

# PROPOSAL

Sale of 104 Walter Street in Roslindale



May 19, 2021

*“building decent and affordable housing to empower families and revitalize our communities”*



# TABLE OF CONTENTS

## **01** DEVELOPMENT SUBMISSION

Introduction/Development  
Team

Development Concept

Development Plan

Boston Residents Jobs Policy

Diversity and Inclusion Plan

Development without Dis-  
placement Plan.

## **43** DESIGN SUBMISSION

Design Narrative

Design Drawings

## **80** FINANCIAL SUBMISSION

Financial Documents

One-Stop

Financial Narrative

Price Proposal

## **175** DISCLOSURES SUB- MISSION CHECKLIST

## **192** APPENDIX



Habitat for Humanity Greater Boston  
240 Commercial Street, 4th Floor  
Boston, MA 02109

May 19, 2021

**Teresa Polhemus**

Executive Director/Secretary  
Boston Planning & Development Agency  
Municipal Protective Services Desk, First Floor  
12 Channel Street  
South Boston, MA 02210

Dear Teresa Polhemus,

Habitat for Humanity Greater Boston (HFHGB) is pleased to submit this proposal for the development of City-owned parcels located at 104 Walter Street, Roslindale, Ma.

Habitat Greater Boston is a 501(c)(3) charitable organization dedicated to providing affordable home ownership opportunities by using volunteer labor, generous donations, materials donated by businesses, and partnerships with low-income families in need of decent and affordable housing. We believe homeownership is a much needed and vital step to help families break the cycle of poverty. Habitat for Humanity Greater Boston is an affiliate of Habitat for Humanity International and dedicated to helping families break the cycle of poverty through affordable housing throughout the world.

For over thirty years, Habitat Greater Boston has been building affordable housing for homeownership in the Greater Boston area, totaling more than 130 units serving as many families. Roslindale is a vibrant and historic neighborhood located directly within our service area. We are very interested in working alongside the community to protect its natural landscape, as well as provide four affordable homeownership units to deserving families in need. Representatives from Habitat Greater Boston have met with neighbors and attended neighborhood meetings to learn more about what kind of housing development will be welcomed by the neighborhood. We believe our proposal carefully considers the desires of the community, and will surpass many of the goals outlined by the Boston Planning and Development Agency and the City's Department of Neighborhood Development.

At 104 Walter Street, we hope to demonstrate how homes for low-income families can be designed and built to be Passive House Institute US (PHIUS) certified as a first step in energy conservation measures towards net zero/zero carbon. We believe that this approach aligns with the City's Green Building goals and benefits low-income homeowners in terms ensuring a safe, healthy environment. Net zero/zero carbon measures will benefit future low-income homeowners by ensuring minimal utility bills that will not burden the household budgets of low-income families, giving them the opportunity to save and build equity. The Habitat for Humanity homes will be a demonstration project of sorts that proves the extent to which affordable housing can be built to be Passive House Institute US (PHIUS) certified and meet net zero/zero carbon goals both in terms of new construction and the retrofit of existing buildings.

We recognize the importance of the adjacent Roslindale Wetlands Urban Wild to the community. For this reason, our goal is to design and build an ecologically sensitive and resilient landscape on the site,

well-integrated with new construction, that protects and ensures the sustainability of the adjacent Roslindale Wetland Urban Wild. In addition, through our proposed landscape design, we hope to design the site to serve as a gateway to the Urban Wild.

Habitat Greater Boston is a Massachusetts nonprofit corporation governed by a Board of Directors with representatives from real estate businesses, construction firms, architectural firms, financial institutions, and law firms. There are 22 employees at the organization, as well as thousands of volunteers who work with us throughout the year. Key staff members for this project are, Jim Kostaras, AIA, President & CEO; Gerry Patton, Director of Construction; Cathy Kurczak, Construction Administrator and Site Supervisor; Micaela Younger, Construction Team Leader and Architectural Design Coordinator; and Shannon McCormack, Family Services.

Sincerely,



James Kostaras  
Project Principal

Our design team for this project is:

Adaptiv Architecture and Planning- “community rooted planning and architecture” [adaptiv.org](http://adaptiv.org). Lead architects and team coordinator. Adaptiv principals are:

- Rob Freni, AIA, LEED AP BD+C  
Managing Director
- Killion Mokwete, RIBA  
Director of Operations
- Abby Gordon, RA  
Director of Design
- Andrew Steingiser  
Project Architect | Passive House Consultant  
RDH Building Science- “making buildings better” [rdh.com](http://rdh.com)  
Energy efficiency, passive house, and net-zero consultants.
- Antonia Bellalta, ASLA  
Principal  
Bellalta 3 Design  
Landscape architect and exterior space integration specialist.

Our legal team will be managed by Robert Fitzgerald, Esquire, of Goodwin Proctor, LLP.



# DEVELOPER

## qualifications, experience, and references

---

### DEVELOPER QUALIFICATIONS AND EXPERIENCE

Habitat Greater Boston has been building affordable housing units in the Greater Boston Area since 1987. Our projects have been built throughout the City of Boston, as well as more suburban locations such as Belmont, Needham, and Newton.

The following are a few examples of recently or soon to be completed projects in various Boston neighborhoods and the City of Malden. All units have been or will be sold to families with incomes between 50% and 80% of Area Median Income:

- *964 & 968 Main Street, Malden-Phase 1:* We broke ground on the first of 2 phases on this project with the construction of two single family homes. Each home will have three bedrooms, 1.5 baths, a living room, dining room, kitchen, and laundry. The 2nd phase will be a 5-unit condominium building.
- *7-17 Balina Place, Dorchester:* This 5-unit condominium complex was completed in 2020. It consists of 2 phases of new construction with the first phase a 2-family duplex, and the second phase of a 3-unit townhouse, all on Balina Place Dorchester.



- *172 Fairmount Street, Dorchester:* We acquired this project through D.N.D., it consisted of remodeling an abandoned, 2 family home into two affordable condominium units.
- *38 Woodbine Street, Roxbury:* This 2-unit “Philadelphia style” split-level condominium was a new construction project on a vacant lot between two residential structures.
- *Red Rose Condominiums, Roslindale:* This project contains 6 affordable units in three buildings, all new construction, it is located between Bradeen and Fawndale Street.
- *51 Navarre Street, Roslindale:* Complete gut-rehab of a 19th century 3-family house and conversion to 2 condominium units.
- *352R Blue Hill Avenue, 24-32 Intervale Street, Dorchester:* located on Blue Hill Avenue between Intervale and Creston Streets, Blue Hill Place contains 23 affordable residential units in five buildings, and one commercial unit. Now called “Blue Hill Place Condominium”.



past experience with  
small-scale residential  
developments and the team's  
design

## PORTFOLIO EXAMPLES





# TEAM PRINCIPALS & DEVELOPER'S REFERENCES

## Team Principals:

James Kostaras, AIA  
President & CEO  
Habitat for Humanity Greater Boston  
240 Commercial Street, 4th Floor  
Boston, MA 02109

## Additional Contributors:

Gerry Patton  
Director of Construction  
Habitat for Humanity Greater Boston  
240 Commercial Street, 4th Floor  
Boston, MA 02109

Cathy Kurczak  
Construction Administrator / Site Super-  
visor  
Habitat for Humanity Greater Boston  
240 Commercial Street, 4th Floor  
Boston, MA 02109

Micaela Younger  
Construction Team Leader / Architectural  
Design Coordinator  
Habitat for Humanity Greater Boston  
240 Commercial Street, 4th Floor  
Boston, MA 02109

## Developer References::

Michael Liu  
The Architectural Team  
50 Commandant's Way  
Chelsea, MA 02150  
(617) 889-4402

Joe Joyce  
Joyce Excavating, Inc.  
21 Huntley Road  
Braintree, MA 02184  
(617) 593-0973

Wayne Brecher, CPA  
Brecher & Company, LLC  
240 Commercial Street  
Boston, MA 02109  
(617) 367-1122

Deborah Burke  
Executive Director  
Malden Redevelopment Authority  
17 Pleasant St 3rd floor  
Malden Ma 02148  
(781) 324-5720





# JAMES GEORGE KOSTARAS, AIA

HABITAT FOR HUMANITY GREATER BOSTON

PRESIDENT & CEO

## CONTACT INFORMATION

51 Garnet Road  
Boston, MA 02132  
(617) 448-5238  
james.kostaras@gmail.com

## SUMMARY OF EXPERIENCE

- Leader with executive experience in creating and implementing successful affordable housing and redevelopment strategies to revitalize urban areas challenged by decades of disinvestment in the United States and other countries.
- Executive Director of the City of Somerville's (MA) Office of Strategic Planning and Community Development, a 65-person agency with a \$ 10 million budget charged with the economic development of the City. (2004 - 2007)
- Project director at the Boston Planning and Development Agency (former Boston Redevelopment Authority) with multi-disciplinary experience in urban design, land use planning, and urban redevelopment. Experienced in mediating conflicts over controversial projects and coordinating the public participation process. (1985 - 2002)
- International urban development specialist with experience helping communities and local governments, in Haiti, Colombia, Belize, Brazil, Bolivia, Chile, Morocco and other developing countries, to address the problems of urban poverty, rapid urbanization and the impact of climate change on the most vulnerable urban populations.
- Senior Project Director at Sasaki Associates providing consulting services to the City of Abu Dhabi in the United Arab Emirates. (2007)
- Lecturer at the Graduate School of Design at Harvard teaching core urban planning and design studios and courses on negotiation and conflict resolution in urban development. (1998-2008)
- Experienced in developing and teaching international executive training programs for elected government officials and technical staff from cities in emerging economies and developing countries on urban development strategies.
- Experienced in teaching executive education and training workshops on negotiation in urban planning and development to professional staff at public agencies including the New York City Economic Development Corporation and the Harvard University Graduate School of Design Executive Education Program.
- Lectured widely at international conferences and universities in Latin America, Asia, North Africa and Europe; experience as a consultant to international development organizations since 1994.

## SELECTED ACCOMPLISHMENTS

### U.S. - BASED:

As Executive Director, created and organized the City of Somerville's (MA) Office of Strategic Planning and Community Development, a 65-person multi-disciplinary planning and economic development agency, by successfully



merging several city departments.

Secured the State's commitment to build a \$ 600 million Green Line light rail transit extension and transit-oriented development (TOD) corridor through Somerville in collaboration with the Mayor.

Implemented an innovative strategy to transform Somerville's Union Square into a vibrant district and center for the City's emerging creative economy with the potential for over 1 million SF of mixed-use development.

Initiated Advancing Somerville, a competitive business development strategy to attract high-growth industries to the City. Recent success: construction of Biogen Idec's biotech distribution facility in Somerville.

Led the review and approval of Assembly Row (Somerville), a 5 million SF mixed-use transit-oriented neighborhood on the Mystic River, which includes a new transit station, 2000 condos, a 200 room hotel, two office towers and 1.5 million SF of street-level retail modeled on the "new urbanism concept".

Founded Acadia Strategic Planning LLC, a consulting firm. Acadia directed and managed the permitting and development review of the first phase of Westwood Station, a 4.5 million SF mixed-use, transit-oriented development in Westwood MA. Envisioned and launched a major economic development strategy in Somerville that has attracted over \$1.5 billion in anticipated public and private investment. (City's approximate population: 80,000).

Co-directed strategic planning for the air rights over the Massachusetts Turnpike, including guidelines for future development in Boston's downtown core; managed a controversial public participation process. The project, A Civic Vision for Turnpike Air Rights Development in Boston, received the following awards: the 2001 American Institute of Architects Honor Award for Urban Design and the 2001 Congress for the New Urbanism Charter Award of Excellence

As project director, created a revitalization and re-investment strategy for Boston's Washington Street corridor. Major result to date: over \$500 million in new mixed-use development; construction of the Silver Line public transit line; and transformation of Washington Street into a new boulevard.

## **INTERNATIONAL :**

Assisted and advised Ecuador's Ministry of Housing and Urban Development in the preparation of a reconstruction strategy for San Jose de Chamanga, a community devastated by the 2016 magnitude 7.8 earthquake.

Advised and assisted Build Health International, a Boston-based NGO, in the preparation of a community development plan for the community of Fonds des Blancs, Haiti associated with the planned expansion of the St. Boniface Hospital.

Provided technical assistance and led training workshops to build the capacity of municipal governments to plan for urban growth and address problems of rapid urbanization in Belize, funded by the World Bank.

Recommended climate adaptation strategies, in a published policy paper, that link urban planning and development practice with the management of water shortage crises in El Alto / La Paz, Bolivia in collaboration with the Stockholm Environment Institute.

Reviewed and recommended urban design modifications to the USAID EKAM housing project for low-income 1500 families in Caracol, Haiti, at the request of the US State Department and Haiti's InterMinisterial Committee for Regional Planning (CIAT).

Assisted in developing a comprehensive regional plan for the Cap Hatien / Ouanaminthe region in northern Haiti as part of a cross-disciplinary team of experts.

Led a prize-winning team of architects and planners in the Hong Kong-Zhuhai-Macao Bridge-Hong Kong Boundary Crossing Facilities International Design Ideas Competition.

Directed the initial stage of a comprehensive master plan for the City of Abu Dhabi in the United Arab Emirates to guide over \$200 billion

## **MAJOR SKILLS :**

- Strategic thinking: ability to integrate planning, urban design, development and implementation tasks into a coherent strategy for complex multi-faceted projects and initiatives.
- Executive leadership and management: proven ability to lead and manage large organizations responsible for complex proj-

ects and multi-faceted operations.

- Consensus-building as an integral part of urban design practice and the public participation process: skilled as a negotiator and trained as a professional mediator in the leading stakeholders to a meaningful consensus.

## WORK HISTORY:

### **Habitat for Humanity Greater Boston**

President and CEO  
2019 - present

### **Institute for International Urban Development (I2UD)**

Senior Fellow  
2010-2019

### **Participatory Community Planning in Haiti**

Advised and assisted Build Health International, a Boston-based NGO, in the preparation of a community development plan for the community of Fonds des Blancs, Haiti associated with the planned expansion of the St. Boniface Hospital (2017 - 2018).

### **Earthquake Reconstruction Planning in Ecuador**

Advised and assisted the Empresa Public de Vivienda, an agency of Ecuador's Ministry of Housing and Urban Development, in planning the earthquake reconstruction of San Jose de Chamanga, a community devastated by the 2016 magnitude 7.8 earthquake (2016).

### **Financing Mechanisms for Resilient Green Infrastructure in Cali, Colombia**

Currently participating in a research project to investigate the use of land value capture instruments and the benefits associated with introducing green resilient infrastructure along the Cafiaveralejo River in Cali, Colombia, in partnership with the Institute for Housing and Urban Development (IHS) and Universidad del Cali (Univalle) funded by the Lincoln Institute of Land Policy (2016 - 2017).

### **Assessment of alternative resiliency strategies in under resourced coastal communities in Belize**

impacted by climate change and vulnerable to environmental risk, funded by the Lincoln Institute of Land Policy (2015).

**World Bank-funded Belize Municipal Development Program:** provided technical assistance and led training workshops to build the capac-

ity of municipal governments to plan for urban growth and address problems of rapid urbanization. Training focus: vision, strategy and growth scenario development, socio-economic development and community consultation, land use planning, infrastructure planning and financing, and the key strategies to implementing the municipal plan (2014).

**Assessed the impacts of climate change on land use and urban development in El Alto I La Paz, Bolivia** and recommending climate adaptation strategies in collaboration with the Stockholm Environment Institute with funding from the Lincoln Institute of Land Policy (2013).

**Regional Comprehensive Plan for Northern Haiti:** assisted in developing a comprehensive plan for the Cap Haitien / Ouanaminthe region in northern Haiti as part of a cross-disciplinary team of experts, organized by the American Institute of Architects (AIA), at the invitation of the US State Department, the Inter-American Development Bank and Haiti's Inter-Ministerial Committee for Regional Planning (CIAT) (2012).

**USAID Haiti:** reviewed and recommended urban design modifications to the USAID EKAM housing project for low-income 1500 families in Caracol, Haiti, at the request of the US State Department and Haiti's Inter-Ministerial Committee for Regional Planning (CIAT) as part of the AIA Northern Haiti Project (2012).

**Redevelopment in Monterrey, Mexico:** advised the Instituto Tecnologico de Monterrey on a proposed initiative to redevelop low-income neighborhoods in Monterrey, Mexico, challenged by poverty and insecurity due to drug cartel violence.

**Haiti I Wentworth Institute Train the Trainers Program:** assisted in the launch of an executive training program for elected government officials and technical staff in Haiti to expand the capacity of local government to implement innovative urban development strategies.

**International Centre for Local and Regional Development (ICLRD):** participated in writing a report, Cross-Border and Inter-Jurisdictional Planning and Governance Reform for CrossPlan, an ICLR initiative, funded by the European Union, to promote the competitiveness of metropolitan regions in the global economy.

**Municipal Capacity Building:** led a research project to assess the capacity of municipal government in economically distressed



post-industrial cities in the United States to provide the basic services at a time fiscal crisis. Developing a program to provide pro bono consulting services to low-income communities.

**Cape Town, South Africa Joint Development:** prepared a technical memorandum, Joint Development and “Value Capture” Strategies involving Real Properties to Finance Transportation Projects, with recommendations for the Cape Town (South Africa) International Airport Rail Link Project feasibility study.

**Acadia Strategic Planning LLC**

Principal  
2008-2010

Created and directed a consulting practice providing strategic programming and project management services for public sector clients in the areas of real estate development; urban design and planning; and economic and community development.

**Sasaki Associates, Inc.**

Senior Project Director  
2007

Managed the initial stage of a comprehensive master plan for the City of Abu Dhabi In the United Arab Emirates.

**Office of Strategic Planning and Community Development, City of Somerville (MA)**

Executive Director  
2004-2007

Created and directed an innovative multi-operational development agency. Integrated City functions to support economic development including: planning, zoning, permitting, urban design, parks, housing, business development, historic preservation and inspectional services.

Secured over \$ 50 million in State and Federal funding for affordable housing, parks, transportation and new infrastructure; formulated a creative strategy to finance urban development by leveraging public resources to attract private investment through tax increment financing, municipal land disposition and HUD Section 108 financing.

**Planners Collaborative**

Vice-President, Urban Design and Planning  
2003 - 2004

Assisted in the community planning component of the proposed \$300 million Anacostia metro

line for the Washington (DC) Metropolitan Area Transit Authority.

**Boston Planning and Development Agency (former Boston Redevelopment Authority)**

Assistant Director for Economic Development/  
Senior Architect  
1985- 2002

Directed several major planning and development initiatives in Boston including:

- A Civic Vision for Turnpike Air Rights Development in Boston, strategic plan for the air rights over the Massachusetts Turnpike.
- South End/ Lower Roxbury Development Policy Plan: Produced a master plan for neighborhoods in Boston’s South End and Lower Roxbury district, which included revitalization and re-investment strategy for Boston’s Washington Street corridor.
- Boston Center for the Arts (BCA) / Atelier 505: managed the planning and development of a \$100 million mixed-use project, which includes new theaters for the performing arts. Facilitated a public/ private partnership comprising the Druker Company, the BCA and the Huntington Theatre.

**ACADEMIC EXPERIENCE :**

**Harvard University, Graduate School of Design**  
1998-2008

Lecturer and Design Critic in Urban Planning and Design. Multi-year faculty appointment. Courses: Core Urban Planning and Design Studio and Seminar on Negotiation and Conflict Resolution in Urban Planning and Development.

**Harvard University, Graduate School of Design**  
1995-1998

Visiting Design Critic and Studio Instructor.

**Wentworth Institute of Technology**

2015- present

Visiting Professor teaching architecture/urbanism studio and lecture courses.

**Boston Architectural College**

2013 -present

Faculty member teaching a course on leadership in sustainability

**Northeastern University, School of Architecture**

2016 -2017

Lecturer teaching architecture/urbanism studios

## RELATED WORK EXPERIENCE

### Planning and Development Collaborative International (PADCO)

1986

Urban Planning Consultant to the U.S. Agency for International Development (USAID) / Morocco.

### Aga Khan Program for Islamic Architecture and Urbanism I Harvard University

1983-84

Research Associate: conducted field research in Tunisia on urban design and development.

### U.S. Peace Corps

1979-81

Architect: designed and supervised construction of clinics and community centers in Morocco.

## EDUCATION

### Harvard University, Graduate School of Design

Master of Architecture in Urban Design  
1983

### Rhode Island School of Design

Bachelor of Architecture  
1978

### University of Massachusetts I Boston

Graduate Program in Dispute Resolution  
1992

## PROFESSIONAL AFFILIATION:

- Registered Architect in Massachusetts; American Institute of Architects (AIA)
- Sustainable Adaptive Gradients in the Coastal Environment (SAGE), a network of U.S.,
- Caribbean and European engineers, geoscientists, ecologists, social scientists, planners and policymakers that develops and promotes resilient coastal infrastructure. Massachusetts Port Authority Designer Selection Panel (2014-2018).
- Board of Directors, Community Design Resource Center, Boston Society of Architects.

## LANGUAGES

Fluent in French and Spanish, minor proficiency in Greek.

## LECTURES I PRESENTATIONS:

“Urban Resiliency & Green Infrastructure through Land Value Capture”, Panel: Resiliency Design Case Studies in the Developing World at the 2018 American Institute of Architects National Convention, New York City, June 2018

“Urban Planning Initiatives and Resiliency in Boston”, 2018 International Workshop on Urban Ecological Security and Sustainability sponsored by Suffolk University, Boston, and Fudan University, Shanghai, June 2018.

“Financing Urban Resiliency & Green Infrastructure through Land Value Capture”, 2016 International Conference on Urban Development: Accelerating Resilience and Inclusive Growth, Manila, Philippines at the invitation of USAID, 2016.

“Financing Urban Climate Adaptation and Resiliency through Land Value Capture in Latin America”, Sustainable Cities and Climate Change conference, Lima, sponsored by the Peruvian government with support from USAID, the Inter-American Development Bank and other organizations, 2014.

“The Revitalization of Historic Cities as a Competitive Urban Strategy in the Global Economy”, Smart City Business Conference in Recife, Brazil, 2013, at the invitation of the U S Consulate in Recife. Organized by Associação dos Dirigentes de Vendas e Marketing do Brasil (ADVMB), Federação Nacional das Associações dos Dirigentes de Vendas e Marketing do Brasil, and Instituto Smart City Business.

“Strategic Land Use Planning for Climate Change-Driven Water Shortages in El Alto, Bolivia,” funded by the Lincoln Institute of Land Policy, UN-HABITAT World Urban Forum, Naples, Italy, 2012

“A Critique of New Songdo City, Korea, and other Privately-Developed New Smart Cities”, the New Towns/ New Territories conference, organized by the International New Town Institute (INTI) in collaboration with the Netherlands Architecture Institute, and the Dutch Ministry of Infrastructure and the Environment, Rotterdam, the Netherlands, 2012.

“City-Regions in the 21 Century from an International Perspective”, keynote speech, Revive MTY Forum 2011 hosted by the Graduate School of Public Administration and Public Policy (Escuela de Graduados en Administración Pública y Política Pública), Instituto Tecnológico de Mon-

terrey, Mexico, 2011.

“New Smart Cities of the 21st Century and the End Of Civic Engagement in the Modern Democracy”, conference on New Towns and Politics organized by the International New Town Institute (INTI) in collaboration with the University of Amsterdam and the Technische Universiteit Delft, Almere, the Netherlands, 2010.

“Building the City of the Future,” at the invitation of POLIS International School of Architecture and Urban Development Policies to give a week-long lecture series attended by government officials, graduate students and the general public, Tirana, Albania, 2010.

“Urban Redevelopment Strategies: Boston”, conference on Revitalization Strategies for Urban Centers sponsored by ULI / South America and the Ministry of Urbanism of Chile, Santiago de Chile, 2003

“Major Redevelopment Initiatives in Boston”, Proyecto Cities/ Learning from Cities Conference, sponsored by the Basque Government, the Eisenhower Foundation and Fundacion Metropoli at the Guggenheim Museum, Bilbao, Spain, 2000

“Approaches to Urban Development in Boston”, Japan’s National Land Agency 6th International Land Policy Forum, Tokyo, Japan, 1999

“Urban Land Development in North American Cities”, International Seminar on Urban Vacant Land: New Challenges and Opportunities, sponsored by the Lincoln Institute of Land Policy and the Prefecture of the City of Rio de Janeiro, Rio de Janeiro, Brazil, 1999

“City of Negotiation: the Politics of Urban Planning in Boston”, Harvard Graduate School of Design Urban Planning Lecture series, 1999

“Urban Design as Public Policy”, lecture at the invitation of Petroleos of Venezuela and Universidad Metropolitana, Caracas, Venezuela, 1998

“The Redevelopment of Boston’s Washington Street Corridor”, American Planning Conference National Conference, 1998

“Urban Management and Land Development Policy in Boston”, presentation requested by the World Bank to Mayor Luiz Paulo Fernandez Conde, Mayor of Rio de Janeiro, 1997

“Re-invention: Boston’s South End”, American

Institute of Architects Regional and Urban Design Conference, 1997

“Boston’s Redevelopment Initiatives”, presentation requested by MassPort and the New England Latin American Business Council to Governor Jorge Alberto Escobar, Province of San Juan, Argentina, 1997.

“The Rehabilitation and Conversion of Commercial and Former Industrial Buildings for Mixed Income Housing”, presentation to a delegation of housing developers from Johannesburg, South Africa, sponsored by the Planning and Development Collaborative (PADCO) and the U.S. Agency for International Development (USAID) / South Africa, 1997

“Land Management Strategies for Revitalization and the Creation of Economic Opportunities for City Residents” and “Joint Transportation and Urban Redevelopment Projects: Boston’s Southwest Corridor Project as a Case Study”, International Training Program, sponsored by the Center for Urban Development Studies, Harvard Graduate School of Design, 1997

“The South End Neighborhood Housing Initiative”, Harvard Institute of Affordable Housing seminar: Development, Financing, Design and Management, 1996

“Urban Industrial Initiatives in Boston”, Symposium sponsored by the Harvard Graduate School of Design and the Loeb Fellowship: Manufacturing Cities: “Competitive advantage and the Urban Industrial Community”, Cambridge, 1996

“Urban Change and Consensus-building in Boston”, lecture presented at the Conference on Urban Development: “Stakeholders in the Process of Urban Change” at the invitation of the University of Bio Bio and Chile’s Ministry of Housing and Urban Development, Concepcion, Chile, 1995

“Joint Transportation / Urban development Projects: Boston’s South Station and Post Office Square as case studies”, International Training Program for senior development and planning officials from Beirut, Lebanon, sponsored by the World Bank and the Center for Urban Development Studies, Harvard Graduate School of Design, 1995

“Social Housing Development in Boston”, presentation to the Housing and Urban Development Office, City of Montreal, Quebec, 1995



“Revitalization of City Centers in an Era of Limited Resources from an American Perspective”, international conference on Low Income Housing Strategies, sponsored by the U.S. Agency for International Development (USAID) and the Government of Morocco’s National Housing Agency, Meknes, Morocco, 1994

“The Evolution of Housing Policy in Boston: the South End Neighborhood Housing Initiative” and “Local Government Partnerships with Community Development Corporations in the Redevelopment of Transitional Urban Districts”, two presentations for the International Training Program for senior development and planning officials from the Government of Morocco, sponsored by the Center for Urban Development Studies, Harvard Graduate School of Design, 1993

“Social Housing Development in Boston”, Canadian Housing and Renewal Association (CHRA) annual conference and study tour, 1991

Spring 2014: Blueprint (Volume 17 n1).

Kostaras, James. “Planning for a new day: Don’t throw out the BRA - use it to create a blueprint for Boston’s future”, Boston Globe, December 18, 2013

Kostaras, James, “What I Learned: An Insider’s Guide to Improving Local Government. Modest proposals for fixing local government in America”, Architecture Boston, Summer 2011: Government (Volume 14 n2).

## **PUBLICATIONS**

Grafakos, Stelios; Kostaras, James; D’ Acci, Lucia; Tsatsou, Alexandra; Lopez, Adriana; Morales, Carlos; and Summers, Barbara.

*Exploring the use of land value capture instruments for green resilient infrastructure benefits: a framework applied in Cali, Colombia.*

Lincoln Institute of Land Policy Working Paper, 2017.

Kostaras, James; Hamin, Elizabeth; Solloso, Elda; Meerman, Jan; and Larsen, Maren.

*Assessing Alternative Resiliency Strategies in Under-Resourced Coastal Communities in Belize Impacted by Climate Change and Vulnerable to Environmental Risk.*

Lincoln Institute of Land Policy Working Paper, 2015.

Kostaras, James. *Financing Urban Climate Adaptation through Land Value Capture in Latin America and the Caribbean.*

Lincoln Institute of Land Policy White Paper, 2015.

## **ARTICLES**

Kostaras, James. “Give BRA a chance at Urban Renewal”, Boston Globe, March 3, 2016

Kostaras, James and Barnes, Rebecca, “Questioning the Authority”, Architecture Boston,



# GERALD E. PATTON

HABITAT FOR HUMANITY GREATER BOSTON

DIRECTOR OF CONSTRUCTION

## CONTACT INFORMATION:

17 Parsons Walk  
Berkley, MA 02779  
774-218-4323

minium projects

**Northeast Framing Contractors - Attleboro, MA**  
1982-1900

## WORK EXPERIENCE:

**Habitat for Humanity Greater Boston, Inc.**  
2017-Present

- Director of Construction

**Habitat for Humanity Greater Boston, Inc.**  
2005-2017

- Construction Superintendent

**Oakman Construction**  
1999-2005

- Owner & Operator
  - Sub-contractor, contracted the framing of additions and new construction of residential buildings between 1800 and 7500 square feet
  - Responsible for 8 - 14 employees

**Cedar Ridge Developers - Attleboro, MA**  
1990-1999

- Construction/Foreman Supervisor
  - Supervising foreman for residential construction crews including several condo-

- Carpenter
  - Worked two years as a carpenter prior to a promotion to foreman.
  - Responsible for construction crews on residential sites including large condominium projects

**Dor-Vin Lumber and Hardware, North Attleboro, MA**  
1981-1982

- Customer Service Representative
  - Worked two years as a carpenter prior to a promotion to foreman.
  - Responsible for construction crews on residential sites including large condominium projects

## EDUCATION:

**King Philip Regional High School, Wrentham, MA**  
1976-1981



# CATHY KURCZAK

HABITAT FOR HUMANITY GREATER BOSTON

CONSTRUCTION SITE SUPERVISOR / CONSTRUCTION ADMINISTRATOR

## CONTACT INFORMATION

70 Lebaron Blvd Unit 7  
Lakeville, MA 02347  
630-234-8713  
Ckurcz01@hotmail.com

## EXPERIENCE

### Habitat for Humanity Greater Boston

October 2018 - Present

*Construction Site Supervisor/Construction Administrator*

### Habitat for Humanity of St. Joseph County

August 2015 - September 2018

*Construction Site Manager - South Bend/ Mishawaka, IN*

- Learn all aspects of construction as each Habitat affiliate builds homes, from foundation to completion
- Train and lead volunteers in all aspects of construction on Habitat for Humanity build sites
- Develop and maintain volunteer schedule
- Calculate material take offs
- Supervise construction assistants
- Maintain quality control and safety of construction procedures

### Greater Indy Habitat for Humanity (GIHFH)

September 2014 - August 2015

*AmeriCorps - Indianapolis, IN*

- Commit to 1,700 hours of full-time AmeriCorps service with GIHFH
- Learn all aspects of construction as GIHFH build homes, from foundation to completion
- Instruct and delegate construction tasks to groups of volunteers at build sites

### YMCA of Greater Indianapolis

August 2013 - August 2014

*AmeriCorps VISTA- Indianapolis, IN*

- Assess intermediate school sites and assess the tutoring needs of YMCA Before and After School programs at those sites and survey parents to identify tutoring needs
- Create volunteer partnership with local high schools for students to volunteer with the YMCA
- Co-lead Volunteer Committee for YMCA Youth Enrichment branch

### Girl Scouts GCNWI - Ottawa, IL

January 2013 - August 2013

January 2012 - August 2012

*Camp Director*



**FedEx - Carol Stream, IL**  
October 2012 - April 2013

*Package Handler/Scanner*

**Franklin College - Franklin, IN**

*Assistant Volleyball Coach*  
August 2010 - May 2012

*Interim Head Softball Coach*  
August 2011 - May 2012

*Assistant Softball Coach*  
August 2010 - May 2011

**Saint Mary's College - Notre Dame, IN**  
August 2009 - November 2009

*Assistant Volleyball Coach*

**Girl Scouts GCNWI - Woodridge, IL**  
Summers 2010 - 2011  
2005 - 2007

*Unit Counselor*

concerns from staff, patrons, volunteers

### **Additional Skills**

- Microsoft Excel, Outlook, PowerPoint, Publisher, and Word

## **S K I L L S**

### **Management**

- Hire, train, supervise and evaluate staff
- Implement procedures and work routines
- Assign staff activities and responsibilities
- Oversee crisis management plan and maintain safety of staff and campers at summer camp
- Plan, organize, and run collegiate sport practices and games
- Implement and monitor budget expenditures

### **Outreach**

- Identify fundraising opportunities
- Write and design monthly newsletters
- Communicate effectively on questions or



# MICAELA YOUNGER

HABITAT FOR HUMANITY GREATER BOSTON

CONSTRUCTION CREW LEAD

## CONTACT INFORMATION

1016 Revere Beach Parkway, Chelsea, MA  
(302) 270-5210  
Mic.younger@gmail.com  
www.linkedin.com/in/micaela-young-  
er-b82b43178

## EDUCATION

**Master of Architecture** | Massachusetts College of Art and Design 2021

Primary subject covered: - Design architecture, social housing, and sustainable engineering  
- Calculation and design; construction, structures and installations.

Major: Architecture Design emphasis Urban Planning

**Association of Science in Structural Engineering Technology** | Delaware Technical and Community College 2014

Architectural and Structural Engineering

**Bachelor's in Fine Arts in Photography** | Texas Christian University 2010

Primary subject covered: Lighting effects on photographic interpretations

## EXPERIENCE

**Construction Crew Lead | Habitat for Humanity Greater Boston**

FEB 2019 – PRESENT

- Periodically assist the Site Supervisor

with onsite leadership responsibilities

- Possess a strong understanding of onsite operations, processes, and efficiencies
- Ensure compliance to safety protocols
- Oversee a team of Spartan staff, local labor, and volunteers in order to construct or assemble obstacles according to Spartan specifications
- Instruct inexperienced team members concerning the assembly process

**Makerspace Operations Coordinator | Maverick Landing Community Services**

FEB 2019 – PRESENT

- Integrated technology into the classroom as an instructional tool.
- Planned and supervised class projects and visits by guest speakers
- Created Makerspace workstations, providing hands-on activities for individuals who needed assistance with project ideas
- Maintained inventory and all makerspace materials, tools, and equipment, including hardware and software.
- Developed programming training and exploring STEAM content through hand on approaches.
- Provided one-on-one attention to students, while maintaining overall focus on the entire group.
- Prepared instruction materials, including copying and setting up work areas.

**Welcome Representative | YMCA Oak Square**

MARCH 2019 –PRESENT

Served as the first point of contact for all members and guests at four different fitness facilities that service approximately an average of 8000 people per day

- Enforced rules and regulations
- Collaborated with staff members to maintain a clean and safe environment
- Ensured customer satisfaction by answering patrons' questions and assisting in the retrieval of lost belongings
- Managed the flow of patrons coming in and out of the facilities to prevent overcapacity

**Teaching Assistant | Massachusetts College of Art and Design**

MAY 2016 – DECEMBER 2018

Leading a team of student and community partners in private and public projects in the Boston community. Designing outreach programs and events that engage residents.

**Project Team Leader | SPARC! The Art Mobile**  
SEPTEMBER 2015 – DECEMBER 2018

Leading a team of student and community partners in private and public projects in the Boston community. Designing outreach programs and events that engage residents.

**House Assistant | The Thalia**

APRIL 2017 – PRESENT

- Manage, organize, and direct aspect of theatrical productions including actor placement, lights, sound, and props
- Responsible for managing a multi-faceted stage team, and for ensuring the success of a show by looking after the technical aspects to the production.

**Logistics Manager | Center for Arts and Community Partnerships** 2016 – 2017

Oversee and organize events that will make an impact on the Massachusetts College of Art community. Coordinate operations and committees within budgets and on time.

**Assembly & Shipping Clerk | Alden Galleries**

SEPTEMBER 2015 – OCTOBER 2018

Responsible for managing a multi-faceted stage

team, and for ensuring the success of a show by looking after all the technical aspects to the production.

**Head Seamstress | UNIQLO**

JUNE 2015 – SEPTEMBER 2016

Fit, alter, repair, and make made-to-measure clothing, according to customers' and clothing manufacturers' specifications and fit, and applying principles of garment design, construction, and styling.: Sew clothing or other articles and repair textiles or apparel.

**Curatorial / Office Intern| Biggs Museum of American Art**

FEBRUARY 2012 – AUGUST 2015

Assist in the development and construction of new exhibits as well as develop and manage exhibitions, research, and educational programs for the museum.

- Provide administrative support for event mailings, record keeping and logistics.
- Work with the team to brainstorm and design marketing concepts and executions
- Conceptualize original designs that can translate across digital and in-store retail and represent the seasonal themes of the museum
- Collaborating with other museum departments, such as education, fundraising, marketing and conservation
- Produces presentation materials that effectively communicate the concept behind the creative for internal and external audiences
- Coordinate exhibit installations, assisting with design, constructing displays, dioramas, display cases, and models, and ensuring the availability of necessary materials.
- Work with the Education Director, Marketing, and Curator to create and maintain design strategy and campaign strategy.
- Assist with the physical maintenance of the collection, including condition reporting, labeling, housing, and storage. Assist with collection inventory and curatorial assessments.
- Designs, communicates, and presents design concepts of projects as assigned.

**Teaching Artist| Timothy Smith Network**



SUMMER 2018

Planning and implementing curriculum to introduce teens and pre-teens to the creative process, new technologies, and software; often for the first time.

### **Visual Merchandising Assistant| Charlotte Russe**

OCTOBER 2013 - AUGUST 2015

- Work with the Visual Manager and Store Manager to create and maintain retail experience design strategy, campaign strategy, and retail branding strategy.
- Preparation of clothing and accessories for store promotions.
- Safe operation and management aspects of the visual department, and clothing and prop storage.
- Advises customers by providing information on products.
- Documents sale by creating or updating customer profile records.
- Designing displays, stands and panels for exhibitions, conferences and other events. They also produce point-of-sale displays.
- Merchandise Product to Visual Standards.

### **Shoe Graphic Artist| TOMS Shoes**

JUNE 2013 - JUNE 2015

- Advise clients and understand how to create the appearance their customers seek
- Generating ideas, idea developments, sketching, making models while consulting clients
- Communicates and presents design concept
- Produces presentation materials that effectively communicate the concept behind the creative for external audiences.
- Work in a constantly shifting environment and open to constructive feedback and input.
- Working with a wide range of media including photography, computer software, and traditional hand skills
- Interpreting the clients business needs and developing a concept to suite their purpose

### **Artist in Residence| Delaware Agriculture Museum**

JUNE 2011 - AUGUST 2014

- Develops and co-ordinates exhibitions; responsible for research, design, production, and marketing
- Provide administrative support to office staff
- Organize original exhibitions of varying size and scope
- Provide general curatorial support for the Director
- Conceptualize and conducts scholarly and market research; discusses results and prepares reports

### **Teaching Assistant| Delaware Tech Community College**

JUNE 2004 - AUGUST 2014

- Instruct and monitor students in the use and care of equipment (hardware and software) and materials in classrooms and laboratories
- Organize and label materials, and display students works
- Plan, prepare, and create various teaching aids such as syllabus, visual aids, supplementary notes, charts and graphs, and course websites
- Work with the department staff to brainstorm and marketing concepts and executions for program awareness
- Requisition and stock teaching materials and supplies
- Prepare presentations for lectures

### **Mystery Shopper| Secret Shopper**

FEBRUARY 2010 - APRIL 2014

- Reviewed performance indicators, such as sales and discount levels
- Wrote reports and forecasting sales levels
- Acquired feedback from customers
- Liaised with head corporation about sales performances

### **Assistant Creative Director| Diamond State Roller Girls**

AUGUST 2011 - AUGUST 2013

- Develop creative programs and design concepts that meet the business objectives of the organization and that advance brand strategy
- Work with internal teams to generate ideas for branding and marketing strategies
- Created and maintain designs for promotional

records for all projects

- Work with the Creative Director to create and maintain retail experience design strategy and branding strategy.
- Execute and maintain the league graphic standards across platforms and departments
- Work as part of a team or as the head of the team and is responsible for deciding the deadlines and the budgets for the project
- Support the creative director in maintaining quality and building the league's creative reputation.
- Work with the team to brainstorm and design marketing concepts and executions

### **Photographer / Photo Editor| Barksdale Portrait Studio**

AUGUST 2010 – AUGUST 2012

- Perform maintenance tasks necessary to keep equipment working properly. Maintain all equipment such as lights, cameras and printer, etc.
- Utilize artistic skill to plan the composition, the lighting, the background and the color values of each assignment
- Assist the department's photography staff on photo shoots
- working with clients to discuss the images they require and how they want to use them
- Determine desired images and picture composition; and select and adjust subjects, equipment, and lighting to achieve desired effects.
- Select and assemble equipment and required background properties, according to subjects, materials, and conditions.
- Consult with clients or advertising staff, and study assignments to determine project goals, locations, and equipment needs.

### **Assistant Photographer / Sales Representative| Brightroom Event Photography**

JANUARY 2010 – MAY 2010

Began as sales representative and was promoted after one month to photographer's assistant/photographer, depending on the job

- Organized and managed photo sessions for clients
- Met with clients to establish desired services, filed clients' contracts and served photographer

on shoots

- Often required to multi-task between sales, clients and completing photography assignments
- Promoted and marketed products and services
- Determine desired images and picture composition, selecting and adjusting subjects, equipment and lighting to achieve desired effects.

### **Guest Art Teacher| Rigmar Elementary School**

MARCH 2010 – APRIL 2010

- Communicate with parents and the educational community on developing work and lesson plans
- Identify and select different instructional resources and methods to meets students' varying needs
- Maintain discipline in accordance with the rules and disciplinary systems of the school

### **S K I L L S**

- Windows
- Mac Os X
- Word
- PowerPoint
- AutoCAD
- Sketchup
- Rhino
- Maya
- Revit
- Photoshop
- Lightroom
- Illustrator
- InDesign
- Project Scheduling
- Communication
- Team Management
- Problem Solving
- Quick Learner
- Excellent plan comprehension
- Trouble shooting
- Good at following instruction
- Solid Independent worker
- Computer literate
- Solid communication
- Strong organization
- Strong work ethic



- Team player
- Timely project completion
- Deadline driven

## INTERESTS

- Crafts
- Meditation
- Photography
- Traveling
- Circus Arts
- Product Design
- Interior Design
- Urban Planning
- Architecture Design
- Graphic Design

## BIO

Micaela is an aspiring Architect (Massachusetts College of Art and Design 2019) and future founder of a socially invested architecture non-profit firm, that will develop several formats with the philosophy that housing is a human right and community is a need. Achieving this through articulating the knowledge of design with the needs of the neighborhoods. She is currently working on a thesis model that will help in maximizing housing and resources available to the homeless and low-income residents. By making structural components easily assembled, minimizing utility (water, electric, etc.) consumption. By investing in sustainable communities in appropriate and efficient and efficient set of construction technologies with the urban fabric along with unconventional resources. This will include they quality of life received from despondent communities along with environmental, social, economic, and political constraints and policies. The proposed model will help in pricing housing and the evolution of future housing demands. Part of her passion for everyone to have a roof over their head. Comes from a point in time when she was homeless. When first perusing her master's degree she spent the first 2 months homeless and going to school by day and living in her car at night. Drawing on a dash board is not as hard as

one would think.

Before starting her journey for a Master of Architecture at Massachusetts College of Art, she worked as a curatorial assistant work for museums such as the Biggs Museum of American Art and Delaware Agriculture Museum and Village. Working with local and regional artists and exhibits for installation including and fully function movie theater exhibited the Projectionist.

## ARTIST STATEMENT

Micaela Younger focuses on her studies on create environmental engagement in communities. Weaving together fragmented sections of the urban fabric in cities and suburbs in order to promote social and generational equality, particularly areas described as underserved or blighted. The work attempts to address issues of division, while creating a base for connectivity and social engagement.

Artist, future architecture and community leader Micaela believes the design is an overlooked quality that can be a powerful tool for building relationships and community.

Focusing on the components of resiliency and sustainability. One of her main principles, the bases for her master's thesis, to which she also brings abundance compassion in her design addressing the social, economic, and educational effects of poverty and lack of racial equity.

If you are one of the millions of people who struggle to get by or worry about the roof over you hear, or the future of your community. Her design philosophy is one of togetherness to be distributed to amplify community voices for the betterment of all American. She approaches design work from and artistic and equitable perspective incorporating my awareness of social reforms, community engagement, interaction. She strives to explore what is just beyond the boundaries set by others.



# SHANNON MCCORMACK

HABITAT FOR HUMANITY GREATER BOSTON

FAMILY SERVICES COORDINATOR

## CONTACT INFORMATION

37 Crescent Avenue, Dorchester, MA 02125

shannonmary16@gmail.com

(518) 813-1144

## EXPERIENCE

### Family Services Coordinator, Habitat for Humanity Greater Boston

11/20 – Current

- Support the Family Services Manager in the management of a portfolio of 116 families
- Assist with condominium bill payments and condo fee deposits
- Create annual budgets and update the annual actuals for the condominiums
- Assist with screening homeownership applications and interviewing potential partner families
- Collect, create, and organize Family Services data for internal and external purposes
- Perform outreach and answer inquiries about Habitat's homeownership program

### Customer Service Representative, ezCater

10/19 – 11/20

- Manage catering orders from start to finish, assisting customers and caterers at every step of the lifecycle of the order
- Efficiently and effectively resolve urgent problems

- Maintain an insanely helpful QA score each month
- Assist with training recently hired representatives

### Server, The Broadway

10/18 – Current

- Deliver efficient and friendly service to each customer
- Demonstrate the ability to multitask and problem solve effectively
- Responsible for training new servers

### Marketing Associate, Kraft Sports + Entertainment

07/17 – Current

- Distribute marketing materials to guests at the New England Patriots home games
- Provide customer support during on field promotions and special events
- Act as a lead associate when assigned tasks in teams

### Product Marketing Assistant, Pearson

08/17 – 08/19

- Supported the Higher Education Math Marketing team with gathering market insight for 4 disciplines (Calculus, Applied Math, Statistics, and Precalculus) totaling in \$2,225,000 in revenue each year
- Completed and presented multiple market



research projects for the product marketing, field marketing, editorial, and sales teams to support customer acquisition and retention

- Aided in the drafting and implementation of marketing plans, including support in creating sales tools, customer-facing communications, and marketing collateral used for marketing, sales, and campaign purposes
- Assisted with market development and market seeding activities for new product launches, including tracking participants and payments on a central document
- Participated in customer events both online, through focus groups, demos, and interviews, and in-person, at ICTCM and frequent campus visits
- Fulfilled requests and answered questions from professors and sales representatives

### **Kindergarten Prep Teacher, Bright Horizons at Harborview**

07/16 – 08/17

- Created, implemented, and taught a diverse curriculum to 10 students between the ages of 3 and 5 years old each week
- Fostered intellectual and social emotional development through interaction
- Maintained a daily report of each student's day with photographs and anecdotes of achievements to share with families
- Consistently communicated and collaborated with families to ensure the best for each student

## **E D U C A T I O N**

### **Marist College, Poughkeepsie, NY**

Bachelor of Arts, Major in Psychology, Minor in Business, May 2016

Honors Program, Dean's List (7 semesters), Presidential Scholarship

### **National University of Ireland, Galway, Galway, Ireland**

API Study abroad, Fall 2014 semester

## **L E A D E R S H I P**

### **Habitat for Humanity - Marist Campus Chapter**

President of the chapter for the 2015-2016 term. Managed and lead a team of 6 board members, overseeing all operations. Raised awareness and educated campus on the mission of Habitat. United with 3 local affiliates to organize weekend builds and guest speakers.

Hosted monthly meetings for 150 student members. Planned and organized the Collegiate Challenge Spring Break 2016 experience to Birmingham, Alabama for 26 individuals.

### **Marist College Student Government**

In four successive years, served as the Class of 2016 Treasurer, President, Vice President (twice). Acted as a voice for the class and brought attention to concerns of peers. Budgeted for, planned, and organized five events each semester.

## **S K I L L S**

Intermediate Spanish

Extensive knowledge of Microsoft programs, Google Suite, and CRM Strong Work Ethic



# ROBERT H. FITZGERALD

COUNSEL | GOODWIN

+1 617 570 1343 | [rfitzgerald@goodwinlaw.com](mailto:rfitzgerald@goodwinlaw.com)

## EXECUTIVE SUMMARY

Robert Fitzgerald, a counsel in the firm's Real Estate Transactional Services and Environmental & Energy practice areas, has more than 20 years of experience representing clients in the federal, state and local permitting of residential, commercial and industrial projects, the environmental review of corporate and real estate transactions, waste site cleanups under federal and state Superfund statutes, and supporting litigation in each of these areas.

## EXPERIENCE

Mr. Fitzgerald supports the firm's Real Estate Transactional Services practice by providing clients advice on zoning and entitlement matters in support of project development and financing, and also provides counsel on securing development entitlements on projects throughout Massachusetts. In addition, Mr. Fitzgerald has worked on several significant real estate development projects within the City of Boston, providing strategic advice on zoning issues, project impact review, and the wide variety of entitlements, agreements and approvals generally required from various City departments. Mr. Fitzgerald also advises clients on the risks associated with transactions involving contaminated sites, the process and strategy for moving contaminated sites to regulatory closure, and

how best to use technical experts in both administrative and judicial proceedings. Mr. Fitzgerald also represents clients in administrative proceedings before municipal boards and state agencies, and supports the firm's litigation practice on matters involving land use, permit appeals, and environmental matters.

## Representative Matters

- Assisted energy sector client in avoiding possible enforcement action by developing statutory and legal arguments related to the application of hazardous waste regulations in EPA-authorized states.
- Represented energy sector client before administrative agencies during appeal of Clean Water Act permits, working with engineering, biology, and environmental experts to develop testimony and rebuttal arguments.
- Represented real estate development client by performing entitlement diligence on a proposed 1 million square foot development located in Boston.
- Represented pro bono clients in obtaining entitlements for proposed school expansion, including approvals related to historic resources, zoning, and environmental review.
- On behalf of energy sector client, negotiated the settlement of an enforcement matter involving alleged violations of clean water laws, alleged violations of hazardous waste



storage rules, and the assessment of natural resources damages.

## **PROFESSIONAL ACTIVITIES**

Mr. Fitzgerald is a member of the Boston and American Bar Associations.

## **RECOGNITION**

Mr. Fitzgerald has been selected for inclusion in Chambers USA: America's Leading Lawyers for Business and Best Lawyers. While attending law school, he served as an editor for the NUForum Law Journal at Northeastern University School of Law.

## **PUBLICATIONS**

Mr. Fitzgerald is an annual presenter at the Massachusetts Continuing Legal Education series on Environmental Law Plus+, and a contributing author on the topics of zoning and environmental law in the MCLE manual entitled Drafting Commercial and Real Estate Documents in Massachusetts and MCLE's Massachusetts Zoning Manual.

## **EDUCATION**

- J.D., Northeastern University School of Law, 1999
- M.E.S., Yale University, 1996
- B.S., University of California, 1989

## **ADMISSIONS**

Mr. Fitzgerald is admitted to the Massachusetts Bar and the Second and Ninth Circuit Courts of Appeal.





# ROBERT FRENI

ADAPTIV | CEO & CO-FOUNDER

15 YEARS OF EXPERIENCE

## EXECUTIVE SUMMARY

Robert Freni is an AIA licensed architect with LEED AP BD+C accreditation. He has been designing and planning for low- and middle-income country (LMIC) healthcare and education facilities for the past five years. He practiced at US based architecture firm Shepley Bulfinch primarily on Health Care Facilities ranging from 500,000 SF to over 1 million SF as an Associate and Project Manager. He led the Architecture department at Build Health International for 3 years on projects including the Saint Boniface Hospital Master Plan, the Haiti Projects Library, the Koidu Government Hospital Master Plan, and the Center for Infectious Disease and Emergency Care at Saint Boniface Hospital.

## EDUCATION

2010 – 2014, Boston Architectural College, Masters of Architecture

## PROFESSIONAL REGISTRATIONS

Licensed Architect MA  
LEED AP BD+C Accredited  
American Institute of Architects Accredited

## RELEVANT PROJECTS

- Sustainable Learning Village Community, Arcahaie, Haiti 2020
- Haitian Education Leadership Program, Haiti 2020
- Educating Haiti Primary School, St Marc, Haiti 2020
- COVID Prototype Design, 2020
- CURE, Kijabe, Kenya Hospital Master Plan, 2019
- CURE, Uganda, Hospital Master Plan, 2019
- Sierra Leone KGH Master Plan, 2018
- Peru, Multidrug-resistant Tuberculosis Center, 2018
- Peru, BSL3 Facility, 2018
- HUM Cholera Center, 2018
- Saint Boniface Hospital Master Plan 2016-2017
- Fond Des Blancs Master Plan, 2016 - 2018
- Fond Des Blancs Library, Fond des Blancs, Haiti 2016
- Infectious Disease Center, Saint Boniface Hospital, Fond des Blancs, Haiti 2016-2017
- Emergency Department, Saint Boniface Hospital, Fond des Blancs, Haiti 2016-2017
- Fond Des Blancs Haiti Community Plan 2016

## WORK EXPERIENCE

**Adaptiv**, Director of Design, Co-Founder, 2017 – present

**Build Health International**, Architect, 2017 – 2019

**Shepley Bulfinch**, Designer and Planner, 2012 – 2017



# H. KILLION MOKWETE

ADAPTIV | DIRECTOR OF OPERATIONS & CO-FOUNDER

16 YEARS OF EXPERIENCE

## EXECUTIVE SUMMARY

H. Killion Mokwete is a UK trained and international registered (RIBA Chartered) architect and brings 15 years of international experience to ADAPTIV, acquired working in London at one of the UK's largest firms (Buildign Design Partnership & Sheppard Robson Architects) and practicing in Africa, Botswana where he led multidisciplinary urban design teams for work in Ghana. While in the US, Killion worked on project in Rwanda while at Shepley Bulfinch. His experience includes in Education sector, urban development, masterplanning and housing. Killion also has 15 years teaching Architecture design research both in Botswana and USA with Northeastern University, Mass Art and Boston Architectural College. His experience with urban design and urban development projects informs his focus on the ways community oriented design projects can catalyze local development opportunities and foster socio-economic empowerment.

## EDUCATION

2005-2007, Architectural Association of London

## PROFESSIONAL REGISTRATIONS

Royal British Architect (RIBA) Chartered Architect

## RELEVANT PROJECTS

- Sustainable Learning Village Community, Arcahaie, Haiti 2020
- Fond-des-Blancs Town Centre Community Masterplan, Haiti 2018-2019
- University of Global Equity (UGHE), Rwanda 2017-2018
- Sunshine Citi-Kumasi, City Centre Urban Regeneration Project, Ghana- 2010-2012
- FNB Bank Headquarters, Gaborone, Botswana- 2015
- Town Centre Development, New Barnet, UK 2007-2008
- Yaroslavskaya Railway Masterplan, Moscow- 2007
- Villa Rosa Development Masterplan, Malta, Greece 2007
- Cranfield Building 52, Cranfield, UK- 2009

## WORK EXPERIENCE

**Adaptiv**, Director of Operations, Co-Founder  
2017-Present

**Build Health International**, Project Manager,  
2017-2019

**Shepley Bulfinch**, Architectural Designer, 2016-2017

**Mosienyane and Partners (MPI)**, Botswana, Director of Design, 2009-2013

**Building Design Partnership (BDP)**, London, UK, Architect, 2007-2009

**Shepard Robson Architects**, Design Assistant  
2005-2006





# ANTONIA BELLALTA, ASLA

PRINCIPAL & SENIOR PROJECT MANAGER | BELLALTA 3 DESIGN

74 Davis Ave, Brookline, MA | 617.879.0450 | [info@bellalta3.com](mailto:info@bellalta3.com)

## EDUCATION

**Harvard University** Graduate School of Design,  
Masters of Landscape Architecture

**University of Notre Dame** School of Arts and  
Letters Bachelor of Arts in Theology

**University of Chile** School of Design, Depart-  
ment of Landscape Architecture

## REGISTRATION MASSACHUSETTS

Commonwealth of Massachusetts Division of  
Professional Licensure #1035

## PROFESSIONAL EXPERIENCE

**Bellalta 3 Design**  
(2002-Present) Brookline, MA

Principal. Founder and Principal of Bellalta 3 Design. Responsibilities include managing the firm's landscape design approach, encouraging fresh ideas and developing landscape design solutions within a studio environment. Contribution of philosophical insight and technical training to the firm's projects. Since 1986 I have provided site planning and programming, conceptual design, design development and construction administration services for projects which include private and public open spaces, historic landscapes, religious institutions, planning and

design for colleges and universities, preparatory schools, healthcare institutions, affordable homes and private residences. I have developed a personal passion for interpreting the landscape as a therapeutic ecological environment and have written and lectured regarding therapeutic benefits of landscapes.

**Child Associates, Inc.**  
(2000-2002) Boston, MA

Principal. As Principal of the firm, design responsibilities included establishing conceptual design for the firm's projects. Review and coordination of the design process through construction documents and site observation. Management responsibilities included marketing, proposal writing, interviews, contracts, client contact, management of the day to day design process and supervision of design team. Coordination with the architectural, structural and civil teams for specific projects.

**Payette Associates, Inc.**  
(1992-2000) Boston, MA

Director of Landscape Architecture and Associate. Responsibilities included leadership and management of a seven person department and strategic marketing and business development with the CEO and Partners of the firm.

Established the project design approach and

process, coordination with the architectural, structural and civil team members. Provided project management through schematic design, design development, construction drawings and site observation. Developed master plans, reports, and presentation drawings for diverse projects and sites such as historic parks, academic and medical campuses, corporate headquarters, and private residences.

Management responsibilities consisted of writing contracts, developing marketing qualifications, proposals and interviews. Define the scope of work and landscape design fees as well as management of client contact. Contributed to the further development of the Landscape Architecture Department by increasing its visibility and credibility within the profession by pursuing projects outside the conventional boundaries of Payette Associates.

#### **Walker-Kluesing Design Group**

(1985-1992) Boston, MA

Landscape Architect. Responsible for the diverse phases of design and planning. Development of construction drawings, cost estimates, renderings and coordination with clients and consultants. Projects included Historic Landscapes such as Boston Common, Buttonwood Park, Larz Anderson Park, Medical Campus Planning and Academic Buildings.

#### **Boston Urban Gardeners**

(1984-1985) Boston, MA

Landscape Intern. Provided design services and implementation throughout the City of Boston for a non-profit organization involved with Boston Housing.

#### **Planning Office for Urban Affairs Justice and Peace Commission**

(1980-1981) Boston, MA.

Volunteer Member. Appointed by Cardinal Me-deiros. Develop subsidized housing.

## **PROFESSIONAL AFFILIATIONS**

Member of the Visionary Group studying Boylston Street (Route 9), Brookline, Massachusetts  
(August 2018 - December 2018)

Board Member of Bayridge Residence at the Ayer Mansion,  
Ayer Mansion was designed by Louis Comfort Tiffany during America's Gilded Age at the turn of the twentieth century.  
(July 2016 - Present)

Park and Recreation Commissioner, Town of Brookline  
(June 2009 - Present)

ASLA American Society of Landscape Architects

BSLA Boston Society of Landscape Architects

## **TEACHING EXPERIENCE**

- Harvard University Career Discovery, Guest Critic, Dept. of Landscape Architecture (Summer 2007, 2009)
- Harvard University Radcliffe Seminars, Landscape Architecture Program Studio III Campus as an Archetype of Place (Spring 2001)
- Harvard University Career Discovery, Guest Critic, Dept. of Landscape Architecture (Summer 1990 and 1991)
- University of Notre Dame, Fourth Year Architecture Program, Chicago Waterfront Development (1990 and 1991)
- Boston Architectural College, Architecture Thesis Project, (1987)
- Community School Corporation, South Bend, IN, Art teacher, elementary and secondary school (1982-1983)

## **PROJECT AWARDS**

Uphams Crossing Hosuing Dorchester, Massachusetts

- Multifamily Executive Magazine

Affordable Housing Finance Reader's Choice Award/Family Housing (2016)

St. Aidan's Redevelopment Brookline, Massachusetts

Multifamily Executive Magazine, Project of the Year/Mixed Income (2010)

St. Mary of the Assumption Church Brookline, Massachusetts

Preservation Award , Brookline Preservation Commission (2006)

Restoration of House and Renovation of the Carriage Barn and Landscape

74 Davis Avenue, Brookline, Massachusetts  
Brookline Preservation Commission (2009)

#### **PROJECT AWARDS WHILE AT PAYETTE ASSOCIATES**

Nathan Tufts Park Somerville, Massachusetts  
Frederick Law Olmstead Award for Leadership in Landscape Preservation

Massachusetts Historical Commission (2006)

Biogen Inc., New Research Facility Cambridge, Massachusetts

Merit Award for Commercial Design, Boston Society of Landscape Architects (1997)

#### **PROJECT AWARDS WHILE AT WALKER KLUESING DESIGN GROUP**

Larz Anderson Park Brookline, Massachusetts  
Preservation Award  
Massachusetts Historical Commission (1992)

The Children's Hospital Boston, Massachusetts  
Merit Award for Institutional Design  
Boston Society of Landscape Architects (1990)

Visitor Center Park: Lawrence Heritage State Park Lawrence, Massachusetts  
Citation for Excellence in Urban Design Massachusetts Heritage State Parks Program,  
The American Institute of Architects (1990)

Buttonwood Park New Bedford, Massachusetts  
Annual State Award for Excellence in Design  
Massachusetts Recreation and Park Association (1989)

Merit Award for Landscape Planning  
Boston Society of Landscape Architects (1988)

#### **PERSONAL ACADEMIC AWARDS**

Norman Newton Scholar, Harvard University  
Graduate School of Design (1984)

Student Representative, Harvard University  
Graduate School of Design (1984-1985)

#### **LECTURES/ PUBLICATIONS**

*"Roberto Burle Marx: Landscapes Reflected"*  
Editor: Rossana Vaccarin; with essays by William Howard Adams, Lelia Coelho Frota, Anita de la Rosa de Berrizbeitia, Silvio Soares Macedo  
Wrote review, LAND FORUM magazine, Issue 09, 2001, page 31

*"Healing Environments"*  
The Second Annual Healthcare Symposium in New Hampshire, Speaker, May 2000

*"Healthcare Landscape Can Be a Profound Contributor to the Healing Process"*  
Author, Banker & Tradesman, January 2000

*"Landscape as a Positive Contributor to Patient, Staff and Family Satisfaction"*  
Speaker, Build Boston, November 1999

*"The Healing Garden Cliche is Now Rampant"*  
Author, ASLA Professional Interest Group on Therapeutic Garden Design; Volume 1, November 1, 1999

#### **JUROR**

Boston Society of Landscape Architects Awards (BSLA)  
Awards program (1999 and 2010)





# ANDREW STEINGISER | B.ARCH, CPHC, LEED AP

PROJECT ARCHITECT | PASSIVE HOUSE CONSULTANT | RDH BUILDING SCIENCE

D 617 769 2050 | C 617 939 4648 | [asteingiser@rdh.com](mailto:asteingiser@rdh.com)

## EXECUTIVE SUMMARY

Andrew is a registered architect in Massachusetts with more than 15 years of experience. He is also a Certified Passive House Consultant (CPHC) and a LEED Accredited Professional (AP). Andrew has broad experience with commercial, residential, and higher education projects. A well-rounded and detail-oriented architect, he can carry a project from conceptual design through construction to ensure the design intent is realized.

## EXPERTISE + EXPERIENCE

Since becoming a Certified Passive House Consultant in 2013, Andrew has been primarily involved in high-performance and Passive House projects of all types that provide exemplary thermal envelopes, while reducing or eliminating carbon emissions.

Andrew has experience leading design and construction administration of large-scale PHIUS-certified higher education projects and promoting sustainability and energy efficiency initiatives across multiple projects.

Andrew has presented regularly at the national PHIUS conference and Passive House Massachusetts, and has served as a guest lecturer at academic institutions such as the WIT and Boston Architectural College.

For the MassCEC Decarbonization Pathways Pilot, Andrew would serve as RDH's representative

on the advisory panel.

## EDUCATION

B.Arch., Syracuse University School of Architecture, Syracuse, NY

## MEMBERSHIPS + CERTIFICATIONS

- Certificate, National Council of Architectural Registration Boards (NCARB), 2009–Present
- CPHC, Passive House Institute US (PHIUS)
- LEED AP, US Green Building Council (USGBC)
- Member, Passive House Massachusetts

## PASSIVE HOUSE DESIGN + DEEP ENERGY RETROFITS

- Wheaton College Passive House, Wheaton College, Norton, MA – Passive House design for a new student residence hall\*
- Garfield House, Williams College, Williamstown, MA – Passive House design for a new student residence hall\*
- SUNY Oneonta Ford Hall, DASNY, Oneonta, NY – Deep energy retrofit for a 1960s residence hall \*

## ARCHITECTURAL DESIGN

1812 Ashland Ave, Forest City, Baltimore, MD –

Architectural design for a life science lab building

Salisbury Hall, WPI, Worcester, MA –Architectural design for a new 380-bed modular residence hall

\*15 McGrath Highway, Leggatt McCall, Somerville, MA – Architectural design for a new 380,000gsf life science lab building

\*These projects were completed at Andrew’s previous place of work.

\*These projects were completed at Andrew’s previous place of work.

## **P R E S E N T A T I O N S**

Holistic Sustainable Design Integration course, Wentworth Institute of Technology, 2020 – Guest lecture on Passive House principles, practices, and large-scale case studies

North American Passive House Annual Conference, 2019 – Presented lessons learned through construction and certification process of large-scale PHIUS certified projects

Modeling the Perfect Wall course, Boston Architectural College, 2019 – Guest lecture on Passive House principles, practices, and case studies

Passive House in Higher Education Panel Discussion, 2019 – Presented on Passive House design in higher education and participated in moderated panel discussion with Katrin Klingenberg, Executive Director and Co-founder of PHIUS, hosted by SGA

North American Passive House Annual Conference, 2018 – Presented on the early design of SGA’s two PHIUS certified residential halls at Williams College and Wheaton College

North American Passive House Annual Conference, 2016 – Co-presented with James Ortega of PHIUS certification team on WUFI Passive mod-

eled case studies of university residential hall and hotel typologies in the Boston area, showing minimal modifications required from code-compliant base cases to meet PHIUS standards

ABX Architecture Boston Expo Annual Conference, 2015 – Presented on multifamily Passive House design on behalf of PHIUS



# PERMITS / LICENSES

Habitat for Humanity Greater Boston is a Massachusetts nonprofit corporation, its Director of Construction and Construction Administrator are both Licensed Construction Supervisors. See the following pages for copies of 501(c)(3) letter and applicable licenses.

Home Improvement Contractor License Information (H.I.C.)  
**GERALD PATTON**  
 license #187358 Expires 05/06/2023



# LITIGATION / MATTERS

- Burton VS. Habitat for Humanity Greater Boston, Inc.
- Suffolk Superior Court Civil Action 14-2352-A
- Ms. Burton filed suit against HFHGB seeking to enjoin a foreclosure action. The Court denied her request for relief.

Home Improvement Contractor License Information (H.I.C.)  
**CATHERINE KURCZAK**  
 license # 201511 Expires 04/11/2023







OGDEN UT 84201-0029

In reply refer to: 4077550277  
Mar. 09, 2015 LTR 4167C 0  
91-1914868 000000 00  
00040704  
BODC: TE

HABITAT FOR HUMANITY INTERNATIONAL  
INC  
HABITAT FOR HUMANITY INTRNL PARENT  
% EDWARD K QUIBELL - CFO/SR VP  
121 HABITAT ST  
AMERICUS GA 31709-3423



052913

Employer Identification Number: 91-1914868  
Group Exemption Number: 8545  
Person to Contact: Ms Benjamin  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Jan. 20, 2015, request for information about your tax-exempt status.

Our records indicate that you were issued a determination letter in January 1987, and that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on the information supplied, we recognized the subordinates named on the list you submitted as exempt from Federal income tax under section 501(c)(3) of the Code.

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106 and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Tamera Ripperda  
Director, Exempt Organizations



*Help build it!*

September 29, 2015

HFH Greater Boston  
240 Commercial St 4th floor  
Boston, MA 02109

**RE: 501(c)(3) Letter for HFH Greater Boston, Partner ID# 0072-1721**

Dear Affiliate Leader:

This letter will confirm that HFH Greater Boston, with employer identification number 04-2994233, is considered a subordinate under the group tax exemption umbrella of Habitat for Humanity International, Inc. ("HFHI") under Section 501(c)(3) of the Internal Revenue Code.

The group exemption number assigned to HFHI by the IRS is 8545. This number may be provided to prospective donors, foundations and other grant organizations as they request it and is required on certain IRS forms.

Enclosed is a copy of the determination letter dated March 9, 2015, provided by the IRS as evidence of HFHI's tax exempt status as well as its group exemption. The determination letter, together with this letter, confirms HFH Greater Boston's subordinate status and provides evidence of its tax exempt status under Section 501(c)(3) of the Code.

In partnership,

**Beverly Huffman**

Director, US/Canadian Support Services Center  
Habitat for Humanity International 877-434-4435

[USSupportCenter@habitat.org](mailto:USSupportCenter@habitat.org) • [habitat.org](http://habitat.org) | **Habitat. We build.**

Enclosure



We build strength, stability, self-reliance and shelter.

March 16, 2021

HFH of Greater Boston  
240 Commercial St 4th floor  
Boston, MA 02109

**RE: HFH of Greater Boston, Tax Exempt Verification #04-2994233**

Dear Affiliate:

This letter will confirm that HFH of Greater Boston, with employer identification number 04-2994233 is considered a subordinate under the group tax exemption umbrella of Habitat for Humanity International, Inc. ("HFHI") under Section 501(c)(3) of the Internal Revenue Code.

The group exemption number assigned to HFHI by the IRS is 8545. This number may be provided to prospective donors, foundations and other grant organizations as they request it and is required on certain IRS forms.

Enclosed is a copy of the determination letter dated Feb. 4, 2020 provided by the IRS as evidence of HFHI's tax exempt status as well as its group exemption. The determination letter, together with this letter, confirms HFH of Greater Boston, subordinate status and provides evidence of its tax-exempt status under Section 501(c)(3) of the Code.

In partnership,

A handwritten signature in black ink, appearing to read "Jim Mellott".

**Jim Mellott**  
VP Finance

Enclosure





Department of the Treasury  
Internal Revenue Service

P.O. Box 2508, Room 4010  
Cincinnati OH 45201

In reply refer to: 4077967774  
Feb. 04, 2020 LTR 4167C 0  
91-1914868 000000 00

00022612  
BODC: TE

HABITAT FOR HUMANITY INTERNATIONAL  
INC  
HABITAT FOR HUMANITY INTRNL PARENT  
% LEGAL DEPARTMENT  
270 PEACHTREE ST NW STE 1300  
ATLANTA GA 30303-1246



015435

Employer identification number: 91-1914868  
Group exemption number: 8545

Dear Taxpayer:

This is in response to your request dated Jan. 09, 2020, for information about your tax-exempt status.

Our records indicate we issued a determination letter to you in January 1987, and you're currently exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also recognized the subordinates on the list you submitted as exempt from federal income tax under IRC Section 501(c)(3).

For federal income tax purposes, donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106 and 2522.

Because IRC Section 170(c) describes your subordinate organizations, donors can deduct contributions they make to them.

Please refer to [www.irs.gov/charities](http://www.irs.gov/charities) for information about filing requirements. Specifically, IRC Section 6033(j) provides that, if you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

In addition, each subordinate organization is subject to automatic revocation if it doesn't file a required return or notice for three consecutive years. Subordinate organizations can file required returns or notices individually or as part of a group return.

For tax forms, instructions, and publications, visit [www.irs.gov](http://www.irs.gov) or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

4077967774  
Feb. 04, 2020 LTR 4167C 0  
91-1914868 000000 00  
00022613

HABITAT FOR HUMANITY INTERNATIONAL  
INC  
HABITAT FOR HUMANITY INTRNL PARENT  
% LEGAL DEPARTMENT  
270 PEACHTREE ST NW STE 1300  
ATLANTA GA 30303-1246

Sincerely yours,

*Stephen A. Martin*

Stephen A. Martin  
Director, EO Rulings & Agreements



# DEVELOPMENT SUBMISSION

concept, plan, diversity  
& inclusion

## DEVELOPMENT CONCEPT

Our project at 104 Walter Street, will demonstrate how 4 homes, in 2 buildings designated for affordable home ownership can be successfully designed and built in a sustainable manner as close as possible to Passive House Institute certification. This will help to show that safe homes, a healthy environment and a move towards Net-Zero sustainability are goals



achievable in affordable homeownership projects. Such measures will also benefit future lower-income homeowners by ensuring minimal utility bills, additional disposable income and a pathway to financial prosperity. These homes will be a groundbreaking project for our affiliate and serve as a way to demonstrate the extent to which our model can be used to provide affordable housing that is also on the cutting edge of energy savings and sustainability. In doing so, we recognize the importance of the surrounding wetlands and designated green space in our design and development. Our plan is to design and build in a manner that is complimentary to, sensitive of and well-integrated with these areas but also serves to protect and ensures their sustainability.

#### **DEVELOPMENT PLAN:**

We anticipate completing the design of the four homes, including design review and revision @ 3-4 months after tentative designation

During the design period, we will also meet with neighbors and interested community groups to get their continued input as the design revision proceeds.

After completion of the design, we will apply for a building permit within 4 weeks and begin the zoning approval process.

We expect that the permitting and approval process will take 6-9 months and anticipate the issuance of a building permit about 10-14 months after tentative designation.

Development financing will be committed prior to issuance of building permit. We plan to start construction within 4-6 weeks of building permit issuance and anticipate completion of the project within 18 – 24

months. Key milestone dates are indicated in the Development Timetable Form.

#### **PROPOSED DEVELOPMENT USES:**

The proposed development primary use will be to provide affordable home ownership opportunities to 4 deserving and qualified families

earning between 50% and 80% of the area median income. Secondary uses will be to provide aesthetically pleasing structures and spaces for the neighborhood and an attractive, environmentally aware, and environmentally friendly transition space between the new homeowner's property and the Roslindale Urban Wild.

#### **JOBS CREATED BY PROJECT:**

Habitat for Humanity Greater Boston's unique building model of using as much as 70% volunteer labor on their projects creates "jobs" for many hundreds if not thousands of people of every ethnicity, gender, gender expression and belief system on every project. In spite of the fact that these "employees" receive no monetary remuneration from Habitat they are in fact "paid" in many other ways; by having the opportunity to "give back" to communities, by having team building and team bonding opportunities as the Habitat staff helps them master complex building projects, by having the chance to work alongside the dedicated and deserving homeowners who will soon have their own special place to call home and by the undying and sincere gratitude of Habitat staff, the neighbors and neighborhood and most importantly the homeowners they are helping to provide new homes for.

#### **DIVERSITY AND INCLUSION PLAN:**

Habitat for Humanity Greater Boston's Diversity and Inclusion Plan surpasses the goals outlined in the Boston Residents Jobs Policy in many ways. Habitat Greater Boston consistently partners with local businesses, vocational schools, as well as many colleges and community organizations for cooperative, educational work opportunities on our build sites. In fact, we could not continue with our operation without the help of these partners.

We are confident in our ability to satisfy the requirements of the Boston Residents Jobs Policy,



as Habitat Greater Boston's homebuilding model utilizes participation from everyone in the community. We include not only all races, genders, and religious expressions, but also have construction work being completed by a wide range of ages, physical abilities, and skill sets. These diverse workplace practices contribute to upend and mitigate the racial and gender gaps that exist within the construction industry specifically, H.F.H.G.B. is oftentimes a place where under-represented groups in the construction field congregate to learn and gain the experience needed to be competitive in the commercial realm. We currently have employees, volunteers, homeowners and future homeowners of all races, religions, genders, gender expressions, etc.

Additionally, advocacy for our program is done through numerous outreach efforts that connect with diverse members of the communities in which we are serving. Our Family Services

Department hosts informational sessions, allowing community members of all races, religions, genders, and gender expressions to come together, learn about the program and apply.

#### **DEVELOPMENT WITHOUT DISPLACEMENT PLAN:**

The aforementioned project will assist the current residents of Roslindale to remain in their community in the future, be able to afford housing, and find pathways to economic opportunity by establishing pathways to affordable homeownership.

To ensure that our home prices meet the needs of the community we are working in, HFHGB calculates monthly payments (mortgage principal, tax escrow, and condominium fees) to be no more than 30% of the household's monthly income. The disposable income generated from this 30% cap on housing costs contributes to the likelihood of moving towards economic prosperity, as well as directly attributes to the likelihood of avoiding displacement. Also, the average income of all families Habitat Greater Boston has served is 65% of A.M.I., some have been selected at 50% and any families who apply must not exceed an A.M.I. of 80%. This figure represents the commitment HFHGB has in terms of keeping homes affordable to as many residents as possible. Boston's housing crisis has

disproportionately impacted women and communities of color, and HFHGB's family selection process focuses on addressing these disparities by giving access to a wider, more diverse population of people. This is achieved through extensive outreach and marketing and is strengthened by assistance from Habitat's team to all of those that apply.

The project's production goals are aligned to create the highest quality home, while also including volunteers of all ages and abilities and at the most affordable price for our homeowners. This process is constantly adapting to the needs of the community we work with. Specific to Walter Street, Roslindale, our architectural team

is working to ensure that the land is utilized for optimum use of space, aesthetics, and comfortable occupancy. In agreement with the desires of existing Roslindale residents and neighbors as well as the R.F.P., our proposed project of 4 affordable units of mixed sizes will help to meet an enormous demand for affordable homeownership. As stated previously, Roslindale is made up of mostly mixed houses, condominiums, and apartments, we believe the creation of buildings with differing occupancy levels will be a great addition to the neighborhood, as well as provide some home sizes that are not readily available for low-income residents.

Throughout the decades of building in the Greater Boston area, HFHGB has identified and attempted to address the root causes of home forfeiture. Over the years, we have worked with homeowners to avoid forfeitures by requiring financial management classes which focus on budgeting, identifying and avoiding predatory lenders, how to build credit and prevent identity theft, and estate planning. We also educate our future homeowners on conflict resolution methods, and overall home/condominium management and maintenance. The combination of education, hands-on- experience, and community engagement has proven successful. As of 2021, we have only had a small handful of home forfeitures (well below the national average) for our 100 homes.

H.F.H.G.B. continues their partnership with families long after they move in, providing guidance and support in many ways. We offer guidance with maintenance and repair concerns, we help find licensed, insured, and reputable local contractors for any repairs that require professional assistance and D.I.Y. knowledge for those that do not. We are always available as a resource during financial difficulties, providing assistance in many ways including in contacting outside organizations that provide the type of help that we may not be able to.

These examples demonstrate HFHGB's ability to offer Roslindale residents the ability to stay in

their community for the future and we believe generously satisfy the requirements for the "Development without Displacement" plan.





# DESIGN SUBMISSION

narrative & drawings

## OVERVIEW:

This submission for the redevelopment and sale of 104 Walter Street in Roslindale proposes four (4) homeownership units of two sizes, including one (1) A.D.A. compliant unit, all as units affordable to households in the less than 80% AMI income range. We feel that offering two sizes as well as an A.D.A. compliant unit on this proposed development will help improve housing affordability, accessibility,



and choice which can help build more livable communities which can help build more livable communities, helping more people live in Roslindale affordably, securely, and safely. All vehicles and bicycle parking is provided on site and the main existing home built in 1890 will be rehabilitated and redeveloped as part of the proposal.

The proposed development also builds onto **Habitat for Humanity's** core values and long held beliefs that; **everyone deserves a decent place to live.** Habitat believes homeownership is a vital step to help families break the cycle of poverty and contributes to pride in families and communities. Habitat for Humanity's core values are; **Building strength, stability and self-reliance through shelter.**

## SITE CONTEXT & SITE DESIGN

The proposed site design is based on the contextual aspects of the existing neighborhood character and assets as the basis for the design framework. The key context considerations that influenced the basis of the site design are; the existing Main House building on 104 Walter Street, and the wetland area on 108 Walter Street to the north of the site as outlined in the diagram below. These two key assets provide the basis for the site organizing elements.

**The Existing Main House:** The proposed site design will maintain and upgrade the existing house as part of building onto the site heritage and profile (see preceding page diagram analysis). The existing building forms a key part of the proposed front street character and relationship of

## EXISTING OVERVIEW CONTEXT MAP



- Proposed Development Site (104 Waler Street)
- Vehicular access
- Site Proximity distance

the site to its neighboring houses. As the front main building, the existing building is internally modified to enable separated access to the two family units proposed in the main house, and also access to the proposed second two family home to the north of the main house. The two buildings are organized around shared outdoor space that will be used for gathering and patios.

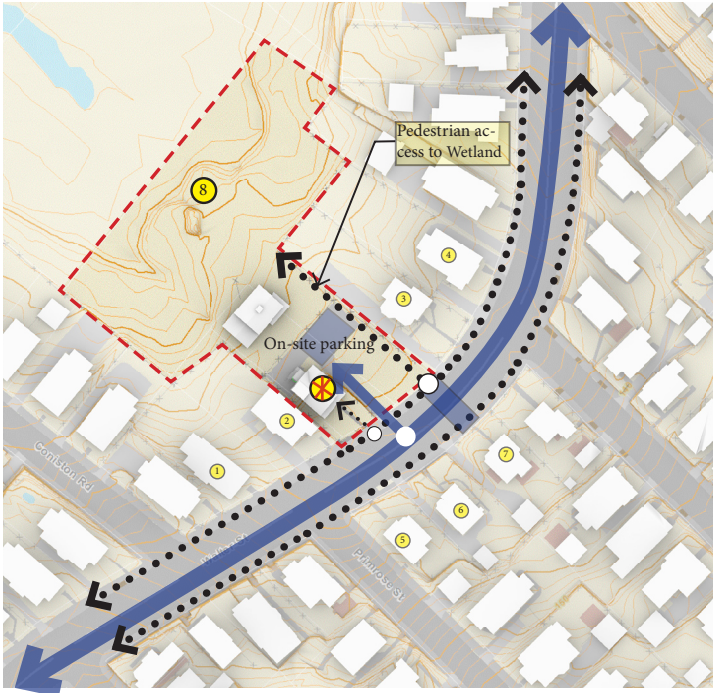


# EXISTING PEDESTRIAN & VEHICULAR SITE ACCESS

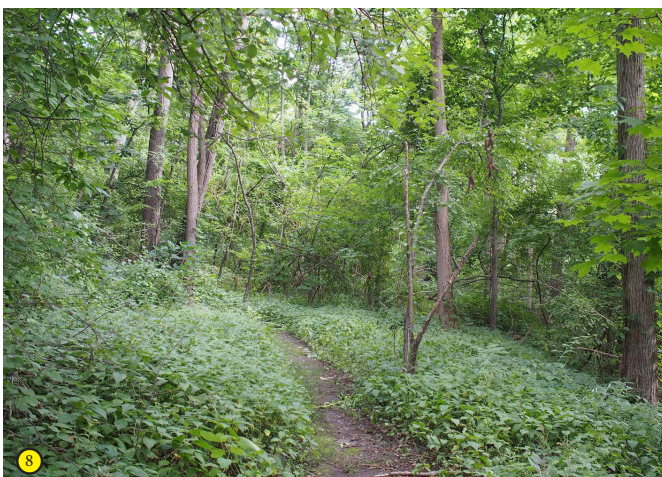
Existing Main Home street frontage and street character



Existing access & site edges



Site access, existing architectural character and style are critical organizing elements to the proposed site design



“The Roslindale Wetlands Urban Wild exists ..the Wetlands provides a different kind of landscape—it is wilder and more untamed than the green spaces you usually encounter so close to the city. <https://roslindale.net/>”

**The Wetland Community Asset-** The wetland area to the north of the site on the 108 Walter Street property provides a second site organization component. It offers a public access pathway from Walter street directly to the wetland. This access is defined through deliberate landscape features (see Landscape design narrative), and pedestrian access to the wetlands. The proposed two family house at the rear of the site will create a direct relationship through visual connection to the wetland. By providing a visual connection to the wetlands from the home, the development does not turn its back on this public asset, rather it provides ‘eyes on the street’ for public safety.



## EXISTING BUILDINGS TO BE REFURBISHED & DEMOLITION



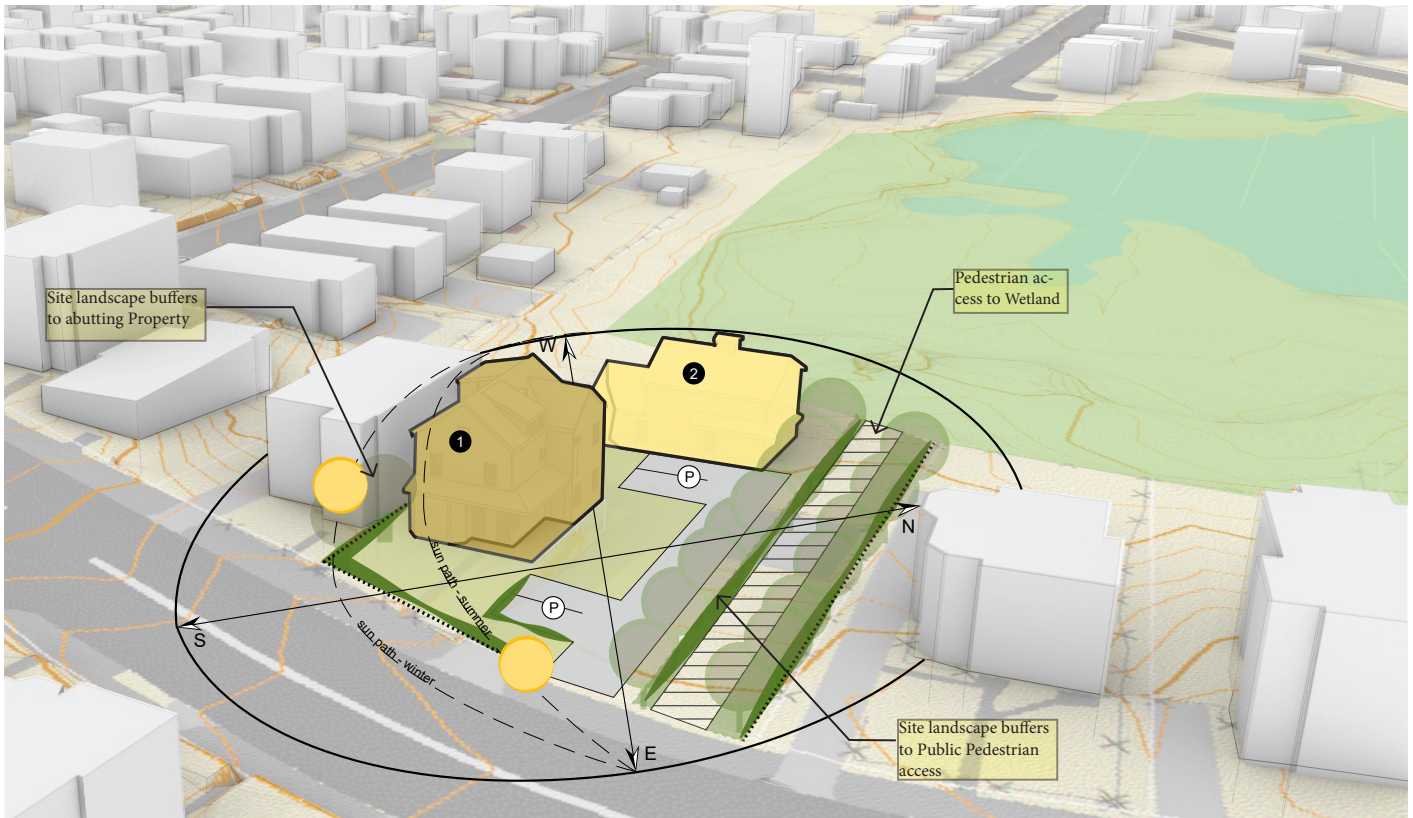
Red brick home on 90-92 Walter St showing variety of existing material pallet

### Other key site design considerations include;

- Edge screening as the barrier between the neighboring property at 100 Walter Street for privacy.
- All access and parking needs of the proposed development are provided for in the provision of 4 parking bays and bicycle parking.
- By keeping the existing building as a key part of neighboring context, the proposed building massings maintain the current neighborhood scale.
- Safe – by design principles are key part of the site organizations and design. ‘Eyes-on -the street’ are encouraged by the landscape design which allows views to the street and the wetland access, as well as the placement of the second house to the north which keeps ‘eyes’ on the wetland.



# PROPOSED DEVELOPMENT ZONING DIAGRAM



## Legend

- ① Existing House
- ② New Construction
- Shared Outdoor Space
- Wetlands
- Wetlands Pedestrian Access
- Vegetation Screening at Boundary
- Vehicular Access
- P Parking
- Sun Path

*Proposed building placement, orientation and profile designed to fit in within the existing context and environment.*

## BUILDING DESIGN

The proposed housing design for four families is based on core principles that bring together Habitat For Humanity’s main mission, values, and the communities identified need to provide housing and protection of the access to the neighboring wetland. As part of these considerations both of the proposed buildings are designed with the consideration of families spatial needs. The design accommodates families through flexible and dignified spaces.

## Designing for Family needs:

The design proposal responds to the following family’s hierarchy of needs;

- Living spaces (Kitchen, Living Room & Dining room) - Living spaces are designed to host family activities during the day and with flexibility to enable variety of family activities including cooking, eating, play and hosting. These spaces are designed with ample access to daylight, natural ventilation and views connecting them to the outside.
- Family sizes (2 bedroom and 3-bedroom



## PROPOSED AXONOMETRIC VIEW



*Proposed Site development keeps the site character and enhances it with materials and appropriate landscaping.*

units) – Proposed units provide for a variety of different family sizes creating equitable access to much needed affordable housing.

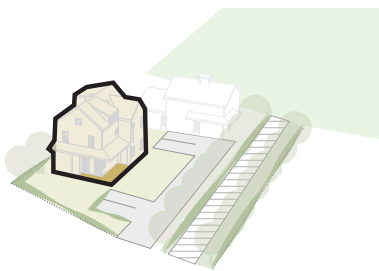
- The design of outdoor spaces is strategically placed between the two housing blocks with direct views and access from living spaces to these shared spaces.
- Fostering a sense of individuality within a shared compound through design- Each unit has its own unique entry. Entries are signified with clearly defined porches. The porches are delineated with overhangs for shading and materials that correspond to design elements

found in the neighborhood. The goal of the personal unit entries to provide a sense of individuality to the residents and keep with the scale of the neighborhood.

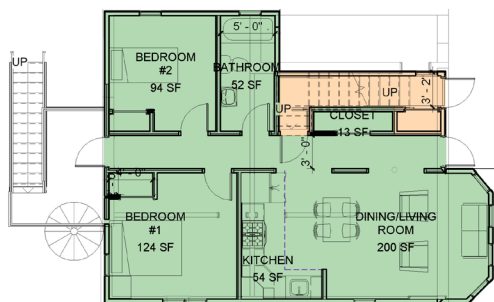
- Creating a balance between the old and new- Keeping the existing house structure preserves the legacy of the site and context. The existing home will be retrofitted to accommodate sustainable design elements. The second home on the property is inspired by the former barn on the site, and is organized to support family units and includes simple gable roofs oriented for solar collection.



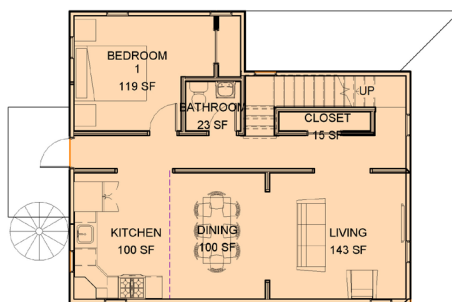
# PROPOSED BUILDING LAYOUT DIAGRAMS (MAIN HOME)



*EXISTING BUILDING-  
Proposed Spatial  
organization*



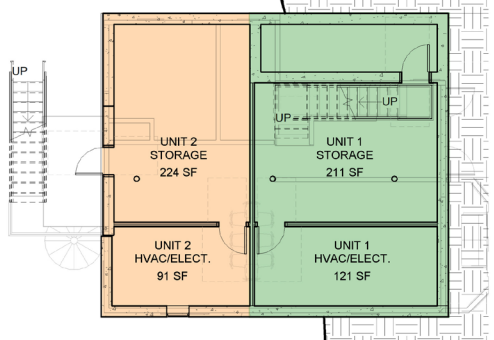
**1 FLOOR 1 PLAN - UNIT 1**  
SCALE 1/8" = 1'-0"



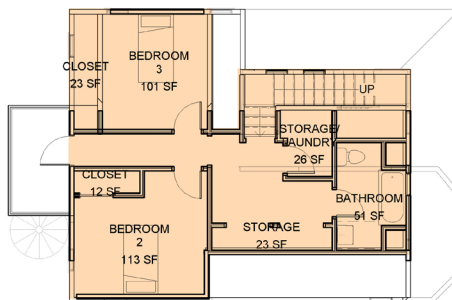
**2 FLOOR 2 PLAN - UNIT 2**  
SCALE 1/8" = 1'-0"

UNIT 1 SUMMARY
• BASEMENT & LVL 1
• 2 BEDROOMS
• 1 FULL BATHROOM
• 1225 SF TOTAL

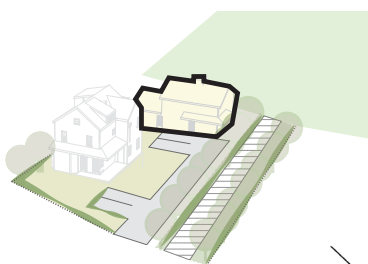
UNIT 2 SUMMARY
• BASEMENT, LVL 2 & 3
• 3 BEDROOMS
• 1-1/2 FULL BATHROOMS
• 1640 SF TOTAL



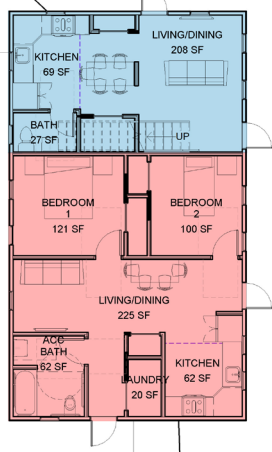
**3 BASEMENT. - UNIT 1&2**  
SCALE 1/8" = 1'-0"



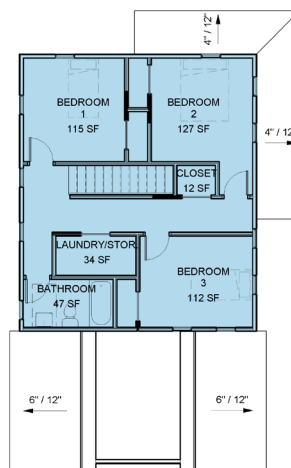
**4 FLOOR 3 PLAN - UNIT 2**  
SCALE 1/8" = 1'-0"



*NEW BUILDING-Proposed  
Spatial organization*



**1 BARN LEVEL 1**  
SCALE 1/8" = 1'-0"



**2 BARN LEVEL 2**  
SCALE 1/8" = 1'-0"

UNIT 3 SUMMARY
• LVL 1 & 2
• 3 BEDROOMS
• 1-1/2 FULL BATHROOMS
• 1100 SF TOTAL

UNIT 4 SUMMARY
• LVL 1
• FULLY ACCESSIBLE UNIT
• 2 BEDROOMS
• 1 FULL BATHROOM
• 700 SF TOTAL

## PROPOSED BUILDINGS EXTERIOR VIEW



*Proposed buildings refurbishment and additions fit in within the context in scale, material use and building placement and orientation on the site.*

The building is placed strategically to have direct visual connection with the Walter Street and also with direct visual connection to the Wetland north of the property. The entry portals to the two units on this home are organized with the same principles as the existing building including a covered porch and material delineation

### **EXTERIOR BUILDING AND MATERIALS**

Building exterior of both the existing renovated building and new building will be designed to fit in with the local context, provide efficient and functional surface finishing with good affordable quality and non-polluting materials.





Dogwoods or Crabapples with the benefit of offering food and protection to wildlife. Benches are carefully located along the path to provide additional public passive areas. The proposed small native trees are mindfully selected not to reduce solar gain to the abutters' solar panels at 112 Walter Street.

The 104 Walter Street site has the benefit of views and proximity to the valued wetlands, as well as a valuable open space resource within the community. The proposed landscape for 104 Walter Street is designed to complement the wetlands and carefully considers its sensitive environmental nature, the abutter's views into the property, the privacy of abutters existing outdoor spaces and the neighborhood context. Only careful and approved access to 108 Walter Street for the barn demolition, tree and shrub maintenance plantings is anticipated. All healthy or undisturbed soils on 104 Walter Street will be appropriately protected and reused on the project.

The landscape design approach embraces the current concept of home and barn with distinct living spaces where families can thrive. The design intent is to minimize the impact on the site and to provide as much multiuse open space as possible. Landscaped open spaces and four parking spaces are equitably distributed on the site to enhance the quality of each individual family's home. Permeable unit pavers are used throughout the driveway and parking areas with the intention to use these areas for diverse outdoor activities and to help mitigate storm water on site. A shade structure overhanging a portion of two parking spaces between the buildings is intended to be used in different ways such as a gathering space, a surface for children's play area or simply shading cars and reducing heat islands on site. The "parking court" at the front of the existing house is designed to extend the usable space. It is screened from the street by a small wall/fence and evergreen hedge. We have proposed "back of sidewalk" street trees to enhance the quality of the street and to integrate the overall site landscape with

## LANDSCAPE DESIGN NARRATIVE

The proposed landscape plan incorporates preliminary suggestions to improve and to make visible a public entry point to the Roslindale Wetlands Urban Wild path with a fence and arbor, signage and a bike rack. The suggested path is designed as a boardwalk to invite the public to the wetlands. It is lined by small native flowering trees, such as Serviceberries,



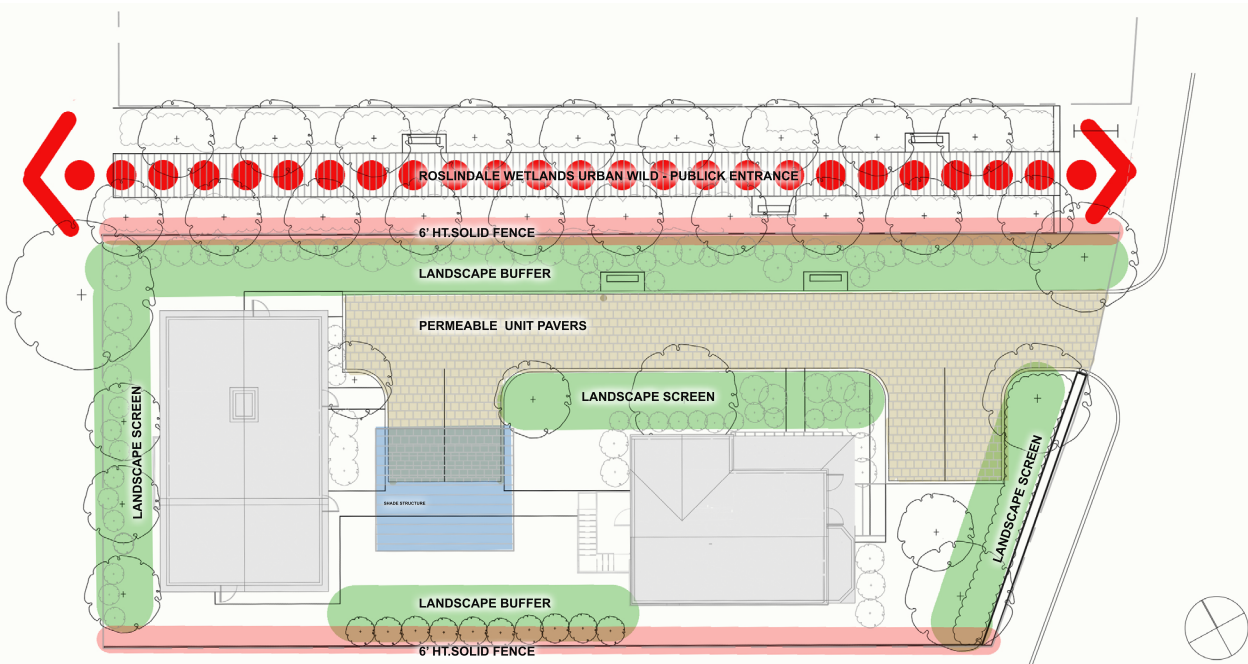
the neighborhood. A new curb cut for the new driveway location is included as well as a new sidewalk along the property providing a uniform frontage to the street and neighborhood.

Shade trees are added to provide a residential quality and overall scale to the site. Trees also contribute to reducing heat gain from the driveway. Appropriately landscaped outdoor spaces for individual families include drought tolerant and native plantings. These plantings include Witch Hazel, Bayberry, Sweet Pepperbush, Viburnums and Highbush blueberry and several native ornamental grasses that are all to be naturally integrated into the site. Plantings are also strategically located adjacent to the neighboring outdoor spaces to reinforce privacy and screening of car headlights. Plantings also help screen exposed foundations due to the change in topography. Any remaining open spaces will be loamed and seeded. We propose to encourage outdoor activities with the addition of benches, bike racks and access to the Roslindale Wetlands Urban Wild by a renovated sidewalk.

An aesthetically pleasing six to seven foot height solid fence is proposed along the property line between 100 and 104 Walter Street and also inboard of the property line of 104 Walter Street and public walk to Roslindale Wetlands Urban Wild.

A Certified Arborist will assess the large existing Maple tree adjacent to the barn for horticultural and structural conditions. If the tree can be saved with adequate deadwood pruning and keep its structural integrity, we will protect the tree. The Maple tree would be a great asset to maintain on the site. Otherwise, we will remove the tree with the demolition of the barn along with any invasive plant material encountered. Cognizant of the proximity of the site to Roslindale Wetlands Urban Wild abutting the property, we will obtain approval and permits from Wetlands Protection and Boston Wetlands as well as approval from the City's Parks Commission and Conservation Commission for work on 104 Walter Street.

**LANDSCAPE DESIGN ORGANIZATION DIAGRAM**



Public Pedestrian Access to Wetland (Exclusive of Proposal)

Proposed Landscape green buffers



## EXISTING LANDSCAPE CONTEXT



VIEW TO ROSLINDALE WETLANDS URBAN WILDERNESS

## VIEWS INTO THE EXISTING SITE



VIEW TO NEIGHBOR'S YARD



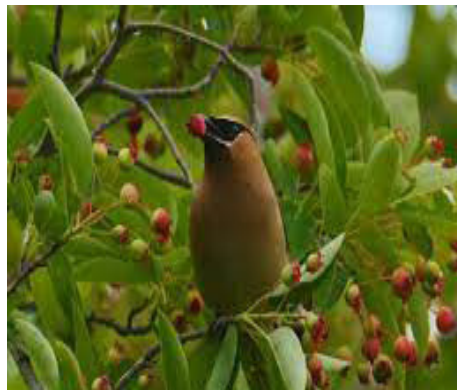
VIEW EXISTING BARN



**PUBLIC ENTRY TO ROSLINDALE WETLANDS URBAN WILD PRECEDENTS**



PROPOSED BOARDWALK TO WETLANDS WITH AMELANCIER ALLEE



**NATIVE PLANT MATERIAL PRECEDENTS**



HIGHBUSH BLUEBERRIES



SERVICEBERRY



CRANBERRY VIBURNUM



# RESILIENT DEVELOPMENT, CARBON NEUTRAL, NET ZERO ENERGY, AND GREEN BUILDING DESIGN NARRATIVE

## APPROACH

Our lead team consists of multiple parties, including the Owner/Contractor, Architect, Landscape Architect and Passive House Consultant. Through a series of workshops, the team will explore beneficial reciprocal interrelationships in the systems of the building and site, striving for a whole-system integrative design. Article 37 Green Building and Climate Resiliency Guidelines, the Climate Ready Boston 2016 report, and Department of Neighborhood Development Design Guidelines will be referenced in the design of this project.

## ZERO CARBON BUILDING ASSESSMENT:

The two proposed duplexes, (both the retrofitted house and the new-construction building), will be designed to be Passive House Institute US (PHIUS) certified as a first step in energy conservation measures towards net zero/zero carbon. This will minimize the size required of the on-site and eventually off-site renewables that will take the buildings to net zero. As a result, priority will be placed on building envelope, with the goal of eliminating thermal bridging, and passive system strategies, utilizing high efficiency systems for space conditioning, ventilation, equipment and lighting. The proposed building systems are all-electric. This approach will exceed the Commonwealth of Massachusetts Stretch Code requirements and will contribute to the City of Boston's 2050

carbon neutrality goals.

Preliminary conservative targets and components, based upon PHIUS 2021 prescriptive requirements include:

## ENVELOPE:

Walls: R-42

Roofs: R-73

Windows: U-0.20

Window to Wall Ratio: 18%-20%

Airtightness: 0.4 cfm<sub>50</sub>/sf of building envelope

## MEP:

Balanced Energy Recovery Ventilation: minimum 80% sensible recovery efficient, MERV-8 minimum filters, one per residential unit with exhaust in kitchens and bathrooms.

Kitchen ventilation: Recirculating range hoods.

Laundry: Heat pump condensing washer/dryers will be explored. If standard vented electric dryers are utilized, they will be located in an enclosed room with dedicated make-up air to maintain balance ERV ventilation rates.

Heating/Cooling: Electric Air Source Heat Pump, Minimum COP @ 5°F: 1.8

Domestic Hot Water: High Efficiency Air Source Heat Pump water heaters, one per residential unit, with minimal length pipe runs.

Lighting: LED fixtures.

Appliances: Energy star all-electric.

The above targets will be confirmed and are subject to modification per the PHIUS WUFI Passive energy modeling that the team will perform as part of the design process moving forward.

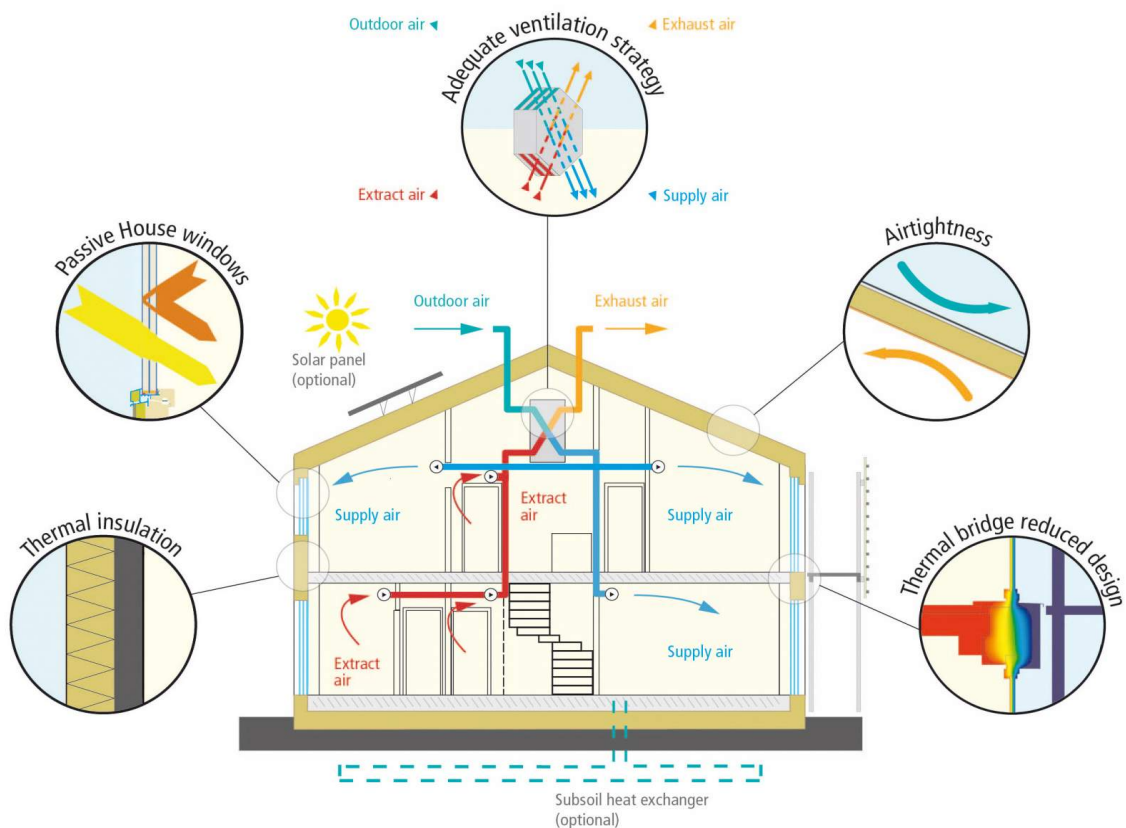
## ON-SITE RENEWABLES:

Photovoltaic arrays are being proposed on the roofs of both duplex buildings. Priority is being given to maximum area and ideal orientation of PV arrays in the design of the massing of the buildings. Exact PV production is to be confirmed with a solar vendor during design.

Off-Site Renewables:

Off site renewables will be considered in coor-

## PRINCIPLES OF PASSIVE HOUSE DESIGN



dination with Habitat for Humanity standards. The energy goals of the project are to minimize or eliminate the need for off-site renewables through Passive House energy conservation measures plus on-site renewables.

### FIRST AND LIFE CYCLE COST ASSESSMENT

Please see enclosed appendices for construction costs. Energy Efficiency assistance and incentives through the Mass Save program will be explored and utilized appropriately. Building life cycle savings and net value cost/savings to be determined.

### 4C PRELIMINARY LEED CHECKLIST

Please see attached appendices.

### 4D PRELIMINARY BOSTON CLIMATE RESILIENCY CHECKLIST

Please see attached appendices.

### 4E KEY RESILIENT DEVELOPMENT

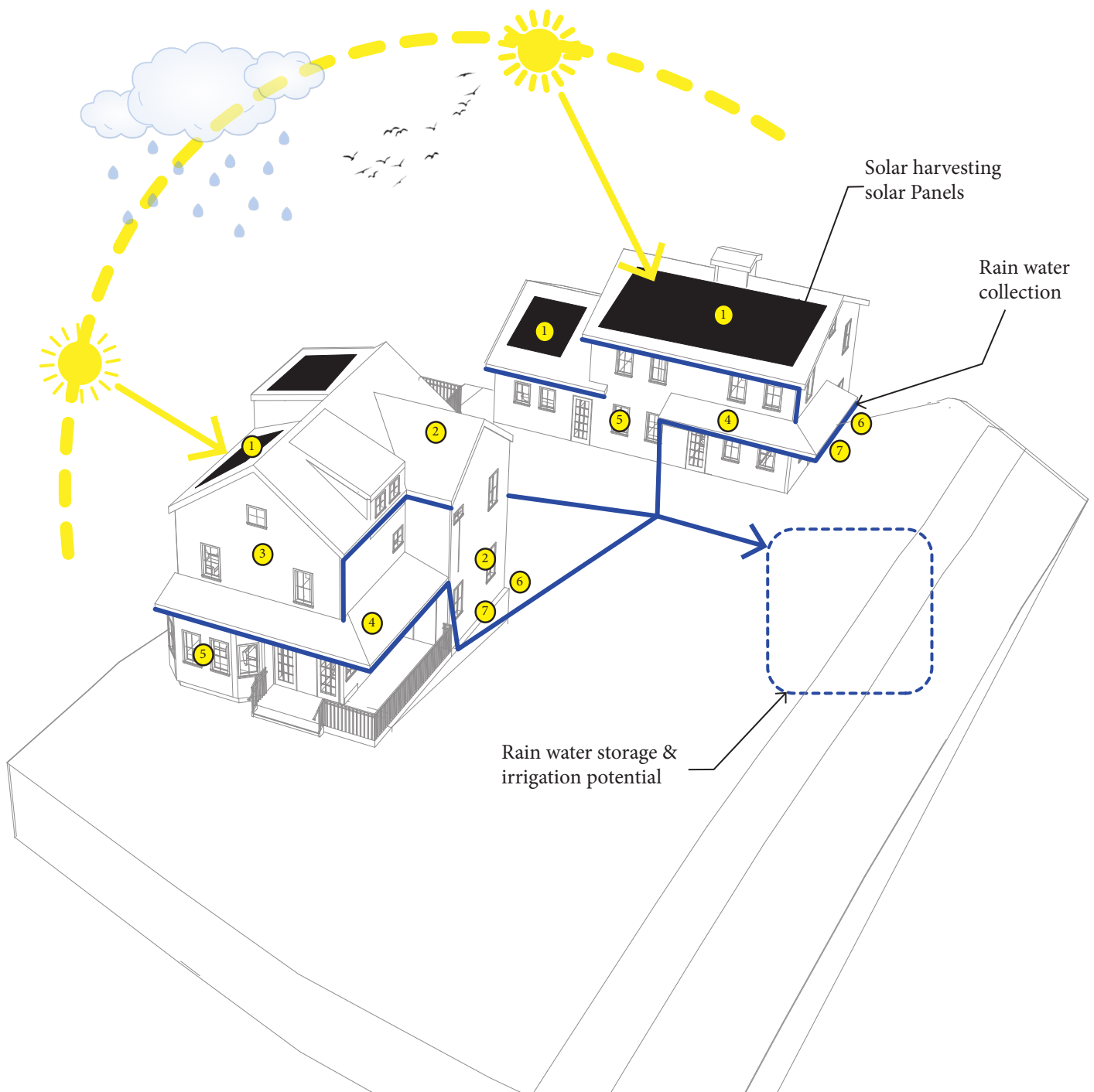
The Passive House approach allows for increased thermal comfort. Because of minimal heat loss through the thermal envelope, a Passive House building allows for increased ability for residents to shelter in place during extreme weather or utility disruptions. With the introduction of on-site electrical storage, such as the Tesla Power Wall, coupled with the PV production and all-electric building systems, it is possible for a low energy-use building to remain operational during utility disruptions as well.

### 4F GREEN BUILDING STRATEGIES

A benefit of the Passive House ventilation is superior indoor environmental quality, reducing asthma triggers, allergens and respiratory irritants. In addition to pursuing PHIUS certification the project will adopt as many LEED strategies as possible that are feasible for this project.



# PROPOSED SOLAR & WATER POTENTIAL RAIN WATER STRATEGY



1. Pv Panels Shared Among Condo Association With Common Meter
2. Roof: +/- R-70
3. Walls: +/- R-40, Whole Building Airtightness .04-.06 Ach50/Sq. Ft Envelope
4. Exterior Shading / Thermally Broken Details
5. Wwr 18%, U-Value 0.2
6. Air Source Heat Pumps
7. Energy Recovery Ventilation

## NOTES:

Our approach to this project will primarily utilize the Passive House system for the sustainable design approach but we will also be using the LEED Rating system as a guiding document along the process. Please see the attached annex for a potential list of credits that we would be working through during this project. This will be refined as the project develops.

## EXEMPLAR MEP AND AIR CONTROL SYSTEMS

**STATEMENT ON RESILIENCY CHECKLIST:** *We have reviewed the BCRC and will be utilizing the checklist in the design and implementation of the project. At this stage in the project, at a schematic level we do not feel this checklist is applicable currently but as we get into more details we will be incorporating it as a critical part of the process to the best of our ability.*

### MECHANICAL SYSTEM - ALL ELECTRIC

#### Air-source heat pump

→ Mitsubishi or Daikin Ductless Minisplit

#### Energy Recovery Ventilation

→ Zehnder "Comfoair" or equivalent, one per unit

#### Electric water heater

→ Ideally a heat pump water heater, outside of the PH envelope (but within the thermal envelope)

#### Laundry Room

→ Heat Pump washer/dryer

→ Direct exhaust dryer with make up air.

→ Ideally in separate enclosed room

#### Kitchen Exhaust

→ Ideally a recirculating range hood, kitchen and bath exhaust handled by ERV

#### Mechanical Consultant?



### AIRTIGHTNESS

#### Blower Door Testing

PHIUS Prescriptive:

→ 0.04 cfm50/sf building envelope

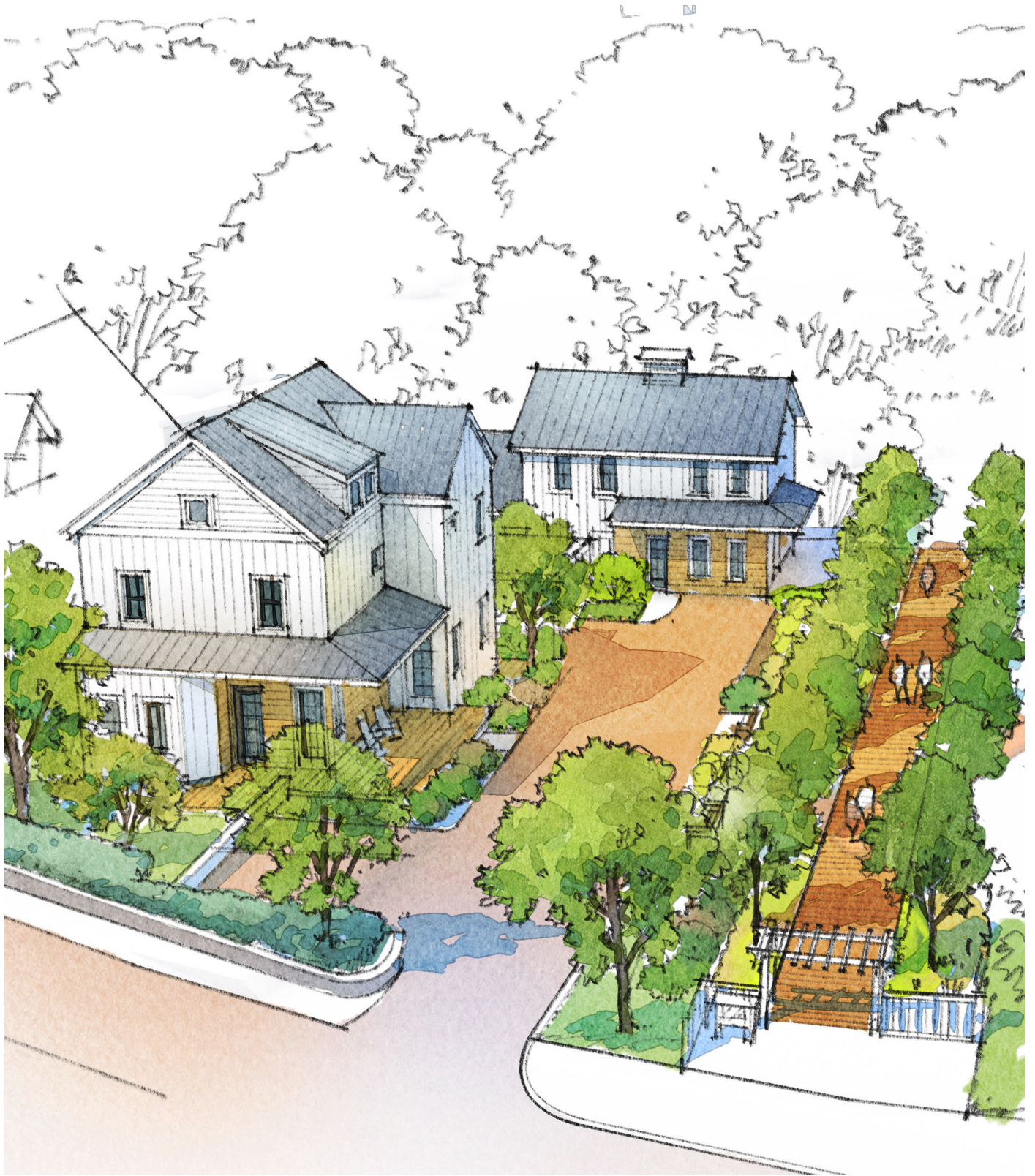
PHIUS Modeled:

→ 0.06 cfm50/sf building envelope

Periodic Testing to be performed during construction, prior to "final".







# DESIGN DRAWINGS

Drawings

LOT AREA: 10, 150 SF

ZONING DISTRICT: ROSLINDALE NEIGHBORHOOD  
 ZONING SUBDISTRICT: 2F-5000  
 SUBDISTRICT TYPE: TWO-FAMILY RESIDENTIAL

TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS. THE TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS ARE ESTABLISHED TO PRESERVE, MAINTAIN AND PROMOTE TWO-FAMILY NEIGHBORHOODS, TO PRESERVE EXISTING STRUCTURES, TO PROVIDE FOR NEW INFILL CONSTRUCTION APPROPRIATE TO THE EXISTING FABRIC. IN A 2F SUBDISTRICT, THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IN A SINGLE BUILDING SHALL BE TWO (2).

LOT 108 IS CONSIDERED PART OF THE CPS SUBDISTRICT, ROSLINDALE WETLANDS CONSERVATION PROTECTIONS (CPS) SUBDISTRICT. THE EASEMENT IS ALSO CONSIDERED A CPS SUBDISTRICT. CONSIDERATIONS IN THIS DISTRICT ARE NEEDED FOR A WELL CONSIDERED PLAN TO PROTECT AND ENHANCE THE NATURAL AND SCENIC RESOURCES OF ROSLINDALE.

(C) CONTEMPORARY DESIGN FOR RESIDENTIAL STRUCTURES IS APPROPRIATE, PROVIDED THAT SUCH STRUCTURES ARE COMPATIBLE WITH THE SIZE, MATERIAL, AND CHARACTER OF THE SURROUNDING NEIGHBORHOOD ENVIRONMENT.

(D) NEW RESIDENTIAL CONSTRUCTION SHOULD REFLECT THE TRADITIONAL LOCATION AND RELATIONSHIP OF BUILDINGS ON THEIR SITES. THIS INCLUDES SETBACKS FROM STREETS, SPACING AMONG BUILDINGS, AND ORIENTATION OF FAÇADES TO THE STREET AND NEIGHBORING STRUCTURES. A FAÇADE FACING A STREET SHOULD NOT CONSIST OF BLANK WALLS WITHOUT WINDOWS. IN ADDITION, THE LOCATION OF BUILDINGS SHOULD RESPECT SIGNIFICANT LANDSCAPE FEATURES ON THE SITE.

(E) NEW RESIDENTIAL CONSTRUCTION SHOULD RESPECT THE STANDARDS OF SCALE OF EXISTING RESIDENTIAL CONSTRUCTION IN ORDER TO MAINTAIN THE SUBDISTRICT'S SPECIAL QUALITIES. OVERALL BUILDING HEIGHT AND MASSING, RELATIONSHIPS OF PRIMARY BUILDINGS TO SECONDARY BUILDINGS, AND LANDSCAPE ELEMENTS ALL SHOULD BE CONSISTENT WITH THE SURROUNDING ARCHITECTURE AND ENVIRONMENT.

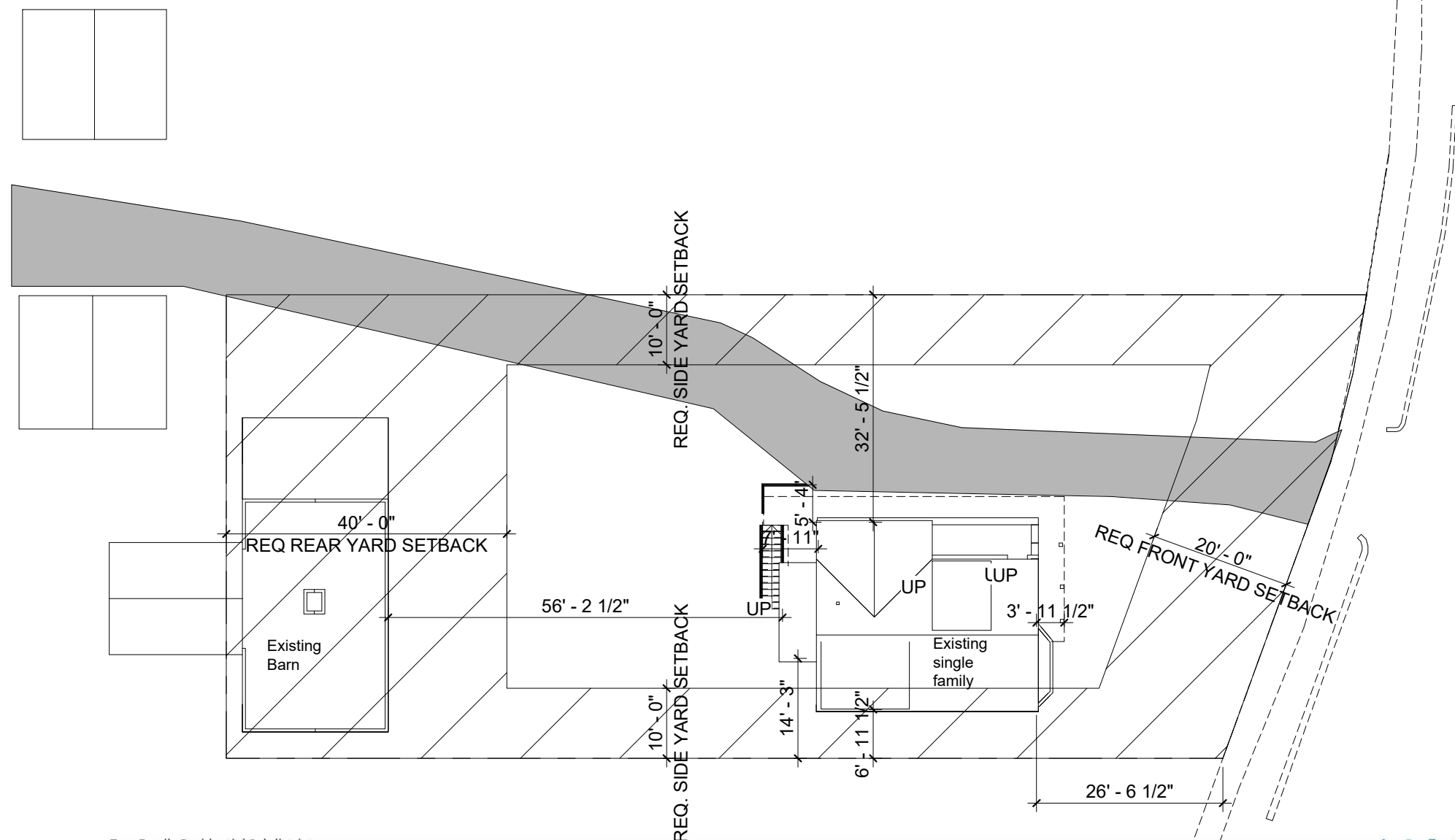
**PARKING:**

SECTION 67 TABLE F FOOTNOTE 3: FOR DWELLING UNITS QUALIFYING AS AFFORDABLE HOUSING, THE OFF-STREET PARKING REQUIREMENT IS AS FOLLOWS: TWO (2) PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN ONE (1) AND THREE (3) DWELLING UNITS; 1.5 PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN FOUR (4) AND FIFTEEN (15) DWELLING UNITS; AND ONE (1) PARKING SPACE PER DWELLING UNIT FOR PROPOSED PROJECTS WITH MORE THAN FIFTEEN (15) DWELLING UNITS.

**Residential Uses**

See Table Footnotes: (3), (12)

	One-Family (1F)	Two-Family (2F)
Congregate living complex	F	F
Elderly housing	F	F
Group residence, limited	A	A
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	F	F
One family detached dwelling	A	A
One family semi-attached dwelling	F	A
Orphanage	F	F
Rowhouse	F	F
Temporary dwelling structure	C	C
Three family detached dwelling	F	F
Townhouse	F	F
Transitional housing or homeless Shelter	F	F
Two family detached dwelling	F	A
Two family semi-attached dwelling	F	A



**Two-Family Residential Subdistrict**

	Lot Area Minimum For Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum <sup>(2)</sup>		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit <sup>(3)</sup>	Front Yard Min. Depth (Feet) <sup>(4)</sup>	Side Yard Min. Depth (Feet) <sup>(5)</sup>	Rear Yard Min. Depth (Feet) <sup>(4)</sup>	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-5,000 <sup>(1)</sup>												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	3,000	50	50	.5	2 1/2	35	1,750	20	10	40	25
Other Use	8,000	N/A	50	50	.5	2 1/2	35	1,750	20	10	40	25

**SET BACKS/FAR/MAX HEIGHTS/FRONTAGE**

LOT AREA MIN FOR DWELLING UNIT(S) SPECIFIED: 5,000 SF  
 ADDITIONAL LOT AREA FOR EACH ADDITIONAL DWELLING UNIT: 3,000 SF  
 FRONTAGE: 50'

FRONT YARD: MIN DEPTH 20' OR - V67-33-1 CONFORMITY WITH EXISTING BUILDING ALIGNMENT. IF AT ANY TIME IN THE SAME BLOCK AS A LOT REQUIRED BY THIS ARTICLE TO HAVE A MINIMUM FRONT YARD THERE EXIST TWO OR MORE BUILDINGS FRONTING ON THE SAME SIDE OF THE SAME STREET AS SUCH LOT, INSTEAD OF THE MINIMUM FRONT YARD DEPTH SPECIFIED IN THIS ARTICLE, THE MINIMUM FRONT YARD DEPTH SHALL BE IN CONFORMITY WITH THE EXISTING BUILDING ALIGNMENT OF THE BLOCK.

SIDE YARD: 10'  
 REAR YARD: 40'

BUILDING HEIGHT MAXIMUM: 2-1/2 STORIES OR 35'  
 FAR MAX : .5

5/18/2021 11:14:20 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA



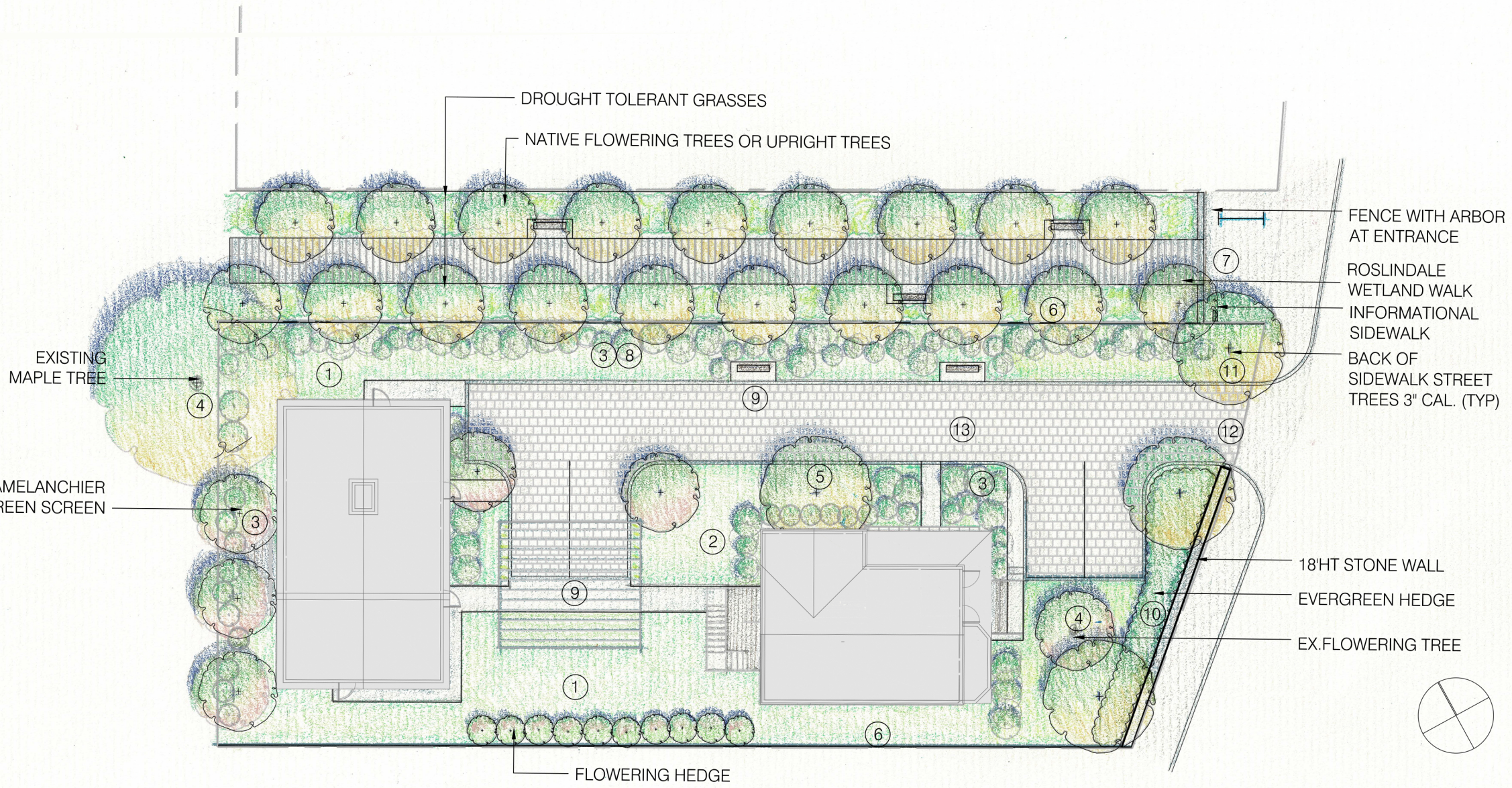
CLIENT: 104 WALTER STREET, ROSLINDALE  
 PROJECT: BPDA  
 104 WALTER STREET  
 ROSLINDALE, MA

SITE PLAN - EXISTING & ZONING REVIEW

JOB NO.	####
SCALE	1" = 20'-0"
DRAWN	Author
DATE	04/26/21



5/15/2021 2:52:23 PM  
 BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt  
 BPDA



- LEGEND**
1. LOAM AND SEED
  2. FOUNDATION PLANT SCREENING
  3. NATIVE TREES AND SHRUBS
  4. PRUNE AND PROTECT TREES LARGER 8" CAL
  5. 3" CALIPER SHADE TREES  
10-12HT MULTISTEM FLOWERING  
2-1/2" CAL FLOWERING TREES
  6. 6' HT. SOLID WOOD FENCE LOCATED  
INWARD OF PROPERTY LINE
  7. DISTINCT ROSLINDALE WETLAND URBAN  
WILD PUBLIC ENTRANCE WITH ARBOR
  8. LANDSCAPE BUFFER ZONE
  9. SHADE STRUCTURE AND BENCHES TO  
ENCOURAGE OUTDOOR USE AWAY FROM  
PROPERTY LINE
  10. LANDSCAPE BUFFER FROM SIDEWALK REPAIR
  11. BACK OF SIDEWALK STREET TREES
  12. NEW CURB CUT AND SIDEWALK
  13. PERMEABLE UNIT PAVERS TO AID  
STORM WATER MITIGATION



104 WALTER STREET, ROSLINDALE

CLIENT  
 BPDA  
 104 WALTER STREET  
 ROSLINDALE, MA

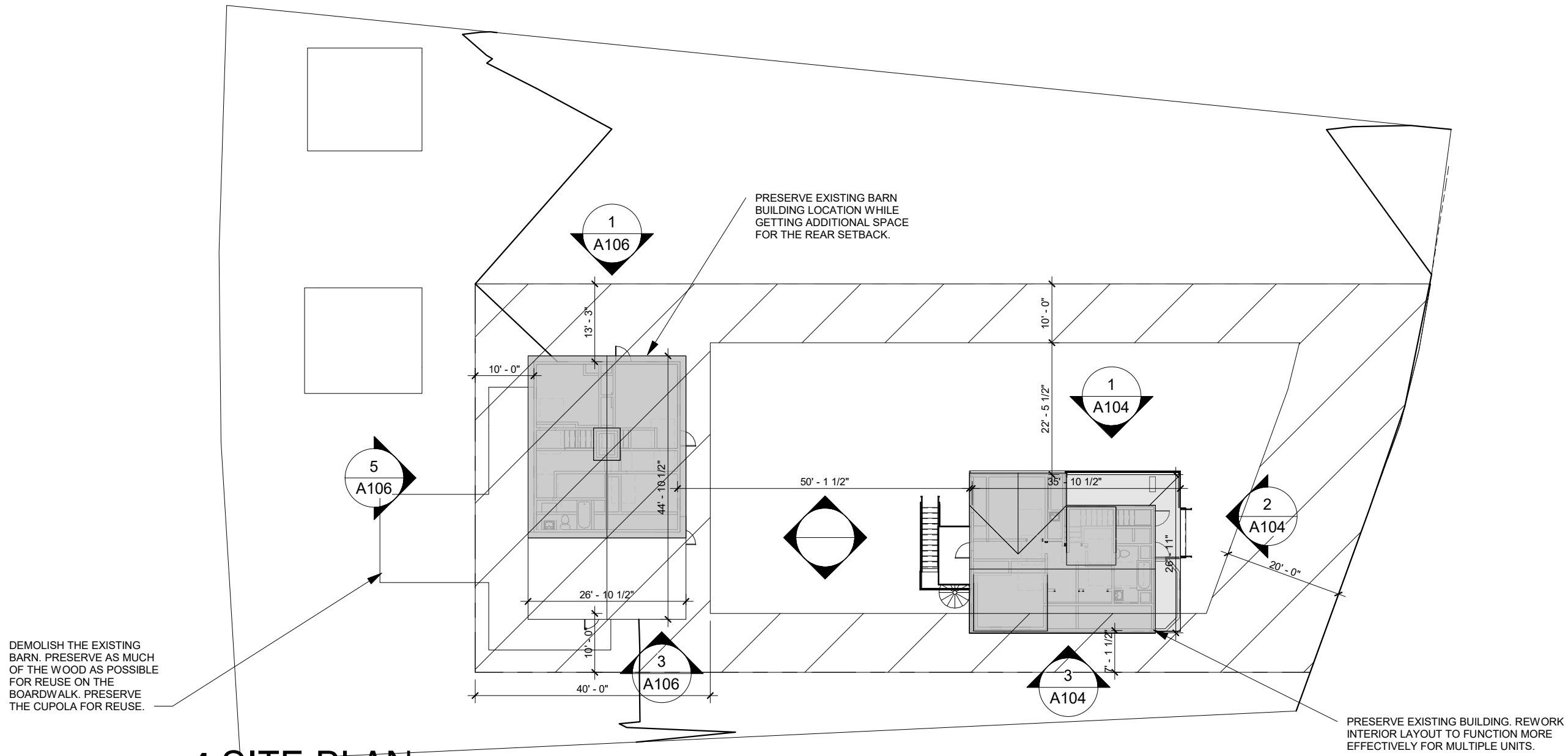
PROJECT

# Landscape Site Plan

JOB NO.	###
SCALE	1'-20'-0"
DRAWN	BP / AB
DATE	05/15/21



5/18/2021 11:14:22 AM  
 BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt  
 BPDA



**1 SITE PLAN**  
 SCALE 1" = 20'-0"

NOTE: SEE THE LANDSCAPE SITE PLAN FOR SITE COMPONENTS,

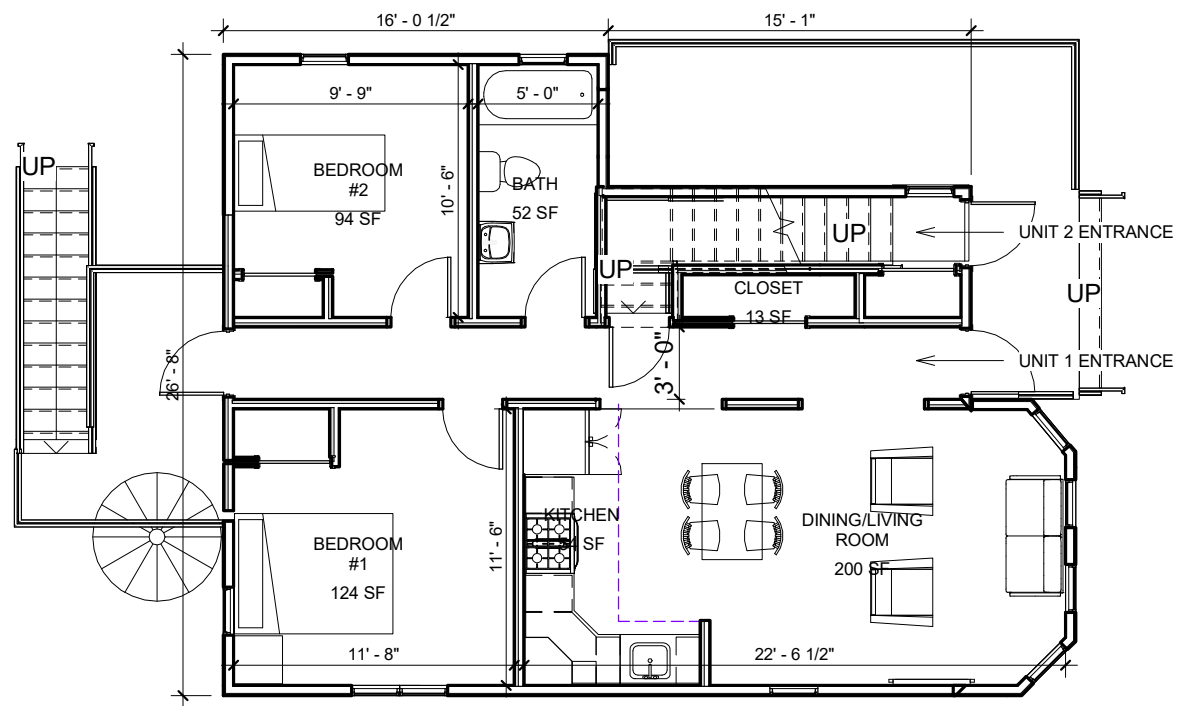


104 WALTER STREET, ROSLINDALE  
 CLIENT  
 BPDA  
 104 WALTER STREET  
 ROSLINDALE, MA  
 PROJECT

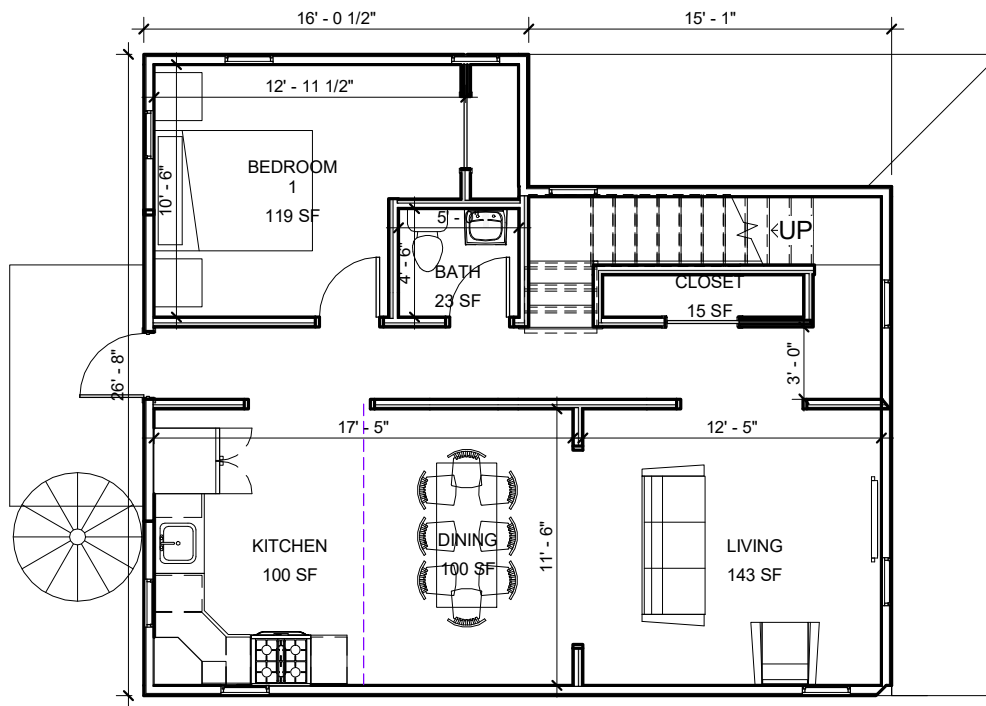
SITE PLAN

JOB NO.	###
SCALE	1" = 20'-0"
DRAWN	Author
DATE	05/18/21

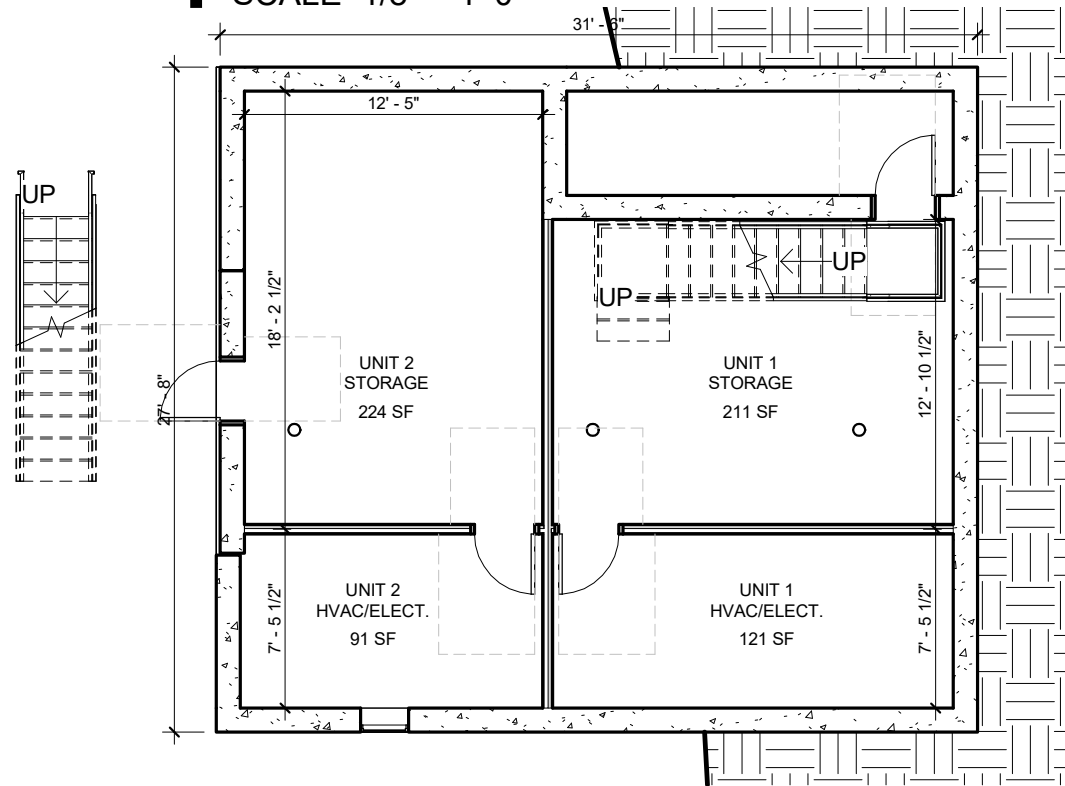




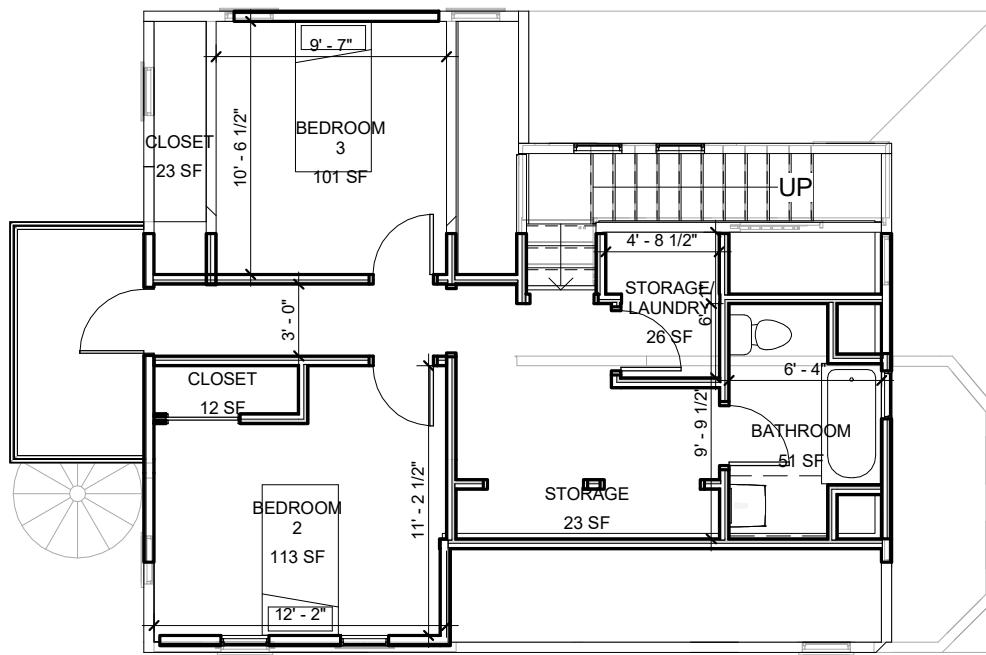
**1 FLOOR 1 PLAN - UNIT 1**  
SCALE 1/8" = 1'-0"



**2 FLOOR 2 PLAN - UNIT 2**  
SCALE 1/8" = 1'-0"



**3 BASEMENT. - UNIT 1&2**  
SCALE 1/8" = 1'-0"



**4 FLOOR 3**  
SCALE 1/8" = 1'-0"

FARM HOUSE

- GROSS SF = 2,865 SF

UNIT 1 SUMMARY

- BASEMENT & LVL 1
- 2 BEDROOMS
- 1 FULL BATHROOM
- 1225 SF TOTAL

UNIT 2 SUMMARY

- BASEMENT, LVL 2 & 3
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1640 SF TOTAL

5/18/2021 11:14:20 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPD



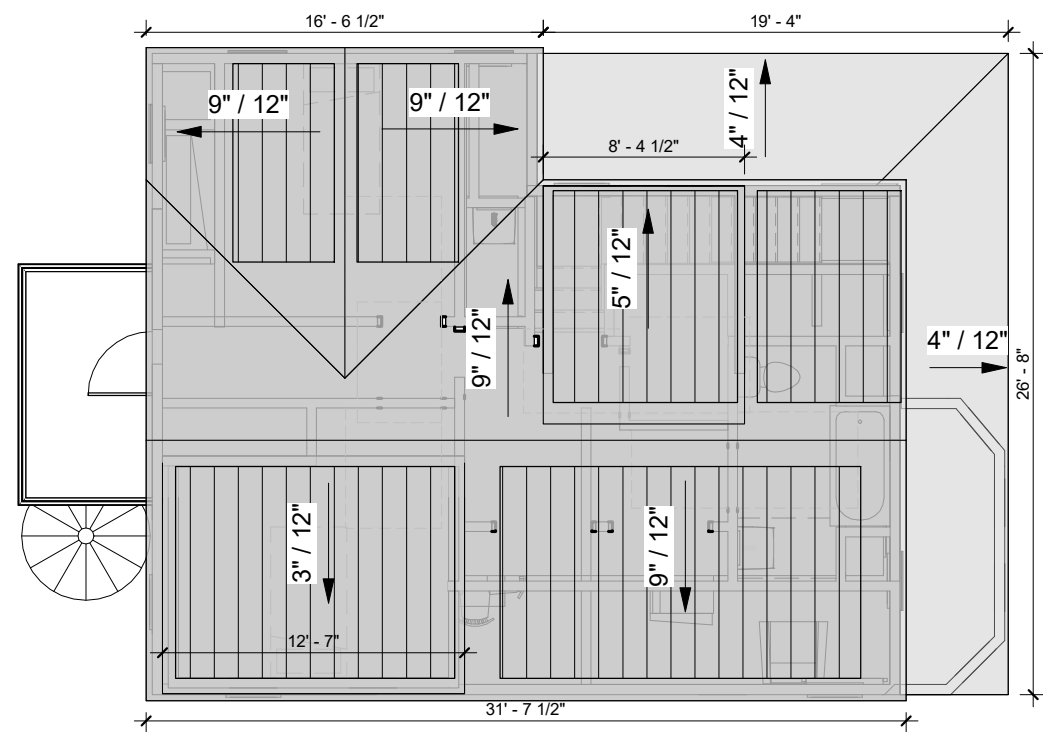
104 WALTER STREET, ROSLINDALE

CLIENT  
BPDA  
104 WALTER STREET  
ROSLINDALE, MA

PROJECT

FARM HOUSE FLOOR PLANS

JOB NO.	####
SCALE	1/8" = 1'-0"
DRAWN	Author
DATE	05/17/2021



# 1 ROOF PLAN

SCALE 1/8" = 1'-0"

FARM HOUSE

- GROSS SF = 2,865 SF

UNIT 1 SUMMARY

- BASEMENT & LVL 1
- 2 BEDROOMS
- 1 FULL BATHROOM
- 1225 SF TOTAL

UNIT 2 SUMMARY

- BASEMENT, LVL 2 & 3
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1640 SF TOTAL

POTENTIAL LOCATION FOR SOLAR PANEL ARRAYS

5/18/2021 11:14:20 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA



104 WALTER STREET, ROSLINDALE

CLIENT

BPDA  
104 WALTER STREET  
ROSLINDALE, MA

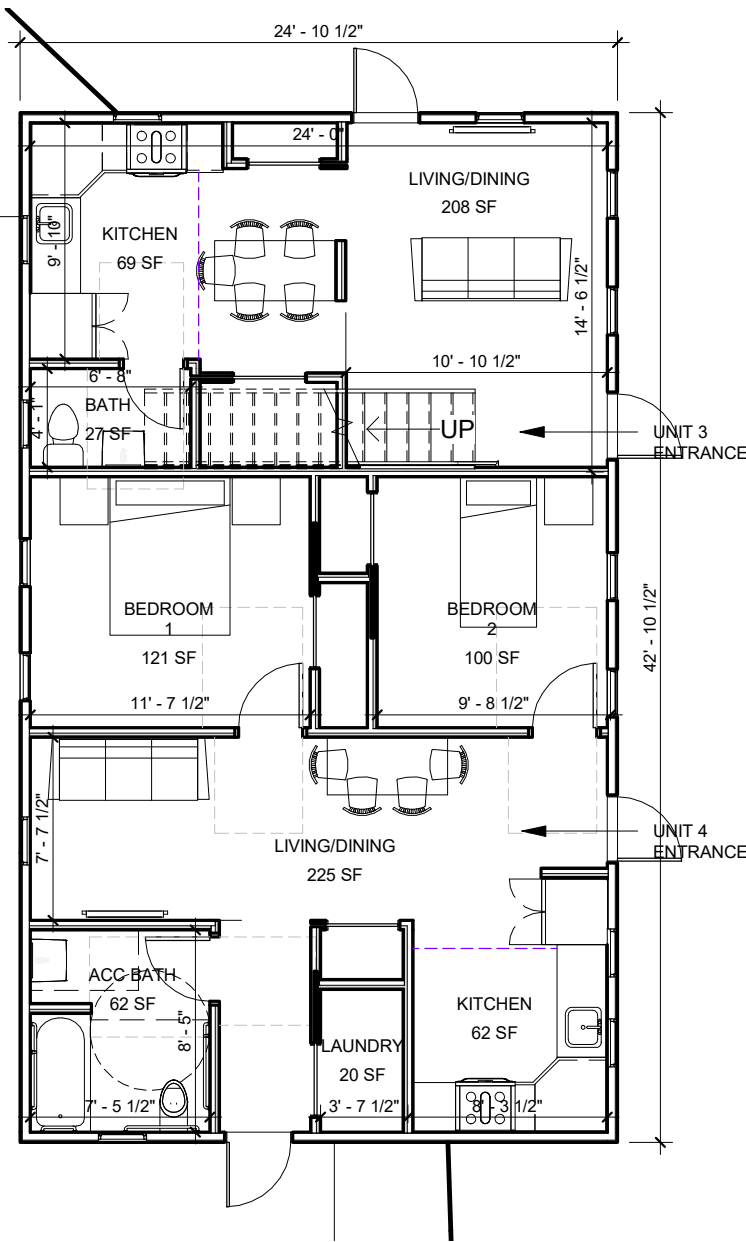
PROJECT

FARM HOUSE ROOF PLAN

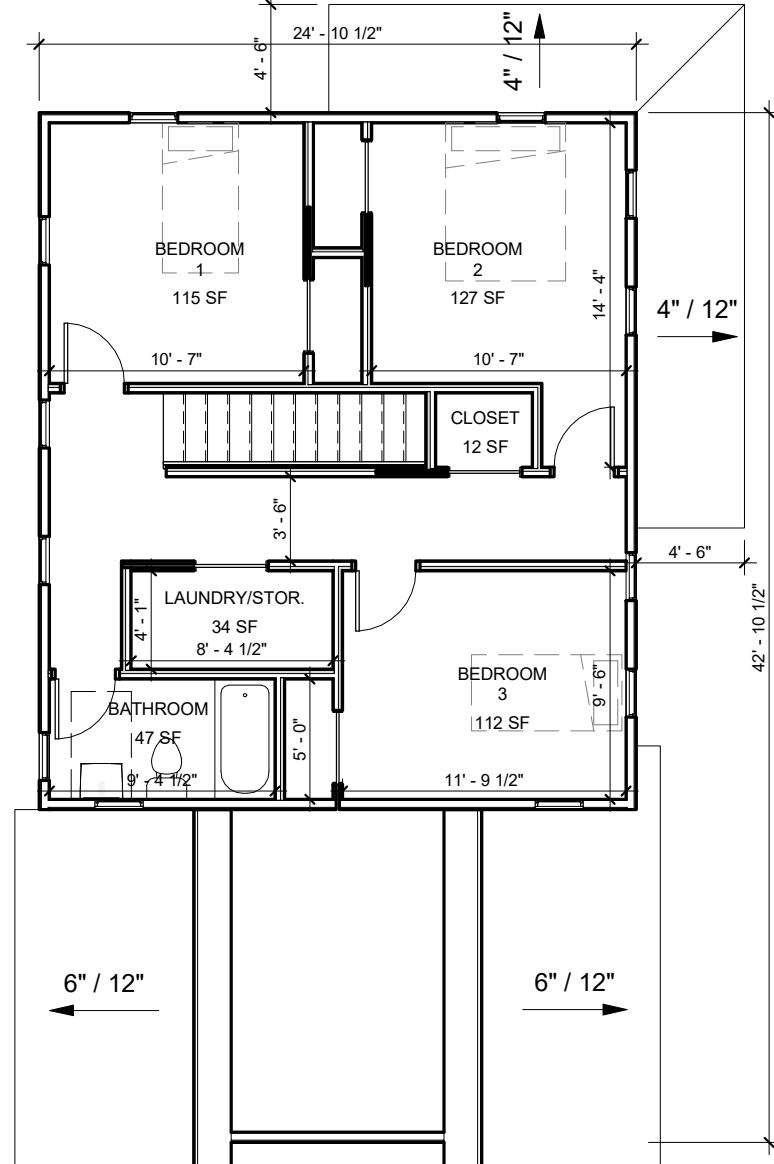
JOB NO.	####
SCALE	As indicated
DRAWN	Author
DATE	05/17/21



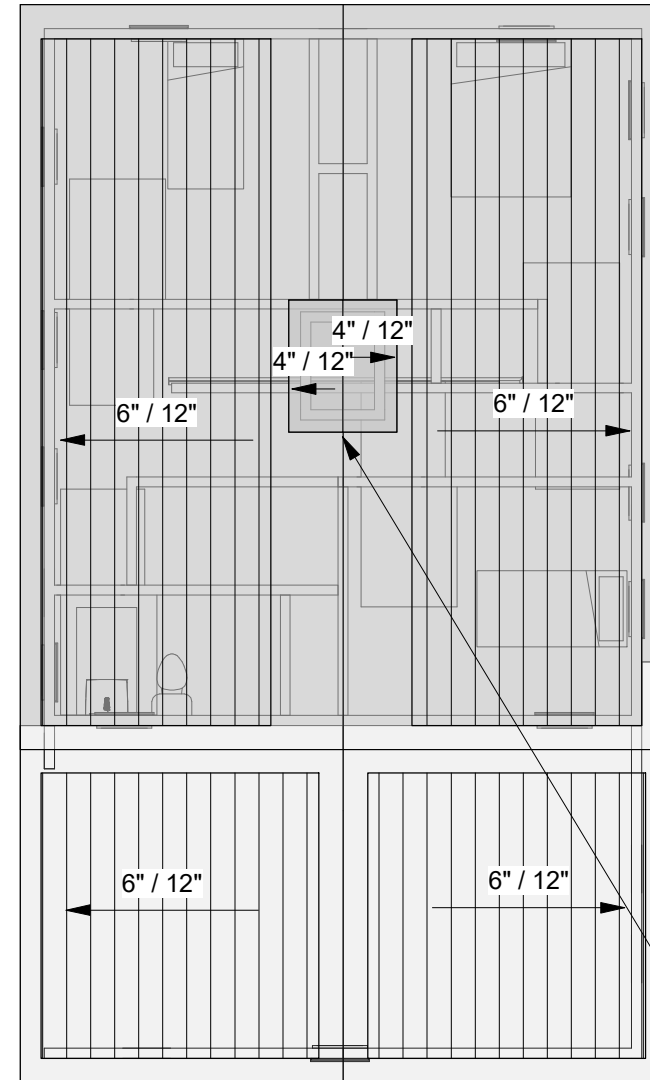
5/18/2021 11:14:21 AM  
 BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt  
 BPDA



**1 BARN LEVEL 1**  
 SCALE 1/8" = 1'-0"



**2 BARN LEVEL 2**  
 SCALE 1/8" = 1'-0"



**3 BARN LEVEL 3**  
 SCALE 1/8" = 1'-0"

**BARN HOUSE**

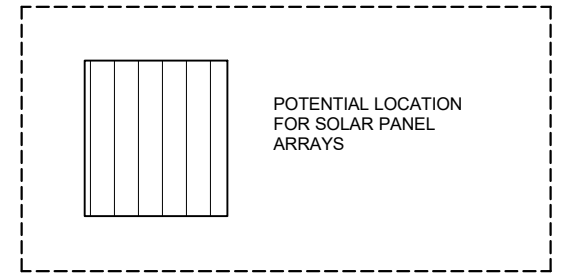
- GROSS SF = 1,800 SF

**UNIT 3 SUMMARY**

- LVL 1 & 2
- 3 BEDROOMS
- 1-1/2 FULL BATHROOMS
- 1100 SF TOTAL

**UNIT 4 SUMMARY**

- LVL 1
- FULLY ACCESSIBLE UNIT
- 2 BEDROOMS
- 1 FULL BATHROOM
- 700 SF TOTAL



RESTORE EXISTING BARN CUPOLA AND REINSTALL AT THE TOP OF NEW BARN HOUSE BUILDING.



104 WALTER STREET, ROSLINDALE

CLIENT

BPDA  
 104 WALTER STREET  
 ROSLINDALE, MA

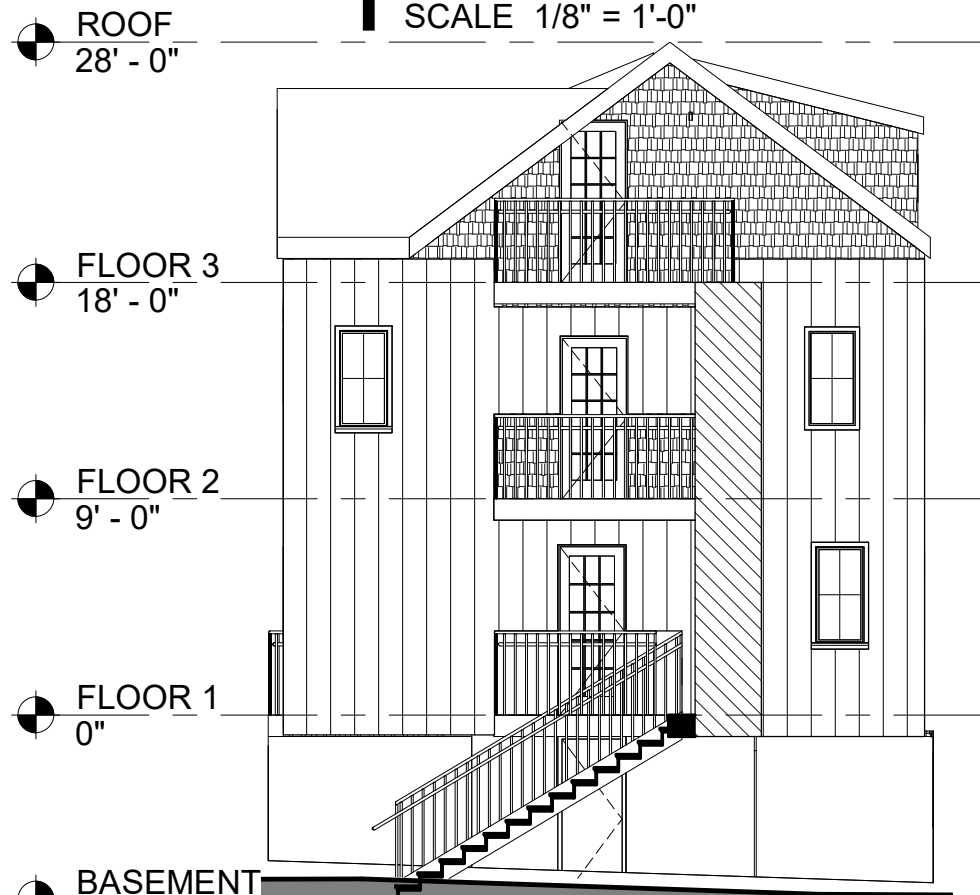
PROJECT

BARN HOUSE FLOOR PLANS

JOB NO.	####
SCALE	As indicated
DRAWN	Author
DATE	05/17/2021



**1 FARM HOUSE NORTH**  
SCALE 1/8" = 1'-0"

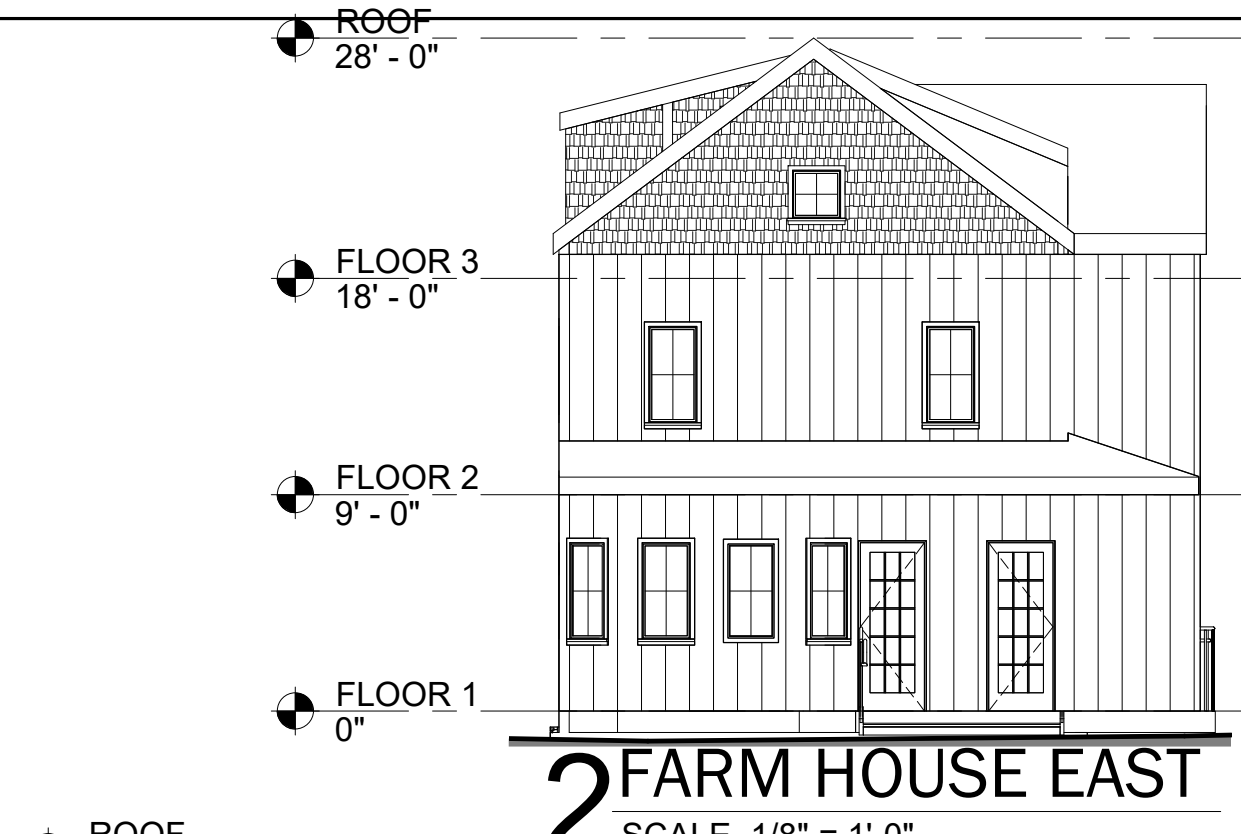


**4 FARM HOUSE WEST**  
SCALE 1/8" = 1'-0"

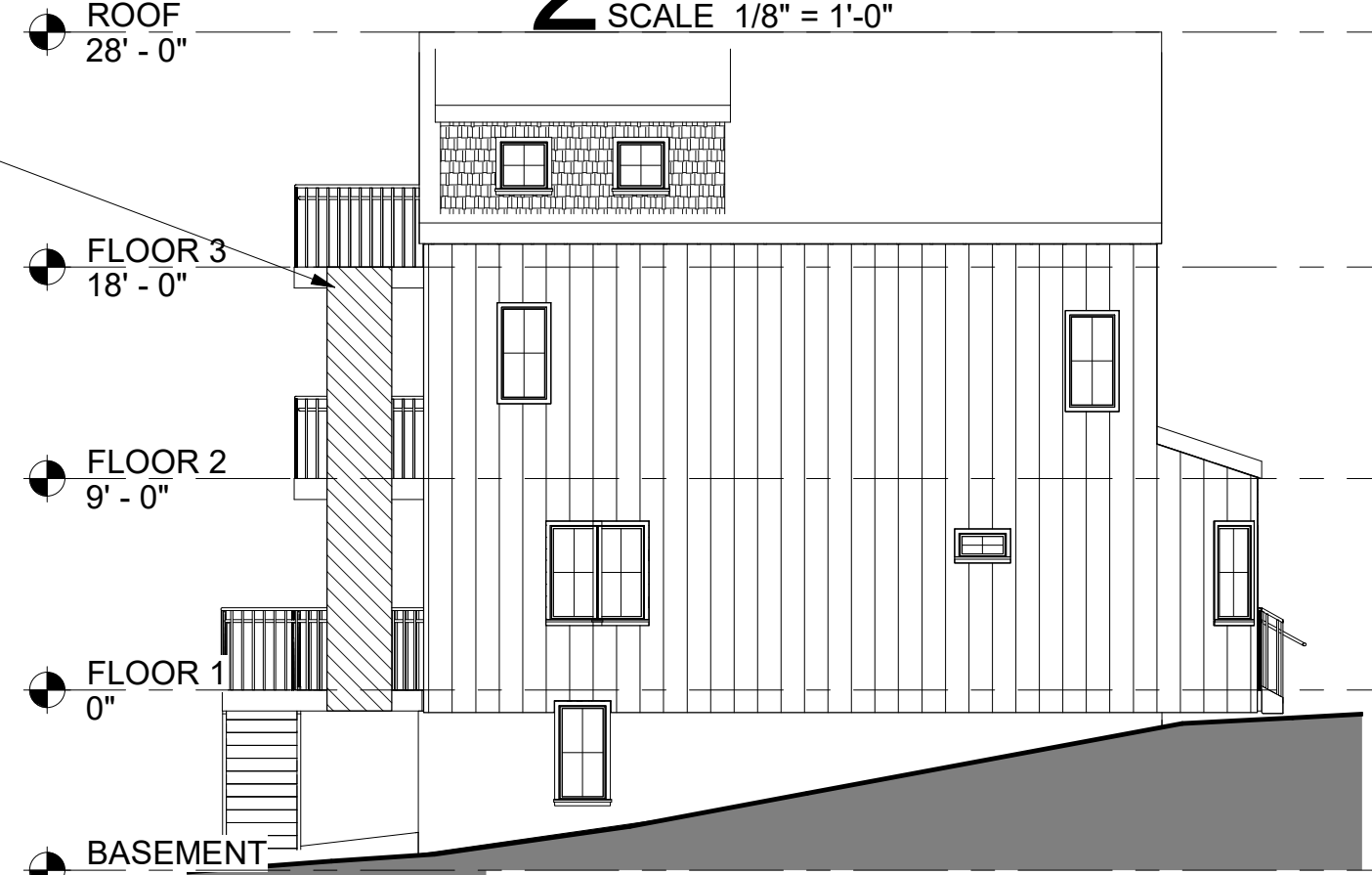


BUILDING PRECEDENT DESIGN EXAMPLE. NOTE THE BAT AND BOARD SIDING WITH METAL ROOFING AND BLACK WINDOW FINISHES.

EGRESS STAIRWELL  
OFF BACK EXIT



**2 FARM HOUSE EAST**  
SCALE 1/8" = 1'-0"



**3 FARM HOUSE SOUTH**  
SCALE 1/8" = 1'-0"

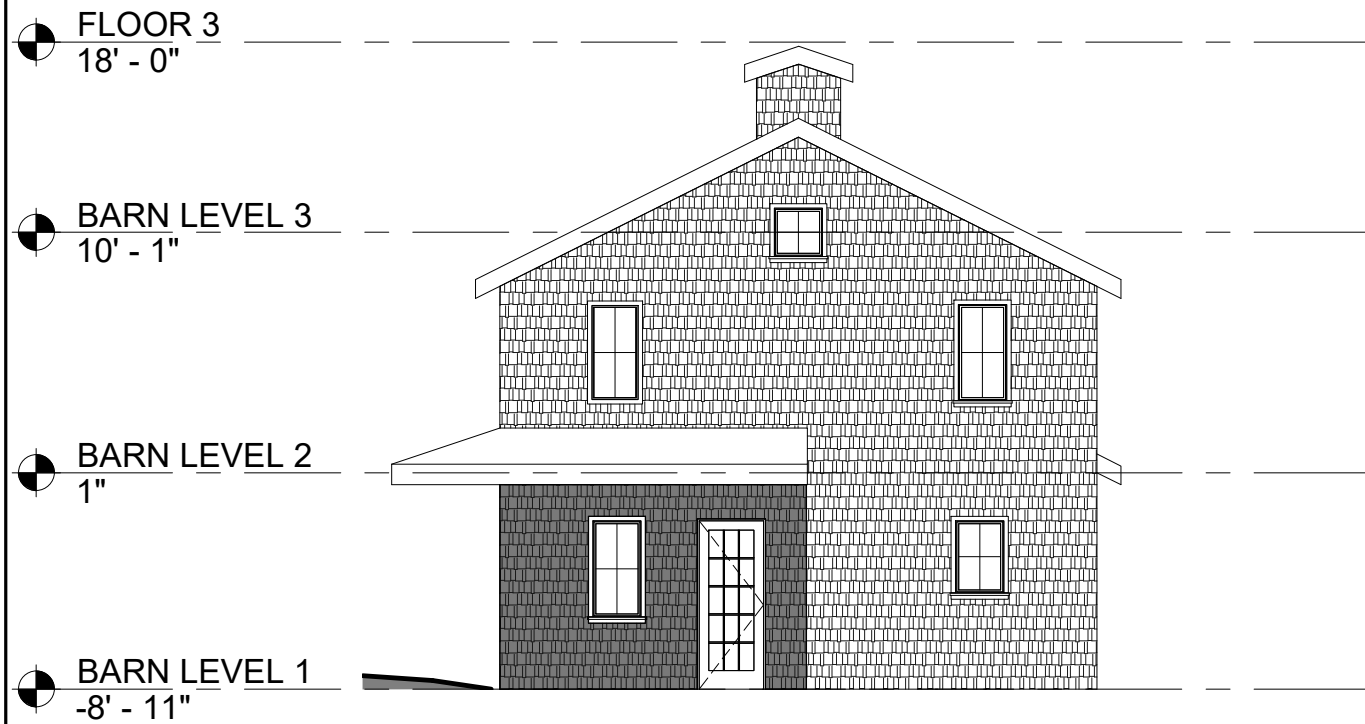
5/18/2021 11:14:22 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA

CLIENT: 104 WALTER STREET, ROSLINDALE  
PROJECT: BPDA  
104 WALTER STREET  
ROSLINDALE, MA

FARM HOUSE ELEVATIONS

JOB NO.	####
SCALE	1/8" = 1'-0"
DRAWN	Author
DATE	05/17/21

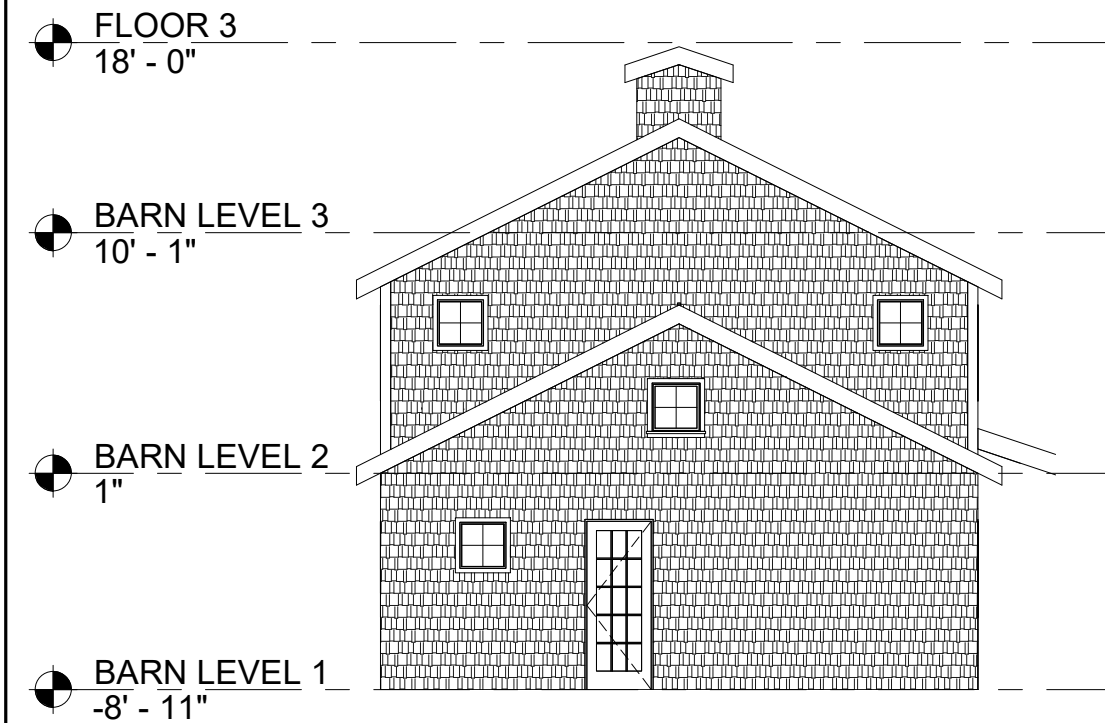




**1 BARN HOUSE NORTH**  
SCALE 1/8" = 1'-0"



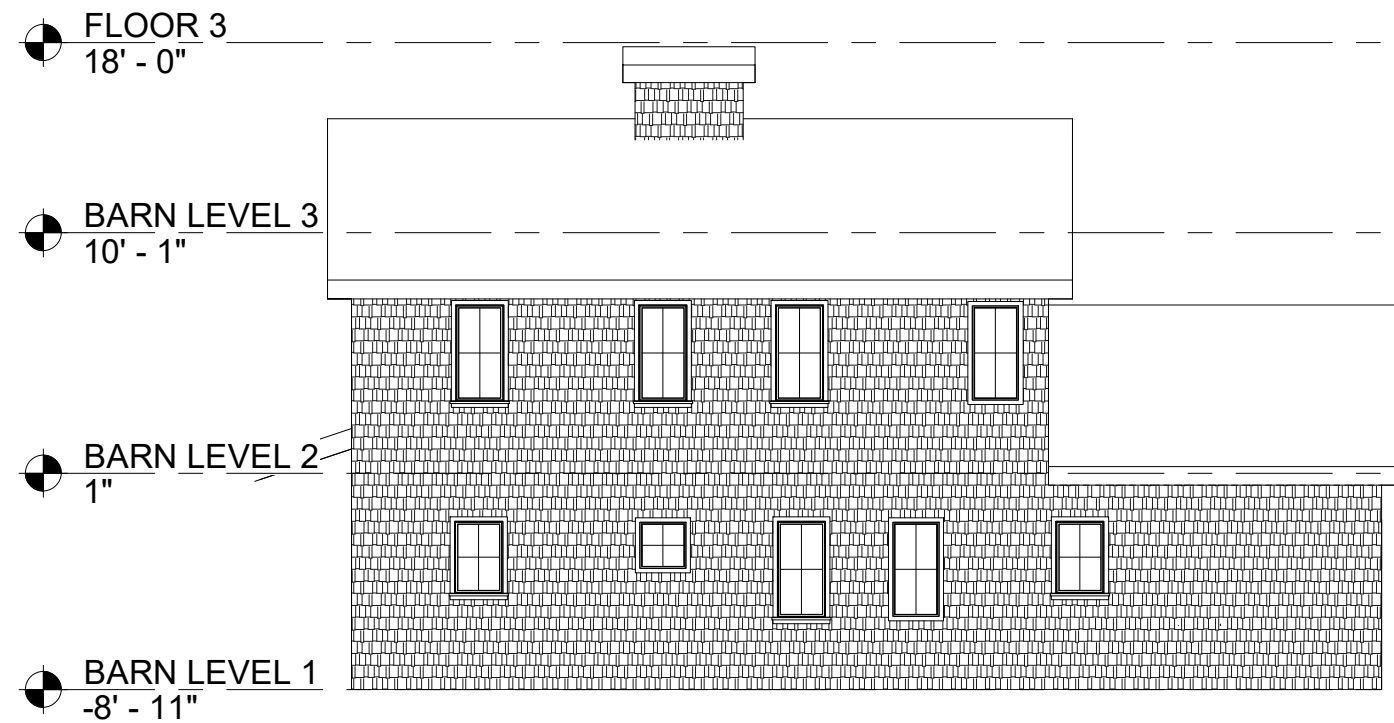
**2 BARN HOUSE EAST**  
SCALE 1/8" = 1'-0"



**3 BARN HOUSE SOUTH**  
SCALE 1/8" = 1'-0"



BUILDING PRECEDENT DESIGN EXAMPLE. NOTE THE CHANGE IN MATERIALS AT ENTRANCES BUT SIMPLE BARN STYLE DESIGN.



**5 BARN HOUSE WEST**  
SCALE 1/8" = 1'-0"

5/18/2021 11:14:23 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA



CLIENT	104 WALTER STREET, ROSLINDALE
PROJECT	BPDA 104 WALTER STREET ROSLINDALE, MA

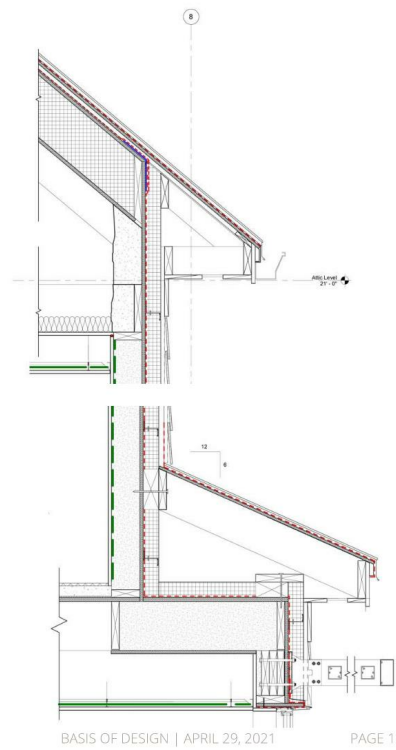
BARN HOUSE ELEVATIONS	
-----------------------	--

JOB NO.	###
SCALE	1/8" = 1'-0"
DRAWN	Author
DATE	05/18/21

# THERMAL ENVELOPE

## Projections +Thermally Broken Details

- Maintain continuity of sheathing, air barrier and insulation.
- Apply exterior projects over continuous thermal/air boundary and fasten through to framing in a thermally broken way
- Where is thermal boundary/ PH boundary?
- Does it include or exclude basement, particularly in the existing building if it is retrofitted?



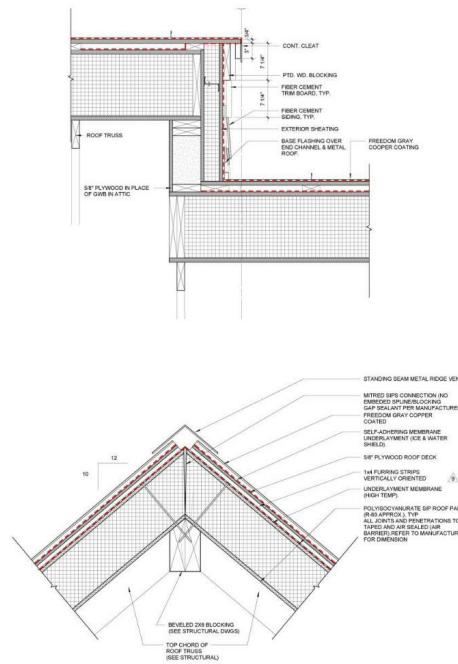
BASIS OF DESIGN | APRIL 29, 2021 PAGE 16



# ROOF

## Roofs: +/-R-70

- Structurally Insulated Panel over roof Framing
- Air Barrier
- Roofing
- Other "split" insulation solutions possible



7



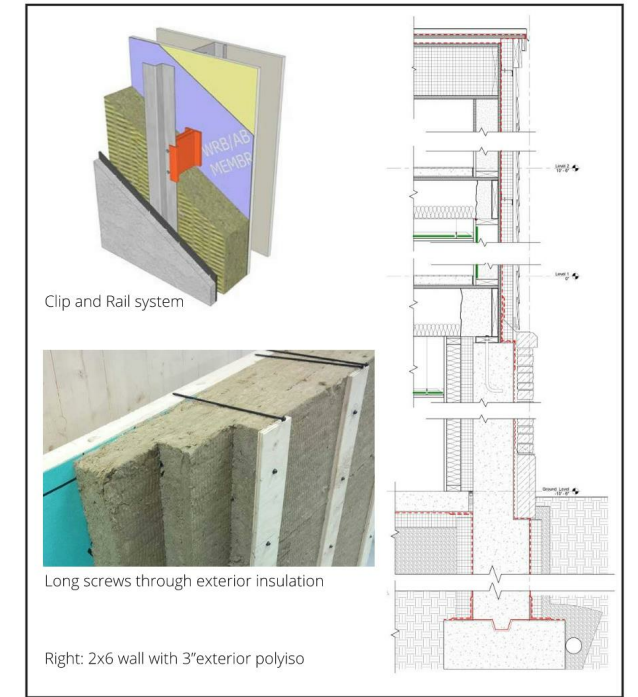
# THERMAL ENVELOPE

## New Construction Walls: R-38-40

- 2x6 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 4" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.

## Existing Retrofit Walls: R-38-40

- Existing 2x4 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 5" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.



BASIS OF DESIGN | APRIL 29, 2021 PAGE 15

# PASSIVE HOUSE GLAZING

## U-Value: 0.2

- Triple Glazed Windows

## Solar Heat Gain Coefficient: TBD

- Prescriptive code is 0.38 for S, E, W elevations, 0.51 for North Elevations

## Window/wall ratio: +/- 20% max



NOTE: THE DETAILS SHOWN HERE ARE FOR REFERENCE ONLY. ONCE THE PROJECT IS MOVED INTO MORE DETAIL THE DETAILS THAT APPLY FOR THIS PROJECT WILL BE DEVELOPED BASED ON THE PROJECT COMPONENTS.



BASIS OF DESIGN | APRIL 29, 2021 PAGE 18

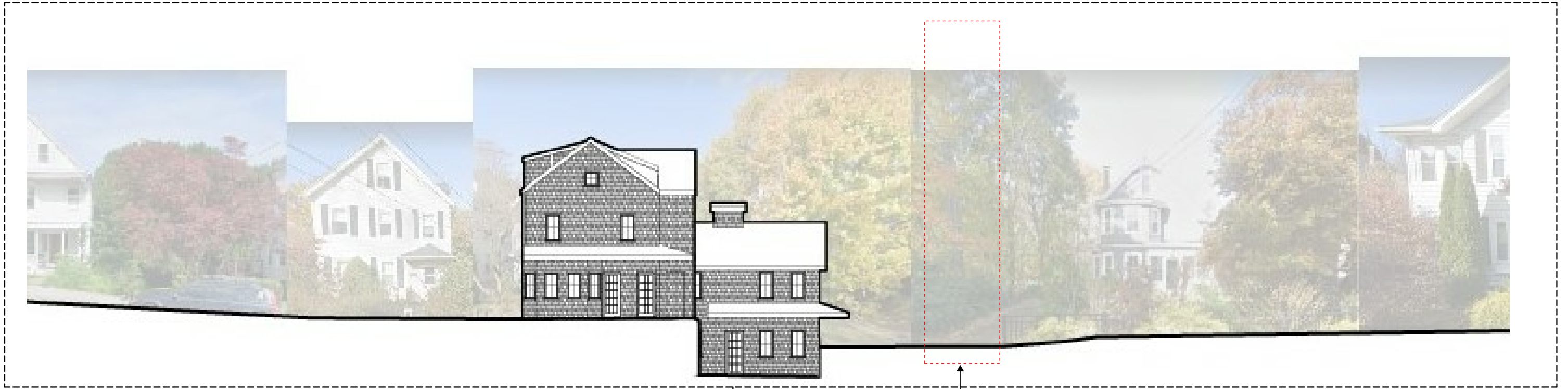
5/18/2021 11:14:24 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA

CLIENT	104 WALTER STREET, ROSLINDALE
PROJECT	BPDA 104 WALTER STREET ROSLINDALE, MA

## TYPICAL PASSIVE HOUSE DETAILS

JOB NO.	####
SCALE	N.T.S
DRAWN	Author
DATE	05/18/21



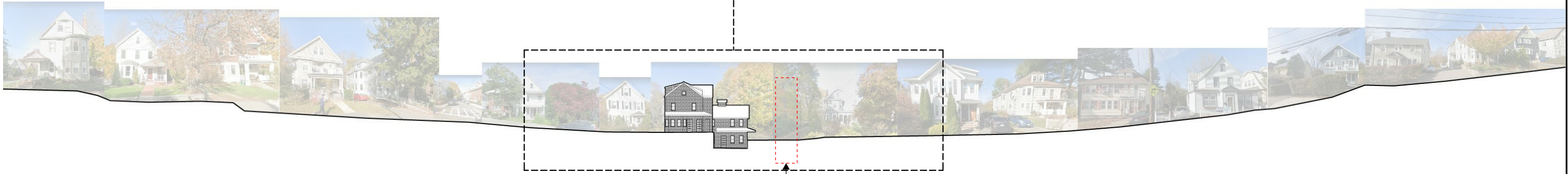


ROSLINDALE VILLAGE ←

→ ARNOLD ARBORETUM

PUBLIC WALK/EASEMENT

PUBLIC WALK/EASEMENT



5/18/2021 11:17:34 AM BIM 360://Habitat For Humanity Great Boston - 104 Walter Street/HFHGB 104 Walter Street Roslindale.rvt BPDA

104 WALTER STREET, ROSLINDALE

CLIENT

BPDA  
104 WALTER STREET  
ROSLINDALE, MA

PROJECT

STREET ELEVATIONS

JOB NO.	####
SCALE	
DRAWN	Author
DATE	05/18/21