban planning around the globe. Deliberate and purposeful with projects at all scales, Jason creates opportunities for impact, whether changing a city skyline or detailing a highly technical facade. By balancing creativity with pragmatism, Jason brings an entrepreneurial spirit to the firm. As a founder of several companies that support the practice of Architecture, Jason approaches each project with an eye for efficiencies and heightened productivity.

EDUCATION

Master of Architecture, Columbia University

Honors Bachelor of Science in Architecture, University of Texas
Arlington, Summa Cum Laude

REGISTRATION

Registered Architect in Massachusetts and New York

AFFILIATIONS

American Institute of Architects

United States Green Building Council

NAIOP

Urban Land Institute

Boston Society of Architects

Adjunct Professor, Boston Architectural College

AWARDS & HONORS

ENR Top 20 Under 40 Award

China International Architecture Biennial, Finalist Award

SELECTED WORKS

9 Jeffries | East Boston, MA

The Marc | Boston, MA

90 Cottage Street |
East Boston, MA

47 Concord | Boston, MA

375 Maverick | East Boston, MA

45 Burnett | Boston, MA

*Before founding Zephyr Architects,
Jason contributed to the following
projects:*

The Lucas | Boston, MA
Eight-story residential high-rise

The Godfrey | Boston, MA
238-key hotel

CNIA Administration Building |
Abu Dhabi, UAE
160,000-square-meter govern-
ment headquarters

CIAB 2013 | Beijing, China
Chimes Pavilion

Temple Israel Omaha | Omaha, NE
60,000-square-foot synagogue

State Oil Company of Azerbaijan |
Baku, Azerbaijan
35-story headquarters

Vinacomin | Hanoi, Vietnam
44-story headquarters

Incheon Tennis Stadium | Incheon,
S. Korea
Tennis stadium

MBC Studios Headquarters | Seoul,
S. Korea
Television studios and offices

Seven Harcourt | Boston, MA
16,000-square-foot multi-family
residence

110 Broad Street | Boston, MA
11-story residential high-rise

Crescent Hotel | Baku, Azerbaijan
450-key hotel and residence

2014 Asian Game Stadium |
Incheon, S. Korea
70,000-person stadium

Carlton-Dean Lofts | Brooklyn, NY
Three-story multi-family residence

Crescent Place | Baku, Azerbaijan
60-story leasing offices

AP Arts Center | Seoul, S. Korea
Cultural center

Jack Nicklaus Resorts | Songdo,
S. Korea

RYAN LINK, AIA, LEGACY LEED AP PRINCIPAL



Ryan Link has over a decade of experience in the design and management of complex architectural projects. Having spent significant time designing overseas, Ryan approaches each project with a sensitivity to the intersection of culture, climate, and the built form. He is an urbanist who is adept at capitalizing on the complexities of any project, regardless of type or scale, and practices sustainable design principles wherever possible. He strives to deliver projects that are elegant, integrated, and forward-thinking.

EDUCATION

Master of Architecture, Harvard Graduate School of Design

Bachelor of Science in Music, University of Colorado,
Magna Cum Laude

AFFILIATIONS

United States Green Building Council

Adjunct Faculty, Boston Architectural College

Former Instructor, Northeastern University

Guest Critic, Harvard University

Guest Critic, Columbia University

Guest Critic, University of Michigan

Guest Critic, Rensselaer Polytechnic Institute

AWARDS & HONORS

Harvard Graduate School of Design, Publication, Studio Works

Harvard Graduate School of Design, Exhibit, Drawing Rome

SELECTED WORKS

Marcella & Highland | Roxbury, MA

The Marc | Boston, MA

125 Lowell | Somerville, MA

36 Hall St | Jamaica Plain, MA

375 Maverick | East Boston, MA

45 Burnett | Boston, MA

*Before joining Zephyr Architects,
Ryan contributed to the following
projects:*

The Masdar Institute of Science
and Technology | Abu Dhabi, UAE
Mixed-use residential high-sustain-
ability campus

Ohio State University North
Residential District |
Columbus Ohio
27-acre undergraduate quarters

Rutgers University Honors
College Residence Hall | New
Brunswick, NJ
170,000-square-foot dormitory

Mass + Main Central Square
Redevelopment |
Cambridge, MA

Design and planning for a
new three-building, mixed use
transit-oriented development in
Central Square.

KACARE Energy City | Riyadh,
Kingdom of Saudi Arabia
35-square-kilometer city plan

Ink Block Sepia | Boston, MA
Luxury residential mid-rise

CAOAN Economic Quarter |
Shanghai, China
Twin 200-meter towers

West Station | Shanghai, China
500-unit transit-oriented
residence

Brooklyn Atlantic Yards |
Brooklyn, NY
Master plan for a high rise neigh-
borhood, transit station, and NBA
arena

CHRIS PRUD'HOMME, RA

PRINCIPAL



EDUCATION

Masters of Architecture, Boston Architectural College

Bachelor of Arts in Engineering, Lafayette College

AFFILIATIONS

Guest Critic, Northeastern University

Guest Critic, Boston Architectural College

Guest Critic, Rensselaer Polytechnic Institute

Chris Prud'homme has nearly a decade of experience in architecture and engineering. Chris's emphasis on design implementation and construction management brings a detailed, technical approach to each project, and ensures the design vision is executed with accuracy and precision. He is an agile partner who is well-versed in design-build project delivery, lending a practical and multi-faceted skill set to his work. His background in engineering allows him to engage projects from a highly technical point of view.

SELECTED WORKS

9 Jeffries | East Boston, MA

The Marc | Boston, MA

90 Cottage Street |
East Boston, MA

47 Concord | Boston, MA

375 Maverick | East Boston, MA

45 Burnett | Boston, MA

*Before joining Zephyr Architects,
Chris contributed to the following
projects:*

The MIT Press | Cambridge, MA
20,000-square-foot office space

MIT Department of Facilities &
Campus Planning | Cambridge, MA
48,000-square-foot industrial
retrofit

MIT McGregor House |
Cambridge, MA
Head of House faculty housing

MIT Tang Hall | Cambridge, MA
Head of House faculty housing

MIT East Campus | Cambridge, MA
Head of House faculty housing

MIT Random House |
Cambridge, MA
Head of House faculty housing

MIT McCormick Hall |
Cambridge, MA
Head of House faculty housing

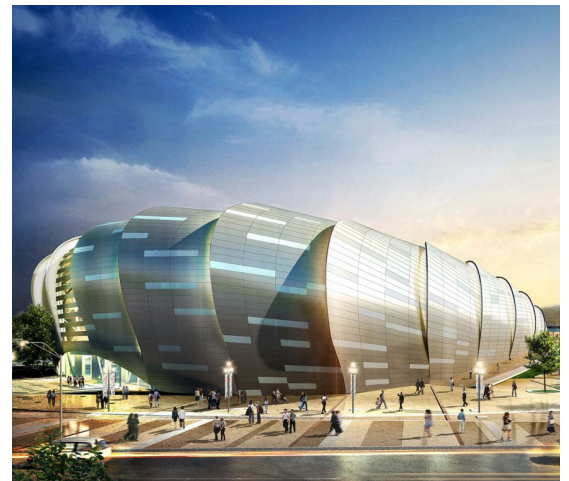
Forde Residence | Dorchester, MA
Single-family detached home

125 Lowell | Somerville, MA
Seven-story residential tower

Cali Residence | East Boston, MA
Single-family detached home



Zephyr Architects





Zephyr Architects



Plan: Dudley Square

ROXBURY, MASSACHUSETTS

This is a design in four parts: urban design, landscape, and two separate architectural interventions. Zephyr saw the opportunity to extend the impact of two buildings deep into the neighborhood context, providing a new landscape strategy that unifies the heart of one of Boston's oldest and most proud communities. By creating an architectural gateway at the main access points to Dudley Square, the project takes an active role in the public realm. Not only is the project a direct response to a needed increase in housing options, but it is also a coordinated effort with the community to develop a new model for the growth and sustenance of new businesses. The buildings and urban design actively promote a sustainable and diverse economy focused on job opportunities. The new public realm is comfortable, lively, and safe, and it reflects the unique physical and social character of the neighborhood. Paramount to all this adaptation is the support for a major artist work / live environment, and for deep housing affordability. Finally, an innovative structural approach is driving a LEED Platinum engineering program.

Zephyr Architects with CRJA / IBI Group and enviENERGY



Marcella & Highland Energy+

ROXBURY, MASSACHUSETTS

Our winning proposal for Packages 2a and 2b at Marcella & Highland connects residents to the outdoors and nature, enhances pedestrian circulation in the community, and preserves existing natural monuments. It shows how affordable, sustainable housing that is site specific can be translated easily and with no extra expense to be site specific on totally different sites in other areas of the city. This energy positive project delivers deep affordability and generous open space to this historic community, but in a vernacular that is thoroughly contemporary. Its minimal aesthetic qualities are tempered by natural materials, generous glass, and gardens throughout the properties. The combined site holds twelve townhouse-style units of various sizes. It is designed with efficiency in mind at all levels, and capitalizes on building performance and flexibility, all manifest directly in its aesthetic character.

Zephyr Architects with CRJA / IBI Group and enviENERGY



KACARE Energy City

KING ABDULLAH CITY OF ATOMIC &
RENEWABLE ENERGY
RIYADH, KSA

KACARE is a city conceived in innovation from the ground up. Situated on 35 square km of virgin Arabian desert, the project is a new city devoted to the growth of a 21st century economy, with research, clean energy generation, innovative transit and housing solutions, and new economic goals at the core of the agenda. The project was designed as a Koetter Kim Associates project in collaboration with Supermass Studio, AECOM NY Landscape, and Buro Happold, and served as a template for the highly successful MASDAR City, which also featured Zephyr's involvement as senior designers and project managers (though CBT Architects).



155 North Washington Street

NORTH END, BOSTON, MASSACHUSETTS

155 North Washington Street in Boston's historic North End neighborhood is a marriage between old and new. The existing five story commercial brick building features an updated facade and interior, focusing on contemporary contextuality. The original building is modernized to include generous light and air, exposed building elements, and an invigorated sidewalk edge. Giving an activated street front back to the neighborhood was a primary goal that is accomplished with the use of an industrial style storefront, new windows and signage along the facades, and an artistic entrance lighting display. The new occupants are be afforded generous views toward the Zakim Bridge and Bulfinch Triangle, and their floor-through offices and work spaces are built out with the most contemporary materials. All existing building elements that remain are refreshed and ready for a long life.

Zephyr Architects



Michael Murphy, IntFRIBA

Founding Principal and Executive Director

Harvard University, M. Arch
University of Chicago, B.A.

As a designer, writer, and teacher, Michael Murphy's work investigates the social and political consequences of the built world. His research and writing advocates for a new empowerment that calls on architects to consider the power relationships of their design decisions, while simultaneously searching for beauty and meaning. His portfolio of work has expanded to over a dozen countries and span the areas of healthcare, education, housing, urban development, and more recently, food systems, indigenous sovereignty, and the public monument.

Affiliations

Safra Center for Ethics, Harvard Fellow
Harvard Innovation Lab, Expert in Residence
Clinton Global Initiative, Advisory Board
Faculty affiliations: Columbia University,
Harvard University, Roger Williams University

Awards

Rainer Arnhold Fellow 2020
RIBA International Fellow, 2019
J. Irwin and Xenia S. Miller Prize, 2018-2019
American Academy of Arts and Letters Award
in Architecture, 2018
International Ashden Award for Sustainable
Buildings, 2018
Cooper Hewitt National Design Award
Architecture Design, 2017

National Memorial for Peace and Justice

EQUAL JUSTICE INITIATIVE
Montgomery, Alabama, USA

Principal Director

The nation's first memorial dedicated to the victims of lynching, giving form to the silenced history of racial terror in America.
6 acres
Confidential Budget

Gun Violence Memorial Project

THE CHICAGO ARCHITECTURE BIENNIAL
Initial Exhibition: Chicago, Illinois, US

Memorial to victims of gun violence in the United States, composed of glass houses that display artifacts donated by family members to honor lost loved ones.
72sq ft/house (700 bricks/house)

Pulse Memorial

ONEPULSE FOUNDATION
Orlando, Florida

Memorial proposal for a three-part design competition, also including a city-walk and museum to honor LGBTQ+ history and the victims of the Pulse nightclub shooting.
Built: 35,000 sq ft (Unbuilt)
Site: 44,000 sq ft (Unbuilt)
\$6.5M, Estimated

King Boston Memorial - "The Embrace"

KING BOSTON
Boston, MA, US

Development of a memorial for Martin Luther King Jr. and Coretta Scott King for the city of Boston.
40,198 sq ft
Budget: \$3,000,000

DIA Plaza - Midtown Cultural Connections.

Detroit, Michigan

Design competition for a "Cultural Commons" in Detroit's Midtown district, which would connect over 12 cultural and educational institutions through an interconnected public realm.

Mattapan Mixed Income Housing

MBTA, THE CITY OF BOSTON
Boston, MA, USA

Transit-oriented, mixed-use, and mixed-income housing development to transform an underutilized lot into a community anchor.
Size: 170,000 sq.ft.
135 Housing Units

Cleveland Public Library Martin Luther King, Jr. Branch

CLEVELAND PUBLIC LIBRARY
Cleveland, Ohio, US

Library and community hub inspired by Dr. Martin Luther King, Jr. and shared growth through storytelling.
23,000 sq. ft.



Jha D Williams

Senior Associate

M.Arch, University of Pennsylvania
B.S., Northeastern University

Jha D joined MASS in February of 2018 as a Design Associate, and is currently working on the King Boston Memorial and Franklin Park Masterplan projects. Before joining MASS, she worked as a Designer at Sasaki Associates. She received her Bachelor of Science in Architecture from Northeastern University and her Master of Architecture I from the University of Pennsylvania. Jha D is also a spoken word artist, event producer and overall Space Maker for the LGBTQ+ communities of color.

Franklin Park Masterplan

FRANKLIN PARK

Boston, MA

Architecture, masterplanning, and urban design services; engagement and partnership / user development.

527 acres

Budget: \$28 million

King Boston Memorial - "The Embrace"

KING BOSTON

Boston, MA, US

Development of a memorial for Martin Luther King Jr. and Coretta Scott King for the city of Boston.

40,198 sq ft

Budget: \$3,000,000

Oasis at Bartlett

NUESTRA COMUNIDAD

Roxbury, MA

Design for a public events plaza at Bartlett Station to foster the arts and economically empower local artists and neighbors alike.

15,000 sq ft

Gun Violence Memorial Project

CHICAGO ARCHITECTURAL BIENNIAL

Chicago, Illinois, US

Memorial to victims of gun violence in the United States, comprised of glass houses that display artifacts donated by family members to honor their lost loved ones.

Plan: Mattapan

BOSTON PLANNING AND DEVELOPMENT AGENCY (BPDA)

Boston, MA, US

Community-centered master plan and design guidelines for Mattapan neighborhood.

1200 acres

Shaker Square Public Realm Improvement Project

CLEVELAND NEIGHBORHOOD PROGRESS & LAND STUDIO

Cleveland, Ohio

Urban Design, architecture and civic engagement for planning project for historic public space at the nexus of three distinct Cleveland neighborhoods.

5.5 acres

DIA Plaza - Midtown Cultural Connections.

Detroit, Michigan

Design competition for a "Cultural Commons" in Detroit's Midtown district, which would connect over 12 cultural and educational institutions through an interconnected public realm.

Cleveland Public Library Martin Luther King, Jr. Branch

CLEVELAND PUBLIC LIBRARY

Cleveland, Ohio, US

Library and community hub inspired by Dr. Martin Luther King, Jr. and shared growth through storytelling.

23,000 sq. ft.

Pulse Memorial

ONEPULSE FOUNDATION

Orlando, Florida

Memorial proposal for a three-part design competition, also including a city-walk and museum to honor LGBTQ+ history and the victims of the Pulse nightclub shooting.

Built: 35,000 sq ft (Unbuilt)

Site: 44,000 sq ft (Unbuilt)

\$6.5M, Estimated



Sierra Bainbridge

Senior Principal, LA

M. Arch and M.L.A, University of Pennsylvania
B.A. Art, Architectural History, Smith College

Sierra Bainbridge joined MASS in 2009 to finalize design and oversee implementation of MASS's first project, the Butaro Hospital. As Senior Director and Managing Director, Sierra directs ongoing design and implementation of MASS's planning and architectural projects. Prior to joining MASS, Sierra worked for four years at James Corner Field Operations, primarily designing and overseeing implementation of Section 1 of the New York City High Line. Sierra has taught graduate level studios at various universities, and from 2010-2012 served as the Architecture Head of Department at the Kigali Institute of Science and Technology (KIST) in Rwanda where she was instrumental in shaping the current curriculum.

Affiliations

American Society of Landscape Architects
African Design Center, Curriculum Director, Rwanda, Kigali, 2016
Faculty Affiliations: Kigali Institute of Science and Technology, Boston Architectural College

The National Memorial for Peace and Justice

EQUAL JUSTICE INITIATIVE

Montgomery, AL,

A memorial built with the Equal Justice Initiative acknowledging the long history of slavery, racial terror, and segregation within America, with a focus on memorializing lynchings that occurred in certain states.
30,139 sq ft / 2,800 sq m
Confidential budget

King Boston Memorial - "The Embrace"

KING BOSTON

Boston, MA, US

Development of a memorial for Martin Luther King Jr. and Coretta Scott King for the city of Boston.
40,198 sq ft
Budget: \$3,000,000

Gallaudet University Campus Redesign

GAULLAUDET UNIVERSITY

Washington, DC, US

Campus masterplan to suit the unique spatial and sensory awareness of the Deaf Community.
62,431 sq ft
Budget: \$47,200,000

Rwanda Institute for Conservation Agriculture

HOWARD BUFFETT FOUNDATION

Karama, Bugesera District, Rwanda

Designed based on One Health principles, the campus design incorporates landscape, housing, academic space, barn storage, and processing space.
1,400 ha
\$49,761,487

The Ellen DeGeneres Campus of the Dian Fossey Gorilla Fund

DIAN FOSSEY GORILLA FUND

Kinigi, Musanze District, Rwanda

The Ellen DeGeneres Campus of the Dian Fossey Gorilla Fund will provide DFGFI with a purpose built campus to amplify their mission of conservation; protecting and studying gorillas; training the next generation of African conservationists; and building the conservation capacity of local communities.
4500 sqm / 48437 sqft
Confidential budget

Franklin Park Masterplan

BOSTON PARKS AND RECREATION

Boston, MA

Nearly 30 years since the 1991 master plan, our mission for this new master plan is to design a space that meets the needs of all visitors and neighbors, supports healthy ecosystems, and cultivates diverse and dedicated stewardship of the park.
Site: 527 acres
Budget: \$28 million

Isle de Jean Charles

BAND OF BILOXI-CHITIMACHA-CHOCTAW

Isle de Jean Charles, LA, US

A model for a sustainable network to generate solutions related to coastal ecology and climate change for the Band of Biloxi-Chitimacha-Choctaw.

Hudson Valley Farm Hub

HUDSON VALLEY FARM HUB

Hurley, New York, US

Campus plan, landscape study, and agricultural shop design for a diversified research and educational farm.
10,500 SF



Jonathan Evans

Senior Associate, AIA

M. Arch, Harvard Graduate School of Design
B.S., University of Virginia

Jonathan is a licensed architect with MASS focused on design projects in the public interest. This work has ranged from affordable housing to planning and urban design work for non-profits and public agencies.

JJ Carroll Housing Redevelopment

2LIFE COMMUNITIES
Brighton, Massachusetts, US

The JJ Carroll project includes 142 age-restricted affordable housing units alongside a health center, commercial space, and public settings to enable residents to age in community.
180,000 sq. ft.

Plan: Mattapan

BOSTON PLANNING AND DEVELOPMENT AGENCY (BPDA)
Boston, MA, US
Community-centered master plan and design guidelines for Mattapan neighborhood.
1200 acres

Project Bridgeworks

GRAMMAR AND PANZICA DEVELOPMENT
Cleveland, Ohio, US
200 units of mixed income housing in Cleveland, meeting housing needs across various income levels.
Built: 185,000 sq ft

Shaker Square Public Realm Improvement Project

CLEVELAND NEIGHBORHOOD PROGRESS & LAND STUDIO
Cleveland, Ohio
Urban Design, architecture and civic engagement for planning project for historic public space at the nexus of three distinct Cleveland neighborhoods.
5.5 acres

Oasis at Bartlett

NUESTRA COMUNIDAD
Roxbury, MA
Design for a public events plaza at Bartlett Station to foster the arts and economically empower local artists and neighbors alike.
15,000 sq ft

United Neighbors of Lower Roxbury

UNITED NEIGHBORS OF LOWER ROXBURY
ROXBURY, MASSACHUSETTS, USA
Mixed-use community arts and housing development for residents of Lower Roxbury.
Built: 16,000 sf
UNLR: 5750 sq ft, 12 units
90 Windsor: 4,020 sq ft, 20 units

Poughkeepsie Public Market

BAXTER BUILT, OPPORTUNITY POUGHKEEPSIE 1
Poughkeepsie, New York, US
Adaptive reuse of two multi-level structures into a vibrant hub for collective food preparation, education, entrepreneurship, and consumption.
Built: 70,000 sq ft / 6500 sq m
Site: 70,000 sq ft / 6500 sq m

King Boston Memorial - “The Embrace”

KING BOSTON
Boston, MA, US
Development of a memorial for Martin Luther King Jr. and Coretta Scott King for the city of Boston.
40,198 sq ft
Budget: \$3,000,000



The National Memorial for Peace and Justice

Montgomery, Alabama, US

Date: 2015-2018

Client: Equal Justice Initiative

Size: Memorial: 30,139 sq ft / 2,800 sq m;

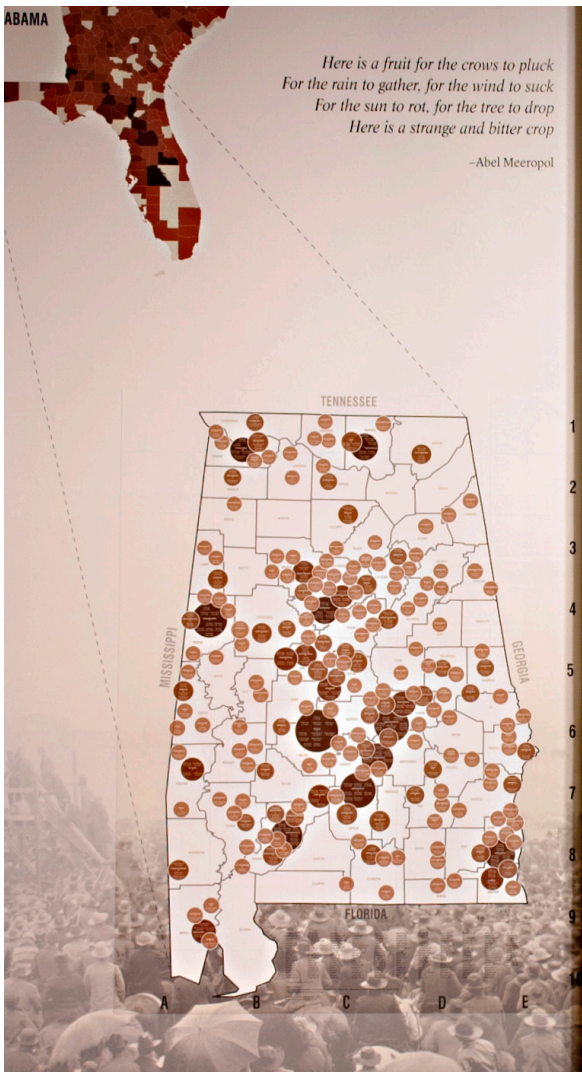
Site: 6 ac / 2.4 ha

Budget: Confidential

The nation's first memorial dedicated to the victims of lynching, giving form to the silenced history of racial terror in America.

The National Memorial to Peace and Justice is the first national memorial to victims of lynching in America. Bryan Stevenson and the Equal Justice Initiative (EJI), have devoted the past decade to collecting stories of victims of racial terror lynchings, identifying the collective need to confront the legacy of racial violence in America. MASS Design Group partnered with EJI to design a community-based initiative to collect soil from the sites where lynchings occurred and a physical memorial to honor over 4,000 historical victims of lynching.

The memorial places the names of victims across 800 Corten steel monuments, each representing the counties where these racial terror lynchings took place. Visitors enter the memorial's central structure via an inner walkway that lowers in elevation, changing the viewer's relationship to the monuments suspended above at a constant height. Outside the main structure, 800 duplicate monuments lie in rows. Counties are invited to retrieve their monument, and in doing so, acknowledge a violent chapter of their history. The memorial is a means rather than an end, devoted to a process of truth-telling, reconciliation, and healing.



Equal Justice Initiative Soil Collection

Montgomery, Alabama, US

Date: 2015-2017

Client: Equal Justice Initiative

Size: 420 sq ft / 39 sq m

A community remembrance project whereby community volunteers collected soil from lynching sites across Alabama, documenting the locations and victims' names.

Bryan Stevenson and the Equal Justice Initiative (EJI), have devoted the past decade to documenting over 4000 cases of racial terror lynchings in order to confront the legacy of racial violence in America. As the beginning of a national healing process, MASS Design Group partnered with EJI to design a community-based initiative to collect soil from the 364 documented sites in Alabama where lynchings occurred.

This simple participatory act of making physical this buried history began the process of truth telling and reconciliation that would catalyze the consensus and funding necessary to build the National Memorial to Peace and Justice, the first permanent memorial to lynching in the United States.



King Boston Memorial

Boston, Massachusetts, US

Date: September 2018 - Present

Client: King Boston

Size: 40,198 sf

Development of a memorial for Martin Luther King Jr. and Coretta Scott King for the city of Boston.

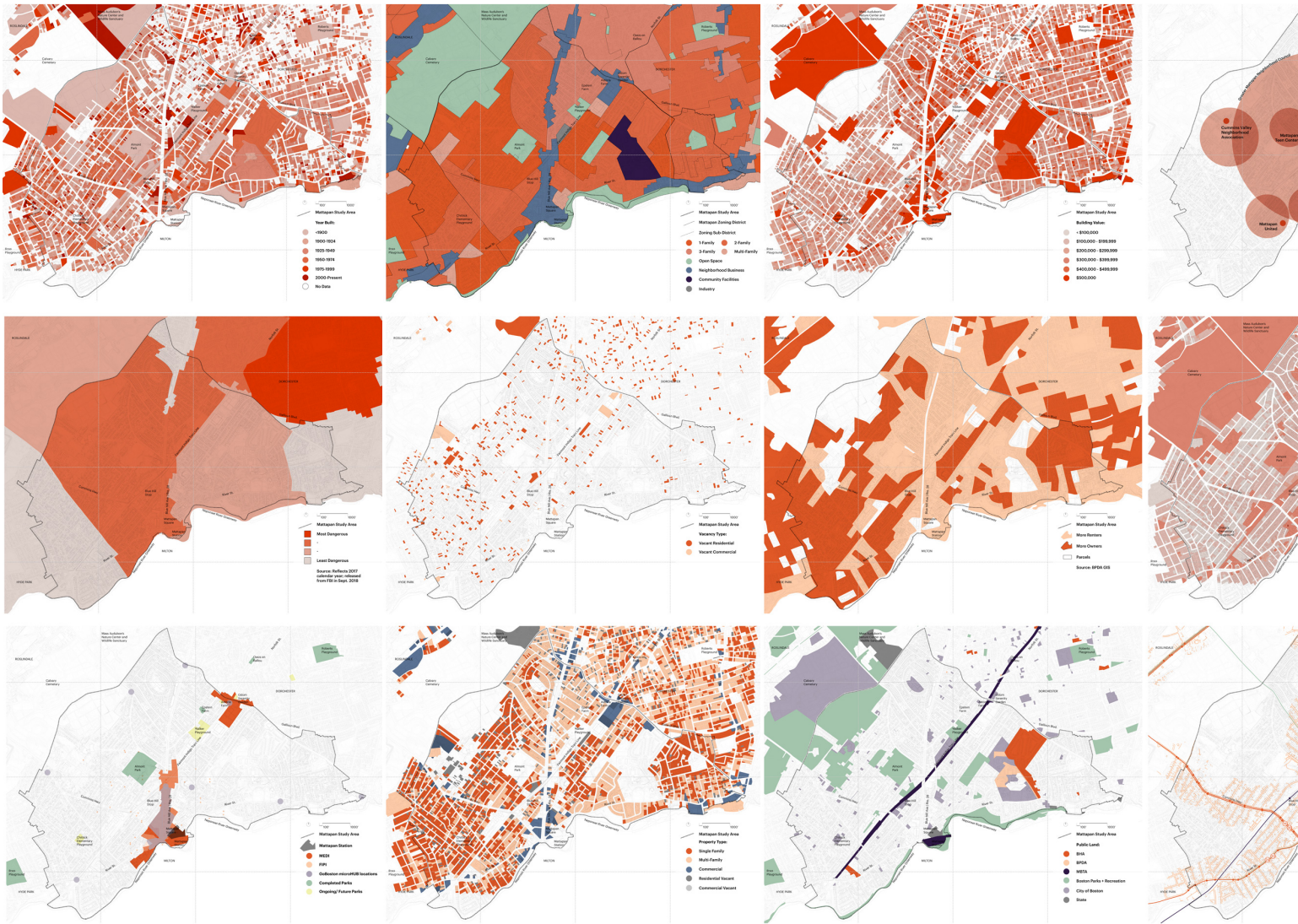
King Boston is a non-profit organization working with the City of Boston to celebrate, honor, and advance the work and life of Dr. Martin Luther King, Jr. and Coretta Scott King. One of their initiatives is a memorial in the Boston Common that honors the Kings' legacy. In 2017, King Boston issued a call for competition entries for the memorial's design and in March 2018, our proposal with artist Hank Willis Thomas, *The Embrace*, was selected.

By highlighting the act of embrace, this memorial shifts the emphasis from singular hero worship to collective action, imploring those curious enough to investigate closer. The materiality encourages introspection and action. In contrast to the patinated bronze memorials in the Common, *The Embrace* will be a mirror finish bronze, reflecting the changing natural environment of the park and the viewers themselves. As an inhabitable space, it will be impossible to remain disengaged.

Located at a crossroads in the Common, the landscape around the memorial leverages a gentle incline, forming two spaces. The northern plaza faces the Capitol Building, Shaw Memorial, and Black Heritage trail. The southern amphitheater embraces the Parkman Bandstand where King addressed the Common on April 23, 1965. Each space can accommodate large or small gatherings and multiple types of engagement.

MASS.





PLAN: Mattapan

Boston, Massachusetts, US

Date: 2019-Ongoing

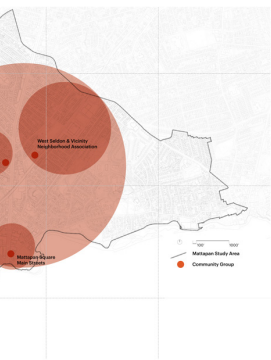
Client: The Boston Planning and Development Agency

Size: 1200 Acres

Community-centered master plan and design guidelines for Mattapan neighborhood.

MASS has partnered with The Boston Planning and Development Agency (BPDA) to create a comprehensive vision to guide the future of the neighborhood. The BPDA initiated this multi-year process in response to residents' growing fears of displacement as well as historic and contemporary lack of mobility and access to employment, public space, and housing options. Through PLAN: Mattapan, MASS is supporting the BPDA in developing an inclusive planning process that translates the goals and concerns of the community into clear visions for an equitable future.

The community vision for the plan is to strengthen the existing cultural fabric by supporting affordable housing, creating new opportunities for businesses to thrive, and enhancing connections to improve the neighborhood's access to jobs and social gathering spaces. These goals are realized in the plan through a robust analysis and impact framework, alongside a continuum of engagements with the Mattapan community. With the BPDA, MASS developed workshops to translate community values into impactful design scenarios. PLAN: Mattapan will center on these scenarios and on zoning and policy recommendations that propose a future for Mattapan that reflects community values and thoughtfully engages and grows the cultural fabric of the neighborhood.





Franklin Park Masterplan Boston, Massachusetts, US

Date: 2019-2021

Client: Boston Parks and Recreation

Size: 527 Acres

Architecture, masterplanning, and urban design services; engagement and partnership / user development.

MASS Design Group is partnering with the City of Boston, Reed Hilderbrand, and Agency Landscape and Planning to develop a comprehensive master plan for the future of Franklin Park. Originally designed by Frederick Law Olmstead in 1885, Franklin Park is Boston's largest park along the Emerald Necklace and home to vast expanses of green space, the Franklin Park Zoo, a golf course, and picnic areas. Nearly 30 years since the 1991 master plan, our mission for this new master plan is to design a space that meets the needs of all visitors and neighbors, supports healthy ecosystems, and cultivates diverse and dedicated stewardship of the park.

Franklin Park is adjacent to the Jamaica Plain, Roxbury, Dorchester, and Mattapan neighborhoods. The park and these neighborhoods have faced a long period of disinvestment that only in the past 30 years has started to change. Our role in this master planning process is to consider how the park can connect with its surrounding neighborhoods. Our approach seeks to engage these communities and others that utilize the park throughout the master planning process through a series of community workshops, pop-up events, canvassing, and an online survey. To date, this process has reached approximately 3,000 people across the city of Boston.





Mattapan Mixed Income Housing Boston, Massachusetts, US

Date: February 2016–Present

Client: MBTA, The City of Boston

Size: 170,000 sq.ft.
135 Housing Units

Transit-oriented, mixed-use, and mixed-income housing development to transform an underutilized lot into a community anchor.

MASS partnered with local Community Development Corporations, Nuestra Comunidad, and Preservation of Affordable Housing (POAH) to design a transit-oriented, mixed-income housing development in Mattapan. In the context of Boston's exploding housing market, affordability has limited housing and economic options for residents of Mattapan. As the neighborhood welcomes new investment, the community must harness interest to strengthen opportunities for existing residents.

MASS conducted a series of workshops with the community, revealing a diverse history and range of physical and cultural assets. Mattapan Mixed Income Housing is designed to accommodate the full spectrum of family structures and socio-economic realities in Mattapan with 135 units of housing, paired with ground floor retail and public spaces to connect to the Neponset River Greenway. The project seeks to tackle gentrification by transforming an underutilized site into a dense, mixed-use development that prioritizes community services and affordable housing opportunities for local residents.



DEVELOPMENT SUBMISSION

DEVELOPMENT TEAM INTRODUCTION

THE NEW URBAN COLLABORATIVE

JEFREY B. DUBARD, M.B.E.

PRINCIPAL



Independent Real Estate Developer

Principal, The New Urban Collaborative

Mr. DuBard is an independent real estate developer and founder/principal of The New Urban Collaborative, a development company that also operates a brokerage firm under the same name. NEC works throughout Boston and Martha's Vineyard. He is also frequently associated with Silverstone Development, one of the South End's most highly respected developers. Jeffrey is intimately involved and responsible for the acquisition, design, development, construction and management of every project he is involved with. Mr. DuBard possesses over sixteen years of industry experience in real estate development. Having acquired and developed his first South End property in 2005, he is a veteran of the real estate market.

In both his role as developer and as broker, Mr. DuBard leads strategic direction and works directly with community members, neighbors, contractors, city officials, investors and banking institutions. In his career, he has participated in over 40 development projects and has taken part in real estate transactions with an aggregate total in excess of \$200 million.

After 12 years at Milton Academy, Mr. DuBard studied economics and communications at the Wharton School and Annenberg School of the University of Pennsylvania. He worked in finance and entertainment prior to embarking on his career in real estate. Mr. DuBard's philanthropic endeavors include involvement with The West Tisbury Affordable Housing Committee, Artists for Humanity, The Trust for Historic Preservation, The South End Historical Society and The Trust for Public Land.

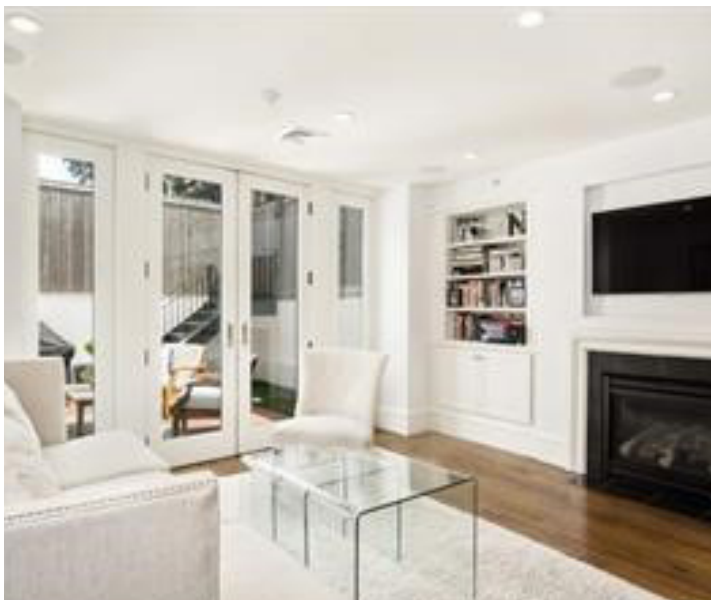
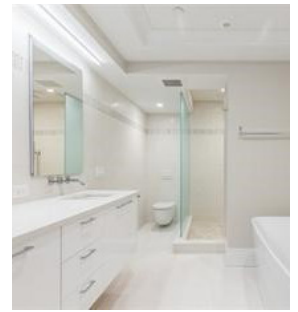
BYRNE & COMPANY, LLC

PARENT COMPANY OF THE NEW URBAN COLLABORATIVE

As Founder and Principal of Byrne & Company, Jeffrey Dubard has contributed to the transformation of neighborhoods in Boston and beyond. His contextually sensitive approach to strategic community additions results in beautiful and responsible new housing across the city. His work aligns with both the site and scale of the Parcel 2 of Marcella and Highland, and his proven success delivering projects of this type makes Jeffrey an able and agile partner for this project.

Notable examples of Mr. Dubard's work include the following projects:

- 143 West Canton Street, South End, 4 Condominium Units
- 81 Appleton Street, South End, 3 Condominium Units
- 9 Wellington Street, South End, 2 Condominium Units
- 183 West Canton Street, South End, 4 Condominium Units
- 93 Warren Avenue, South End, Single Family Home
- 95 Warren Avenue, South End, Single Family Home
- 85 Pembroke Street, South End, 2 Condominium Units
- 22 Braddock Park, South End, 2 floors of existing Condominium
- 63 Rutland Street, South End, 4 Rental Units
- 142 West Concord Street, South End, 4 Rental Units
- 211 West Canton Street, South End, 2 Condominium Units
- 18 Claremont Park, South End, 2 Condominium Units
- 196 West Springfield, South End, 2 Rental Units
- 42 Union Park, South End, 3 floors of existing Condominium
- 75 Montgomery Street, South End, 4 Condominium Units
- 42 Rutland Square, 2 floors of existing Condominium
- 46 Clarendon Street, South End, 2 Condominium Units



Developer Qualifications & Experience

New Urban Collaborative was formed by the principals of Byrne & Company Real Estate LLC, Zephyr Architects, and Forge Construction. We all have vast experience in development separately. Our collaborative approach came about from a shared interest and belief in a more forward thinking strategy. We are informed and guided by a belief in responsible urban revitalization. Building must be undertaken with the greatest care for our impact on structure, environment and community. Urban centers should represent our most ethnically, economically and socially diverse shared spaces.

We draw on our experience in different aspects of development to form a greater whole.

We are one of only a few development firms that is principally MBE owned. And actively hire and support minorities, women, and locally based sub-contractors.

The Principals of New Urban Collaborative have been actively developing properties in Boston since 2005. Many of our completed projects to date have had a social mission behind them, as we are dedicated to enhancing urban areas for the benefit of low-income households, homeless persons, special needs populations, the elderly, artists and others.

We were honored to be awarded Parcel 2 of the Marcella-Highland development by the DND. We are in planning on the 12-unit mixed income LEED Platinum project and aim to begin construction in Q2 of 2019.

Building on the successful ideas at Marcella, the team won a commission to build affordable housing in a LEED Platinum 6 story format in the heart of Nubian Square in Boston. The resulting design has confirmed the team's belief that good design is good the world, and has committed to developing well thought out projects that enhance the social conditions of the areas they build in.

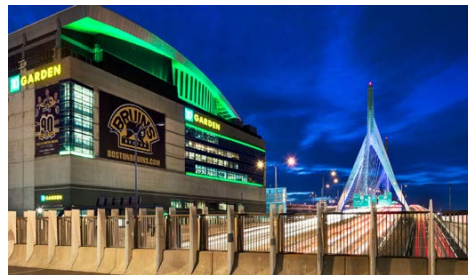
The award-winning development team members assembled for this project have a proven track record of success. On all our projects, we have all demonstrated a capacity for on schedule, on budget building in Boston.



UPTON + PARTNERS

CORPORATE OVERVIEW:

- Privately held company, founded in 2009
- Since inception, Upton + Partners has developed over \$700 million of real estate
- For 40 years the principals of have developed or been associated with senior level management of over 5 million square feet of real estate valued at over \$3.8 billion.
- Our integrated, multi-disciplinary team approach to management has consistently produced profitable results within the complex challenges of program, schedule, budget and quality objectives.
- Our unique portfolio consists of commercial mixed-use, residential, retail, cultural, office, and entertainment facilities. More recently, project work has focused on multifamily development in response to community needs demand.
- Located in Dedham, MA



LEADERSHIP:



Jake Upton, Partner



Walter "Budge" Upton, Partner

DEVELOPMENT AND INVESTMENT EXPERIENCE:

Project	Project Type	Residential Type	Location	Company/Partner	Role	Units	Total Value
Multifamily: New Development							
Arbor Hills Apartments	New Construction	Multifamily Rental	Weymouth, MA	Upton + Partners/Dolben	Co-developer	242	\$73,000,000
Marriott Hotel	New Construction	Hotel	Revere, MA	Upton + Partners/Lal Hotel Group	Development Manager	172	\$42,000,000
Ocean 650 Apartments	New Construction	Multifamily Rental	Revere, MA	Upton+ Partners	Developer	230	\$57,000,000
Arlington 360 Apartments	New Construction	Mixed-use	Arlington, MA	Upton + Partners/JAG	Partner	164	\$69,700,000
Arlington 360 Town Homes	New Construction	Town Home Condominiums	Arlington, MA	Upton + Partners/JAG	Partner	12	\$7,500,000
Waterfront Square Apartments	New Construction	Multifamily Rental	Revere, MA	Upton + Partners	Developer	230	\$54,400,000
Arbor Hills Apartments	New Construction	Multifamily Rental	Weymouth, MA	Upton + Partners	Developer	242	\$68,100,000
Bourne Mills	Redevelopment	Multifamily Rental	Tufts, RI	EA Fish Development	Managing Director	166	\$43,500,000
Turtle Crossing	New Construction	Mixed Income- NE Fund	Braintree, MA	EA Fish Development	Senior Project Director	201	\$46,700,000
Reservoir Crossing	New Construction	Mixed Income- NE Fund	Braintree, MA	EA Fish Development	Senior Project Director	132	\$35,700,000
Renaissance on River	Redevelopment	Multifamily Rental	Lowell, MA	EA Fish Development	Managing Director	153	\$34,000,000
Hamilton Heights	Redevelopment	Condominium	West Hartford, CT	EA Fish Development	Senior Project Director	46	\$24,000,000
Multifamily: Acquisition, Rehab							
Waterworks	Redevelopment	Condominium	Chestnut Hill, MA	EA Fish Development	Partner	112	\$120,000,000
Forrester's Portfolio	Renovation	Portfolio Acquisition	Western US + Florida	Prime Property Capital	Vice President	1132	\$94,000,000
Wimbledon Square	Renovation	Reposition	Portland, OR	Prime Property Capital	Vice President	456	\$44,300,000
Desert Oasis	Renovation	Reposition	Palm Desert, CA	Prime Property Capital	Vice President	320	\$42,800,000
Southcoast Courtyards	Renovation	Reposition	Orange County, CA	Prime Property Capital	Vice President	164	\$36,000,000
Oswego Pointe	Renovation	Reposition	Lake Oswego, OR	Prime Property Capital	Vice President	200	\$38,800,000
Waterview Apts	Renovation	Reposition	Benicia, CA	Prime Property Capital	Vice President	128	\$34,600,000
Cambridge/Devonshire	Renovation	Reposition	Northridge, CA	Prime Property Capital	Vice President	178	\$26,400,000
Senior Housing:							
Brightview Senior Living- Arlington	New Construction	Senior Assisted Living	Arlington, MA	Shelter Group	Master Developer	90	\$22,800,000
Hanover Housing	New Construction	Multifamily- LHTEC	Marion, MA	EA Fish Development	Managing Director	60	\$12,600,000
Asher's Path	New Construction	Multifamily- LHTEC	Marion, MA	EA Fish Development	Managing Director	56	\$9,600,000
Little Neck Village	Redevelopment	Multifamily- LHTEC	Marion, MA	EA Fish Development	Managing Director	48	\$15,600,000
Irving Square	Redevelopment	Multifamily- LHTEC	Framingham, MA	EA Fish Development	Managing Director	46	\$6,270,000
Mixed Use/Entertainment/Resort							
Roxbury Prep Charter School	New Development	Charter School	Boston, MA	Upton + Partners/Turner Agassi	Developer		\$35,000,000
LogMein Headquarters	Adaptive Reuse	Corporate Headquarters	Boston, MA	Upton + Partners			\$45,000,000
The Museum of Fine Arts	Renovation/expansion	Art Museum	Boston, MA	The Museum of Fine Arts	Director of Dev. and Construction		\$345,000,000
Faneuil Hall/ Quincy Marketplace	Redevelopment	Retail Mall	Boston, MA	The Rouse Company	Director of Dev. and Construction		\$55,000,000
TD Bank Garden	New Construction	Arena/Entertainment	Boston, MA	Delaware North	Director of Dev. and Construction		\$165,000,000
The Boston Convention Center	New Construction	Convention Center	Boston, MA	Boston Convention Center Authority	Director of Dev. and Construction		\$607,000,000
Columbus Center	Redevelopment	Condominium/Rental	Boston, MA	Winn Development	Director of Development	440	\$640,000,000
Commonwealth Center/Millennium	Redevelopment	Mixed Use	Boston, MA	F.D. Rich Company	Director of Development	265	\$47,000,000
Costanza	New Construction	Hospitality	San Mateo, CA	Prime Property Capital	Director of Development	240	\$26,400,000
The Floridian	New Construction	Private Golf Course	FL Lauderdale, FL	Huizenda Holdings	Director of Dev. and Construction		\$12,500,000
Time Warner Center	New Construction	Arena/Entertainment	Charlotte, NC	The City of Charlotte, NC	Owners Representative		\$250,000,000
AT&T Center	New Construction	Arena/Entertainment	San Antonio, TX	The San Antonio Spurs (NBA)	Director of Dev. and Construction		\$200,000,000
South Street Seaport	Redevelopment	Retail Mall	New York, NY	The Rouse Company	Director of Dev. and Construction		\$90,000,000
Harborplace	Redevelopment	Retail Mall	Baltimore, MD	The Rouse Company	Director of Dev. and Construction		\$65,000,000
National Car Rental Center	New Construction	Arena/Entertainment	Sunrise, FL	Florida Panthers (NHL)	Director of Dev. and Construction		\$185,000,000
Total						5,281	\$3,827,270,000

Ocean 650 Apartments

2014-2018

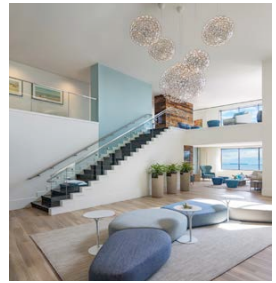
Upton + Partners, LLC

Revere, MA

Developer

Approved by the City of Revere as the Redeveloper of Building E + F to develop a redevelopment project that had been stalled for many years. Managed the project design and entitlements to accommodate 230 multi-family residential units directly across the street from the Atlantic Ocean and in close proximity to a newly expanded MBTA transportation hub with direct access to downtown Boston.

Negotiated project debt and equity financing with TA Realty. Plumbhouse Construction of Milford, MA was the general contractor for the \$52 million project. Construction was completed in spring of 2016 and the project was fully leased in 5 months. The property was sold in the fall of 2018 for \$89 million to Greystar.



Gradient Apartments

2016-2019

Upton + Partners, LLC

Weymouth, MA

Developer/Partner

Acquired 23-acre property that had previously been under agreement with Trammell Crow Company for over 9 years and solved permits challenges to secure development permits for 242 apartments on Arbor Hill community in Weymouth, MA. Completed construction documents with Gate 17 Architects and negotiated GMP contract with Plumbhouse Construction of Milford, MA. Partnered with the Dolben Company as joint-venture equity partners for the \$70 million project. Closed \$58 million in construction financing with Key Bank in November, 2017.

First units were completed in fall of 2018, with phased construction scheduled for completion in summer of 2019. The Dolben Company is the property manager for the project, which is currently in lease-up.



Marriott Springhill Suites Hotel

2017 - 2020

**Upton + Partners, LLC
Revere, MA**

Developer

Approved by the City of Revere as the Redeveloper of Building A to develop a redevelopment project that had been stalled for many years. Managed the project design and entitlements to accommodate 170-room hotel, Starbucks Coffee and restaurant directly across the street from the Atlantic Ocean and in close proximity to a newly expanded MBTA transportation hub with direct access to downtown Boston. Managed a construction plan with multiple agencies of the Commonwealth of Massachusetts and the MBTA.

•Negotiated project GMP construction contract for \$40 million with Callahan Construction of Bridgewater, MA. Construction completion is scheduled for 2021.



ARLINGTON 360 APARTMENTS

2010-2013

**Upton + Partners, LLC
Arlington, MA**

Developer/Partner

Designated by the Town of Arlington Redevelopment Board as the Redeveloper to reposition a redevelopment project that had been stalled for many years. Negotiated the purchase of the distressed note from PNC Bank. Managed the negotiation of agreements for the redevelopment of the former 19-acre hospital campus in Arlington, MA to accommodate 164 multi-family residential units, 12 town home condominiums, 90 unit assisted living facility and two vista parks with commanding views Boston's metropolitan skyline.

Negotiated project re-entitlement, settled legal challenges to the project, completed environmental remediation, and community benefits packages. Negotiated JV agreement with Starwood Capital and Jefferson Apartment Group and purchase contracts with Shelter/Brightview Senior Living. Debt financing provided by Citizen's Bank and GMP contract was negotiated with NEI Construction. The property was sold in fall of 2015 for \$86 Million to TA Realty of Boston, MA.



LogMeIn, Inc. Headquarters Expansion

2013-2015

Upton + Partners, Inc.

Seaport District: Boston, MA

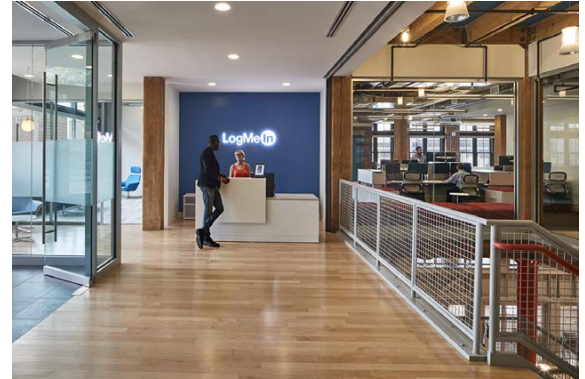
Owner Representative

Represented the high tech company LogMeIn, Inc. to source and acquire a new facility to accommodate their 120,000 square foot headquarter expansion in Boston's Seaport District.

Led team to negotiate acquisition and gut renovation of 117,000 SF historic mill building, reporting to General Counsel, CFO and President.

Negotiated Incremental Tax Incentive Plans with Mayor Martin Walsh's office, the Boston Redevelopment Agency and the City Assessor's office. Also negotiated Tax agreements with the Commonwealth of Massachusetts under the EDIP program. Permitted project with BRA and Boston Landmarks Commission.

Assembled and led the design team in fast-track design of the facility and GMP contract with Commodore Construction and Synergy Investments. Project opened in December 2015.



MUSEUM OF FINE ARTS

2006-Present

THE MUSEUM OF FINE ARTS

Boston, Massachusetts

Director of Development and Construction

The new American wing of the Museum of Fine Arts Boston consists of approximately 200,000 SF of new museum space including of 52 new galleries, a spectacular 10,000 SF courtyard, MEP improvements to service the entire museum, new food service and retail accommodations and approximately 60,000 SF of renovated space within the existing building. Renovations include the reconstruction of new Huntington, Fenway and West Wing entrances, new ticketing areas and a new Visitors' Center. The project has been designed by Norman Foster, (London, England) and CBT (Boston, MA).

The project budget is \$345 million and is financed primarily by private contribution and pledges contributed over a 7-year period. A bond issue of \$185 million to provide gap financing while the pledge program matures. Grand Opening was in November, 2010.



TD Garden

1992-1996

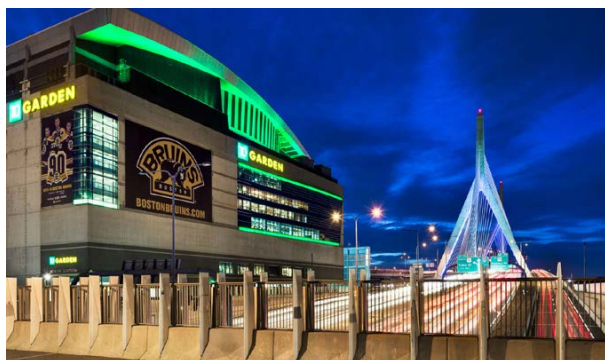
**DELAWARE NORTH/ NEW BOSTON GARDEN
CORP.**

*Director of Development
and Construction*

Primary responsibilities included land acquisition, design, financing, and construction for the \$160 million project.

The project scope included a 755,000 square foot state-of-the-art sports and entertainment arena and North Station Transportation Center constructed on top of a 5-level underground parking garage, constructed by the MBTA and the MBTA Orange Line tunnel. Planned and entitled future development 2.35 million square feet of mixed-use development surrounding the arena.

Responsibilities included the land acquisition, architectural and engineering design, permitting, construction, financing, negotiation of public agreements with such State of Massachusetts and City of Boston public agencies as the Boston Redevelopment Authority, the Boston Public Facilities Commission, Mass. Highway, the MBTA, the Federal Highway Administration, the Massachusetts Governor's Office and the City of Boston Mayor's Office.



Faneuil Hall Marketplace

1976-1980

THE ROUSE COMPANY
Boston, Massachusetts

Project Director

Assumed project management responsibilities through stabilized leasing of the three-phase development of Faneuil Hall Marketplace. Project scope included the base building renovation, leasing and tenant improvements of three historically significant structures, in conjunction with the City of Boston and the Boston Redevelopment Authority, to produce 450,000 square feet of first-class "festival" retail and office space.

The Quincy Market, North Market and South Market buildings were each completed on schedule, under budget, and with an average Opening Day retail occupancy of 95% in August of 1976, 1977 and 1978, respectively. The project development budget was \$55.0 million, with construction financing arranged with Chase Manhattan Bank and a consortium of 23 Boston banking institutions.



Boston Convention & Exhibition Center

1998-2000
MASS. CONVENTION CENTER AUTHORITY
South Boston, Massachusetts

Director of Development and Construction

Directly responsible for the management of fast-track development activities for the mixed-use Boston Convention and Exhibit Center, a 2.3 million square foot public facility being constructed at a cost of \$607.0 million on a 60 acre site. The program included 550,000 SF of exhibit hall, 210,000 SF of meeting room space, food service and operations facilities, administrative offices, open space improvements, parking facilities and a 1,120 room/ 1 million SF hotel (to be developed by a private development entity consisting of Carpenter & Company and Starwood Hotels).

Milestone events included the preparation of final site and building plans, approval of a comprehensive budget and schedule, construction of on-site office facilities, management of the design team and general contractor.

Processed of all environmental and technical permits (inclusive of M.E.P.A. and Article 80 certificates), directed interface with neighborhood representatives and City and State public agencies, including the Boston Redevelopment Authority. Completion of agreements abutting Railroad.



ARLINGTON 360 – Brightview Senior Living

2012-2014
Upton + Partners, LLC
Arlington, MA

Partner

Designated by the Town of Arlington Redevelopment Board as the Redeveloper to reposition a redevelopment project that had been stalled for many years. Managed the negotiation of agreements for the redevelopment of the former 19-acre hospital campus in Arlington, MA to accommodate 176 multi-family residential units and a 90 unit assisted living facility and two vista parks with commanding views Boston 's skyline.

Negotiated project re-entitlement, settled legal challenges to the project, completed environmental remediation, and community benefits packages. Negotiated JV agreement with Starwood Capital and Jefferson Apartment Group and purchase contracts and project entitlements with Shelter/Brightview Senior Living. Coordinated construction and entitlements and infrastructure improvements with 2 general contractors.



Time Warner Cable Arena

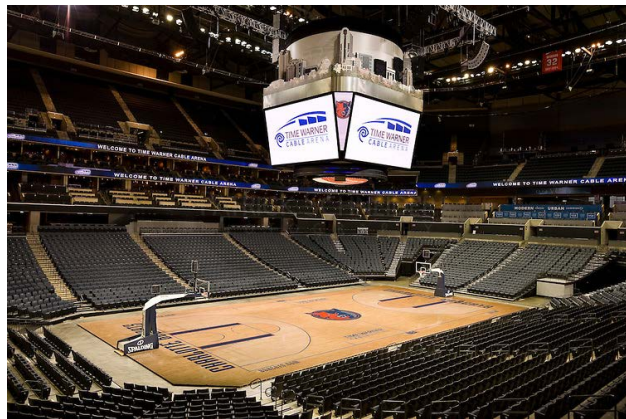
2002-2004

CITY OF CHARLOTTE

Charlotte, North Carolina

Special Consultant

Acted as a special consultant to the City of Charlotte to assist with the development strategy, design and construction of the Time Warner Cable Arena in Charlotte, North Carolina. With a unique proximity to central city restaurants, stores and transit terminals, the arena is home to the NBA Charlotte Bobcats and the WNBA Charlotte Sting, as well as hockey, arena football, tournaments, concerts and family shows. Charlotte's outstanding support of the arts has been integrated into the design concept. The building consists of 780,000 square feet with a capacity of 20,200. The architect is Ellerbe Becket of Kansas City, Missouri. The budget for the facility was \$250,000,000 and was financed by the City of Charlotte thru a public bond issuance.



SBC/AT&T CENTER

2000-2002

SAN ANTONIO SPURS/BEXAR COUNTY, TX

San Antonio, Texas

Director of Development and Construction

Primary responsibilities included the design, construction and development management of the 800,000 square foot arena for the San Antonio Spurs (NBA) professional basketball team.

As a directed representative of the ownership, managed on-site staff thru the day-to-day affairs of the Project, inclusive of the negotiation of guaranteed maximum price construction contracts, negotiation of City and County contracts, close-out of permits and approvals, the formulation of cost control and cost reporting policies, and creation of a CPM construction and development schedule.

The \$200 million project opened in October, 2002.

Funding provided by a Bexar County (Texas) bond issue of \$126 million with the balance being provided by private construction loan financing from the Bank of America, and equity contribution from the ownership partners of the San Antonio Spurs.



Costanoa

1996-1999

PRIME PROPERTY CAPITAL, INC.

San Francisco, CA

Development Manager

Directed the acquisition, entitlement, design, financing, and construction of a 240-unit eco-resort on a 480-acre site located on the pristine northern California coastline.

Represented the project with the California Coastal Commission and 23 other state and federal agencies. Coordinated development within a designated archeological and endangered species habitat areas. Utilized innovative 'green design' of water, wastewater and drainage systems, utility installation, bridge construction, and road improvements.

Awards & Publications:

Ernst & Young and the SF Business Journal awarded the project the 1999 'Deal of the Year'. The project was featured in The Wall Street Journal, New York Times, USA Today, Fast Company, Vogue, and Conde Naste.



National Car Rental Center

1996-1999

ARENA DEVELOPMENT COMPANY, LTD.

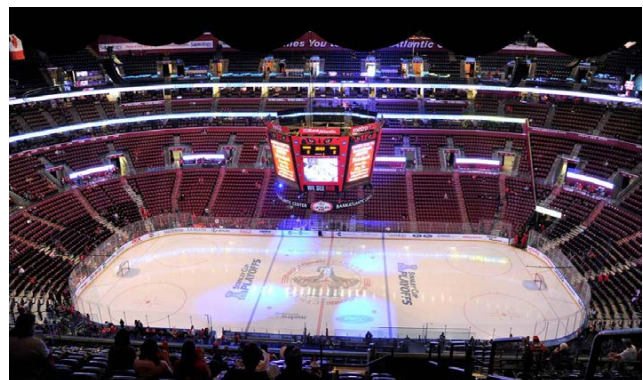
Fort Lauderdale, Florida

Director of Development and Construction

Responsible for the management of the design and construction process related to the development and construction of a 1 million square foot state-of-the-art multi-purpose entertainment facility. The facility is the home of the NHL's Florida Panthers hockey team.

Responsibilities included direct management of the design team and general contractors and for extensive financial and schedule reporting, coordination with public agencies, coordination, marketing activities future building operating entities.

The building program included over 100,000 square feet of food service, function and retail space, covered and surface parking accommodations for 7,500 cars on a 136 acre site and was completed within a record 27 month schedule of while maintaining the approved publicly-funded \$185 million budget.



Bourne Mill Apartments

Tiverton, RI

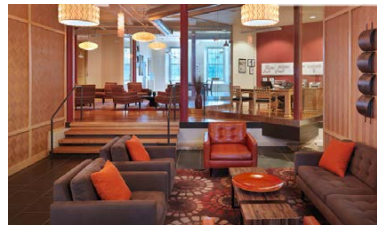
2006-2009

EA Fish Development

Managing Director

The LEED Silver certified Bourne Mill Apartments is the historic adaptive reuse of eight former mill buildings into a 165 unit mixed-income rental apartment complex. Based on configurations of the original buildings, each conversion required unique design solutions resulting in a variety of unit types to include deep loft style units with innovative raised sleeping areas; multi level units built within the existing masonry shell of former boiler rooms, and dual exterior exposure units created by removing the roof on a one-story building to carve out new interior courtyard.

Project utilized 4% and 9% LHTC and Historic tax-credit equity financing and Construction loan was provided by the Bank of America. Negotiated joint venture agreement with the Armory Revival Company and construction contract with Dellbrook Construction of Braintree, MA.



The Waterworks

2003-2007

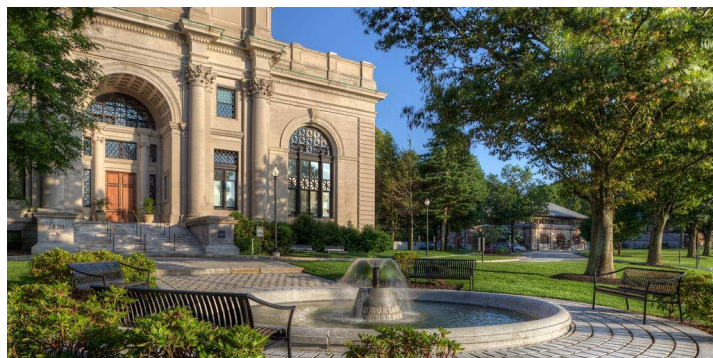
EA FISH ASSOCIATES

Chestnut Hill, Massachusetts

Managing Director

EA Fish team managed the design, pre-development permitting and approval and pre-construction process of this 108-unit luxury residential condominium project consisting of one new and three historic buildings which previously provided water pumping service to the City of Boston. The original property consisted of a 19th century pumping stations and carriage house representing Romanesque architectural style in the tradition of Henry Hobson Richardson, and a third structure in the Beaux Arts style faced with white Indiana limestone. Also included in the program is meeting space, museum restoration, and a café. Unit sales ranged from \$400k to \$4.6 M.

Negotiated the ground lease with the Division of Capital Asset Management (DCAM). Other permitting agencies included the Boston Redevelopment Authority, DCAM, City of Boston and Brookline neighborhood groups, the Boston Landmarks Commission, Secretary of Environmental Affairs, City of Boston utility agencies and the like. The project was designed by Graham Gund Associates and DiMella Shaffer Associates. Project financing provided by the Bank of America.

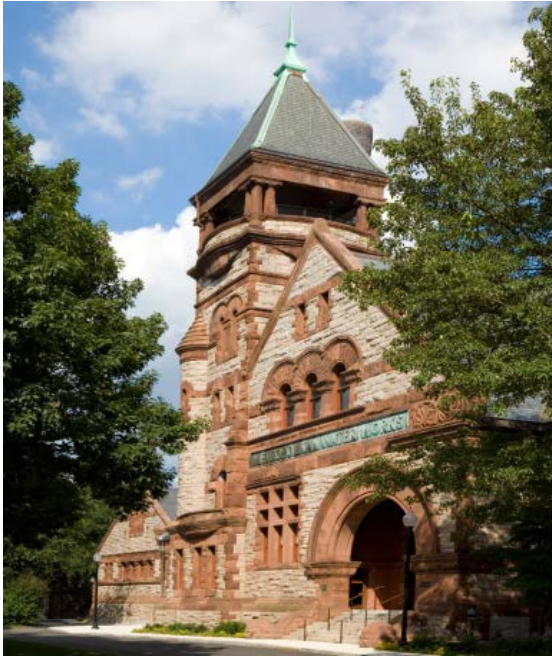


The Waterworks

2003-2007

EA FISH ASSOCIATES

Chestnut Hill, Massachusetts



Prime Multifamily Portfolio

1999-2001

PRIME PROPERTY CAPITAL, INC.

San Francisco, CA

Vice President

Initiated, analyzed and transacted new investment opportunities for PPC's \$1.5 billion private equity multifamily portfolio. Acquisition/repositioning strategy focused on acquiring C+/B- multi-family assets in urban infill locations.

Sourced, analyzed and transacted over \$240 million in acquisitions of over 2,500 apartments in seven states over a two-year period. Provided investment analysis and prepared project underwriting for both equity and debt financing. Managed transactional to close deals and then implemented strategic plans.

Analyzed an existing portfolio of 10,000 apartment units located in seven states. Utilized financial and market analysis to identify over 3,000 apartments for repositioning. Directed the budgeting, financing and implementation of capital improvement programs and building operations.



Reservoir Crossing Condominiums

2003-2006

E. A. FISH ASSOCIATES/FX MESSINA

Braintree, Massachusetts

Project Director/Partner

Managed this 132-unit multi-family residential condominium project in Braintree, Massachusetts through acquisition, design, entitlement, financing, construction, marketing and sales phases of the development process.

Achieved 70% pre-sales, secured 100% project financing, and closed on \$35.7 million in sales.

Project was occupied in the spring 2007 and achieved profit goals.



Turtle Crossing Condominiums

2002-2005

E. A. FISH ASSOCIATES/FX MESSINA

Braintree, Massachusetts

Project Director/Partner

Managed this 201-unit residential condominium project in Braintree, Massachusetts through acquisition, design, entitlement, financing, construction, marketing and sales phases of the development process.

Secured financing for 90% of cost with total sales of \$46.7 million.

Project was completed and occupied in the spring of 2005 while meeting profit expectations.

Project was occupied in the spring 2007 and achieved profit goals.



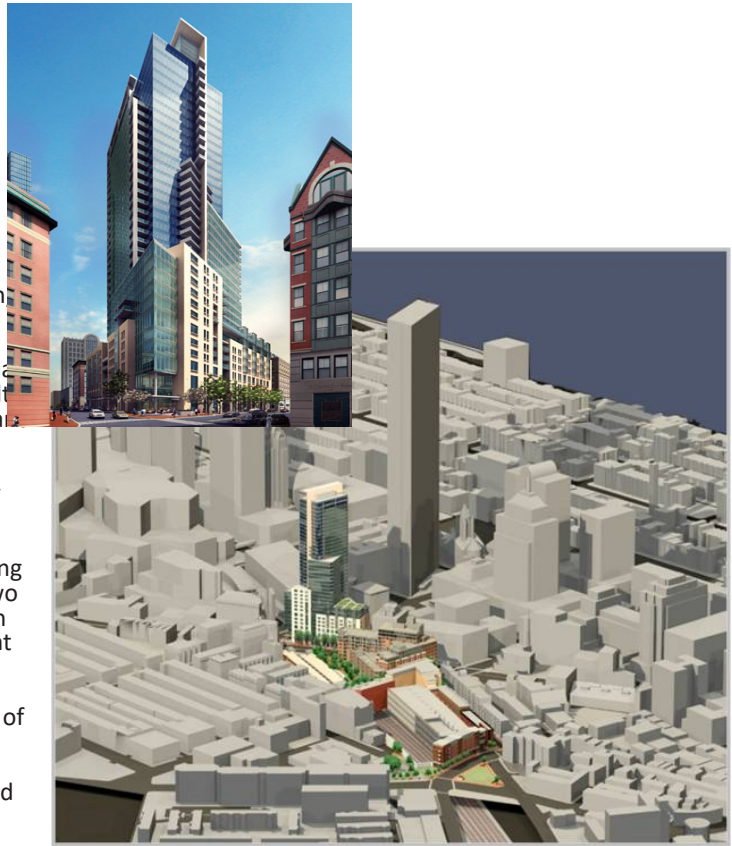
Columbus Center

2004-2006
WINN DEVELOPMENT COMPANY
Boston, Massachusetts

Director of Development and Construction

Assumed senior management position responsible for the management of design permitting and approval, ground lease negotiation and construction of the \$800 million Columbus Center, a 1.4 million square foot mixed-use air rights project to be built over four land parcels (Parcels 16, 17, 18 and 19) of 7 acres in size owned by the Massachusetts Turnpike Authority. Also participated on the team to pursue equity and construction financing. The program consists of a 200-room hotel, 443 units of market rate and affordable housing, parking for 635 cars, office and retail space and two open space public parks. Building range in size from 4 to 35 floors. Public entitlement total \$40 million.

Equity financing is provided by a joint venture of Winn Development Company and the California Public Employees Retirement Systems. Due to the size of the project and the difficulties of the current economic environment, the project remains on hold.



UnCommon Charter School- New High School Development

2017 - 2020
Upton + Partners, LLC
Boston, MA

Developer

Approved by the City of Revere as the Redeveloper of Building A to develop a redevelopment project that had been stalled for many years. Managed the project design and entitlements to accommodate 170-room hotel directly across the street from the Atlantic Ocean and in close proximity to a newly expanded MBTA transportation hub with direct access to downtown Boston.

Negotiated project GMP construction contract with Erland Construction of Burlington, MA. Construction completion is scheduled for 2016.



GREGORY JANEY, CCM

President/CEO

Currently principal owner of Janey Construction Management and Consulting firm (JANEY) that provides services throughout the Mid Atlantic and Northeastern United States. Its port-folio includes commercial and residential work within and around the cities of Boston, Philadelphia, and Washington DC. The firm provides construction management and consulting services including general contracting, project management and construction management.

Over the last several years, Mr. Janey has undertaken a variety of construction and renovation projects on a multitude of commercial and residential buildings. He brings a strong engineering background and has been actively working in the construction field as a Construction Manager for over thirty years. He has managed and monitored projects ranging from \$5,000,000 to \$550,000,000. Public experience includes planning, directing and controlling development of the budget and design and construction budget. Coordination with local agencies, city and town bodies, environmental and/or handicapped accessibility requirements for the design and construction projects.

Mr. Janey's background provides the company with the technical expertise to service its client base, and as a result, the organization is capable of managing construction projects of various magnitudes.

EDUCATION

Wentworth Institute of Technology
Honorary Doctor of Engineering

Northeastern University
M.S. Civil Engineering

Wentworth Institute of Technology
B.S. Construction Management

Wentworth Institute of Technology
A.S. Architectural Technology

BOARDS/COMMITTEES

Wentworth Institute of Technology
Board of Trustees, Vice Chair

WIT Industry Advisory Committee

Construction Management
Association of America (CMAA),
Vice Chair

Massachusetts Minority
Contractors Association
(MMCA), Board of Directors

Madison Park High School
Advisory Committee Chair
Boston Chamber of Commerce

AFFILIATIONS

Construction Management
Association of America (CMAA)

National Society of Black
Engineers (Alumni member)

LICENSES

MCPPO Certified Project
Manager

ABC Building License

ABET Program Evaluator
OSHA

MA Supervisors License
Certified Construction Manager
(CCM)

TEACHING

Adjunct Professor - Wentworth
Institute of Technology

WORKSHOPS

Mass Housing Finance Agency
(MHFA)

FIRM EXPERIENCE

Omni Seaport Hotel
Boston, MA

\$550M

Wynn Casino
Everett, MA

\$500M

Rio Grande
Roxbury, MA

\$120M

Northeastern University
Roxbury, MA

\$600M

Crosstown Center
Roxbury, MA

\$150M

Peninsula Housing
Roxbury, MA

\$120M

JANEY



ROBERT WHITE

Executive Vice President

Mr. White has over thirty years of experience in the construction industry. As Executive Vice President, Mr. White applies his perceptive and innate management and communication skills to enable JANEY to establish a broad network of business associations and vendors who serve as resources for many of its projects.

Mr. White's skills encompass excellent analytical, leadership, interpersonal, and problem solving skills. He is a highly motivated team player and self-starter, and possesses communications skills imperative in relating to the construction industry. This includes interfacing with client representatives, A/E representatives, union officials, subcontractors and assist with implementation/interpretation of safety programs. He is responsible for overseeing daily operations of the firm. Mr. White also oversees and manages the Owner's Project Management portion of JANEY's portfolio.

His Building Construction Technology training at Wentworth Institute, coupled with his field experience directly contributes to the successful outcome of JANEY projects. He leads our project management division working to increase efficiency and cost control through trending historical data. Bob's thirty years in the industry as a Project Manager/Estimator provides the team with a unique pragmatic approach towards value engineering and cost benefit.

EDUCATION

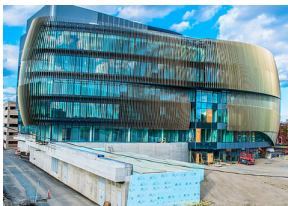
Wentworth Institute of Technology
B.S. Building Construction
Technology

LICENSES

OSHA Certified
Construction Supervisors License
(CSL)

AFFILIATIONS

Construction Management
Association of America (CMAA)
Associated General Contractors
(AGC)
Massachusetts Minority
Contractors Association (MMCA)
Business Leadership Network
South Shore Chamber of
Commerce



FIRM EXPERIENCE

Omni Seaport Hotel

Boston, MA

\$550M

Wynn Casino

Everett, MA

\$500M

Rio Grande

Roxbury, MA

\$120M

Northeastern University

Roxbury, MA

\$600M

Crosstown Center

Roxbury, MA

\$150M

Peninsula Housing

Roxbury, MA

\$120M

JANEY



www.inorderbusiness.com

Certified M/W/DBE

Business Consulting, Diversity & Inclusion Strategies

Shelley Webster is the President & CEO of In Order Business Development Solutions, Inc. Established in 2014, In Order specializes in building business capacity by providing back office services and various business certification packaging to small, diverse and emerging construction companies. In Order also provides diversity and inclusion strategies, tailored diversity and inclusion plans and ongoing tracking, monitoring and compliance work for construction projects throughout Massachusetts. Her diversity expertise touches both union and non-union sectors and includes both workforce and business utilization of M/W/DBEs.

Her most notable project to date involves diverse workforce and business utilization performed for Encore Boston Harbor Hotel & Casino. Having a construction budget that will exceed \$2.6 billion and over 7,600 construction workers, the project will complete in June 2019. All workforce and M/W/VBE business goals are being exceeded. Webster created the diversity outreach and monitoring plan for the project and is responsible for the ongoing diversity compliance and reporting for the project's full construction cycle.

With over 38 years' experience in the construction industry, Webster has held leadership positions at Webster Engineering Co., Inc., an MBE firm where she assisted in the company's growth from start-up to revenues of \$30 million annually and employed over 150 union and non-union personnel. She is the former owner of Centaur Construction Services LLC and has served in Executive Leadership positions at Janey Construction Management & Consulting and the Edward A. Fish Companies that included Dellbrook Construction, Peabody Properties, and E.A. Fish Development.

Other diversity & inclusion projects include Millennium Partners' Winthrop Center, Hein's South Station Tower, Longwood II Apartments and the Taj Hotel Boston.

Webster holds her Masters' Degree from Simmons School of Management and is certified as a Professional Coach from The Institute of Professional Excellence in Coaching. She is affiliated with the Massachusetts Minority Contractors Association, The Black Economic Council of Massachusetts, the Policy Group on Tradeswomen's Issues, Massachusetts Girls in Trades, the Northeast Center for Tradeswomen's Equity, and Building Pathways, and the American Contract Compliance Association.



Samira Ahmadi, BEMP, LEED AP Homes, BD+C, ID+C

Samira Ahmadi is the Founding Principal of enviENERGY Studio LLC, an energy and sustainability consulting firm, serving regional and national clients looking for sustainable solutions in the built environment. Her practice focuses on sustainability and energy performance analyses for new construction and existing building retrofit projects that are pursuing LEED certification and energy upgrades, occupant's health and comfort in the built environment, and post-occupancy evaluation, and measurement and verification. Prior to establishing the firm, Samira served as the Director of Energy Services at AHA Consulting Engineers, where she managed over 30 LEED projects, and performed energy and sustainability analysis for several notable projects such as Ink Block and Fan Pier Vertex buildings. She is an advocate of sustainability and energy efficiency in the built environment and serves on the USGBC Massachusetts Chapter Board of Directors

Samira is known for pushing innovative ideas in all projects, advocating for integrated design facilitation, and utilizing her project management and energy expertise for both existing building retrofits and new constructions to achieve successful outcomes by meeting the project's high-performance goals, budget, and timeline.

Education

M.S., Carnegie Mellon University,
Building Performance &
Diagnostics

M. Arch., University of Texas at
San Antonio, Architecture

B.S., Architectural Engineering

Professional Affiliation

- ASHRAE Building Energy Modeling Professional (BEMP)
- LEED Accredited Professional BD+C, ID+C, Homes
- USGBC Massachusetts Board of Directors

Samira has managed and worked on:

- Over 40 LEED Certified buildings.
- Over 30 LEED/ MEPA and building permit energy models.
- Over 15 Rebate energy models for MassSave and PECO (Pennsylvania).
- Over 10 Life Cycle Cost Analysis and Measurement & Verification studies.

Representative Projects

Shire Pharmaceuticals TI
Lexington, MA – LEED Gold Certified

Encore Office
Atlanta, GA – in progress

830 Winter St.
Waltham, MA – in progress

Northpoint Retail
Cambridge, MA – LEED Gold Certified

Vertex/ Fan Pier A & B *
Boston, MA

75 Hayden Ave
Lexington, MA – LEED Gold Certified

Harrison Ink Block (LEED + Models) *
Boston, MA – LEED Gold Certified

UPenn New College House *
Philadelphia, PA – LEED Gold Certified

22 Federal Street *
Nantucket, MA – LEED Gold Certified

Kensington *
Boston, MA – LEED Gold Certified

450 Kendall St *
Cambridge, MA – LEED Gold Certified

MassArt Gallery
Boston, MA – In Progress

* Denotes projects that were completed by Samira Ahmadi, while was employed by AHA Consulting Engineers, Inc., and are the property of AHA.



McKenzie & Associates, P.C. is New England's oldest African-American owned law firm. Since 1984, the Firm has served the legal needs of individuals, families & their businesses; government agencies; and non-profit & private corporations throughout Boston, New England, the United States, and the world. Our practice areas include: Business Litigation; Finance, Bankruptcy & Creditors Rights; Corporate Counseling & Transactions; Estate Planning & Probate; Real Estate & Development; Zoning & Licensing; and Faith-based Organizations & Non-profit.

McKenzie & Associates has significant experience in zoning and licensing matters in the City of Boston and surrounding communities. The Firm has provided representation to clients before state and local administrative bodies such as the Zoning Board of Appeal, Boston Planning & Development Agency (BPDA), Inspectional Services Department (ISD), the Licensing Board, the Alcoholic Beverages Control Commission, the Cannabis Control Commission, and the Consumer Affairs Division.

JOSEPH D. FEASTER, JR

ATTORNEY

Attorney Joseph D. Feaster, Jr. is Of Counsel to the Firm and leads the Zoning & Licensing practice. He has been practicing law for nearly 40 years, during which time he has developed an expertise in numerous areas of the law, including corporate, employment and labor, real estate, contract, licensing and zoning, and probate. Attorney Feaster formerly served on the Boston Board of Appeal for 11 years, 3 of which he served as Chair. He has over 20 years of zoning and licensing practice experience. Attorney Feaster has also served as Interim Administrator of the Boston Housing Authority and is widely regarded as an expert on zoning and affordable housing matters.

Attorney Feaster is also the Senior Vice President of Victory Group, a government and community relations firm, and is also President of Feaster Enterprises, a strategic planning, organizational development, and community outreach consulting firm. He has served as an adjunct professor in Northeastern University's Master in Public Administration program, as a research associate at the William Monroe Trotter Institute at the University of Massachusetts at Boston.

Attorney Feaster received his Juris Doctor from Northeastern University School of Law. He has also completed programs at the Massachusetts Institute of Technology's Center for Real Estate Development and Harvard University's John F. Kennedy School of Government. Attorney Feaster is admitted to practice before the courts in Massachusetts, the U.S. District Court of Massachusetts, the First U.S. Circuit Court of Appeal, and the U.S. Supreme Court.

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DEVELOPMENT DETAILS

DEVELOPMENT PLAN

GATEWAY NUBIAN DEVELOPMENT PLAN

DEVELOPMENT OBJECTIVES

We are pleased to present the “Nubian Gateway” development proposal and program. We submit it in direct response to the Request for Proposal (“RFP”) released by the City of Boston/BPDA for Parcel 8 in Roxbury. There are several important elements that have gone into our vision for the development.

- Historical Context
- A response to current conditions and needs as represented in Plan Nubian and by the RSMPC
- Building to represent the existing community and further empower it for future growth and preservation.

Parcel 8 represents what might be the most significant and integral development site in Nubian Square. It is indeed the gateway to the largely underserved minority population of the city. Additionally, as we have seen gentrification move through many neighborhoods and most significantly, the South End, it is a demarcation point.

We will continue to work closely with Historic Boston, Benjamin Franklin Institute, the designee of the Nawn Factory and other local organizations. Indeed, the greatest success of our project will come from collaboration and the ultimate success of Nubian Square will come from community. Our development will bring history, empowerment and economic opportunity. Gateway Nubian also establishes the entry point of the Square and Roxbury with a celebration and homage to the rich history of the place and the African-American experience in Boston. The RFP establishes the development goal of placemaking.

HISTORICAL CONTEXT

The history of Dudley/Nubian Square and its significance is as long as the history of an independent Boston and America itself. In the Colonial Era, the Roxbury Neck, now Washington Street, was the only land bridge between Boston and mainland Massachusetts. Quite literally, all traffic flowed through Dudley/Nubian Square. During the Revolutionary War, it was through the Square that Colonists escaped from British occupied Boston.

In the aftermath of the Revolutionary War continuing as the Back Bay and the South End were literally filled, the Square became a more and more vibrant commercial, social and transportation hub of the city. The Rugby Building, also on Washington Street, would turn from a high-end clothier to a hotel in the early 1900's. Around the same time, The Boston Elevated Railway opened the Main Line Elevated in 1901 – the original Orange Line. The elevated division ran from Sullivan Square to Dudley and the line was expanded from Dudley to Forest Hills in 1909.

In the early 20th century, Roxbury became a thriving community following a massive migration from the South to northern cities in the 1940s and 1950s, Roxbury became the center of the African-American community in Boston. The center of African American residential and social activities in Boston had formerly been on the north slope of Beacon Hill and the South End. In particular, a riot in response to the assassination of Martin Luther King Jr. resulted in stores on Blue Hill Avenue being looted and eventually burned down, leaving a desolate and abandoned landscape which discouraged commerce and business development. Rampant arson in the 1970s along the Dudley Street corridor also added to the neighborhood's decline, leaving a landscape of vacant, trash filled lots and burned out buildings. In early

April 1987, the original Orange Line MBTA route along Washington Street was closed and relocated to the Southwest Corridor (where the Southwest Expressway was supposed to be built a couple decades before). More recently, grassroots efforts by residents have been the force behind revitalizing historic areas and creating Roxbury Heritage State Park.

Like many urban centers Roxbury lost population due to urban renewal, the exodus of population to the suburbs, redlining and housing segregation, and the dismantling of the elevated train station in 1987. This combination of lifestyle, transportation and public policy initiatives contributed to chronic disinvestment in urban neighborhoods like Roxbury.

PRESENT DAY

Dudley Square has been in an upward trend over the past five to seven years. A comprehensive community process to PLAN: Dudley Square, The Roxbury Strategic Master Plan, the opening of the Bruce B. Bolling Building in 2015, the 2017 designation of the Roxbury Cultural District by the Massachusetts Cultural Council and the recent designation by DND and the BPDA of four strategic parcels of land for development have been significant events and initiatives in laying a foundation for a resurging Dudley Square.

The renaming of Dudley Square to Nubian Square represented a significant and important step in reestablishing the Square to represent the community it largely serves. This change will set the intentions/demand of new development and growth to be of and for the existing community. It will ensure that the future is inclusive of the past and present. It is upon this framework that Gateway Nubian and our partners will realize an exciting and meaningful vision for Parcel 8.

GATEWAY NUBIAN: OUR PROPOSAL

In formulating our vision for Parcel 8, we believe we have met the Development Objective and Design Guideline initiatives, but also incorporated a few crucial necessities for the site. As the literal gateway to the square and the predominantly and historically black communities of Boston, central to our plan was to involve the placemaking of the location to preserve the history of this experience, celebrate and elevate the community and empower them for the future. In order to achieve this, we have not only incorporated a large home ownership component into our project, but also front and center commercial space of varying sizes, live/work space for entrepreneurs extending beyond that typically reserved for artists, and central and illuminated programming of the public realm and thru anchor tenants that speak directly to representing and celebrating the history, present and future of the community. Our partnerships with The Museum of African American History and The King Boston Center will speak directly to this. There are a number of exciting developments in the works throughout the Square, but we have identified the need to appeal directly to who the place represents. There is no more significant and important time in our community and our city to do so. The change of name from Dudley to Nubian must be an actionable sign of how we build and preserve our community.

Development Components:

THE GATEWAY PUBLIC PLAZA

On the 8,800 square foot space at the corner of Washington and Melnea Cass. We have created something far more impactful than a simple park or public space. With the help of Mass Design Group, we will create a public realm that both illuminates and celebrates erased narratives of the site and of the Square, but also speaks to the location and the Square as an integral part of the Civil Rights Trail from Nubian to Boston Common and the empowerment of the African American experience in Boston. Visitors will be reminded of the beauty of community and the power of collective action. Our activation of this

space will create a destination. We continue to work towards the most complementary interaction of sites with the Nawn Factory and its' potential designee. This powerful and deliberate placemaking work will attract visitors from throughout all neighborhoods of the city, Massachusetts and beyond to visit and contribute to the economy of Nubian Square

OFFICE/MUSEUM/CENTER

Occupying the Washington Street and Melnea Cass sides of the building and occupying 60,000 SF will be our commercial component. These 3 floors will be activated by various-sized businesses and enterprises. We are thrilled to be working with both The Museum of African American History and The King Center for Justice as activating and anchor partners whose work speaks directly to representing and uplifting the existing community. They would each occupy visible and accessible spaces in the building overlooking the Public Plaza and be front and center in the gateway to Nubian and Roxbury.

The commercial component of Gateway Nubian will be a significant economic driver of the project, but more so, it will be a powerful economic force in contributing to the local economy and increasing opportunities for the local work force. We must encourage and attract businesses to come and grow in the area. We anticipate that the commercial/office component of the project will increase the daily visitors and occupants of the Square by more than 500. Again, supporting local Nubian Square businesses to grow and storefronts throughout the Square to be reactivated.

WORK/LIVE RESIDENTS

The small work and work/live component will provide a much needed and impactful opportunity for self-employed individuals and families to have the ability to meld their work environment and their home environment. Obviously, with the recent pandemic and the apparent shifting of how we do business, this is more pertinent and timely than ever before. Our spaces will vary in sizes and in some cases have the option to one's residential space and work space separate. We have designed a number of the spaces so that small office space on the ground or first floor of the building can be owned as part of a live/work situation. We believe that this hybrid will provide an extremely in demand resource. This will also allow micro businesses to have roots within the community so that they can grow in Nubian Square.

RENTAL APARTMENTS

The 130 unit residential tower will be programmed as rental housing on the interior side of the building facing the Benjamin Franklin Institute for Technology. These units will cater to a wide range of income groups from 30% AMI to Market based on the mandates of the RFP. We will also have small on site office spaces available to tenants.

PARKING

Due to the considerable amount of new residential and commercial space in the area, parking in the Square is a significant concern of the community and within any single development. We have proposed a 100-car parking garage to accommodate both residential and commercial needs within Gateway Nubian. We have committed 8 spaces for the use of the tenants of the Historic Boston Inc. Nawn Factory proposal. The garage itself will be one level below grade as well as part of the ground floor.

RESIDENTIAL OWNERSHIP

We will have approximately 25 ownership units. Two thirds of these units will be affordable and workforce housing. Only a small percentage of current and under development housing in the Square is designated for ownership. We want to encourage individuals and to become part of the fabric of the Square. One tool to achieve this will be to encourage people to put down roots. Additionally, almost half of our condominiums will be geared towards those who qualify as work force. Homeownership opportunities have been historically lacking in communities of color and based on socioeconomic factors. At the same time, research overwhelmingly induces higher participation in civic and volunteering activity, improves health care outcomes, lowers crime rates, lessens welfare dependency and increases life satisfaction.

DEVELOPMENT GOALS

We believe that Gateway Nubian presents a development plan and vision that reinforces the RFP goals and provides the following benefits and opportunities;

- Create opportunities for small businesses and those community-based organizations to have a firmly rooted presence in the Square
- Provide permanent home ownership and commercial space
- Provide new permanent jobs and new M/WBE opportunities thru the activation of our commercial space and operations of the rental and condo components
- Provide opportunities historically and culturally significant public space
- Contribute to increasing the permanent locally based M/WBE business community
- Increase daily visitors to the square to increase revenue/spending from the Greater Boston community

OPERATIONAL PLAN

THE GATEWAY PUBLIC PLAZA

- The public plaza will be managed by the principals of Gateway Nubian in conjunction with our operating partners and the Dudley Land Trust.

OFFICE COMPLEX

- The Office Complex will be managed by Gateway Nubian including Jeffrey DuBard & Jake Upton. We will engage Boston Realty Advisors for brokerage and advisory services.

WORK/LIVE

- The work/live and residential rental components will be managed by UHM handling all facilities and Maloney Properties administrative.

FACILITIES MANAGEMENT – DEVELOPMENT OVERALL

- The facilities management for the entire development will be operated by UHM Properties, formerly United Housing. This experienced, Roxbury-based firm is led by Kevin Bynoe and the leading minority facilities management firm in the state.

BOSTON RESIDENTS JOBS POLICY

Our team has a multi-stage process focused on the compliance of the Boston Jobs and Residency Policy, the pipeline of diverse tradespeople, and creating a welcoming work environment to retain this diverse workforce.

OUR GOALS

Below are goals to ensure that goals for the Boston Jobs and Residency Policy are met:

The Nubian Gateway Team is committed to providing economic opportunities to Boston residents, people of color and women in both the development phase and operations phase of the project.

The Boston Residents Job Policy set forth important goals for city projects. We consider these to be the minimum standard to realize equitable access to economic opportunity for minorities, women and Boston residents as a whole. that We will exceed these goals. The Policy goals are:

- 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 and ;
- 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.

These goals will be included in all relevant contracts for the project.

OUR STRATEGIES

We have identified and formulated a strategic plan to ensure successful implementation of these standards:

Designate a diversity compliance officer/team.

If selected, we will work with MWBE Shelley Webster and her firm InOrder Business on all strategy and implementation matters.

Contractual agreements on workforce goals.

A project labor agreement or PLA, will be required pre development as a commitment that all the contractors and unions on this project meet City of Boston work goals and standards.

Require contractors to submit diversity plans.

Our compliance personnel will work directly with general contractors and their compliance representatives to ensure that they have appropriate strategies of their own to achieve the policy goals. There will be accountability on all levels of the project.

Data and Practice Tracking

We will establish a data tracking system including weekly reports showing diverse worker hours and contractor utilization *plus* supplement with other tracking methods.

Hold corrective action meetings with all key players to examine issues and ensure action steps are taken if diversity performance is below expectations.

Recognize and reward contractors for meeting or exceeding diversity goals.

Broader compliance authority.

We will work closely with the Roxbury Strategic Master Plan Oversight Committee to uphold and sustain the Boston Residency and Jobs Policy on the job site. Although she and her firm are affiliated with another team, it would be our intention to enlist Shelley Webster and her MWBE firm InOrder Business Development Strategies for implementation and oversight of diversity and workforce compliance. Additionally, InOrder would be a experienced adviser on business development & capacity building and project & construction management within the community.

Maintain Accountability

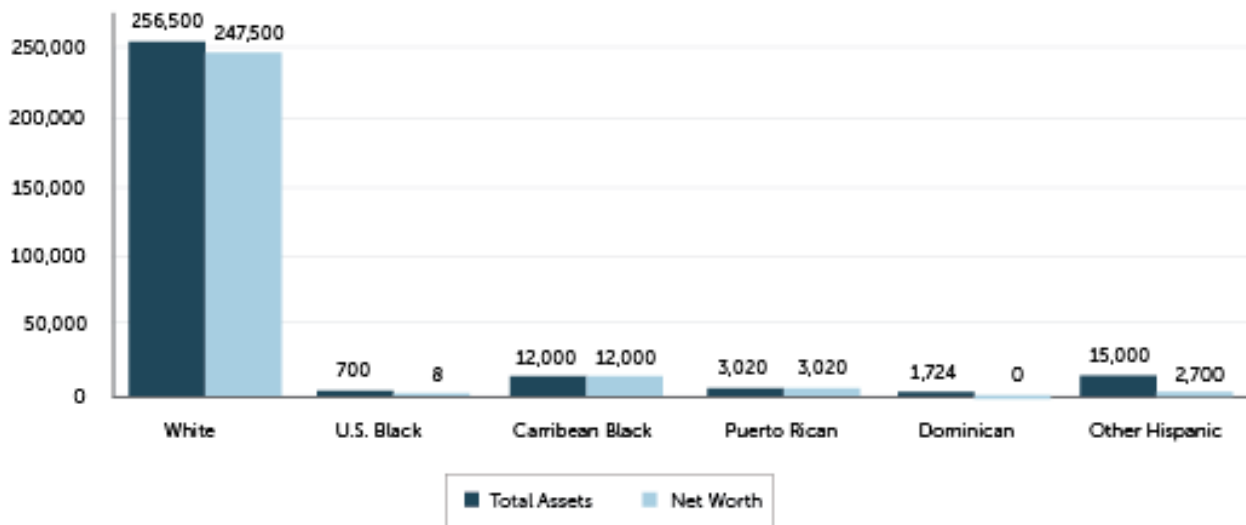
Attend the Roxbury Strategic Master Plan Oversight Committee meetings to maintain accountability to meeting the workforce goals. Unions, contractors, government officials, and community members take part in the meeting. The Roxbury Strategic Master Plan Oversight Committee is composed of a range of stakeholders. The Committee meets monthly to review workforce data, track progress, and engage in honest conversations that allow for productive troubleshooting work to deter non-compliance.

Marketing/Advertising

Local media sources including The Bay State Banner, Nubian Square Facebook community and targeted street level local advertising in addition to marketing through minority trade organizations will be valuable platforms to reach the workforce.

GOOD JOBS STRATEGY PLAN

This proposal supports the community's expressed priorities regarding the creation and sustainability of good permanent jobs in all phases of the development. The project standards are informed by realities like Boston's racial wealth disparity — Boston's median net worth among white households is \$247,500, compared with just \$8 in median net worth among black households, according to a study by the Federal Reserve Bank of Boston.



- The Gateway Nubian team is developing and implementing good job standards including, but not limited to:
- All employees shall be paid a good wage salary starting at \$18.00
- 900: amount of end user jobs projected to be created in the project
- Fair hiring process with a non-discrimination policy will be put into place and practice
- At least **51%** of total employees working on the parcel shall be people of color and **12%** of total employees shall be women
- All employees shall work stable shifts with include a predictable schedule
- All full-time employees shall be offered benefits

STRATEGIES WILL INCLUDE

- Marketed job fairs seeking applicants that are from or live within one mile radius of Nubian Square and within the City of Boston
- Marketed construction recruitment fairs seeking applicants that are from or live within one mile radius of Nubian Square and within the City of Boston
- Micro Business spaces as part of our project and available with a local preference

CONSTRUCTION JOBS CREATED:

Phase I Construction jobs will be 50 plus on the core buildings, plus another 25 on interior finishes

OVERALL JOBS CREATED:

Over 500, in addition to our project spurring economic development in the area to increase success and opportunity for nearby business.

DIVERSITY AND INCLUSION PLAN

The Gateway Nubian are committed to making the inclusion of minority and women owned businesses our priority in all phases of the development and operations. Of equal importance is ensuring that we work with businesses who employ practices of diversity and inclusion as a priority in their own hiring. In addition, we are committed to providing an investment opportunity for community based residents.

OWNERSHIP

- New Urban Collaborative, LLC
- Upton Partners
- Gateway Nubian Community Equity Fund

We are working with Cutting Edge Capital and are creating a community investment fund that will allow local Roxbury, Dorchester and Mattapan residents to invest as equity partners with small contributions. Our intention is that some of the wealth creation through the development and renaissance of Nubian Square can remain with existing community members.

DESIGN

The project architect role is a collaboration between Zephyr Architects and Mass Design Group.

Zephyr Architects, led by Ryan Link, will be responsible for the overall building and site design and the residential component of the project.

Mass Design Group, led by Michael Murphy, will be the landscape architect and responsible for the design of the Museum of African American History and King Boston components.

CONSTRUCTION

Janey Construction is a minority owned business with a predominantly minority staff. They have a proven track record of in identifying and hiring minority and women for subcontracting project roles.

DEVELOPMENT APPROVALS

We will work closely with the Roxbury Strategic Master Plan Oversight Committee to uphold and sustain the Boston Residency and Jobs Policy on the job site. Although she and her firm are affiliated with another team, it would be our intention to enlist Shelley Webster and her MWBE firm InOrder Business Development Strategies for implementation and oversight of diversity and workforce compliance. Additionally, InOrder would be a experienced adviser on business development & capacity building and project & construction management within the community.

LEGAL

Attorney Joesph Feaster of McKenzie and Associates, will handle all legal, zoning and contract matters for the project. Mckenzie is the oldest and largest black owned firm in Massachusetts.

FINANCING

Vissor Commercial Capital, an African-American owned firm will be handling our private financing and managing the applications for public funding and tax credit programs.

OPERATIONS MANAGEMENT

UHM Properties, is a minority owned firm located in Roxbury.

PARKING

Vanguard Parking Solutions. <http://vpgs.org>

PARTNERSHIPS & COMMUNITY STAKEHOLDERS

One of the central aspects of achieving the project goal of building and activating Parcel 8 requires the involvement of others. We have and will continue to seek and leverage the knowledge and experience of individuals and organizations that share our goal of revitalizing and empowering the community. These values are captured within the Roxbury Cultural District's Mission.

Community Benefits

- Partnership and below market space for the Museum Of African American History and King Boston Center
- Contents and Educational programming in conjunction with the Lower Roxbury Black History Project and Northeastern University
- Small commercial space opportunities for local and Micro-businesses

The mission of the district is to find and recognize Roxbury's cultural assets. The four main goals of the district are:

- activating assets and marketing community programming
- economic development
- built environment, and
- governance and sustainability.

Hiring

African American Real Estate Professionals of New England

AAREP New England, Inc. (AAREP-NE) is Boston's only organization solely dedicated to advancing professionals of color in Commercial Real Estate. Established in 2009, our mission is to increase the population, influence, and stature of professionals of color at all levels within Greater Boston CRE. We use Event Programming, Strategic Industry Relationships, and our Campus Connections initiative as platforms for leading in the intellectual, professional and economic development of Greater Boston CRE professionals of color.

Builder of Color Coalition

The Builders of Color Coalition (BCC) convenes minority real estate professionals in Greater Boston's building sector for the purposes of mutual professional development and leveraged access to development projects. BCC collaborates closely with other initiatives working on increasing access and opportunity in Boston's real estate sector

Mass Minority Contractor's Association

To continually strive to be recognized as the unified voice for minority businesses in the construction industry in Massachusetts. As an advocate, MMCA promotes contract opportunities, monitors legislative issues that affect the industry, and provides a forum for minority entrepreneurs to acquire knowledge and network with each other.

Philanthropic Supporters

Boston Foundation

The Boston Foundation, founded in 1915, is one of the oldest and largest [community foundations](#) in the nation.^[1] Serving the Greater Boston area, it is made up of some 1,100 separate charitable funds established by thousands of donors over more than 100 years.^[1] Funds are set up either for the general benefit of the community or for special purposes, such as supporting individual nonprofit organizations in perpetuity. Today the Foundation is the largest public charity and the largest grantmaker in New England, making more than \$130 million in grants in FY2018.^[2] Since 2001, the Boston Foundation has also served

as a civic leader by commissioning and publishing research and providing a platform for discussion and progress related to a wide range of challenges facing Boston and the region.

Hyams Foundation

The Hyams Foundation is a private, independent foundation with a mission of increasing economic, racial and social justice and power within low-income communities in Boston and Chelsea, Massachusetts. Our vision for the future is a society in which systems and structures are transformed to create the conditions for increased collective well-being and produce equitable power, access, opportunities and outcomes, *regardless of race*.

Fund II Foundation

Our mission is to preserve the African-American experience; safeguard human rights; provide music education; preserve the environment while promoting the benefits of the outdoors; and sustain critical American values such as entrepreneurialism. Fund II Foundation makes grants in five areas: 1) Preserving the cultural richness of the African-American experience for future generations 2) Safeguarding human dignity by giving voice to the voiceless and promoting human rights 3) Conserving the environment, promoting outdoor education, and providing the benefits of the great outdoors to people of all ages and backgrounds 4) Affording music education, particularly in primary and secondary schools, to nourish both talent and the soul 5) and sustaining the American values of entrepreneurship, empowerment, innovation and security.

Barr Foundation

The Barr Foundation's mission is to invest in human, natural, and creative potential, serving as thoughtful stewards and catalysts. Based in Boston, Barr focuses regionally, and selectively engages nationally, working in partnership with nonprofits, foundations, the public sector, and civic and business leaders to elevate the arts and creative expression, to advance solutions for climate change, and to connect all students to success in high school and beyond. Founded in 1997, Barr now has assets of \$1.7 billion, and has contributed more than \$838 million to charitable causes since being founded.

Lewis Family Foundation

The Lewis Family Foundation seeks to empower young people, develop courageous citizens and leaders, level the playing field for educational and job opportunities, and create strong strategic alliances in collaboration of shared vision and goals. They have supported positive endeavors in and around Nubian Square and Roxbury for years.

Activating Partners

Museum of African American History

The Museum of African American History is New England's largest museum dedicated to preserving, conserving and interpreting the contributions of African Americans. The Museum has preserved two historic sites and two Black Heritage Trails that tell the story of organized black communities from the Colonial Period through the 19th century. Exhibits, programs, and education activities at the Museum

showcase the powerful stories of black families who worshipped, educated their children, debated the issues of the day, produced great art, organized politically and advanced the cause of freedom.

King Boston Center

THE KING CENTER FOR ECONOMIC JUSTICE, slated to launch this summer at the Boston Public Library branch in Roxbury, will be the action component of King Boston's two-pronged strategy to honor Dr. Martin Luther King, Jr. and Coretta Scott King. The goal of the King Center is to reduce economic disparities by race in Boston. Since 2018, King Boston community meetings, teach-ins and essay contests have engaged and activated a broad community of constituents to work for economic justice. Based on resident feedback, the King Center's initial focus will be employment and micro business development.

The King Center will engage residents with data about the systemic issues they face and solicit their input to shape effective strategies. The Center will convene leaders of Boston nonprofits, philanthropy and government agencies working on issues of economic justice to collaborate with residents to review policies, programs, and practices that seek to reduce economic disparities.

Lower Roxbury Black History Project Northeastern University

On 9 November 2006, Northeastern University President Joseph E. Aoun met with members of the Black Ministerial Alliance of Massachusetts at the People's Baptist Church to discuss possible collaborations between Northeastern and Lower Roxbury clergy. During the meeting, Reverend Michael E. Haynes suggested the University create a history of the African American community in Lower Roxbury. The Archives and Special Collections at Northeastern University Libraries houses and carefully curates a diverse and growing collection of historical records relating to Boston's fight for social justice; preserving the history of Boston's social movements, including civil and political rights, immigrant rights, homelessness, and urban and environmental justice. Focussed on the history of Boston's African American, GLBTQ, Latino/a and other communities, as well as Boston's public infrastructure, neighborhoods and natural environments.

Roxbury Heritage State Park

Roxbury Heritage State Park is a history-themed heritage park in the oldest part of [Roxbury](#), a former town annexed in 1868 by [Boston, Massachusetts](#).^{[2][3]} It is anchored by the Dillaway–Thomas House, a large colonial structure built in 1750 and thought to be the oldest surviving house in Roxbury.^{[4][5]} The location includes an adjacent 1-acre (0.40 ha) landscaped park with views of the Boston skyline,^[4] and is part of the [Metropolitan Park System of Greater Boston](#).

The Roxbury Heritage State Park (RHSP) Signature Park Project was one of six urban park projects identified as a priority for rehabilitation. These projects were selected to help revitalize urban neighborhoods by opening up or upgrading green spaces for outdoor recreation and by rehabilitating historic community landmarks.

Community Advisors/Supporters

Initiative for a Competitive Inner City
United Neighbors of Lower Roxbury (UNLR)

Joyce Stanley
Boston Impact Initiative
Dudley Street Neighborhood Initiative
Roxbury Main Streets
Madison Park Development Corporation
Historic Boston Inc.

Financing/Equity Partners

Vissor Commercial Capital

Vissor Commercial Capital connects investors with the capital they need to succeed. With over 20 years of experience in the real estate and financing field we can help navigate your business through the complex financing process to a tailored program specific for your business. Drawing on their vast commercial real estate debt and equity capital sources, Vissor provides both commercial real estate developers and owners with specialized expertise to tailor unique financing solutions to commercial real estate projects.

Cutting Edge Capital

Cutting Edge Capital works to build an economy that works for everyone and provides opportunities for everyone to participate, thrive, and build wealth. They have vast experience in designing and implementing community capital offerings, and helping their clients to raise capital from their own communities in alignment with their common values and goals. The mainstream models for raising capital leave out vast, untapped numbers of local people who want to invest in the businesses and organizations that provide real value in their communities. They bring new models to the table that expand the capital raising options for social enterprises that are more democratic and values-driven. These models allow all stakeholders to benefit as ventures thrive.

MHIC

Mass Housing

EM Capital

EM CAPITAL LLC IS A TRUSTED REAL ESTATE INVESTMENT AND ADVISORY FIRM LOCATED IN BOSTON, MA. EM CAPITAL SERVES ACCREDITED INVESTORS SEEKING MULTI-FAMILY REAL ESTATE INVESTMENT OPPORTUNITIES ACROSS THE US. EM CAPITAL IS FOCUSED ON VALUE AND ROI.

DEVELOPMENT PLAN

LOGISTICS

Parcel 8 / Gateway Nubian Development Schedule/Timetable

PRE-SELECTION PHASE

<u>Project Submission</u>	6.24.20
<u>Community Review/Public Meeting Process</u>	7.15.20-10.15.20
<u>BPDA completes review process</u>	10.24.20

SELECTION PROCESS

<u>BPDA Board Designation</u>	11.4.20
<u>Article 80 / Zoning / MEPA Environmental Review</u>	1.15.21-5.31.21
<u>Complete Schematic Design</u>	5.15.21
<u>Design Development Phase</u>	5.15.21-11.15.21
<u>Early Permits</u>	7.15.21
<u>Construction Documents / GMP</u>	8.1.21-9.24.21
<u>Complete Financing</u>	10.24.21
<u>Construction Loan Closing</u>	12.15.21
<u>Building Permits</u>	1.3.22

CONSTRUCTION PHASE BEGINS 1.21.22

Building Foundation/Site

Super Structure

Building Enclosure

Roofing System

Interior Construction

Building Systems

Interior Finishes/FF&E

Exterior Finishes

CONSTRUCTION COMPLETED

1.21.24

Occupancy Permits in Hand

Tenant Occupancy

PERMITS / LICENSES / APPROVALS

COMMONWEALTH OF MASSACHUSETTS

Massachusetts Water Resources Authority

Sewer Use Discharge Permits(BWSC)

Department of Environmental Protection

Fossil Fuel Utilization Permit(if required)

Massachusetts Environmental Policy Act(MEPA) Environmental Impact Compliance(if required)

CITY OF BOSTON

Boston Civic Design Commission

Pursuant to Article 29 of Boston Zoning Code

Boston Planning & Development Agency

Site Access License

Article 80 Large Project Review

Zoning Review

Cooperation Agreement

Affordable Housing Agreement

Boston Resident Construction Employment Plan

Certificate of Consistency and Compliance

Boston Fire Department

Fuel Storage Permit

Fire Alarm Permit

Inspectional Services Department

Demolition Permit

Long Form Building Permit

Certificate of Occupancy

Boston Public Works

Curb Cut Permit

Street Opening Permit

Zoning Board of Appeals

Zoning and Building Code Variances

Green Building Committee

Climate Change Resiliency Checklist

Transportation Department

Transportation Access Plan Agreement

Accessibility Checklist

Accessibility Commission

CONSTRUCTION PHASE

Building Foundation/Site

Date

Super Structure

Date

Building Enclosure

Date

Roofing System

Date

Interior Construction

Date

Building Systems

Date

Interior Finishes/FF&E

Date

Exterior Finishes

Date

CONSTRUCTION COMPLETED

Occupancy Permits in Hand

Summer 2022

Tenant Occupancy

Fall 2022

Parcel 8 / Gateway Nubian Development Schedule/Timetable

PRE-SELECTION PHASE

<u>Project Submission</u>	6.24.20
<u>Community Review/Public Meeting Process</u>	7.15.20-10.15.20
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CONSTRUCTION PHASE BEGINS 1.21.22

Building Foundation/Site

Super Structure

Building Enclosure

Roofing System

Interior Construction

Building Systems

Interior Finishes/FF&E

Exterior Finishes

CONSTRUCTION COMPLETED

1.21.24

Occupancy Permits in Hand

Tenant Occupancy

Advisors

THE MUSEUM OF AFRICAN AMERICAN HISTORY

KING BOSTON

HISTORIC BOSTON, INC.

BENJAMIN FRANKLIN INSTITUTE OF TECHNOLOGY

ROXBURY HISTORICAL SOCIETY

RICHARD TAYLOR

THE MUSEUM

The National Center For Afro-American Artists

BING BRODERICK

Haley House

ETHAN VOGT

Dudley Square Studios

RABER UMPHENOUR

Supervisions

MALIA LAZU

The Urban Labs



21 Custom House Street
8th Floor
Boston, MA 02110
(617) 850-1000

Guilliaem Aertsen
Chairman

Joseph L. Flatley
President and CEO

June 22, 2020

Mr. Jeffrey DuBard
New Urban Collaborative
315 A Street, Suite A
Boston, MA 02210
via: e-mail

Re: Gateway Nubian (Parcel 8), Roxbury, MA

Dear Mr. DuBard:

Thank you for sharing your draft design submission and pro-forma for the City of Boston's RFP for the Parcel 8 lot in Nubian Square. The project's design, partnerships and strong connection to the history of Roxbury suggest it will be catalytic to the Square. MHIC is pleased to support your submission to the City and would be happy to participate in the financing of the project.

MHIC has a variety of financing tools that could be put to use in realizing your vision for Gateway Nubian. In addition to traditional predevelopment and construction loan financing, and Low-income Housing Tax Credit (LIHTC) investment, MHIC is very active in the New Markets Tax Credit (NMTC) program. In fact, we have provided NMTC financing for numerous projects in the Square, including the Eustis Street Firehouse, 7 Palmer Street, 2201 Washington Street, the Bolling Building, Hibernian Hall and Morgan Memorial Goodwill. NMTC would be a key resource in financing the commercial component of the development that will house the Museum of African-American History and the King Boston Center. Your project concept also appears like a great fit for our Healthy Neighborhoods Equity Fund (HNEF). MHIC just launched HNEF II, which will provide economic equity to transit-oriented development projects that contribute positively to the social determinants of health. Anticipated health improvements could be achieved at Gateway Nubian through: transit-oriented development reducing motor vehicle dependence; urban design promoting community engagement; increased homeownership and wealth-building opportunities; and reuse of an underutilized site, including adding cultural facilities that will contribute to the local economy and create firm connections with the community.

We are very interested in supporting your development of Parcel 8 and feel strongly that it will improve the quality of life in this area. We wish you the best of luck with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kathleen McGilvray", with a long horizontal flourish extending to the right.

Kathleen McGilvray
Director of Investment

Jefrey DuBard
New Urban Collaborative LLC
183 West Canton Street, Suite 4
Boston, MA 02116

Dear Jeffrey:

It has been a great pleasure to begin working together on how we might create a permanent home for King Boston and the King Center for Economic Justice in Nubian Square and within the Gateway Nubian project. We think the potential of developing this building with the other activating partners, feels in line with our values and spirit of economic justice and community. This space can serve as a new landmark and destination for cultural, residential, and local entrepreneurship.

We are looking forward to continuing this journey together and happy that you thought of us as a partner. I cannot think of a time when this work is more important and appropriate than now.

Sincerely,



Imari Paris Jeffries
Executive Director, King Boston

King Boston
c/o The Boston Foundation
75 Arlington Street 3rd Floor
Boston, MA 02116

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DESIGN SUBMISSION

RESILIENCE & GREEN DESIGN

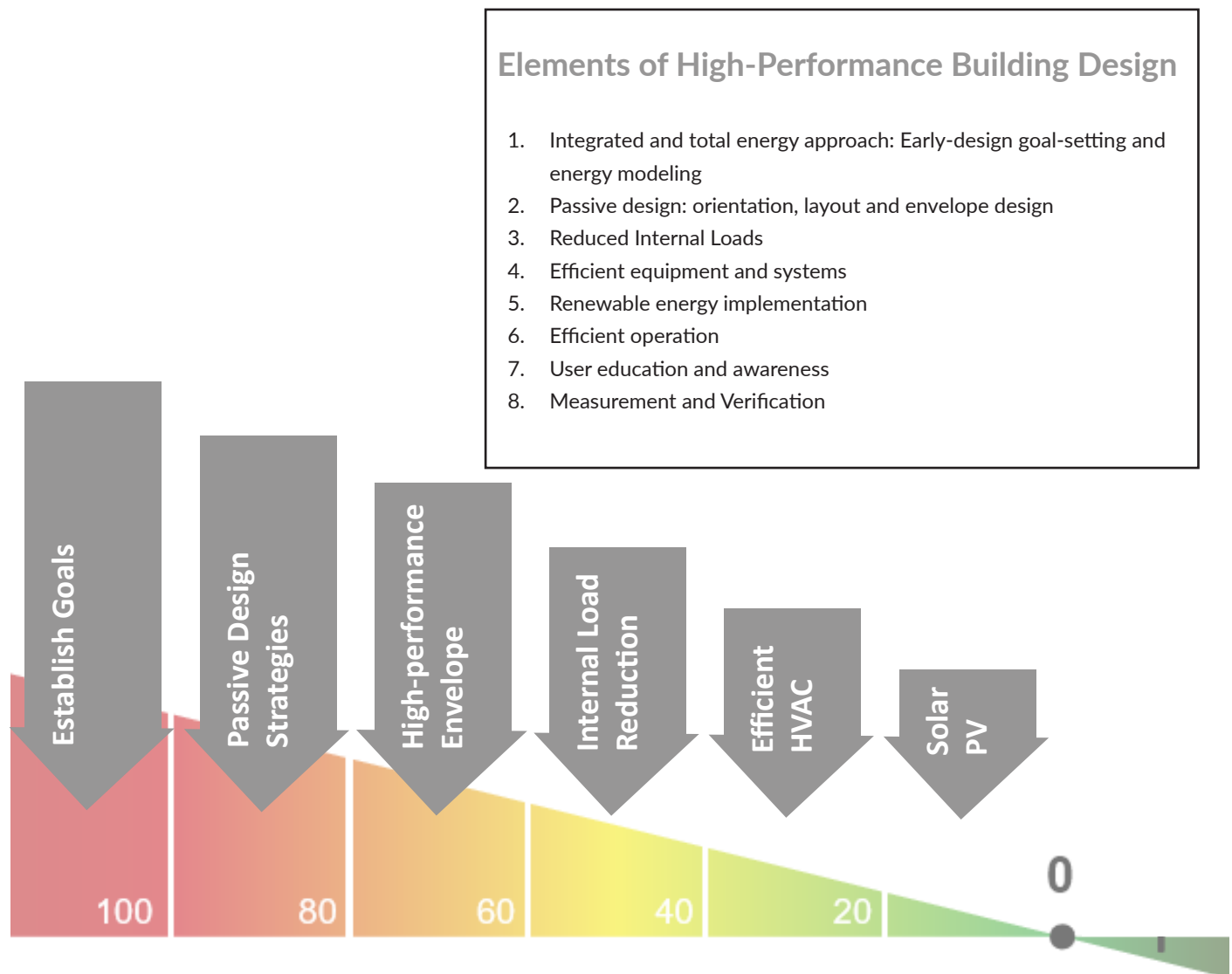
SUSTAINABLE AND RESILIENT DEVELOPMENT IN ROXBURY'S NUBIAN SQUARE COMMUNITY

Boston is a city currently divided between those who can afford to live comfortably within the Hub, and those who cannot. The rapidly rising cost of living in the city is causing the economic gap to widen further, but the opportunity to be a home owner is a path to a better future in so many ways for members of the lower half of the income spectrum. Meanwhile, the climate is changing, and the City of Boston intends to lead the way in proliferation of responsible building techniques.

Sustainable buildings not only reduce consumption of energy, water and materials and provide healthy environment for their occupants but also benefit the surrounding community. A sustainable, high-performance building presents a positive image of an environmentally responsible construction to the public, which contributes to educating the neighborhood and attracting green and sustainable investments. Our intent and goal for this project is to evaluate and implement measures to reduce energy and water consumption, to improve the efficiency and useful life of building systems and infrastructure, and to reduce the burdens imposed by this development on city services, the environment, and the public health.

The Integrated Design Process provides a means to explore and implement sustainable design principles effectively on a project while staying within budgetary and scheduling constraints. It relies upon a multi-disciplinary and collaborative team whose members make decisions together based on a shared vision and a holistic understanding of the project. It follows the design through the entire project life, from pre-design through occupancy and into operation.¹

The project design and construction team will conduct an early-design energy and sustainability charrette to define project sustainability goals, and to identify opportunities to achieve synergies between disciplines and building systems to design and construct a high-performance building. The project team will meet at least once a month to review the process, evaluate the project status and assure that the implemented strategies and the next steps align with the sustainability and energy efficiency goals.



1. INTEGRATED DESIGN PROCESS

Passive Design

- High-performance envelope systems (designed to Passive House principles)
- Optimum orientation for daylighting and mixed-mode ventilation

Occupant Wellbeing

- Superior ventilation
- Utilizing low-emitting materials
- Providing view to the outdoors
- Optimum thermal comfort

Internal Load Reduction

- LED lighting
- Energy Star equipment and appliances
- Low-flow plumbing fixtures

Energy Efficient Systems

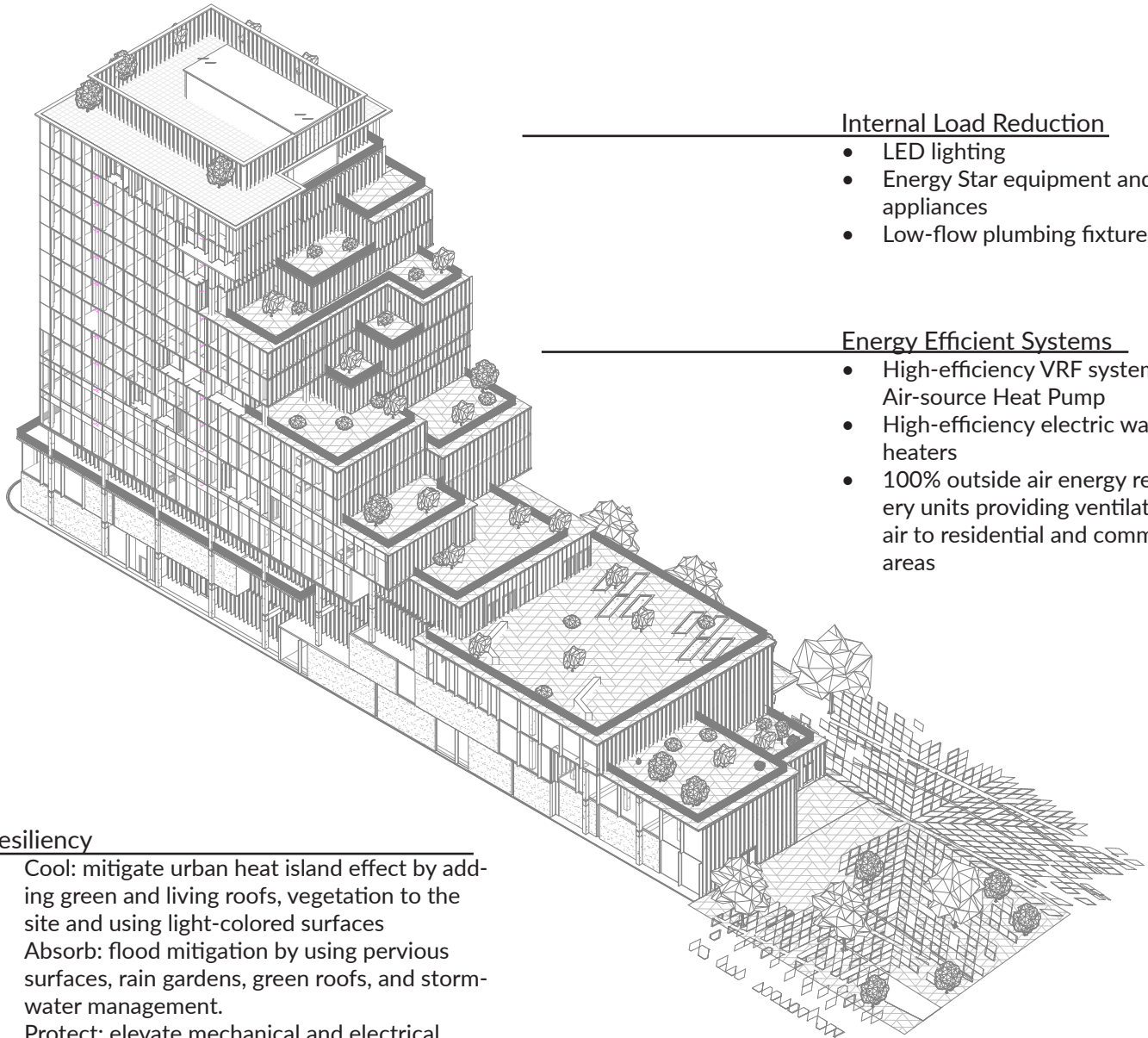
- High-efficiency VRF system or Air-source Heat Pump
- High-efficiency electric water heaters
- 100% outside air energy recovery units providing ventilation air to residential and commercial areas

Resiliency

- Cool: mitigate urban heat island effect by adding green and living roofs, vegetation to the site and using light-colored surfaces
- Absorb: flood mitigation by using pervious surfaces, rain gardens, green roofs, and storm-water management.
- Protect: elevate mechanical and electrical equipment and systems above the first floor
- Connect: the project site is centrally located and links the occupants and visitors with public transportation and bike routes and bike sharing programs which can help with reducing occupants' and visitors' green house gas footprint.

Measure and Verify

- Central building control and monitoring system
- Occupant feedback loop
- Energy and water monitoring display



The project will be designed to comply with the Massachusetts Building Energy Code and to exceed the energy performance requirements of the Massachusetts Stretch Energy Code. The design team consists of LEED specialists and energy analysts who engage in design conversations early in the programming and conceptual design phases to better understand the interplay of design options and decisions, and to assist the project team in achieving energy targets. Building energy models will be developed and used to evaluate various pathways for achieving the targeted energy savings and required performance improvements. The current prediction for savings, excluding the renewable energy generation, is at least 35% in energy, compared to ASHRAE 90.1-2013 Baseline, and at least 25% in energy cost or source energy and GHG emissions, compared to ASHRAE 90.1-2010, for 10 possible LEED points.

Energy Conservation measures will include: high-performance glazing and envelope system, reduced lighting power density, High-efficiency HVAC systems, and low-flow hot water fixtures (lavatory, and shower) to reduce hot water demand.

The mechanical system for the building will be designed so that each residential unit and commercial space have control over their energy consumption. The equipment installed will be high-performance, energy-efficient, and will not include any CFC (chlorofluorocarbon) refrigerants that deplete the ozone layer.

The key to energy efficiency in new constructions and ultimately the design and construction of an high-performance building or community is to implement a comprehensive integrative design process. Our sustainable design approach is summarized in four steps:

- **Conserve** energy by including passive design strategies to reduce the internal loads and by specifying high-efficiency appliances, office equipment, HVAC equipment and distribution systems to meet the heating, cooling and ventilation needs.
- **Harvest** energy by including renewable energy sources such as photovoltaics and solar thermal to increase energy security and reduce dependence on fossil fuels.
- **Control** energy consumption by utilizing early-design predictive energy modeling and energy tracking to be used as an energy management tool throughout the design and construction phases as well as occupancy, and by employing active controls, such as daylight and occupancy sensors, to manage loads based on occupant's behavior and availability of natural resources.
- **Measure** energy consumption, commission all heating, cooling and ventilation systems to ensure that they operate at specified peak efficiency and verify that the predictive model and energy efficiency goals were met. Use this step as an ongoing educational tool for the building users.

2. ENERGY PERFORMANCE

Parcel 8 will be designed and built to achieve a Platinum Certification under the Building Design and Construction v4 rating system for New Constructions. A preliminary checklist showing how we intend to achieve this certification is included.

LEED Checklist Summary	
Integrative Process	01 Point
Location and Transportation	14 Points
Sustainable Site	09 Points
Water Efficiency	20 Points
Energy and Atmosphere	09 Points
Materials and Resources	13 Points
Indoor Environmental Quality	06 Points
ID + RP	03 Points
Total	82 Points



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

Y ? N

1			Credit	Integrative Process	1
14	1	1	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles (LEED v4.1: Electric Vehicles)	1
9	1	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat (LEED v4.1)	2
1			Credit	Open Space	1
3			Credit	Rainwater Management (LEED v4.1)	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
7	2	2	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
4	2		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
20	3	10	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5		1	Credit	Enhanced Commissioning	6
12	2	4	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

LEED SCORECARD: PARCEL 8

Project Name: Parcel 8
 Date: 6/18/2020

9	2	2	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
2	1	2	Credit Building Life-Cycle Impact Reduction (LEED v4.1)	5
2			Credit Building Product Disclosure and Optimization - Environmental Product Declarations (LEED v4.1)	2
1	1		Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials (LEED v4.1)	2
2			Credit Building Product Disclosure and Optimization - Material Ingredients (LEED v4.1)	2
2			Credit Construction and Demolition Waste Management (LEED v4.1)	2

13	2	1	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
2			Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials (LEED v4.1)	3
1			Credit Construction Indoor Air Quality Management Plan	1
	2		Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
2			Credit Interior Lighting	2
3			Credit Daylight	3
1			Credit Quality Views	1
		1	Credit Acoustic Performance	1


6	0	0	Innovation	6
5			Credit Innovation	5
1			Credit LEED Accredited Professional	1

3	0	1	Regional Priority	4
1			Credit Regional Priority: High priority site/ Rainwater Management	1
1			Credit Regional Priority: Indoor water use reduction	1
1			Credit Regional Priority: Optimize energy performance	1
		1	Credit Regional Priority: Renewable energy	1

82	11	17	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				


According to the Urban Land Institute, resilience is defined as “the ability to prepare and plan for, absorb, recover from, and more successfully adapt to adverse events.” With the release of the City of Boston’s Climate Ready Boston report, along with research from A Better City, the Resilient Design Institute, Boston Green Ribbon, and others, businesses and residences alike have the tools and resources to mitigate against and adapt to climate change. Boston Harbor Now found that Superstorm Sandy could have flooded 6% of Boston in 2012 had it occurred at high tide. Therefore, development of actionable resilience strategies is a necessary step in design and construction of any new project.

Utilizing the Climate Smart™ Boston tool developed by the Trust for Public Land, our resiliency strategies are summarized in 4 categories: cool, absorb, protect, and connect.




COOL

As shown on the following map, the project site is located in an area with a high Heat Vulnerability Index (15-18), and therefore, strategies such as white roofing or green roofing, cool paving from light colors, and increased ground level vegetation can help to reduce the effects of heat island and extreme temperatures. Horizontal surfaces in this project will be covered by vegetation - such as green roof - materials with high solar reflectance and solar PV arrays.




ABSORB

Pervious pavers, bioswales and/ or rain gardens, and green roofs are the proposed strategies for this project to manage heavy rainfall and flooding when combined sewer systems are under stress. These systems can also be designed to harvest rain water, offsetting potable water usage for non potable uses- e.g., washing machines, toilets, irrigation.



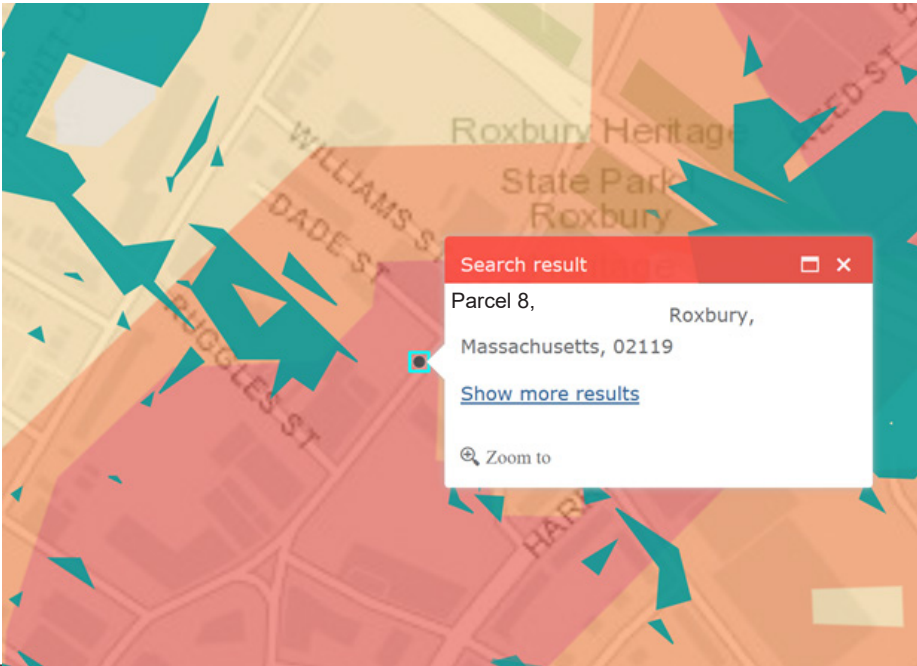
PROTECT

Mechanical and main electrical equipment will be elevated above the first floor so that they are protected from potential flooding events.



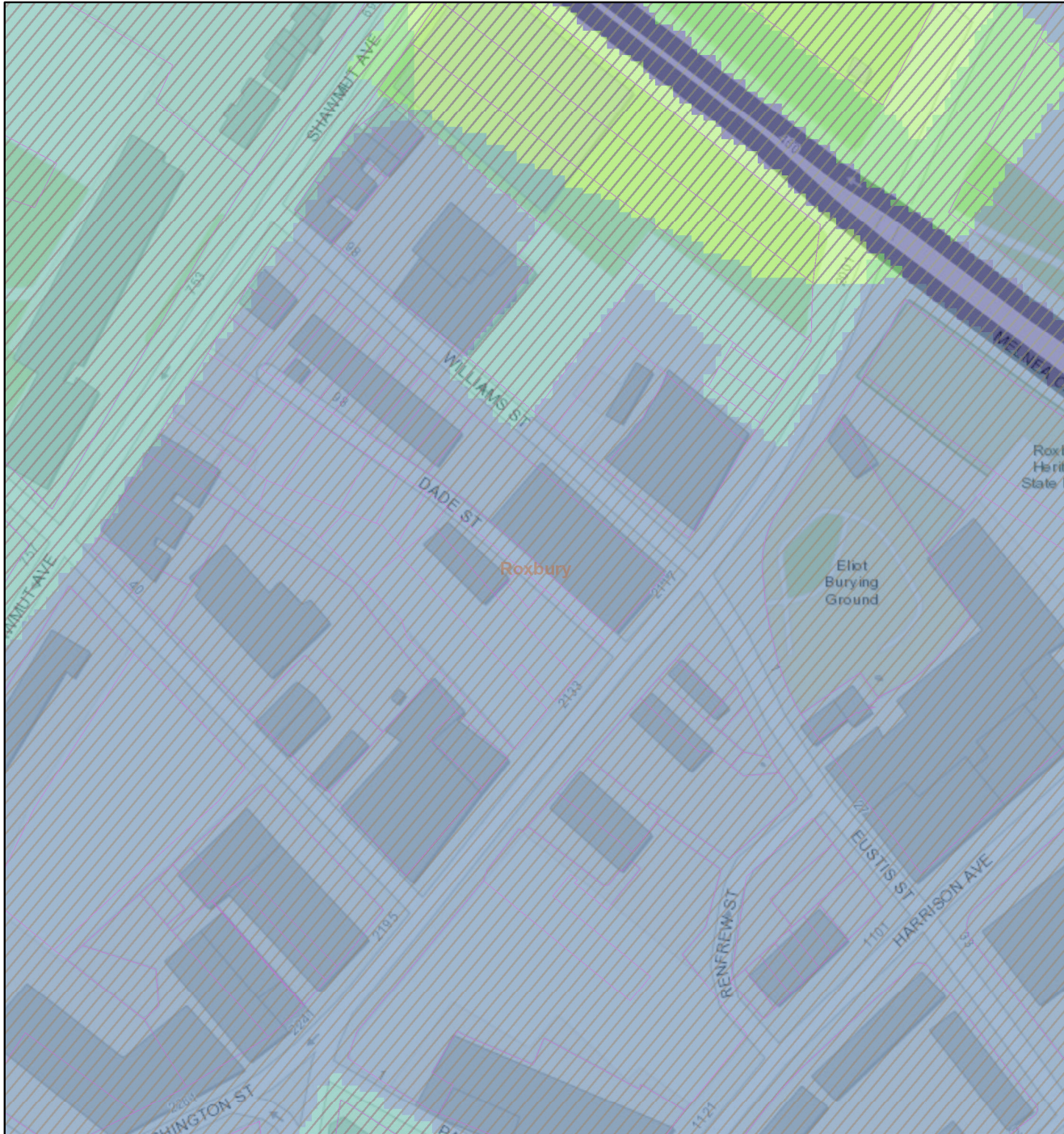
CONNECT

The best method for decreasing the risks of climate change is by preemptively lowering its effect through green house gas reduction strategies. Linking occupants with public transportation, offering discounts for ride- and bicycle-sharing, and by offering rental bicycles can help reduce green house gas production and can let occupants and visitors fully experience the history and beauty of the area.



4. RESILIENCY

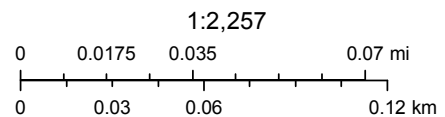
Boston: Climate Smart Cities



November 12, 2018

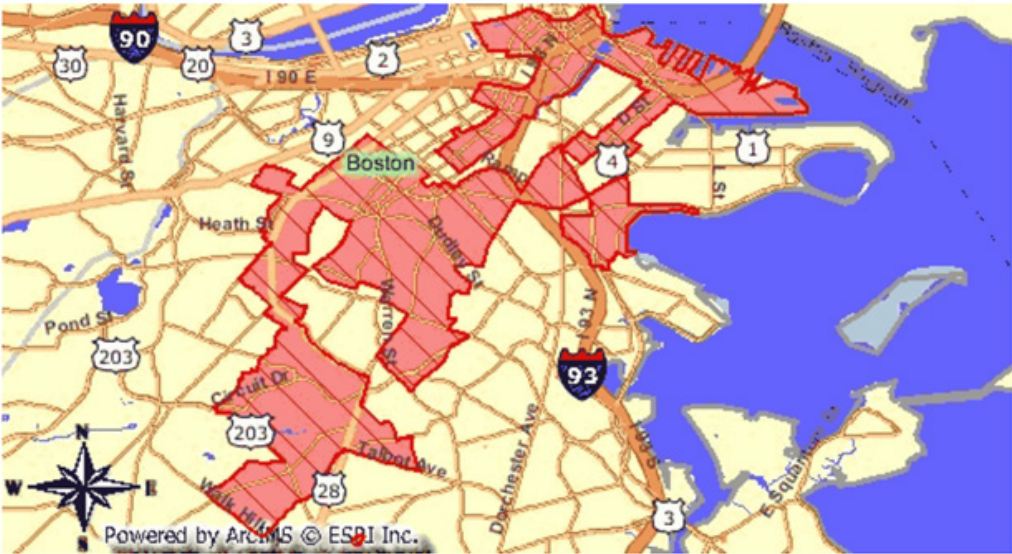
- Parcels
- Study Area
- Boston Neighborhoods
- X: Areas outside the 500-yr floodplain

- ☒ Estimated Runoff Potential for Rainfall Depth 25mm (1")
- 0.009 - 0.701
- 0.702 - 1.995
- 1.996 - 5.474
- 5.475 - 8.848
- 8.849 - 12.467
- 12.468 - 19.702



The Trust for Public Land
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The project site is located in an Empowerment Zone and provides access to quality transit and encourages alternative transportation. The occupants of Parcel 8 will have access to several nearby transit lines, including 10 MBTA bus routes traveling from and to Nubian Station, which gives them the opportunity to travel through Roxbury, and Boston. These transit services provide more than 400 “weekday” and over 250 “weekend” trips. The bicycle storages and racks will be provided throughout the project and the development site; with a Bike Score of 76, the immediate neighborhood provides a direct connection between the project site and a variety of basic services.



Legend

RC/EZ/EC Areas

Renewal Community

Empowerment Zone

Selected RC/EZ/EC area

Enterprise Community

Enhanced Enterprise Community

Enterprise Zone

Enterprise

Walk Score

91

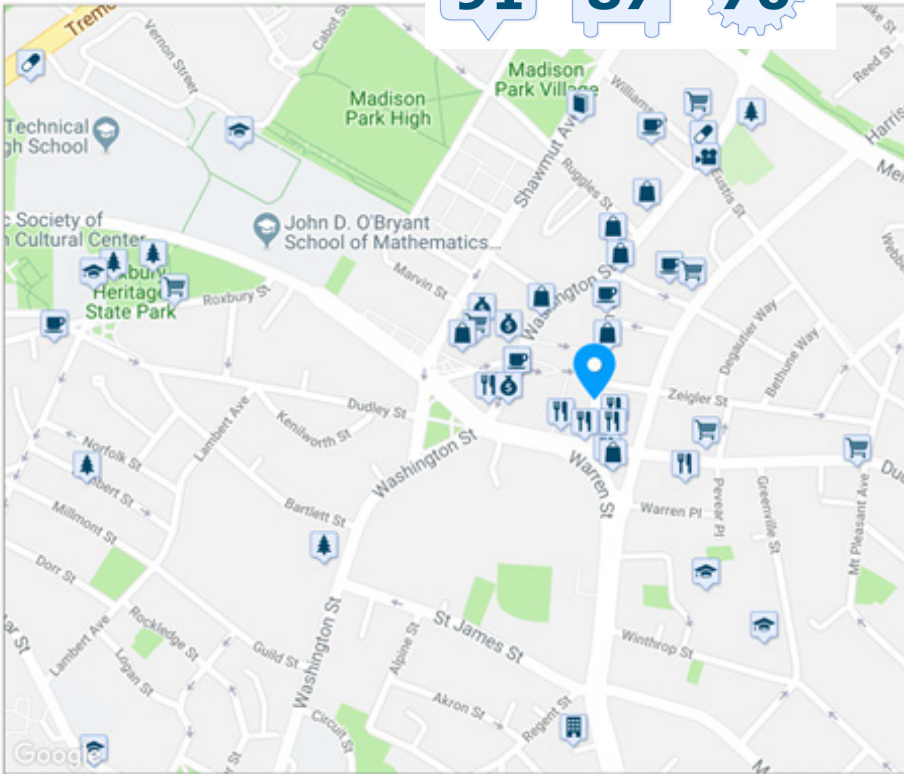
Transit Score

87

Bike Score

76

Restaurants:	
Dudley Square Grille	.01mi
Coffee:	
Dunkin' Donuts	.08mi
Bars:	
C & S Tavern	.7mi
Groceries:	
Brown Market & Grocery	.09mi
Parks:	
St James Park	.2mi
Schools:	
Boston Day and Evening Acad...	.1mi
Shopping:	
Linda's African Hair Braiding	.02mi
Entertainment:	
SOS Living Museum	.2mi
Errands:	
Bank of America	.07mi
Search Nearby:	



5. CONNECTIVITY

Building Envelope

The building envelope will be designed and constructed following the requirements of Passive House Standards.

The facade will achieve a maximum infiltration rate of 0.6 ACH@50 Pascals.

High R-values insulations will be specified for the exterior walls and roofs to reduce heat loss and thermal bridging through the building envelope.

Well-Insulated Window Frames and Glazing

Extensive thermal modeling will be conducted to evaluate the selection of several glass and window frame systems, including double and triple pane glass. The window system will consist of thermally broken frames and low-e double or triple pane glass with gas fills customized to meet the project specific needs.

Mechanical Systems

Heating, cooling and domestic hot water will be provided via high-efficiency equipment such as high-efficiency condensing boilers or VRF system. As the highly insulated building envelope drops the space conditioning loads, the HVAC equipment can be reduced in capacity and size.

The entire building will be mechanically ventilated via Energy Recovery systems. A minimum effectiveness of 75% will be targeted to minimize energy use and improve the fresh air delivery to occupied spaces. Mufflers or other sound attenuation details are designed into the ventilation system to reduce bothersome mechanical noise, significantly reducing the occupants' desire to turn the system down or off. This ensures continuous fresh air to the space without disruption to the tenants.

Demand Controlled Ventilation: Carbon Dioxide sensors will be installed in densely occupied areas or in the return air duct to measure the CO² levels and adjusts the amount of ventilation air provided to match actual occupancy levels.

Lights and Appliances

Properly designed daylighting elements such as light shelves, photo sensors and strategically placed glazing will help reduce lighting costs, reduce glare and improve productivity.

Energy Star certified equipment and appliances will be specified and installed.

All lighting fixtures will be high-efficiency LED type.

Water Conservation

Low-flow and Low-flush plumbing fixtures will be installed throughout the project to reduce the potable water use. Rainwater will be potentially harvested and will be used for flushing of toilets in the commercial portion as well as irrigation.

Building Automation

An advanced building automation system will be incorporated to ensure that long-term building performance can be measured and optimized. Digital interactive displays will be installed in common areas to enhance the experience of occupants and increase their engagement.

Occupant Wellbeing

The mechanical systems will be designed to comply with the ASHRAE 55-2010, the indoor temperature, and humidity conditions standard, and to provide superior ventilation throughout the building, following the requirements of ASHRAE 62.1-2010 sections 4 through 7.

Adhesives, sealants, and paints used inside the building will be selected to be low-VOC (Volatile Organic Compound) products and specified wood products will have no added urea-formaldehyde. All spaces where hazardous gases or chemicals may be present or used, i.e. housekeeping closets, will be designed with full height walls, exhaust ventilation and door closer. Building entrances will be provided with walk-off mats to remove dirt and debris from the shoes of people entering the building and will be cleaned and maintained by house-keeping weekly while space is vacant. High-efficiency MERV 13 filters will be provided in the main outside air handling unit for superior air particulate filtration.

6. KEY GREEN BUILDING STRATEGIES

Climate Resiliency Checklist

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

A.1 - Project Information

Project Name:	Parcel 8		
Project Address:	Parcel 8, Roxbury MA 02119		
Project Address Additional:			
Filing Type (select)	Response to RFP		
Filing Contact	Company		
Is MEPA approval required	Yes/no	Date	

A.3 - Project Team

Owner / Developer:	The New Urban Collaborative Jeffrey Dubard
Architect:	Zephyr Architects
Engineer:	
Sustainability / LEED:	enviENERGY Studio
Permitting:	
Construction Management:	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Commercial and Residential
List the First Floor Uses:	Lobby/Commercial
List any Critical Site Infrastructure and or Building Uses:	

Site and Building:

Site Area:	SF	Building Area:	87,600 SF
Building Height:	153 Ft	Building Height:	12 Stories
Existing Site Elevation – Low:	Ft BCB	Existing Site Elevation – High:	Ft BCB
Proposed Site Elevation – Low:	Ft BCB	Proposed Site Elevation – High:	Ft BCB
Proposed First Floor Elevation:	66 Ft BCB	Below grade levels:	1 Stories

Article 37 Green Building:

LEED Version - Rating System :	V4 BD+C	LEED Certification:	Yes/ No
Proposed LEED rating:	Certified/Silver/ Gold/Platinum	Proposed LEED point score:	81-85 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:	45 (R)	Exposed Floor:	30 batt (R)
Foundation Wall:	10 ci (R)	Slab Edge (at or below grade):	R10=24"(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:	0.036-0.040 (U)
Area of Framed & Insulated / Standard Wall:	>60 (%)	Wall Value	R-22 to R-25 (R)
Area of Vision Window:	<40 %	Window Glazing Assembly Value:	0.27)(U)
		Window Glazing SHGC:	0.31 (SHGC)
Area of Doors:	%	Door Assembly Value:	R=1.3/ 77=U

Energy Loads and Performance

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

Heating and cooling loads and sizing will be determined by the MEP design team. The DOE II based energy simulation program, eQuest 3.65, will be used in to generate the estimated annual energy use and savings associated with each proposed option as compared to the ASHRAE 90.1-2013 Baseline model.

Annual Electric:	Estimate: 10 kWh/SF (kWh)	Peak Electric:	(kW)
Annual Heating:	Estimate: 0.5 therm/hr/SF	Peak Heating:	(MMbtu)
Annual Cooling:	Estimate: 0.3 (Tons/hr/SF)	Peak Cooling:	(Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	35 %	Have the local utilities reviewed the building energy performance?:	Yes / no An energy charrette will be held at SD stage
Energy Use - Below Mass. Code:	35 %	Energy Use Intensity:	25-30 (kBtu/SF)

Back-up / Emergency Power System (

Electrical Generation Output:	Estimate: 150 (kW)	Number of Power Units:	1
System Type:	Combustion Engine (kW)	Fuel Source:	Diesel

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

Electric:	TBD (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: Estimate: 60-100 (Tons)

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

We will start the energy analysis early on, during the schematic design phase, and we evaluate several envelope alternatives as well as multiple HVAC and electrical energy efficiency measures. In order to reduce the annual energy consumption and GHG emissions of this building, the design team will implement a series of integrated strategies, and energy efficiency measures in the design of this project.

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

High performance building envelope, optimum orientation and self-shading, green roofs.

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

Reduced interior lighting power density, High performance lighting controls, High-efficiency HVAC system, Variable volume fans and pumping system

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

Solar PV will be installed. Environmental and financial feasibility of CHP will be evaluated.

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

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

The project is eligible for MassSave incentive 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):

The building envelope design will follow the Passive House standard and HVAC and DHW systems will be potentially all-electric (the environmental and financial feasibility of all-electric vs hybrid system will be evaluated). Portion of the roof will be covered with PV. In the future, occupants have the opportunity of purchasing electricity from a renewable-generation plant to further reduce GHG emissions. Or purchase green power from an off-site PV farm and achieve net zero emissions. When the building systems components need to be replaced, the new systems, in all likelihood, will be more energy efficient than the initial systems.

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: 7 Deg.

Temperature Range - High: 91 Deg.

Annual Heating Degree Days: 5512

Annual Cooling Degree Days: 776

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

Days - Above 90 °: 9 #

Days - Above 100 °: 0#

Number of Heatwaves / Year: 10 #

Average Duration of Heatwave (Days): 3#

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

The building roof is a combination of high-albedo materials, green roof and solar PV. Sidewalks and hardscape area will consist of light-colored paving and vegetated areas. Parking is located below grade.

C.2 - Extreme Heat – Adaptation Strategies

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

The building will include high performance heating, cooling, and ventilation, lighting controls, building system controls, healthy/resilient materials, and energy recovery

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 building will be provided with emergency generator sized for life safety systems.

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: 5.25 In.

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

Vegetated roofs, Infiltration galleries and areas; Rainwater re-use tank for roof runoff.

D.2 - Extreme Precipitation - Adaptation Strategies

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

Vegetated roofs; rainwater re-use tank within building for collecting and re-using stormwater runoff. Critical building systems located above the 1st floor elevation. Primary electrical utility service conduits are water tight. Backflow prevention will be included for the stormwater system consistent with plumbing code requirements.

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?

Yes / 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.

Yes / 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:
John.Dalzell@boston.gov

THE NEW URBAN COLLABORATIVE
PARCEL 8

UPTON + PARTNERS

JANEY
Construction Management
MASS.

CITY OF BOSTON
DEPT. OF NEIGHBORHOOD DEVELOPMENT
JUNE 24, 2020

