

PART I:
DEVELOPMENT & DESIGN SUBMISSION
BPDA Parcel L-43B / 41 Regent Street

Roxbury, Massachusetts
Washington Urban Renewal Area

April 07, 2017

Submitted by:

CVJC, LLC
16 John Eliot Square
Boston, Massachusetts 02119
617-512-9275

Prepared by:

DREAM Collaborative LLC

1.2 Developer Profile

DARRYL SETTLES

Managing Partner

CVJC LLC

In his multiple leadership positions within the Boston business community, Settles focuses on investing in Boston's future through real estate development and business consulting where he has successfully fused his passions for music and hospitality by transforming unique concepts into acclaimed events and establishments (Darryl's Corner Bar & Kitchen, Beehive Restaurant and Bar, Bob's Southern Bistro, and the BeanTown Jazz Festival). The BeanTown Jazz Festival is a weekend of local and national music, food, and art. It is Boston's largest outdoor music festival (now managed and produced by Berklee College of Music).



More recently, Settles found Catalyst Ventures Development (CVD) to address the more immediate need for multi-family affordable housing in urban communities. In partnership with local non-profit owners and public and private stakeholders, CVD is committed to creating vibrant and sustainable neighborhoods by developing attractive housing that people are proud to call "home." He has developed many residential projects in Boston's South End, Roxbury, Massachusetts, and Newport, Rhode Island over the last 25 years.

With professional success in a variety of fields, including: engineering; sales and marketing; real estate development; entertainment; and hospitality, Settles continues to find new ways to reenergize Boston living.

Currently, in a partnership with Kamran Zahedi of Urbanica, Settles' hospitality and real estate development experience is culminating in Lower Roxbury, MA. The pair are developing a mixed-use development with an 150 room hotel, limited retail, and 50 market rate apartments (expected opening 2018), offering Boston a new and exceptional destination.

Awards and Achievements

Boston Business Journal: Leaders in Diversity Award (2014)

Jewish Alliance for Law and Social Action: The Community Leadership Award (2014)

United South End Settlements: Harriet Tubman Community Achievement Award (2014)

Boston Magazine's Best of Boston: Sunday Brunch (2014)

Color Magazine: Change Agent (2013)



1.2 Developer Profile

DARRYL SETTLES

Awards and Achievements *cont.*

Nuestra Comunidad Development Corporation: Business Leadership Award (2013)

Museum of African American History: Legacy Award

Minority Business Enterprise: Minority Retailer of the Year

Renaissance Charter School: Living Legacy Award

Roxbury Comprehensive Community Health Center: Healthy Lifestyle Award

City of Boston: Minority Business of the Year

Black & White Boston: Business Leadership Profile Award

Bostonians: We Are Boston Community Leadership Award

Stuff@Night's: 100 Players of Boston's Nightlife (3 years)

Boston Event Guide: 30 Extraordinary Bostonians

SEBA's Certificate of Appreciation: 50+ Years in Business

Black & White Boston: Henry Hampton Award

Boston Magazine & Saks 5th Avenue: Sharp Dressed Men

Central Boston Elderly Services: Boston Legacy Award

"Tiffany 10" Community Award

ABCD: Community Leadership Award

Association Fundraising Professionals: Emerging Philanthropist

FBI: Citizens Academy Graduate

Improper Bostonian: Best Dining with Live Entertainment

Boston Magazine's: Forty Bostonians We Love

Omega Psi Phi Fraternity: Omega Man of the Year

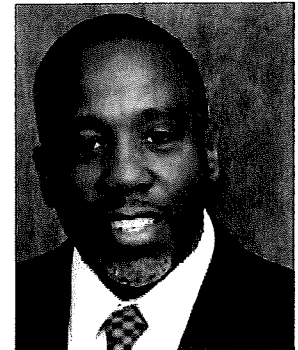
Roxbury Chamber of Commerce: Black 100

Digital Equipment Corporation: DEC100 (Digital Sales Award; 4 years)

1.2 Developer Profile

GREGORY JANEY*Partner***CVJC LLC**

Gregory Janey is Principal/Owner of Janey Construction Management and Consulting, Inc. (JANEYCO) which provides services throughout the Northeastern United States. Their portfolio includes commercial and residential work within and around the cities of Boston, Philadelphia, and Bridgeport. The firm provides management and consulting services including project management, construction management, estimating, and engineering.



Over the last several years, Mr. Janey has undertaken a variety of construction and renovation projects on numerous commercial and residential buildings. He brings a strong engineering background and has been actively working in the construction field as a Construction Manager for over twenty-five years. He has managed and monitored projects ranging from \$5 million to \$200 million. Public experience includes planning, directing and controlling development of the preliminary and final design; Construction schedule and budget; and Coordination with local agencies and/or handicapped accessibility requirements approvals for the design and construction projects. Mr. Janey's background provides the company with the technical expertise to service its client base, and as a result, the organization is capable of managing construction projects of various magnitudes.

DARRYL SETTLES
Development Projects

26 Mann Ave, Newport, RI

19 Mann Ave, Newport, RI

30-32 Hawthorne St., Roxbury, MA

141-147 Centre St., Roxbury, MA

604-608 Columbus Ave, Roxbury, MA

11 Glenway St., Dorchester, MA

16 Glenway St., Dorchester, MA

36 Gaston St., Roxbury, MA

41 Fort Ave, Roxbury, MA

604 Columbus Ave, Boston, MA (Darryl's Corner Bar & Kitchen)

541 Tremont St., Boston, MA (The Beehive Restaurant & Bar)

Washington Park Apartments (96 units/scattered site)

2029-2049 Columbus Ave, Roxbury, MA

25-33+39 Wyoming St., Dorchester, MA

185-187, 189-191 Walnut Ave, Roxbury, MA

208 Howard Avenue, Dorchester, MA

41 Highland Park Avenue, Roxbury, MA



1.3 Architect / LEED Consultant Profile

D/R/E/A/M COLLABORATIVE

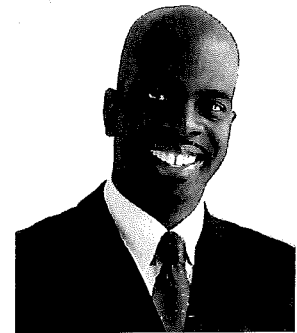
Architecture | Urban Development | LEED Consulting

We add value to your urban development opportunities.

We have advanced training in infrastructure planning and a proven track record of successfully navigating the challenges and nuances of redevelopment opportunities within densely populated, historically significant, and culturally diverse city neighborhoods. Our expertise includes site selection, feasibility analysis, and zoning/building codes. As architects who are passionate about urban revitalization, we know how to engage community members and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders.

Gregory Minott AIA, LEED AP*Principal*

Gregory Minott is originally from Mandeville, Jamaica. He moved to the U.S. in 1999 and earned dual Master's degrees in Architecture and Infrastructure Planning at the New Jersey Institute of Technology. Prior to founding DREAM Collaborative, Gregory was project architect for a number of award-winning building and urban renewal projects while working at the Boston-based firm Elkus Manfredi Architects. In 2010, Gregory received the AIA's National Young Architects Award. The AIA specifically recognized his significant contributions to more livable communities, better connected neighborhoods, and more durable and sustainable urban environments. Gregory is a registered architect in Massachusetts and Rhode Island and he is a LEED accredited professional.



Gregory serves as Design Chair for Dudley Square Main Streets Merchant Association, a commercial revitalization organization located in Boston's historic Dudley Square Commercial District. He is a frequently invited to speak about issues in design, sustainability, and urban revitalization.

1.3 Architect / LEED Consultant Profile

Awards

2010 Young Architects Award
American Institute of Architects
Gregory Minott, Principal

2010 Energy Star Award
President's Round Table

2008 Best Building Design
American Institute of Architects
and the City of Boston
Dudley Square Redevelopment

Certifications

MBE/DBE

American Institute of Architects

Boston Society of Architects

LEED Accredited Professionals

MA Licensed Architect

NCARB

Dudley Square Main Streets

Urban Land Institute

Representative Client List

Boston Housing Authority

Whittier Street Health Center

Urbanica Design + Development

JANEY Co.

Freedom House

Elkus Manfredi Architects

EEC Inc. Construction

Medical Services Inc.

D/R/E/A/M COLLABORATIVE

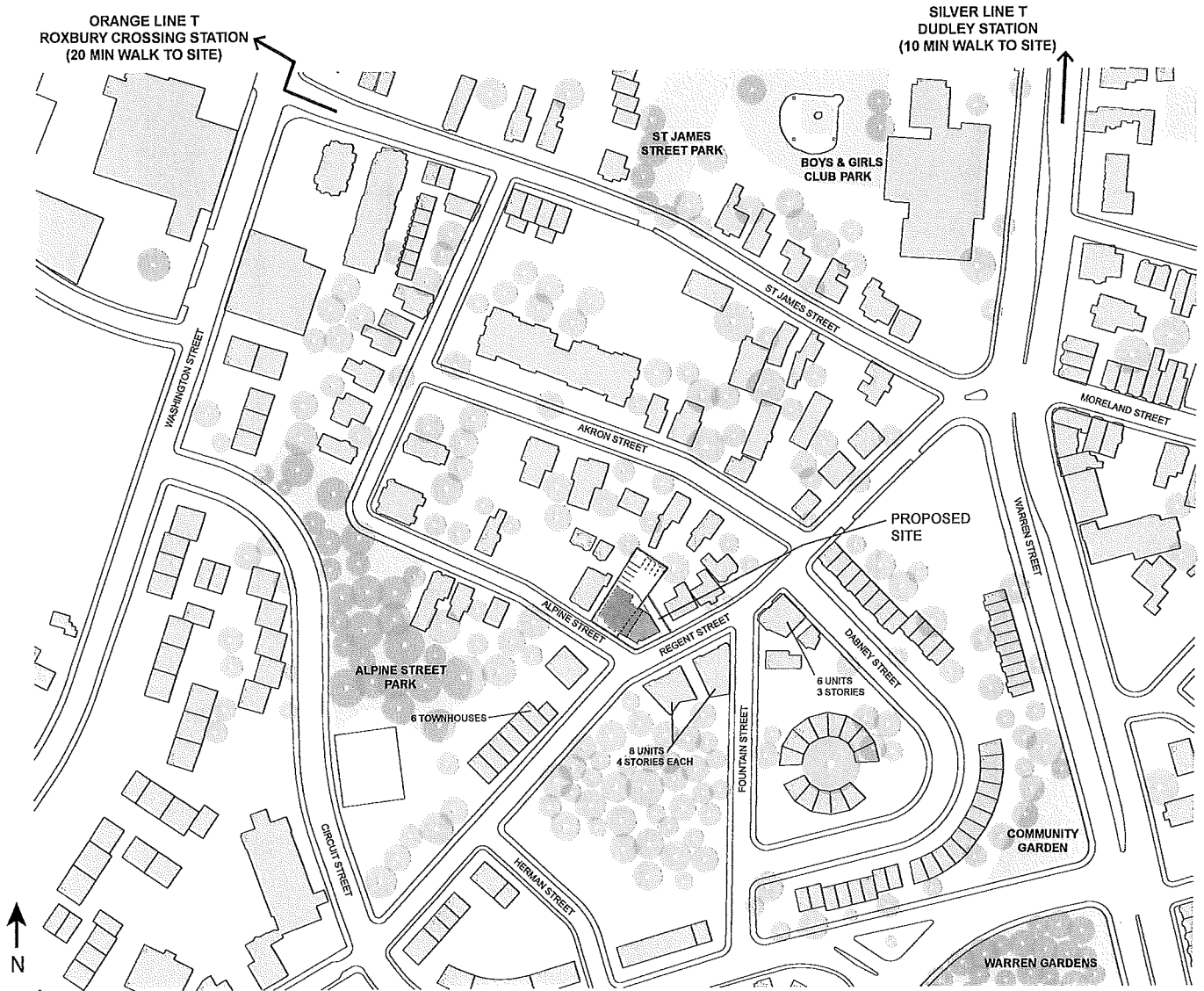
Architecture | Urban Development | LEED Consulting

DREAM Collaborative is a small, nimble team of experienced designers who take pride in truly listening to our clients, and responding with exceptional designs that are beautiful, contextual, and practical. Our design and development work is informed by our passion for urban revitalization. We help transform neighborhoods, vacant lots, and underutilized buildings into vibrant communities and healthy, sustainable buildings. DREAM Collaborative is based in Boston, Massachusetts and is a Minority-Owned Business Enterprise (MBE/DBE) certified by the State Diversity Office.

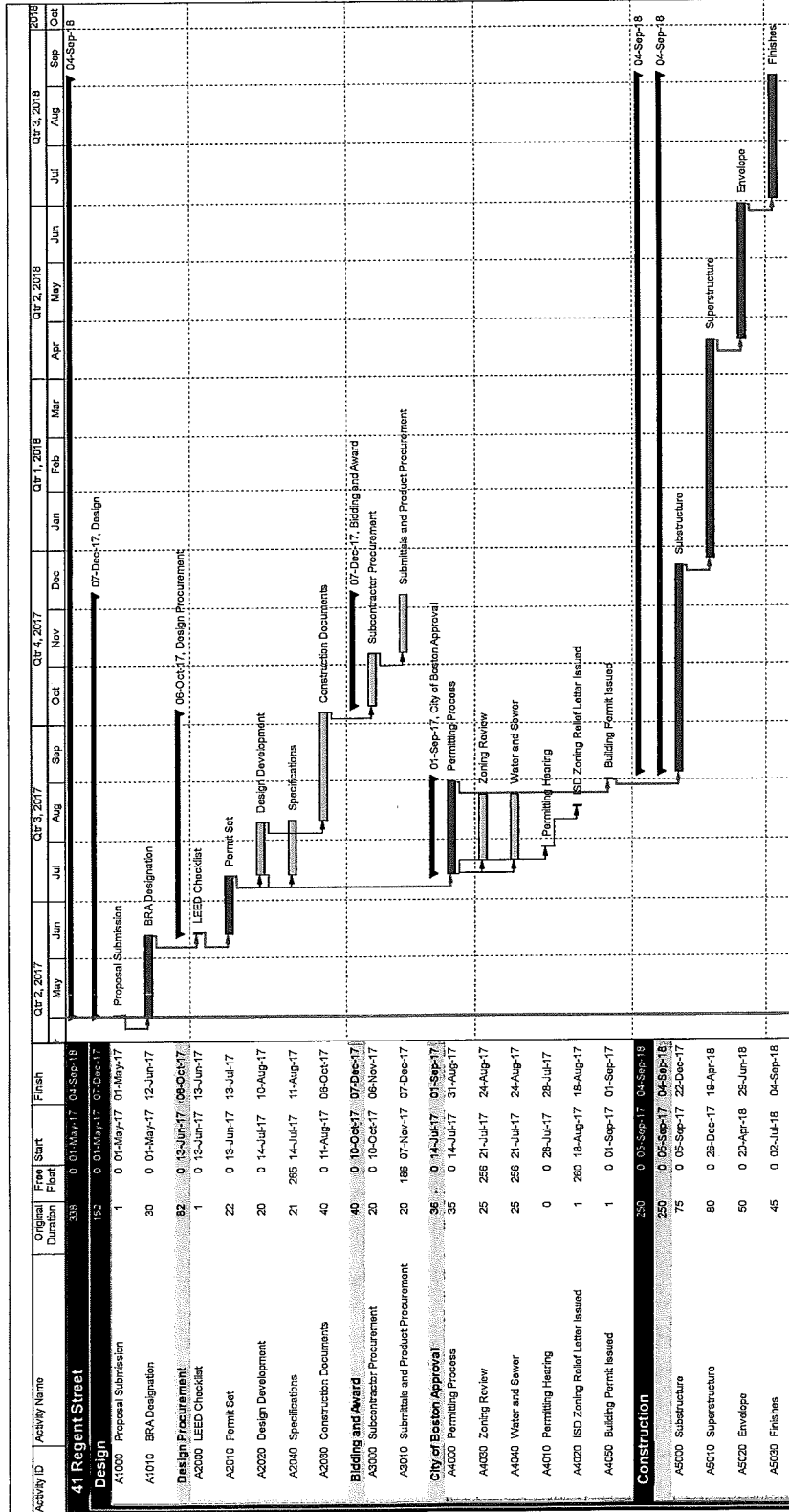
We take your brilliant idea and translate it into an attractive and superbly functioning building. Whether you are renovating or constructing a new home for your family or business, developing an investment property, doing some early stage fact-finding, or some combination of these, we can help. We are a small group of architects which means we are nimble, accessible, and personally involved in all of our projects. We would love to meet you, hear your story, and help design your dream.

We design healthy, flexible buildings that meet your short and long term goals and maximize your budget. If you don't have a budget yet, we can help you in develop one. We can also advise you on practical ways to make your home or business more durable and energy efficient to save money on future operational costs. Building projects offer many opportunities for sustainability and high efficiency from design to materials to systems. Some options are as simple as window placement for optimal daylight and others are highly complex like geothermal heating and cooling systems. We can help you decide which options are right for you.

4.1 Neighborhood Plan



3.3 Pre-Development Task List and Project Timeline

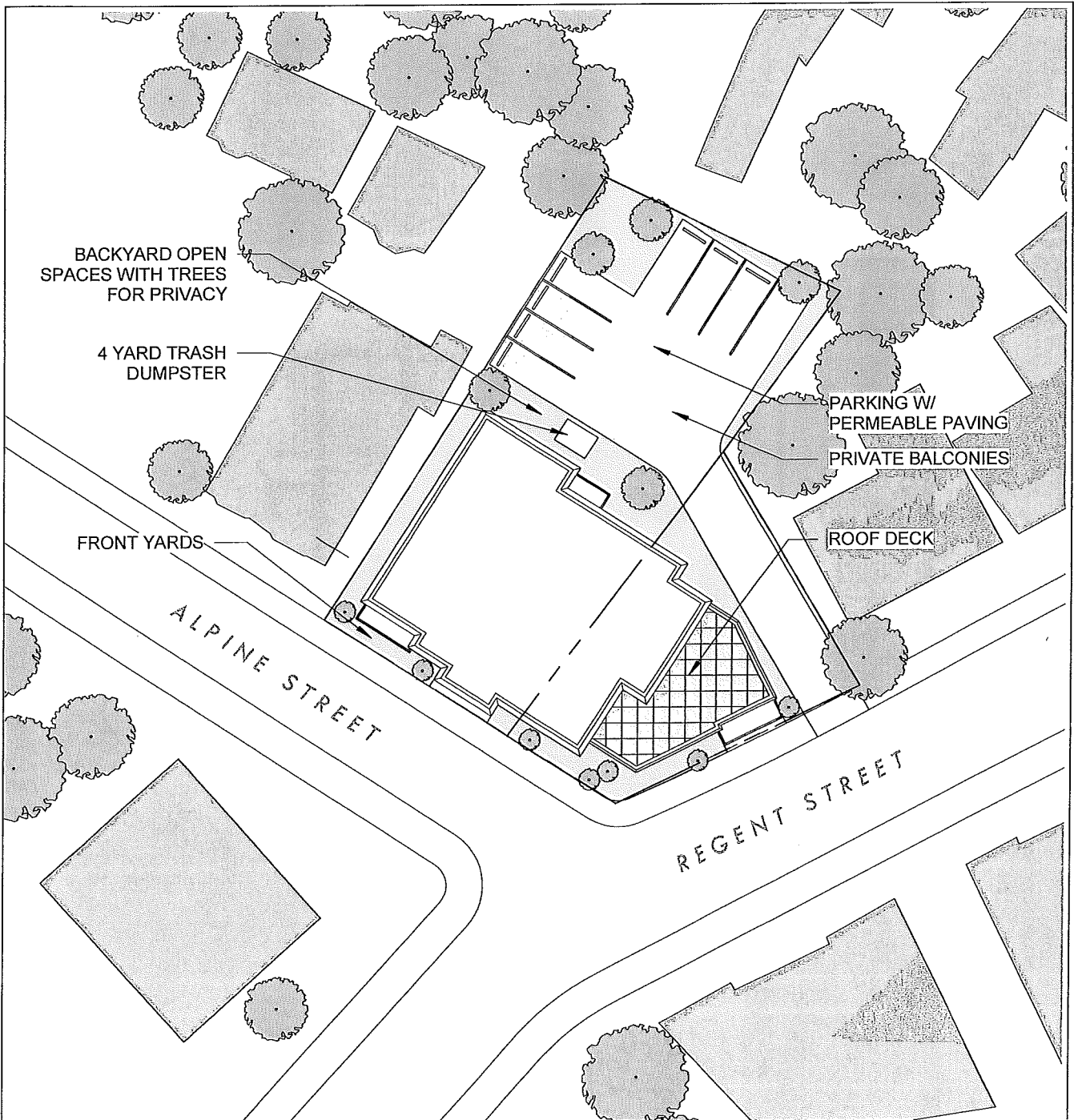


Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Milestone

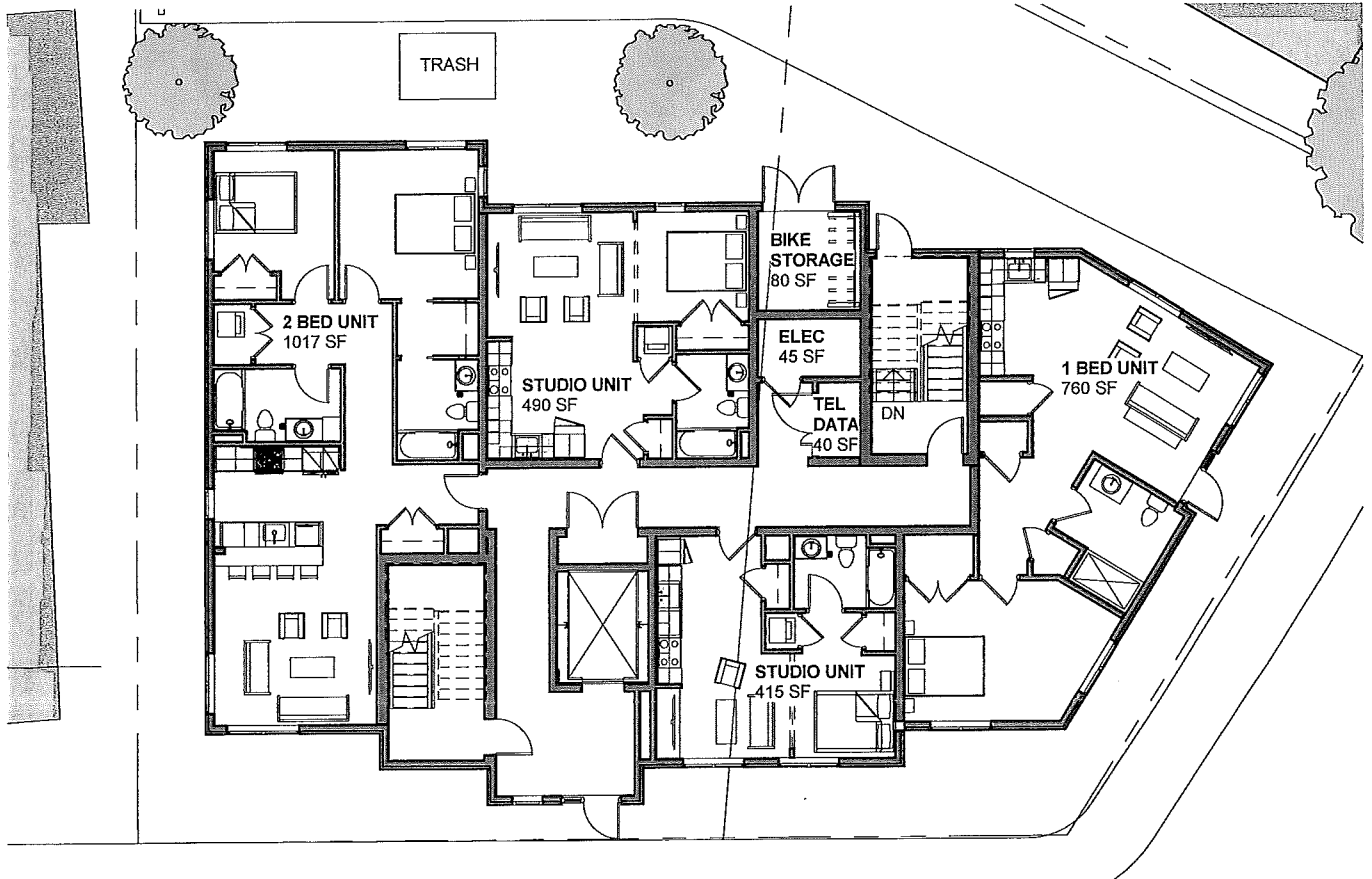
summary

CVIC, LLC
 41 Regent Street
 Roxbury, MA
JANEY

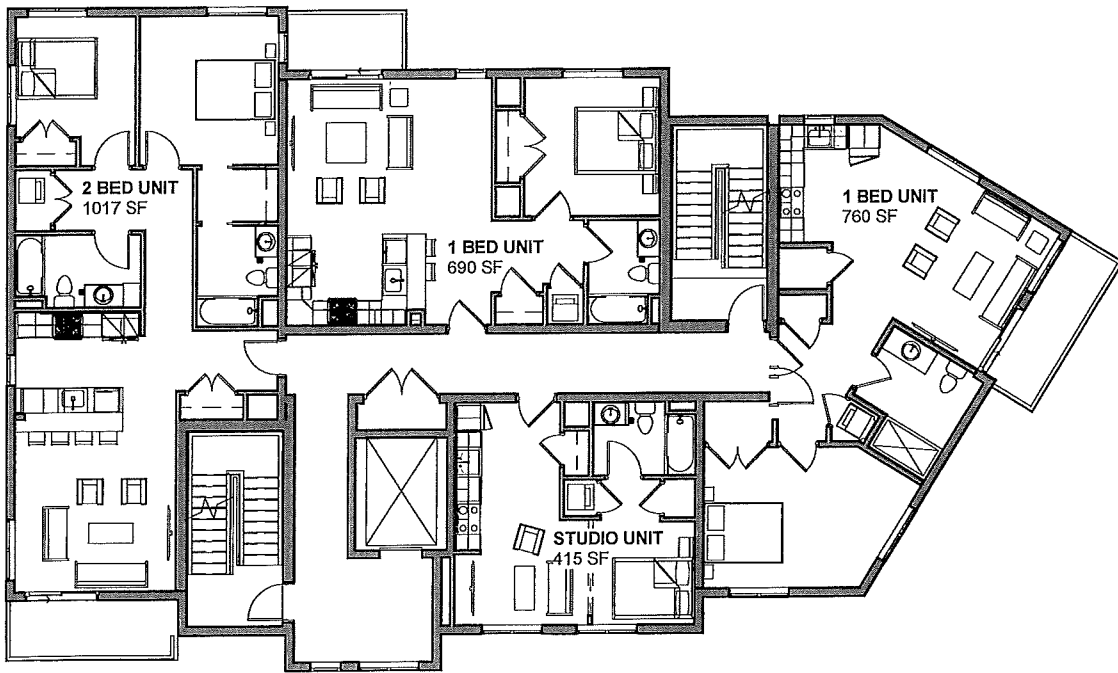
4.2 Site Plan



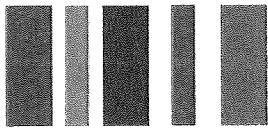
4.3 Floor Plans



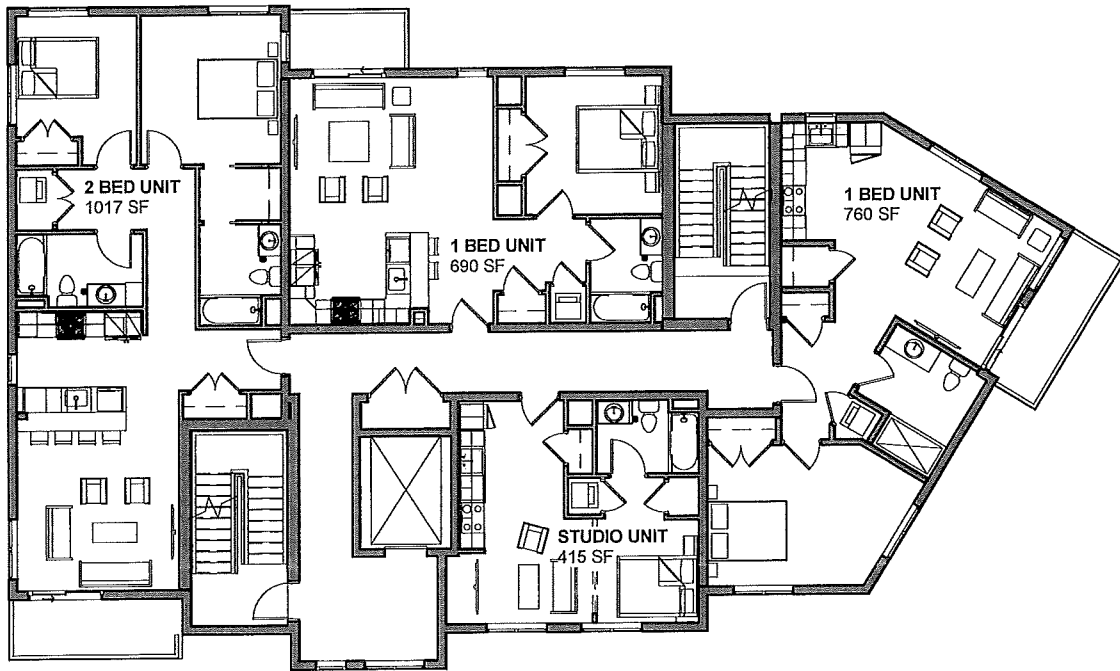
Ground Floor Plan



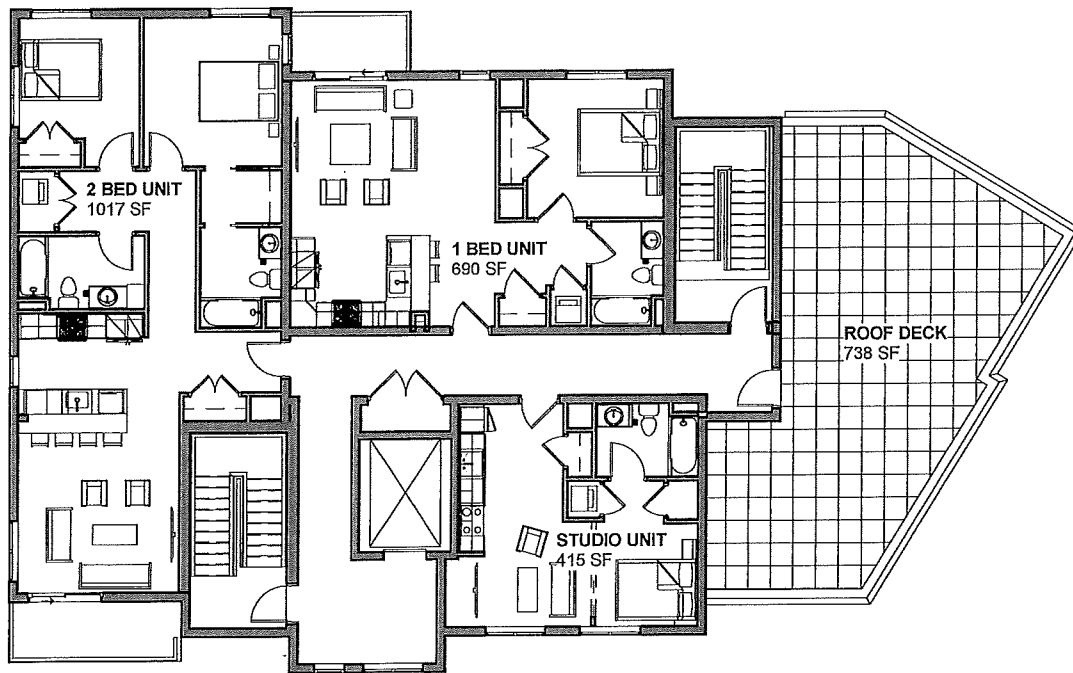
Second Floor Plan



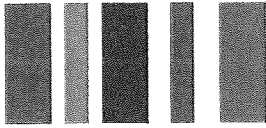
4.3 Floor Plans



Third Floor Plan



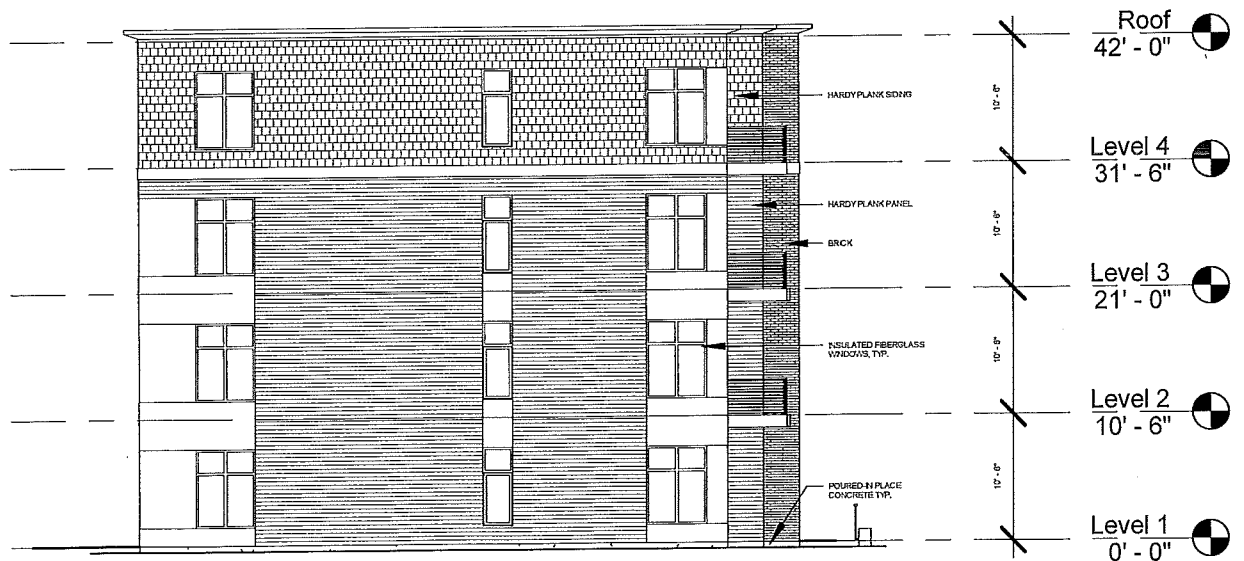
Fourth Floor Plan



4.4 Building Elevations



South Elevation



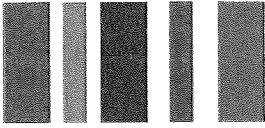
West Elevation



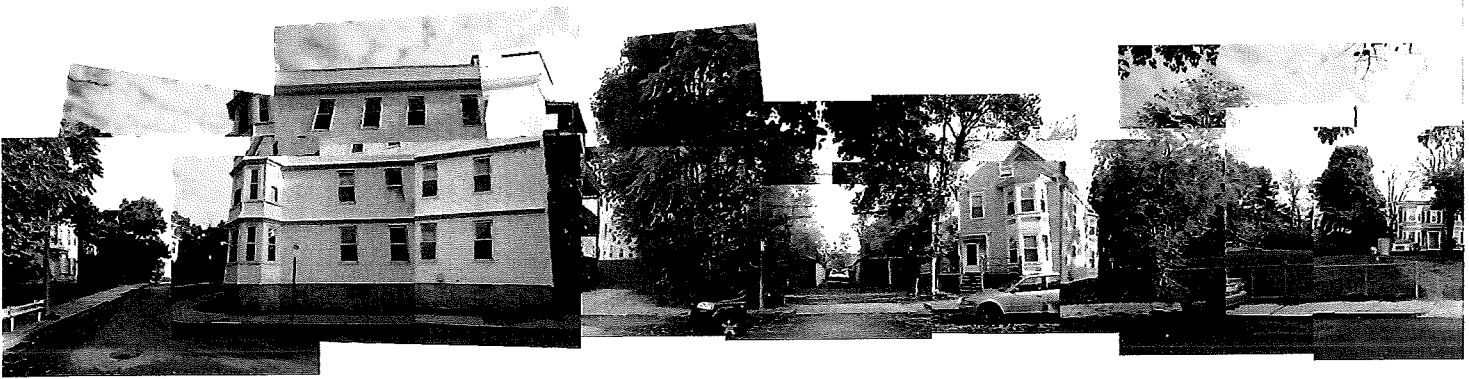
North Elevation



East Elevation



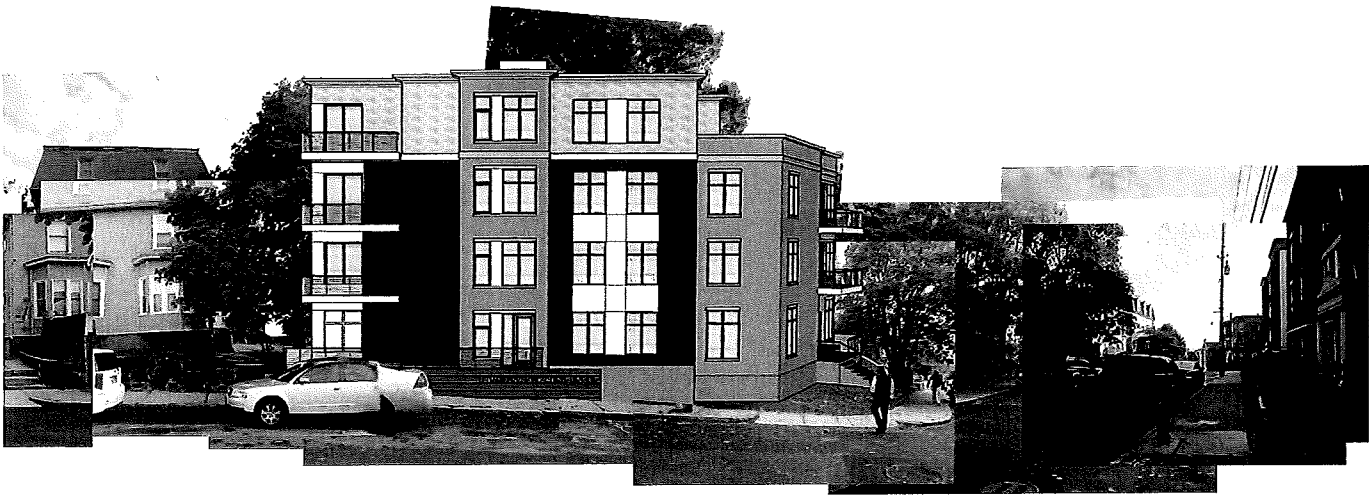
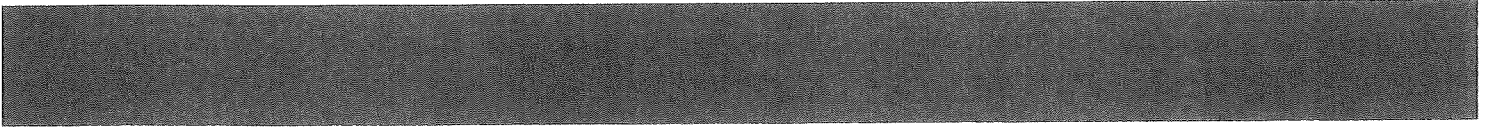
4.5 Street Elevations

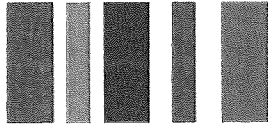


Alpine Street



Regent Street





4.6 Perspectives







5.1 Sustainable Design Narrative

The project will be registered with the USGBC and will be LEED BD+C: Homes certifiable, working towards a LEED Platinum certification as envisioned by the community. The project has been conceived as a 4 story multi-family residential building. As such, we have chosen to pursue the LEED BD+C: Homes rating system. The project team believes this rating system will allow us to maximize the potential that the current design offers in terms of sustainability and in pursuing the highest level of LEED certification economically feasible.

At this point we are still in the early stages of design. Specific building systems and specifications have yet to be determined and LEED points will be confirmed as the design evolves. Specifically, whole building energy modeling will be pursued during design to maximize the building's future performance.

We are fully committed to pursuing the highest level of sustainability for this exemplary project while balancing competing priorities. We are also committed to working with the City's Green Building standards and the sustainability goals and aspirations of the community as articulated in the 41 Regent Street RFP.

We will deploy proven sustainable design strategies very early in the design. Taking advantage of the sun whenever possible, we will utilize its warmth through a combination of windows and skylights, and the thermal mass of interior materials that can conserve the energy during the day and release the conserved heat at night.

We expect these units will be extremely efficient with very low utility costs to the future owners.

Below is an initial LEED checklist and examples of some specific strategies that we intend to use:

- ▣ We will partner early with the utility companies to take advantage of all available incentives and rebates.
- ▣ We will work with the general contractor and its subs to adopt eco-friendly construction methods and dispose of debris in a manner that avoids waste and cleanly separates recyclable materials.
- ▣ The walls, proposed to be framed at 24" o.c. to minimize waste, will have an R-19 minimum insulation and the roof will be a minimum of R-38.
- ▣ Super insulated windows meeting the highest possible standard will be used.