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## Charlestown Power Plant

Charlestown, MA | October 19, 2020 | 19039 | © The Architectural Team, Inc.

### Rendered Perspective

Response to RFP from Boston Planning and Development Agency for Ground Lease and Development of the Building 108 Power Plant Site in the Charlestown Navy Yard

Submitted by: Vision Development, Inc.

Date: October 20, 2020

COVER

Letter of Interest

October 20, 2020  
Ms. Teresa Polhemus  
Executive Director/Secretary  
Boston Planning & Development Agency  
Municipal Protective Services Desk  
12 Channel Street  
South Boston, MA 02127

**Re: Proposal for Redevelopment and Ground Lease of the Former Building 108 Power Plant Site Pursuant to A Request for Proposals Building 108 from the Boston Planning & Development Agency (the “BPDA”) Dated September 2020.**

Dear Ms. Polhemus:

This RFP is submitted by Vision Properties on behalf a to be formed partnership entity with Rick Schaffer and Clayton Turnbull as Co-Developers and Equity Partners which will be filed with the BPDA prior to designation

As the developer of the adjacent former Ropewalk Building and Tar House in the Historic Monument Area of the Charlestown Navy Yard (CNY) we are excited about this opportunity presented by the BPDA and enthusiastically submit our Proposal for Redevelopment and Ground Lease of the Former Building 108 Power Plant Site on behalf of Vision Development, Inc. (“Vision”). Our proposal will not only meet but exceed where possible the BPDA’s stated development objectives and design guidelines for the Building 108 site through shared objectives: 1. Promote residential and commercial activities compatible with the CYN and the waterfront 2. Build for balanced growth along Boston’s shoreline; and 3. Create public spaces and pathways that encourage an active and thoughtful connection between the Charlestown Neighborhood and the Boston Harbor.

The proposal achieves these goals by first establishing a creative and elegant vision for reuse of the Building 108 site by combining an exceptional architectural design and an inventive mix of uses. And second, by thoughtfully implementing this vision through a sound financial plan and construction timeline grounded by Vision’s strong company values to building sustainability, development without displacement and provide opportunities for diversity, equity, and inclusion. This proposal’s goal is to advance the evolving revitalization of the CYN aligned with the City and neighborhood priorities and in a manner that respects the historic monuments surrounding the Building 108 Site while at the same time remaining true to our core principals and commitment to sustainability, diversity, equity, and inclusion and shared community benefit.

Vision proposes to lease the Building 108 Site and repurpose and reuse it for housing and retail opportunities. Our redevelopment will construct a new modern apartment building that will meet the demand of our existing healthcare and research neighbors and will provide additional options for more Charlestown residents to have access to housing in the CNY. The new building will include seventy-eight (78) residential units, twelve (12) (or 15%) of which will be affordable units exceeding the City of Boston's Inclusionary Development Policy. The structure will also provide for 5,200 square feet of new commercial space on the ground floor, forty-four (44) new interior parking spaces over two levels, secured storage for up to one hundred (100) bicycles, an interior loading dock and other amenities. As part of the Company's Good Neighbor policy, the Company will install an indoor centralized trash and recycling facility that will also be accessible to serve the needs of occupants of the neighboring abutting historic buildings.

Outside, the Company will create a welcoming, beautiful, and visually interesting courtyard providing an attractive outdoor public pathway and activation space that also serves as a connector to Building 107. The public courtyard is envisioned to be a communal outdoor space for personal reflection, meeting neighbors or small activations such as art installations or outdoor exhibit space.

The ground lease and redevelopment proposal for the land area currently occupied by Building 108 meets the full and fair market value of the property as determined by the market rate appraisal referenced on page 31 of the RFP. This proposal is structured on a seventy (70) year ground lease based on a stabilized rate of \$10/SF, consistent with the appraised value of the property.

As stakeholders, neighbors and contributors to the ongoing reuse and advancement of the CNY; we share many of the same values, concerns and responsibly of improving our community for all. Our work is very intentional and focused on redeveloping Building 108 as a significant contributor to the CNY's active hub of both historic and modern uses for residents, employees, and visitors alike. The design is intended to harmonize with the fabric of our neighborhood – appropriately supporting and enhancing, rather than detracting from the historic district. The design vision is to sustain a sense of continuity in architectural language that which achieves a balance between innovative differentiation and compatibility.

Thank you for your consideration, and we look forward to any feedback you may have regarding this proposal. We are excited about the possibility to contribute delicately once again to the redevelopment of the CNY and its continued rebirth. Sincerely,



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**ROBERT P. SHAFFER**

Letter of Interest

October 20, 2020



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# 01 Development Submission

## 01.1 Introduction/Development Team

### Team Members

#### DEVELOPER | CONTRACTOR | MANAGEMENT COMPANY

##### **Rick Shaffer, President and CEO**

Vision Properties  
401 East Elm St. Suite #150  
Conshohocken PA 19428  
(610) 828 9690 | Email: [rshaffer@vision.properties](mailto:rshaffer@vision.properties)

Vision Properties' (Vision) senior team has more than 30 years of experience with both residential and commercial development with 80M+ of construction value in Massachusetts alone. Remaining true to its entrepreneurial roots, the firm is adept at quickly responding to market opportunities.

With a proven track record as a contractor, developer, and owner, Vision is well-positioned to efficiently execute plans for almost any type of project. Vision has been instrumental in the revitalization of cities throughout Pennsylvania – including Conshohocken and Center City – through the effective repurposing of underutilized assets, the adaptive reuse of historic structures and new construction of multifamily housing. Vision's geographic markets now range from the Mid-Atlantic and the Southeast to New England.

Vision is serving as the developer, contractor, and management company. Led by Rick Shaffer, President and CEO. Vision and The Architectural Team, Inc. have prior experience working collaboratively on the redevelopment of the Ropewalk building and Tar House in the CNY, and are therefore, intimately familiar with the parcel and adjacent historic Building 108 Power Plant Site. As a team, we have the unique opportunity to conceive of a single master plan for both properties by creating essential green space and optimal land uses that leverage the whole area including the abutting Ropewalk property.

#### ATTORNEY

##### **George Ozorowski, Esq**

Vision Properties  
401 East Elm St. Suite #150  
Conshohocken PA 19428  
(610) 828 9690 | Email: [gjo@hkolaw.com](mailto:gjo@hkolaw.com)



Specializing in real estate law, George Ozorowski, Esq., has been practicing law since 1992. He is a Widener University *cum laude* graduate and served as an Assistant District Attorney for several years before joining the law firm of Hughes, Kalkbrenner and Ozorowski as a partner. He now serves as Vice President of Vision Properties with a focus on land acquisition, zoning, land development, real estate assessment, and financing.

An expert in due diligence and capital restructuring, George is involved throughout the development process, from site acquisition and construction to project disposition. Recent projects include Industry Condominiums in Conshohocken, PA, Mendel Science Center at Villanova University and Edge Plats in Winston-Salem, NC, a 6.3-acre site.

Resume attached at Appendix A.

## ARCHITECT

### **C. Robert J. Verrier, FAIA, NCARB**

President, Managing Principal; Founder The Architectural Team, Inc.  
50 Commandant's Way at Admiral's Hill Chelsea, MA 02150  
(617) 899-4402 | Email: [bverrier@architecturalteam.com](mailto:bverrier@architecturalteam.com)

For forty-nine (49) years, the architecture, master planning and interior design firm, The Architectural Team, Inc. (TAT), has been recognized for its diverse portfolio of acclaimed design solution. The ninety-five (95)-person firm has earned more than 100 awards for design excellence across a broad range of building types and programs, including new construction of large-scale urban mixed-use developments, multifamily, commercial, waterfront and hospitality developments, assisted and senior living facilities, and community centers. The firm holds a national reputation in the areas of historic preservation, rehabilitation and affordable housing – revitalizing America's neighborhoods by artfully restoring and reimagining neglected buildings for new uses for all income levels. Notably, TAT has been the architect of record for six historic structures in the CNY, including Buildings 28, 29, 33, 34, 114 and Ropewalk, and more than 300 historic adaptive reuse projects throughout the United States. TAT is also the architectural firm responsible for successfully master planning and designing Boston's new Clippership Wharf, Battery Wharf, Lovejoy Wharf, Commercial Wharf and Lincoln Wharf, and has the forward-thinking ability to promote residential and commercial activities compatible with the waterfront.

The team is particularly sensitive to creating balanced growth along the Boston shoreline, and promoting uses and connections between the harbor and its

surrounding neighborhoods. As managing partner, Bob Verrier, FAIA has been instrumental in the preservation of hundreds of historic structures. His expertise is sought-out in areas beyond traditional design services, particularly real estate development, where he is revered for his strategic and creative approach to developing under- utilized assets, revitalizing communities and waterfronts through innovative reuse, and his keen understanding of urban development and agency financing programs. Resume attached at Appendix A.

## **AGENT | BROKER**

### **Grace Bloodwell**

Coldwell Banker

2 Thompson Square

Charlestown MA 02129 (617) 512-4939 | Email: [grace.bloodwell@nemoves.com](mailto:grace.bloodwell@nemoves.com)

A graduate of Harvard University with 15 years of experience securing qualified tenants for investors, Grace Bloodwell will serve as the agent and broker for the project. Grace is one of the top producing sales agents in the Boston market. She is a 2017, 2018 & 2019 Coldwell Banker International President's Elite Award recipient, a distinct award given to the top 1% of Coldwell Banker sales agents nationally. She is ranked within the top ten sales brokers in Charlestown, MA, based on market share and is consistently ranked 1 or 2 in market share for rentals within Charlestown. Resume attached in Appendix A.

## **DIVERSITY, EQUITY AND INCLUSION CONSULTANT**

### **Shelley Webster, Certified M/W/DBE Business Consulting**

President & CEO

In Order Business Development Solutions, Inc.

Roxbury, MA

(617) 719-7869 | Email: [shelley@inorderbusiness.com](mailto:shelley@inorderbusiness.com)

In Order provides diversity and inclusion strategies, tailored diversity and inclusion plans and ongoing tracking, monitoring and compliance work for construction projects throughout Massachusetts. Her diversity expertise touches both union and non-union sectors and includes both workforce and business utilization M/W/DBE.

In Order specializes in building business capacity of under-represented businesses, especially M/(W)BEs, by providing back office services and various business certification packaging to small, diverse and emerging construction companies. In this way, she is able to build bridges between under-represented businesses, prime contractors and Construction Managers and connect the under-

represented business to opportunities not otherwise open to them. Resume attached at Appendix A.

## **SUSTAINABILITY, ARTICLE 37 (GREEN BUILDING) AND RESILIENCY CONSULTANT**

### **Colleen Ryan Soden LEED AP BD+C**

Principal

Soden Sustainability Consulting

19 Richardson Street

Winchester, MA 01890

(617) 372-7857 | Email: [colleen@sodensustainability.com](mailto:colleen@sodensustainability.com)

SSC helps building owners, developers, and design team members identify and evaluate sustainable strategies for new construction and renovation projects.

SSC will take the lead on the project resiliency design effort. The project will adopt a multi-disciplinary and pro-active approach to designing the building and site infrastructure for flood resilience and to minimize the effects of extreme precipitation events and droughts. Resume attached at Appendix A.

## **LEED AP**

### **Mike Schofield, LEED AP, CBCP**

Senior Project Manager

CLEAResult

50 Washington St.

Westborough, MA 01581

(508) 365-3204 | Email: [Mike.Schofield@Clearesult.com](mailto:Mike.Schofield@Clearesult.com)

CLEAResult's Building Performance Consulting and certification teams provide consultation and project management to advance high-performance buildings.

We help ensure the highest level of design and construction team performance to maximize building performance; health, durability and energy efficiency for a range of commercial and residential building types.

Our dedicated staff includes building scientists, professional engineers, Certified Energy Manager, existing/building commissioning professionals, BPI Multifamily and HVAC specialists, Passive House Consultants and Verifiers, LEED AP, LEED Green Raters and HERS certifications. Our experts work with owners, architects and builders to support design work by providing building

consultation, certification and training services and ensure quality is delivered in the field through construction quality control. Resume attached in Appendix A.

## PERMITTING, PUBLIC AND EXTERNAL AFFAIRS CONSULTANT

### **Dorothy M. Joyce,**

Principal – Joyce Strategies LLC  
Principal-Dot Joyce Consulting  
Nancy Lo- Client Relationship Associate  
Joyce Strategies LLC, CCL 392608  
20 Park Plaza, Suite 422  
Boston, Massachusetts 02116  
(617) 948-2150 | Email: [dot@joycestراتيجيات.com](mailto:dot@joycestراتيجيات.com)

### **Kevin J. Joyce, Esq.**

Principal-Joyce Strategies LLC  
Of Counsel- Law Office of Gerard F. Doherty of  
50 Franklin Street, Suite 3A  
Boston, Massachusetts 02110  
(617) 542-8905 | Email: [kjj@dohertylawoffices.net](mailto:kjj@dohertylawoffices.net)

Joyce Strategies LLC provides public affairs and strategy consulting services to clients in compliance with the City of Boston’s Lobbyist Registration and Regulation Ordinance. Kevin Joyce, Esq., is an attorney with over thirty years experience in zoning and regulatory affairs pertaining to permitting large scale residential properties in Boston, Massachusetts and in generally in the United States mainly through his association with the Law Offices of Gerard F. Doherty. Dot Joyce has over twenty years in corporate communications, crises management and media relations in Boston, Massachusetts and in other cities and towns along the eastern United States. Together they will be responsible for overseeing public affairs and permitting strategy and compliance with the requirements of the City of Boston’s regulatory agency compliance for the project. Their resumes are attached at together with the resume of Client Relationship Associate Nancy Lo as Appendix A.

## LANDSCAPE ARCHITECT

### **Katya Podsiadlo**

Principal  
Verdant Landscape Architecture  
318 Harvard Street, Suite 25  
Brookline MA 02446

(617) 735-1180 | Email: [kp@verdantla.com](mailto:kp@verdantla.com)

Verdant Landscape Architecture is a full service, WBE/DBE certified landscape architecture firm serving public and private clients, with the majority of projects throughout New England and New York. Verdant is committed to a full collaborative exploration of design alternatives with an emphasis on sustainable solutions. This includes focusing on the relationship between ecology and cultural impact in the landscape. Verdant's successful approach comes from understanding the context and unique characteristics of each site, combined with a commitment to design excellence and meeting project goals, schedule and budget.

Katya Podsiadlo is a founding partner of Verdant, with a specific focus on sustainable urban systems and design rooted in ecological understanding. Katya has served as project manager for numerous planning, mixed-use, and multifamily housing developments and as technical lead for many projects including greenroof, urban park, residential and institutional design. Recent projects include: Elan Union Market in Watertown, MA, Parcel 28 Mixed-use Development, Boston, MA, and Allston Square in Allston, MA, a 350,000+ square-foot two-phased, mixed-use residential/retail development consisting of six buildings and 10,000 square feet of additional street-level open space, outdoor communal gathering spaces, 6,000 square feet of additional sidewalk, 9,000 square feet of public art space, and the introduction of more than 46 new street trees in an area that previously had only one. Resume attached at Appendix A.

## GEOTECHNICAL + ENVIRONMENTAL SERVICES

**Joseph Unsworth, P.E.** Senior Project Manager  
GZA GeoEnvironmental, Inc  
188 Valley Street, Suite 303  
Providence, RI 02909  
(401) 427-2727 | Email: [Joseph.unsworth@gza.com](mailto:Joseph.unsworth@gza.com)

GZA GeoEnvironmental, Inc. (GZA) is a full-service firm providing its clients with highly diversified technical services supporting its core practice areas since 1964. GZA employs over 675 engineers, scientists, and technical support staff in 31 offices in the U.S. and is currently ranked #114 in the ENR's 2019 Top 500 Design Firms list and #101 in ENR's annual list of the top 200 environmental firms. GZA is an employee-owned firm with gross revenues exceeding \$100 million annually. With a legacy of experience in geotechnical and environmental engineering, GZA has expanded its core services to include water, ecology, and construction management services. Joseph Unsworth, an environmental engineer with over 25 years of experience will spearhead the Building 108 project. His experience includes eight years at the Rhode Island Department of

Environmental Management as an air pollution engineer for three years and a Principal Engineer in the Site Remediation program for five years. Mr. Unsworth has been a Project Manager for over 15 years in the environmental consulting industry. His recent projects include Former Providence Steel in Providence, RI and International Depository, Inc., North Kingstown, RI. His areas of expertise include due diligence, site remediation, hazardous materials management, environmental compliance, and project management.  
Civil Engineer. Resumes attached in Appendix A.

## **CIVIL ENGINEER**

### **James Comeau, P.E.**

Project Manager  
Bryant Associates  
90 Canal Street, Suite 301  
Boston, MA 02114  
(617) 248-0300 | Email: [Jcomeau@bryan-engrs.com](mailto:Jcomeau@bryan-engrs.com)

Bryant is a minority and disadvantaged business enterprise (MBE/DBE) that provides civil, structural and traffic engineering, water resources, construction management and surveying services to public and private clients throughout the Northeast, Midwest and Mid-Atlantic regions.

Bryant will be providing site/civil and surveying services on this project. Resumes attached at Appendix A.

### **Rick Latini, P.E., LEED Green Assoc.**

Associate Principal, Chief Engineer  
HOWARD STEIN HUDSON  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
(617) 348-3305 | Email: [rlatini@hshassoc.com](mailto:rlatini@hshassoc.com)

*Howard Stein Hudson (HSH)* provides traffic engineering, transportation planning, civil engineering, and public involvement for municipalities and other public agencies, institutions, design and construction firms, developers, corporations, law firms, and environmental consultants. HSH takes a creative and collaborative approach with clients, relying on sound technical, planning, and engineering expertise and combining it with knowledge of community/stakeholder issues and needs. HSH staff understands the often contrasting and complex needs of all parties involved in a project and offer creative problem-solving and innovative options to build consensus.

We are more than engineering experts at HSH – we are the keystone of complex projects. Our tightly integrated relationships with clients and reviewing agencies ensure that sophisticated projects succeed swiftly and efficiently, no matter the scale. Our closely engaged, collaborative approach enables us to provide exceptional project delivery.

HSH will be providing traffic engineering and permitting assistance on this project. Resumes attached in Appendix A.

## **Developer Qualifications, Experience and References.**

### **References**

Jay Ash, Secretary - Executive Office of Housing and Economic Development, MA  
Phone 617-788-3626 | Email: [jay.ash@state.ma.us](mailto:jay.ash@state.ma.us)

Shaun Shanahan – Building Commissioner, Town of Chelmsford, MA  
Phone 978-250-5225 | Email; [SShanahan@ChelmsfordMA.Gov](mailto:SShanahan@ChelmsfordMA.Gov)

Timothy P. Murray – President Chamber of Commerce, Worcester, MA  
Phone (508) 753-2924 | Email: [tmurray@worcesterchamber.org](mailto:tmurray@worcesterchamber.org)

Providence RI Mayor Jorge Elorza  
Phone 401-421-2489 | Email: [providenceri.gov/mayor/mayors-office-contact-us/](http://providenceri.gov/mayor/mayors-office-contact-us/)

RI Governor Gina Raimondo - Phone 401-222-2080 | Email: [governor@governor.ri.gov](mailto:governor@governor.ri.gov)

### **Third Party Developers**

The Proponent does not have a relationship with any third-party developers, subcontractors, or community partners that might influence the proponent's development plan; not applicable.

### **Legal**

To the best of the proponent's knowledge, there are no pending lawsuits brought against Vision Development, Inc. in courts situated within the United States within the past five year.

## **01.2 Development Concept**

### **Proposed Uses**

The Project contains a total of 120,494 GSF. This is comprised of the following:

- 93,790 SF of Residential Space (78 Units),
- 5,200 SF of Retail Space,
- 550 SF of Community Recycling and Trash,
- 20,954 SF of Parking (44 Interior Spaces)

### **Description of How the Proposed Uses Will Satisfy the Development Objectives of the RFP**

Building 108 is a significant historic structure in the Charlestown Navy Yard; an example of how the Boston Naval Shipyard has evolved over the last two centuries. Unfortunately Building 108 will be demolished soon. The primary objective of this proposal is to replace Building 108 with a contemporary structure that is aligned with the appearance of the neighboring historic buildings and create a new residence that is responsive to Boston's need for more quality and affordable housing options for its residents. This proposal for the redevelopment of the Leased Premises seeks to develop a modern mixed use, sustainable, carbon neutral, net zero building within the footprint of the old industrial era, coal fired power plant. This new building will promote residential and commercial activities compatible with the Waterfront, balanced growth along Boston's shoreline and the needs of the Charlestown Navy Yard (CNY) community. We believe that our submission incorporates an innovative approach to provide exceptional, sustainable, and environmentally responsible public benefits and economic development. Our proposal is sensitive to the needs of the larger CNY and surrounding communities. It promotes integrated uses, activities and physical connections between the harbor and its surrounding neighborhoods.



Our proposal includes a mix of sixty-six (66) market rate and twelve (12) affordable residential units for urban professionals that exceed the affordable housing goals included in the City of Boston's Inclusionary Development Policy, a 5200 sq.ft. retail space for a community focused specialty grocery store, forty-four (44) off-street structured parking spaces in the basement and first floor of the building, a small interior courtyard and a dedicated centralized interior trash and recycling facility that can also serve the needs of the abutting buildings including The Ropewalk Complex, consisting of the Ropewalk Building 58 and the Tar House Building 60 and the nearby Building 107. Included within the footprint of the building will be a loading dock and secured storage for up to 100 bicycles for residents and visitors.

### **Description of How Proposed Development Will Benefit the Surrounding Community**

The design will promote connectivity from the Flirtation Walk and the Ropewalk inner courtyard through an arched opening in the Building 107 connector. Pedestrians and cyclists will have public access through-out the Navy Yard via the Flirtation Walk and connectivity to 9th Street coming out of the garage. Residents and visitors will have easy access to the City via Chelsea Street or by commuter boat from the Charlestown Navy Yard Ferry Terminal. This design supports and improves on the CNY as an active hub for both historic and modern uses. The design is focused on preserving the historic form and character of the CNY.

The project, when completed, will provide financial and practical benefits to the City and local community beyond just wages for the construction period for years to come. The new building will add to the City's tax roll and provide Linkage Payments for the ongoing maintenance of the CNY community. There will be new interior centralized trash collection, recycling, parking and a loading dock to mitigate current logistical challenges in the neighborhood dealing with on street parking and trash removal.

### **Construction and Permanent Jobs Estimate**

It is estimated that one hundred twenty (120) construction jobs and eight to twelve (8-12) permanent jobs will be created as a result of this project. Assertive and intentional effort will be taken to employ residents of the local community who are qualified and desire to work in the trades or in a permanent position will be given first consideration.

Construction is anticipated to take sixteen (16) months to complete. During peak activity, we are anticipating that the project will employ one hundred twenty (120) construction workers daily. The project will average sixty (60) workers directly and indirectly during construction.

Of the one hundred twenty (120) construction jobs created a minimum of sixty-two (62 jobs) will be targeted for local residents, fifteen (15) jobs will be targeted to women and forty-eight (48) jobs will be targeted to people of color.

After construction is completed there will be 8 to 12 permanent jobs created to support this property. These positions include building maintenance, leasing, property management, security, and special service jobs on site and in the corporate office.

Our goal is to fill these permanent positions with 100% diversified candidates that include local residents (varying ethnicities), people of color and women.

### **Narrative of Community Benefits Supported by the Development**

The proposed development replaces an environmental hazard with a contemporary building that is sympathetic to the appearance of surrounding historic structures to reinforce a sense of history and an earlier time and place in the CYN. The sustainable design advances Boston's progressive path to becoming Carbon Neutral replacing an old dirty relic of the past with a modern efficient, sustainable development that is sensitive to Boston's Climate and the realities of its proximity to the water. The design embraces resiliency strategies to address sea level requirements for new buildings.

Diversity & Inclusion Plan /Equity Investment meets or exceeds standards in addition to those defined in the Boston Jobs policy requirements.

The Development creates additional public open spaces for passive enjoyment while also promoting pedestrian and bike commuting.

## **01.3 Development Plan**

### **Description of How Development Concept Will be Implemented**

From the date of Tentative Designation forward, the Project team will advance design and request a pre-review planning meeting to review the Conceptual Design and identify coordination meetings that will need to occur prior to filing the Project Notification form. If the designation is made within the next ten (10) days, the pre-construction dates will be as follows:

- Bid Opening Date 10/21/20
- Evaluation Period 10/21/20 to 12/31/20
- BPDA award recommendation to Board for Tentative Designation 1/31/21
- Provide evidence of necessary financing and Equity February 2021
- Approval of Design Schedule and submittal of Development Plans April 2020
- BPDA Design Review April 2021 through July 2021
- Article 37 Initial Filing and Compliance July 2021 through September 2021
- Cooperation Agreements July 2021 through December 2021
- Completion of Article 80 Process with the BPDA December 2021
- Issuance of all required Building Permits December 12/26/21
- Finalize Negotiations of Ground Lease February to 12/26/21
- Financial Close 12/31/21
- Construction January 2022 through May 2023
- Certificate of Occupancy July 2023

## **Summary of the Plan for Operating the Proposed Development**

The operations of the development initiates with a kick off meeting six (6) months prior to substantial completion. Onboarding of new staff will commence at this period of time. The projects broker, Coldwell Banker will begin preleasing and marketing activities. There will be hard hat tours on the site.

On-site maintenance, management and leasing staff will develop a strong community presence as construction activities transition from active construction to punchlist and commissioning activities. The maintenance staff will witness equipment start up and be trained on the systems just after final inspections and commissioning.

The management staff will negotiate with local vendors and contractors for everything from cleaning to trash and recycling. It is anticipated that there will be a local merchant or grocery store under contract just prior to the issuance of the Certificate of Occupancy for the residential portion of the building. Tenant fit-out activities are anticipated to commence post final inspection and last four (4) to (6) months.

Designated delivery schedules and detailed coordination meetings will need to occur prior to moving tenants post construction while the tenant fit out work is completed in the commercial space and the residential tenants begin to move in. We are anticipating that the stabilization period may be protracted in length due to the ongoing Coronavirus.

Strict policies and procedures will need to be implemented prior to having occupants move in.

The operating budget anticipates approximately \$1,100,000 in operating expenses post the stabilization period. The first years expenses will be closer to \$500,000 due to a mid year anticipated completion date. There will be debt service payments of approximately \$2,300,000 for the senior debt. Incoming revenues are sufficient to ensure a debt service coverage ratio of at least 1.25. Working capital will come from developer equity.

### **Sources of Funding**

Senior Debt	East Boston Savings Bank	\$38,716,593
Institutional Equity	JCM Investment, LLC	\$13,827,355
MBE Equity		\$ 2,765,471

### **Outline of Required Regulatory Approvals and Timeline**

Building 108 is located in the Historic Monument Area of the Charlestown Navy Yard in the Charlestown neighborhood of the City of Boston, Massachusetts. The site is bounded by Chelsea Street to the North and other buildings of the Historic Monument area to the South and East including the historic Ropewalk and Tar House buildings which Vision is currently renovating for reuse as a rental apartment building containing ninety seven apartments and amenities. Building 108 formerly used by the United States Navy to supply power to the entire Navy Yard, is currently abandoned and in poor condition beyond repair.



Figure 1-Building 108 Photo from RFP

According to the RFP, the BPDA intends to demolish Building 108 and present a vacant site to proponents for redevelopment. The RFP advises that The BPDA has submitted a Project Notification Form (“PNF”) regarding the proposed demolition to the Massachusetts Historical Commission (“MHC”). Pursuant to Section 106 of the National Historic Preservation Act and applicable laws/regulations, the selected proponent will need to comply with any restrictions imposed by the MH



Figure 3 Locus Map from RFP

Figure 2 Aerial Photo of Locus from RFPoutli

For zoning purposes, the Building 108 Site is located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard where multi-family housing is allowed. The proposed height of the proposed new building, however may exceed the applicable height and other dimensional regulations of the Boston Zoning Code which on preliminary analysis, will require the proponent to obtain variances from the City of Boston Board of App A full discussion of the zoning implications follows at section \_\_\_\_\_ of this response to the RFP.

Agency:	Permit /Action/ Approval	
<b>Federal</b>		
Advisory Council on Historic Preservation	Section 106 (to Mass. Historic Commission)	If appl
<b>State</b>		
Massachusetts Historic Commission	Review and Approval of Preservation Plan	If appl
<b>Local</b>		
Boston Planning and Development Agency	Article 80 Large Project Review and execution of related agreements; Section 80-B-6 Certificate of compliance	8 to 12
Boston Board of Appeal	Zoning Variances (Dimensional)	1-3 mo Certifi
Boston Civic Design Commission	Determination to Review/Recommendation	
Boston Fire Department	Approval of Fire Safety Equipment; sprinklers, fire alarms, life safety narrative	4-6 we ISD an
Boston Public Safety Commission Committee on Licenses	Garage license, storage of flammable fuels	1-6 mo
Boston Landmarks Commission	Article 85 Demo Delay Compliance	90-150 with th
Boston Transportation Department (BTD)	Transportation Access Management Plan Construction Management Plan	90-120 90-120
Boston Inspectional Services Department	Building Permit; other construction-related permits; Certificates of Occupancy	Buildin full bu project issue a applica days at the ISD within sign of Depart card.
Boston Public Works Department	Curb Cut Permit(s); Sidewalk Occupancy Permit (as required)	0-30 day

Boston Water and Sewer Commission	Site Plan Review; Water and Sewer connection permits; Construction Site Dewatering; Storm Water Drainage	0-30 da
Public Improvement Commission	to be determined	To be c

- NPDES permit prior to construction start January 2022
- SWPPP prior to construction start January 2022
- Eversource Agreement and Easement prior to issuance of Building Permit December 2021

### 01.4 Boston Residency Jobs Policy Compliance

The project is covered by the Boston Residents Jobs Policy New Ordinance that was approved on January 25, 2017. It calls for achieving workforce goals at the following levels inclusive of apprentices and trainees:

1. Boston Residents 51%
2. People of Color 40%
3. Female 12%

The aforementioned goals will be treated as the floor and not the ceiling and referred to as a *requirement* which helps to influence the mindset of how the goals are perceived and thus, approached.

We intend to use published, proven **Best Practices** that have benefitted other projects by setting standards for projects to follow and have optimized the attainment of workforce goals.

The following are some of the approaches we will implement in order to achieve the BRJP workforce goals:

- When considering subcontractors to perform the work, look at their BRJP stat report history relative to employing residents, people of color and women
- Require subcontractor to present workforce plan prior to starting on the project that will outline the demographic composition of its workers
- Invite union business agents and training directors to be a part of the subcontractor’s preconstruction meeting in an effort to work collaboratively to provide the project with diverse workers
- Confirm workers on site the first day of subcontractor starting on site. If the demographics do not align with the workforce plan that was submitted, call swift and corrective action meeting

- Ongoing monitoring of reports and workforce on site will enhance our ability to become aware of subcontractors who are out of compliance, thus our ability to address any deficiencies quickly
- Work with community workforce advocacy groups, local unions, pre-apprentice training programs such as Building Pathways and Youthbuild Boston in an effort to introduce new talent to our subcontractors
- Have a Diversity & Compliance Monitor assigned to the project who track BRJP workforce compliance and submissions and will serve as a point person and liaison to the community, advocacy groups and walk on job applicants
- Install Walk on Application signage with mailboxes or QR code so that any passersby wanting to participate in the construction work can fill out an application that will be circulated to all subcontractors on site and submitted to the City of Boston's jobs bank
- Include diversity expectations and requirements in all subcontract documents.
- Include the Policy Group on Tradeswomen's Issues *Finishing the Job* checklist for subcontractors with all workforce preconstruction documents sent to the subcontractors

The above mentioned are a snapshot of actions that will be taken to ensure subcontractors are making every effort to comply with the BRJP ordinance. We fully understand the sanctions that can be imposed for non-compliance and the “7 *compliance efforts*” that are necessary actions for subcontractors to exhibit that they are in compliance and will communicate the same to all subcontractors. Our plan is to view these efforts as a minimum towards achieving the workforce diversity goals.

## **01.5 Diversity and Inclusion Plan (DE&I)**

### **MBE/WBE Access & Opportunity**

In addition to working in accordance with the BRJP workforce compliance ordinance, Vision Properties is committed to providing minority and women owned businesses fair and equitable opportunities to participate in as many aspects of the development of this project as possible. Vision Properties will follow the *Massport Model* that expands opportunities for Women and Minority owned businesses.

At the writing of this proposal, Vision Properties has already engaged the services of (1) M/WBE company, In Order Business Development Services; (2) MBE companies, Bryant Associates and Janey Construction Management, and (2) WBEs, Soden Sustainability Consulting and Verdant Landscape Architecture. While we know that we have more work to do to meet the City's and the BPDA's commitments, we are pleased with this start and are having ongoing conversations with resources to fulfill full cycle participation.

Vision has set forth the following Diversity and Inclusion Plan to create and oversee an outreach program focused on increasing the opportunities for people of color, women



and M/WBEs in professional services, construction, design, development, financing, operations and ownership components of the project.

Historically, we understand that M/WBE businesses have been underutilized in these fields and understand the City and BPDA are committed to creating increased opportunities to businesses in these fields:

Throughout the preconstruction process, we will actively continue to pursue and affirmatively outreach to the M/WBE community, women and persons of color in order to achieve significant diverse participation on this project. The M/WBE goal for construction will be set at the State's rate of 10.4%, however there will be great emphasis on not combining the goal at 10.4% M/WBE but separating them at 5.00% MBE and 5.4% WBE in order to achieve greater MBE participation. We have found that when goals are combined, prime subcontractors tend to engage WBEs and not MBEs.

In Order Business Development Solutions, Inc., is experienced in administering BRJP and is actively assisting in identifying potential equity investors and architectural and design consultants to participate in the predevelopment phase of the project. In Order's work in diversity relative to both under-utilized (M/W/VBE) business and workforce engagement has been positively recognized by community advocacy groups and the Massachusetts Gaming Commission, where her strategies have been posted as *Best Practices For Diversity in the Construction Industry*. According to the Policy Group on Tradeswomen's Issues, the Encore Boston Harbor, where In Order led the diversity effort, exceeding all workforce and M/W/VBE utilization goals, "made history around the world by having the most female tradespersons on one construction jobsite".

Vision has been in contact with a number of locally based people of color known for facilitating commercial equity investment opportunities among people of color on projects going up in Boston market. Vision will continue to engage and seek referrals of interest relative to equity investment partners.

Although the pandemic has limited in-person engagement via Business-to-Business events and Job Fairs, In Order Business intends to hold virtual job fairs and virtual Business to Business events where connections to opportunities will be facilitated via virtual break-out rooms that will tie attendees with aligned areas of interest.

#### Design Consultants and Equity Partnerships

- Included in narrative above. Engagement and efforts are ongoing and have been successful to date. Will continue to development a desirable equity partnership plan targeted towards \$5 - \$10 Million equity partnership with people and businesses of color.

#### M/WBE Approach (Subcontracting)

- Review prime subcontractor's history of engaging MBEs/WBEs on past projects

- Publish a bid opportunities timeline that will list when the different scope items are bidding so that MBEs/WBEs can be prepared to bid or contact prime bidders to express interest
- Require prime tier subcontractors to submit an MBE/WBE commitment strategy at the same time their bid is submitted
- Owner's Diversity Consultant work with internal team to review commitment strategies and recommend diverse MBEs/WBEs
- Utilize Diversity Consultant's expansive database of MBEs/WBEs as well as databases for City of Boston and Mass Supplier Diversity Office certified MBEs and WBEs to send bid opportunities timeline and recommend to prime tier bidding subcontractors
- MBE/WBE Business to Business Opportunity/Meet the Prime Contractor virtual event (or in person, depending on pandemic guidelines)
- Make direct contact with larger MBEs/WBEs to gauge interest in bidding the project
- Work with the Massachusetts Minority Contractors Association (MMCA) and the Black Economic Council of Massachusetts (BECMA) to get the word out to Black/Brown and Latinex Businesses (MBEs/WBEs)

#### Workforce (BRJP Goals)

- Host job fair to collect interest in participating on the project. Circulate job candidate's information to subcontractors participating on site, union business agents (if appropriate), and Boston jobs banks. Provide candidates with information about union apprentice enrollment and pre-apprentice programs like Building Pathways and Youthbuild Boston.
- Implement proven *Best Practices* of Mass Gaming Commission and the Policy Group on Tradeswomen's Issues
- Follow the actions and steps outlined in the BRJP section of this proposal
- Owner's Diversity Consultant will be available to all community advocates to work in collaborative effort to learn of new opportunities to engage referrals and recommendations

#### Ongoing Operations

- Work with local tenant's organization to identify interests of participation in ongoing operations relative to facilities management, tenant leasing, security and other contracting services
- Work with Bunker Hill Community College's career center to identify local candidates looking to start their career in property management or facilities management
- Facilities Management
- Other Contracting Services

The Vision team is committed to diversity, inclusion and equity on the project and we believe we have a strong and realistic plan to achieve our objectives in this regard. In addition our already engagement with local MBEs and WBEs, we are actively seeking

opportunities to engage those who are interested in participating on this project. We believe that the engagement of a local Diversity Consultant who has proven success will help us to optimize participation by diverse and local tradespeople and businesses throughout the lifecycle of this project.

## **01.6 Development Without Displacement Plan**

Vision strives to be a partner in each community that we build in. Whether its purpose built student housing or luxury market rate and affordable units, we value the place in our community that each of us holds. We understand the importance of promoting strong diverse communities where everyone has the opportunity to live and thrive.

Our Development without Displacement plan takes a two pronged approach. The first prong is focused on providing good paying jobs to local residents in the markets that we build. The second prong is providing additional affordable units to the local housing stock.

The development period provides the opportunity for many in the community to benefit whether directly through good paying construction jobs or through the strong economic benefits that a successful project brings. Our robust Diversity and Inclusion Plan establishes aggressive goals to provide good paying jobs to members of the local community.

After construction is completed there will be 8 to 12 permanent jobs created to support this property. These positions include building maintenance, leasing, property management, security, and special service jobs on site and in the corporate office

Good stable jobs are only half of our strategy plan. The other half focuses on increasing the local affordable local housing stock. Our proposed twelve (12) affordable residential units in the CNY community exceed the affordable housing goals established for the City of Boston under the Inclusionary Development Policy. There is a mixture of one bedroom (1), two bedroom (2) and two (2) bedroom Town Houses. Current members of the CNY will have added options to suit their individual and family affordable housing needs and to help them stay in the community.

Rents for the affordable units range from \$1878 for a one bedroom up to \$2231 for a two bedroom unit. The range of units we are proposing provide options for singles, couples, families and both young adults or senior citizens.

Vision's business model of being not only developers, but also owners and operators has influenced the culture of our company. We get to know all of our tenants. The owner of the company personally visits and stays at each of the company's properties. There is a vested interest in promoting a strong healthy diverse community. Through the many highs and lows inherent in real estate development and now with Covid,

Vision continues to value the strength of its communities. A safe clean property is easier to maintain when the community members feel a sense of connection and belonging. They look after the property and after each other. Stability is the key to managing successful communities. There have been many times, more so recently that people have been in need. Vision has learned that it is in its interest and in the interest of its many communities to work with people in their time of need. There were many students recently stranded with nowhere to go and nowhere to stay. Vision chose to work with these students and to allow them to stay. The college where these students came from recognized the generosity and compassion and recently approached Vision to rent the entire building for the school year recognizing the value of having strong safe vibrant community for its students.

## **02 Design Submission**

### **Design Narrative**

The proposed design is composed of two elements, the renovation and restoration of the 206-foot two story structure along 3<sup>rd</sup> Avenue, and the partial renovation and addition to, the boiler complex to the northwest opposite the Ropewalk.

The renovation and restoration of the two-story structure along 3<sup>rd</sup> Avenue maintains a portion of the existing street wall. The Eastern façade of the structure is held back from the street wall defined by the eastern facades of the Charlestown Inn and the boiler complex and forms a green entry courtyard to the development.

The new 7 story addition to this complex sits entirely within the footprint of the existing complex, set back from the existing cornice line as suggested in the RFP, distinguishing it in form and materiality from the existing boiler structure. Its internal façade is set back 25 feet from the northwest façade of the 3<sup>rd</sup> Avenue building forming a ground plane pedestrian mews connecting the previously described entry courtyard on 9<sup>th</sup> Street to a landscaped greenspace between Building 107 and the Ropewalk. The connection is made through a vestigial arched portal of the boiler complex at the end of the interior pedestrian mews.

The new, 7 story addition rises from within the footprint of the existing boiler complex in such a way as to preserve the brick exterior facades of the original structure, preserving a reading of that structure but presenting as a subsequent addition in keeping with the accretive nature of the original complex.

With its regular, rectangular form, regular organization of windows and window proportions, the addition recalls the orderly organizational spirit of the many granite structures of the Navy Yard. The regular pattern of panel coursing and gray color clearly evoke both the ashlar granite of Building 34 or the more contemporary skin of the Charlestown Inn. It is simple, elegant, and contextual without being imitative.

The relatively narrow width the street is such that the existing two story building to be renovated along 3<sup>rd</sup> avenue effectively obstructs sightlines to the addition which provides scale transition to the 105-foot Mass General Building to the northeast and the Tobin Bridge to the northwest.

## DEVELOPMENT OBJECTIVE

The design is consistent with the Master Plan, the Harbor Plan, the Secretary of the Interior's Standards, the HMA Design Guidelines, the Program for Preservation and Utilization and the Charlestown Renewal Plan. The Project Team will conduct a title examination to ensure that the legal title to the Property is clear. The Project Team is not relying on any warranty or representation of accuracy made by the BPDA with regard to any title examinations it may have conducted. The Project Team will commission a boundary survey, if selected, to determine the existence of any encroachments.

## URBAN DESIGN GUIDELINES

The proposed design preserves, enhances and respects the general scale and physical properties of the Leased Premises and the surrounding area. The design replicates the original massing, materials and overall façade along 3rd Avenue. The design generally stays within the existing footprint of the old power plant and pulls many architectural details from the old brick power plant. Using modern materials along with the current setbacks, corner treatments and other design details, including the brick and the arched openings, the proposed design evokes a sense of the original building. The new building literally rises out of the ashes and the old footprint of the coal powered plant with a carbon neutral, net zero design that provides for a greener future for the CNY.

The proposed design includes approximately 44 parking spaces, a loading dock that services the needs of the tenants and a centralized trash and recycling area all located on the ground floor. These uses address the needs and some of the demands of the CNY. They provide an adaptive re-use of the ground floor areas that may be restricted in use by an AUL.

Out of the old building envelope rises a new modern structure that utilizes Composite Laminated Timbers (CLTs) and extremely thermally efficient Passive House design details. This contemporary section of the building is set back from the plane of the existing building to minimize the visibility of the roof structures. The design is compatible with the size, scale, color, materials and character of the existing buildings. The high-quality architectural details and materials complement the character of the Boston historic waterfront development patterns.

The connector from Building 107 will carefully be restored and seamlessly integrated into the new development. An open arch will engage the interior Ropewalk courtyard with the 3rd Ave frontage. This construction will be completed to the Secretary of the Interior's Standards.

By opening the arch at the connector, the proposed design enhances connectivity along the CNY pathways, including the Flirtation walk, to the

waterfront and to other public spaces that promote pedestrian activities and public art. The overall design promotes a sense of openness and multi modal connectivity for cyclists and pedestrians including easy access to the waterfront areas and the ferry terminal. The proposed design enhances air flow channels created by sea breezes through the open arch and into the interior courtyard of the proposed building. While there are sixty (44) structured parking spaces in the proposed design, there are also up to 100 secured bicycle spaces in the garage. The design will include an area for shared bicycle stations along the 9th Street frontage.

A few of the parking spaces will be dedicated to ride sharing and electric vehicles. Tenants who utilize these parking spaces will be taking vehicles off of the streets in the CNY. The majority of our target demographic live and work in the City.

The landscaping site improvements will include the use of loam and seed on all non-paved areas of the Leased Premises where possible. The proposed landscape design includes new trees, shrubs and other plantings at the property lines and within the Leased Premises that are appropriate for the CNY. Existing mature trees over eight (8) inch caliper will be pruned and protected. Proposed new trees shall be at least three and one-half inch (3- 1/2") caliper. Fencing type and height will be limited in location and design to function properly.

The site plan is designed to appropriately screen from view disposal areas, accessory storage areas or structures, utilities and HVAC equipment. Careful coordination and care will be exercised with details and construction of areas adjacent to the historic "Flirtation Walk" and other historic areas of the CNY. Any alterations or damage to existing sidewalks, hardscapes, curbs, paving, lights, trees and landscaping that occurs during construction will be repaired and/or replaced as appropriate.

### **Bicycle parking, automobile parking and transportation and circulation plan**

Bicycles and automobiles will enter and exit the parking garage from the 4<sup>th</sup> Av / 9<sup>th</sup> Street at grade entrance. There is an entrance approach in to the structured parking garage from 4<sup>th</sup> Av. There are two levels of parking with an internal ramp that continues down to the former boiler room location at the lower level of parking. Bicycles have a storage cage on the ground floor of the parking garage. The community trash and recycling room is located in the northeast corner of the garage on the ground floor. There will be a separate ramp in to the garage coming off of 4<sup>th</sup> Street as well. There will be a trash compactor located in the trash room. It is envisioned that there will be a pick up scheduled for twice per week. Vehicles exiting the garage can turn right on to 9<sup>th</sup> Street or continue straight on to 4<sup>th</sup> Av.

## Preliminary Zoning Analysis

According to the official zoning maps of the City of Boston, the Building 108 site is located on a portion of Parcel NY-1 in the Historic Monument Area of the Charlestown Navy Yard (Special Study Area 1<sup>1</sup>) within the Charlestown Urban Renewal Area Project No. Mass. R-55. The site is also located in the Harborpark District-Charlestown Navy Yard zoning sub-district.<sup>2</sup>

Consequently, for zoning purposes, the site is regulated by a combination of overlapping zoning regulations, namely, Article 42B, Harborpark District-Charlestown Waterfront of the City of Boston Zoning Code (the "Zoning Code"), and by Article 42F- Charlestown Navy Yard, and by Article 42F, Appendices, and by an Amendment to Charlestown Urban Renewal Plan Project No. Mass-55 as adopted by vote of the Boston Redevelopment Authority<sup>3</sup> on July 19, 1976, however due to the Urban renewal Designation (B-1U) the zoning regulations pertaining to use and dimensions of the underlying base code of the Zoning Code apply to the Building 108 site.

All the aforementioned, overlapping zoning regulations list residential and commercial/retail uses as uses that are allowed as of right on the Building 108 site. Because of the underlying applicable Urban Renewal designation<sup>4</sup> the dimensional requirements of the base code apply to the site provided, however that the off street parking requirements of Article 42B, sec. 42B- 10 (and thereby, by implication of Article 23 of the base code), and the 25% affordable housing requirement for Creation of Housing on Land Owned by a Public Agency contained in Article 42F, sec. 42F-4 and waste handling, area for recyclable materials of Article 42F, sec. 42F-9, Environmental Protection and Safety Standards for Proposed Projects and Article 42F, sec. 42F- 13 (5), Historic Monument Area (Special Study Area 1) are complied with.

Because the residential and commercial/retail uses being proposed by the proponent are listed as allowed of right uses in both Article 42B and Article 42F (the "Harborpark Zoning") and also listed in the Amendment to the Urban Renewal and because the Proponent is proposing to use the building that is to be constructed on the site for residential and commercial/retail uses, the project as proposed by the proponent will not require zoning relief from the City of Boston Board of Appeal under the Zoning Code. The Project however will require approval from the Boston Planning and Development Agency under the Large Project Development Review Procedures of Article 80B of the Zoning Code because it is proposing to erect a building having a gross floor area of approximately 120,494 sq. ft. which exceeds the threshold limit of 10,000

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<sup>1</sup> Urban renewal B-1U district

<sup>2</sup> See, City of Boston Zoning Map "2B/2C Harborpark District: Charlestown Waterfront"

<sup>3</sup> A predecessor agency to the Boston Planning and Development Agency.

<sup>4</sup>Due to the Urban Renewal District designation (B-1U) pursuant to Zoning Code Article 3, Section 3-1 A, the regulations for the base code applicable to the area apply except when in conflict with the special regulations. Specifically, Section 3-1 D of the Code provides that the "provisions of this code establishing use, dimensional, parking and loading requirements for the Harborpark District shall not apply to urban renewal areas established under section 3-1 A.b".

sq. ft. necessary to trigger applicability of Article 80B in the Harborpark. See, Article 80B, sec. 80B- 3 (a).

The required off-street parking requirement for the Project is one space per unit. See, Article 42B, sec. 42B- 10 and Article 23. The Project is proposing a total of 78 units. Therefore, 78 parking spaces are required. The Project is proposing 44 enclosed on site parking spaces. Because {less/greater than variance??}]

The dimensional regulations applicable to the Site located in the Subdistrict are found in Article 42F-1 3 of the Zoning Code<sup>5</sup> According to the preliminary zoning calculation form set out below the project will/will not require relief in the form of variances from the Zoning Code:

Dimensional Requirements: Article 42; or Article 3 sec. 3-1d (B-1-U) See, Article 13 Table B	Required	Proposed	Notes
Harbor Park Article 42			Dimensional calculations based on: Article 13, Table B
Minimum Lot Size:	4,000 sq. ft first 3 units		
Minimum Lot Width:	None		
Maximum Building Height:	3stories, 35'	Proposed	
Maximum Floor Area Ratio:	1.0	(Proposed)	
Minimum Usable Open Space Requirements (per dwelling unit)	400 sq. ft.	Proposed	

<sup>5</sup>See, Article 3, section 3-1 D of the Code provides that the "provisions of this code establishing use, dimensional, parking and loading requirements for the Harborpark District shall not apply to urban renewal areas established under section 3-1 A.b".



Minimum Front Yard Requirements:	20'	' Proposed	
Minimum Side Yard Requirement:	10'	Proposed	
Minimum Rear Yard Requirement:	30'	Proposed	
Minimum Lot Area (per dwelling unit)	1,500 sq. ft. per unit over first 3 units	362 sq. ft. Per unit	
Minimum Front Yard Requirement:	20'	___Proposed	

## RESILIENT DEVELOPMENT AND GREEN BUILDING DESIGN GUIDELINES

The proposed project supports the Community's and City of Boston's Carbon Free, Climate Resilient, and Healthy Community Goals. The design will follow the City's climate change preparedness and citywide resilience initiatives and recommendations contained in the referenced Climate Ready Boston 2016 and Coastal Resilience Solutions for Charlestown.

Particular attention will be paid to the Article 37 Green Building and Climate Resiliency Guidelines.

Our proposed design incorporates resilient building and site strategies to eliminate, reduce and mitigate the production of Greenhouse Gases, higher temperatures and heat events, more intense precipitation, and rising sea levels.

The project will exemplify Mayor Walsh's Carbon Free 2050 goals by striving for zero carbon or positive energy performance. The project is targeting to be carbon neutral, net zero project. The structure will be made of Composite Laminated Timbers. The project will utilize geothermal wells to function as ground source heat pumps to provide for most of the heating and cooling loads of the building. The building will be designed to Passive House standards. A roof top solar array will help to offset the electrical demands of the building. A Power Purchase Agreement with a large off-site renewable energy provider will be negotiated to provide for the remaining balance of the projects power needs.

Green roofs, plantings, expanded tree canopy and shade structures will be incorporated into the design to reduce heat exposure and heat retention in and around the building. Higher albedo building and paving materials will also be used to further reduce heat exposure.

### **1. Green Buildings**

The project strives to be environmentally responsible in its design, construction process, and future operations. Consistent with these goals, the project will be designed to meet City Of Boston requirements by achieving LEED Certifiability under the LEED BD+C v4: Multifamily Midrise and Stretch Code Compliance. The design will achieve LEED Gold, and aspire to higher. The project will aspire to design to Passive House certification. The project is focused on delivering a carbon neutral, net zero building by committing to ground source heat geothermal heat pumps, a robust building envelope and mechanical/electrical systems and renewable energy.

### **2. Integrated Project Planning:**

An integrative process will facilitate the design and development team's achievement of green objectives throughout the project life cycle. The project team will include LEED Accredited Professionals, LEED Green Rater and Passive House Verifier to ensure a complete, integrated approach to design, construction, operations, and maintenance. A sustainable design focused workshop will be held during schematic design and the team will review and confirm the sustainable design and energy efficiency goals. The intent of the meeting will be to maximize the opportunities for integrated, cost effective adoption of the green design and Passive House construction strategies. Each discipline will be engaged to identify the design goals and to initiate the direction of the design. A preliminary energy use assessment will be conducted using whole building energy modeling. As the project develops, regular design meetings will be held to ensure the entire team is engaged throughout the design and construction process.

### **3. Site Development:**

The project is located on a previously developed site. A site condition assessment will be conducted, and a plan will be developed and implemented if remediation is required. During construction, the project will provide a Storm Water Pollution Prevention Plan per the City of Boston requirements. The construction team will develop and implement an Erosion and Sedimentation Control Plan for the duration of construction. In order to mitigate heat island impacts, the project will include light colored pedestrian oriented hardscape, incorporating a high solar reflectance index roof and vegetated open spaces. The project will include a rainwater management and mitigation plan to capture, store and recharge the rainwater collected from the building roofs. The project will strive to infiltrate stormwater runoff for a 95<sup>th</sup> percentile 24-hour storm event. The site design will also investigate ways to promote area natural habitats.

### **4. Connectivity:**

The proposed design promotes and supports non-personal vehicle means of travel for pedestrians, cyclists, public transit and reduced vehicle travel. There will be structured secure storage for up to 100 bicycles following the Boston Bicycle Parking Guidelines, shared parking, transit pass programs for tenants and the potential for car and bike share programs. The open

archway at the building 107 connector will allow for easy access to the interior Ropewalk Courtyard which will provide open space and landscaped seating options, access to the Flirtation Walk and potential communal gardening spaces.

#### **5. Water Efficiency:**

The project design will implement strategies to minimize the water use and reuse storm wastewater where possible. The design will include low flow plumbing fixtures, rainwater harvesting for gardens and building systems, ground water recharge and drought resistant planting irrigated with non-potable water. The site will utilize native, adaptive, and/or drought tolerant plant species that require limited irrigation.

#### **6. Energy Efficiency:**

A whole-building energy simulation will be performed for the projects demonstrating both compliance with ASHRAE 2013 and Stretch Code. The team will analyze efficiency measures during the design process and account for the results in design decision making. The building will target modeled performance 25% below the current Stretch Code and use Passive House standards through a combination of utilizing both passive and active building strategies that meet the Passive House standard including the use of high efficiency appliances and equipment, ERVs, ground source heat pumps, LED fixtures, high performance building envelopes that are well insulated and airtight, high efficiency windows and doors. Fundamental Commissioning will be pursued to ensure proper operation and meet LEED requirements. The project will explore uses of solar PV and solar thermal domestic hot water. The project will work with utility companies and Mass Save to determine what programs and incentives are available for the project.

#### **7. Indoor Environmental Quality:**

The building will have a healthy interior environment generated through the use of low-VOC containing interior construction and finish materials and maintained through an efficient ventilation system in compliance with ASHRAE 62.1-2010. In accordance with LEED the buildings will be non-smoking, and no smoking will be allowed within 25 feet of the building. The construction management team will develop and implement a compliant Indoor Air Quality Management Plan for the construction and pre-occupancy phases of the project.

#### **8. Materials Selection:**

Careful material selection will be performed for the project. The project will investigate uses of sustainably harvested and responsibly processed materials including products made from recycled and reclaimed material and will use locally sourced materials, such as aggregate located within 100 miles of the site.

#### **9. Innovation:**

The project team will explore innovative approaches to design and maintenance including green housekeeping and pest management programs.

## **Carbon Neutral Assessment**

### **(Zero Carbon Approach)**

The Project team believes that every viable measure should be pursued to conserve energy. As the design of the building advances, numerous measures will be evaluated for feasibility for incorporation into the buildings. The project is targeting to be carbon neutral, net zero project. The structure will be made of Composite Laminated Timbers. The project will utilize geothermal wells to function as ground source heat pumps to provide for most of the heating and cooling loads of the building.

The Project will implement building commissioning, including verification of systems submittals, equipment testing, and report all results back to the owner. The design will be energy efficient, featuring enhanced building envelopes with highly efficient thermal windows, and high R values at walls and roof systems with continuous insulation and minimized thermal bridging, reduced infiltration and balanced ventilation decoupled from space heating and cooling. Mechanical equipment for the buildings will include efficient heating and cooling systems and reduced lighting power density.

The building will be designed to be at least 25% more energy efficient than ASHRAE 90.1- 2013 in order to surpass the Stretch Energy Code. Consistent with the Carbon Free Boston Initiative, the Project will undertake a Carbon Neutral Building Assessment to examine the feasibility of passive and active energy reduction strategies that would place the development on the path to carbon neutrality. The project intends to design for Passive House standards. Additionally, the Project will explore procuring renewable energy certificates and carbon offsets to further mitigate the environmental impact of the development and support renewable energy production. Roof mounted PV will also be evaluated for further source energy reduction.

### **Preliminary LEED Checklist**

# Power Plant Building 108 Scorecard

Location: 3rd Ave and 9th Street, Building 108, Boston, MA 02129,

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



Integrative Process		Preliminary	Y	0 of 2	M	1	Verified	0
IPc	Integrative Process			0 of 2		1		



Location and Transportation		Preliminary	Y	15 of 15	M	0	Verified	0
LTp	Floodplain Avoidance			Required				Not Verified
<i>Performance Path</i>								
LTc	LEED for Neighborhood Development			0 of 15		0		
<i>Prescriptive Path</i>								
LTc	Site Selection			8 of 8		0		
LTc	Compact Development			3 of 3		0		
LTc	Community Resources			2 of 2		0		
LTc	Access to Transit			2 of 2		0		



Sustainable Sites		Preliminary	Y	4 of 7	M	1	Verified	0
SSp	Construction Activity Pollution Prevention			Required				Not Verified
SSp	No Invasive Plants			Required				Not Verified
SSc	Heat Island Reduction			0 of 2		1		
SSc	Rainwater Management			2 of 3		0		
SSc	Nontoxic Pest Control			2 of 2		0		



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



Energy and Atmosphere		Preliminary	Y	32 of 37	M	0	Verified	32.5
EAp	Minimum Energy Performance			Required				Not Verified
EAp	Energy Metering			Required				Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
EAc	Annual Energy Use			30 of 30		0		32.5
EAc	Efficient Hot Water Distribution System			2 of 5		0		
EAc	Advanced Utility Tracking			0 of 2		0		



Materials and Resources		Preliminary	Y	1.5 of 9	M	0	Verified	0
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MRp	Certified Tropical Wood	Required					Not Verified	
MRp	Durability Management	Required					Not Verified	
MRc	Durability Management Verification	1 of 1			0			
MRc	Environmentally Preferable Products	0.5 of 5			0			
MRc	Construction Waste Management	0 of 3			0			



Indoor Environmental Quality		Preliminary	Y	9 of 18	M	0.5	Verified	0
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EQp	Ventilation	Required					Not Verified	
EQp	Combustion Venting	Required					Not Verified	
EQp	Garage Pollutant Protection	Required					Not Verified	
EQp	Radon-Resistant Construction	Required					Not Verified	
EQp	Air Filtering	Required					Not Verified	
EQp	Environmental Tobacco Smoke	Required					Not Verified	
EQp	Compartmentalization	Required					Not Verified	
EQc	Enhanced Ventilation	2 of 3			0			
EQc	Contaminant Control	0 of 2			0.5			
EQc	Balancing of Heating and Cooling Distribution Systems	2 of 3			0			
EQc	Enhanced Compartmentalization	0 of 3			0			
EQc	Combustion Venting	2 of 2			0			
EQc	Enhanced Garage Pollutant Protection	1 of 1			0			
EQc	Low-Emitting Products	1 of 3			0			
EQc	No Environmental Tobacco Smoke	1 of 1			0			



Innovation		Preliminary	Y	3 of 6	M	1	Verified	0
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INp	Preliminary Rating	Required					Not Verified	
INc	Innovation	2 of 5			1			
INc	LEED Accredited Professional	1 of 1			0			



Regional Priority		Preliminary	Y	2 of 4	M	2	Verified	0
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RPc	Regional Priority	2 of 4			2			
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Point Floors	
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The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="Yes"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

Total		Preliminary	Y	71.5 of 110	M	7.5	Verified	32.5
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Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

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

## A.1 - Project Information

Project Name:	Building 108		
Project Address:	9 <sup>th</sup> Street and 3 <sup>rd</sup> Avenue		
Project Address Additional:	Charlestown MA 02129		
Filing Type (select)	RFP response		
Filing Contact	Freerk van Aarem	Vision Construction Management	Email eaarem@vision.properties Phone 774-993-9263
Is MEPA approval required	Yes/no		Date 10/21/2020

## A.3 - Project Team

Owner / Developer:	Vision Properties
Architect:	The Architectural Team Inc
Engineer:	TBD
Sustainability / LEED:	Soden Sustainability Consulting
Permitting:	Doherty Law Offices
Construction Management:	Vision Construction

## A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential Rental units (R-2) and Mercantile (M)
List the First Floor Uses:	Mercantile – Grocery store
List any Critical Site Infrastructure and or Building Uses:	N/A

### Site and Building:

Site Area:	40,688 SF	Building Area:	120,494 SF
Building Height:	100 Ft	Building Height:	6 Stories
Existing Site Elevation – Low:	17.45 Ft BCB	Existing Site Elevation – High:	19.21 Ft BCB
Proposed Site Elevation – Low:	17.45 Ft BCB	Proposed Site Elevation – High:	19.21 Ft BCB
Proposed First Floor Elevation:	21.45 Ft BCB	Below grade levels:	1 Parking Stories

### Article 37 Green Building:

LEED Version - Rating System :	LEED Homes Midrise V 4	LEED Certification:	No
Proposed LEED rating:	Gold	Proposed LEED point score:	71.5 Pts.

**Building Envelope**

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

Roof:	(R) 60 ci	Exposed Floor:	R 30 (R)
Foundation Wall:	(R)20	Slab Edge (at or below grade):	R 20(R)

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

Area of Opaque Curtain Wall & Spandrel Assembly:	3(%)	Wall & Spandrel Assembly Value:	.41 (U)
Area of Framed & Insulated / Standard Wall:	75 (%)	Wall Value	(R)20+R20ci
Area of Vision Window:	20 %	Window Glazing Assembly Value:	.18 (U)
		Window Glazing SHGC:	.25 (SHGC)
Area of Doors:	2 %	Door Assembly Value:	.24(U)

**Energy Loads and Performance**

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

<i>Loads and Performance will be determined using an ASHRAE Equest energy model to show savings over both Code ASHRAE 90.1 2013 and LEED standard ASHRAE 90.1 2010</i>			
Annual Electric:	(kWh)	Peak Electric:	(kW)
Annual Heating:	(MMbtu/hr)	Peak Heating:	635(MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	200(Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	<i>TBD % Estimated goal of 25% below ASHRAE 901-2013</i>	Have the local utilities reviewed the building energy performance?:	<i>The project will be submitted to the utilities at 50% DD</i>
Energy Use - Below Mass. Code:	25 %	Energy Use Intensity:	(kBtu/SF)

**Back-up / Emergency Power System**

Electrical Generation Output:	TBD(kW)	Number of Power Units:	TBD
System Type:	TBD(kW)	Fuel Source:	TBD

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

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



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

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

### B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions: TBD(Tons)

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

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

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

High performance glazing, High R value wall, slab, roof and floor. Air tight envelope.

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

The project will be utilizing a central geothermal heat exchange system for the space conditioning and water heating needs of the residential units. The ventilation system will employ Energy Recovery in it operation

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

The project will be using both site and remote purchased PV power to achieve net zero energy use

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

NA

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

The project is going to access the MASS Save High Rise program and the MA DOER Clean energy program, the project may approach MASS Save for the Passive feasibility opportunity

### B.2 - GHG Reduction - Adaptation Strategies

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

The building will be based on electric consumption and clean energy (ground source heat pump) strategies. With Photovoltaics both on site and as part of a purchase power agreement the project intends to achieve a net zero greenhouse gas emissions.

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## C - Extreme Heat Events

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

**C.1 – Extreme Heat - Design Conditions**

Temperature Range - Low:	7 Deg.	Temperature Range - High:	89 Deg.
Annual Heating Degree Days:	5440	Annual Cooling Degree Days:	870

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

Days - Above 90°:	7 #	Days – Above 100°:	1 #
Number of Heatwaves / Year:	3 #	Average Duration of Heatwave (Days):	3 #

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

The project will have a high reflectance roof and is considering a portion of vegetated roof. The central courtyard will provide a shaded, non-paved greenspace to allow for comfortable outdoor access

**C.2 - Extreme Heat – Adaptation Strategies**

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

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

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

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

**D - Extreme Precipitation Events**

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

**D.1 – Extreme Precipitation - Design Conditions**

10 Year, 24 Hour Design Storm:	6 In.
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Describe all building and site measures for reducing storm water run-off:

The Project includes subsurface infiltration systems designed to detain the first inch of stormwater runoff over the total impervious area of the site and provide opportunity for groundwater recharge. To further reduce the stormwater runoff volume on-site, green roofs, permeable pavers and other stormwater BMPs will be implemented where practical.

**D.2 - Extreme Precipitation - Adaptation Strategies**

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

The building will employ on site rainwater infiltration

### E – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA?	<b>No</b>	What Zone:	A, AE, AH, AO, AR, A99, V, VE
		Current FEMA SFHA Zone Base Flood Elevation:	19.5 Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online <a href="#">BPDA SLR-FHA Mapping Tool</a> to assess the susceptibility of the project site.	<b>Yes</b>
---	------------

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

#### E.1 – Sea Level Rise and Storms – Design Conditions

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

Sea Level Rise - Base Flood Elevation:	19.5 Ft BCB		
Sea Level Rise - Design Flood Elevation:	21.45Ft BCB	First Floor Elevation:	21.45Ft BCB
Site Elevations at Building:	21.45Ft BCB	Accessible Route Elevation:	21.5Ft BCB

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

As a future measure, we would construct a stormwater sand filter delay the flow of water into the stormwater system.

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

We plan to install sandbags and Aquafence (or a similar deployable flood barrier) We’d also install flood barriers at each entrance door.

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

If the first floor were to be flooded, tenants who did not have a second floor to retreat to would exit through their operable first floor windows which are appx. 3 feet above grade. See above for emergency power options. The ductbank runs through a water-tight tunnel. The electrical equipment in the basement would need to be relocated in the future. We would need to install a water treatment system for the well water to be potable.

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

Water coming off the roof will be diverted through PVC pipes. The grade will slope away from the building and direct water to swales.

## E.2 – Sea Level Rise and Storms – Adaptation Strategies

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

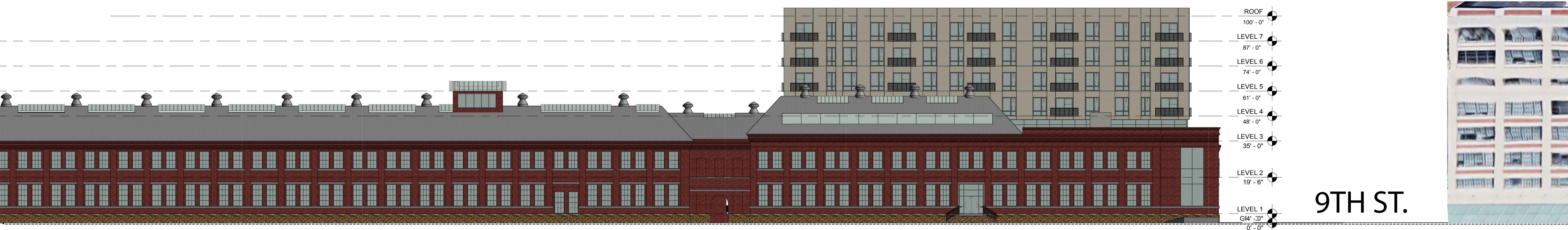
Collaboration with the BPDA and NPS to address any flooding.

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

If needed, we could install a series of retention chambers

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).**

For questions or comments about this checklist or Climate Change best practices, please contact: [John.Dalzell@boston.gov](mailto:John.Dalzell@boston.gov)



STREET ELEVATION DOWN 3RD STREET



STREET ELEVATION DOWN 9TH STREET



**Charlestown Power Plant**

Charlestown, MA | October 16, 2020 | 19039 | © The Architectural Team, Inc.

Aerial Perspective





**Charlestown Power Plant**

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Rendered Perspective

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Rendered Perspective







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Rendered Perspective





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Rendered Perspective



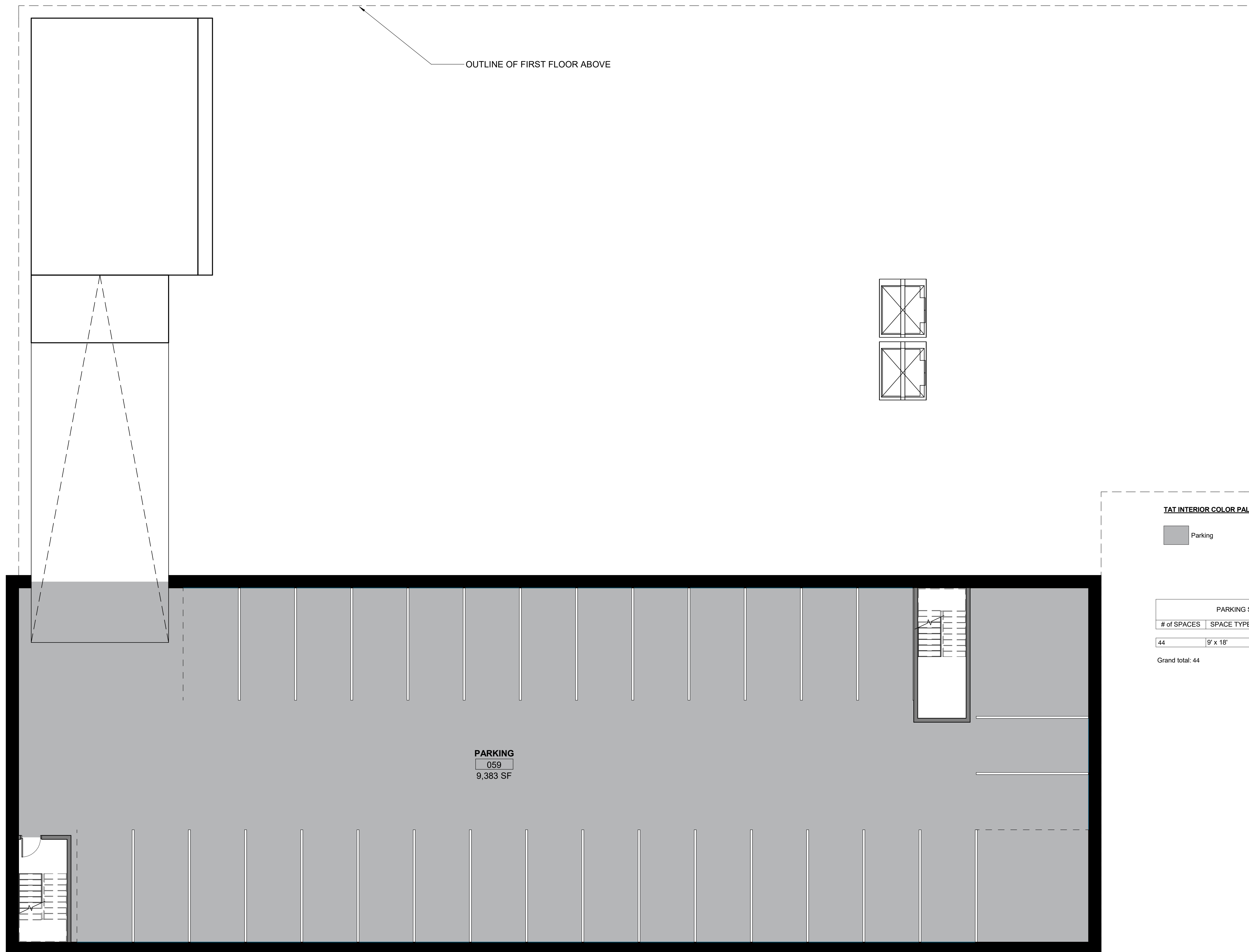


**Charlestown Power Plant**

Charlestown, MA | October 16, 2020 | 19039 | © The Architectural Team, Inc.

Rendered Perspective





**TAT INTERIOR COLOR PALLET**

■ Parking

PARKING SCHEDULE		
# of SPACES	SPACE TYPE	REMARKS
44	9' x 18'	
Grand total: 44		

**PARKING**  
059  
9,383 SF

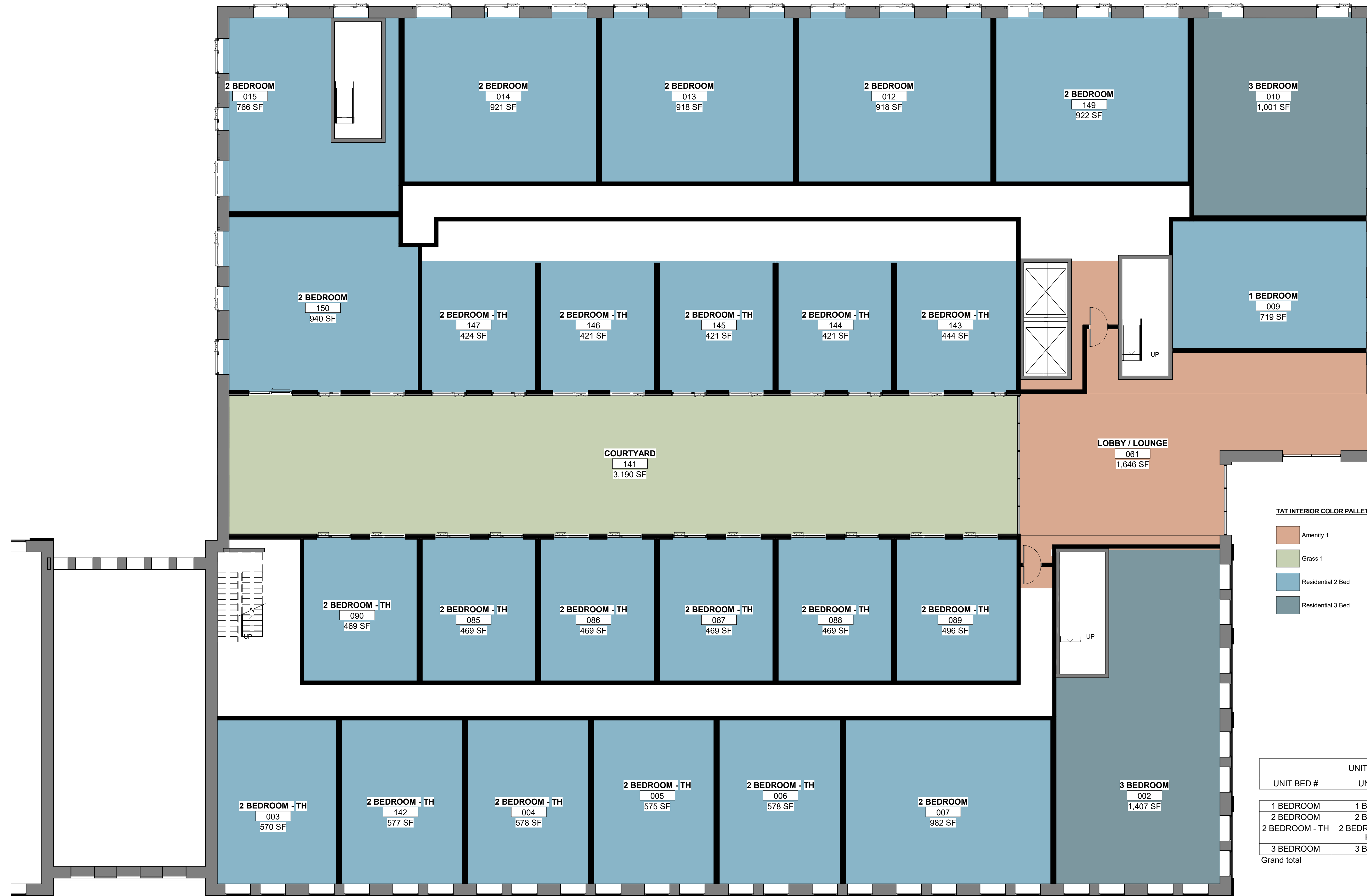
UNIT TYPES		
UNIT BED #	UNIT TYPE	UNIT COUNT
1 BEDROOM	1 BEDROOM	7
2 BEDROOM	2 BEDROOM	53
2 BEDROOM - TH	2 BEDROOM - TOWN HOUSE	16
3 BEDROOM	3 BEDROOM	2
Grand total		78



TAT INTERIOR COLOR PALLET

- Amenity 1
- Grass 1
- Residential 2 Bed
- Parking
- Service
- Commercial

1 Presentation Plan - Level 1  
Scale: 1/8" = 1'-0"



TAT INTERIOR COLOR PALLET

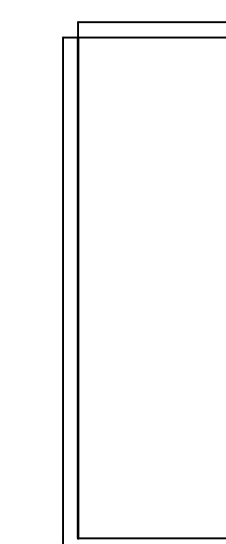
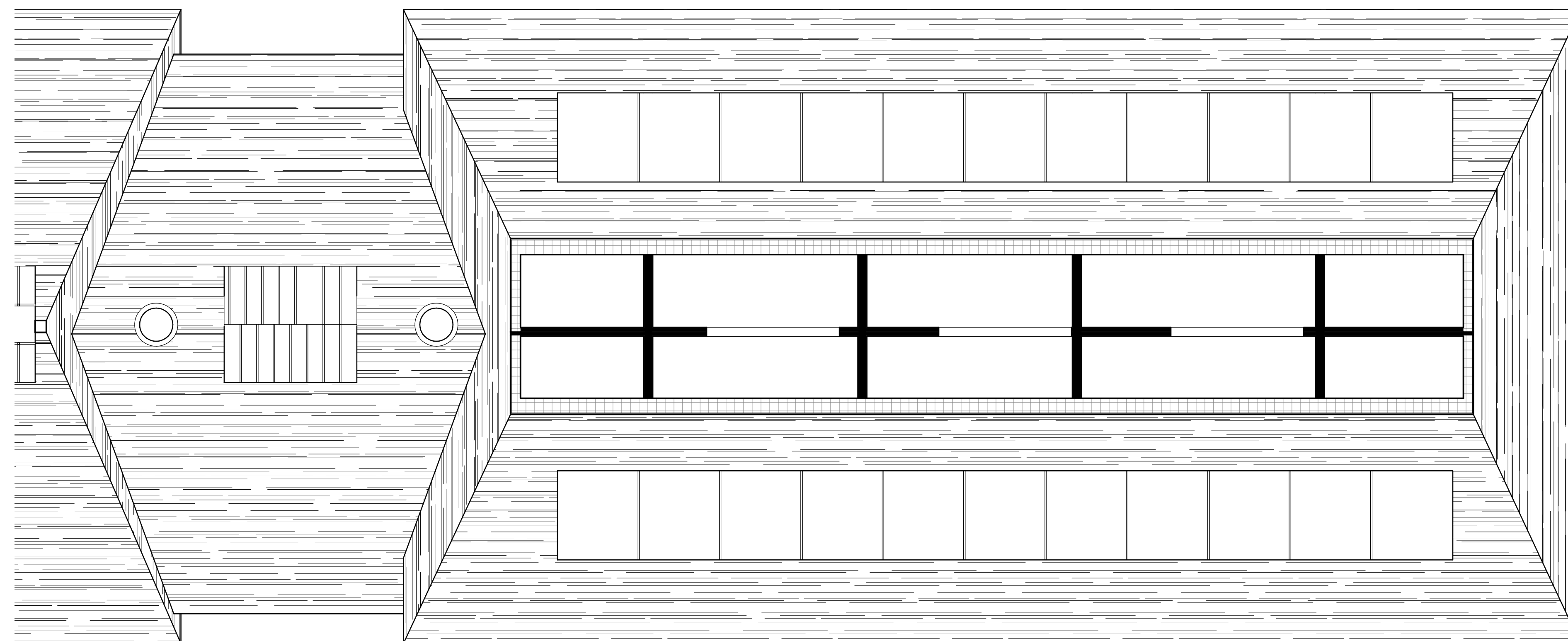
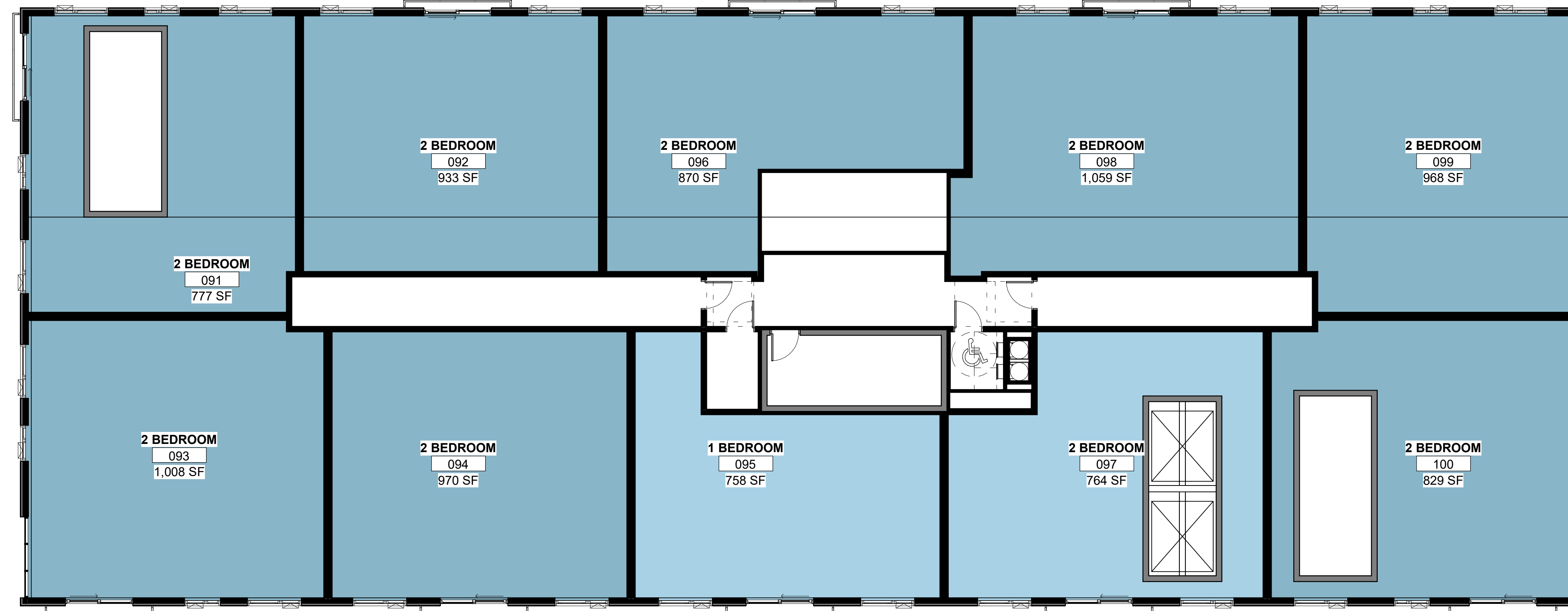
- Amenity 1
- Grass 1
- Residential 2 Bed
- Residential 3 Bed

UNIT TYPES		
UNIT BED #	UNIT TYPE	UNIT COUNT
1 BEDROOM	1 BEDROOM	7
2 BEDROOM	2 BEDROOM	53
2 BEDROOM - TH	2 BEDROOM - TOWN HOUSE	16
3 BEDROOM	3 BEDROOM	2
Grand total		78

1 Presentation Plan - Level 2  
Scale: 1/8" = 1'-0"



1 Presentation Plan - Level 3  
Scale: 1/8" = 1'-0"



TAT INTERIOR COLOR PALLET

- Residential 1 Bed
- Residential 2 Bed

UNIT TYPES		
UNIT BED #	UNIT TYPE	UNIT COUNT
1 BEDROOM	1 BEDROOM	7
2 BEDROOM	2 BEDROOM	53
2 BEDROOM - TH	2 BEDROOM - TOWN HOUSE	16
3 BEDROOM	3 BEDROOM	2
Grand total		78





2 NORTH ELEVATION (ROPEWALK)  
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION (3RD AVE)  
Scale: 1/8" = 1'-0"



1 EAST ELEVATION  
Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
Scale: 1/8" = 1'-0"