

# PROPOSAL FOR PACKAGE 3 & 5

BOSTON, MA  
RFP Submission  
June 2022

Submitted by:



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**Package 3:**  
 237 Highland St. #: 00558000  
 4,225 sf  
 75 Marcella St. #: 00559000  
 4,342 sf  
 Tot.: 8,567 sf

**Package 5:**  
 255 Highland St. #: 00834000  
 752 sf  
 257 Highland St. #: 00835000  
 861 sf  
 259 Highland St. #: 00836000  
 970 sf  
 84 Marcella St. #: 00831000  
 1,370 sf  
 86 Marcella St. #: 00830000  
 1,536 sf  
 88 Marcella St. #: 00829000  
 1,844 sf  
 Tot.: 7,333 sf

**Overall: 15,900 sf**

Kirsten Studien  
 Housing Development Officer  
 Mayor's Office of Housing  
 12 Channel Street, 9th Floor  
 Boston, MA 02210

RE: Proposal for Package 5 and Package 3, Boston, MA 02119

Dear Kirsten,

On behalf of Eco Homes Highland Park LLC, we are pleased to present you with the following Proposal, in response to the Mayor's Office of Housing ("MOH") Request for Proposal, dated May 2, 2022 ("RFP"), for development of Package 3 (237 Highland St. and 75 Marcella St.) and Package 5 (255, 257 and 259 Highland St. and 84, 86 and 88 Marcella St.) (collectively, the "Site"). Eco Homes Highland Park LLC shall be the legal entity representing Highland Park Community Land Trust ("HPCLT") and Urbanica, Inc ("Urbanica"), (collectively the "Team").

We are excited to submit a Proposal for both Packages 3 and 5, and to transform these underutilized parcels for residential development in conjunction with MOH. The community has expressed a preference for residential use that completes the streetscape and fits the architectural integrity of neighborhood. We have spent considerable time ensuring that the proposed project ("Project") shall be in line with these requirements and limit the number of stories to better respond to the surrounding neighborhood context.

The Project is proposed as an affordable homeownership development. Utilizing the opportunity of developing two sites in the same block, the Project shall total 18 units with 8 units on Package 3 and 10 units on Package 5. Package 3 shall have six (6) three-bedroom units and two (2) one-bedroom units while Package 5 shall have ten (10) three-bedroom units. Twelve (12) units will be affordable to households earning at or below 80% AMI, three (3) units will be affordable to households earning at or below 100% AMI, and three (3) units will be affordable to households earning at or below 120% AMI. The Project will also include nine (9) onsite parking spaces to minimize the impact on local traffic.

The program aims to achieve a mix of incomes, providing homeownership opportunities to a diverse range of people. Our program contemplates a moderate density while respecting the neighborhood's local fabric for two reasons: 1) A central goal of Housing a Changing City: Boston 2030 is to produce more housing, especially income-restricted ownership units 2) We are able to reduce the financial gap per unit that is caused by the increased project cost due to the topography of the site.

The design is inspired by a triple decker and bow front. The Site presents an opportunity for a terraced building strategy that is well integrated with the landscape in terms of height, mass, and scale. The buildings will be designed to be in proportion the many three decker homes on Marcella and Highland Street. The proposed buildings will present a familiar yet new face to the neighborhood and unify the streetscape along both the streets. The new buildings compliment the bow-front rhythms, rooflines, and character of the historic architecture of the neighborhood. In addition, the buildings will be constructed

using PassivHaus principles, as well as strive to meet LEED Gold certifiable standards. The combination of a high level of energy efficiency and sustainable construction strategies will keep the units affordable to live in over the long term, and continue to advance ecologically responsible development models.

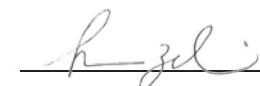
We are especially delighted that the response to this RFP led to a collaboration between HPCLT and Urbanica. Each partner has tremendous experience in their respective areas of expertise, and brings complementary strengths that bolster this Project and achieve the goals MOH highlighted in the RFP.

- Urbanica is a Boston-based, vertically integrated, design and development firm and has a long history of working with local and municipal entities to transform underutilized buildings and parcels. The team has vast experience working on projects through the public RFP process. Urbanica's relevant experience includes the following developments: Parcel 8 and Parcel 9 site in Roxbury, Parcel U MBTA site in Jamaica Plain, E+ 226-232 Highland Street in Roxbury, 74 Highland E+ Homes in Roxbury, D4 Condos in the South End, Engine 1 in Belmont, Urbanica 100 in Chelsea, Urbanica 50 in Somerville and Urbanica 109 in the South End.
- HPCLT was incorporated in 2017 and has over 100 members that share the vision of community open space stewardship as well as affordable housing development. HPCLT was created with the mission to preserve Highland Park's historic racial, ethnic and socio-economic diversity through affordable housing development for homeownership and community open space stewardship. To be independent and yet fully collaborative with all stakeholders in Highland Park, the founding residents created a membership organization, with an elected board of directors and an active committee structure to represent that diversity. HPCLT is an active member in the Greater Boston CLT Network (GBCLTN) where they share ideas and resources, educate their community base, lobby the City and Commonwealth for a secure source of public funding, and win foundation support.

If we are fortunate enough to be designated, HPCLT and Urbanica will formalize their partnership through a joint venture agreement, the terms which are spelled out in the Term Sheet attached as **Appendix 1** to the Proposal. Please find more detailed information about both partners in **Section 1** of the Proposal.

With this Project, the Team hopes to continue their successful track record of transforming underutilized parcels, creating equitable housing opportunities, honoring and enhancing neighborhood design aesthetic, and fostering community engagement. Thank you for your time and consideration in your review of our Proposal and we look forward to the exciting opportunity of working alongside MOH and other stakeholders during the course of this Project.

Sincerely,

  
 Kamran Zahedi  
 Principal at Urbanica, Inc.

  
 Jon Ellertson  
 Clerk at Highland Park Community Land Trust

**POLICIES, CHECKLIST AND APPENDICES**

**MOH Development and Underwriting Policies**

All proposals seeking MOH funding through its funding Request for Proposals will be expected to comply with MOH's housing development and underwriting policies as listed below and on MOH's website at:

<https://www.boston.gov/departments/neighborhood-development/neighborhood-development-housing-policies>

**Submission Checklist**

- Introduction
- Development Plan
- Diversity and Inclusion Plan
- Operational Plan
- Developer Qualifications, Experience and References
- Permits/Licenses
- Additional Data
- Required Forms

**Required Forms**

Each of the following forms MUST be completed and returned with your proposal. These are links to fillable forms. Remember to select "save as" on your computer before printing to ensure you retain an electronic copy.

- [Proposal Form](#)
- [Statement of Qualifications](#)
- [Project Summary](#)
- [Affidavit of Eligibility](#)
- [Applicant's Disclosure of Property Owned](#)
- [Conflict of Interest Affidavit](#)
- [One Stop Career Centers List](#)
- [Construction Employment Statement](#)
- [Chapter 803 Disclosure Form](#)
- [Beneficiary Affidavit](#)
- [Beneficiaries of Assistance](#)
- [DND Mixed Income Proforma](#)

**Project Summary Form**

Project Name: Eco Homes Highland Park  
 Project Street Address(es): 237 Highland St & 75 Marcella St and 255-259 Highland St  
 Developer: Eco Homes Highland Park LLC 84-86 Marcella St  
 Types of Units: Family  Individuals  Elderly  Special Needs   
 Other? (Describe) \_\_\_\_\_ Commercial  Yes  No  
 Number of Units 18 Number of Affordable Units 18 Homeless Units \_\_\_\_\_

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI			2		10		12
Market <small>100%-120% AMI</small>					6		6

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI						
Market						

**Housing Budget**

TDC:	\$ <u>10,652,425.00</u>	TDC Per Unit:	\$ <u>591,801.00</u>
Hard Cost/sf	\$ <u>335.00</u>	Hard Cost/unit	\$ <u>450,917.00</u>
Operating Exp/unit	\$ _____	Reserves/unit	\$ <u>2,000.00</u>
		Developer Fee and Overhead	\$ <u>1,100,000.00</u>

**Funding Sources:** (Check all that apply)

- |  |                                      |  |   |
|--|--------------------------------------|--|---|
| DND – HOME <input checked="" type="checkbox"/> | DHCD-HOME <input type="checkbox"/>   | DHCD-CIPF <input type="checkbox"/>       | Others: <input type="checkbox"/>                |
| HSNG BOSTON 2030 <input type="checkbox"/>      | DHCD-HSF <input type="checkbox"/>    | 9% LIHTC <input type="checkbox"/>        | CPA Fund <input checked="" type="checkbox"/>    |
| NHT <input checked="" type="checkbox"/>        | DHCD-HIF <input type="checkbox"/>    | 4% LIHTC <input type="checkbox"/>        | MassHousing <input checked="" type="checkbox"/> |
| IDP <input type="checkbox"/>                   | DHCD-TOD <input type="checkbox"/>    | New Market TC <input type="checkbox"/>   | _____ <input type="checkbox"/>                  |
| FHLB <input type="checkbox"/>                  | DHCD-CATNHP <input type="checkbox"/> | Historic TC <input type="checkbox"/>     | _____ <input type="checkbox"/>                  |
| AHTF <input type="checkbox"/>                  | DHCD-CBH <input type="checkbox"/>    | MA State TC <input type="checkbox"/>     | _____ <input type="checkbox"/>                  |
| MTC Grants <input type="checkbox"/>            | DHCD-FCF <input type="checkbox"/>    | HUD-Section 202 <input type="checkbox"/> | _____ <input type="checkbox"/>                  |

**AFFIDAVIT OF ELIGIBILITY FORM**

Developer's Name: Eco Homes Highland Park LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

- 1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?  
No
- 2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).  
No
- 3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?  
No
- 5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?  
No
- 6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?  
No

Signed under the pains and penalties of perjury this

30<sup>th</sup> day of June, 20 22

SIGNATURE: [Handwritten Signature]

TITLE: manager.

ORGANIZATION: URBANICA, INC

ADDRESS: 429 Melnea Cass Blvd, Boston, MA 02119

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such must be paid in full before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: ECO Homes Highland Park LLC

Table with 2 columns: List Addresses of Boston Properties Owned / Boston Properties Previously Foreclosed Upon by COB, and PARCEL ID NUMBER. Includes handwritten entries for Ball Street Boston, MA 02119 and 178-120 Marcella Street, Boston, MA 02119.

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Signature and Title: Kamran Zahedi, Principal; Authorized Representative's Signature; Date: 06/30/2022

Applicant Contact (If different from above); Telephone Number: 617-654-8900

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission Y \$ \_\_\_\_\_ N

Notes:

Department of Neighborhood Development Y \$ \_\_\_\_\_ N

Notes:

Public Works Department Y \$ \_\_\_\_\_ N

Notes:

Treasury Department Y \$ \_\_\_\_\_ N

Notes:

DND Contact; Division; Program; Phone: ext.

Approved by a vote of the Public Facilities Commission on August 23, 2012.

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:

Handwritten signature of witness

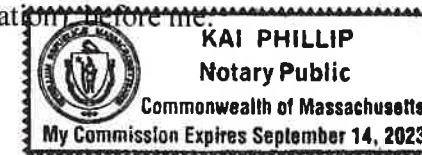
Handwritten signature of borrower

Kamran Zahedi

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss. June 28 2022

Then personally appeared the above named Kamran Zahedi, President, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization) before me.



Handwritten signature of notary and name: KAI PHILLIP, Notary Public

My Commission Expires: 09/14/2023

p1

1.1 - 1.7 PROJECT TEAM

TEAM  
PROFILE

**RFP PROPOSAL**  
PACKAGE 3 & PACKAGE 5  
BOSTON, MA

>> COMPETITION PARTNERS

**OWNER**  
ECO HOMES HIGHLAND PARK  
429 Melnea Cass Blvd,  
Roxbury. MA 02119  
T: (617) 654-8900

**DEVELOPER MANAGER**  
Urbanica, Inc.  
429 Melnea Cass Blvd,  
Roxbury. MA 02119  
T: (617) 654-8900

**ARCHITECT**  
Urbanica Design, LLC  
429 Melnea Cass Blvd,  
Roxbury. MA 02119  
T: (617) 654-8900

**PARTNER**  
Highland Park Land Trust (HPCLT)  
10 Putnam Street,  
Roxbury. MA 02119  
T: (913) - 558-0576

**NUSD VOLUNTEERS**  
Northeastern University Students  
360 Huntington Ave,  
Boston, MA 02115

>> CONSTRUCTION PARTNERS

**GENERAL CONTRACTOR**  
Urbanica Construction  
429 Melnea Cass Blvd,  
Roxbury. MA 02119  
T: (617) 654-8900

**CIVIL ENGINEER**  
**TRAFFIC ENGINEER**  
Allen & Major Associates Inc  
100 Commerce Way,  
Woburn, MA 01801  
T: (781) 935-6889

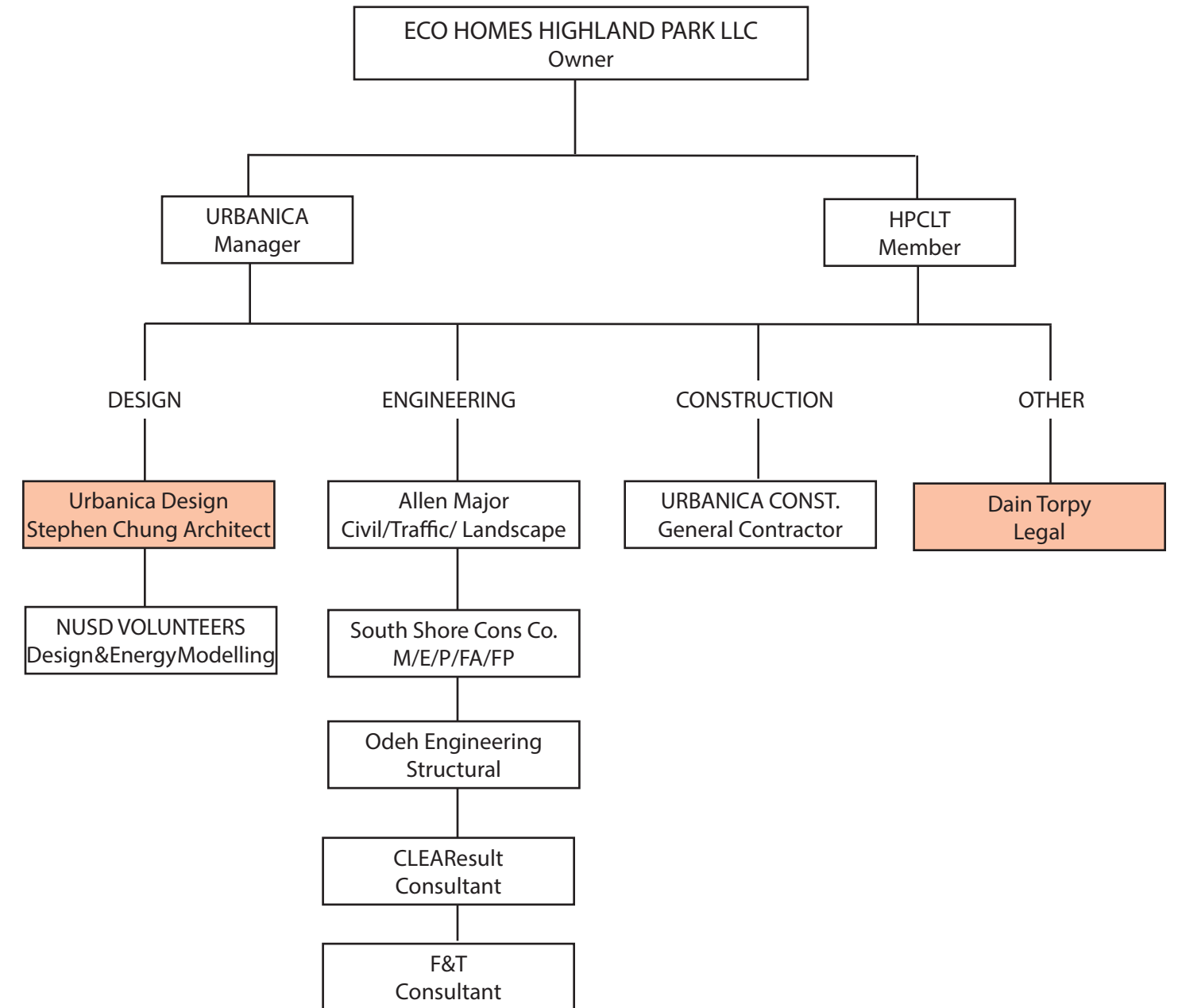
**STRUCTURAL ENGINEER**  
Odeh Engineers Inc.  
332 Congress St 6th floor,  
Boston, MA 02210

**M/E/P/FA/FP ENGINEER**  
South Shore Construction  
Consultants  
345 Quincy Ave # 2,  
Braintree, MA 02184  
T: (617) 584-4144

**HERS/LEED CONSULTANT**  
CLEAResult  
50 Washington Street, Ste. 3000  
Westborough, MA 01581  
T: (508) 836-9501

**CODE CONSULTANT**  
F&T Associates, Inc.  
300 Unicorn Park Dr, 5th floor,  
Woburn, MA 01801  
T: (781) 481-0210

**LEGAL TEAM**  
Dain Torpy. [MBE]  
175 Federal Street, Suite 1500,  
Boston, MA 02110  
T: (617) 600-4373



 M/WBE





>> 1.2 DEVELOPMENT + DESIGN MANAGER  
URBANICA, INC

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose.

Urbanica has an outstanding track record of successfully completed projects in both public and private ventures. Most recently, Urbanica has focused efforts on Request for Proposals for City/Town/Municipality-owned historic buildings. Urbanica recently finished building several publicly awarded projects, a former police station in Somerville, the former Area D4 police station in Boston's South End, and the Engine 1 Fire Station in Belmont as well as the first LEED Platinum certified Energy Positive Townhouses in the City of Boston.

Urbanica has also successfully completed many Boston Planning and Development Agency (formerly known as Redevelopment Authority (BRA)) and Department of Neighbourhood Development (DND) sponsored projects.



FORT HILL | BOSTON, MA

ECO HOMES HIGHLAND PARK LLC



KAMRAN ZAHEDI

President and Managing Principal at Urbanica Design + Development

EDUCATION

B.S. in Architecture and Civil Engineering from MIT, 1980  
Certification, Center for Real Estate, MIT, 1991  
Licensed Construction Supervisor, Boston, MA

EXPERIENCE

President of Urbanica, 2001-present  
President of Built Form Development, Design and Construction, 1981-1996  
President of Turnkey Development, Inc., 1996-present  
General Partner for various real estate partnerships since 1993  
Former Faculty at the Boston Architectural Center, 1986  
Membership in BSA, ASCE, NTHP

The President of Urbanica is Kamran Zahedi. Over the past thirty years, Kamran has designed, developed and built many projects in metropolitan Boston. More recently, he has focused his efforts on RFPs of city-owned historic buildings and converting them into new residential uses.

To each venture, Kamran brings a passion for urban form, progressive design, and a respect for the existing context. Kamran received his B.S. in Architecture and Civil Engineering from MIT in 1980, and a Certificate of Achievement from the Center for Real Estate, also from MIT.

ECO HOMES HIGHLAND PARK LLC

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### MELNEA HOTEL + RESIDENCES

425-435 Melnea Cass Boulevard,  
Dudley Square, Boston, MA  
(Completed 2020)

Melnea Hotel + Residences is a mixed use development for Parcel 9 at Melnea Cass Boulevard and Washington Street in Boston, MA. This exciting project will serve as an iconic gateway for the Roxbury and Dudley Square areas, connecting to the South End and the greater metropolitan Boston region. The project consists of ground floor commercial spaces and 50 units of mixed income housing. The anchor of the project will be a 135-room hotel. The project will be a source of permanent job generation for the neighbourhood as well as a buzz of urban activities. The goal of the project is to create a diverse and balanced neighbourhood with sustainable and green strategies.



### PARCEL U, FOREST HILLS

143-171 Hyde Park Avenue,  
Jamaica Plain, Boston, MA  
(Completed 2018)

The mixed use project in the hip and vibrant neighbourhood of Forest Hills, continues Urbanica's practice of invigorating neighbourhoods by redeveloping underutilized sites - in this case, by the Massachusetts Bay Transit Authority (MBTA). For this project, Urbanica is proposing 126 residential units, commercial spaces and community room to benefit the neighbourhood and residents. This project is envisioned as creating a 21st-century transit oriented and energy efficient community.



### SIX9ONE RESIDENCES

691 Massachusetts Avenue,  
South End, Boston, MA  
(Completed 2011)

six9one Residences is one of the last new-built developments in South End, Boston, with approximately 45,000 sqft of space including the basement garage. There are 40 residential units, ranging from 550 sf to 1,800 sf with unit types including studio, one bedroom and two bedrooms residences. There are also 30 deeded parking spaces available. Ground floor units are proposed as Small Office Home Office or "SoHo" units, taking advantage of the easy street access. These six first floor units are intended to attract professionals with a home office, or artists who would like to house a small gallery.



### 226-232 HIGHLAND STREET

226-232 Highland Street,  
Roxbury, Boston, MA  
(Completed 2013)

The project was conceived as a replicable prototype of efficient and sustainable residential construction for the city of Boston. The building consists of four three bedroom town-houses, approximately 2,000 sf each. The building form and orientation serve to maximize natural daylight and solar gain for the photovoltaic array that will generate more electricity than is needed. Our approach includes two major strategies for energy reduction: first, a superinsulated envelope minimizes heat transfer without relying on mechanical conditioning techniques; second, a feedback mechanism provides information and prompts to users in the house regarding their energy-related activity.



### 74 HIGHLAND STREET

74 Highland Street,  
Roxbury, Boston, MA  
(Completed 2016)

The project is a public-private partnership between Urbanica and Boston Housing Authority. It is part of a series of energy efficient town-houses to be built in the Fort Hill/Highland Park neighbourhood. The building consists of 7 units of town-houses. These units will be three bedroom units. Sited on a currently vacant parcel in a vibrant corner in the urban Roxbury neighbourhood, the proposal will fill in and densify the current neighbourhood fabric. The project will follow best practices learned from the E+ prototype by offering energy efficient design.



### 120 HANCOCK ST

120-122 Hancock St,  
Dorchester, Boston, MA  
(Under Construction)

This project is an affordable home-ownership development. The building will contain fifteen (15) condominium units with 9 covered parking space. The design is inspired by triple decker and bow front. The proposed buildings will present a familiar yet new face to the neighbourhood and unify the street-scape along Hancock Street. In addition, the buildings will be constructed using Zero Emission Building principles. The combination of a very high level of energy efficiency and sustainable construction strategies will keep the home affordable to live in over the long term, and continue to advance ecologically responsible development models.



## 405 WASHINGTON ST

405 Washington St,  
Boston, MA  
(Design Development)

The project is a mixed Income Home-ownership project that provides 13 affordable home-ownership units. Based on partial demolition photos taken from 1977, we were able to discern some distinctive design elements such as the front porch, gabled roof, dormers, as well as some of the exterior materials and details. Our proposed building incorporates some of these elements as a way of reconnecting the present day to the site's past history. Our intention is not to copy the past; but rather to celebrate the site's history while also looking forward by advancing state-of-the-art construction methods and materials, and also employing sustainable, energy-efficient design strategies.



## NUBA HOMES & APARTMENTS

PARCEL 8,  
Boston, MA  
(Pre-development)

Located in the heart of Nubian Square, the Parcel 8 Site is in close proximity to numerous artistic and cultural resources. To activate the area, and realize the vision of the District, the team proposes "Nubian + Arts." The project will build around 114 units of housing with 100% of all units being affordable or workforce housing. The ground floor is creatively designed to provide income-restricted artistic live-work spaces to promote local small businesses. Our team's exceptional experience of community-oriented development and servicing track records in the neighbourhood, will work together to promote the best of the area's valuable artistic, historic and cultural asset.



## D4 SOUTH END

7 Warren Avenue, Boston, MA (Completed 2006)

This project involved the conversion of former D-4 police station into a new luxury condominium building with twenty five units. The existing shell was restored to its former state with only minor modifications on the principal elevations. The rear elevation consists of a new two-story block which taken together with the existing building envelope, forms a courtyard. The new courtyard is covered with a glass roof and conform to green building concepts. This project was awarded to Urbanica in response to an RFP sponsored by the BRA in 2003. Urbanica was selected over some of the most prominent developers in the city largely based on their growing reputation as "one of the top design/development companies in Boston."

## REFERENCES FOR URBANICA

### NO. 1 Brookline Bank

Principal Contact : Henri Soucy, Senior Vice President  
Address : 131 Clarendon Street, Boston MA 02116  
Email Address : soucy@brkl.com  
Phone Number : 617.927.7972

### NO. 2 BPDA (formerly known as BRA)

Principal Contact : Paul Foster, (Former) Executive Board Member  
Address : 142 Commerical Street, Unit 206, Boston MA 02109  
Phone Number : 781.929.0611

### No. 3 Massachusetts Housing Investment Corporation

Principle Contact: Kathy McGilvray, Investment Officer  
Address: 21 Custom House Street, 8th Floor, Boston, MA 02110  
Phone Number: 617. 850. 1000



>> 1.3 ARCHITECT'S PROFILE  
URBANICA DESIGN



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URBANICA Design is the architectural design division of Urbanica, Inc. Urbanica Design, LLC offers a range of services from conceptual design to design management.

Past projects include:

- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Town-houses
- 74 Highland Street Energy Efficient Town-houses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 109 Chandler Street, South End, Boston, MA
- 57 East Concord Street Artist Lofts, Boston, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA
- Parcel 9: Melnea Hotel and Residences, Roxbury, MA

Currently, Urbanica Design is working on:

- 405 Washington St, Boston MA
- 90 Antwerp Street, Brighton Boston MA
- Parcel 8, Boston, MA
- Parcel 2, Providence, RI

ECO HOMES HIGHLAND PARK LLC

STEPHEN K. CHUNG,  
A.I.A.

Architect at Urbanica Design Inc.

EDUCATION

Masters of Architecture (M. Arch)  
Harvard University  
Graduate School of Design

Bachelor of Architecture (B.arch)  
Rensselaer Polytechnic Institute

EXPERIENCE

Richard Meier and Partners, New York.  
Machado Silvetti, Boston



Stephen K. Chung, AIA, LEED AP is a registered architect and since 2015, a principal of Urbanica Design in Boston. Stephen received his architecture degree from Harvard University and partnered with Urbanica in 1999 and continues today.

The focus of the office is on the design and development of mid-sized residential projects throughout metropolitan Boston. Urbanica's highest profile project to date was a partnership with uber-designer, Philippe Starck on a luxury twenty-six unit residential building in the South End of Boston called D4. Current Urbanica projects includes: A 24 unit townhouse project in Jamaica Plain; a 76 unit low-rise residential project also in Jamaica Plain; and a 50 unit residential building on Melnea Cass Blvd. in Roxbury. Stephen is nearing completion of a new 89 room boutique hotel in Sarasota, FL. For this project Stephen designed the building and all of the interiors.

In addition to practice, Stephen taught design and drawing at several institutions, including Northeastern, Cornell, Rhode Island School of Design, the University of Texas at Austin and Yale University. Most recently, he taught an upper level design studio at Syracuse University. The option studio used video as the primary means of exploration and communication. Currently, Stephen is an Adjunct Professor at the New England School of Art and Design.

Finally, Stephen was the creator, executive producer and host of the acclaimed public television series called "Cool Spaces: The Best New Architecture". Season 1 of this landmark series debuted nationally on PBS in early 2014. [www.coolspaces.tv](http://www.coolspaces.tv)

ECO HOMES HIGHLAND PARK LLC

FORT HILL | BOSTON, MA

## PARTNER

Since incorporating in September, 2017, over 100 neighbors have joined the Highland Park Community Land Trust and share the vision of community open space stewardship as well as affordable housing development. In November of that year, the IRS granted 501 c 3 status.

HPCLT was created after many community discussions about how best to promote and preserve Highland Park's historic racial, ethnic and socio-economic diversity through affordable housing development for homeownership and community open space stewardship. To be independent and yet fully collaborative with all stakeholders in Highland Park, the founding residents created a membership organization, with an elected board of directors and an active committee structure to represent that diversity.

The by-laws intentionally set term limits for this governing board so that promoting fresh leadership is at the heart of our process..Any resident 18 or older can join by paying an annual fee or pledging to serve 3 hours with one of the standing committees such as Housing, Membership, Fund-raising, Open Space Stewardship, Governance, Publicity. HPCLT continues to be an active member in the Greater Boston CLT Network (GBCLTN) where we share ideas and resources, educate our community base, lobby the City and Commonwealth for a secure source of public funding, and win foundation support.

The Highland Park Community Land Trust Board of Directors represents our diverse community.

Paige Brooks-Cook: Paige is a young educator who enjoys gardening and photography. She has degrees from Spelman College, Wheelock College and The Urban College and experience locally as well as in China and Ghana. She is particularly interested in promoting HPCLT's work to build affordable homes. As a renter herself, she understands the challenges facing the younger generations who want to build wealth and stabilize communities through homeownership.

Verdaya Mitchell-Brown: Verdaya is a retired educator and long-time Highland Park resident. She supports the twin missions of the HPCLT: community open space and affordable housing. Along with her late husband, Willie Brown III, she has worked tirelessly to promote community through collective action.



Andrea Caceres: Andrea is a community organizer with a BA (highest honors) from Smith College, a Masters of Public Health from the Tufts University School of Medicine, and an International Baccalaureate Diploma from the United World College of the Adriatic, Trieste, Italy. Italy. Currently Lead Organizer and Lead Negotiator for SHARE union, Worcester, MA, Andrea is also active in Highland Park. Through the HPCLT, she wants our neighborhood to have a collective voice. She brings her organizing skills to help increase neighborhood participation and engagement, information-sharing and education, and to empower our residents in planning and implementation;

Dr. Angela Paige and Brother Joe Cook share one seat on the HPCLT Board of Directors. Their advocacy for education goes back decades, first as teachers at the Highland Park Community School and later as founders of nationally acclaimed Paige Academy which is now celebrating its 53rd anniversary; Angela Paige-Cook holds a BA from Fisk University, an MA from Wheelock College and a Doctorate from U/Mass Boston. Additionally she was an Urban Studies Fellow at MIT. She has received many awards for her work. Joe Cook Jr holds a BA from Fisk University, Masters of Theology from the Episcopal Divinity School, an MS in Physics from Vanderbilt University; and was in the doctoral program in physics at Northeastern University.

Ernest (Randy) Coston: Born and educated in Boston, Ernest has been a Highland Park resident since 1972. He owned a landscaping business and was a co-founder of the Highland Park Neighborhood Association. In the early 1970s, he was a leader in the effort to get Highland Park designated as an Architectural Conservation District (ACD) and recently was one of six neighborhood members named by the City of Boston to serve on the Study Committee that is finally achieving the ACD designation. In 1980 he incorporated the Margaret Wright Memorial Public Land Trust, a community garden on Fort Avenue.

Jon Ellertson: a Highland Park resident since 1967, Jon has a BA in Economics (with Honors) from Stanford University and was in the MIT PhD program in Political Science. He taught Urban Politics and other courses at Wellesley College before he left academia to focus locally, first to direct the SW Corridor Community Farm (1977-78), and then as an entrepreneur in energy Department of Energy Appropriate Technology Small Grant to work with a group of his neighbors in a DIY energy conservation and low cost solar demonstration project, SUNBLOCK. He was the founder of Boston Urban Gardeners (BUG), co-founder of the Urban Solar Energy Association; (USEA) and most recently, an incorporator of the Highland Park Community Land Trust. He is clerk of the Roxbury Historical Society and served on the ACD Study Committee.

1976, Mimi was active in a host of community-serving non-profits, including Friends of Dudley Library, the Unitarian-Universalist Urban Ministry and Roxbury Historical Society. She was well known for her decades of civil rights work. Mimi passed away July 26, 2020

Jessica Leete: Jessica has a masters degree in landscape architecture from the Rhode Island School of Design and apprenticed in stone carving stone carving at Studio Palla, in Pietra Santa, Italy. She is a recognized international landscape architect focused on bringing environment and socio-economic sustainability to our community. Her work has taken her to communities in Asia, the Middle East, Mexico, and the United States. She runs her own consulting firm, Boston-Studio, and teaches at the Boston Architectural College.

She served on the planning committee to form the HPCLT and was one of the three incorporators in 2017. She and her husband Harry Lowd moved to Highland Park in 2009 and have two daughters.

Mark Martinez: Mark holds a BA, magna cum laude, in Political Science from Western New England University and a Juris Doctor from Northeastern University School of Law. Mark moved to Highland Park 5 years ago and became involved in many ways including membership on the Steering Committee for the Highland Park Neighborhood Coalition. Until resigning in order to work full time on his primary campaign to represent the Seventh Suffolk District at the State House, Mark worked at the State House with Senator Pat Jehlen. His civic involvement includes MassEQUALITY, New Leaders Council and SPARK Boston Council.

Evan Pankey: With his medical school training and technology skills, Evan works in a start-up as a "Lean Startup Intrapreneur", product manager and healthcare informatics specialist with over 10-year experience. Active in this neighborhood since moving here with his wife Lucy Lomas in 2017, he was elected to the HPCLT Board in 2018. Evan and Lucy have a young daughter and son and have spoken often of how they were attracted to Highland Park as a family-friendly, diverse community.

Scotland Willis: Scotland has lived in Highland Park for most of his life. He has been active with the Highland Park Neighborhood Coalition. Recently, he developed some new condos on Hawthorne Street, adjacent to the historic home owned by his mother, Erlene Willis.

## PARTNER



# Northeastern University Solar Decathlon

Snell Engineering Center,  
360 Huntington Ave,  
Boston, MA 02115

[solardecathlon.sites.northeastern.edu](http://solardecathlon.sites.northeastern.edu)  
[nusolardecathlon@gmail.com](mailto:nusolardecathlon@gmail.com)

Instagram: [nusolardecathlon](https://www.instagram.com/nusolardecathlon)

## Who we are:

The Northeastern University Solar Decathlon Team is a volunteer group of University Students across a variety of disciplines and study-levels working to design and build Energy-Positive Solar Homes, as part of the U.S. Department of Energy Solar Decathlon Build Challenge.

Founded in 2020, NUSD Students come from a wide range of Programs (Architecture, Energy Systems, Computer Science, MechE, CivE, ChemE, etc.) & Years (Undergraduates, Masters, PhDs).

Beyond Technical Work, NUSD has expanded to contain a focus on learning the History of Roxbury/Highland Park, as well as addressing the nuances of Affordable Housing & Sustainable Development. This includes holding Team meetings to discuss the History of Local Boston neighborhoods, and sharing & discussing resources relating to Gentrification from Local Community Organizations and Municipal Government Research.

NUSD functions out of 5 main subgroups: Architecture, Structural Systems, MEP & Energy Systems, Landscape, and Home Automation – where these groups convene together at our weekly General meeting.

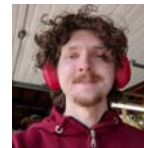
Our members come from all across the globe, helping to diversify our approach to solutions and offering a wide range of perspectives.



Architecture  
Lead: Tamara Nikotina  
4th Year  
B.S. Architecture



Structural Systems  
Lead: Drew Rival  
4th Year  
B.S. Civil Engineering



MEP/Energy Systems  
Lead: Teddy Yablonsky  
3rd Year  
B.S. Civil Engineering



Landscape  
Lead: Natali Rabichev  
4th Year  
B.S. Environmental Science  
& Landscape Architecture



Home Automation  
Lead: Katherine Bassett  
2nd Year  
M.S. Civil Engineering  
PhD Interdisciplinary Engineering



# Northeastern University Solar Decathlon



## Ted Walinskas

### President & Project Lead of NUSD

As a Northeastern Student with an interest in Embodied Carbon & Energy Policy, Ted has begun working to help incorporate Equity-based Sustainability across Northeastern's Campus & in Boston. At Northeastern, Ted has taken classes ranging from Life Cycle Assessment, Thermodynamics, to Public Policy Analysis, providing a unique background fit for Sustainable Development. With work experience at the Boston Planning & Development Agency reviewing Large-Scale Developments under Article 37 & Smart Utilities Policy, Ted also brings an understanding of how to best reach City-wide Sustainability Goals in Project Planning.

### Education

2<sup>nd</sup> Year, B.S. Chemical Engineering, M.S. Engineering & Public Policy  
LEED Green Associate

### Experience

Smart Utilities & Energy Planning Co-op - BPDA  
Undergraduate Researcher - Structural Testing of Resilient & Sustainable Systems Lab  
Student Page - Maryland State Senate

## Aasav Harania

### Vice President & Technical Lead of NUSD

As a graduate student of Energy Systems at Northeastern University, Aasav's interest in implementing sustainable building science methodologies in design and construction has been his focus of study. He is particularly interested in building energy consumption and understanding the effect a building may have on the electrical Grid. His experience comprises of energy analysis and solar PV development in Central Florida for new and existing construction. While completing his Bachelor's at Florida Institute of Technology, he worked alongside the City Manager of Satellite Beach, FL to establish the city's Sustainability Board and Sustainability Action Plans to provide advocacy in sustainability action, community outreach, and conflict resolution.

### Education

2<sup>nd</sup> Year, M.S. Energy Systems Engineering  
B.S. Mechanical Engineering, Florida Institute of Technology  
North American Board of Certified Energy Practitioners

### Experience

Energy Engineer - 15 Lightyears  
Energy Engineer - LE Rigby Innovations  
Project Assistant - City of Satellite Beach



Building the  
Next Generation

## Re: Northeastern University's Participation in the U.S. Department of Energy Solar Decathlon

Dear City of Boston, Mayor's Office of Housing,

The U.S. Department of Energy (DOE) [Solar Decathlon](#)® is pleased to have Northeastern University participate in the current edition of its international collegiate competition. Comprising 10 contests, the Solar Decathlon challenges student teams to design and build highly efficient and innovative buildings powered by renewable energy. Since its inception in 2002, the competition has engaged tens of thousands of students globally. It now includes more than 100 participant teams each year with six international competitions in addition to the U.S. edition.

As participants in the Solar Decathlon [Build Challenge](#), Northeastern University has designed a creative, affordable, and sustainable community housing project that they intend to build in Boston's Highland Park neighborhood. In partnership with design/development company Urbanica, Inc., Northeastern University is submitting a proposal to the City of Boston in response to the Request for Proposals for Real Estate issued May 2, 2022. The Solar Decathlon team from Northeastern University is specifically bidding on Site Packages 3 and 5.

Awarding this land to the Northeastern University team would highlight the City of Boston's commitment to environmental sustainability and innovative affordable housing. The project will also create a partnership between academia, industry, and government, serving as a model moving forward.

The DOE and the Solar Decathlon organizers are proud of the work done by the Northeastern University team, representing countless hours of work and innovation. To fully express our support, we are happy to further discuss this matter if you have any questions.

Sincerely,

Holly Jamesen Carr

Solar Decathlon Director

U.S. Department of Energy Building Technologies Office

[holly.carr@ee.doe.gov](mailto:holly.carr@ee.doe.gov) | 202-287-1409

Learn more at [www.solardecathlon.gov](http://www.solardecathlon.gov)

2023  
Build Challenge



## ABOUT US

### Offices:

100 Commerce Way  
Woburn, MA 01801  
Tel: (781) 935-6889  
Fax: (781) 935-2896

400 Harvey Road  
Manchester, NH 03103  
Tel: (603) 627-5500  
Fax: (603) 627-5501

10 Main Street  
Lakeville, MA 02347  
Tel: (508) 923-1010  
Fax: (508) 923-6309

Allen & Major Associates, Inc. (A&M) is an award winning, multi-disciplinary firm that specializes in civil and structural engineering, land surveying, transportation planning & design, environmental consulting and landscape architecture. Established in 1973, A&M has three offices that provide services throughout the Northeast. The firm is overseen by Principals, Timothy J. Williams, PE, and Robert P. Clarke, PLA, ASLA. Our massive portfolio of projects encompasses the residential, commercial, retail, industrial and institutional sectors in both urban and rural markets.

Our stable of clients includes private local developers, Federal, State and local government entities, Fortune 500 companies and leading organizations specializing in residential subdivisions, corporate office buildings, mixed-use developments, industrial buildings, hospitality, retail, healthcare, education, and municipal capital improvement projects. Many of these top tier institutions and businesses have requested to work with us because we have proven that our expertise and depth of experience is invaluable and we are able to provide counsel and recommendations that meet each project's diverse set of needs.

A&M offers the following Disciplines in order to keep your projects moving forward for a successful, on-time completion at every stage of the development process.

### Civil Engineering

Whether the primary engineer, or as an integral member of a design team, we work closely with our clients to provide site design from concept through final design. Our services include grading, roadways and parking lot design, utility extensions and relocations, storm and sanitary sewers, onsite detention/retention and stormwater management and permitting, and construction services.

### Land Surveying

A&M offers numerous engineering surveying and land acquisition services to meet the needs of both our public and private clients. We use the most advanced technology to record and transfer data for as-built surveys, property line determinations, land court surveys, topographic surveys, construction layout and ALTA/NSPS Land Title surveys.

### Structural Engineering

A&M's Structural Engineering Division is experienced in all types of building structures and works with both the public and private sectors. Our services include building design, renovation, structural investigations, feasibility studies, specialty projects and peer review consultation services, and construction engineering.

### Transportation Planning & Design

With an increasing need for transportation alternatives, we offer transportation planning and design coupled with multi-modal and sustainable approaches to create realistic transportation solutions. We are able to link transportation planning and design to the challenges facing communities by leveraging our in-house expertise in civil engineering, land survey, storm water management and low impact development to provide unique and effective strategies for the future.



[www.allenmajor.com](http://www.allenmajor.com)



**Offices:**  
100 Commerce Way  
Woburn, MA 01801  
Tel: (781) 935-6889  
Fax: (781) 935-2896

400 Harvey Road  
Manchester, NH 03103  
Tel: (603) 627-5500  
Fax: (603) 627-5501

10 Main Street  
Lakeville, MA 02347  
Tel: (508) 923-1010  
Fax: (508) 923-6309

## CIVIL ENGINEERING DIVISION

### Services Overview:

A&M offers civil engineering design and project management for site development/re-development and infrastructure projects for both the public and private sectors. We offer services for the built environment from schematic design, to design development, through construction completion. Our portfolio of experience encompasses residential, commercial, corporate, industrial, institutional, academic development and public sector projects. Our goal is to provide our clients with a single source for all their project design and development needs. Our Civil Engineering Services include:

- *Due Diligence Studies*
- *Site Feasibility Studies*
- *Master Planning*
- *Utility, Grading and Drainage Design Services*
- *Site Development/Re-Development & Subdivision Design*
- *LEED Planning, Implementation and Reporting*
- *Public Hearing Presentations*
- *Federal, State and Local Permitting Services*
- *Construction Consultation*
- *Peer Review Services*

A&M's professional engineering team has the experience, expertise and technical aptitude to help our clients see their visions come to life. A&M strives to provide innovative and technically sound development solutions while preserving our roles as environmental stewards. We are proud members of the US Green Building Council (USGBC) and support sustainable construction, Best Management Practices (BMPs) and renovation initiatives.



[www.allenmajor.com](http://www.allenmajor.com)



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10 Main Street  
Lakeville, MA 02347  
Tel: (508) 923-1010  
Fax: (508) 923-6309

## LAND SURVEY DIVISION

A&M's land survey division offers comprehensive land survey services including commercial land development, construction survey and engineering support. A&M strives to set the standard for excellence in the industry by providing the highest quality and most efficient land surveying and consulting services to our clients. Our surveying field crews and project managers have over 50 years of experience delivering the required services on time. We utilize the latest in surveying technology and software including AutoCAD Civil 3D and MicroSurvey STAR\*NET to achieve the highest accuracy and precision. A&M utilizes various technologies including:

### Conventional Surveying

A&M utilizes the latest Leica Total Station conventional, reflectorless units with accuracies ranging from 2 to 5 seconds depending on the project requirements. Leica total stations also allow for use in a robotic function making the use of one person field crews possible. This translate into a budget and time saver for the Client.

### GNSS Technology

We use GNSS (Global Navigation Satellite System) which leverages the use of GPS and GLONASS technology for cadastral, topographic, control, stakeout, and other precision survey applications.

### Leica Smartnet

The Leica RTK network allows for real time GNSS corrections to be used in place of the traditional Base / Rover setup. The network increases time savings on all GPS projects, and provides greater accuracy.

### Land Survey Services that we provide include:

- ALTA/NSPS Land Title Survey
- As-Built Survey
- Construction Layout
- Easement Plans
- Existing Conditions Survey
- FEMA Flood Elevation Certificates
- Lease Line Survey
- Property Line Survey
- Subdivision & Condominium Survey
- Topographic & Utility Survey



[www.allenmajor.com](http://www.allenmajor.com)



# SOUTH SHORE CONSTRUCTION CONSULTANTS

Mechanical (HVAC) & Plumbing Consultants  
 Electrical & Fire Alarm Consultants  
 Engineering · Energy Studies

It is our pleasure to present to you information about our Company and the many services in which we can provide.

South Shore Construction Consultants is in our Eighteenth Year of providing quality consulting services for the HVAC and Plumbing Trades.

Our experience in job variety is extensive. Multi-family residences, assisted living facilities, high rise buildings, retail centers, industrial buildings, office fit-outs and warehouses are just a few examples of projects our office has completed.

Our approach to projects is definitive, “provide the best engineering services in the confines of the governing codes, and use our vast experience to incorporate them in each individual project.”

Our company is a multi-disciplined engineering company with seasoned senior staff. SSCC provides services ranging from simple to very complicated engineering in the following trades:

- Heating, Ventilating and Air Conditioning (HVAC)
- Plumbing
- Electrical & Fire Alarm

We have formed relationships with Architects, Developers, Building Owners, Contractors and other engineering trades where trust and confidence are a mainstay.

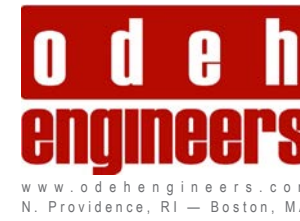
We have Registrations in 43 States including all of the New England States.

- Our services include but are not limited to the following items:
- Conceptual through final design of residential, commercial, institutional, industrial and office building projects.
- Existing systems studies with recommendations and cost estimate of implementing the recommended options.
- Complete computer aided design drawings.
- Coordination of drawings with different trades to eliminate construction nightmare.
- Review of shop drawings.
- Energy conservation studies.
- Construction monitoring.

We have a great reputation for working with many contractors to provide design/build services.

We look forward to hearing from you and hope we may be of service to you in the near future.

345 Quincy Ave Braintree, Massachusetts 02184 781-849-9776



## COMPANY OVERVIEW

Odeh Engineers, Inc. is a full-service structural engineering consulting firm specializing in the design, analysis and evaluation of building structures. Founded in 1978, the company has a diverse portfolio of award winning projects throughout the eastern United States. With expertise in all major structural materials and systems, Odeh Engineers' work includes new design as well as renovation, expansion, and preservation of existing structures.

The company brings an innovative approach to design, solving challenging structural issues in a collaborative and responsive manner. Our capabilities include:

- Structural design
- Testing
- Construction supervision
- Structural investigations
- Evaluation of existing structures
- Peer review
- Forensic engineering
- Structural consultations for facilities management and insurance-related purposes

Odeh Engineers leverages innovative technology to develop and implement more efficient design solutions, and to improve the quality of construction documentation. The firm is a recognized leader in the application of computer technology and three dimensional building information modeling (BIM) in structural engineering. We use this technology to improve the efficiency, accuracy, and accessibility of our work. Since 2006, most major projects executed by the firm have been delivered using BIM (Revit Structure). To date, we have completed more than 1000 projects of varying sizes in BIM, often with architectural and MEP models for fully-integrated coordination.

Odeh Engineers is a service-oriented firm with a focus on collaborative teamwork to complete projects. The company's principals are directly involved in all projects. Our team is large enough to handle the most challenging assignments, but is organized so that the expertise and resources of the company's top engineers are always directly accessible to clients. Based in North Providence, RI with a branch office in Boston, the company currently has 40+ employees, including 18 registered Professional Engineers.

Odeh Engineers has built its reputation as a leading structural engineering firm by bringing its innovative, collaborative, and responsive approach to clients.

### M. DAVID ODEH, PE SENIOR PRINCIPAL IN CHARGE



Mr. David Odeh is President, Principal and the founder of Odeh Engineers, Inc. Mr. Odeh has more than 45 years of experience in structural engineering, design, analysis and construction of all types of buildings. His experience comprises a large spectrum of major projects, including universities, public schools, theaters, hotels, libraries, hospitals, courthouses, office buildings, and historic restoration. His innovative designs have been used to construct many buildings in the New England region.

Mr. Odeh specializes in creating cost-effective structural designs that integrate well within architectural, mechanical and site constraints. He is an expert in the diagnosis of structural problems and development of practical solutions through close interaction with clients. He has also developed proprietary computer aided design software used by Odeh Engineers, Inc. to enable rapid visualization of structural systems and accurate development of design documents. As President of Odeh Engineers, Inc., Mr. Odeh is directly involved in all work performed by the company.

Before founding Odeh Engineers, Mr. Odeh was the structural engineer for the Rhode Island State Building Commissioner's Office. Since 1981, he has served as structural consultant to the Rhode Island State Building Commissioner for code-related issues, and in July 2015 he was appointed as the Structural Engineer for the State's Building Codes Standards Committee.

Mr. Odeh is a member of the American Concrete Institute, American Institute of Steel Construction, and the Structural Engineers Association of Rhode Island, and has published articles in the AISC Journal of Structural Engineering. M. David Odeh was the 2004 recipient of the Brown University Engineering Alumni Medal for his achievements in structural engineering over the past 35 years. In February 2010, M. David Odeh was awarded the prestigious Freeman Award, presented by the Providence Engineering Society, for "His outstanding achievements and contributions to the structural engineering profession and construction industry in the state of Rhode Island".

#### RELEVANT EXPERIENCE

- **Capitol Cove Residences (Providence, RI)**  
 New New multi-story residential complex (5-story wood-framed residential building above 2 levels of structured parking - steel frame with composite deck).
- **The Music Center at Indian Hill (Groton, MA)**  
 New 100,000 sf mass timber concert hall and school building, to include a performance hall for up to 1000 seats, associated front and back of house and support spaces, administrative offices, classrooms, practice rooms, 300-seat recital hall, orchestral rehearsal room, and recording suite.
- **Nightingale/78 Fountain Street (Providence, RI)**  
 New mixed-use, 172,530 sf building comprised of 143 units, retail space, a fitness center and rooftop deck. The design consists of a 5-story wood frame over structural steel podium.
- **Rhode Island School of Design North Hall (Providence, RI)**  
 New 6-story CLT/steel residence hall to house 148 students, along with workrooms, a bike room, and a kitchen.

**EDUCATION**  
 Master of Science, Structural Engineering, Northeastern University  
 Master of Science, Engineering/Structural Mechanics, Brown University  
 Bachelor of Science, Civil Engineering, American Jesuit University

**PROFESSIONAL ENGINEER REGISTRATIONS**  
 Massachusetts  
 Rhode Island  
 Connecticut  
 Maine  
 New Hampshire  
 New Jersey  
 New York

**PROFESSIONAL ENGINEER REGISTRATIONS**

Massachusetts  
 Rhode Island  
 Connecticut  
 California  
 Colorado  
 Delaware  
 District of Columbia  
 Florida  
 Georgia  
 Illinois  
 Kentucky  
 Maine  
 Maryland  
 Michigan  
 Minnesota  
 Missouri  
 New Hampshire  
 New Jersey  
 New York  
 North Carolina  
 Ohio  
 Pennsylvania  
 South Carolina  
 Vermont  
 Virginia

**PROFESSIONAL MEMBERSHIPS**

American Concrete Institute  
 American Council of Engineering Companies  
 American Institute of Steel Construction  
 Boston Association of Structural Engineers  
 American Society of Civil Engineers, Structural Engineering Institute  
 Council of American Structural Engineers  
 Concrete Reinforcing Steel Institute  
 Rhode Island Builders Association  
 Structural Engineers Association of Rhode Island

**PROFESSIONAL LIABILITY INSURANCE**

\$5,000,000 per occurrence  
 \$5,000,000 aggregate



## DAVID J. ODEH, SE/PE, F. SEI, F. ASCE PRINCIPAL IN CHARGE



David Odeh is Vice President and Principal at Odeh Engineers, Inc. In this position, he is responsible for a wide range of structural design and analysis projects and serves as the manager for major projects executed by the firm. He has more than 20 years of experience in design and analysis of building structures of all types, with particular emphasis on the application of digital design technology to structural engineering.

David has served on the adjunct faculty of the School of Engineering at Brown University since 2001, and teaches courses in the design and analysis of building structures. He regularly lectures at other universities, including the Rhode Island School of Design (School of Architecture), the University of Notre Dame, University of Cincinnati, and at professional conferences. He has published numerous articles in engineering conference proceedings and engineering journals.

David has also served on the Existing Building Code Committee of the National Council of Structural Engineering Associations (2008-2019), which reviews the structural provisions of the International Existing Building Code. He served on the Board of Governors of the American Society of Civil Engineers for the 2018-2021 term.

In 2016, David served as President of the Structural Engineering Institute (SEI) of the American Society of Civil Engineers (ASCE), a 30,000+ member international organization that serves the structural engineering profession. In this capacity he was an invited speaker to conferences around the world and led the institute's efforts to serve and enhance the structural engineering profession. He was named a fellow of SEI in 2013, and became a fellow of ASCE in 2015, a designation reserved only for the most distinguished structural engineers in the nation.

### EDUCATION

Master of Science, Structural Engineering,  
University of California at Berkeley

Bachelor of Science, Civil Engineering,  
Brown University

### STRUCTURAL ENGINEER REGISTRATIONS

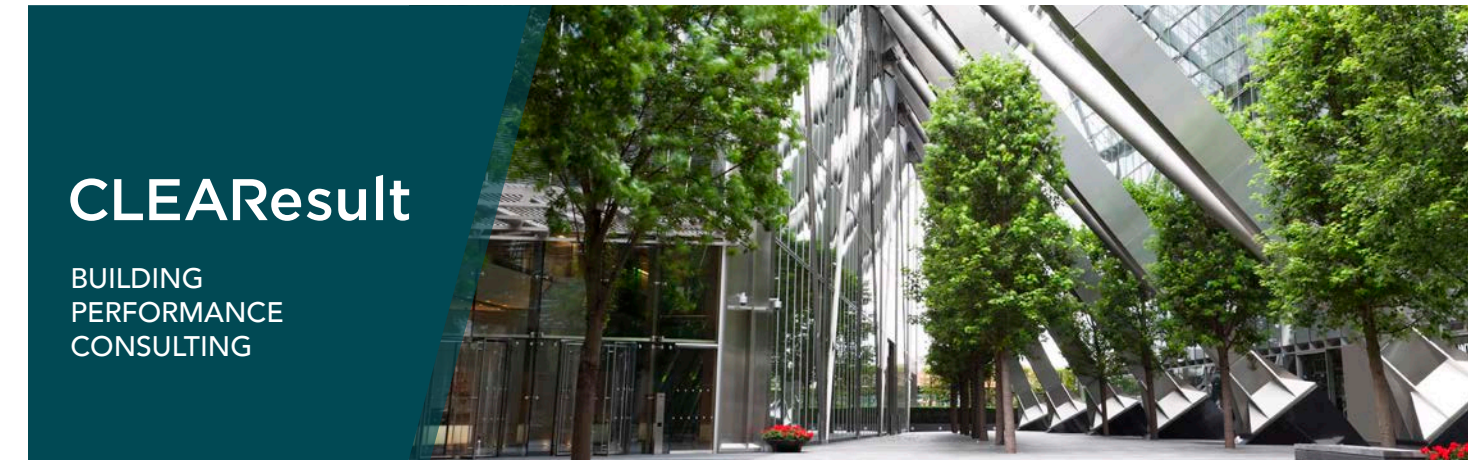
California Illinois

### PROFESSIONAL ENGINEER REGISTRATIONS

Massachusetts	Minnesota
Rhode Island	Missouri
Connecticut	Nevada
California	New Hampshire
Colorado	New Jersey
Delaware	New York
District of Columbia	North Carolina
Florida	Ohio
Georgia	Pennsylvania
Kentucky	South Carolina
Maine	Tennessee
Maryland	Vermont
Michigan	Virginia

### RELEVANT EXPERIENCE

- **11 Charles Street (Malden, MA)**  
New all-mass timber four-story office building currently under construction in the Boston area
- **Brown University Brook Street Housing (Providence, RI)**  
Two new five-story residence halls to house 353 students across both buildings. These structures feature exposed cross laminated timber (CLT) slabs supported by structural steel framing.
- **Rhode Island School of Design North Hall (Providence, RI)**  
New 6-story CLT/steel residence hall to house 148 students, along with workrooms, a bike room, and a kitchen.
- **340 Dixwell (New Haven, CT)**  
New +/- 80 unit affordable housing project for New Haven's Dixwell community at a prominent site along Dixwell Avenue.
- **The Music Center at Indian Hill (Groton, MA)**  
New 100,000 sf mass timber concert hall and school building, to include a performance hall for up to 1000 seats, associated front and back of house and support spaces, administrative offices, classrooms, practice rooms, 300-seat recital hall, orchestral rehearsal room, and recording suite.
- **Wellesley College Science Center (Wellesley, MA)**  
Design-assist structural engineer responsible for all of the mass timber elements for a new multi-level atrium structure within the science center (designed by Skidmore Owings & Merrill Architects).



## Translating carefully developed plans into real life results

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, LEED faculty 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.

### ▲ Our building consulting services include:

- Enclosure and mechanical systems
- Commercial building energy audits
- Design support and consultation
- Plans review
- Energy modeling
- Renewable energy system guidance
- Field quality control inspections
- Diagnostic analysis
- Third party verification and certifications
- Technical training for architects, builders and contractors

A. VERNON WOODWORTH, FAIA, LEED® AP / Code Consultant



Mr. Woodworth has over 30 years of experience in architecture, code enforcement, and code consulting in a broad range of project sectors. He is a licensed architect in the State of Massachusetts and a member of the faculty at the Boston Architectural College. Vernon represented the AIA on the drafting committee of the International green Construction Code (IgCC), as well as on two subsequent code amendment hearing panels. He was the 2012 President of the Massachusetts Chapter of the American Institute of Architects and currently serves as Civic Engagement Commissioner on the Boston Society of Architects (BSA) Board of Directors.

RELEVANT PROJECT EXPERIENCE

- 41 Westland Avenue, Boston, MA**  
Residential Condominiums
- Charles Playhouse, Boston, MA**  
Renovations and Accessibility Upgrades
- Boston Scientific, Marlborough, MA**  
Peer Review of Master Plan
- Downtown Quincy Redevelopment, Quincy, MA**  
Mixed Use Peer Review
- FM Global, Waltham, MA**  
Office Building
- Fowler-Clark Farm, Boston, MA**  
Due Diligence Study
- Jackson Commons, Boston, MA**  
Residential Unit- Code Review
- Massachusetts Institute of Technology, Cambridge, MA**  
Rapid Response Capital Renewal Feasibility Study  
Hobby Shop Feasibility Study  
Buildings 1,3,5 RRFS Study  
Buildings 4,6,8 RRFS Study
- Mount Ida College, Newton, MA**  
Carlson Hall Renovations  
Shaw Hall Renovations  
Dental Clinic Expansion
- 165 Cambridge Park Drive, Cambridge, MA**  
Egress Analysis
- Massachusetts Gaming Commission Building, Site Design, and Mitigation, Massachusetts Gaming Commission, Boston, MA**
- Northeastern University, Boston, MA**  
Multiple Renovation Projects
- Simmons College, Boston, MA**  
Simmons Classroom C103 Study  
Science Security Doors Study
- Wheelock College, Boston, MA**  
Building Assessment

Role: Code Consultant  
 Years in Practice: 30  
 Architectural License: MA- 30091704  
 Specialties: Healthcare, Corporate, Education  
 Education: MS, Theological Studies  
 Harvard Divinity School  
 BA, Urban Design  
 New College, Sarasota, FL  
 Accreditation: LEED® AP; Certified Building  
 Official (ICC) since 1994  
 Professional Affiliations: BSA, AIA since  
 2000 ICC Sustainable Buildings Technology  
 Committee (ICC SBTC)  
 Co-chair BSA Committee for the Advancement  
 of Sustainability  
 Past BSA Codes Committee 1999-2010  
 Past Chair AIA Codes Committee 2004.  
 AIA Sustainability Task Force 2006  
 AIA Board of Directors Sustainability Discussion  
 Group 2007-2008.  
 AIA Board Advocacy Committee 2005

JOSEPH D. FEASTER, JR.



Direct Dial: 617.600.4373  
 jfeaster@daintorpy.com

Joseph D. Feaster, Jr., Counsel at Dain, Torpy, Le Ray, Wiest & Garner, P.C., has established himself during his more than 45-year legal career as one of the deans of the Boston bar. Since his time as the Chair of the Boston Zoning Board of Appeal, Feaster has become one of the City's most prominent development and permitting attorneys. His practice also encompasses general real estate and licensing, corporate, litigation, employment and labor law, and probate.

Feaster practiced at McKenzie & Associates, P.C. and at Wynn & Wynn, P.C. before joining Dain Torpy. Feaster is also President of Feaster Enterprises, a strategic planning, organizational development, and community outreach consulting firm.

Additionally, Feaster previously served as the court-appointed Receiver for Roxbury Comprehensive Community Health Center for 5 years, as the Interim Town Manager of the Town of Stoughton, as President of the Massachusetts Community and Banking Council (MCBC), Acting Director of Real Estate for the Massachusetts Turnpike Authority, Interim Administrator of the Boston Housing Authority (one of the largest public housing authorities in the country), Assistant Secretary and General Counsel in the Commonwealth's Executive Office of Administration and Finance, Associate Counsel in Prudential Insurance Company's Northeast Home Office, and as an attorney at the National Labor Relations Board's Boston Regional Office.

Feaster's professional affiliations are numerous, as his expertise is sought within the City of Boston and nationally. These affiliations and service include serving as a mediator for the Suffolk County (MA) Superior Court Mediation program, as a registered lobbyist in Massachusetts, and, as noted, as chairman and member of the City of Boston Board of Appeal. He currently serves as chairman of the board of directors of the Urban League of Eastern Massachusetts (ULEM); as an Executive

**Education**  
 B.A., Political Science, Northeastern University  
 J.D., Northeastern University School of Law

**Bar & Court Admissions**  
 Commonwealth of Massachusetts  
 United States District Court for the District of Massachusetts  
 United States Court of Appeals for the First Circuit  
 United States Supreme Court



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>> 1.7 GENERAL CONTRACTOR  
**URBANICA CONSTRUCTION**

URBANICA Construction is the construction division of Urbanica, Inc. Urbanica Construction, LLC offers a range of services from cost estimation to construction management.

Past projects where Urbanica Construction acted as General Contractor include:

- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Town-houses
- 74 Highland Street Energy Efficient Town-houses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA
- Parcel 9: Melnea Residences, Roxbury, MA



Currently, Urbanica Construction is the General Contractor of:

- Parcel U Phase B, Jamaica Plain, MA
- 90 Antwerp Street, Brighton Boston MA
- 120 Marcella St, Boston MA
- 120 Hancock St, Boston MA
- 405 Washington St, Boston MA

p02

2.1 - 2.2 PROJECT VISION + OPERATIONAL PLAN

PROJECT  
CONCEPT



**ECO HOMES HIGHLAND PARK**  
**PROJECT VISION**

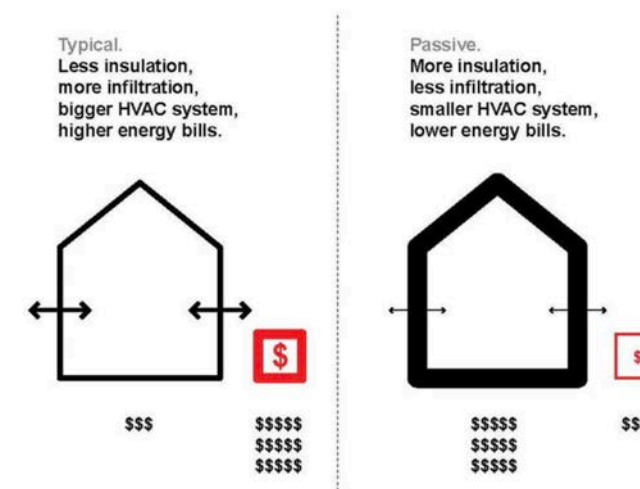
The Team’s vision is to create a mixed income, contextually sensitive, environmentally sustainable, multi-family housing project that will stand as a model for affordable homeownership development in urban areas.

Fort Hill, referred to as Highland Park by local residents, is a vibrant, historical and diverse community located in Roxbury, MA. Primarily residential, the neighborhood’s proximity to public transportation has made it an attractive and desirable location for young professionals and families looking for accessible and affordable living within the City limits.

The Site is currently a vacant parcel of land and presents a great opportunity to bring a meaningful number of affordable units on the market. In particular, there is a gap in affordable homeownership options, which is why the Team has proposed that all 18 units in the Project be income-restricted homeownership units. Our Team takes affordability one step further – in structuring a partnership between HPCLT, a local community land trust and Urbanica, a local multifamily developer, the Team ensures that the units will remain affordable in perpetuity.

We envision a true mixed-income community, one that brings together a diverse group of people that weave seamlessly together and enhance the existing community at large. That is why we have proposed the Project be 100% income restricted ranging from at or below 80% AMI to at or below 120% AMI. While we are aware that the RFP requested that 1/3rd of the units on Package 5 be market rate, our experience is that in neighborhoods where the earning levels tend to be below AMI, market rate units can often price out those existing residents and also provide complexities when structuring condo associations and sharing property management fees. We are confident that the income mix presented will be inclusive to all and attract a desirable tenant mix that achieves the MOH’s goals, as stated in the RFP.

The Project follows PassivHaus design guidelines and is aimed at creating an adaptable town-home unit that is a replicable prototype for efficient residential construction. Our Team believes that sustainability is not simply a technological fix, but a reconceptualizing of our outlook on the relationship between ourselves, the environment, and our lifestyle. Our design team put significant attention and detail into ensuring the buildings architecture fit into the surrounding neighborhood context, while still being modern. Our goal is to promote housing that actively engages residents with their local environment, neighborhood, city, and region. By re-evaluating and investing in our existing neighborhoods, they may become denser, more diverse, and more active while maintaining a smaller footprint on the planet.



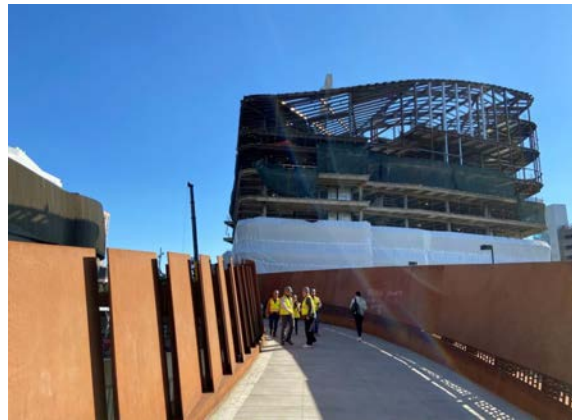
## Institutional Cooperation within Roxbury

A key element of this project is to provide Affordable Housing and in this RFP, to provide Home-Ownership across a range of income-levels.

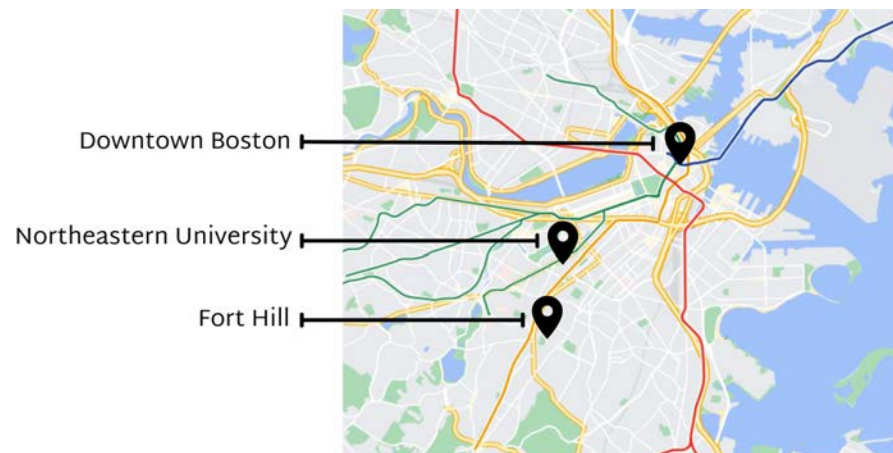
With NUSD's involvement in the project as a student-group within Northeastern, this aspect is very important as it connects to the growing concern of academic institutions spreading into Roxbury & Mission Hill, increasing local rent prices and moving out long-time residents.

Some notable Institutional Developments include the currently under construction Northeastern EXP Building, the BPDA Board Approved Wentworth Sweeny Field Athletic Complex, and the proposed 840 Columbus Avenue Development by Northeastern.

The recent public disposition of 840 Columbus raised many community concerns of how Students play a role in the local housing stock. NUSD hopes to use this project to help establish Northeastern as a University that is ready to build a healthy relationship with Local Neighborhoods, while also providing a chance for Students to inform University Administration on how to better improve things for all sides.



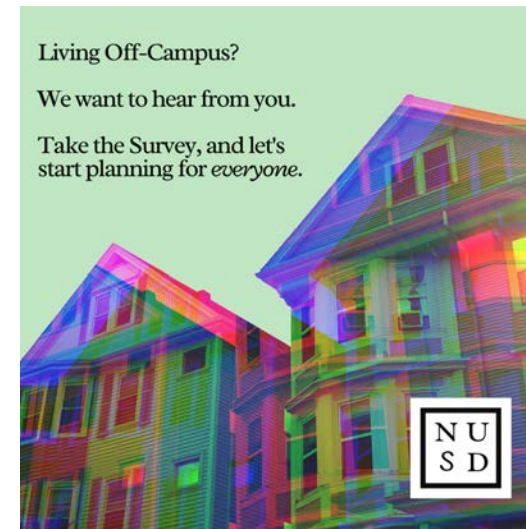
Northeastern EXP, undergoing construction in Lower Roxbury



## Bridging Gaps (Universities, Students, and Communities)

As part of NUSD's Narrative, the Project Team has created an anonymous survey to be completed by Students at Northeastern who live off-campus. The survey asks Students to identify the neighborhood they live in, how much they pay in rent, why they chose to live off-campus, and for what price of on-campus housing they would choose to move back.

The survey hopes to identify the understanding Roxbury is a major outflow for Students, and also how diversity in the Student Body influences where students move and how Campus Housing can be better planned (ie. wealthier students move to Back Bay for preference, while other students move to Mission Hill/Roxbury simply because it's cheaper than on-campus) with hope that the information can better direct how Northeastern can keep students on-campus, such as with a shift to less 'Luxury' Campus Housing Development and assisting in Home-Ownership for Boston Residents across the surrounding communities.



Promotional Material to assist in survey outreach



Approximate regions within Boston Neighborhoods with large presence of off-campus Northeastern Students



The following Northeastern Student Organizations have committed to assisting in survey outreach, expanding the student-wide mission of promoting smart community planning for Northeastern and surrounding neighborhoods.

- Student Government Association
- Alliance of Civically Engaged Students (ACES)
- Engineers Without Borders, NU Chapter
- NU Sunrise

2.2  
OPERATIONAL PLAN

Urbanica will be responsible for establishing a condo association and remain as trustee of the condo association until the warranty period expires, which is anticipated to be one (1) year after the last unit is of the Project is sold. The unit owners will then appoint a new trustee of the condo association and monitor the long-term management of the building. The Team will work with the condo association to identify a property management company with expertise in managing affordable homeownership properties.





p3

3.1 - 3.5 DIVERSITY AND INCLUSION, OPERATION, ZONING, PERMIT

# IMPLEMENTATION PLAN

The Team is committed to meaningful minority participation throughout all stages of the Project, including ownership/financing, construction, design, and development. As partners, HPCLT and Urbanica bring a robust track record of diversity, equity and inclusion. HPCLT was formed with the goal to preserve affordable housing and enhance the livelihoods of the City's underserved populations. HPCLT's board is represented by X% people of color, and X% women. Urbanica has been a leader in the real estate industry when it comes to diverse business practices. Far before minority hiring requirements were standard, Urbanica had robust guidelines in place. Diversity, equity and inclusion are part of Urbanica's DNA and why they have been so successful in delivering continued results in diverse communities where developers have traditionally been unwelcome.

### OWNERSHIP/FINANCING STRUCTURE

The ownership structure has been set up in a way to ensure the Project remains affordable in perpetuity. The purpose of this structure is so current residents are not displaced from their community, and that the new resident population represents a diverse pool of people. This preserves and enhances the culture and vitality of the neighborhood, and also allows minorities and historically marginalized populations to own a home within the city limits, giving them access to jobs, schools, amenities, and other resources.

As part of Project's equity, the Team will set up a crowd fund composed of a number of small investors. Each investor may invest a small share (as low as \$5,000) into the fund. This opportunity will be available exclusively to minority investors. Total amount of fund to be raised is expected to be about 10% of the total equity. The crowd fund will be managed by Feaster Enterprises, a minority-owned business. Joseph Feaster, the President of Feaster Enterprises, is an accomplished leader and lawyer with over 40 years of successful experience in the public and private sectors. He is a certified mediator who is skilled at managing large scale projects, resolving disputes, and negotiating between parties to find common ground and solutions.

By establishing an exclusive crowd fund, we are sharing ownership interest with minority investors. They will be able to benefit from the profits of the project, diversify their portfolio, and build longer term wealth. The Team will also provide technical assistance to help educate first time investors on financial principles.

If designated, Urbanica will be responsible of forming a new ownership entity with the minority crowd fund and minority investor Marvin Gilmore. Urbanica will also be responsible for managing the new entity.

### CONSTRUCTION

Urbanica Construction will be the general contractor for the Project and has extensive experience and successful track record for minority hiring. Urbanica Construction is committed to achieving the Boston Resident Job Policy for diversity in our workforce. As we have done consistently in the past, we are committed to meeting the 51% Boston resident, 40% people of color and 12% women workforce participation goals. Additionally, our goal is to achieve 40% M/WBE participation for all contracted trades on the project. We have been able to achieve these benchmarks on other recent projects

including, Parcel 9 – Melnea Hotel & Residences, Parcel U – Forest Hill, and 90 Antwerp – Brighton, and are confident we will deliver again.

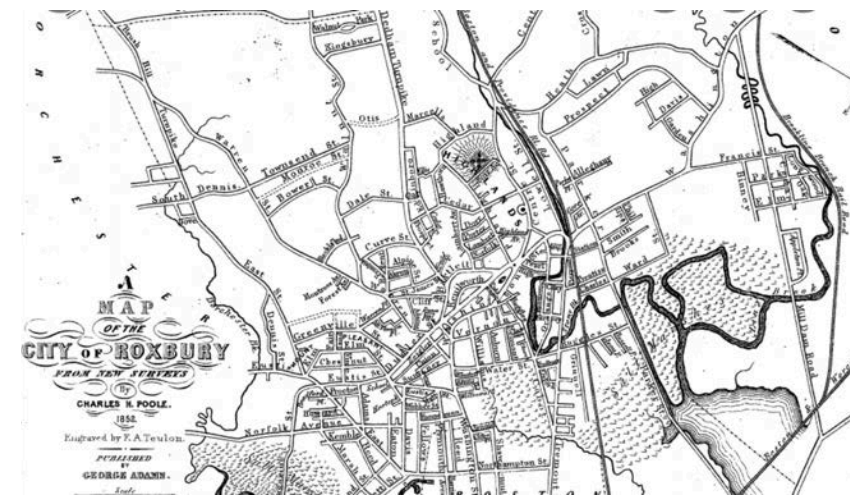
Urbanica Construction will be responsible for managing overall buyouts, coordinating all subcontractors, corresponding with consultants, monitoring the status and quality of construction, and ensuring the compliance of Boston Residents Jobs Policy and M/WBE participation benchmarks. We plan to collaborate with Workforce Diversity Consultant, L. H. Daniels Associates, to achieve the above-mentioned construction employment goals. Some of the approaches we plan to implement include:

- Advise and monitor all first-tier contractors and subcontractors in meeting the diversity requirements;
- Create weekly compliance report on each contractor on the project and document their performance;
- Conduct community outreach to hire local residents;
- Coordinate with walk on applicants

### DESIGN AND DEVELOPMENT

Our team incorporates the work of a diverse design/development team. Below are the M/WBE's we have committed to the Project to date. As the need for other consulting services arises throughout the development process, we will identify more M/WBEs for hiring.

- Stephen Chung (Architect)
- Joseph Feaster, Dain Torpy (Attorney)
- South Shore Construction Company (MEP/Fire Engineer)



ZONING + CODE REPORT

The proposed project falls under the Roxbury Crossing District. The total number of units combining both package 3 and package 5 shall be 18 units and relief shall be requested on the number of units allowed in a single structure. A zoning relief shall also be requested for the building height and number of stories for the Package 3 proposal, apart from the relief on the front yard setbacks. Owing to the increase in the total built portion, the FAR shall be as indicated below. The following table provides dimensional regulations for the Roxbury district along with compliance commentary regarding the proposed project.

Package 3

**Plot Area** 8567 sf  
**Proposed Area** 11,122 gsf  
**Project Address** 237 Highland St; 75 Marcella St  
**Parcel ID** 11/00558000; 11/00559000  
**Zoning District** Roxbury Neighborhood  
**Zoning Subdistrict** Row House Residential  
**Overlays** Neighborhood Design Overlay District

Dimensional Regulation	3F-4000	Proposed	Var.
Min. Lot Area per Unit	2000sf	1070sf	Y
Min. Lot Width	45'	84'	N
Min. Lot Frontage	45'	62'	N
Max. Floor Area Ratio	0.8	1.3	Y
Max. Number of Stories	3	4	Y
Max Building Height	35'	44'	Y
Min. Usable Open Space per Unit	650 sf	689 sf	N
Min. Front Yard Depth (d)	20'	5'	Y
Min. Side Yard Width (f)	10'	10'	N
Min. Rear Yard Depth	30'	39.5'	N
Max. Rear Yard Occupancy	25%	0%	N

Package 5

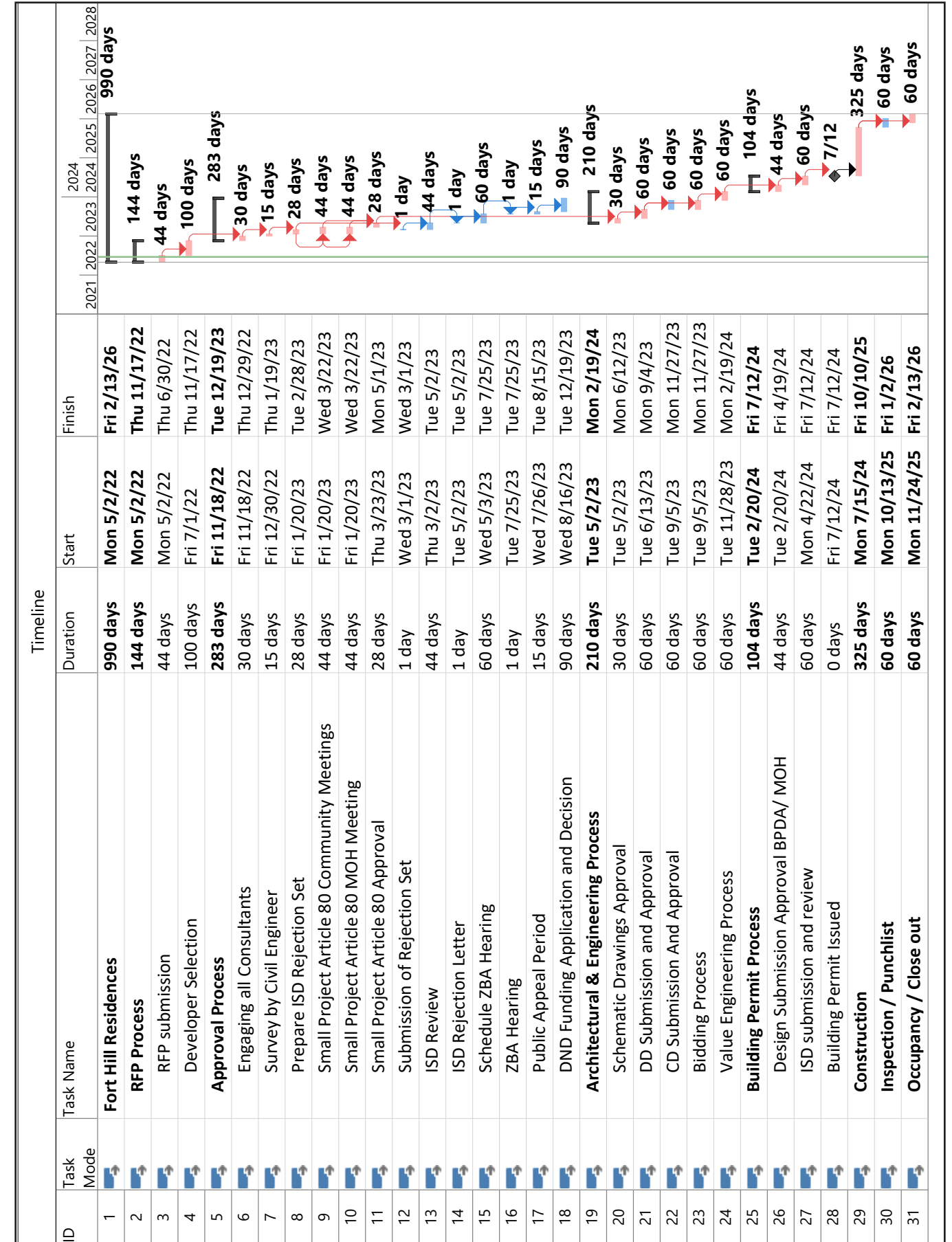
**Plot Area** 7,333 sf  
**Proposed Area** 12,892 gsf  
**Project Address** 255/257/259 Highland St and 84/86/88 Marcella St  
**Parcel ID** 11/00834000; 11/00835000; 11/00836000; 11/00831000; 11/00830000; 11/00829000  
**Zoning District** Roxbury Neighborhood  
**Zoning Subdistrict** Row House Residential  
**Overlays** Neighborhood Design Overlay District

Dimensional Regulation	3F-4000	Proposed	Var.
Min. Lot Area per Unit	2000sf	733sf	Y
Min. Lot Width	45'	50'	N
Min. Lot Frontage	45'	32'	Y
Max. Floor Area Ratio	0.8	1.75	Y
Max. Number of Stories	3	3	N
Max Building Height	35'	33'	N
Min. Usable Open Space per Unit	650 sf	361 sf	Y
Min. Front Yard Depth (d)	20'	5'	Y
Min. Side Yard Width (f)	10'	5'	Y
Min. Rear Yard Depth	30'	5'	Y
Max. Rear Yard Occupancy	25%	0%	N

AGENCIES AND APPROVALS

- >> BOSTON PLANNING AND DEVELOPMENT AGENCY (BPDA)  
Developer Designation/Land Disposition
- >> BOSTON ZONING COMMISSION  
Use and Dimensional Variances
- >> BOSTON WATER AND SEWER COMMISSION  
Site Plan Approval  
Water and Sewer Connection Permit
- >> BOSTON INSPECTIONAL SERVICES DEPARTMENT  
Building Permit  
Certificate of Occupancy
- >> BOSTON PUBLIC WORKS DEPARTMENT  
Curb Cut Approval

This schedule assumes that the BPDA will assist the Team to expedite the permitting process after designation. The goal is to have Article 80 approval by May 2023 with the Building Permit obtained by December of the same year. This schedule will allow us to begin construction by July 2024 and complete construction by October 2025. The Team's desire to move this Project forward and have an efficient permitting process stems from the fact that we understand the significant need for affordable housing in the market. The sooner we are able to bring these units to market, the sooner we are able to help alleviate some of the demand.



p4

4.1 + 4.2 PROJ. DESCRIP., DEV. PROGRAM, DRAWINGS AND RENDERINGS

DESIGN  
PLANS  
+  
STRATEGIES



Existing Site Condition

Our proposal consists of three low scaled residential buildings set across the two building sites. (Packages 3 and 5) Our design has the dual ambition of 1 incorporating sustainable design principles. And 2) reflecting the unique local building context.

As our energy goal is net-zero buildings, we shaped and oriented the roof-lines to maximize solar gain and specified building assemblies made up of high performing insulated walls with clapboard cladding and triple insulated windows/doors. The resulting 3 and 4 story structures with shed roofs are consistent with the scale, texture and rhythms of much of the local building context. Specifically, we looked to housing typologies such as triple deckers, townhouses and multi-family buildings to gain inspiration for the massing, materials/ colors and details for our proposed building designs.

In both sites, we took advantage of the sloped topography (and ledge) by having partial ground floors and locating most of the residential units on the upper levels.

From these vantage points, residents are afforded commanding views of the adjoining park and of the distant skyline. The ground floors for all three buildings are at grade and meet the guidelines for % of accessible units as well as shared amenity and mechanical spaces.

**Site 3: Double Triple Decker**

For Site 3, our design proposal is made up of two nearly identical building blocks separated by a common hall/ stair in between. This stair hall has a transparent end that frames a view of the Marcella Playground towards the southwest. On the ground floor, there are (2) 1BR/1BA units as well as the common amenities such as lobby, mail area and bike room. All of the units on the upper floors are 3BR/1.5BA.

**Site 5a: Townhouses**

For Site 5a on Marcella Street, our design proposal is made up of three similar building blocks linked together by a common hall/stair area in between.

On the ground floor of the first building- furthest northward- there is a parking garage with 4 spaces and also a surface lot that can accommodate 2 additional cars. In total, there are (8) 3BR/1.5BA across the three linked townhouse blocks. On the south part of the site, there is a small patch of space between our design proposal and an abutter. We propose to create a small garden and landscaped area for building residents.

**Site 5b: Multi-family House**

The design proposal for Site 5b reads as a stand-alone single-family house but in fact contains (2) 3BR/1.5BA units and a ground floor parking garage.

Site 3 proposed building sf	Tot.	Site 5a + 5b proposed building sf	Tot.
Floor 1: 1,973 sf	11,714 sf	Floor 1: 3,923 sf	12,545 sf
Floor 2,3,4: 3,247 sf		Floor 2: 4,972 sf	
		Floor 3: 3,650 sf	

<b>Tot. Proposed Building sf:</b>	<b>24,259 sf</b>
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Proposed Building Designs for Sites 3, 5a, 5b

In support of this market, the proposal offers the following program:

Site 3 :

4 Floors  
 20 Bedrooms (Two 1 Bedroom, Eighteen 3 Bedrooms)  
 5.5 Bathrooms (Four Bathrooms, Three 0.5 Bathrooms)  
 6 Decks (Second to fourth floors)

Typical Units: 600 NET - 1,070 NET

	Unit Type	NET SF	Bath(s)	Floor
UNIT A	1 Bedroom	600 sf	1	1
UNIT B	3 Bedroom	1,085 sf	1.5	2, 3, 4

Site 5a + 5b:

3 Floors  
 29 Bedrooms (Nine 3 Bedrooms, Two 1 Bedroom)  
 15 Bathrooms (Ten Bathrooms, Ten 0.5 Bathrooms)

Typical Units: 980 NET - 1,080 NET

	Unit Type	NET SF	Bath(s)	Floor
UNIT C	3 Bedroom	1,100 sf	1.5	1
UNIT D	3 Bedroom	1,000 sf	1.5	2, 3



OVERALL AMENITIES:

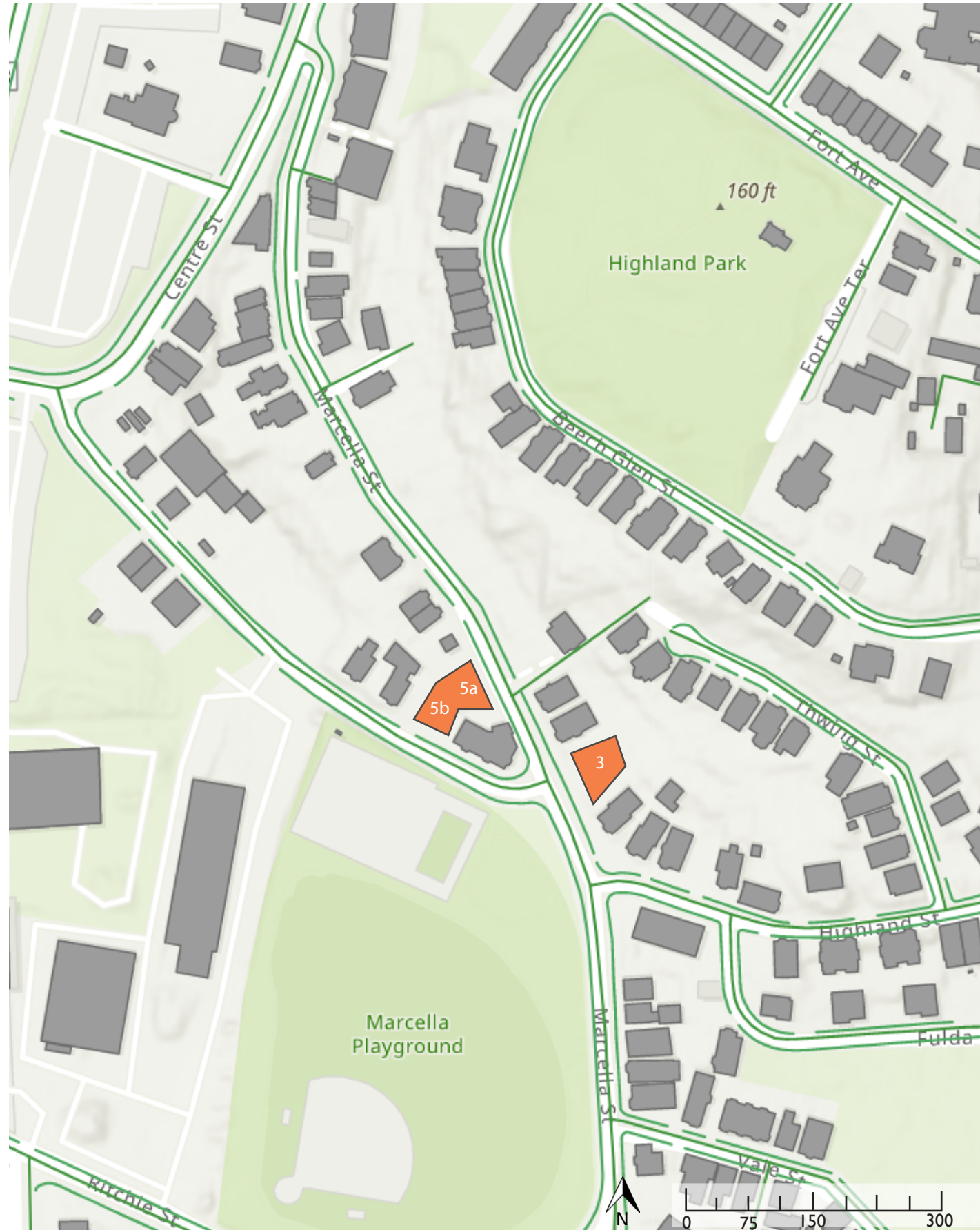
- 9 Parking spaces
- Bike Storage (30 bikes)
- Building Storage (100 sf)
- Covered Recycling Area
- Covered Trash Area
- Bioswale (minimize site runoff)
- Drought tolerant landscaping
- Energy Efficient Mechanical Systems



4.2 PLANS, ELEVATIONS, RENDERING AND DIAGRAMS

# ARCHITECTURAL DRAWINGS







Site 3 - Looking North on Marcella St.



Site 5a - Looking North on Marcella St.



Site 3 - Looking East on Highland St.



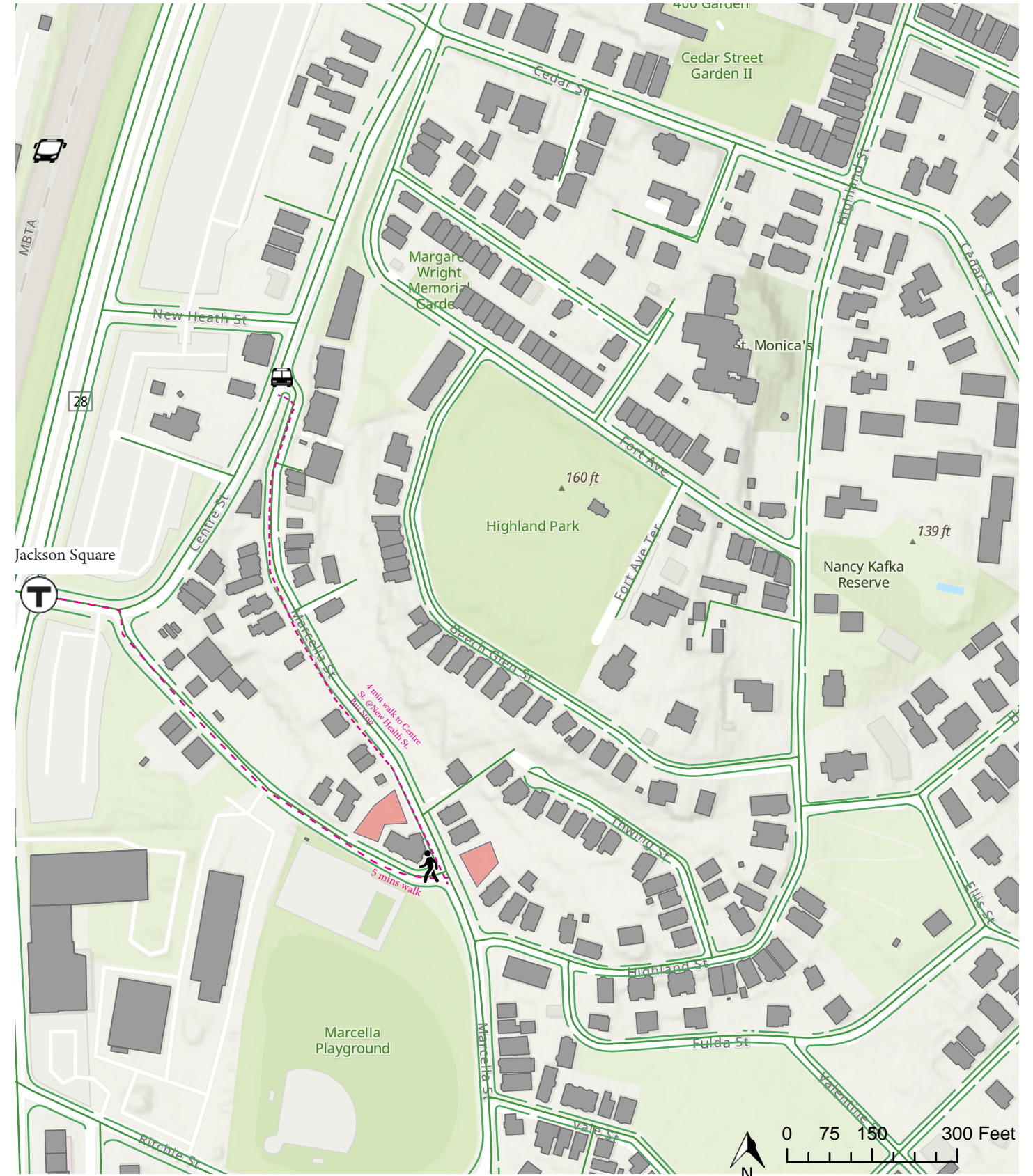
Site 5a - Looking South on Marcella St.



Site 5b - Looking across Highland St. from Marcella Playground

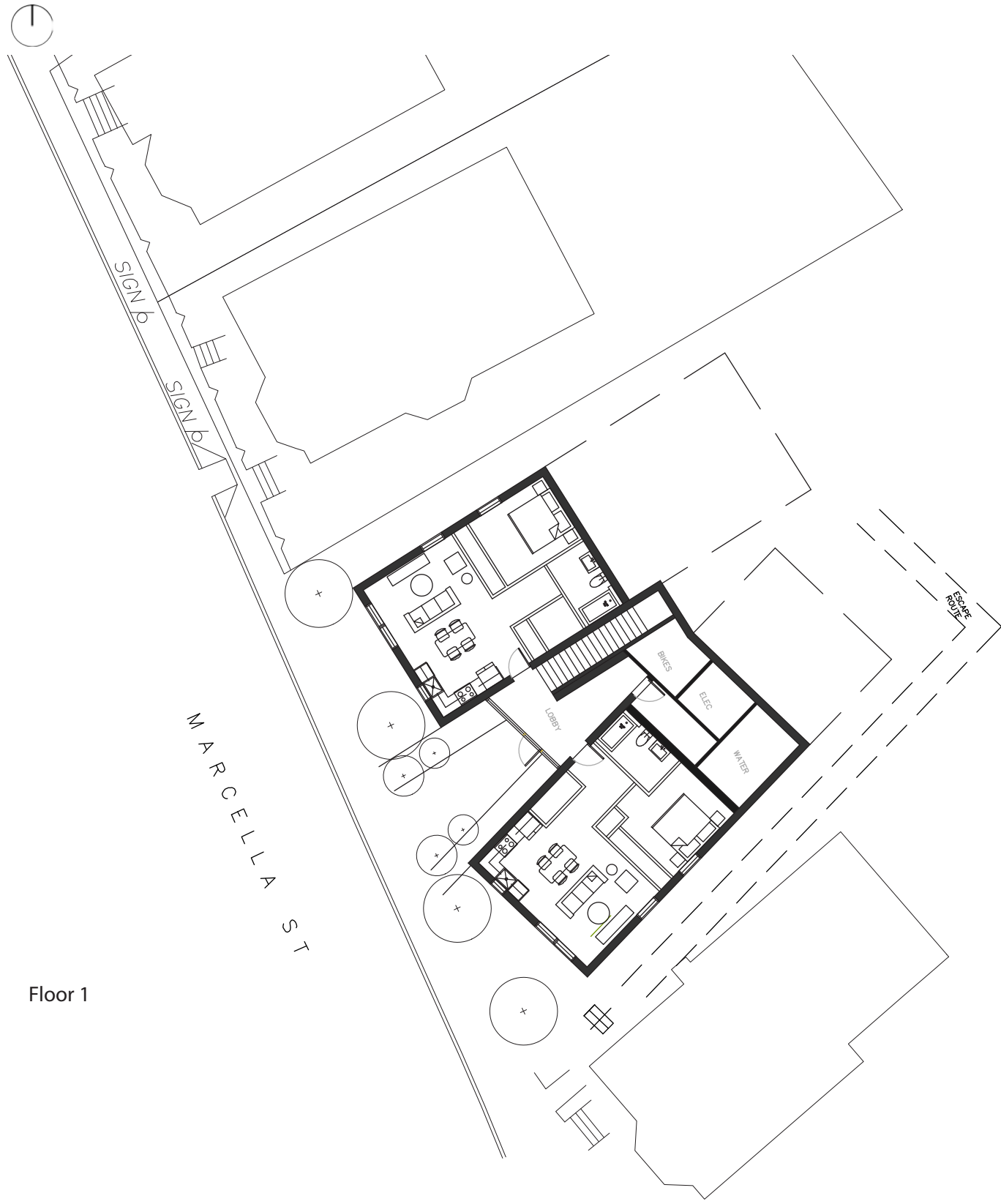


Site 5b - Looking across Highland St. from Marcella Playground



Site 3:

1/16"=1'-0"



Floor 1

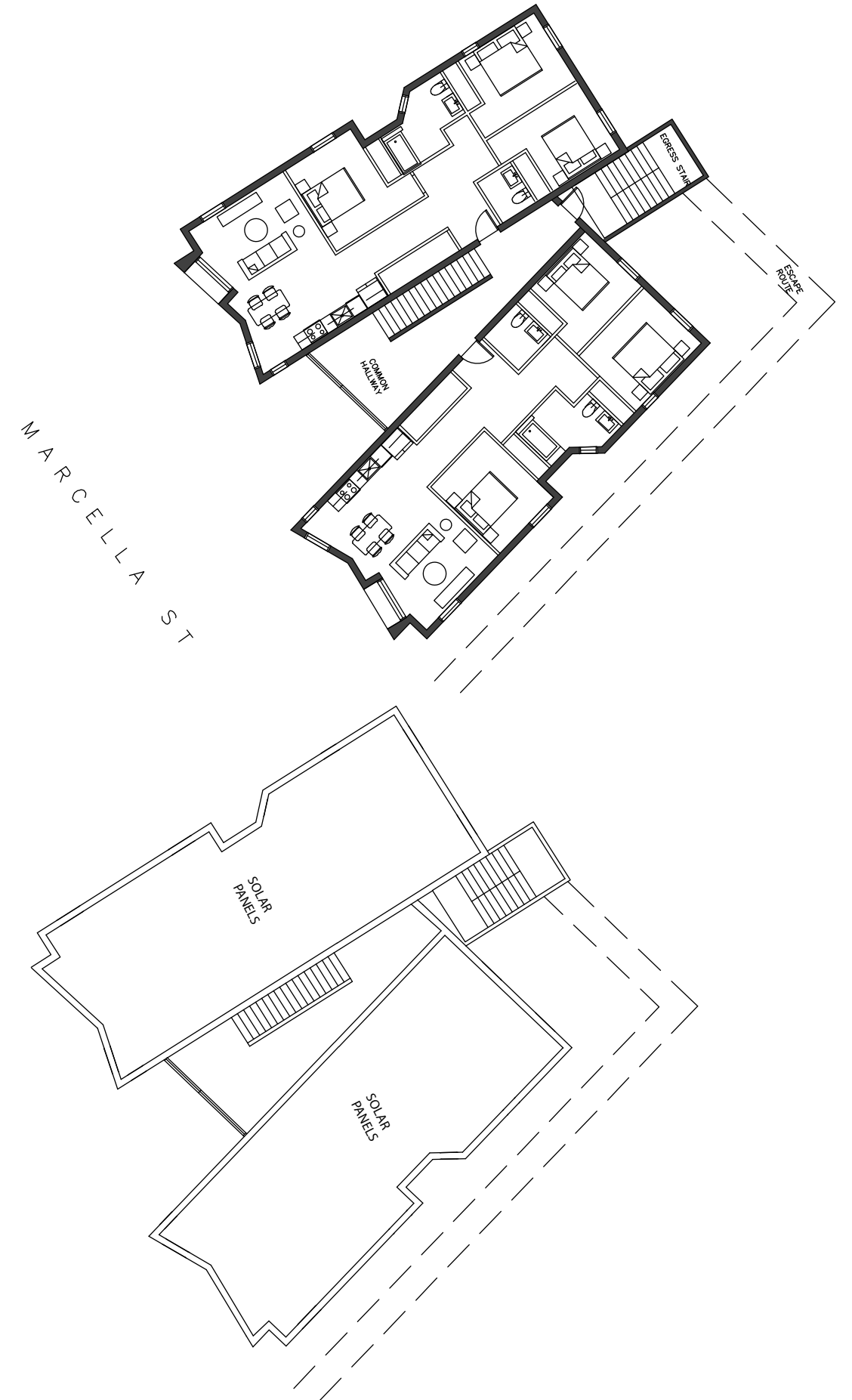
Site 3:

1/16"=1'-0"



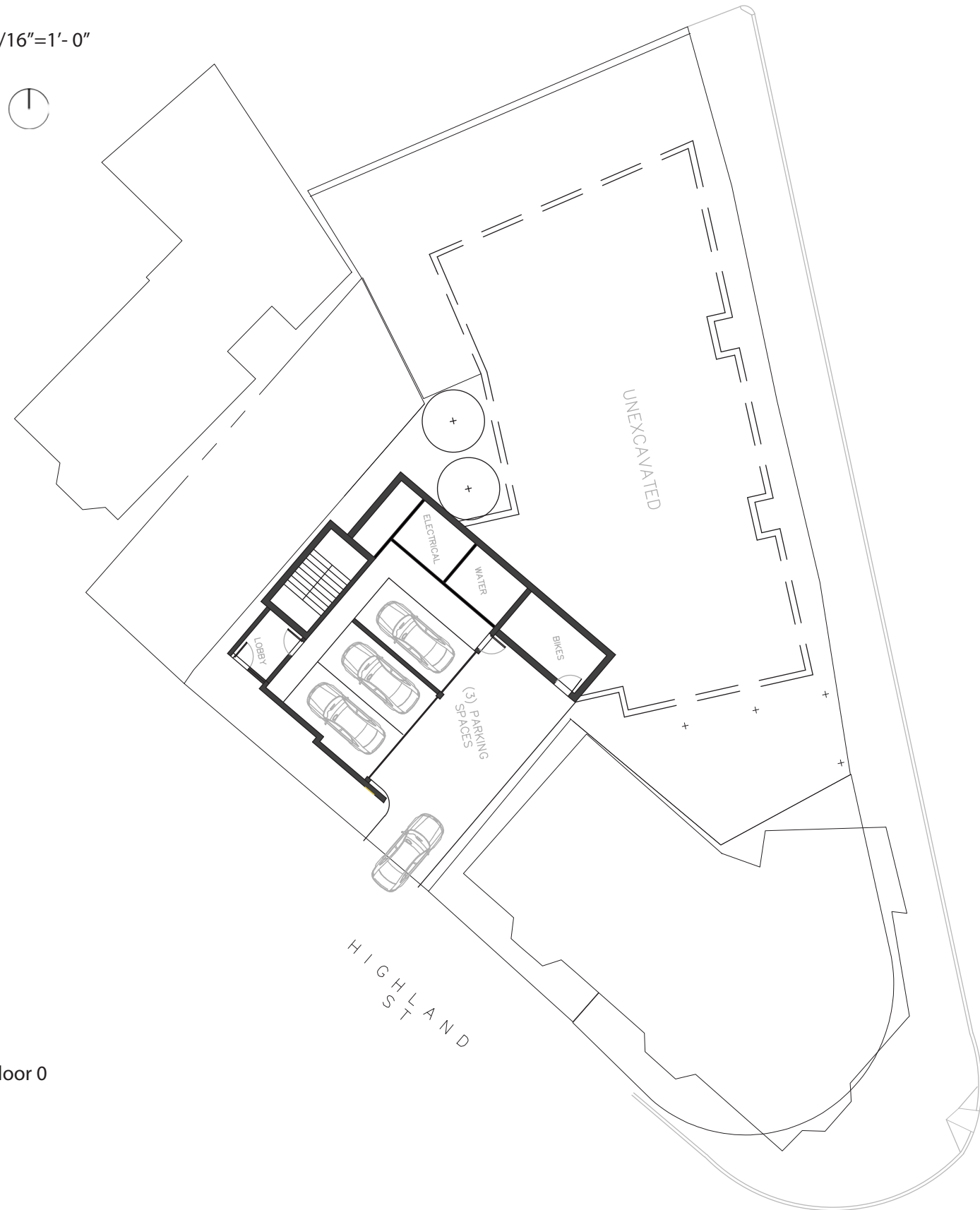
Floors 2-4

Roof



Site 5:

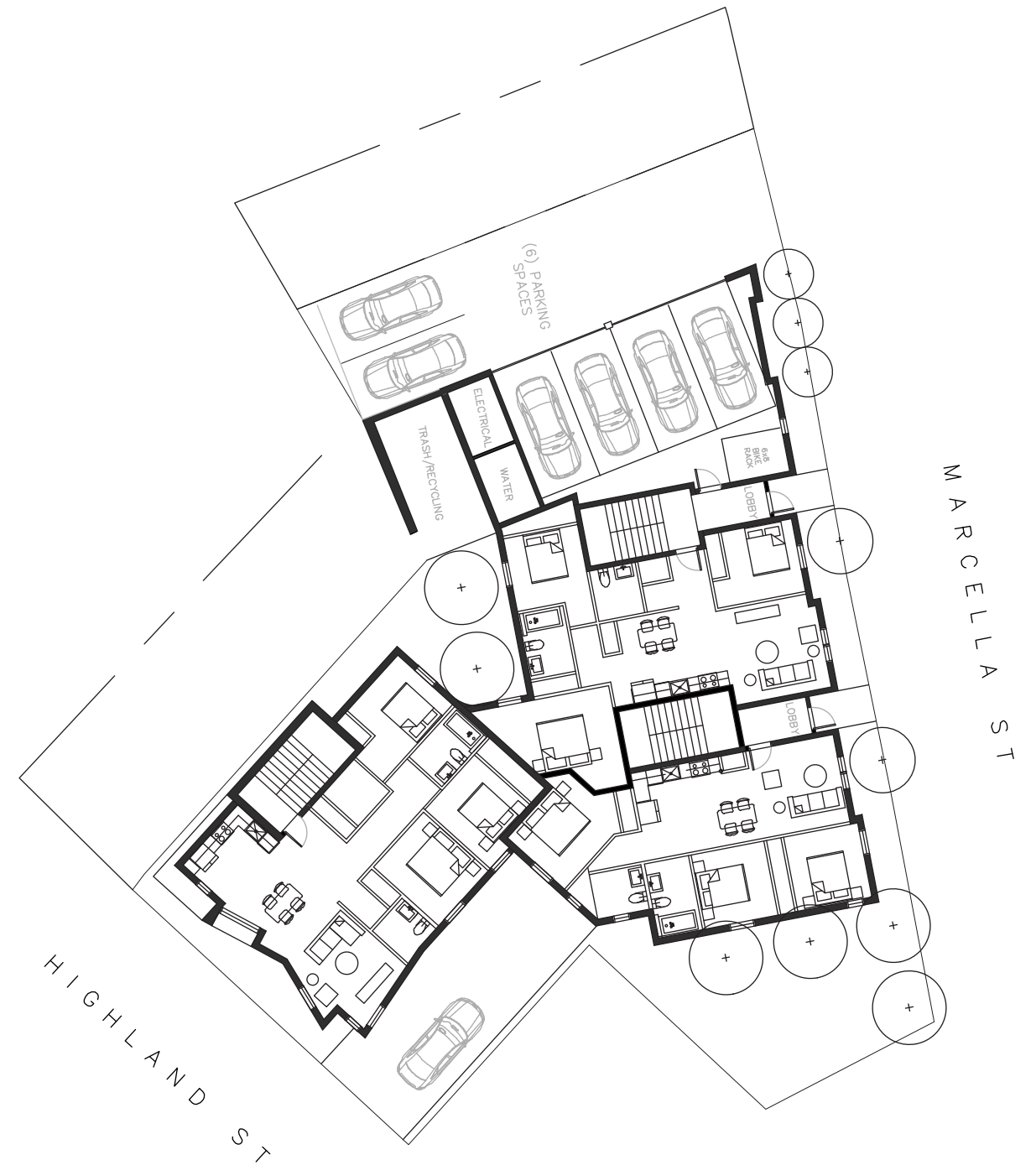
1/16"=1'-0"



Floor 0

Site 5:

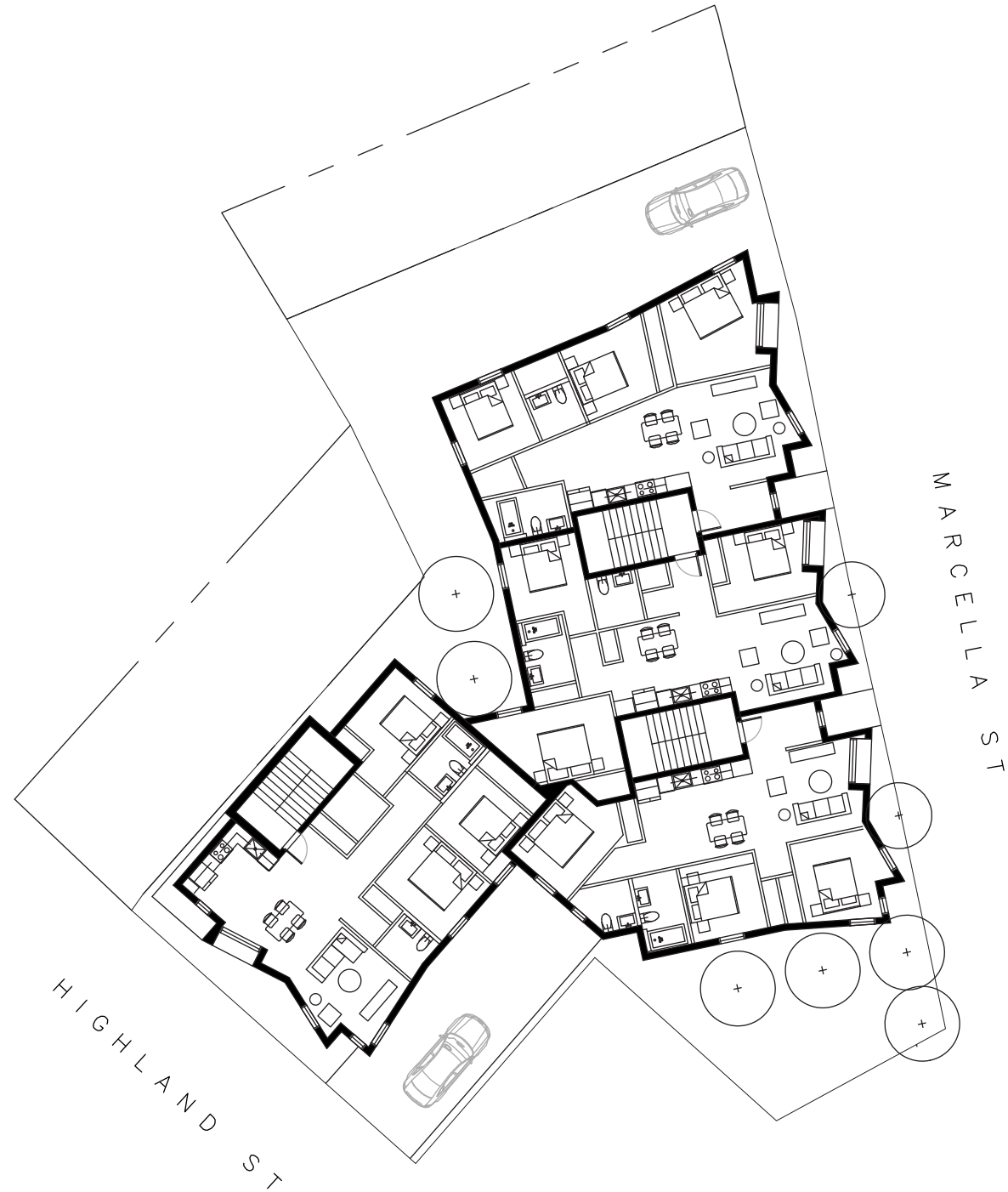
1/16"=1'-0"



Floor 1

Site 5:

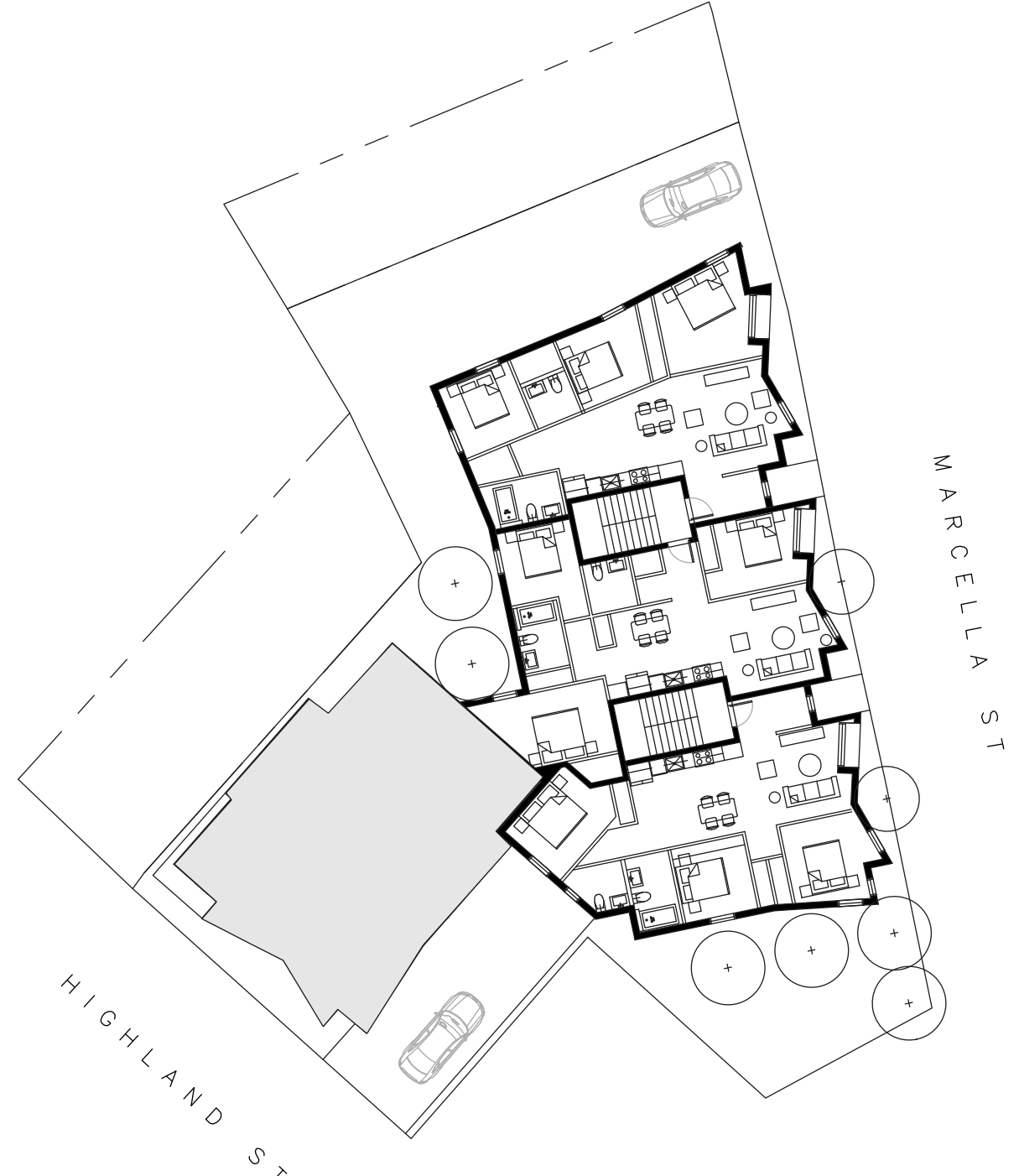
1/16"=1'-0"



Floor 2

Site 5:

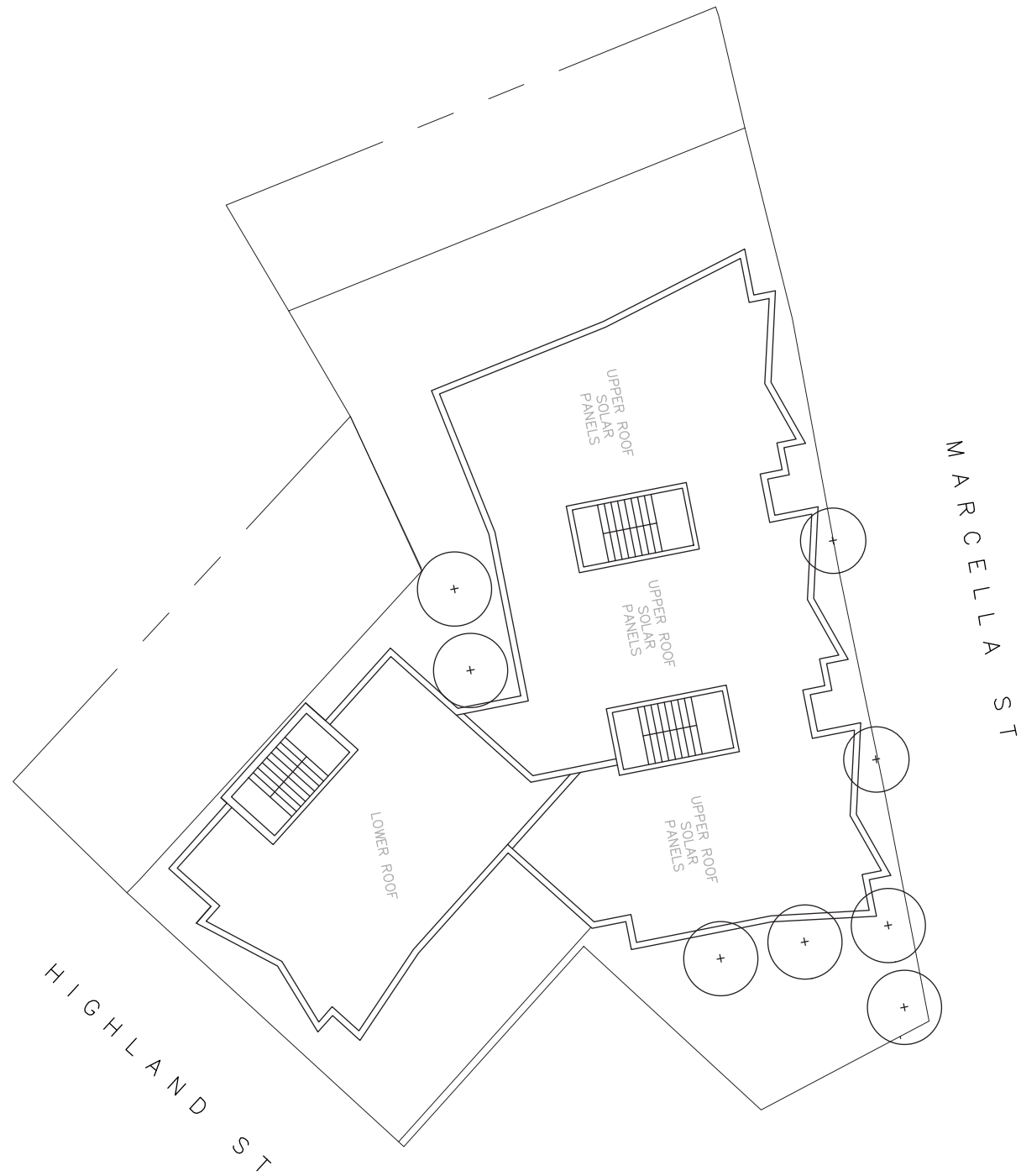
1/16"=1'-0"



Floor 3

Site 5:

1/16"=1'-0"



Roof



Site 3 West Facing Elevation



Site 5 Elevation



Site 5a Elevation

# Existing Landscape

There once existed a mix of housing on the grounds up until the mid-20th Century. On Package 5 stood a series of Row-homes along Marcella Street, with a detached dwelling along Highland Street. Package 3 contained 2 Triple Deckers, that burned down sometime in the 1960s.

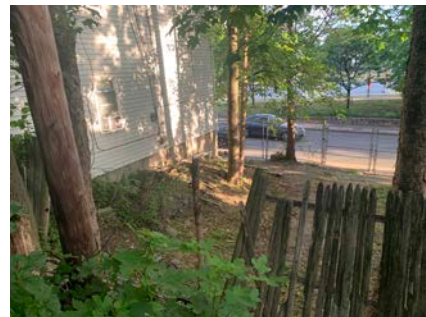
The history of these sites remain visually today, with Pudding-stone Rubble lining the back of both Package 3 & 5, and utility poles and fencing separating the Marcella & Highland Sides of Package 5. The upkeep of both sites today is reflected within its vegetation, with Package 5 having invasive Trees of Heaven scattered toward Highland Street, and Poison Ivy & Milkweed covering much of the ground across Package 3.



1969 Metro Boston Aerial, USGS



Remnants of former Buildings on-site



Existing fence serves reminder to separated housing between



Array of invasive weeds & grasses on Package 3



Package 5



1990s MBTA Card found on Package 5, displaying dormancy of Site



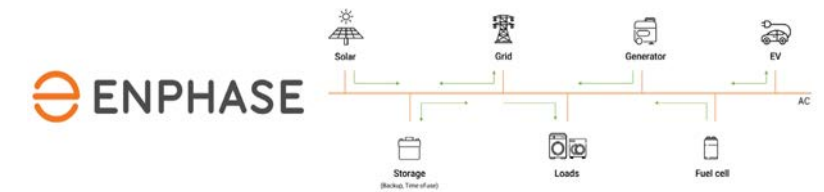
Package 3

Using the established sustainability techniques of the Project Team, the Fort Hill Developments offer a chance to carefully remediate the sites by employing Green Infrastructure such as pervious pavers, stormwater infiltration, as well as local non-invasive vegetation that will not only provide resiliency to the site itself, but neighboring homes.

Understanding Fort Hill's urban location creates different pathways to provide resiliency. Native plants are to be used on the site, and the existing, invasive trees will be removed and scoped for reuse as for outdoor furniture as a project within the NUSD Team.

In the event of active system failure, our passive design approach will allow occupants to remain at safe temperatures during extreme cold snaps or heat events.

Enphase Energy, a Sponsor of the NUSD Team, will help to implement its Enphase Energy System that can provide resiliency to the site by allowing the Homes to island from the Grid in Emergency Events assisted by the deployment of Solar Battery Storage.



## Enphase IQ Battery 10

The **Enphase IQ Battery 10** all-in-one AC-coupled storage system is **reliable, smart, simple, and safe**. It is comprised of three base IQ Battery 3 units, has a total usable energy capacity of 10.08 kWh and twelve embedded Grid-forming Microinverters with 3.84 kW power rating. It provides backup capability and installers can quickly design the right system size to meet the needs of both new and retrofit solar customers.



### Reliable

- Proven high reliability IQ Series Microinverters
- Ten-year limited warranty
- Three independent IQ Battery base units
- Twelve embedded IQ8X-BAT Microinverters
- Passive cooling (no moving parts/fans)

### Smart

- Grid-forming capability for backup operation
- Remote software and firmware upgrade
- Mobile app-based monitoring and control
- Support for self consumption
- Utility time of use (TOU) optimization

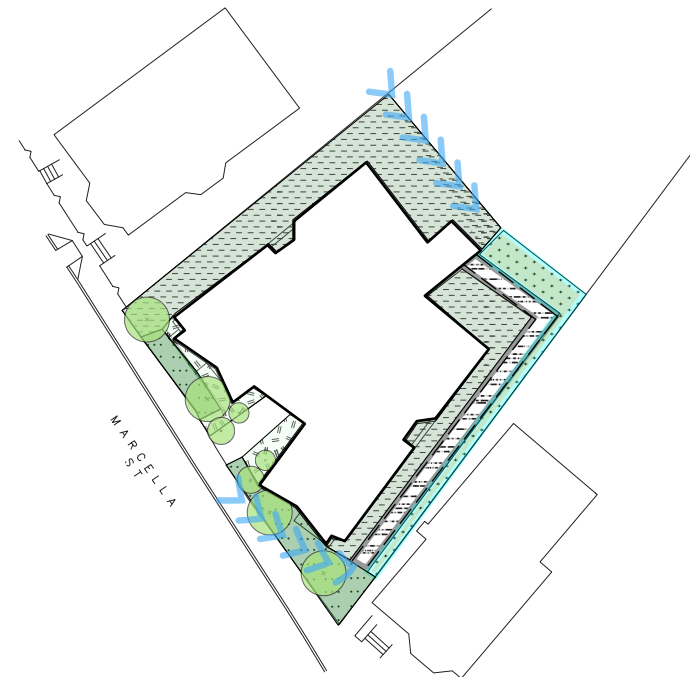
### Simple

- Fully integrated AC battery system
- Quick and easy plug-and-play installation
- Interconnects with standard household AC wiring

### Safe

- Cells safety tested
- Lithium iron phosphate (LFP) chemistry for maximum safety and longevity

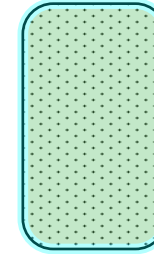




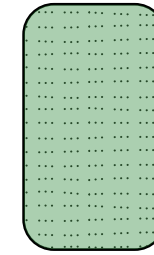
PERMEABLE  
PAVERS



BIO-SWALE



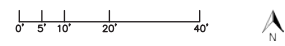
RAIN GARDEN



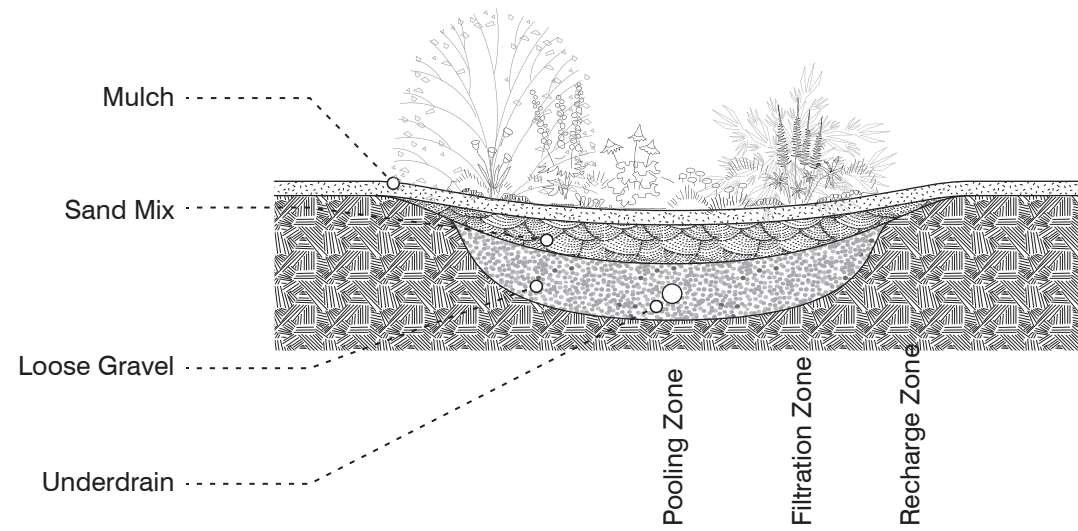
NATIVE TALL  
SHRUBS +  
GRASSES



DROUGHT-  
RESISTENT  
FESCUE TURF



**RAIN GARDEN**



**GRASSES + GROUND COVERS**



Tall Fescue Grass  
[Drought-Tolerant Lawn]



Burreed  
[Native]  
[Wetland]



Nother Reed Grass  
[Native]  
[Wetland]



Allegheny Spurge Pachysandra  
[Native]  
[Shade-Tolerant]  
[Grass-Alternative]

**FLOWERS**



Black-Eyed Susan  
[Native]  
[Drought Tolerant]



New England Aster  
[Native]  
[Drought-Tolerant]



Liatris  
[Native]  
[Drought-Tolerant]



Blanket Flower  
[Native]  
[Drought-Tolerant]

**SHRUBS + TREES**



Silky Dogwood  
[Outer Wetland]



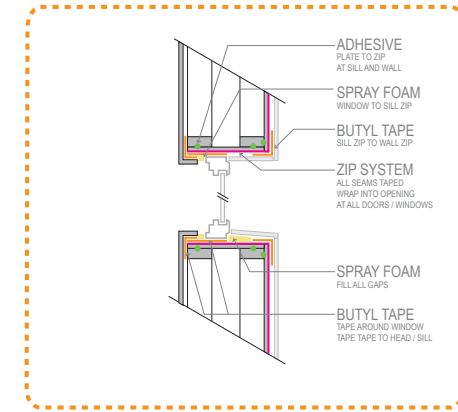
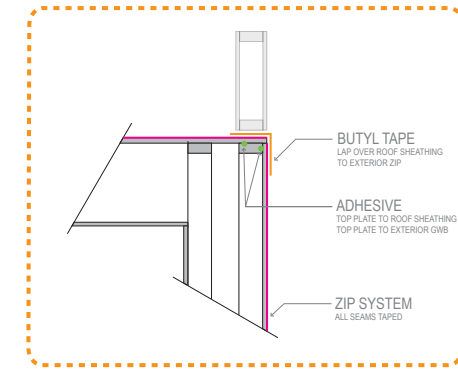
American Cranberry  
[Native]  
[Wetland]



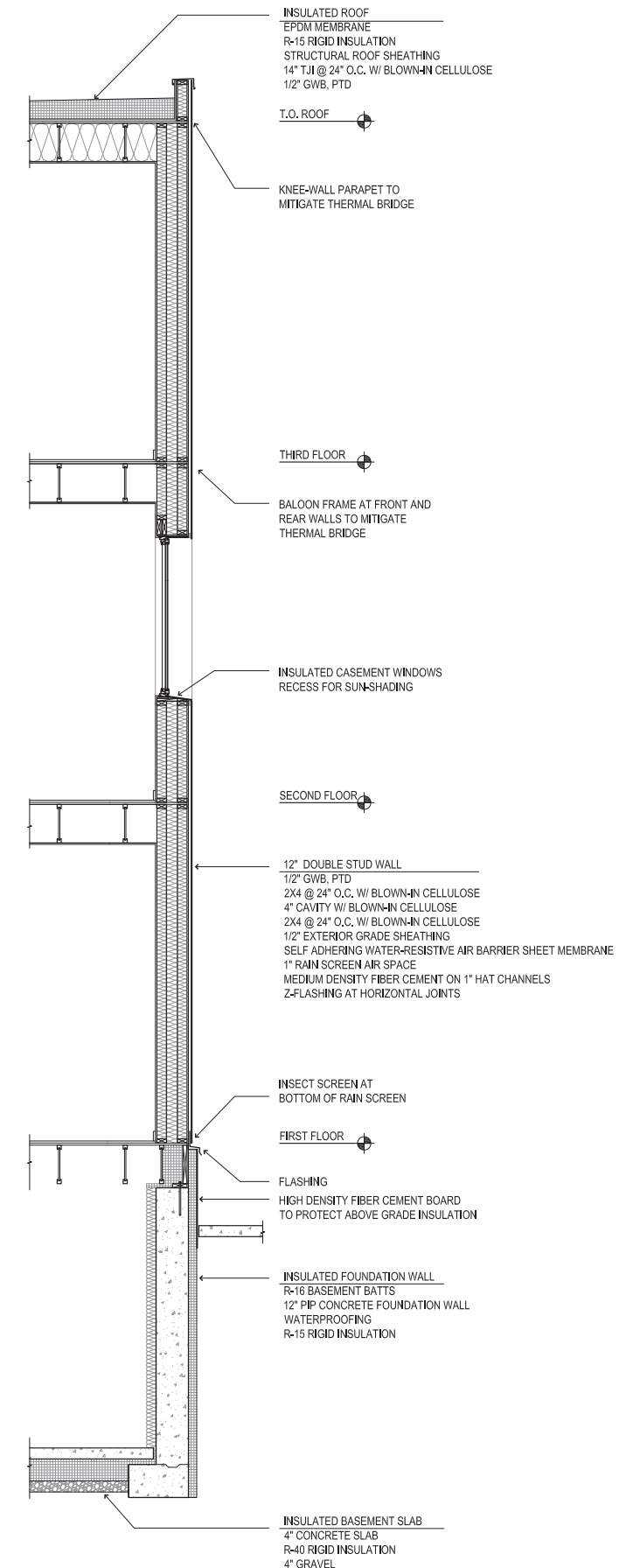
Common Juniper  
[Native]  
[Drought-Tolerant]



Staghorn Sumac  
[Native]  
[Drought-Tolerant]



Inspired by the German Passivhaus approach, the scheme emphasizes a highly insulated building envelope allowing for a smaller, less expensive mechanical system. The envelope is crucial as it does not rely on user choices to perform efficiently. This approach will include double-stud wall construction, significant insulation levels throughout the building envelope and precise attention to air infiltration prevention at seams and transitions. The envelope strategy provides a thermally robust wall and can easily be field-built by local labor. In the construction phase, easy to read diagrams help workers create a super tight envelope by taking careful air sealing measures.



105

5.1 - 5.5 ENERGY EFFICIENCY AND PERFORMANCE

# HERS STRATEGY + EVALUATION

The project embodies an approach that reflects its context as well as reduces its environmental impact through a combination of active and passive strategies. The project is energy driven, and as such specifications support the goal of maximizing energy efficiency by reducing the loads demanded by the home. The design proposal incorporates passive solar, natural day lighting, super insulated building envelope, passive ventilation, and site water management tactics. The building massing is carefully proportioned to work with site specific geometry, solar and wind orientation as well as the character of the neighborhood.

Passive strategies are critical to optimizing the performance of the home and impact the day to day lives of those living there. If the home design is fundamentally comfortable, considers day lighting, temperature, and incorporates a practical layout, then one is able to minimize the use of systems that require power.

#### Passive Strategies include:

##### Passive Solar:

The southern façade is fully glazed to take advantage of solar heat gain in the winter. Deep overhangs and window depths reduce heat gain in the summer months.

##### Day lighting:

Every room in the home has access to a window, including the interior corridors, reducing the reliance on artificial lighting. The southern façade is fully glazed to allow for light to spill into the main living spaces.

##### Super-Insulated and Improved Building Envelope:

Wall construction - Double 2x4 dense-packed cellulose with a 4" gap. 7" stud fill(3.5\*2) with a 4" continuous. Uvalue at U-0.024

Air-tight sealants and tapes are used between critical framing details.

Windows: Serious Brand, Low-E, double pane fiberglass windows are utilized.

Window Treatment:Duette Honeycomb Shade at U-0.172

Doors: Thermatru Doors are R4.5.

Ceiling/Roof: 14" TJI with dense-packed cellulose and R-15 rigid above. U-value at U-0.017.

Floor Over Basement: 14" TJI with dense-packed cellulose. U-value at U-0.028.

##### Passive Ventilation:

Air flow is allowed to move from the lower floors of the home to the top floor. Upper level windows and a clerestory condition allow for venting excess heat and help to provide more consistent interior temperatures.

##### Building form and massing:

The overall massing is designed to adapt to the specific form of the triangular site, take advantage of insulation conditions and respond to prevailing winds. The roof hips run from North to South, effectively deflecting East/West winter winds and accepting the Spring, Summer and Fall breezes as needed.

##### Site Water Management:

Rainwater harvesting through rain barrels at downspouts are included.

Bio Swales are used to minimize site run-off into municipal sewers.

Rain gardens, with drought-resistant native plantings are incorporated.

Turf is minimized, to reduce required irrigation.

Rain barrels are used to supplement on-site grey water irrigation.

Accompanying the passive strategies are active systems such as Photovoltaic Panels and Solar Thermal Panels. These system are fastened to large surfaces areas on the roof to provide renewable energy for the units. In adapting the application of these technologies, the slope of the main roof is defined with an angle for optimal solar gain. The slope of the roof also allows opportunity to integrate rainwater harvesting for irrigation.

To enhance the overall behavior of the building to reduce building load, energy efficient equipment, appliances and elements are used. Much attention was paid to provide an appropriately sized, highly efficient HVAC system, with an ERV system with intentions to minimize duct work as much as possible. All appliances are Energy Star rated, with high efficiency.

#### Active Systems Include:

##### Air source heat pump for heating and cooling

19 Seer, 9 HSPF, 7kW backup heat

##### Ventilation

Energy Recovery Ventilator at 83% sensible recovery and 53% Total Recovery.

##### Infiltration and Duct Leakage

Infiltration will be 1 ACH (air change per hour) at 50 Pascals pressure difference.

Mini-split heat pumps are used, so no ductwork is required for heating and cooling.

##### Solar Thermal

A 50 square foot solar thermal array with an 80 gallon storage tank.

##### Potable Water Management

Efficient shower heads (2.0 gpm).

Calculations were done to increase the efficiency to a 1.12 Energy Factor.

##### Photovoltaics

17 Watts/sf with an inverter efficiency of 95%.

##### Lighting

100% CFL modeled. Lighting is calculated as:  $(455 + 0.08 * \text{conditioned floor area})$

##### Appliances

Washing machine at 1.0 efficiency

Refrigerator at 250 kWhr/yr.

Dishwasher is modeled as a 1.0 Energy Factor.

Cooktop and Oven run on natural Gas.

Front Loading Hi Efficiency Condensing Clothes Dryer

Hi-Efficiency front-loading Clothes Dryer

To accelerate the impact of Boston's city-wide efforts to decarbonize by 2050, the Project Team leverages advanced automation and control strategies to maximize the energy savings and reduce the operational carbon emission intensity of buildings. In addition to working towards emissions reductions, these intelligent control strategies aim to maximize the financial and functional benefits of systems that are inherently in every building including HVAC and electrical systems. With little additional overhead, advanced controls have the ability to directly benefit building residents, and the larger Boston community.

Our team utilizes automation and controls to surpass the energy savings that are already achieved through intelligent envelope and MEP system design. This is done by focusing on delivering energy to the residents when it is needed, where it is needed and in the quantity that it is needed. This framework of building controls predominantly help reduce demand from lighting and HVAC systems which often use more than 40% of a building's total energy.

As the grid transitions to include both higher electric loads and more renewable energy, our team recognizes that the timing of energy use, not just the quantity, is becoming increasingly important. To help alleviate strain on the grid during peak demand periods, it is our focus to design systems that are compatible with the ConnectedSolutions demand response program sponsored by the local utility, Eversource. By designing demand response-compatible systems, building residents have the ability to support the grid while helping to protect themselves and their community from power outages.

While Boston continues to construct over 4 million square feet of new building space per year, the Project Team aims to utilize advanced energy control strategies help maximize the value of these new buildings. With thoughtful implementation, building automation and controls have the potential to provide increased power security, reduced energy costs and improved occupant well-being while simultaneously working to help Boston achieve its net zero emissions goals.

### Student-Led Sustainability

With NUSD's unique position as an independent Student-Group, we seek to highlight this element of education not just for ourselves, but to other Students and Young Professionals.

LEED Platinum helps to establish a universal design standard for sustainability, and does so in a way accessible to Students through the streamlined USGBC Accreditation Process, which multiple Team Members have and will obtain.

Additional sustainability metrics within the Development that NUSD will assess is Passive House Certification and Passive House inspired design. Passive House provides thermal comfort and low energy loads helping to lower utility bills and provide a quality occupant experience. On the Students' Side, Passive House acts a thoughtful way to better understand how Architecture, Structural Systems, MEP & Energy Systems can work in harmony to provide a cost-effective and resilient building.

### Solar Decathlon - Pillars of Sustainability

Within the U.S. Solar Decathlon Build Challenge, a variety of metrics & subcontests are use to holistically evaluate each building. Within sustainability, the following Competition Themes have been considered: Occupant Experience, Comfort & Environmental Quality, Energy Performance, Durability & Resilience, and Embodied Environmental Impact



NUSDMembersPresentingSustainabilityPlansfortheFortHillDevelopments  
at the National Renewable Energy Lab in Golden, Colorado

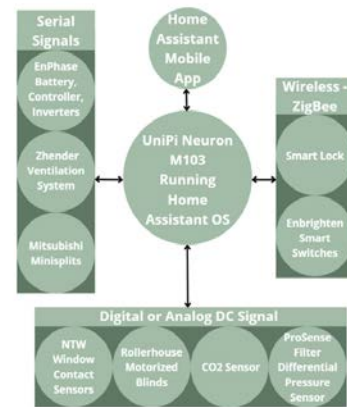
## Occupant Experience

By monitoring information and controlling parts of our energy system, our in-house developed home automation and control system will be important to ensure a high-quality occupant experience. Each unit will have its own programmable logic controller which will serve as the centralized brains of the automation system. We will develop optimized energy control strategies that aim at three main goals: saving energy, shifting energy and optimizing the occupant experience. NUSD has partnered with Northeastern's Automation in the Built and Living Environment lab which specializes in human-centric building automation to meet these goals.

The Home's control system will include devices ranging from our Zehnder heat recovery ventilation system and our Mitsubishi VRF heat pumps to motorized blinds and smart light switches. Not only will the Homes have intelligent and optimized default automations, but our control system will also enable our occupants to tailor the system to their needs through a comprehensively designed mobile user interface accessible to a wide range of ages & backgrounds.



UI Demonstration



Behind-the-meter control of Home Energy Use

## Comfort & Environmental Quality

The home automation and control system will play a big role in ensuring a high level of environmental comfort and quality. Various sensors throughout the Homes that monitor IEQ will use these values to alter the operation of mechanical systems or alert occupants through their smartphones.

Examples include alerting occupants when a filter change is needed and controlling ventilation based on CO2 levels. These strategies additionally provide synergies to meet IEQ and Waste Management prerequisites and credits laid out by LEED.

## Energy Performance

Using the power of home automation & passive house integration, the Project Team can successfully achieve 'energy-positive' even under high occupancy. This is supported by energy modeling early in the design process.

Meeting this performance is possible using any combination of home appliances that may meet our efficiency standards, emphasizing a streamlined sustainability approach and aspect of replicability to future developments within Boston.

## Embodied Environmental Impact

A building-Level, LEED Compliant Life Cycle Assessment is to be performed, giving guidance on how to modify the current design and at-large material choices. Additionally, an experimental, more robust LCA will be performed to compare relative exterior cladding options.

The Project Team is considering use of local recycled stone, which provides desirable exterior, and must evaluate whether the associated mortar and supplies required will stack up against more modern commercially available cladding choices, with the action to specifically track GHG emissions of various local vendors.

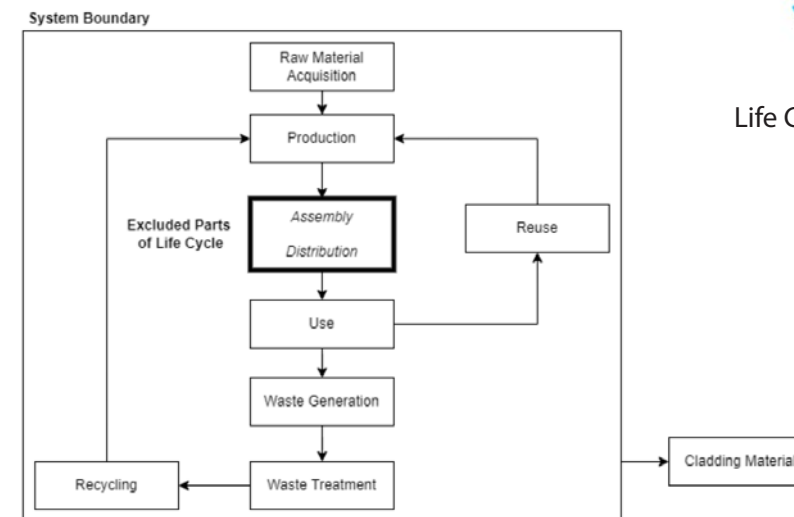
The Project will also strive to meet the Goals of Zero Waste Boston, with one example being the intended reuse of the existing on-site Puddingstone Rubble as fill for site regrading.

If pudding stone must be removed for new construction would you keep (and reuse it) on site?

PublicCommentsfromHighland/MarcellaE+CommunityMeetingin2018, referencing emphasis for Material Preservation



Life Cycle Assessment Softwares and Databases to be used in Development Process



Life Cycle Assessment Scope for Recycled Cladding Options



**LEED v4.1 Residential: Multifamily**  
Project Checklist

Y	?	N		
<b>1</b>	<b>0</b>	<b>0</b>	<b>Integrative Process</b>	<b>1</b>
1	0	0	Credit (D) Integrative Process	1
			Option 1. Installation Contractor Training	1
1			Option 2. Integrative Process	1
<b>15</b>	<b>0</b>	<b>0</b>	<b>Location and Transportation</b>	<b>15</b>
			Credit (D) LEED for Neighborhood Development Location	15
2	0	0	Credit (D) Sensitive Land Protection	2
2			Option 1. Previously Developed Land	2
			Option 2. Avoidance of Sensitive Land	1
1	0	0	Credit (D) High-Priority Site	1
1			Option 1. Historic District	1
			Option 2. Priority Designation	1
			Option 3. Brownfield Remediation	1
5	0	0	Credit (D) Surrounding Density and Diverse Uses	5
3	0	0	Option 1. Surrounding Density	3
3			Case 1. Surrounding Density	3
			Case 2. Compact Development	1
2			Option 2. Diverse Uses	2
3			Credit (D) Access to Quality Transit	3
1			Credit (D) Bicycle Facilities	1
1	0	0	Credit (C) Reduced Parking Footprint	1
			Option 1. No Off-Street Parking	1
1			Option 2. Reduce Parking	1
			Option 3. Carshare	1
			Option 4. Unbundling Parking	1
2	0	0	Credit (C) Electric Vehicles	2
1			Option 1. Electric Vehicle Charging	1
1			Option 2. Electric Vehicle Charging Infrastructure	1
<b>6</b>	<b>2</b>	<b>0</b>	<b>Sustainable Sites</b>	<b>9</b>
Y			Prereq (C) Construction Activity Pollution Prevention	Required
1			Credit (D) Site Assessment	1
1	0	0	Credit (D) Protect or Restore Habitat	1
1			Option 1. On-Site Restoration	1
			Option 2. Financial Support	1
1	0	0	Credit (D) Open Space	1
			Option 1. Onsite Open Space	1
1			Option 2. Access to Open Space	1
2	1	0	Credit (D) Rainwater Management	3
2	1		Option 1. Percentile of Rainfall Events	3
			Option 2. Permeable Lot Area	3
1	1		Credit (D) Heat Island Reduction	2
0	0	0	Credit (D) Light Pollution Reduction	1
	1		Option 1. BUG Rating Method	1
			Option 2. Calculation Method	1
<b>4</b>	<b>6</b>	<b>0</b>	<b>Water Efficiency</b>	<b>12</b>
Y			Prereq (D) Water Use Reduction	Required
Y			Prereq (D) Building-Level Water Metering	Required
4	6	0	Credit (D) Water Use Reduction	10
4	6		Option 1. Total Water Use Reduction	10
			Option 2. Outdoor and Indoor Water Use Reduction	9
			Path 1. Outdoor Water Use Reduction	3
			Path 2. Indoor Water Use Reduction	6
0	0	0	Credit (C) Water Metering	2
			Option 1. Meter Water Subsystems	1
			Option 2. Meter Dwelling Units	1

34	0	0	<b>Energy and Atmosphere</b>	<b>34</b>
Y			Prereq (C) Fundamental Systems Testing and Verification	Required
Y			Prereq (D/C) Minimum Energy Performance	Required
			Option 1. Energy Performance Compliance	
			Option 2. Prescriptive Compliance	
			Option 3. Dwelling Unit Energy Simulation	
			Case 1. New Construction	
			Case 2. Major Renovation	
Y			Prereq (C) Energy Metering	Required
Y			Prereq (D) Fundamental Refrigerant Management	Required
6	0	0	Credit (C) Enhanced Commissioning	6
1			Option 1. Supply Air-Flow Testing	1
1			Option 2. Pressure Balancing	1
3			Option 3. Enhanced Commissioning	3
1			Option 4. Enhanced and Monitoring-Based Commissioning	1
			Option 5. Envelope Commissioning	2
18	0	0	Credit (D/C) Optimize Energy Performance	18
18			Option 1. Energy Performance Compliance	18
			Option 2. New Buildings Institute Family Guide	13
0	0	0	Option 3. Dwelling Unit Energy Simulation	18
			Case 1. New Construction	18
			Case 2. Major Renovation	18
1			Credit (D) Whole Building Energy Monitoring and Reporting	1
2	0	0	Credit (C) Grid Harmonization	2
2			Case 1. Demand Response Program Available and Participation	2
			Case 2. Demand Response Capable Building	1
			Case 3. Load Flexibility and Management Strategies	2
5			Credit (D) Renewable Energy	5
1	0	0	Credit (D) Enhanced Refrigerant Management	1
			Option 1. No Refrigerants or Low-Impact Refrigerants	1
1			Option 2. Calculation of Refrigerant Impact	1
1			Credit (D) Domestic Hot Water Pipe Insulation	1
<b>6</b>	<b>6</b>	<b>0</b>	<b>Materials and Resources</b>	<b>13</b>
Y			Prereq (D) Storage and Collection of Recyclables	Required
Y			Prereq (C) Construction and Demolition Waste Management Planning	Required
2	2	0	Credit (C) Building Life-Cycle Impact Reduction	5
			Option 1. Historic Building Reuse	5
			Option 2. Renovation of Abandoned or Blighted Building	5
0	0	0	Option 3. Building and Material Reuse	4
			Path 1. Maintain a combination of Structural and Non-Structural Elements	4
			Path 2a. Maintain Existing Walls, Floors and Roofs	3
			Path 2b. Maintain Interior Nonstructural Elements	1
2	2		Option 4. Whole-building Life-Cycle Assessment	4
3	3	0	Credit (C) Environmentally Preferable Products	6
3	3		Option 1. Environmentally Preferable Products	6
0	0	0	Option 2. BPDO - Environmental Product Declarations	2
			Path 1. Environmental Product Declaration (EPD)	1
			Path 2. Multi-Attribute Optimization	1
0	0	0	Option 3. BPDO - Sourcing of Raw Materials	2
			Path 1. Responsible Sourcing of Raw Materials	2
0	0	0	Option 4. BDPO - Material Ingredients	2
			Path 1. Material Ingredient Reporting	1
			Path 2. Material Ingredient Optimization	1
1	1	0	Credit (C) Construction and Demolition Waste Management	2
1	1	0	Option 1. Diversion	2
			Path 1a. Divert 50% and Three Material Streams	1
			Path 1b. Divert 50% using Certified Commingled Recycling Facility and One More Materials Stream	1
			Path 2a. Divert 75% and Four Material Streams	2
			Path 2b. Divert 75% using Certified Commingled Recycling Facility and Two More Materials Streams	2
			Option 2. Reduction of Total (Construction and Demolition) Waste Material	2

11	4	0	Indoor Environmental Quality	16
Y			Prereq (D/C) Minimum Indoor Air Quality Performance	Required
Y			Prereq (C) Combustion Venting	Required
Y			Prereq (C) Garage Pollutant Protection	Required
Y			Prereq (C) Radon-Resistant Construction	Required
			Case 1. New Construction	
			Case 2. Renovation of Existing Building	
Y			Prereq (C) Interior Moisture Management	Required
Y			Prereq (D) Environmental Tobacco Smoke Control	Required
Y			Prereq (C) Compartmentalization	Required
1			Credit (C) Enhanced Compartmentalization	1
1			Credit (D) No Environmental Tobacco Smoke	1
4	0	0	Credit (D) Enhanced Indoor Air Quality Strategies	4
			Option 1. Walk-Off Mats	1
1			Option 2. Filtration	1
1			Option 3. Enhanced Local Exhaust	1
2			Option 4. Balanced Whole-Dwelling Unit Ventilation	2
2	2		Credit (C) Low-Emitting Materials	4
1	0	0	Credit (C) Indoor Air Quality Assessment	2
1			Option 1	1
	1		Option 2 (1 additional point)	1
1	0	0	Credit (D) Thermal Comfort	1
			Option 1. Radiant Comfort	1
1			Option 2. ASHRAE 55-2017	1
			Option 3. ISO Standards	1
0	1	0	Credit (D) Daylight and Quality Views	1
	1		Option 1. Daylight	1
			Option 2. Quality Views	1
1	1	0	Credit (D) Acoustic Performance	2
1			Option 1. HVAC Background Noise	1
	1		Option 2. Envelope Acoustic Performance	1
6	0	0	Innovation	6
5	0	0	Credit (D/C) Innovation	5
1			Option 1. Innovation	1
1			Option 2. Pilot	1
3			Option 3. Additional Strategies	3
1			Credit (D/C) LEED Accredited Professional	1
4	0	0	Regional Priority	4
1	0	0	Credit (D/C) Regional Priority	1
			Renewable Energy	1
1	0	0	Credit (D/C) Regional Priority	1
			Building Life Cycle Impact Reduction	1
1	0	0	Credit (D/C) Regional Priority	1
			Surrounding Density & Diverse Uses	1
1	0	0	Credit (D/C) Regional Priority	1
			Optimize Energy Performance	1
87	18	0	TOTALS	Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

(D) Design Prerequisite or Credit\*

(C) Construction Prerequisite or Credit

\*Note that prerequisites and credits awarded during the design review are still subject to verification by the Green Rater during the site visit. If the status of the prerequisite or credit changes based on the site visit, the updated form and documentation must be submitted and reviewed by GBCI.



## LEED Outline

The Project will achieve LEED Platinum, under the LEED v4.1 Residential Multifamily Rating System. LEED v4.1 is an update of the v4 Rating System and raises the bar for Green Building Standards, in tandem with the additional Sustainability Measures and Goals set by the Project Team. The Project reports an initial projected LEED score of 87, with 18 credits sitting in maybe. This puts the Project safely within LEED Platinum, which will be certified within 6 months of Project Completion.



### Integrative Process

- The Project Team has designed the project with the integrative Process in mind, with design charrettes scheduled between development work and early planning to provide a roadmap to achieve LEED Platinum



### Location & Transportation

- Placement of Development over previously-built site
- Access to Robust Public Transit, with MBTA Orange Line Stop, and Rapid-Transit Bus Routes 14, 22, 29, 41, 42, and 44 within a 1/4 Mile Radius of Project Site
- On-Site allocated Bike Storage with high-capacity for Residents
- EV Charging Infrastructure to be installed for on-site parking



### Sustainable Sites

- Use of shielded outdoor light fixtures and unobstructed pathways across site help to reduce Light Pollution
- Habitat Restoration through removal on Invasive Species and reintegration of native vegetation
- Reduction of Urban Heat Island through choice of materials with high SRI values
- Promotion of nearby Public Recreation Space and thoughtfully planned On-site Green Space for Residents to use



### Water Efficiency

- Outdoor Water Use Reduction by installment of native & non-invasive drought tolerant vegetation, and well-planned xeriscaping
- Indoor Water Use Reduction from use of cost-effective dual-flush toilets, low flow faucets, and energy efficient washers



### Energy & Atmosphere

- Load-Reduction Strategies are to be implemented early in Design, including Passive House Features such as high quality insulation, well-aligned air barriers, and proper air-sealing
- Minimized energy demand during Peak hours by combination of Home Assistant and building automation controls
- Solar PV Maximized on Roof to reach Energy Positive Performance



### Materials & Resources

- Construction waste will be minimized. Existing rubble on the site to be used to regrade land as necessary, preventing the need for fill by an external input
- Use of Environmentally Preferable Products to be used, with preference to certain materials including FSC Certified Wood and Environmental Product Declarations
- Waste Storage & Recycling Plans scoped early in Design Process
- Use of recycled materials and Life Cycle Assessment to reach reduction of total embodied carbon in construction materials



### Indoor Environmental Quality

- All required insulation, thermal bridging and window requirements to be followed in the envelope design process.
- Occupancy sensors to be implemented on control lighting, which allows automated trigger of exhaust fans in relevant scenarios
- All material choices for sealants and interiors to be low VOC and/or VOC-free
- Adaptive Thermal Comfort met with VRF Systems



### Innovation

- Multiple LEED Accredited Professionals within Project Team & leading LEED Development Plans through design and construction
- 'Passive Survivability and Back-up Power During Disruptions' to be assessed at Project's Pilot Credit
- Exceptional Performance Credits to be awarded by reaching energy-positive using on-site renewable energy generation



**Home Energy Rating Certificate**

Projected Report Based on Plans

Rating Date:  
Registry ID:  
Ekotrope ID: b2JnQMp2

**HERS® Index Score:**

**-2**  
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

**Annual Savings**

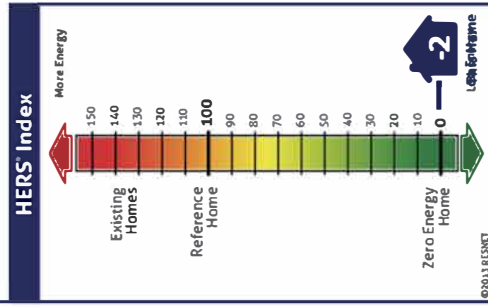
**\$2,979**  
\*Relative to an average U.S. home

Home: , MA  
Builder:

**Your Home's Estimated Energy Use:**

Use [MBtu]	Annual Cost
Heating 8.0	\$548
Cooling 0.2	\$17
Hot Water 1.6	\$113
Lights/Appliances 10.6	\$725
Service Charges 21.4	\$0
Generation (e.g. Solar) 20.5	-\$1,403
<b>Total:</b>	<b>\$0</b>

This home meets or exceeds the criteria of the following:



**Home Feature Summary:**

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	600 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 8.2 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Electric • 3.11 Energy Factor
House Tightness:	3.7 ACH50
Ventilation:	91 CFM • 46 Watts
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-42
Ceiling:	Adiabatic, R-52
Window Type:	U-Value: 0.22, SHGC: 0.25
Foundation Walls:	N/A
Framed Floor:	N/A

**Rating Completed by:**

Energy Rater: Christopher Hendee  
RESNET ID:  
Rating Company: Northeastern University Solar Decathlon 2022  
Rating Provider:  
Christopher Hendee, Certified Energy Rater  
Date: 6/24/22 at 7:33 PM



The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.

**ENERGY STAR V3.1 Home Report**

Property: , MA  
Site #3 - 1B - 1F  
Organization: Northeastern University School of Architecture  
Inspector: Christopher Hendee  
Inspection Status: Results are projected  
Builder:

**Mandatory Requirements**

This design does not pass Energy Star

**HERS Index Target**

Reference Home HERS	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted HERS Target	<b>66</b>
As Designed Home HERS	-2
As Designed Home HERS w/o PV	55

**Normalized, Modified End-Use Loads (MBtu / year)**

	ENERGY STAR	As Designed
Heating	9.5	10.9
Cooling	1.1	0.5
Water Heating	5.9	1.4
Lights and Appliances	10.4	10.6
<b>Total</b>	<b>26.9</b>	<b>23.4</b>



This home DOES NOT MEET the requirements for designation as an EPA ENERGY STAR Qualified Home.

**Pollution Prevented**

Type of Emissions	Reduction
Carbon Dioxide (CO <sub>2</sub> ) - tons/yr	4.6

**Energy Cost Savings \$/yr**

Heating	-158
Cooling	19
Water Heating	366
Lights & Appliances	-12
Generation Savings	1,454
<b>Total</b>	<b>1,668</b>

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.1 Reference Home as defined in the ENERGY STAR Qualified Homes HERS Index Target Procedure for National Program Requirements, Version 3.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

### Emissions Summary

<b>Property</b> , MA  Site #3 - 1B - 1F	<b>Organization</b> Northeastern University Sc Christopher Hendee	<b>Inspection Status</b> Results are projected
	<b>Builder</b>	

#### Emissions by End-Use

<b>Carbon Dioxide (CO<sub>2</sub>) [tons/yr]</b>	
Heating	1.6
Cooling	0.0
Water Heating	0.3
Lights & Appliances	2.0
Photovoltaics	-4.0
<b>TOTAL</b>	<b>-0.0</b>
<b>Sulfur Dioxide (SO<sub>2</sub>) [lbs/yr]</b>	
Heating	4.1
Cooling	0.1
Water Heating	0.8
Lights & Appliances	5.0
Photovoltaics	-10.0
<b>TOTAL</b>	<b>-0.1</b>
<b>Nitrogen Oxide (NO<sub>x</sub>) [lbs/yr]</b>	
Heating	2.3
Cooling	0.1
Water Heating	0.4
Lights & Appliances	2.8
Photovoltaics	-5.6
<b>TOTAL</b>	<b>-0.0</b>
<b>Energy Use Intensity (EUI) [kBtu/ft<sup>2</sup>]</b>	
Site EUI	-0.2

### Fuel Summary

<b>Property</b> , MA  Site #3 - 1B - 1F	<b>Organization</b> Northeastern University Solar Christopher Hendee	<b>Inspection Status</b> Results are projected
	<b>Builder</b>	

#### Annual Energy Cost

#### Annual End-Use Cost

Heating	\$599
Cooling	\$17
Water Heating	\$113
Lights & Appliances	\$725
Onsite Generation	-\$1,454
Service Charges	\$0
<b>Total</b>	<b>\$0</b>

#### Annual End-Use Consumption

Heating [Electric kWh]	2,568.0
Cooling [Electric kWh]	72.8
Hot Water [Electric kWh]	483.6
Lights & Appliances [Electric kWh]	3,109.9
<b>Total [Electric kWh]</b>	<b>6,234.3</b>
<b>Total Onsite Generation [Electric kWh]</b>	<b>6,270.2</b>

#### Peak Electric Consumption

Peak Winter kW	1.41
Peak Summer kW	0.68

#### Utility Rates

Electricity	Massachusetts Residential Average
Natural Gas	Boston Residential Average
Propane	Boston Residential Average
Oil	Boston Residential Average
Wood	Default Wood Rate

### Component Loads

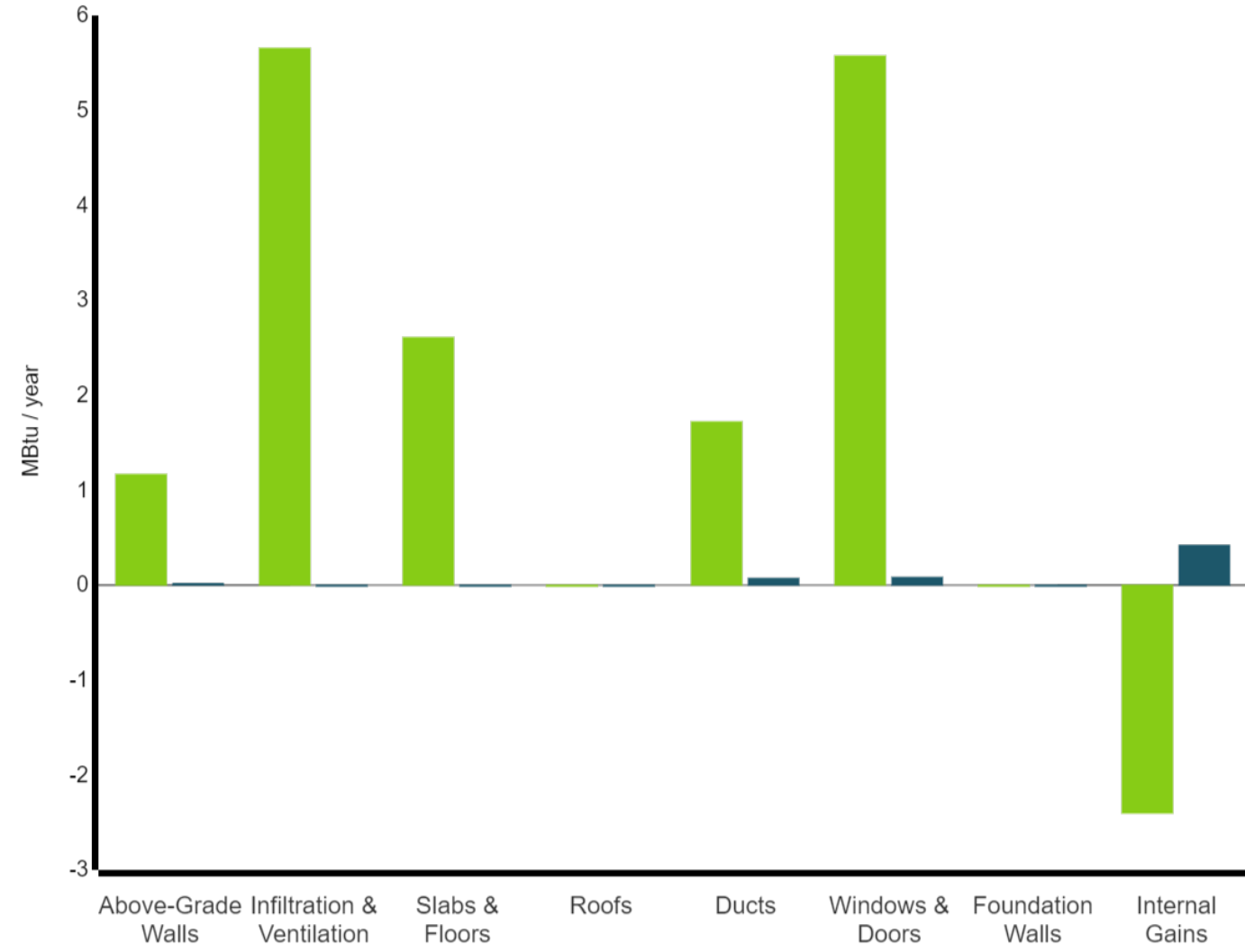
**Property**  
 , MA  
 Site #3 - 1B - 1F

**Organization**  
 Northeastern University Sc  
 Christopher Hendee

**Inspection Status**  
 Results are projected

**Builder**

### Heating & Cooling Loads



Heating ■  
 Cooling ■

Ekotrope RATER - Version 4.0.1.hf.2922

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

[Site #3 - 3Bed - 4th floor](#)

### Home Energy Rating Certificate

Projected Report based on Plans

Rating Date:  
 Registry ID:  
 Ekotrope ID: yvPDRByv

**HERS® Index Score:**  
**-2**

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

**Annual Savings**  
**\$4,621**

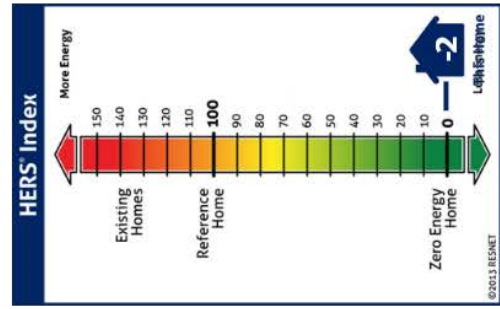
\*Relative to an average U.S. home

**Home:**  
 237 Marcella  
 Boston, MA 02119  
**Builder:**

### Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	\$836
Cooling	\$25
Hot Water	\$180
Lights/Appliances	\$966
Service Charges	\$0
Generation (e.g. Solar)	-\$2,007
<b>Total:</b>	<b>\$0</b>

This home meets or exceeds the criteria of the following:



### Home Feature Summary:

Home Type: Apartment, end unit  
 Model: N/A  
 Community: N/A  
 Conditioned Floor Area: 1,100 ft<sup>2</sup>  
 Number of Bedrooms: 3  
 Primary Heating System: Air Source Heat Pump • Electric • 8.2 HSPF  
 Primary Cooling System: Air Source Heat Pump • Electric • 19 SEER  
 Primary Water Heating: Residential Water Heater • Electric • 3.11 Energy Factor  
 House Tightness: 3.7 ACH50  
 Ventilation: 91 CFM • 46 Watts  
 Duct Leakage to Outside: Untested Forced Air  
 Above Grade Walls: R-42  
 Ceiling: Vaulted Roof, R-52  
 Window Type: U-Value: 0.22, SHGC: 0.25  
 Foundation Walls: N/A  
 Framed Floor: N/A

### Rating Completed by:

**Energy Rater:** Theodore Walinskas  
 RESNET ID:  
**Rating Company:** Northeastern University Solar Decathlon 2022  
**Rating Provider:**



Theodore Walinskas, Certified Energy Rater  
 Date: 6/24/22 at 6:43 PM



The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.

Ekotrope RATER - Version:4.0.1.hf.2922

## ENERGY STAR V3.1 Home Report

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Sc Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #3 - 3B - 4F Site #3 -3B - 4F	<b>Builder</b>	

### Mandatory Requirements

This design does not pass Energy Star

### HERS Index Target

Reference Home HERS	66
SAF (Size Adjustment Factor)	1.00
SAF Adjusted HERS Target	<u>66</u>
As Designed Home HERS	-2
As Designed Home HERS w/o PV	51

### Normalized, Modified End-Use Loads

	ENERGY STAR	As Designed
Heating	14.9	16.6
Cooling	2.3	0.7
Water Heating	10.2	2.4
Lights and Appliances	14.6	14.1
<b>Total</b>	<b>42.0</b>	<b>33.8</b>



This home **DOES NOT MEET** the requirements for designation as an EPA ENERGY STAR Qualified Home.

### Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO <sub>2</sub> ) - tons/yr	7.2

### Energy Cost Savings

	\$/yr
Heating	-151
Cooling	51
Water Heating	588
Lights & Appliances	33
Generation Savings	2,007
<b>Total</b>	<b>2,528</b>

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.1 Reference Home as defined in the ENERGY STAR Qualified Homes HERS Index Target Procedure for National Program Requirements, Version 3.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

## Emissions Summary

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Sc Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #3 - 3B - 4F Site #3 -3B - 4F	<b>Builder</b>	

### Emissions by End-Use

#### Carbon Dioxide (CO<sub>2</sub>) [tons/yr]

Heating	2.3
Cooling	0.1
Water Heating	0.5
Lights & Appliances	2.7
Photovoltaics	-5.7
<b>TOTAL</b>	<b>-0.2</b>

#### Sulfur Dioxide (SO<sub>2</sub>) [lbs/yr]

Heating	5.7
Cooling	0.2
Water Heating	1.2
Lights & Appliances	6.6
Photovoltaics	-14.3
<b>TOTAL</b>	<b>-0.6</b>

#### Nitrogen Oxide (NO<sub>x</sub>) [lbs/yr]

Heating	3.2
Cooling	0.1
Water Heating	0.7
Lights & Appliances	3.7
Photovoltaics	-8.1
<b>TOTAL</b>	<b>-0.3</b>

#### Energy Use Intensity (EUI) [kBtu/ft<sup>2</sup>]

Site EUI	-1.1
----------	------

### Fuel Summary

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Solar Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #3 - 3B - 4F Site #3 -3B - 4F	<b>Builder</b>	

#### Annual Energy Cost

#### Annual End-Use Cost

Heating	\$836
Cooling	\$25
Water Heating	\$180
Lights & Appliances	\$966
Onsite Generation	-\$2,007
Service Charges	\$0
Total	\$0

#### Annual End-Use Consumption

Heating [Electric kWh]	3,584.1
Cooling [Electric kWh]	109.1
Hot Water [Electric kWh]	771.8
Lights & Appliances [Electric kWh]	4,143.3
Total [Electric kWh]	8,608.3
Total Onsite Generation [Electric kWh]	8,957.4

#### Peak Electric Consumption

Peak Winter kW	1.97
Peak Summer kW	0.90

#### Utility Rates

Electricity	Massachusetts Residential Average
Natural Gas	Boston Residential Average
Propane	Boston Residential Average
Oil	Boston Residential Average
Wood	Massachusetts Wood Pellet Average

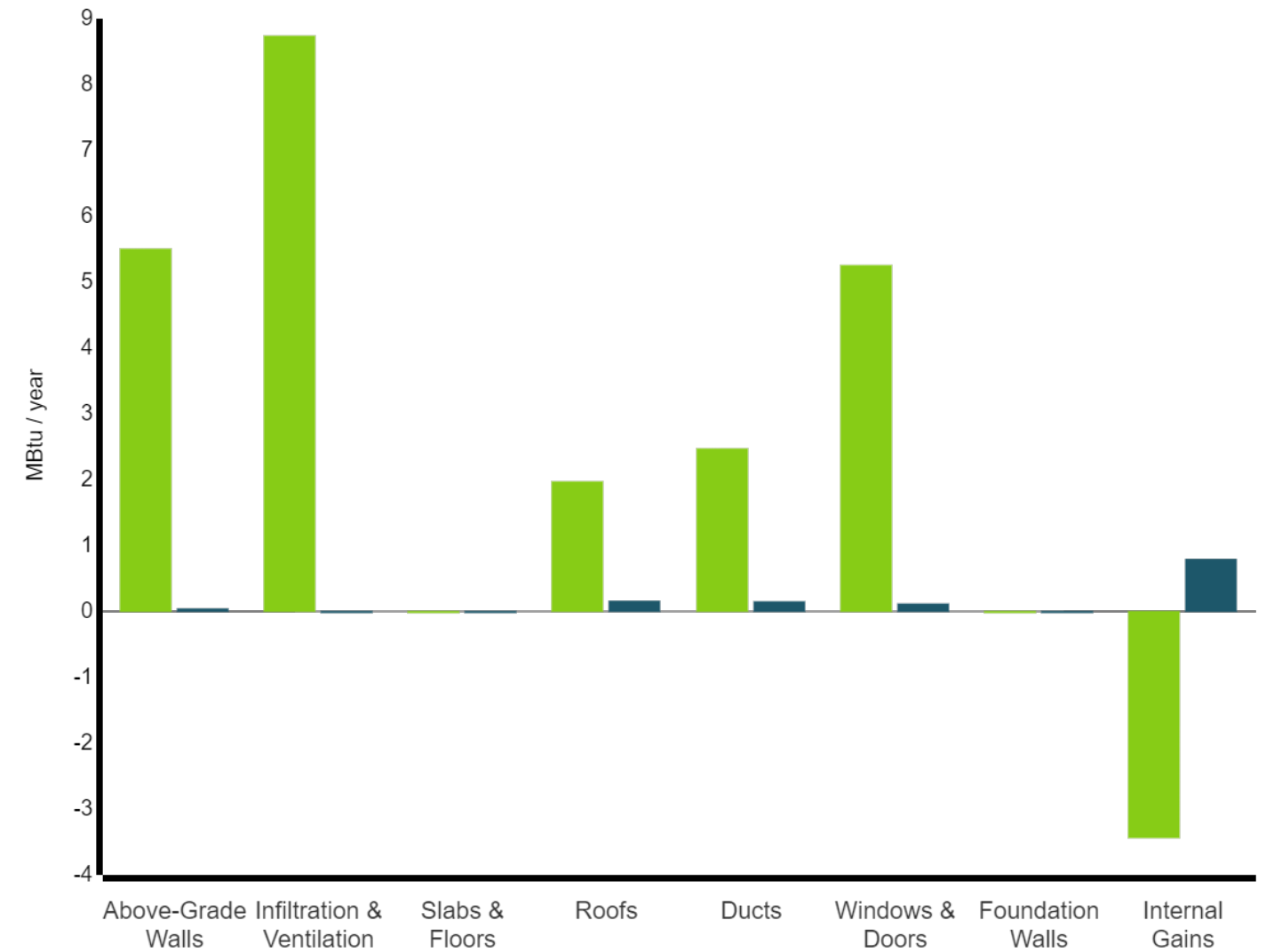
Ekotrope RATER - Version 4.0.1.hf.2922

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

### Component Loads

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Solar Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #3 - 3B - 4F Site #3 -3B - 4F	<b>Builder</b>	

#### Heating & Cooling Loads



Heating ■

Cooling ■

Ekotrope RATER - Version 4.0.1.hf.2922

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

# Home Energy Rating Certificate

Projected Report  
Based on Plans

Rating Date:  
Registry ID:  
Ekotrope ID: zLOAmQ0v

## HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

**-3**

## Annual Savings

**\$4,680**

\*Relative to an average U.S. home

Home:

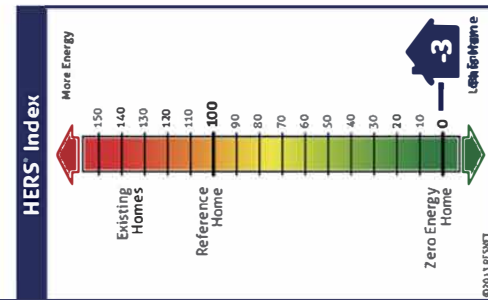
, MA

Builder:

## Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating 10.2	\$700
Cooling 0.3	\$20
Hot Water 2.6	\$180
Lights/Appliances 13.9	\$948
Service Charges 0	\$0
Generation (e.g. Solar) 29.0	-\$1,848
<b>Total: 27.0</b>	<b>\$0</b>

This home meets or exceeds the criteria of the following:



## Home Feature Summary:

Home Type: Apartment, end unit  
Model: N/A  
Community: N/A  
Conditioned Floor Area: 1,030 ft<sup>2</sup>  
Number of Bedrooms: 3  
Primary Heating System: Air Source Heat Pump • Electric • 8.2 HSPF  
Primary Cooling System: Air Source Heat Pump • Electric • 19 SEER  
Primary Water Heating: Residential Water Heater • Electric • 3.11 Energy Factor  
House Tightness: 3.7 ACH50  
Ventilation: 91 CFM • 46 Watts  
Duct Leakage to Outside: Untested Forced Air  
Above Grade Walls: R-42  
Ceiling: Adiabatic, R-52  
Window Type: U-Value: 0.22, SHGC: 0.25  
Foundation Walls: N/A  
Framed Floor: N/A

## Rating Completed by:

Energy Rater: Christopher Hendee  
RESNET ID:

Rating Company: Northeastern University Solar Decathlon 2022

## Rating Provider:



Christopher Hendee, Certified Energy Rater  
Date: 6/24/22 at 6:59 PM



The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.

Ekotrope RATER - Version: 4.0.1.hf.2922

# ENERGY STAR V3.1 Home Report

Property  
, MA  
  
Site #5 - 3B - 1F

Organization  
Northeastern University Sc  
Christopher Hendee

Inspection Status  
Results are projected

Builder

## Mandatory Requirements

This design does not pass Energy Star

## HERS Index Target

Reference Home HERS	65
SAF (Size Adjustment Factor)	1.00
SAF Adjusted HERS Target	<b>65</b>
As Designed Home HERS	-3
As Designed Home HERS w/o PV	45

## Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	16.0	14.1
Cooling	1.8	0.6
Water Heating	10.2	2.4
Lights and Appliances	14.3	13.9
<b>Total</b>	<b>42.2</b>	<b>31.0</b>



This home DOES NOT MEET the requirements for designation as an EPA ENERGY STAR Qualified Home.

## Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO <sub>2</sub> ) - tons/yr	7.1

## Energy Cost Savings

	\$/yr
Heating	-46
Cooling	40
Water Heating	588
Lights & Appliances	29
Generation Savings	1,920
<b>Total</b>	<b>2,532</b>

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.1 Reference Home as defined in the ENERGY STAR Qualified Homes HERS Index Target Procedure for National Program Requirements, Version 3.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

### Emissions Summary

<b>Property</b> , MA  Site #5 - 3B - 1F	<b>Organization</b> Northeastern University Solar Christopher Hendee	<b>Inspection Status</b> Results are projected
	<b>Builder</b>	

#### Emissions by End-Use

<b>Carbon Dioxide (CO<sub>2</sub>) [tons/yr]</b>	
Heating	2.1
Cooling	0.1
Water Heating	0.5
Lights & Appliances	2.6
Photovoltaics	-5.4
<b>TOTAL</b>	<b>-0.2</b>
<b>Sulfur Dioxide (SO<sub>2</sub>) [lbs/yr]</b>	
Heating	5.3
Cooling	0.1
Water Heating	1.2
Lights & Appliances	6.5
Photovoltaics	-13.6
<b>TOTAL</b>	<b>-0.4</b>
<b>Nitrogen Oxide (NO<sub>x</sub>) [lbs/yr]</b>	
Heating	3.0
Cooling	0.1
Water Heating	0.7
Lights & Appliances	3.7
Photovoltaics	-7.7
<b>TOTAL</b>	<b>-0.2</b>
<b>Energy Use Intensity (EUI) [kBtu/ft<sup>2</sup>]</b>	
Site EUI	-0.9

### Fuel Summary

<b>Property</b> , MA  Site #5 - 3B - 1F	<b>Organization</b> Northeastern University Solar Christopher Hendee	<b>Inspection Status</b> Results are projected
	<b>Builder</b>	

#### Annual Energy Cost

##### Annual End-Use Cost

Heating	\$772
Cooling	\$20
Water Heating	\$180
Lights & Appliances	\$948
Onsite Generation	-\$1,920
Service Charges	\$0
<b>Total</b>	<b>\$0</b>

##### Annual End-Use Consumption

Heating [Electric kWh]	3,309.4
Cooling [Electric kWh]	87.4
Hot Water [Electric kWh]	772.4
Lights & Appliances [Electric kWh]	4,064.3
Total [Electric kWh]	8,233.5
Total Onsite Generation [Electric kWh]	8,509.5

##### Peak Electric Consumption

Peak Winter kW	2.11
Peak Summer kW	0.88

##### Utility Rates

Electricity	Massachusetts Residential Average
Natural Gas	Boston Residential Average
Propane	Boston Residential Average
Oil	Boston Residential Average
Wood	Default Wood Rate

### Component Loads

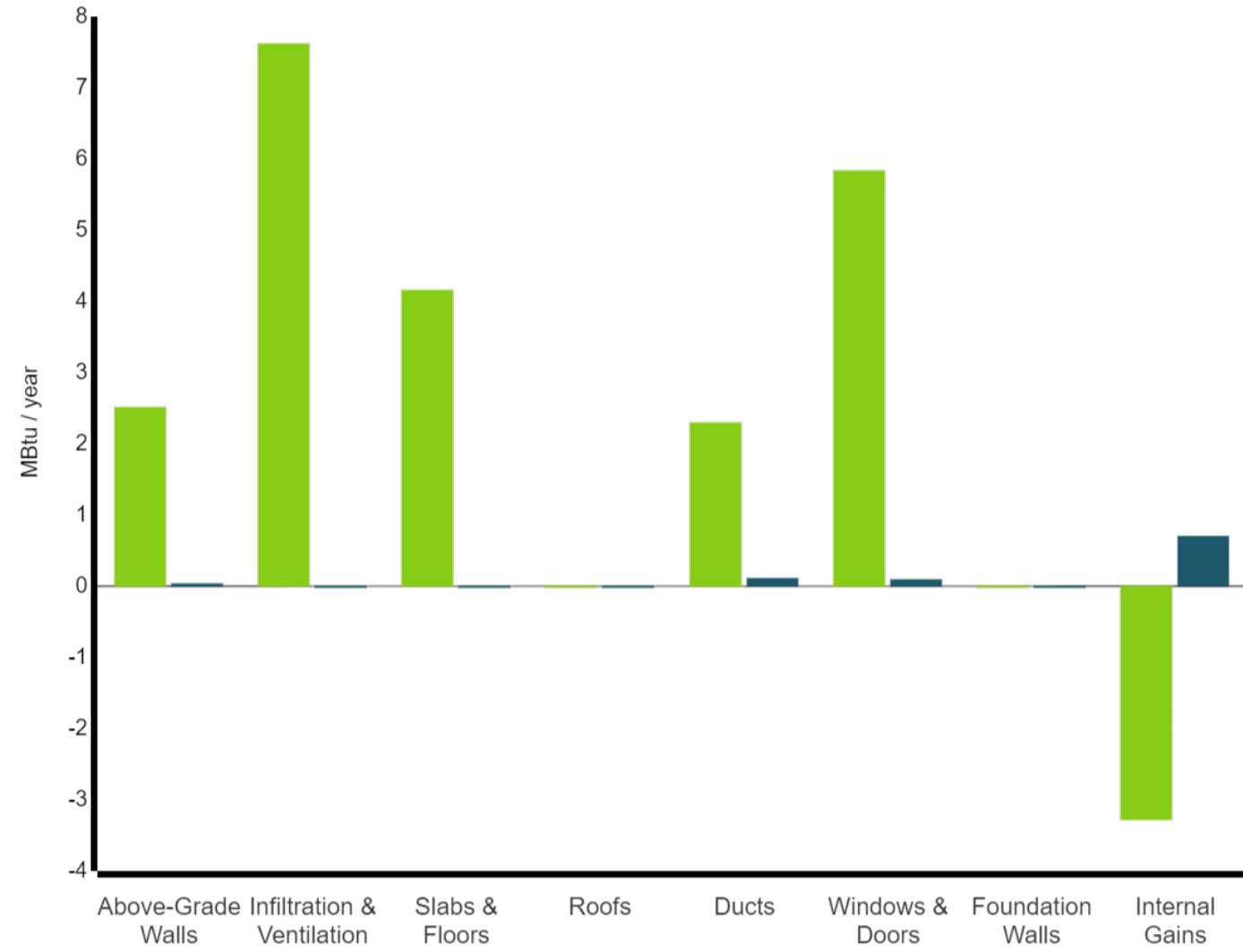
**Property**  
 , MA  
 Site #5 - 3B - 1F

**Organization**  
 Northeastern University Sc  
 Christopher Hendee

**Inspection Status**  
 Results are projected

**Builder**

### Heating & Cooling Loads



Heating ■  
 Cooling ■

Ekotrope RATER - Version 4.0.1.hf.2922

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

[Site #5 - 3 Bed - 3rd Floor](#)

### Home Energy Rating Certificate

Projected Report  
 Based on Plans

Rating Date:  
 Registry ID:  
 Ekotrope ID: 6LAlwyn2

### HERS® Index Score:

**0**  
 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

### Annual Savings

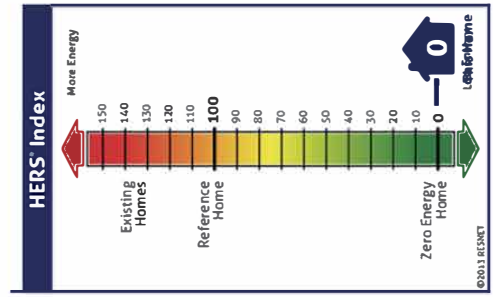
**\$4,719**  
 \*Relative to an average U.S. home

**Home:**  
 237 Marcella  
 Boston, MA 02119  
**Builder:**

### Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	\$801
Cooling	\$43
Hot Water	\$179
Lights/Appliances	\$945
Service Charges	\$0
Generation (e.g. Solar)	-\$1,968
<b>Total:</b>	<b>\$0</b>

This home meets or exceeds the criteria of the following:



### Home Feature Summary:

Home Type: Apartment, end unit  
 Model: N/A  
 Community: N/A  
 Conditioned Floor Area: 1,020 ft²  
 Number of Bedrooms: 3  
 Primary Heating System: Air Source Heat Pump • Electric • 8.2 HSPF  
 Primary Cooling System: Air Source Heat Pump • Electric • 19 SEER  
 Primary Water Heating: Residential Water Heater • Electric • 3.11 Energy Factor  
 House Tightness: 3.7 ACH50  
 Ventilation: 91 CFM • 46 Watts  
 Duct Leakage to Outside: Untested Forced Air  
 Above Grade Walls: R-61  
 Ceiling: Vaulted Roof, R-52  
 Window Type: U-Value: 0.22, SHGC: 0.25  
 Foundation Walls: N/A  
 Framed Floor: N/A

### Rating Completed by:

Energy Rater: Theodore Walinskas  
 RESNET ID:  
 Rating Company: Northeastern University Solar Decathlon 2022

### Rating Provider:



Theodore Walinskas, Certified Energy Rater  
 Date: 6/24/22 at 6:54 PM



The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.



## ENERGY STAR V3.1 Home Report

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Sc Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #5 - 3B - 3F Site #5 -3B - 3F	<b>Builder</b>	

### Mandatory Requirements

This design does not pass Energy Star

### HERS Index Target

Reference Home HERS	65
SAF (Size Adjustment Factor)	1.00
SAF Adjusted HERS Target	<u>65</u>
As Designed Home HERS	0
As Designed Home HERS w/o PV	48

### Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	16.1	15.9
Cooling	2.2	1.3
Water Heating	10.2	2.4
Lights and Appliances	14.3	13.8
<b>Total</b>	<b>42.8</b>	<b>33.4</b>



This home **DOES NOT MEET** the requirements for designation as an EPA ENERGY STAR Qualified Home.

### Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO <sub>2</sub> ) - tons/yr	7.0

### Energy Cost Savings

	\$/yr
Heating	-66
Cooling	33
Water Heating	589
Lights & Appliances	29
Generation Savings	1,968
<b>Total</b>	<b>2,553</b>

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version 3.1 Reference Home as defined in the ENERGY STAR Qualified Homes HERS Index Target Procedure for National Program Requirements, Version 3.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

## Emissions Summary

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Sc Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #5 - 3B - 3F Site #5 -3B - 3F	<b>Builder</b>	

### Emissions by End-Use

#### Carbon Dioxide (CO<sub>2</sub>) [tons/yr]

Heating	2.2
Cooling	0.1
Water Heating	0.5
Lights & Appliances	2.6
Photovoltaics	-5.4
<b>TOTAL</b>	<b>-0.0</b>

#### Sulfur Dioxide (SO<sub>2</sub>) [lbs/yr]

Heating	5.5
Cooling	0.3
Water Heating	1.2
Lights & Appliances	6.5
Photovoltaics	-13.6
<b>TOTAL</b>	<b>-0.1</b>

#### Nitrogen Oxide (NO<sub>x</sub>) [lbs/yr]

Heating	3.1
Cooling	0.2
Water Heating	0.7
Lights & Appliances	3.6
Photovoltaics	-7.7
<b>TOTAL</b>	<b>-0.1</b>

#### Energy Use Intensity (EUI) [kBtu/ft<sup>2</sup>]

Site EUI	-0.2
----------	------

### Fuel Summary

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Solar Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #5 - 3B - 3F Site #5 -3B - 3F	<b>Builder</b>	

#### Annual Energy Cost

#### Annual End-Use Cost

Heating	\$801
Cooling	\$43
Water Heating	\$179
Lights & Appliances	\$945
Onsite Generation	-\$1,968
Service Charges	\$0
<b>Total</b>	<b>\$0</b>

#### Annual End-Use Consumption

Heating [Electric kWh]	3,435.3
Cooling [Electric kWh]	184.4
Hot Water [Electric kWh]	768.1
Lights & Appliances [Electric kWh]	4,053.1
<b>Total [Electric kWh]</b>	<b>8,440.8</b>
Total Onsite Generation [Electric kWh]	8,509.5

#### Peak Electric Consumption

Peak Winter kW	2.00
Peak Summer kW	0.92

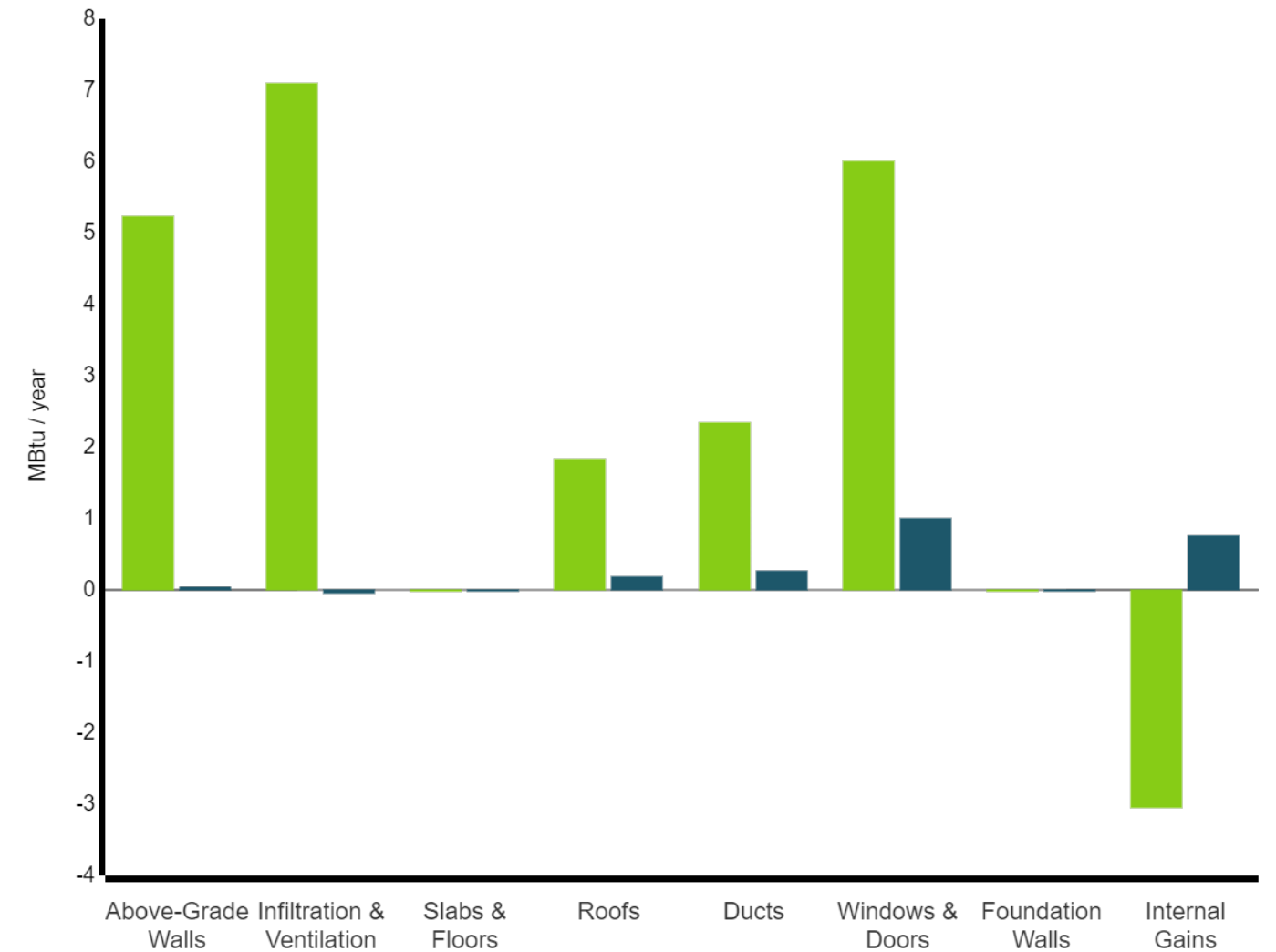
#### Utility Rates

Electricity	Massachusetts Residential Average
Natural Gas	Boston Residential Average
Propane	Boston Residential Average
Oil	Boston Residential Average
Wood	Massachusetts Wood Pellet Average

### Component Loads

<b>Property</b> 237 Marcella Boston, MA 02119	<b>Organization</b> Northeastern University Sc Theodore Walinskas	<b>Inspection Status</b> Results are projected
Site #5 - 3B - 3F Site #5 -3B - 3F	<b>Builder</b>	

#### Heating & Cooling Loads



Heating ■  
Cooling ■

Ekotrope RATER - Version 4.0.1.hf.2922

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Ekotrope RATER - Version 4.0.1.hf.2922

p6

6.1 - 6.7 FINANCIAL STRATEGY

PRO FORMAS

Package 3:

4 Floors  
 20 Bedrooms (Two 1 Bedroom, Eighteen 3 Bedrooms)  
 5.5 Bathrooms (Four Bathrooms, Three 0.5 Bathrooms)  
 6 Decks (Second to fourth floors)

Typical Units: 600 NET - 1,070 NET

Unit Type	NET SF	Bath(s)	Floor
UNIT A 1 Bedroom	600 sf	1	1
UNIT B 3 Bedroom	1,085 sf	1.5	2, 3, 4

Package 5:

3 Floors  
 29 Bedrooms (Nine 3 Bedrooms, Two 1 Bedroom)  
 15 Bathrooms (Ten Bathrooms, Ten 0.5 Bathrooms)

Typical Units: 980 NET - 1,080 NET

Unit Type	NET SF	Bath(s)	Floor
UNIT C 3 Bedroom	1,100 sf	1.5	1
UNIT D 3 Bedroom	1,000 sf	1.5	2, 3

OVERALL AMENITIES:

- 9 Parking spaces
- Bike Storage (30 bikes)
- Building Storage (100 sf)
- Covered Recycling Area
- Covered Trash Area
- Outdoor Deck
- Bioswale (minimize site runoff)
- Drought tolerant landscaping

TYPICAL UNIT SIZES BREAKDOWN:

(Based on ANSI-Z765 Square Footage-Method)

UNIT A 600 sf

Lobby	140 sf
Entry Area	40 sf
Cleanable walk-off mat	
Coat Closet with Shoe Storage	
Bath	60 sf
Low-Flow Plumbing Fixtures	
Kitchen	93 sf
High Efficiency Appliances	
Low Rate Continuous Ventilation	
Dining Area	57 sf
Living Area	123 sf
Southern exposure for day lighting	
Bedroom	163 sf

UNIT B 1,085 sf

Entry Area	65 sf
Cleanable walk-off mat	
Coat Closet with Shoe Storage	
Bath	60 sf
Low-Flow Plumbing Fixtures	
Half Bath	33 sf
Low-Flow Plumbing Fixtures	
Kitchen	80 sf
High Efficiency Appliances	
Low Rate Continuous Ventilation	
Dining Area	39 sf
Living Area	157 sf
Southern exposure for day lighting	
Bedroom #1	150 sf
Bedroom #2	140 sf
Bedroom #3	130 sf

UNIT C 1,100 sf

Entry Area	55 sf
Cleanable walk-off mat	
Coat Closet with Shoe Storage	
Bath	54 sf
Low-Flow Plumbing Fixtures	
Half Bath	40 sf
Low-Flow Plumbing Fixtures	
Kitchen	70 sf
High Efficiency Appliances	
Low Rate Continuous Ventilation	
Dining Area	76 sf
Living Area	155 sf
Southern exposure for day lighting	
Bedroom #1	131 sf
Bedroom #2	128 sf
Bedroom #3	121 sf

UNIT D 1,000 sf

Entry Area	32 sf
Cleanable walk-off mat	
Coat Closet with Shoe Storage	
Bath	58 sf
Low-Flow Plumbing Fixtures	
Half Bath	41 sf
Low-Flow Plumbing Fixtures	
Kitchen	73 sf
High Efficiency Appliances	
Low Rate Continuous Ventilation	
Dining Area	64 sf
Living Area	164 sf
Southern exposure for day lighting	
Bedroom #1	128 sf
Bedroom #2	138 sf
Bedroom #3	113 sf

PRO FORMA

Project Name: Eco Homes Highland Park  
 Project Address: 237 Highland St. and 75 Marcella St. & 255, 257 and 259 Highland St. and 84, 86 and 88 Marcella St.

Attachment 1  
 Project Sources and Uses

TOTAL NUMBER OF UNITS	DEVELOPMENT PRO FORMA						
	18	12	3	0	3	Residential Per	
USES OF CASH	Original Total	Affordable Units Below 80% AMI	Affordable Units Below 100% of AMI	IDP Required On-Site Units	Moderate Income Units Below 120% AMI	Commercial	Unit for Units at or below 80% Residential Per Unit
Acquisition - Land	800	\$ 533	\$ 133		\$ 133		44
Acquisition - Building	0						0
<b>Subtotal: Acquisition</b>	<b>800</b>	<b>\$ 533</b>	<b>\$ 133</b>	<b>0</b>	<b>133</b>	<b>0</b>	<b>44</b>
Direct Construction Budget	7,730,000	\$ 5,153,333	\$ 1,288,333		\$ 1,288,333		429,444
Contingency	386,500	\$ 257,667	\$ 64,417		\$ 64,417		21,472
<b>Subtotal: Construction</b>	<b>8,116,500</b>	<b>\$ 5,411,000</b>	<b>\$ 1,352,750</b>	<b>0</b>	<b>1,352,750</b>	<b>0</b>	<b>450,917</b>
Architecture and Engineering	415,000	\$ 276,667	\$ 69,167		\$ 69,167		23,056
Survey and Permits	200,000	\$ 133,333	\$ 33,333		\$ 33,333		11,111
Clerk of the Works	0	\$ -	\$ -		\$ -		0
Environmental Engineer	30,000	\$ 20,000	\$ 5,000		\$ 5,000		1,667
Bond Premium	0	\$ -	\$ -		\$ -		0
Legal-DND	15,000	\$ 10,000	\$ 2,500		\$ 2,500		833
Legal-owner	25,000	\$ 16,667	\$ 4,167		\$ 4,167		1,389
Legal-Bank	15,000	\$ 10,000	\$ 2,500		\$ 2,500		833
Title and Recording	10,000	\$ 6,667	\$ 1,667		\$ 1,667		556
Accounting and Cost Certification	40,000	\$ 26,667	\$ 6,667		\$ 6,667		2,222
Marketing and Rent Up	50,000	\$ 33,333	\$ 8,333		\$ 8,333		2,778
Real Estate Taxes	25,000	\$ 16,667	\$ 4,167		\$ 4,167		1,389
Insurance	100,000	\$ 66,667	\$ 16,667		\$ 16,667		5,556
Relocation	0	\$ -	\$ -		\$ -		0
Appraisal	5,000	\$ 3,333	\$ 833		\$ 833		278
Security	0	\$ -	\$ -		\$ -		0
Acquisition Loan Interest	300,000	\$ 200,000	\$ 50,000		\$ 50,000		16,667
Inspecting Engineer	30,000	\$ 20,000	\$ 5,000		\$ 5,000		1,667
Bridge Loan Interest	0	\$ -	\$ -		\$ -		0
Pre Development loan interest	0	\$ -	\$ -		\$ -		0
Fees to: Mass Housing	25,000	\$ 16,667	\$ 4,167		\$ 4,167		1,389
Fees to: CEDAC & DHCD	0	\$ -	\$ -		\$ -		0
Fees to: TC	0	\$ -	\$ -		\$ -		0
MIP	0	\$ -	\$ -		\$ -		0
Credit Enhancement Fees	0	\$ -	\$ -		\$ -		0
Letter of Credit Fees	0	\$ -	\$ -		\$ -		0
Other Financing Fees:	30,000	\$ 20,000	\$ 5,000		\$ 5,000		1,667
Development Consultant	0	\$ -	\$ -		\$ -		0
Prelim A & E costs & C N A	0	\$ -	\$ -		\$ -		0
Other: green building consultant, reimbursables	50,000	\$ 33,333	\$ 8,333		\$ 8,333		2,778
Soft Cost Contingency	34,125	\$ 22,750	\$ 5,688		\$ 5,688		1,896
<b>Subtotal: General Development</b>	<b>1,399,125</b>	<b>\$ 932,750</b>	<b>\$ 233,188</b>	<b>0</b>	<b>233,188</b>	<b>0</b>	<b>77,729</b>
<b>Subtotal: Acq., Const. and Gen. Dev.</b>	<b>9,516,425</b>	<b>\$ 6,344,283</b>	<b>\$ 1,586,071</b>	<b>0</b>	<b>1,586,071</b>	<b>0</b>	<b>528,690</b>
Capitalized Reserves	36,000	\$ 24,000	\$ 6,000		\$ 6,000		2,000
Developer Overhead	550,000	\$ 366,667	\$ 91,667		\$ 91,667		30,556
Developer Fee	550,000	\$ 366,667	\$ 91,667		\$ 91,667		30,556
<b>Total Development Cost</b>	<b>10,652,425</b>	<b>\$ 7,101,617</b>	<b>\$ 1,775,404</b>	<b>0</b>	<b>1,775,404</b>	<b>0</b>	<b>591,801</b>

Maximum Fee Calculation:  
 Basis: TDC

Less: Acquisition Fee & OH Reserves	-800	-1,100,000	-36,000
DND BASIS		9,515,625	
First \$3,000,000 of Basis	15%	450,000	
Between \$3,000,000 and \$5,000,000	12.5%	250,000	
Basis over \$5,000,000	10%	451,563	
Allowed Fee on Acquisition	5%	40	
Maximum Fee & OH Allowed		1,151,603	
Total Requested Fee, OH & Consultant:		1,100,000	
Variance		51,603	

6.3 + 6.4 FINANCIAL STRATEGY

# FINANCING + MARKET

## BrooklineBank

June 20<sup>th</sup>, 2022

Mr. Kamran Zahedi  
Urbanica, Inc.  
429 Melnea Cass Blvd  
Roxbury, MA 02119

**RE: Proposal of 18 Residential Condominium Units at 237 Highland Street and 75 Marcella Street, 255-259 Highland Street and 84-88 Marcella Street, Boston MA 02119**

Dear Mr. Zahedi:

Thank you for approaching Brookline Bank for financing of the above-captioned project. I have enjoyed the privilege both here and at prior institutions to finance a number of your developments which you have executed with distinction:

### Past Projects

(Wainwright Bank n/k/a Eastern Bank)

D4 Development, Boston - The City of Boston awarded this RFP to you because of your track record in adaptive re-use projects. Financing in the amount of \$15,000,000 was provided to support total development cost of \$21,000,000 for the re-habilitation and conversion of this former police precinct into a multi-unit condominium complex with garage parking. Your involvement was critical in the full execution which upon completion proved to be highly marketable and resulted in repayment of the loan as agreed.

Bow Street, Somerville - The City of Somerville awarded you this RFP for the conversion of this former police precinct into 14 residential condominiums. Financing in the amount of \$3,500,000 in support of a \$4,000,000 project was provided and the project was delivered on time and under budget. As a result of your excellent execution of the project and efficient absorption of the completed units, the loan was repaid ahead of schedule.

Waverly Fire Station, Belmont - The Town of Belmont entrusted you to redevelop this former fire station located in the center of Waverly Square into a 7-unit condominium complex which included an addition to the building foot print and retention of the historic character of the property. The Bank issued a \$2,500,000 construction loan toward the full development cost of

Mr. Kamran Zahedi  
June 20, 2022  
Page 2 of 3

\$3,000,000. As a result of the efficient absorption of the completed project, the loan was repaid as agreed.

(Brookline Bank)

E-Haus, Inc., Boston - As a result of your established track record and integrated approach to property development, the City of Boston designated this Highland Avenue property to Urbanica. The construction of these four (4) residential energy-neutral townhouses were funded by a \$950,000 construction loan from Brookline Bank. The project is a model for future properties dispossessed by the BRA. The loan was repaid as agreed.

Fort Hill, Boston - Building on the success of E-Haus, the City of Boston awarded you 74 Highland Street in Fort Hill to be improved by seven (7) energy efficient townhomes. Brookline Bank was pleased to support this effort with a \$2,425,000 construction loan. The building contains net saleable area of 12,790 sq. ft. and the units are highly-energy efficient resulting in minimal utility costs for the unit owners. The loan was repaid as agreed.

Jamaica Plain, Boston (Phase A) - The MBTA was disposing the one-acre site adjacent to the Orange Line Station in Forest Hills. Mr. Zahedi was awarded the RFP in part due to his extensive experience and established track record in adaptive re-use projects. A bridge loan in the amount of \$242,500 was granted to fund the acquisition of the first phase of a 2-phase project. Phase A developed a 24-unit residential condominium building. The loan was repaid as agreed.

Jamaica Plain, Boston (Phase B) - Due to the success of Phase A, Brookline Bank was pleased to issue a bridge loan of \$250,000 to fund the acquisition of the second phase of the project near Forest Hills. Phase B is proposed to create another building of 30 residential condominium units. This loan was repaid as agreed.

Melnea Residences, Boston – The City of Boston awarded this RFP to you to build an apartment building of 50 units, with 43 market rates units and 7 affordable units. The building was completed in May 2019 and is fully occupied. Brookline Bank provided \$ 13,000,000 to this project to fund the permanent financing in March 2020.

### Present Project(s)

118-120 Marcella, Boston – The City of Boston awarded this RFP to you to build four (4) market- rate, energy plus, residential units in the Fort Hill neighborhood of Roxbury, MA. Brookline Bank provided a \$2,000,000 construction loan. Construction commenced late April 2022 and the project is expected to be completed by Fall 2023.

Mr. Kamran Zahedi  
 June 20, 2022  
 Page 3 of 3

As a result of your established track record evidenced by the repeated designation of you and your team by various municipalities, your excellent record of repayment, and the overall feasibility of the project, Brookline Bank would give priority to your application for construction funding. As a reminder, this is not a commitment to lend which would require a complete underwriting, an appraisal report, environmental due diligence, etc. and a vote by our internal credit committee.

Should you have any questions, please let me know.

Respectfully yours,



Henri Soucy



## Roxbury at a Glance

Prepared By:

Brian Perry

Gibson Sotheby's International Realty

Gibson | Sotheby's  
 INTERNATIONAL REALTY

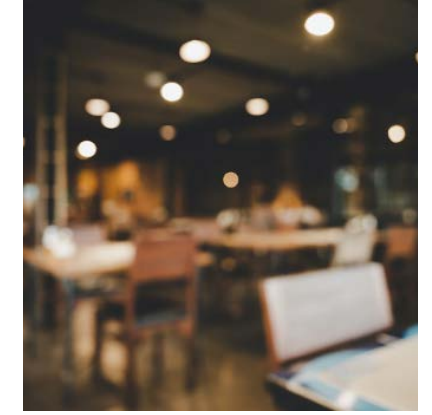
## Roxbury Overview



One of Boston's oldest communities, Roxbury is a vibrant community that boasts an exquisite array of cultural and architectural history. Comprised of several districts, including the areas around Nubian Square, Fort Hill, Crosstown, Grove Hall, Egleston Square, and Blue Hill Avenue, Roxbury is filled with ethnic dining options, lush community gardens, and bustling green spaces like Malcolm X Park and Highland Park, notable for its landmark Victorian-era tower and weeping willow trees.

In this thriving arts and music community, residents spend their weekends listening to jazz at Dudley Café, one of ZAGAT's "Top 9 Hottest Coffee Shops in Boston," and are committed to preserving their neighborhood's diverse history. With a dedicated community effort, Roxbury is embracing its status as a flourishing neighborhood.

## Roxbury Snapshot



**96,147**  
Population

**25,559**  
Population Density Per Square Mile

**\$677,622**  
Average Home Price  
(last 12 months)

**58**  
Average Days on Market

**45**  
Average Days to Offer

**20 Minutes**  
Average Commute Time to  
Downtown Boston

Source MLS Pin: Boston-Roxbury, Boston-Roxbury's Franklin Park, Boston-Roxbury's Roxbury Crossing, Boston-Roxbury's Fort Hill. 6/21/21 - 6/21/22, SF, CC, MF.





## New Development Report

- Under Review ●
- Board Approved ●
- Under Construction ●
- Construction Complete ●

### 16 Tabor Street



**Address:** 16 Tabor Street, Roxbury

**Residential Homeownership**

**Status:** Board Approved

The Proposed Project consists of a six-story (6) building. There will be thirty (30) residential homeownership units on floors two through six. The first floor will contain 2,214 square feet of commercial space, a bicycle storage room for forty-two (42) bicycles, a garage with five (5) parking spaces, and an exercise room.

- 8,887 Land Sq. Ft.
- 26,337 Gross Sq. Ft.

## NEW DEVELOPMENTS



## New Development Report

- Under Review ●
- Board Approved ●
- Under Construction ●
- Construction Complete ●

### Nuba Residences



**Address:** 400-402 Melnea Cass Boulevard, Roxbury

**Residential Homeownership and Rental Units**

**Status:** Board Approved

The proposed project is a mixed-use residential and commercial development including the construction of approximately 114 units with both rental and homeownership units. The commercial development includes a 3,000 gsf Gallery/ Café, and 10 live-work units and 10 ground-floor parking spaces. The project comprises 110,000 GSF floor area in 5-6 story stepped mass up to approximately 65 feet in height. The development also includes a public park to be tentatively called "Roxbury Gateway Park" on a 47,333 SF site (including the restricted area) owned by the City of Boston and the Commonwealth of Massachusetts ("Proposed Project"). The Project Site is bounded by Washington Street, Melnea Cass Boulevard, and Harrison Avenue and is currently occupied by a surface parking lot.

- 47,333 Land Sq. Ft.
- 110,000 Gross Sq. Ft.



### New Development Report



#### 135 Dudley Street



Address: 135 Dudley Street, Roxbury

Residential Homeownership and Rental Units

Status: Board Approved

The 135 Dudley Street mixed-use residential/commercial project is adjacent to the B-2 Police Station, the Roxbury Municipal Court and the Dudley Literacy Center, with a total of 282,382 gross square feet (gsf) of floor area in two buildings of nine and four floors including 168 multi-family units (108 condos and 60 rentals); 8,703 gsf of commercial space; and 146 garage parking spaces including 25 spaces open to the public.

- 69,835 Land Sq. Ft.
- 253,405 Gross Sq. Ft.



### New Development Report



#### Bartlett Station | Building F5



Address: 2505 Washington Street

Rental Units

Status: Under Construction

Bartlett Station | Building F5 is part of the fifth phase of the Bartlett Place PDA. The intended housing program will include 44 affordable, mixed income rental units and a community space for the benefit of all Bartlett Place residents and the Roxbury neighborhood.

- 27,843 Land Sq. Ft.
- 48,700 Gross Sq. Ft.

## New Development Report



### 2147 Washington Street



Address: 2147-2153 Washington Street, Roxbury

Residential Homeownership and Rental Units

Status: Board Approved

The Proposed Project consist of the new construction of a new apartment building measuring approximately 99,602 gross square feet containing approximately 74 units. The first floor will include approximately 2,500 square foot new cafe/restaurant space for the Haley House Bakery Café, a community-oriented retail space, individual artist work studios, shared workspace, a common/public courtyard and indoor bike storage racks (one per unit). Floors 2-5 will contain 62 affordable rental housing units marketed to artists and individuals engaged in the creative economy. The sixth floor will include 12 for-sale condominium units –4 affordable at 70% AMI, 4 at 100% AMI and 4 at market rate. The current program includes a unit mix of 8 studios, 32 one-bedrooms, 29 two-bedrooms and 5 three-bedrooms, along with a leasing office. A community space will be included on the second floor and the roof will contain solar panels. The project will have one-level of below-grade parking containing approximately 31 parking spaces.

- 23,000 Land Sq. Ft.
- 81,846 Gross Sq. Ft.

## New Development Re

Under Review

Board Approved

Under Constructio

Construction Comple

### E+ Highland Street



Address: 273 Highland Street

Residential Ownership

Status: Board Approved

The new construction of 23 mixed-income multi-family units in a four-story building that includes a semi-below-grade parking garage for 19 spaces, and community art space, along with related improvements in site, landscaping, and pedestrian and vehicular access, undertaken in conjunction with the City of Boston's Energy Positive (E+) Green Building Program.

- 16,354 Land Sq. Ft.
- 30,156 Gross Sq. Ft.



### New Development Report

- Under Review ●
- Board Approved ●
- Under Construction ●
- Construction Complete ●

#### 2451 Washington Street



Address: 2451 Washington Street, Roxbury

Residential Ownership

Status: Construction Complete

Madison Park Development Corporation (MPDC) is proposing to construct a four story building with 16 units, of which 7 will be Inclusionary Development Policy Units, 14 off-street sheltered parking spaces, two off-street open parking spaces and a loading space to provide homeownership opportunities in the Dudley Square area. The building will occupy frontage at the corner of Washington St. and Shawmut Ave. It is across from the Area B2B police station on Washington Street.

- 11,871 Land Sq. Ft.
- 22,630 Gross Sq. Ft.



### New Development Report

- Under Review ●
- Board Approved ●
- Under Construction ●
- Construction Complete ●

#### Nubian Square Ascends



Address: 2164 Washington Street, Roxbury

Residential Ownership

Status: Board Approved

The Nubian Square Ascends Project will transform Nubian Square into a cultural, entertainment, and artistic mecca that celebrates the rich diversity of the neighborhood. This mixed-use project will be developed by an all-minority team. Nubian Square Ascends will offer retail, entertainment, Artists Housing, commercial uses and a 300-space parking garage. It is anticipated that the project will become a nexus of science, academic, and medical research, given its location in a key institutional corridor. A comprehensive wealth-creation plan will include approximately 900 permanent jobs and contract opportunities for Minority and Women-Owned Business Enterprises (M/WBE) during all phases of the project .

- 97,287 Land Sq. Ft.
- 253,429 Gross Sq. Ft.

**RECENT SALES**

**Solds**

Price Range	# of Listings	Avg Days on Market	Average Sale Price	Average List Price
\$300,000 - \$399,000	3	38	\$359,333	\$363,000
\$400,000 - \$499,000	18	56	\$442,114	\$445,581
\$500,000 - \$599,000	2	25	\$579,000	\$589,000
\$600,000 - \$699,000	8	75	\$646,507	\$649,358
\$700,000 - \$799,000	6	27	\$786,417	\$755,150
\$800,000 - \$955,000	3	46	\$920,000	\$881,000
<b>Total Properties</b>	<b>40</b>	<b>44.5</b>	<b>\$622,229</b>	<b>\$613,848</b>

**\*\*Under Agreements**

Price Range	# of Listings	Avg Days on	Average Sale	Average List Price
\$500,000 - \$599,000	1	21	TBD	\$599,000
\$600,000 - \$699,000	1	13	TBD	\$649,000

Lowest Price: \$345,000	Median Price: \$456,400
Highest Price: \$949,000	Average Price: \$622,229

\*24 Hawthorne #1 has not yet closed but will do so for \$875,000

\*\*This sale will affect the Median Sales Price

**Condominium Listings**



**MLS #: 72892081**      **Status: SLD**

10-18 John Eliot Sq U: 3D  
Boston, MA: Roxbury's Fort Hill 02119

**DOM: 15 DTO: 7**      **Sale Price: \$375,000**

**List \$/SqFt: \$647.67**      **Sold Date: 10/27/2021**

**Sold \$/SqFt: \$647.67**      **Off Mkt: 09/23/2021**

**List Price: \$375,000**

**List Date: 09/08/2021**

**Orig Price: \$375,000**

**Taxes: 2021 \$3,360**

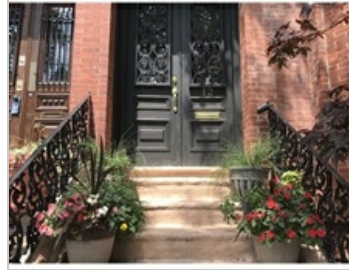
**Assoc.: Yes \$233/mo**

**Style:** Condo - Mid-Rise      **Outdoor Space:** Yes - Common

**Rooms:** 3      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 579 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 1900      **Pets:** Yes

**Remarks:** OPEN HOUSES CANCELED, OFFER ACCEPTED! Stunning condo at the Norfolk House at the intersection of Fort Hill and Roxbury Crossing. With high ceilings and large windows overlooking John Eliot Square, this bright and spacious 1 bedroom is comfortable and loft-like in feel. The kitchen is open to the living...



**MLS #: 72871899**      **Status: SLD**

12 Millmont St U: A  
Boston, MA: Roxbury's Fort Hill 02119

**DOM: 78 DTO: 79**      **Sale Price: \$329,000**

**List \$/SqFt: \$510.36**      **Sold Date: 12/07/2021**

**Sold \$/SqFt: \$486.69**      **Off Mkt: 10/14/2021**

**List Price: \$345,000**

**List Date: 07/27/2021**

**Orig Price: \$369,000**

**Taxes: 2021 \$999**


**Assoc.: Yes \$250/mo**

**Style:** Condo - Rowhouse, 2/3 Family, Brownstone      **Outdoor Space:** Yes - Private

**Rooms:** 4      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 676 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 1900      **Pets:** Yes

**Remarks:** FINAL CALL FOR ANY/ALL OFFERS 10.13.2021 - Or owners will rent through Spring and sell in Spring 2022. This charming garden level condo in a classic brownstone boasts lots of natural light in its spacious bedroom with private rear deck. You'll also find lots to love in the 2016 updated design: in-unit...



**MLS #: 72873095**      **Status: SLD**

12 Millmont St. U: B  
Boston, MA: Roxbury's Fort Hill 02119

**DOM: 22 DTO: 8**      **Sale Price: \$374,000**

**List \$/SqFt: \$572.09**      **Sold Date: 09/30/2021**

**Sold \$/SqFt: \$579.84**      **Off Mkt: 08/18/2021**

**List Price: \$369,000**

**List Date: 07/28/2021**

**Orig Price: \$369,000**

**Taxes: 2021 \$4,155.80**

**Assoc.: Yes \$300/mo**

**Style:** Condo - Rowhouse, 2/3 Family, Brownstone      **Outdoor Space:** Yes - Private

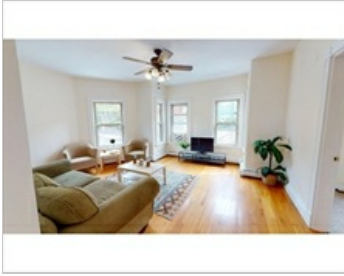
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 645 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 1900      **Pets:** Yes

**Remarks:** Enjoy the best of what Boston has to offer with this 1 bedroom, 1 bath condo on Millmont St. in the highly desirable neighborhood of Fort Hill. Housed in a brownstone built in 1900 and fully renovated in 2017, the property boasts high ceilings and numerous windows, bringing light into almost every...

<b>Condominium Listings:</b> 3	<b>Avg. Liv. Area SqFt:</b> 633.33	<b>Avg. List \$:</b> \$363,000	<b>Avg. List \$/SqFt:</b> \$577	<b>Avg. DOM:</b> 38.33	<b>Avg. DTO:</b> 31.33
<b>Avg. Sale \$:</b> \$359,333		<b>Avg. Sale \$/SqFt:</b> \$571			

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**MLS #: 72960048**      **Status:** SLD

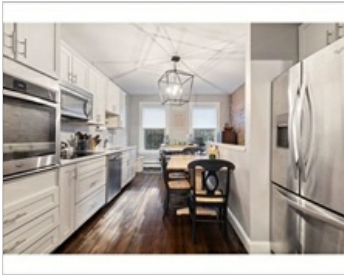
149 Centre U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 10 **DTO:** 3      **Sale Price:** \$400,000  
**List \$/SqFt:** \$473.37      **Sold Date:** 05/24/2022  
**Sold \$/SqFt:** \$473.37      **Off Mkt:** 04/10/2022

**List Price:** \$400,000  
**List Date:** 03/31/2022  
**Orig Price:** \$400,000  
**Taxes:** 2022 \$3,876.95  
**Assoc.:** Yes \$323.60/mo

**Style:** Condo - Mid-Rise      **Outdoor Space:** Yes - Common  
**Rooms:** 5      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 845 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 1920      **Pets:**

**Remarks:** Located in the historic Fort Hill neighborhood, Roxbury is this sun-filled, 2nd floor unit surrounded by multiple windows on 3 sides. Two bedrooms plus an office that can function as a third bedroom. Newly updated, eat-in kitchen with new stainless still appliances and countertops. Great layout with...



**MLS #: 72935243**      **Status:** SLD


4 Centre Pl U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 25 **DTO:** 25      **Sale Price:** \$450,000  
**List \$/SqFt:** \$664.70      **Sold Date:** 04/06/2022  
**Sold \$/SqFt:** \$664.70      **Off Mkt:** 02/13/2022

**List Price:** \$450,000  
**List Date:** 01/19/2022  
**Orig Price:** \$450,000  
**Taxes:** 2021 \$3,885  
**Assoc.:** Yes \$232/mo

**Style:** Condo - Low-Rise      **Outdoor Space:** Yes - Private  
**Rooms:** 3      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 677 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 1900      **Pets:** Yes

**Remarks:** Welcome to Centre Place in Historic Fort Hill. This charming 1 bedroom floor-through duplex features hardwood flooring throughout, open floor-plan living and entertaining, an updated kitchen and bath, and a private newly redone 288 SF bluestone patio. Storage unit and common laundry on lower level...



**MLS #: 72816940**      **Status:** SLD


10 Taber U: 208  
Boston, MA: Roxbury 02119

**DOM:** 158 **DTO:** 134      **Sale Price:** \$446,620  
**List \$/SqFt:** \$685.00      **Sold Date:** 01/19/2022  
**Sold \$/SqFt:** \$685.00      **Off Mkt:** 09/23/2021

**List Price:** \$446,620  
**List Date:** 04/19/2021  
**Orig Price:** \$446,620  
**Taxes:** 2021 \$2,400  
**Assoc.:** Yes \$481/mo

**Style:** Condo - Mid-Rise      **Outdoor Space:**  
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 652 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** Simply Breathtaking! This one of a kind Luxury one bedroom one bath condo features a private terrace off the open-concept living area. The kitchen features beautiful quartz countertops with tons of storage, elegant high-end luxury Samsung Stainless Steel appliances, in-unit Bosch washer/dryer. This...



**MLS #: 72950996**      **Status:** SLD

10 Taber U: 402  
Boston, MA: Roxbury 02119

**DOM:** 48 **DTO:** 34      **Sale Price:** \$448,000  
**List \$/SqFt:** \$675.00      **Sold Date:** 05/31/2022  
**Sold \$/SqFt:** \$662.72      **Off Mkt:** 04/25/2022

**List Price:** \$456,300  
**List Date:** 03/09/2022  
**Orig Price:** \$456,300  
**Taxes:** 2021 \$3,300  
**Assoc.:** Yes \$508.24/mo

**Style:** Condo - Low-Rise      **Outdoor Space:** No  
**Rooms:** 3      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 676 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** LAST ONE BEDROOM AVAILBALE. Brand new construction and move-in ready. #402 is the last ADA compliant 1-bed condo available at 10 Taber Street in Nubian Square | Boston. This outstanding building features 7-day concierge service, 2 elevators, a spacious residential lobby and triple-pane windows: all the...



**MLS #: 72950356**      **Status:** SLD

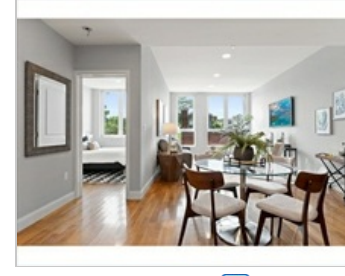
10 Taber St U: 606  
Boston, MA 02119

**DOM:** 117 **DTO:** 0      **Sale Price:** \$450,000  
**List \$/SqFt:** \$690.00      **Sold Date:** 04/07/2022  
**Sold \$/SqFt:** \$682.85      **Off Mkt:** 03/21/2022

**List Price:** \$454,710  
**List Date:** 03/08/2022  
**Orig Price:** \$454,710  
**Taxes:** 2021 \$3,400  
**Assoc.:** Yes \$507/mo

**Style:** Condo - Mid-Rise      **Outdoor Space:**  
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 659 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes

**Remarks:** Don't miss out! All you need is here at 10 Taber Street! Enjoy the views from this sun-drenched, south-facing home: featuring a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. This penthouse level condo's kitchen is equipped with SS appliances, Quartz countertops and custom...



**MLS #: 72880420**      **Status:** SLD

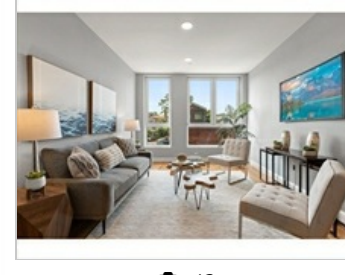
10 Taber Street U: 203  
Boston, MA: Roxbury 02119

**DOM:** 91 **DTO:** 78      **Sale Price:** \$420,000  
**List \$/SqFt:** \$620.00      **Sold Date:** 01/20/2022  
**Sold \$/SqFt:** \$611.35      **Off Mkt:** 12/31/2021

**List Price:** \$425,940  
**List Date:** 08/12/2021  
**Orig Price:** \$425,940  
**Taxes:** 2022 \$2,350  
**Assoc.:** Yes \$475.56/mo

**Style:** Condo - Low-Rise      **Outdoor Space:**  
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 687 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** The quality and craftsmanship throughout this building goes above and beyond. All you need is right here in the heart of Boston | Nubian Square. Positioned directly within Nubian/Dudley Bus Station and near to Orange Line T Station, BMC, BPS HQ, local grocery stores, several banks, parks and mass real...



**MLS #: 72919363**      **Status:** SLD

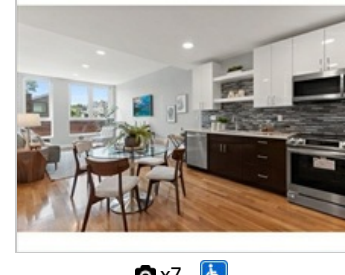
10 Taber Street U: 204  
Boston, MA: Roxbury 02119

**DOM:** 54 **DTO:** 38      **Sale Price:** \$412,000  
**List \$/SqFt:** \$620.00      **Sold Date:** 02/28/2022  
**Sold \$/SqFt:** \$615.84      **Off Mkt:** 01/03/2022

**List Price:** \$414,780  
**List Date:** 11/11/2021  
**Orig Price:** \$414,780  
**Taxes:** 2021 \$999,999  
**Assoc.:** Yes \$445.87/mo

**Style:** Condo - Mid-Rise      **Outdoor Space:**  
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 669 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:**

**Remarks:** New Construction, Luxury Building. This 1-bedroom residence features a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. The boast-worthy kitchen is equipped with lux Samsung SS appliances, Quartz countertops, custom, two-tone cabinets. This 650+ sq ft home is the ideal...



**MLS #: 72886798**      **Status:** SLD

10 Taber Street U: 302  
Boston, MA 02119

**DOM:** 33 **DTO:** 5      **Sale Price:** \$420,000  
**List \$/SqFt:** \$630.00      **Sold Date:** 01/04/2022  
**Sold \$/SqFt:** \$621.30      **Off Mkt:** 08/31/2021

**List Price:** \$425,880  
**List Date:** 08/26/2021  
**Orig Price:** \$425,880  
**Taxes:** 2021 \$2,400  
**Assoc.:** Yes \$457.60/mo

**Style:** Condo - Mid-Rise      **Outdoor Space:** No  
**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 676 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** Pet Friendly, Luxury Condo! This one bedroom condo features a beautiful custom kitchen with two-tone cabinets, quartz counters and high-end luxury Samsung Stainless Steel appliances. This 600+ sq ft condo boasts 9ft ceilings with recessed ambient lighting, hardwood oak floors throughout. Plus in unit...

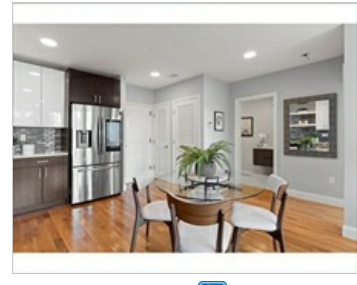


x16

**MLS #: 72925189** Status: **SLD** **List Price: \$410,500**  
 10 Taber Street U: 308 **List Date: 12/03/2021**  
 Boston, MA: Roxbury 02119 **Orig Price: \$410,500**  
**DOM: 47 DTO: 35** **Sale Price: \$410,500** **Taxes: 2021 \$3,000**  
**List \$/SqFt: \$629.60** **Sold Date: 03/02/2022** **Assoc.: Yes \$451.32/mo**  
**Sold \$/SqFt: \$629.60** **Off Mkt: 01/19/2022**

**Style:** Condo - Low-Rise **Outdoor Space:**  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 652 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:**

**Remarks:** New to Roxbury's historic Nubian Square, this gorgeous, six-level condominium building houses 45 residences with concierge service, airy residential lobby and 2 elevators. #308 is the LAST UNIT available in this layout. This home features 9-foot ceilings throughout, ambient recessed lighting, an...



x9

**MLS #: 72906219** Status: **SLD** **List Price: \$451,585**  
 10 Taber Street U: 404 **List Date: 10/08/2021**  
 Boston, MA 02119 **Orig Price: \$451,585**  
**DOM: 110 DTO: 88** **Sale Price: \$445,000** **Taxes: 2021 \$2,600**  
**List \$/SqFt: \$675.01** **Sold Date: 02/22/2022** **Assoc.: Yes \$490.20/mo**  
**Sold \$/SqFt: \$665.17** **Off Mkt: 01/18/2022**

**Style:** Condo - Mid-Rise **Outdoor Space:** No  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 669 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** All you need is at 10 Taber Street! Enjoy the perks of being one of the first to buy in Nubian Square's newest, luxury condo building 10 Taber Street. This 1-bedroom residence features a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. The boast-worthy kitchen is equipped with...



x11

**MLS #: 72924469** Status: **SLD** **List Price: \$463,080**  
 10 Taber Street U: 409 **List Date: 12/01/2021**  
 Boston, MA: Roxbury 02119 **Orig Price: \$463,080**  
**DOM: 49 DTO: 43** **Sale Price: \$453,000** **Taxes: 2021 \$3,000**  
**List \$/SqFt: \$680.00** **Sold Date: 02/22/2022** **Assoc.: Yes \$516.92/mo**  
**Sold \$/SqFt: \$665.20** **Off Mkt: 01/19/2022**

**Style:** Condo - Low-Rise **Outdoor Space:** No  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 681 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** Last of this attractive 1 Bed layout! Located in the heart of Boston, this new condominium building will help redefine what a no maintenance & convenient city-lifestyle could look like! #409 is located on the 4th floor and overlooks the neighboring building - giving way to blue skies and view of...

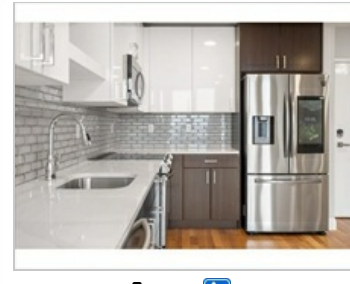


x8

**MLS #: 72890418** Status: **SLD** **List Price: \$454,920**  
 10 Taber Street U: 504 **List Date: 09/06/2021**  
 Boston, MA: Roxbury 02119 **Orig Price: \$454,920**  
**DOM: 142 DTO: 126** **Sale Price: \$450,000** **Taxes: 2021 \$2,600**  
**List \$/SqFt: \$680.00** **Sold Date: 02/25/2022** **Assoc.: Yes \$490/mo**  
**Sold \$/SqFt: \$672.65** **Off Mkt: 01/25/2022**

**Style:** Condo - Mid-Rise **Outdoor Space:**  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 669 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes

**Remarks:** You won't want to miss this top level generous 1 bedroom home with South facing views into historical lower Roxbury and Nubian Square Bus Station. Flooded with natural light, SS appliances, an open floor plan and elegant bathroom. This unit is a ideal for anyone looking for convenience and modern...

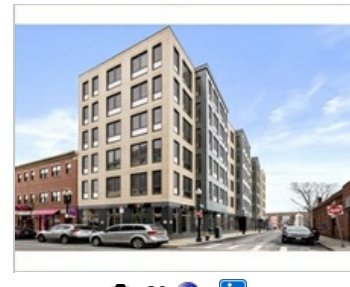


x16

**MLS #: 72962521** Status: **SLD** **List Price: \$448,120**  
 10 Taber Street U: 506 **List Date: 04/03/2022**  
 Boston, MA: Roxbury 02119 **Orig Price: \$448,120**  
**DOM: 6 DTO: 1** **Sale Price: \$455,000** **Taxes: 2021 \$3,300**  
**List \$/SqFt: \$680.00** **Sold Date: 05/09/2022** **Assoc.: Yes \$500.07/mo**  
**Sold \$/SqFt: \$690.44** **Off Mkt: 04/09/2022**

**Style:** Condo - Low-Rise **Outdoor Space:** No  
**Rooms:** 3 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 659 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** All you need is right here, at 10 Taber Street in Nubian Square | Boston. This outstanding building features 7-day concierge service, 2 elevators, a spacious residential lobby and triple-pane windows: all the necessities for comfortable living right in the center of Boston. This home offers easy access...

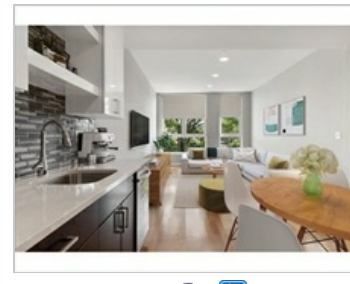


x20

**MLS #: 72942505** Status: **SLD** **List Price: \$466,440**  
 10 Taber Street U: 602 **List Date: 02/14/2022**  
 Boston, MA: Roxbury 02119 **Orig Price: \$466,440**  
**DOM: 7 DTO: 2** **Sale Price: \$462,000** **Taxes: 2021 \$3,400**  
**List \$/SqFt: \$690.00** **Sold Date: 04/15/2022** **Assoc.: Yes \$519.98/mo**  
**Sold \$/SqFt: \$683.43** **Off Mkt: 02/21/2022**

**Style:** Condo - Low-Rise **Outdoor Space:** No  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 676 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** Only a few left! All you need is here at 10 Taber Street! Enjoy the views from this sun-drenched, south-facing home: featuring a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. This penthouse level condo's kitchen is equipped with SS Samsung appliances, Quartz countertops and...

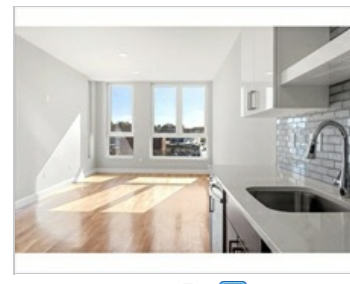


x12

**MLS #: 72932602** Status: **SLD** **List Price: \$474,030**  
 10 Taber Street U: 603 **List Date: 01/10/2022**  
 Boston, MA: Roxbury 02119 **Orig Price: \$474,030**  
**DOM: 50 DTO: 33** **Sale Price: \$470,000** **Taxes: 2021 \$3,400**  
**List \$/SqFt: \$699.16** **Sold Date: 04/15/2022** **Assoc.: Yes \$529.09/mo**  
**Sold \$/SqFt: \$693.22** **Off Mkt: 02/28/2022**

**Style:** Condo - Low-Rise **Outdoor Space:** No  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 678 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** Bright, top-floor condo with unobstructed views. All you need is right here in the heart of Boston | Nubian Square. Positioned directly within Nubian/Dudley Bus Station and near to Orange Line T Station, BMC, BPS HQ, local grocery stores, several banks, parks and mass real estate development - 10 Taber...




x15

**MLS #: 72933828** Status: **SLD** **List Price: \$461,610**  
 10 Taber Street U: 604 **List Date: 01/13/2022**  
 Boston, MA: Roxbury 02119 **Orig Price: \$461,610**  
**DOM: 12 DTO: 6** **Sale Price: \$455,000** **Taxes: 2021 \$3,300**  
**List \$/SqFt: \$690.00** **Sold Date: 03/15/2022** **Assoc.: Yes \$514.87/mo**  
**Sold \$/SqFt: \$680.12** **Off Mkt: 01/25/2022**

**Style:** Condo - Low-Rise **Outdoor Space:** No  
**Rooms:** 2 **Beds:** 1 **Baths:** 1f 0h **Main Bath:** No **Living Area:** 669 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 2021 **Pets:** Yes w/ Restrictions

**Remarks:** All you need is at 10 Taber Street! Sun-drenched, south-facing and featuring a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. This penthouse level condo's kitchen is equipped with SS Samsung appliances, Quartz countertops and custom two-tone cabinets. 10 Taber is the ideal...



**MLS #: 72944212**      **Status:** SLD

10 Taber Street U: 605  
Boston, MA: Roxbury 02119

**DOM:** 19 **DTO:** 6      **Sale Price:** **\$454,540**

**List \$/SqFt:** \$690.00      **Sold Date:** 04/08/2022

**Sold \$/SqFt:** \$682.49      **Off Mkt:** 03/09/2022


**List Price:** **\$459,540**  
**List Date:** 02/18/2022  
**Orig Price:** \$459,540  
**Taxes:** 2021 \$3,400  
**Assoc.:** Yes \$512.50/mo

**Style:** Condo - Low-Rise      **Outdoor Space:** No

**Rooms:** 3      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 666 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** Don't miss out! All you need is here at 10 Taber Street! Enjoy the views from this sun-drenched, south-facing home: featuring a spacious, open floor-plan with 9ft ceilings & hardwood floors throughout. This penthouse level condo's kitchen is equipped with SS appliances, Quartz countertops and custom...



**MLS #: 72922311**      **Status:** SLD

10 Taber Street U: 608  
Boston, MA: Roxbury 02119

**DOM:** 22 **DTO:** 14      **Sale Price:** **\$456,400**

**List \$/SqFt:** \$700.00      **Sold Date:** 02/04/2022

**Sold \$/SqFt:** \$700.00      **Off Mkt:** 12/14/2021

**List Price:** **\$456,400**  
**List Date:** 11/22/2021  
**Orig Price:** \$456,400  
**Taxes:** 2021 \$3,000  
**Assoc.:** Yes \$508.30/mo

**Style:** Condo - Low-Rise      **Outdoor Space:** No

**Rooms:** 2      **Beds:** 1      **Baths:** 1f 0h      **Main Bath:** Yes      **Living Area:** 652 SqFt


**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

**Remarks:** New to Roxbury's historic Nubian Square, this gorgeous, six-level condominium building houses 45 residences with concierge service, airy residential lobby and 2 elevators. #608 is a penthouse level unit offering breathtaking views of Downtown Boston through triple-pane, oversized windows that accentuate...

**Condominium Listings:** 18    **Avg. Liv. Area SqFt:** 678.44    **Avg. List \$:** \$445,581    **Avg. List \$/SqFt:** \$660    **Avg. DOM:** 55.56    **Avg. DTO:** 37.28    **Avg. Sale \$:** \$442,114    **Avg. Sale \$/SqFt:** \$654

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**Condominium Listings**



**MLS #: 72866192**      **Status:** SLD

63 Highland St U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 29 **DTO:** 15      **Sale Price:** **\$579,000**

**List \$/SqFt:** \$400.41      **Sold Date:** 09/17/2021

**Sold \$/SqFt:** \$400.41      **Off Mkt:** 08/13/2021


**List Price:** **\$579,000**  
**List Date:** 07/15/2021  
**Orig Price:** \$579,000  
**Taxes:** 2021 \$6,263  
**Assoc.:** Yes \$283.80/mo

**Style:** Condo - Townhouse      **Outdoor Space:** Yes - Private

**Rooms:** 5      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,446 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2005      **Pets:**

**Remarks:** Newly built in 2005, this spacious duplex home has all the bells and whistles and located in on beautiful Fort Hill, and convenient to the South End, Longwood Medical and Orange & Silver lines. Large open living/dining area flows directly to a huge kitchen with cherry wood cabinets with stainless steel...



**MLS #: 72976556**      **Status:** UAG

20 Linwood St U: 3  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 21 **DTO:** 7      **Ant. Sale Date:** 06/13/2022

**List \$/SqFt:** \$489.78      **Off Mkt:** 05/24/2022

**List Price:** **\$599,000**  
**List Date:** 05/04/2022  
**Orig Price:** \$599,000  
**Taxes:** 2021 \$1,642  
**Assoc.:** Yes \$333

**Style:** Condo - Low-Rise, 2/3 Family      **Outdoor Space:**

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,223 SqFt

**Garage:** 0      **Parking:** 1      **Fireplaces:** 1      **Year Built:** 1900      **Pets:**


**Remarks:** Spectacular renovated 3-bedroom condominium in Fort Hill. The top floor unit overlooks the award-winning community garden and is flooded with natural light, beautiful colors at sunset, and relaxation. Spacious entertaining/living/dining space with bow front dining, open-concept kitchen with granite...

**Condominium Listings:** 2    **Avg. Liv. Area SqFt:** 1334.5    **Avg. List \$:** \$589,000    **Avg. List \$/SqFt:** \$445    **Avg. DOM:** 25    **Avg. DTO:** 11    **Avg. Sale \$:** \$579,000    **Avg. Sale \$/SqFt:** \$400

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Condominium Listings



**MLS #: 72984128**      **Status:** UAG

67 Highland St U: 2  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 13 **DTO:** 7      **Ant. Sale Date:** 06/29/2022  
**List \$/SqFt:** \$485.36      **Off Mkt:** 05/31/2022

**List Price: \$649,900**  
**List Date:** 05/18/2022  
**Orig Price:** \$649,900  
**Taxes:** 2021 \$7,033  
**Assoc.:** Yes \$284/mo


---

**Style:** Condo - Townhouse      **Outdoor Space:** Yes - Common

**Rooms:** 4      **Beds:** 2      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 1,339 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2005      **Pets:** Yes

x21

**Remarks:** Townhouse style 2 bedroom/1.5 bath penthouse duplex located on 2nd and 3rd floor of 6 unit brick building built in 2005 on the top of Fort Hill. This condo features an open floor plan large living room with bay windows and dining area and opens to sparkling granite kitchen with plenty of cabinets and...



**MLS #: 72875584**      **Status:** SLD

120 Highland St U: 2  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 59 **DTO:** 45      **Sale Price: \$705,000**  
**List \$/SqFt:** \$410.21      **Sold Date:** 12/10/2021  
**Sold \$/SqFt:** \$413.73      **Off Mkt:** 10/08/2021

**List Price: \$699,000**  
**List Date:** 08/11/2021  
**Orig Price:** \$725,000  
**Taxes:** 2021 \$6,834.14  
**Assoc.:** Yes \$350


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**Style:** Condo - Other (See Remarks)      **Outdoor Space:** Yes - Private

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 0h      **Main Bath:**      **Living Area:** 1,704 SqFt  
**Garage:** 0      **Parking:** 2      **Fireplaces:** 0      **Year Built:** 1920      **Pets:** Yes

x24

**Remarks:** Located in the heart of coveted Fort Hill, sits this very well kept and unique property. Situated up high off of a quiet one way street, enjoy the views of the park across your beautifully landscaped yard. This bi-level, 3 bed, 2 bath home is soaked in natural sunlight by day. Freshly painted and open...



**MLS #: 72853998**      **Status:** SLD

10 Taber Street U: 201  
Boston, MA: Roxbury 02119

**DOM:** 87 **DTO:** 73      **Sale Price: \$630,000**  
**List \$/SqFt:** \$635.03      **Sold Date:** 01/07/2022  
**Sold \$/SqFt:** \$639.59      **Off Mkt:** 10/19/2021

**List Price: \$625,500**  
**List Date:** 06/22/2021  
**Orig Price:** \$615,500  
**Taxes:** 2021 \$4,000  
**Assoc.:** Yes \$657.07/mo


---

**Style:** Condo - Low-Rise      **Outdoor Space:** No

**Rooms:** 3      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 985 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

x14

**Remarks:** An opportunity you don't want to miss! Roxbury's 1st concierge service building is offering a corner 2-bedroom home overlooking Nubian Station with South and West facing windows. The accommodating floor plan boasts a bright open-concept living space, a two-tone kitchen decorated w/ an elite SS Samsung...



**MLS #: 72772566**      **Status:** SLD

10 Taber Street U: 301  
Boston, MA: Roxbury 02119

**DOM:** 161 **DTO:** 161      **Sale Price: \$620,550**  
**List \$/SqFt:** \$630.00      **Sold Date:** 01/27/2022  
**Sold \$/SqFt:** \$630.00      **Off Mkt:** 06/17/2021

**List Price: \$620,550**  
**List Date:** 01/07/2021  
**Orig Price:** \$620,550  
**Taxes:** 2021 \$3,750  
**Assoc.:** Yes \$668.80/mo

---

**Style:** Condo - Mid-Rise      **Outdoor Space:** No

**Rooms:** 4      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 985 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** No

x6

**Remarks:** One of Boston's newest concierge service building is now offering a corner 2-bedroom home overlooking Nubian Station with South and East facing windows. The accommodating floor plan boasts a bright open-concept living space, a two-tone kitchen decorated w/ an elite SS Samsung appliance package, natural...



**MLS #: 72875807**      **Status:** SLD

10 Taber Street U: 401  
Boston, MA 02119

**DOM:** 78 **DTO:** 78      **Sale Price: \$650,000**  
**List \$/SqFt:** \$680.00      **Sold Date:** 02/01/2022  
**Sold \$/SqFt:** \$660.57      **Off Mkt:** 10/20/2021

**List Price: \$669,120**  
**List Date:** 08/03/2021  
**Orig Price:** \$669,120  
**Taxes:** 2020 \$4,000  
**Assoc.:** Yes \$726.71/mo

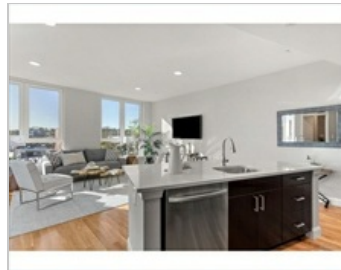
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**Style:** Condo - Mid-Rise      **Outdoor Space:** No

**Rooms:** 3      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 984 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

x10

**Remarks:** Based in Roxbury's Nubian Square, this elevated 2 bedroom corner residence is a commuter's dream. This functional open-concept floor plan offers plenty of natural light into your living space, and oversized center island in a kitchen equipped with a premium Samsung SS appliance package. Finished off...



**MLS #: 72918361**      **Status:** SLD

10 Taber Street U: 407  
Boston, MA: Roxbury 02119

**DOM:** 105 **DTO:** 90      **Sale Price: \$620,000**  
**List \$/SqFt:** \$669.30      **Sold Date:** 04/29/2022  
**Sold \$/SqFt:** \$663.10      **Off Mkt:** 02/22/2022

**List Price: \$625,800**  
**List Date:** 11/10/2021  
**Orig Price:** \$625,800  
**Taxes:** 2021 \$4,000  
**Assoc.:** Yes \$709.16/mo

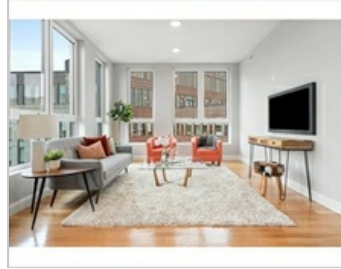
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**Style:** Condo - Low-Rise      **Outdoor Space:** No

**Rooms:** 3      **Beds:** 2      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 935 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

x16

**Remarks:** All you need is here at 10 Taber Street! Introducing this bright, corner 2 bedroom residence that flaunts an open-concept living space dressed with a two-tone kitchen & island, oak-hardwood flooring, 9 ft ceilings throughout w/ recessed lighting, triple-pane windows, elegant bathroom & powder room, an...



**MLS #: 72942857**      **Status:** SLD

10 Taber Street U: 601  
Boston, MA: Roxbury 02119

**DOM:** 78 **DTO:** 63      **Sale Price: \$655,000**  
**List \$/SqFt:** \$670.73      **Sold Date:** 05/31/2022  
**Sold \$/SqFt:** \$665.65      **Off Mkt:** 05/03/2022

**List Price: \$659,995**  
**List Date:** 02/15/2022  
**Orig Price:** \$675,000  
**Taxes:** 2021 \$4,500  
**Assoc.:** Yes \$767.85/mo


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**Style:** Condo - Low-Rise      **Outdoor Space:** No

**Rooms:** 4      **Beds:** 2      **Baths:** 1f 0h      **Main Bath:** No      **Living Area:** 984 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:**

x24

**Remarks:** \*Priced to Sell\* Top level, front facing and sun-drenched! Roxbury's 1st concierge service building is offering a 6th floor, corner 2-bedroom residence overlooking Nubian Station with South and West facing windows. The accommodating floor plan boasts a bright open-concept living space, a two-tone...



**MLS #: 72956780**      **Status:** SLD

10 Taber Street U: 607  
Boston, MA: Roxbury 02119

**DOM:** 19 **DTO:** 5      **Sale Price: \$645,000**  
**List \$/SqFt:** \$689.84      **Sold Date:** 04/29/2022  
**Sold \$/SqFt:** \$689.84      **Off Mkt:** 04/08/2022

**List Price: \$645,000**  
**List Date:** 03/23/2022  
**Orig Price:** \$645,000  
**Taxes:** 2022 \$4,300  
**Assoc.:** Yes \$729.28/mo

---

**Style:** Condo - Low-Rise      **Outdoor Space:**

**Rooms:** 3      **Beds:** 2      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 935 SqFt  
**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2021      **Pets:** Yes w/ Restrictions

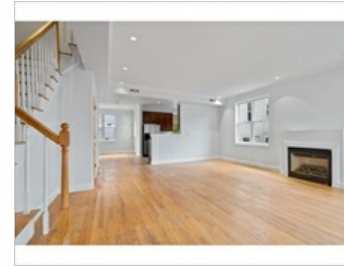
x9

**Remarks:** Here's the stand-out unit you've been looking for in a remarkable new development. Introducing 10 Taber Street, Unit 607 - one of the most desirable floor plans this condominium has to offer: penthouse level and wrapping the entire corner of the building. This bright 2 bedroom, 1.5 bathroom residence...

<b>Condominium Listings:</b> 8	<b>Avg. Liv. Area SqFt:</b> 1106.38	<b>Avg. List \$:</b> \$649,358	<b>Avg. List \$/SqFt:</b> \$609	<b>Avg. DOM:</b> 75	<b>Avg. DTO:</b> 65.25
	<b>Avg. Sale \$:</b> \$646,507	<b>Avg. Sale \$/SqFt:</b> \$623			

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## Condominium Listings



x23

**MLS #: 72876871** Status: **SLD**  
 42 Highland St U: 1  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 70 DTO: 54** Sale Price: **\$729,000**  
**List \$/SqFt:** \$387.88 **Sold Date:** 12/30/2021  
**Sold \$/SqFt:** \$377.52 **Off Mkt:** 10/14/2021  
**List Price: \$749,000**  
**List Date:** 08/05/2021  
**Orig Price:** \$749,000  
**Taxes:** 2021 \$6,310  
**Assoc.:** Yes \$305.67/mo

**Style:** Condo - Townhouse **Outdoor Space:** Yes - Private  
**Rooms:** 7 **Beds:** 3 **Baths:** 3f 1h **Main Bath:** Yes **Living Area:** 1,931 SqFt  
**Garage:** 0 **Parking:** 1 **Fireplaces:** 1 **Year Built:** 2004 **Pets:**

**Remarks:** Spacious and updated 3+ bedroom/3.5 bath townhome with over 1,900 sq. ft. of living space spread across 3 floors. Enter to large corner living room with a gas fireplace and plenty of closet space. This flows into an open-concept kitchen/dining area with gas cooking, granite countertops, lots of...



x24

**MLS #: 72945776** Status: **SLD**  
 65 Highland St U: 2  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 18 DTO: 3** Sale Price: **\$815,000**  
**List \$/SqFt:** \$479.87 **Sold Date:** 04/29/2022  
**Sold \$/SqFt:** \$529.22 **Off Mkt:** 03/13/2022  
**List Price: \$739,000**  
**List Date:** 02/24/2022  
**Orig Price:** \$739,000  
**Taxes:** 2021 \$7,839  
**Assoc.:** Yes \$318.20/mo

**Style:** Condo - Duplex **Outdoor Space:** Yes - Private  
**Rooms:** 5 **Beds:** 3 **Baths:** 2f 0h **Main Bath:** Yes **Living Area:** 1,540 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 1 **Year Built:** 2005 **Pets:**

**Remarks:** Spectacular, newly renovated 3 bedroom/2 bath condominium in Fort Hill offers the best in comfort and convenience. Spacious entertaining living/dining space with bow front living area flooded with natural light and open-concept kitchen with glass tile backsplash, quartz counters, peninsula with...

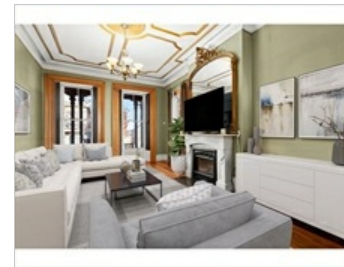


x30

**MLS #: 72954183** Status: **SLD**  
 130 Marcella Street U: 2  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 12 DTO: 8** Sale Price: **\$762,000**  
**List \$/SqFt:** \$523.31 **Sold Date:** 05/16/2022  
**Sold \$/SqFt:** \$531.75 **Off Mkt:** 03/25/2022  
**List Price: \$749,900**  
**List Date:** 03/17/2022  
**Orig Price:** \$749,900  
**Taxes:** 2021 \$5,763  
**Assoc.:** Yes \$412/mo

**Style:** Condo - Townhouse, Brownstone **Outdoor Space:** Yes - Private  
**Rooms:** 5 **Beds:** 2 **Baths:** 2f 0h **Main Bath:** Yes **Living Area:** 1,433 SqFt  
**Garage:** 0 **Parking:** 0 **Fireplaces:** 0 **Year Built:** 1900 **Pets:**

**Remarks:** Fully modernized duplex penthouse condo a short walk to the JP Orange Line stop at Jackson Square with amazing private deck space. Located in Fort Hill, this spacious 2 bed/ 2 bath unit has unobstructed sunset views from the outdoor decks - one deck on each level. Open floor plan features loftlike...



x8

**MLS #: 72946953** Status: **SLD**  
 31 Millmont U: 1  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 42 DTO: 28** Sale Price: **\$775,000**  
**List \$/SqFt:** \$538.04 **Sold Date:** 06/03/2022  
**Sold \$/SqFt:** \$531.19 **Off Mkt:** 04/11/2022  
**List Price: \$785,000**  
**List Date:** 03/01/2022  
**Orig Price:** \$785,000  
**Taxes:** 2022 \$5,496.85  
**Assoc.:** Yes \$248.75

**Style:** Condo - Other (See Remarks) **Outdoor Space:** Yes - Private  
**Rooms:** 6 **Beds:** 2 **Baths:** 2f 1h **Main Bath:** Yes **Living Area:** 1,459 SqFt  
**Garage:** 0 **Parking:** 1 **Fireplaces:** 1 **Year Built:** 1905 **Pets:** Yes w/ Restrictions

**Remarks:** This handsome Victorian Condominium is located in Roxbury's Fort Hill neighborhood. This beautiful condo features a stately living room with egg-dart molding, soaring 11ft. ceilings, and a fireplace. The large custom chef's kitchen is perfect for entertaining with an island that can be used for ...

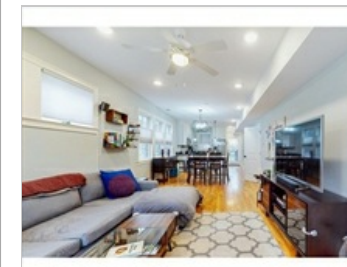


x17

**MLS #: 72950160** Status: **SLD**  
 51 Vale St U: 3  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 6 DTO: 6** Sale Price: **\$862,500**  
**List \$/SqFt:** \$316.67 **Sold Date:** 04/13/2022  
**Sold \$/SqFt:** \$350.61 **Off Mkt:** 03/14/2022  
**List Price: \$779,000**  
**List Date:** 03/08/2022  
**Orig Price:** \$779,000  
**Taxes:** 2021 \$6,839.64  
**Assoc.:** Yes \$300/mo

**Style:** Condo - 2/3 Family, Duplex **Outdoor Space:** Yes - Private  
**Rooms:** 6 **Beds:** 3 **Baths:** 2f 1h **Main Bath:** Yes **Living Area:** 2,460 SqFt  
**Garage:** 0 **Parking:** 1 **Fireplaces:** 0 **Year Built:** 2014 **Pets:** Yes

**Remarks:** A real jewel in highly desirable Fort Hill! This TOP FLOOR PENTHOUSE DUPLEX in a 2014 gut renovated triple decker has everything a discerning buyer is looking for. Over 2,400 sq. ft. of space across 3 floors, open concept on the first floor features a spacious living area, large dining space adjacent to...



x12

**MLS #: 72956653** Status: **SLD**  
 2757 Washington St U: 2  
 Boston, MA: Roxbury's Fort Hill 02119  
**DOM: 14 DTO: 5** Sale Price: **\$775,000**  
**List \$/SqFt:** \$461.98 **Sold Date:** 05/19/2022  
**Sold \$/SqFt:** \$491.13 **Off Mkt:** 04/05/2022  
**List Price: \$729,000**  
**List Date:** 03/23/2022  
**Orig Price:** \$729,000  
**Taxes:** 2021 \$7,230  
**Assoc.:** Yes \$200/mo

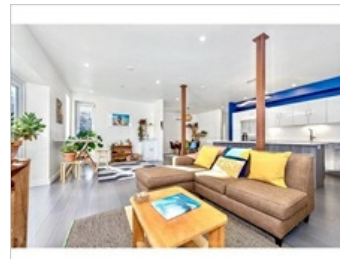
**Style:** Condo - 2/3 Family, Duplex **Outdoor Space:** Yes - Private  
**Rooms:** 6 **Beds:** 3 **Baths:** 2f 1h **Main Bath:** Yes **Living Area:** 1,578 SqFt  
**Garage:** 0 **Parking:** 1 **Fireplaces:** 0 **Year Built:** 2017 **Pets:**

**Remarks:** Welcome home to this 3 bedroom/2.5 bathroom penthouse duplex. Built in 2017, this home boasts everything you could hope for. The first level has a wide open floor plan that provides an excellent living and entertaining space. Just off the kitchen you will find a large covered deck that extends the...

**Condominium Listings:** 6 **Avg. Liv. Area SqFt:** 1733.5 **Avg. List \$:** \$755,150 **Avg. List \$/SqFt:** \$451 **Avg. DOM:** 27 **Avg. DTO:** 17.33  
**Avg. Sale \$:** \$786,417 **Avg. Sale \$/SqFt:** \$469

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### Condominium Listings



**MLS #: 72951139**      **Status:** SLD

45 Hawthorne St U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 17 **DTO:** 5      **Sale Price:** **\$930,000**

**List \$/SqFt:** \$432.12      **Sold Date:** 05/16/2022

**Sold \$/SqFt:** \$462.46      **Off Mkt:** 03/26/2022


**List Price:** **\$869,000**  
**List Date:** 03/09/2022  
**Orig Price:** \$869,000  
**Taxes:** 2021 \$5,675  
**Assoc.:** Yes \$225/mo

**Style:** Condo - Townhouse      **Outdoor Space:** Yes - Common

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:**      **Living Area:** 2,011 SqFt

**Garage:** 1      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2018      **Pets:** Yes

**Remarks:** Luxury Townhome, enjoy "Jazz at the Fort" festivals from the privacy of your front deck in this 2018 newly built tri-level urban retreat that abounds with sunlight on Fort Hill proper. Front entry hallway greets you with architecturally designed built-in wooden cubbies for storage. This modern home is...



**MLS #: 72910058**      **Status:** SLD

45 Hawthorne St U: 3  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 120 **DTO:** 105      **Sale Price:** **\$955,000**

**List \$/SqFt:** \$458.01      **Sold Date:** 03/18/2022

**Sold \$/SqFt:** \$460.91      **Off Mkt:** 02/15/2022


**List Price:** **\$949,000**  
**List Date:** 10/19/2021  
**Orig Price:** \$949,000  
**Taxes:** 2021 \$8,983  
**Assoc.:** Yes \$250/mo

**Style:** Condo - Townhouse      **Outdoor Space:** Yes - Common

**Rooms:** 6      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 2,072 SqFt

**Garage:** 2      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2019      **Pets:**

**Remarks:** This modern custom-built townhouse offers the perfect combination of luxury and energy efficiency! Located in the desired Fort Hill neighborhood in Boston, this multilevel oasis is situated in a landscaped wooded area. Ground-level entry includes a bonus space, private 700sqf 2-car garage with an EV...



**MLS #: 72998927**      **Status:** UAG

24 Hawthorne Street U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 0 **DTO:** 0      **Ant. Sale Date:** 07/25/2022

**List \$/SqFt:** \$530.89      **Off Mkt:** 06/16/2022

**List Price:** **\$825,000**  
**List Date:** 06/16/2022  
**Orig Price:** \$825,000  
**Taxes:** 2022 \$7,495.14  
**Assoc.:** Yes \$330/mo

**Style:** Condo - Other (See Remarks)      **Outdoor Space:** Yes - Private

**Rooms:** 7      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,554 SqFt


**Garage:** 1      **Parking:** 1      **Fireplaces:** 0      **Year Built:** 2015      **Pets:** Yes

**Remarks:** Welcome home to historic, leafy Fort Hill! This 2015-built 1554 SF pristine 3 bed home has everything you've been looking for, including a garage space, an exterior parking space, and a bonus 800 SF basement just waiting to be built-out! Gleaming wood floors and recessed lighting abound throughout. The...

**Condominium Listings:** 3    **Avg. Liv. Area SqFt:** 1,879    **Avg. List \$:** \$881,000    **Avg. List \$/SqFt:** \$474    **Avg. DOM:** 45.67    **Avg. DTO:** 36.67    **Avg. Sale \$:** \$942,500    **Avg. Sale \$/SqFt:** \$462

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### Condominium Listings



**MLS #: 72998927**      **Status:** UAG

24 Hawthorne Street U: 1  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 0 **DTO:** 0      **Ant. Sale Date:** 07/25/2022

**List \$/SqFt:** \$530.89      **Off Mkt:** 06/16/2022


**List Price:** **\$825,000**  
**List Date:** 06/16/2022  
**Orig Price:** \$825,000  
**Taxes:** 2022 \$7,495.14  
**Assoc.:** Yes \$330/mo

**Style:** Condo - Other (See Remarks)      **Outdoor Space:** Yes - Private

**Rooms:** 7      **Beds:** 3      **Baths:** 2f 1h      **Main Bath:** Yes      **Living Area:** 1,554 SqFt

**Garage:** 1      **Parking:** 1      **Fireplaces:** 0      **Year Built:** 2015      **Pets:** Yes

**Remarks:** Welcome home to historic, leafy Fort Hill! This 2015-built 1554 SF pristine 3 bed home has everything you've been looking for, including a garage space, an exterior parking space, and a bonus 800 SF basement just waiting to be built-out! Gleaming wood floors and recessed lighting abound throughout. The...



**MLS #: 72984128**      **Status:** UAG

67 Highland St U: 2  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 13 **DTO:** 7      **Ant. Sale Date:** 06/29/2022

**List \$/SqFt:** \$485.36      **Off Mkt:** 05/31/2022


**List Price:** **\$649,900**  
**List Date:** 05/18/2022  
**Orig Price:** \$649,900  
**Taxes:** 2021 \$7,033  
**Assoc.:** Yes \$284/mo

**Style:** Condo - Townhouse      **Outdoor Space:** Yes - Common

**Rooms:** 4      **Beds:** 2      **Baths:** 1f 1h      **Main Bath:** No      **Living Area:** 1,339 SqFt

**Garage:** 0      **Parking:** 0      **Fireplaces:** 0      **Year Built:** 2005      **Pets:** Yes

**Remarks:** Townhouse style 2 bedroom/1.5 bath penthouse duplex located on 2nd and 3rd floor of 6 unit brick building built in 2005 on the top of Fort Hill. This condo features an open floor plan large living room with bay windows and dining area and opens to sparkling granite kitchen with plenty of cabinets and...



**MLS #: 72976556**      **Status:** UAG

20 Linwood St U: 3  
Boston, MA: Roxbury's Fort Hill 02119

**DOM:** 21 **DTO:** 7      **Ant. Sale Date:** 06/13/2022

**List \$/SqFt:** \$489.78      **Off Mkt:** 05/24/2022

**List Price:** **\$599,000**  
**List Date:** 05/04/2022  
**Orig Price:** \$599,000  
**Taxes:** 2021 \$1,642  
**Assoc.:** Yes \$333

**Style:** Condo - Low-Rise, 2/3 Family      **Outdoor Space:**

**Rooms:** 6      **Beds:** 3      **Baths:** 1f 0h      **Main Bath:**      **Living Area:** 1,223 SqFt

**Garage:** 0      **Parking:** 1      **Fireplaces:** 1      **Year Built:** 1900      **Pets:**

**Remarks:** Spectacular renovated 3-bedroom condominium in Fort Hill. The top floor unit overlooks the award-winning community garden and is flooded with natural light, beautiful colors at sunset, and relaxation. Spacious entertaining/living/dining space with bow front dining, open-concept kitchen with granite...

**Condominium Listings:** 3    **Avg. Liv. Area SqFt:** 1,372    **Avg. List \$:** \$691,300    **Avg. List \$/SqFt:** \$502    **Avg. DOM:** 11.33    **Avg. DTO:** 4.67

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.

6.5 JOINT VENTURE, ONE STOP, OTHER FORMS

# APPENDIX

**Urbanica, Inc.**  
429 Melnea Cass Blvd.  
Roxbury, MA 02119

June 28, 2022

Mr. Jon Ellertson  
Highland Park Community Land Trust, Inc.  
10 Putnam Street  
Roxbury, MA 02119

Dear Jon:

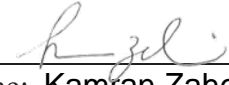
This letter shall serve as an outline of business terms and term sheet (this “**Term Sheet**”) for a joint venture between (a) Urbanica, Inc. or its affiliate (“**Urbanica**”), and (b) Highland Park Community Land Trust, Inc. (“**Land Trust**”), which joint venture shall be created for the purpose of responding to a request for proposals, acquiring, owning, developing, financing and ground leasing certain parcels of land known as (i) 237 Highland and 75 Marcella Street, and (ii) 255, 257 and 259 Highland Street and 84, 86, and 88 Marcella Street, Roxbury, MA to ensure long term affordability for the site (collectively, the “**Project**”).

1. **Structure.** The joint venture entity (the “**Joint Venture**”) will be a special purpose limited liability company formed under the name of “Eco Homes Highland Park LLC”. Urbanica and the Land Trust will be the sole initial members (the “**Members**”) of the Joint Venture. Urbanica shall serve as the managing member of the Joint Venture (the “**Managing Member**”).
2. **Formation Date.** Urbanica shall cause its legal counsel to prepare and send to the Land Trust’s legal counsel a draft limited liability company agreement for the Joint Venture (the “**Definitive Agreement**”). The Definitive Agreement shall be consistent with the terms set forth herein, but shall also include such other provisions and requirements as are mutually acceptable to the parties. It is anticipated that the Definitive Agreement will be signed and binding on the parties upon the awarding of the Project.
3. **Governance.** The Joint Venture will be governed by the Managing Member.
4. **Ground Lease.** Under the terms of the Joint Venture, the Land Trust will hold legal title to the Project land and lease the land pursuant to the terms of a ninety-nine (99) year ground lease to Urbanica for a nominal fee, which will be passed on to the homeowner’s association that will be established for the Project. The purpose of the Ground Lease will be to ensure the long term affordability of the Project.
5. **Ownership of the Improvements.** The Ground Lease will provide that Urbanica, or its affiliate, will own the buildings and improvements that will be constructed as part of the Project. Urbanica will create a condominium structure to enable the sale of residential units to the public to further the Project’s goal of increasing home ownership.

6. **Financing.** Urbanica will be solely responsible for obtaining financing for the development of the Project. The Land Trust will have no financial obligation with respect to the development of the Project.
7. **Construction and Design.** Urbanica will be solely responsible for the design, development, construction, and management of the buildings and improvements at the Project site. Following the expiration of the construction warranty period (one year after the last unit is sold), Urbanica will turn over management of the buildings and improvements to the homeowner’s association.
8. **Developer Fee.** Urbanica will be entitled to one hundred percent (100%) of the developer fee and any overhead related to the Project.
9. **Reimbursement of Land Trust Costs.** Urbanica will reimburse the Land Trust for reasonable administrative costs and expenses incurred in publicizing the availability of residential units at the Project to qualified residents of the Highland Park neighborhood. The amount of such reimbursement will be subject to a cap which will be set forth in the Definitive Agreement.
10. **Confidentiality.** Neither party shall discuss the terms of the proposed joint venture with any third party (other than its directors, officers, employees, partners, managers, members, agents, auditors, lenders and advisors, including attorneys, accountants and consultants, who need to know such information in connection with the formation of the joint venture and the acquisition of the Project) without the written consent of the other party.
11. **Non-Binding.** This Term Sheet is an expression of interest and is not intended to, and does not, constitute a binding obligation on the part of either party to consummate a transaction.

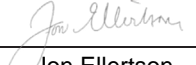
Sincerely yours,

URBANICA, INC.

By:   
Name: Kamran Zahedi  
Title: Principal

Accepted as of June 28, 2022:

HIGHLAND PARK COMMUNITY LAND TRUST, INC.

By:   
Name: Jon Ellertson  
Title: Clerk

## Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	Eco Homes Highland Park		
1a . Application Completed By:	Urbanica, Inc.		
1b . Original Application Date:	06/30/2022	Application Revision Date:	
2 . Project Address:	237 Highland Street and 75 Marcella Street 255, 257 and 259 Highland Street and 84, 86 and 88 Marcella St.		
3 . Neighborhood	Roxbury		
4 . City/ Town	Boston	MA	02119
	<small>(state)</small>	<small>(zip code)</small>	
5 . County	SUFFOLK		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	No	Enter a census tract	<input type="text"/>
8 . Difficult to develop area	<input type="text"/>	QCT information last updated on:	3/12/2012
Development Plan			
9 . Development Type (Please check all that apply.)			
<input type="checkbox"/> No	New construction		
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing		
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing		
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing		
<input type="checkbox"/> No	Adaptive re-use of non-residential structure		
10 . Proposed Housing Type	Home Ownership		
11 . Project Description:	Number of buildings:	2	
Ground-up residential development of eighteen (18) condominium units, including two (2) 1-bedroom units and sixteen (16) 3-bedroom units.			
12 . Development Schedule:	<i>Original</i>	<i>Revised</i>	<i>Optional user comments</i>
Application Date	06/30/2022		
Construction Loan Closing	June 2023		
Initial Loan Closing (MHFA only)			
Construction Start	June 2023		
50% Construction Completion	March 2024		
Construction Completion	Sept 2024		
First Certificate of Occupancy			
Final Certificate of Occupancy	Sept 2024		
Sustained Occupancy	Sept 2024		
Permanent Loan Closing	Sept 2024		

Eco Homes Highland Park

Application Date: 06/30/2022

#VALUE!

13 . Unit Mix:	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income <80% & 100 %	AMI <120%	Total Units
SRO						0
0 bedroom						0
1 bedroom				2		2
2 bedrooms						0
3 bedrooms				13	3	16
4 bedrooms						0
<b>Total Units</b>	0	0	0	15	3	18
Home Units*						0

\*HOME units included in the above totals. Other Income=Below of median income

14 . Unit Size in square feet:	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income <80% & 100 %	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom				600.0		600
2 bedrooms						N/A
3 bedrooms				1020.0	1020.0	1,020
4 bedrooms						N/A

15 . Number of bathrooms in each unit:	Low-Income Rental Assisted	Low-Income below 50%	Low-Income below 60%	Other Income <80% & 100 %	Market Rate	Average All Incomes
SRO						N/A
0 bedroom						N/A
1 bedroom				1.0		1.0
2 bedrooms						N/A
3 bedrooms				1.5	1.5	1.5
4 bedrooms						N/A

16 . Funding Applied For:  
Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation .....	No
Category .....	Not Applicable
Category .....	Not Applicable
HOME Funding through DHCD .....	No
Massachusetts Housing Finance Agency (select all that apply):	
Official Action Status .....	No
Construction Financing/Bridge Financing.....	No
Permanent Financing .....	Yes
Massachusetts Housing Partnership (MHP) Fund:	
Permanent Rental Financing Program .....	No
Massachusetts Housing Investment Corporation (select all that apply):	
Debt Financing .....	No
Tax Credit Equity Investment .....	No
Boston Department of Neighborhood Development (DND):	Yes
Other	Yes
Other.....	MassHousing Workforce Loan
Other.....	
Other.....	
Financing from MassDevelopment	No

Eco Homes Highland Park

Application Date: 06/30/2022

#VALUE!

17 . Number of buildings planned:	<i>Total</i>	<i>New Construction</i>	<i>Rehabilitation</i>
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	2	2	
e. High-rise	0		
f. Other	0		
TOTAL	2	2	0

18 . Number of units:

19 . Gross Square Footage

a. Residential	21,400	21,400	
b. Commercial	-		

20 . Net Sellable Square Footage:

<i>Total</i>	17,520 s.f.	<i>Percent of Gross</i>	82%
b. Commercial	s.f.		N/A

21 . Number of handicapped accessible units  Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators?

24 . Are the following provided with the housing units:

a. Range?	No
b. Refrigerator?	No
c. Microwave?	No
d. Dishwasher?	No
e. Disposal?	No
f. Washer/Dryer Hookup?	No
g. Washer & Dryer?	No
h. Wall-to-wall Carpet?	No
i. Window Air Conditioner?	No
j. Central Air Conditioning?	No

Optional user comments

25 . Are the following included in the rent:

a. Heat?	No
b. Domestic Electricity?	No
c. Cooking Fuel?	No
d. Hot Water?	No
e. Central A/C, if any?	No

26 . Type of heating fuel:

27 . Total no. of parking spaces:  Outdoor:  Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:

a. Residential	Total: 9	Outdoor: <input type="text"/>	Enclosed: 9
b. Commercial	Total: 0	Outdoor: <input type="text"/>	Enclosed: <input type="text"/>

29 . Will rehabilitation require the relocation of existing tenants?

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

b. Substandard conditions and structural deficiencies to be repaired:

c. Special features/adaptations for special needs clients to be housed:

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation	No
b. Windows	No
c. Heating system	Yes

R-Value or type?

**Information On Site And Existing Buildings**

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	15,900	0.37
33 . Wetlands area:		
34 . Buildable area:	15,900	0.37

**Existing Conditions:**

35 . What is the present use of the property?

36 . Number of existing structures:

37 . Gross s.f. of existing structures:

38 . If rehabilitation:

	number of units	num. of bedrooms
a. Number of existing residential units/bedrooms:	<input type="text"/>	<input type="text"/>
b. Number of units/bedrooms currently occupied:	<input type="text"/>	<input type="text"/>

39 . If site includes commercial space:

a. Square footage of existing commercial space:	<input type="text"/>	square feet
b. Square footage currently occupied:	<input type="text"/>	square feet

40 . What are the surrounding land uses?

**Utilities:**

41 . Are the following utilities available on the site:

a. Sanitary sewer?	No	Distance from site (ft.)	<input type="text"/>
b. Storm sewer?	No	Distance from site (ft.)	<input type="text"/>
c. Public water?	No	Distance from site (ft.)	<input type="text"/>
d. Electricity?	No	Distance from site (ft.)	<input type="text"/>
e. Gas?	No	Distance from site (ft.)	<input type="text"/>

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

**Zoning:**

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

42 . Does the present zoning allow the proposed development?  Yes  No

43 . Have you applied for a zoning variance, change, special permit or subdivision?  Yes  No

44 . Do you anticipate applying for a comprehensive permit under Chapter 77A?  Yes  No

**Site Control:**

45 . What form of site control do you have?

Include copies of the appropriate site control documents as part of Exhibit 4.

46 . Please provide details about your site control agreement.

- a. Name of Seller:
- b. Principals of seller corporation:
- c. Type of Agreement:
- d. Agreement Date:
- e. Expiration Date:
- f. Purchase price if under agreement:
- g. Is there any identity of interest between buyer and seller?

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

**Amenities and Services:**

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	Distance	
a. Shopping facilities .....	<input type="text"/>	miles
b. Schools .....	<input type="text"/>	miles
c. Hospitals .....	<input type="text"/>	miles
d. Parks and recreational facilities .....	<input type="text"/>	miles
e. Police station .....	<input type="text"/>	miles
f. Fire station .....	<input type="text"/>	miles
g. Public transportation .....	<input type="text"/>	miles
h. Houses of worship .....	<input type="text"/>	miles
i. City/Town Hall .....	<input type="text"/>	miles

**Environmental Information**

50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?

51 . Has a Chapter 21E assessment been performed?

52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?

An Environmental Notification Form (ENF) will most likely be required. Has an ENF been filed?

53 . Does the building require lead paint abatement?

54 . Does the building require asbestos abatement?

55 . Do radon tests show radon levels exceeding four picocuries/liter?

56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?

57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?

58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?

59 . Is the site located in a floodplain or wetlands area?

60 . Does the site contain endangered animal or plant species?

61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?



## Section 2 DEVELOPMENT TEAM SUMMARY

<b>62 . Developer/Sponsor Type</b>	Limited dividend partnership
<b>63 . Developer/Sponsor:</b>	
Form of Legal Entity	Limited Liability Company
Legal Name	Eco Homes Highland Park LLC
Address	429 Melnea Cass Blvd Boston, MA 02119
Contact Person	Kamran Zahedi
E-mail	kzahedi@urbanicaboston.com
<b>64 . Owner/Mortgagor:</b>	
Legal Name	Eco Homes Highland Park LLC
Address	429 Melnea Cass Blvd Boston, MA 02119
Has this entity already been formed?	No
Principals	Kamran Zahedi Evan Pankey
Contact Person	Kamran Zahedi
Telephone No. / Fax. No.	(617) 642-2600
E-mail	kzahedi@urbanicaboston.com
<b>65 . General Partner:</b>	
Legal Name	Urbanica, Inc. (Manager)
Address	429 Melnea Cass Blvd Boston, MA 02119
Has this entity already been formed?	Yes
Principal (if corporate)	Soc. Sec. or Tax ID # 371-44-4861
Contact Person	Kamran Zahedi
% of Ownership	100.00%
Telephone No. / Fax. No.	(617) 642-2600
E-mail	kzahedi@urbanicaboston.com
<b>66 . General Partner:</b>	
Legal Name	Highland Park Community Land Trust Inc. (Member)
Address	10 Putnam Street Boston, MA 02119
Has this entity already been formed?	Yes
Principal (if corporate)	Soc. Sec. or Tax ID # 823-13-3994
Contact Person	NA
% of Ownership	NA
Telephone No. / Fax. No.	
E-mail	jon.ellertson@gmail.com

Eco Homes Highland Park

Application Date: 06/30/2022

#VALUE!

<b>67 . Development Consultant:</b>	
Legal Name	NA
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	
<b>68 . Contractor:</b>	
Name	Urbanica Construction LLC
Address	429 Melnea Cass Blvd Boston, MA 02119
Fed Tax ID #	04-3344446
Contact Person	Kamran Zahedi
Telephone No. / Fax. No.	6176422600
E-mail	kzahedi@urbanicaboston.com
<b>69 . Architect:</b>	
Name	Urbanica Desing LLC
Address	429 Melnea Cass Blvd Boston, MA 02119
Contact Person	Stephen Chung
Telephone No. / Fax. No.	6178182790
E-mail	stephen@stephchung.com
<b>70 . Management Agent:</b>	
Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	
<b>71 . Attorney (Real Estate):</b>	
Name	Dain, Torpy, Le Ray, Wiest & Garner, P.C.
Address	175 Federal Street, Suite 1500 Boston, MA 02110
Contact Person	Joseph D. Feaster
Telephone No. / Fax. No.	(617) 600-4373
E-mail	jfeaster@daintorpy.com
<b>72 . Attorney (Tax):</b>	
Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	
<b>73 . Syndicator:</b>	
Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

Eco Homes Highland Park

Application Date: 06/30/2022

#VALUE!

74 . **Guarantor:**

Name	Urbanica, Inc.
Address	429 Melnea Cass Blvd Boston, MA 02119
Contact Person	Kamran Zahedi
Telephone No. / Fax. No.	(617) 642-2600
E-mail	kzahedi@urbanicaboston.com

75 . **Service Provider or Coordinator:**

Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

76 . **Marketing Agent:**

Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

77 . **Volunteers**

Other role	Name	Northeastern University Solar Decathlon
	Address	Snell Engineering Center, 360 Huntington Ave Boston, MA 02115
	Contact Person	Ted Walinskas
	Telephone No. / Fax. No.	(847) 910-3093
	E-mail	walinskas.t@northeastern.edu

78 .

Other role	Name	
	Address	
	Contact Person	
	Telephone No. / Fax. No.	
	E-mail	

79 . Is there any identity of interest between any members of the development team?

Yes

Kamran Zahedi is the principle of Urbanica Inc, Urbanica Construction LLC and Urbanica Design LLC. All entities will collaborate on the project.

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

A new single purpose entity, Eco Homes Highland Park LLC, will be formed upon tentative developer desingation. The entity is a joint venture between Urbanica, Inc. and Highland Park Community Land Trust. Both parnters will be managers of the new entity. The managing member of the LLC will be Kamran Zahedi (Principal at Urbanica, Inc.)Terms of the Joint Venture are to be memorialized in formal agreement. Term sheet is attached to Proposal.

### Section 3 SOURCES AND USES OF FUNDS

Sources of Funds							
<b>Private Equity:</b>							
81 . Developer's Cash Equity		\$800					
82 . Tax Credit Equity (net amount) (See line 360, Section 5, page 18.)	\$						
83 . Developer's Fee/Overhead, Contributed or Loaned		\$0					
84 . Other Source:		\$					
<b>Public Equity:</b>							
85 . HOME Funds, as Grant	\$						
86 . Grant:							
87 . Grant:							
88 . Total Public Equity		\$0					
<b>Subordinate Debt (see definition):</b>							
	Amount	Rate	Amortiz	Term			
89 . Home Funds-DHCD, as Subordinate Debt	\$0	%	yrs.	yrs.			
Source:							
90 . Home Funds-Local, as Subordinate Debt	\$0	%	yrs.	yrs.			
Source:							
91 . Subordinate Debt	\$2,689,298	%	yrs.	yrs.			
Source:	CPA/NHT/DND						
92 . Subordinate Debt	\$2,689,298	%	yrs.	yrs.			
Source:	MassHousing Workforce Homeow						
93 . Subordinate Debt	\$0	%	yrs.	yrs.			
Source:							
94 . Total Subordinate Debt	\$5,378,595						
<b>Permanent Debt (Senior):</b>							
	Amount	Rate	Override	Amortiz	Term	MIP	
95 . MHFA	MHFA Program 1	\$	%	%	yrs.	yrs.	%
96 . MHFA	MHFA Program 2	\$	%	%	yrs.	yrs.	%
97 . MHP Fund Permanent Loan		\$	%		yrs.	yrs.	%
98 . Other Permanent Senior Mortgage		\$	%		yrs.	yrs.	%
Source:							
99 . Other Permanent Senior Mortgage	\$5,273,030	%			yrs.	yrs.	%
Source:	Construction Loan						
<i>Note: Construction loan is plugged in here to equalize sources and uses. Otherwise these two numbers don't match because this is a for-sale project.</i>							
100 . Total Permanent Senior Debt	\$5,273,030						
101 . Total Permanent Sources	\$10,652,425						
<b>Construction Period Financing:</b>							
	Amount	Rate	Term				
102 . Construction Loan	\$5,273,030						
Source:	Construction Loan						
Repaid at:	Sales	(event)					
103 . Other Interim Loan	\$0	%	mos.				
Source:							
Repaid at:		(event)					
104 . Syndication Bridge Loan	\$0	%	mos.				
Source:							
Repaid at:		(event)					

Uses of Funds			
The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.			
<b>Direct Construction:</b>			
105 .	Who prepared the estimates?	Urbanica Construction	
		Name	Signature
106 .	Basis for estimates?	Recent multifamily projects in Jamaica Plain and Roxbury, Boston MA	
DV	Trade Item	Amount	Description
107 .	3	Concrete	\$450,000
108 .	4	Masonry	\$120,000
109 .	5	Metals	\$400,000
110 .	6	Rough Carpentry	\$900,000
111 .	6	Finish Carpentry	\$130,000
112 .	7	Waterproofing	\$66,000
113 .	7	Insulation	\$150,000
114 .	7	Roofing	\$180,000
115 .	7	Sheet Metal and Flashing	
116 .	7	Exterior Siding	\$300,000
117 .	8	Doors	\$200,000
118 .	8	Windows	\$150,000
119 .	8	Glass	
120 .	9	Lath & Plaster	
121 .	9	Drywall	\$400,000
122 .	9	Tile Work	\$70,000
123 .	9	Acoustical	\$20,000
124 .	9	Wood Flooring	
125 .	9	Resilient Flooring	\$120,000
126 .	9	Carpet	\$30,000
127 .	9	Paint & Decorating	\$80,000
128 .	10	Specialties	\$15,000
129 .	11	Special Equipment	
130 .	11	Cabinets	\$120,000
131 .	11	Appliances	\$80,000
132 .	12	Blinds & Shades	\$10,000
133 .	13	Modular/Manufactured	
134 .	13	Special Construction	
135 .	14	Elevators or Conveying Syst.	
136 .	15	Plumbing & Hot Water	\$400,000
137 .	15	Heat & Ventilation	\$300,000
138 .	15	Air Conditioning	\$300,000
139 .	15	Fire Protection	\$180,000
140 .	16	Electrical	\$380,000
141 .		Accessory Buildings - Parking	\$100,000
142 .		Project Requirements	\$250,000
143 .		<b>Subtotal Structural</b>	<b>\$5,901,000</b>
144 .	2	Earth Work	\$200,000
145 .	2	Site Utilities	\$100,000
146 .	2	Roads & Walks	\$34,855
147 .	2	Site Improvement	\$120,000
148 .	2	Lawns & Planting	\$50,000
149 .	2	Geotechnical Conditions	\$114,145
150 .	2	Environmental Remediation	\$150,000
151 .	2	Demolition	\$0
152 .	2	Unusual Site Cond	\$200,000
153 .		<b>Subtotal Site Work</b>	<b>\$969,000</b>
154 .		<b>Total Improvements</b>	<b>\$6,870,000</b>
155 .	1	General Conditions	\$460,000
156 .		<b>Subtotal</b>	<b>\$7,330,000</b>
157 .	1	Builders Overhead	\$220,000
158 .	1	Builders Profit	\$180,000
159 .		<b>TOTAL</b>	<b>\$7,730,000</b>
160	Total Cost/square foot:	\$336.09	Residential Cost/s.f.: \$361

Development Budget:				
	Total	Residential	Commercial	Comments
161 .	Acquisition: Land	\$800	\$800	
162 .	Acquisition: Building	\$0	\$0	
163 .	<b>Acquisition Subtotal</b>	<b>\$800</b>	<b>\$800</b>	<b>\$0</b>
164 .	Direct Construction Budget	\$7,730,000	\$7,730,000	(from line 159)
165 .	Construction Contingency	\$386,500	\$386,500	5.0% of construction
166 .	<b>Subtotal: Construction</b>	<b>\$8,116,500</b>	<b>\$8,116,500</b>	<b>\$0</b>
General Development Costs:				
167 .	Architecture & Engineering	\$415,000	\$415,000	
168 .	Survey and Permits	\$200,000	\$200,000	
169 .	Clerk of the Works	\$0	\$0	
170 .	Environmental Engineer	\$30,000	\$30,000	
171 .	Bond Premium	\$0	\$0	
172 .	Legal	\$55,000	\$55,000	
173 .	Title and Recording	\$10,000	\$10,000	
174 .	Accounting & Cost Cert.	\$40,000	\$40,000	
175 .	Marketing and Rent Up	\$50,000	\$50,000	
176 .	Real Estate Taxes	\$25,000	\$25,000	
177 .	Insurance	\$100,000	\$100,000	
178 .	Relocation	\$0	\$0	
179 .	Appraisal	\$5,000	\$5,000	
180 .	Security	\$0	\$0	
181 .	Construction Loan Interest	\$300,000	\$300,000	
182 .	Inspecting Engineer	\$30,000	\$30,000	
183 .	Fees to: Bank	\$55,000	\$55,000	
184 .	Fees to:	\$0	\$0	
185 .	MIP	\$0	\$0	
186 .	Credit Enhancement Fees	\$0	\$0	
187 .	Letter of Credit Fees	\$0	\$0	
188 .	Other Financing Fees	\$0	\$0	
189 .	Development Consultant	\$0	\$0	
190 .	Other: GreenBuildin	\$30,000	\$30,000	
191 .	Other: Reimbursable	\$20,000	\$20,000	
192 .	Soft Cost Contingency	\$34,125	\$34,125	2.5% of soft costs
193 .	<b>Subtotal: Gen. Dev.</b>	<b>\$1,399,125</b>	<b>\$1,399,125</b>	<b>\$0</b>
194 .	<b>Subtotal: Acquis., Const and Gen. Dev.</b>	<b>\$9,516,425</b>	<b>\$9,516,425</b>	<b>\$0</b>
195 .	Capitalized Reserves	\$36,000	\$36,000	
196 .	Developer Overhead	\$550,000	\$550,000	Based on DND formula
197 .	Developer Fee	\$550,000	\$550,000	
198 .	<b>Total Development Cost</b>	<b>\$10,652,425</b>	<b>\$10,652,425</b>	<b>\$0</b>
	<b>TDC per unit</b>			<b>\$591,801.39</b>
199 .	<b>TDC, Net</b>	<b>\$10,616,425</b>	<b>\$10,616,425</b>	<b>\$0</b>
	<b>TDC, Net per unit</b>			<b>\$589,801.39</b>

**Additional Detail on Development Pro-Forma:**

200 .	Gross Syndication Investment	
<b>Off-Budget Costs:</b>		
<b>Syndication Costs:</b>		
201 .	Syndication Legal	
202 .	Syndication Fees	
203 .	Syndication Consultants	
204 .	Bridge Financing Costs	
205 .	Investor Servicing (capitalized)	
206 .	Other Syndication Expenses	
207 .	Total Syndication Expense	\$0
208 .	Current Reserve Balance	
<b>Reserves (capitalized):</b>		
209 .	Development Reserves	
210 .	Initial Rent-Up Reserves	
211 .	Operating Reserves	
212 .	Net Worth Account	
213 .	Other Capitalized Reserves	
214 .	Subtotal: Capitalized Reserves	\$0
215 .	Letter of Credit Requirements	
216 .	Total of the Above	\$0

**Error: The total on line 214 is different from the capitalized reserves shown on line 195.**

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?	Developer					
Who administers the reserves?	Developer					
When and how are they used?	During sales					
Under what circumstances can they be released?	Loan interest, tax, etc.					

**Unit Sales (For Sale Projects Only):**

217 .	Gross Sales From Units	\$5,551,400
218 .	Cost of Sales (Commissions, etc.)	\$277,570
219 .	Net Receipt from Sales	\$5,273,830

*Note: sales of parking is included in Gross Sales of \$360000*

**Debt Service Requirements:**

220 .	Minimum Debt Service Coverage	
221 .	Is this Project subject to HUD Subsidy Layering Review?	No

*Optional user comments*

**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**

**DATE RECEIVED BY DND:** June 30, 2022

**SUBMITTED BY: NAME:** Eco Homes Highland Park LLC

**ADDRESS:** 429 Melnea Cass Blvd.

**TELEPHONE:** 617-642-2600

**EMAIL:** kzahedi@urbanicaboston.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 237 Highland & 75 Marcella St, 255, 257, 259 Highland & 84, 86, 88 Marcella Street

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Use separate sheet and attach if additional principals are involved.

ii. The applicant is a/an:

\_\_\_\_\_  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: \_\_\_\_\_

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: \_\_\_\_\_  
President is: \_\_\_\_\_  
Treasurer is: \_\_\_\_\_  
Place of Business: \_\_\_\_\_

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

Urbanica, Inc, 429 Melnea Cass, Blvd, Boston, MA 02119  
Highland Park Community Land Trust, 10 Putnam Street, Boston, MA 02119

A copy of the joint venture agreement is on file at: to be filed upon desingation and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

\_\_\_\_\_  
\_\_\_\_\_

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

- iii. Bank reference(s): \_\_\_\_\_
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed: \_\_\_\_\_
- v. Number of years organization has been in business under current name: \_\_\_\_\_
- vi. Has organization ever failed to perform any contract? \_\_\_\_\_ Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_  
\_\_\_\_\_

We propose the following purchase price: \$ 800.00

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

[Signature]  
Signature of individual submitting proposal

president  
Title

URBANICA, INC.  
Legal Name of Organization

Dated at: 6/28/2022

This 28 day of June.

NAME OF ORGANIZATION:

Eco Highland Homes LLC

BY: Kamran Zehedi

TITLE: president URBANICA, INC, manager

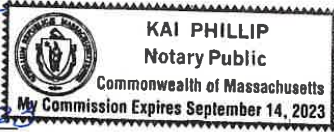
i. ATTESTATION:

Kamran Zehedi being duly sworn deposes and says that (he/she) is the president of URBANICA, INC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 28<sup>th</sup> day of June, 2022

Notary Public: Kai Phillip

My Commission Expires: SEPTEMBER 2023  
(Month) (Year)



NOTE: This proposal form must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

### CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 30 day of June, 2022  
Month Year

[Signature]

Proposer Signature

[Signature]

Co-Proposer Signature (If Applicable)

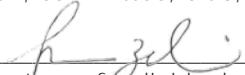
## STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Eco Homes Highland Park LLC
2. Names and titles of principals: Kamran Zahedi, Manager
3. Names of authorized signatories: Kamran Zahedi- Manager  
Evan Pankey - Member, Jon Ellertson - Member
4. Permanent main office address: 429 Melnea Cass Blvd., Boston, MA 02119  
Phone: 6176548900 Fax: \_\_\_\_\_ Email: kzahedi@urbanicaboston.com
5. Date organized: To be formed
6. Location of incorporation: 429 Melnea Cass Blvd., Boston, MA 02119
7. Number of years engaged in business under your present name: Urbanica, Inc.(20 years), Highland Park Community Land Trust, Inc. (5 years)
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. Mayor's Office of Housing
  - b. City of Boston
  - c. City of Somerville

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

  
Signature of individual submitting proposal

Principal  
Title

Urbanica, Inc.  
Legal Name of Organization

06/30/2022  
Date

## CONSTRUCTION EMPLOYMENT STATEMENT FORM

**PROPOSER'S NAME:** Eco Homes Highland Park LLC

How many full time employees does your firm currently have?

Under 25  25 -99  100 or more

Are you a Boston-based business?  YES  NO

*Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

Are you a Minority-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

Are you a Woman-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

### **RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT**

DND encourages MIHI builders to seek to achieve the following construction employment goals:

<b>Boston Residents</b>	<b>50% of project hours</b>
<b>Minority</b>	<b>25% of project hours</b>
<b>Female</b>	<b>10% of project hours</b>

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

We plan to collaborate with Workforce Diversity Consultant, L. H. Daniels Associates, to achieve the above-mentioned construction employment goals. Some of the approaches we plan to implement include:

- Advise and monitor all first-tier contractors and subcontractors in meeting the diversity requirements;
- Create weekly compliance report on each contractor on the project and document their performance;
- Conduct community outreach to hire local residents; Coordinate with walk on applicants.

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. **Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.**

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: 90 Antwerp- Brighton, Parcel 9 - Melnea Hotel & Residences, Parcel U - Forest Hill



URBANICA INC  
429 Melnea Cass Blvd  
Roxbury, MA 02119  
T: 617.654.8900