

# ARTICLE 80B EXPANDED PROJECT NOTIFICATION FORM

MARCH 12, 2015



**132 CHESTNUT HILL AVENUE, BRIGHTON**

**SUBMITTED BY: JEWISH COMMUNITY HOUSING FOR THE ELDERLY**

PREPARED BY: WAYPOINTKLA, INC.

## DEVELOPMENT TEAM MEMBERS

Developer:	Jewish Community Housing for the Elderly 30 Wallingford Road Brighton, MA 02135 Amy Schectman, President and CEO Lizbeth Heyer, Chief of Real Estate Development Jessica Boatright, Associate Director of Real Estate Development
Development Consultant:	MHJ Associates 41 Coolidge Street Brookline, MA 02446-2401 Michael H. Jacobs, Principal
Owner's Representative/Permitting:	WaypointKLA 6 Oakhurst Circle Needham, MA 02492 James Mitrano, Principal Parke Sickler, Senior Project Manager
Architectural:	Abacus Architects + Planners 119 Braintree Street Boston, MA 02134 David Eisen, Principal
Civil Engineering, Transportation Geotechnical Services and Landscape Design:	Stantec 226 Causeway Street, 6th Floor Boston, MA 02114-2171 Joe Geller, Vice President Frank Holmes, Principal Steven Tierney, Associate
Legal Services:	Nixon Peabody LLP 100 Summer Street Boston, MA 02110-2131 Ruth H. Silman, Partner
Survey:	Welch Associates Land Surveyors, Inc. 218 North Main Street West Bridgewater, MA 02379 Pamela Welch, Principal

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TAB 1

## Introductory Letter and Executive Summary

## 1. INTRODUCTORY LETTER AND EXECUTIVE SUMMARY

March 12, 2014

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Mr. Brian Golden, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston MA 02201

Re: Expanded Project Notification Form  
The 132 Chestnut Hill Avenue  
Brighton MA 02135

Dear Director Golden:

This document represents the filing of an Expanded Project Notification Form ("EPNF"), consistent with the requirements stated in Article 80B of the Boston Zoning Code ("the Code"), **Large Project Review** by our organization, Jewish Community Housing for the Elderly ("JCHE"). With this filing, JCHE wishes to formally commence the review and approval process with the Boston Redevelopment Authority ("the BRA") and the community toward the timely development and construction of 132 Chestnut Hill Avenue in Brighton.

In October, 2013 the Boston Redevelopment Authority ("the BRA") authorized the solicitation via a Request for Proposals ("RFP") for the re-use of 132 Chestnut Hill Avenue in Brighton, a parcel consisting of approximately 13,847 square feet of land and occupied by a vacant building of approximately 3,000 square feet ("the Property"). As stated within that RFP, the BRA's development objectives included the following:

***"A. Provide housing, including affordable housing to underserved populations." And***

***"B. Reinvigorate the streetscape by creating a development that: sensitively blends the redevelopment of the property with nearby structures, provides the architectural character of the neighborhood, provides street level activity that enhances the public realm, and exhibits a high quality of urban design."***

In response to the RFP, on December 2, 2013 JCHE filed our proposal for the re-use of the property as affordable senior housing, along with approximately 3,000 square feet of ground floor retail/commercial use fronting along Chestnut Hill Avenue ("the Proposed Project"). JCHE's goal with the proposed re-use is to continue our mission of providing supportive affordable housing by adding to our adjacent seven hundred unit campus. As both a well-qualified, experienced owner/operator of affordable senior housing and a direct abutter to the Property, JCHE is uniquely situated to complete this redevelopment project while creating significant benefits for the surrounding community. On December 18, 2014 the BRA's Board of Directors voted to tentatively designate JCHE as the redeveloper of 132 Chestnut Hill Avenue.

The City of Boston has identified the need to create up to 53,000 new residential units before the year 2030. Mayor Walsh's 2030 housing plan articulates his important specific focus on seniors, who not only need more housing, but more housing that is both affordable and

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**Ulin House Leventhal House Genesis House Golda Meir House Coleman House Shillman House**

enriched with the depth of services that JCHE provides to our residents. Thus, the Proposed Project can effectively contribute to meet the City's housing goals. It also meets an important community need - local seniors wait up to six years on JCHE's current waiting list to move into our Brighton community. In addition, we anticipate a number of other community benefits:

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- The replacement of a vacant and decrepit building with a use that enlivens the streetscape and provides a point of interaction and amenity for both JCHE's residents and the local neighborhood;
- Site improvements and upgrades along Atwood Road, designed to both make JCHE's campus a safer, more accessible neighborhood walkway, and improve access for public safety providers to the campus;
- Special units within the Proposed Project will help alleviate critical housing needs for unique populations. The seven unit set-aside for formerly homeless seniors is critical in helping those seniors transition out of homelessness. A specially designed 5-unit grouping for adults aging with lifelong disabilities provides a unique, barrier-free physical environment within an engaged community that can improve quality of life and access to exciting social and educational opportunities;
- Ground-floor retail/commercial space that will be complement existing uses in the immediate community and fill in a vacant hole along Chestnut Hill Avenue; and
- The creation of approximately two hundred and fifty construction jobs.

In the weeks ahead, JCHE looks forward to a continuing dialogue with the BRA's design and development staff, City of Boston line departments and, most importantly, our neighbors here in the Brighton community. We will work with BRA staff to schedule that initial dialogue with our neighbors so that the community can be fully informed and we can incorporate their input into the final design process.

For almost 50 years, JCHE has been proud of our service in creating and maintaining quality affordable housing for local seniors and our place as part of the Brighton community. Thank you for the opportunity to expand our program so more seniors will have the opportunity to age in community.

Sincerely,



Amy Schectman  
 President and CEO

Jewish Community Housing for the Elderly

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 Brighton, MA  
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TAB 2  
Development Team

## 2.1 DEVELOPER BACKGROUND

### Team Description

JCHE has assembled a talented and experienced development team for 132 Chestnut Hill Avenue. JCHE will serve as the developer, housing marketing agent and property manager, as it has for all 8 of our existing fully occupied buildings. In 2011, we opened the newest of the JCHE properties, Shillman House, in Framingham. This 150-unit mixed-income senior development has already won the distinction of a “Community of Quality” by the New England Affordable Housing Management Association. JCHE played all of these key roles in the development process. The resumes of our key staff are included:

- Amy Schectman, President/CEO, brings over 30 years of experience in housing, real estate development and management. She has made a commitment to be personally involved in every stage of this development.
- Lizbeth Heyer, Chief of Real Estate Development, has worked in Boston’s affordable housing development community for nearly 30 years. Lizbeth worked for 14 years as a project manager and Associate Director of Real Estate at the Jamaica Plain Neighborhood Development Corporation during a period of rapid development and growth in the agency and the neighborhood. She joined JCHE last year after heading the Commonwealth’s Division of Public Housing and Rental Assistance at DHCD. As the leader of JCHE’s real estate activities, she will provide oversight for this project.
- Jessica Boatright, Associate Director of Real Estate Development, has nearly 15 years of public and private sector experience in community development, including management of Massachusetts’ federal stimulus funds for homelessness and multiple planning and engagement projects around the country. Jessica served as JCHE’s Acting Real Estate Development Director from 2012-2014 and now directs JCHE’s Boston development portfolio, including serving as JCHE’s Project Manager for 132 Chestnut Hill Avenue.
- Karen Edlund, CFO, has more than 20 years of experience in key leadership positions in financial services, real estate and tax-advantaged investing, including at MMA Financial and Boston Financial. As CFO, she will oversee the operating pro forma and the smooth integration of the financial management of the new property. Given her expertise in real estate finance, she will also advise on the deal structure and work with lenders and investors to engender confidence in the long-term financial management of JCHE.
- Tabettha McCartney, Director, Real Estate Finance & Sustainability, has had a 30+year career in banking with a focus on lending for multi-family investments. Tabettha is responsible for relationship management with all major investors and regulatory agencies, as well as advocating on our agency’s behalf for compliance and innovation in green design, construction and operations.
- Carl Zack, COO, has over 40 years of experience as a senior manager for complex operations, including the presidency of 3 hospitals. Carl oversees the property management for all of JCHE’s 1200 units, and will oversee the establishment and implementation of a sound management structure for this new building—including incorporating long-term management considerations into the building’s design.
- Arlene Tuton, Compliance Director, has over 20 years of experience in affordable housing marketing and compliance. Arlene will oversee marketing for this new development and will work with Carl to organize and implement all rent up activities.

Other team members include:

- Michael Jacobs, Principal, MHJ Associates, will personally attend to this project, acting as Development Consultant and Senior Project Manager. Mike has 35+ years of experience in multi-family housing development and finance, with a background in both public and private sector development, including 10 years as Director of Development at MassHousing where, under his guidance, the department underwrote over 5,000 units of mixed-income housing and ~\$500M in debt. For the last 14 years, he has been an independent consultant, helping to secure over \$300M of debt and equity and creating over 2,000 units.
- Owner’s Representative: WaypointKLA, a construction consulting and management firm, will provide oversight, accountability and control over all aspects of the construction project to help ensure it is completed on time and on budget. They will also assist JCHE during the permitting process and help with pre-construction planning to keep the project on schedule and on budget. The team will be led by James Mitrano, Principal and Parke Sickler, Senior Project Manager, bringing a combined 50 years of experience.
- Law firm: Nixon Peabody LLP, a distinguished Boston-based law firm with a specialty in affordable housing development. The team will be led by Paul Bouton, partner and department head for the Real Estate, Energy and Community development department. They have assembled a team of lawyers with a wide array of experiences including zoning, real estate finance, environmental and energy, regulatory and tax law.
- Architects: Abacus Architects, a firm with an award-winning track record in affordable housing design. They will lead the design team. Based in Allston-Brighton, the firm has been involved in numerous projects that bring vitality and neighborhood-sensitive design to dense urban areas. The firm’s 2 owners, David Eisen and David Pollak, have made a clear commitment to personally engage in every stage of this project.
- Site Planners/Civil Engineers/Permitting Consultants: Stantec, an international multi-disciplinary design and engineering firm with a strong Boston track record, whose tag line is “design with community in mind.” Stantec will provide landscape architecture and civil engineering services as well as permitting support. Firm principals Joe Geller (Vice President of Stantec and a distinguished Fellow of the American Society of Landscape Architects) and Frank Holmes will oversee Stantec’s involvement. Joe has been working with JCHE for decades and has made a commitment to personally be involved in all stages of this project.
- Surveyors: Welch Associates Land Surveyors has provided initial survey services for this project, and will provide follow-up as the project demands. Welch, which specializes in existing conditions surveys, has been in business for over 20 years. The firm has also worked extensively on JCHE’s existing Brighton campus and brings a depth of understanding about JCHE’s site, uses and needs.
- Contractor: to be determined by bidding process. Our intention to include significant federal and state subsidies to ensure affordability of the units means that we will be required to conduct a public bidding process to select the contractor.
- Marketing/broker for commercial space: TBD

**JCHE Agency Profile**

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JCHE is eminently qualified and ready to undertake the development of 132 Chestnut Hill Avenue. Since 1965, we have been meeting the need for high quality, deeply supportive affordable housing for seniors. Beginning with our first building, Ulin House, opened in 1971, we have served as developer, owner, property manager and social service provider. The convergence of all these roles makes us uniquely qualified to perform each one.

*Developer.* We have developed eight distinct properties, all of which we still own and operate: Ulin House (1971), Leventhal House (1973), Genesis House (1978) (together, our Brighton campus), Golda Meir House I (1978), Coleman House I (1984), Golda Meir House II (1995), Coleman House II (1998), and Shillman House (2011). All developments are fully occupied and financially solvent. While the earlier buildings were built with simply HUD 202 and 236 funds, the later buildings were done by piecing together varied sources of financing--Shillman House actually had 17 sources. In total, we have developed 1200 apartments.

*Owner and Property Manager.* Since we own, and expect to own and operate in perpetuity, all of our properties, our incentive is always to make life-cycle cost decisions about building materials and systems. We favor the up-front investment in high quality, since over the long term, these prove most cost-effective. Our image in the community is also tied to the attractiveness of our properties so we take great care in development decisions with that in mind. Since we do our own marketing, we learn from each property's operations to meet market demand through high quality design and construction.

*Service Provider.* We have 12 Resident Service Coordinators (RSCs) throughout our system who are the lynchpin for our social services. We estimate that 90% of our residents have regular contact with an RSC, who can provide counseling, service coordination, securing eligibility for government program participation and general support as needed. In addition, we directly provide fitness, intergenerational, computer, educational and cultural programs--leading to placing a premium on quality community spaces in all our buildings.

Most importantly, we are deeply committed to providing the highest possible quality of life for the treasured elders that live with us. Aging in community, the driving principle behind all JCHE housing, has been proven to increase life expectancy, dramatically improve health outcomes and reduce the isolation than can accompany the aging process. This imperative infuses all of our activities from project conception through operations and ultimate modernization. We're in it for the long run, and it shows in the way we conduct business every day.

**Ulin House Leventhal House Genesis House Golda Meir House Coleman House Shillman House**

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**AWARDS AND RECOGNITION**

National Affordable Housing Association (NEAHMA):

*Community of Quality - 2013*

*Exemplary Development for the Elderly - 2013*

LeadingAge Massachusetts:

*Community Service Award to JCHE's Generations Together Program -2013*

Enterprise Community Partners:

*Enterprise Green Community - 2011*

Association of Jewish Aging Services (AJAS):

*Humanitarian Award to JCHE Director of Fitness and Wellness Francine Godfrey - 2012*

*Selected to lead session on housing & community based services for seniors at White House - 2012*

Citizens Housing and Planning Association (CHAPA):

*JCHE President and CEO Amy Schectman inducted as a Board Member- 2014*

LeadingAge Massachusetts

*Recipient of Innovation Fund to train entire staff in Habilitation Therapy to assist residents with cognitive impairment - 2013*

*JCHE Director of Strategic Planning and Partnerships Caren Silverlieb inducted as a Board Member- 2014*

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# JCHE

JEWISH COMMUNITY  
HOUSING FOR THE ELDERLY

## ULIN HOUSE

30 WALLINGFORD ROAD, BRIGHTON, MA 02135

242 APARTMENTS | OPENED IN 1971





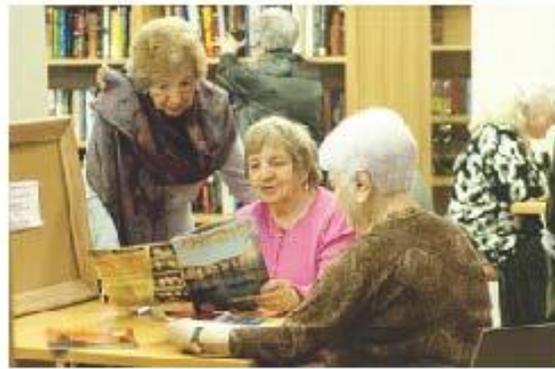
# JCHE

JEWISH COMMUNITY  
HOUSING FOR THE ELDERLY

## GENESIS HOUSE

28 WALLINGFORD ROAD, BRIGHTON, MA 02135

209 APARTMENTS | OPENED IN 1978







# JCHE

JEWISH COMMUNITY  
HOUSING FOR THE ELDERLY

## MORTON AND ETTA SHILLMAN HOUSE ON THE HARRY AND JEANNETTE WEINBERG CAMPUS

49 EDMANDS ROAD, FRAMINGHAM, MA 01701

150 APARTMENTS | OPENED IN 2011



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**Amy Schectman**  
*President & CEO*

8/10 – current **President and CEO, Jewish Community Housing for the Elderly**  
 Lead and oversee all aspects of managing innovative, high-quality senior supportive housing organization with 1200 units in 8 buildings. Actions include:

- Launched agency-wide culture change process to modernize management systems and infuse spirit of empowerment into all operations, based on concept of mutual respect, mutual accountability.
- Restructured reporting relationships to lodge decision-making in staff closest to the residents—increasing authority and accountability in site staff.
- Initiated and conducted strategic planning process to define JHCE’s direction for the future, including bringing in outside speakers from other cities and countries to educate board and staff on innovations elsewhere.
- Re-financed Ulin House to allow our oldest property to be modernized.
- Opened Shillman House, JCHE’s first mixed-income community.
- Presented JCHE’s “aging in community” model at several national conferences and at The White House.

3/07 – 8/10 **Associate Director for Public Housing and Rental Assistance, Department of Housing and Community Development, Commonwealth of MA.**

Manage 90-person, \$300 million division overseeing 242 local housing authorities with 50,000 units and 9 regional agencies providing 25,000 rental vouchers and homelessness prevention.

- Transformed division from bureaucratic regulator to forward-thinking, pro-active partner:
  - *Restructured* the way Division works to promote entrepreneurial behavior and innovation, efficiencies in service delivery, collaborations across prior division silos and skills development to enhance performance.
  - *Restored partnership* between the state and local housing agencies--renewing honest communication, unleashing local creativity and generating enthusiastic support for gubernatorial priorities.
  - *Engaged a blue ribbon panel* of private, nonprofit and public sector experts to determine the true cost of operating and preserving the public housing portfolio.

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- *Revolutionized capital planning* with comprehensive web-based system to target funding and measure the effectiveness of capital projects.

- Leveraged state and federal resources to maximize housing for extremely low-income households:
  - Utilized state capital funds to *preserve* 23,013 public housing units and restore more than 1,000 vacant units to occupancy.
  - *Maximized* federal funds to place low-income households in private housing by achieving 100% utilization of 19,000+ Section 8 vouchers.
  - Extended Family Self-Sufficiency (FSS) and Moving-to-Work (MTW) programs to help families improve their economic positions, and *obtained 200 new vouchers* for veterans and family unifications.
  - *Reformed* state rental voucher program to achieve 100% utilization (1st time in 5 years), restore rents to contract levels (making good on prior broken promises to landlords) and establish administrative infrastructure.
- Launched creative initiatives to save money, attract private investment and make housing greener:
  - *Created sustainability program* to install renewable and high efficiency energy systems and launched first phase of major water conservation effort expected to save the state \$1 million/year by 2011.
  - *Crafted new mixed-finance* housing redevelopment program to attract private equity into public housing. Attracted \$38M in private equity.
  - *Drew in private philanthropic dollars* to launch pilots of housing-based economic support/employment programs in public housing.

**4/04 – 3/07 Vice President, Real Estate Development Hebrew SeniorLife Boston, MA**

Shaped and permitted a one million square foot multi-generational senior campus.

- Successfully managed four highly contested permitting processes: MEPA and DON at state level; Conservation Commission and Planning Board at local level;
- Led process to develop goals for each campus component and campus as whole;

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- Directed design process by involving direct care givers and administrators from various organizational service lines, including defining a new framework for long-term care on the campus;
- Managed relationship-building with group of 700 potential clients for the campus, including ongoing written communications, events and personal contact;
- Negotiated partnership agreement with K-8 school co-locating on site;
- Coordinated value management efforts for post-schematics round of design;
- Contributed critical elements to raising \$24 million of charitable equity for campus.

**4/95 – 6/04\* Economic Development Officer, Town of Brookline**

Established town's first economic development function; twin missions to expand tax base and protect local commercial areas.

- Generated over \$1 million/year in net new tax revenue by facilitating conversion of 5 formerly tax-exempt properties to private use:
  - Town hospital to assisted living facility with affordable set-asides;
  - State police headquarters to office/retail mix;
  - Town parking lot to new 180-room hotel with public parking and public open space;
  - Town garage to mixed-use residential (with affordable set-asides), commercial and retail;
  - Church to 59-unit mixed-income, primarily affordable housing.
- Managed significant and contentious public participation processes around major development proposals, including successfully shepherding 3 zoning changes through Town Meeting;
- Negotiated Town's first friendly 40B affordable housing development to create 50 units of mixed-income affordable, and 9 market rate units, and adaptive reuse of a church building plus preservation of landscaped courtyard;
- Conducted extensive public forums on key development issues;
- Launched new public celebrations, including successful 1<sup>st</sup> Light Festival, an annual tradition now for 15 years;
- Built partnership with local business community to preserve character of Town's small commercial centers;
- Helped recruit appropriate new businesses to fill key vacancies;
- Staffed Economic Development Advisory Board and Housing Opportunities Task Force and built strong relationships with other Town boards and commissions.

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**\* 8/02 – 8/03 Sabbatical, Amsterdam, The Netherlands**

Took one-year sabbatical to live in Amsterdam. Attended semi-weekly seminar on comparative urban planning strategies at University of Amsterdam. Independently explored social housing, commercial development and urban planning of Dutch cities.

**9/92 – 4/95 Director of Program and Administration Boston Housing Authority**

Responsible for administration of \$100 million modernization program for 71 public housing developments, planning and capital budgeting, grant writing, communications with funding and regulatory agencies, and coordination of inter-departmental programs and planning efforts. Supervised staff of 14.

- Secured \$50 million Urban Revitalization Demonstration Grant for Mission Main Public Housing Development by developing and managing intra-agency program team. Ranked #1 in national competition of 31 housing authorities. Renovations have since been completed successfully.
- Secured \$30 million HOPE VI+ grant for Orchard Park Housing Development. Proposal incorporated community-based organizations, private developers, social and community service providers to create a neighborhood revitalization strategy that redefined the relationship between public housing and its neighbors. Redevelopment plan has now been successfully completed.
- Established capital budgeting systems for federal and state capital programs that helped restore confidence in BHA.
- Developed comprehensive vacancy reduction program and secured federal grant of \$7 million for implementation.
- Built coalitions with social service providers to increase educational and economic opportunities for BHA residents.

**6/87 – 9/92 Lecturer and Special Assistant to Department Head, Department of Urban Studies and Planning, Massachusetts Institute of Technology.**

Part-time position as liaison between professional and academic planning communities. Selected accomplishments include:

- Initiated and managed Professional Development Institute to provide continuing education to alumni/ae and offer students opportunities to develop professional skills. Institute is still in operation.

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- Developed and coordinated a large-scale internship program. Program remains active today.
- Conducted departmental long-range planning process to help link professional aspirations of students with course and other departmental offerings.

6/83 – 6/87 **Director, Office of Capital Planning/Budgeting**, Division of Capital Planning and Operations, Commonwealth of Massachusetts  
 First director of office which was responsible for preparation of Governor’s annual capital budget, development and implementation of capital spending initiatives, and guidance to state agencies in formulating long-range facilities development plans. Supervised professional staff of 16.

- Developed new budget process to tie capital spending proposals to clearly articulated policy objectives and long-range planning goals.
- Initiated pilot project to test applicability of new contracting procedures to finance and install energy conservation improvements in public buildings. Program is still in effect and had saved the Commonwealth over \$8 million by 1995.
- Coordinated Administration efforts (at staff level) to address prison overcrowding, lack of adequate services for chronically mentally ill persons, and inadequate coordination of state higher education programs—culminating in comprehensive program initiatives and legislation filed by the Governor.
- Developed inter-agency program to address the problem of asbestos in state-owned buildings.
- Developed new statewide systems to correct effects of deferred maintenance.

Received 1985 Commonwealth Citation for Outstanding Performance

9/82 – 6/83 **Modernization and Energy Planning Consultant**, Cambridge Housing Authority. Responsible for full range of planning tasks related to modernization and energy conservation in CHA-owned developments.

**EDUCATION**

Massachusetts Institute of Technology: Master of City Planning, 1982  
 Johns Hopkins University: B.A., Political Science, 1978  
 Honors: Graduated with University Honors and Departmental Honors; Thesis Award, Dean’s List, all semesters.

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**PROFESSIONAL EXPERIENCE**

**Jewish Community Housing for the Elderly, Boston, MA, 3/14 – Current  
 Chief of Real Estate Development**

Charged to lead JCHE’s real estate expansion and re-investment strategy:

- Create and manage an innovative and highly skilled real estate team.
- Lead refinance and modernization to stabilize existing properties and leverage equity for expansion.
- Secure and oversee new development opportunities that support JCHE’s “Aging in Community” model.
- Leverage creative development partnerships to expand and enhance JCHE’s mission to allow seniors to age in vibrant communities in their own homes for as long as possible.

**Division of Public Housing and Rental Assistance, Department of Housing and Community Development, Commonwealth of MA, 8/10- 3/14  
 Associate Director**

- Managed 83-person division overseeing 242 local housing authorities with 55,000 units, 9 regional agencies administering 27,000 state and federal rental vouchers and, \$90M homeless prevention program.
- Co-chaired Governor’s Commission on Public Housing Sustainability and Reform resulting in consensus recommendations to provide more efficient and cost-effective housing authority administration, greater transparency and accountability, and better tenant services.
- Led and implemented significant administrative reforms, innovative funding initiatives and legislation to consolidate 242 Local Housing Authorities into six regional bodies.
- Led division’s work on the Governor’s homeless reform by creating the HomeBASE program and expanding the Residential Assistance for Families in Transition program, which provide “housing first” opportunities for the Commonwealth’s homeless families.
- Launched a web-based capital planning and asset management system to target funding and measure the effectiveness of capital and operating projects for the state’s public housing portfolio.
- Expanded Family Self-Sufficiency and Moving-to-Work programs to help families improve their economic positions.

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**Division of Public Housing and Rental Assistance, Department of Housing  
 and Community Development, Commonwealth of MA, 11/07 - 8/10**

**Director of Program Development**

- Launched gubernatorial initiatives to restore and preserve 55,000 unit public housing portfolio.
- Managed entrepreneurial division of 4 staff to develop new initiatives and integrate them into the business practices of the division including new mixed-finance program, green energy and water conservation investments and, a capital planning system. Team raised over \$50M in federal and private resources for greening of state-aided public housing and leveraged over \$25M in private equity for state-aided public housing modernization.
- Led division-wide initiatives to promote internal team-work and partnership with housing authorities that turned challenges into collaborative problem solving opportunities.
- Integrated capital and operating programs into a comprehensive asset management system.
- Spearheaded design of a formula funding system to realign DHCD's modernization program to preserve distressed public housing portfolio.
- Led DHCD staff and housing authorities through a comprehensive planning process that built a strong consensus in support of formula funding.
- Led transformation of DHCD's inspection program into a high quality technical assistance operation to improve housing authority maintenance practices.

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**Jamaica Plain Neighborhood Development Corporation, Boston, MA,**

*4/93 - 10-/07*

**Associate Director of Real Estate (2002-2007)**

- Planned and developed affordable housing and mixed-use projects totaling over \$80M, several of which involved non-profit and for-profit partners.
- Acquired, planned, permitted and funded 3.5 acre Blessed Sacrament property resulting in \$50M project with 118 mixed-income housing units, 7,500 square feet of retail space, redevelopment of historic church building, two school buildings and a one acre public plaza and green space.
- Built and maintained relationships with community stakeholders, lenders and development partners.

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- Supervised staff of 3 that developed a prominent \$20M TOD parcel resulting in 30 affordable housing units and 6,000 square feet of retail and non-profit office space, refinanced and converted a 60 unit building into mixed-income condominiums and, developed and sold 23 homes for first-time homebuyers.

**Senior Project Manager (1995-2002)**

- Acquired and financed Pondview Apartments, a 60-unit HUD expiring-use project.
- Acquired and financed public and private vacant land, resulting in 20 first-time homebuyer homes.
- Directed year-long strategic planning initiative to realign organization's housing development strategy.
- Coordinated and taught first-time homebuyer training program.

**Project Manager (1993-1995)**

- Constructed 41 unit limited equity cooperative and oversaw creation and training of co-op organization.
- Coordinated community planning process for 45 unit abandoned property resulting in redevelopment under HUD's 202 program.

**Castle Square Tenants Organization, Boston, MA, 10/92 - 3/93**

**Interim Executive Director**

- Provided technical assistance including fiscal management and organizational and board development.
- Managed relationship with Winn Management, CSTO's development partner for 500-unit HUD expiring-use project.

**Massachusetts Tenants Organization, Boston, MA, 10/86 - 8/90**

**Tenant Organizer and Legislative Director**

- Directed city, state and federal HUD expiring-use preservation campaigns.
- Organized tenant groups in over 30 subsidized buildings across Massachusetts.
- Trained and supervised staff and interns.
- Coordinated successful grassroots fundraising projects.

**AWARDS and RELATED EXPERIENCE**

**Ricanne A. Hadrian Community Development Award Recipient, Massachusetts Association of Community Development Corporations, 1998**

**Federal Home Loan Bank Affordable Housing Competition, 2007**

- Provided support and mentoring to graduate student team for development of 13-acre parcel on MBTA land.

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**Jamaica Plain Neighborhood Council Community Development Committee,  
 Volunteer Member, 1998-2005**

- Spearheaded local advocacy to institute stronger inclusionary zoning requirements.
- Participated in neighborhood planning coalition to redevelop MBTA Arborway Yard.

**Minton Stable Gardens Steering Committee, Volunteer Member, 1999-2004**

- Participated in community effort to preserve, fund and renovate 40 plot community garden.

**Massachusetts Association of Community Development Corporations:  
 Housing and Investment Committee, Member, 1993-2000**

**EDUCATION**

**Massachusetts Institute of Technology, Boston, MA**

M.A. in City Planning, 1992

**University of New Hampshire, Durham, NH**

B.A. in Anthropology/Psychology, 1986

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**Jessica Boatright**  
*Associate Director of Real Estate Development*

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**EXPERIENCE**

**JEWISH COMMUNITY HOUSING FOR THE ELDERLY**

Boston, MA

*Associate Director of Real Estate Development, September 2014- present*

- Direct development for Boston affordable housing portfolio. Oversee all aspects for both new construction and refinance of a combined 270 units of senior supportive housing in Brighton.
- Senior leader in the development of agency's innovative and robust real estate program designed to accelerate the availability of high quality senior supportive housing in vibrant communities.
- Advise CEO on management and public strategy related to the agency's growth and development.

*Chief of Staff, April 2011 – September 2014*

- Acted on the CEO's authority to oversee strategic projects and initiatives and support day-to-day operation. Partnered with CEO on public strategy that grew agency's housing policy leadership.
- Responsible for staff reorganization and culture change process and all activities related to workplace and operational improvement. Facilitated trainings and meetings across the agency.
- Led staff participation in 2013-2014 strategic plan and conducted implementation-planning process.
- Acting Director of Real Estate Development, 9/2011-2/2014
  - Oversaw construction completion and opening of Shillman House, a 150-unit mixed-income development.
  - Supervised real estate development staff and consultants.
  - Staffed Real Estate Development Committee and acted as development liaison to the Board.
  - Coordinated pre-development activities on potential acquisitions.

**SPECIAL ASSISTANT, MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

Boston, MA

*August 2007 – March 2011*

- Special Assistant to the Associate Director of Public Housing and Rental Assistance, overseeing a portfolio of 50,000 state-owned public housing units and 26,000 rental vouchers throughout the state.
- Managed the Homelessness Prevention & Rapid Rehousing Program, an \$18.4M ARRA-funded stimulus program. Oversaw program staff all elements of compliance with local and federal program regulations and performance measures.
- Implemented special policy and planning projects in support of the division's strategic agenda. Key projects include the Moving to Economic Opportunity

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- Pilot for homeless families, rewriting the lease management agreement for public housing group homes and implementing economic development and supportive service pilot programs.
- Handled all legislative inquiries regarding public housing and rental assistance.
- Convened and supported the senior management team in all aspects of division operations.
- Facilitated 2007 division reorganization. Oversaw team-building and staff development activities.

**INDEPENDENT CONSULTANT**  
 Los Angeles, CA and Boston, MA  
*August 1999-January 2007*

- Led New Schools Better Neighborhoods' Boyle Heights Master Planning Project.
- Authored development proposal for affordable housing in Pasadena's Playhouse District to comply with local inclusionary zoning ordinances and provide housing for retired public servants.
- Grantwriter for community arts job training program.
- Organized charter school employee association. Advised state policy reform for collective bargaining.

**DIRECTOR, COMMUNITY & DONOR RELATIONS, CORO**  
 Los Angeles, CA  
*June 2004-June 2005*

- Devised and implemented investor relations' strategy. Composed all grant proposals and reports.
- Produced publicity and fundraising events, including political forums and annual 500-guest Gala.
- Leadership Trainer for LA Neighborhood Council Seminars and Fellows Program in Public Affairs

**SENIOR PLANNER, CONCORDIA, LLC**  
 Los Angeles, CA  
*April 2000-May 2004*

- Directed comprehensive planning projects around the US to stimulate community development.
- Lead developer and instructor for Concordia's organizer and community training programs.
- Opened firm's California office. Wrote proposals, budgets and contracts. Hired and supervised staff

**LEADERSHIP**

Boston2024 Olympic Movement Subcommittee; NEWiRE Member; 2010 Democratic Convention Delegate; InterfaithFamily Parenting Blogger; Roslindale Village Main Streets Design Committee; AIDS Action Committee Board of Directors; MIT Department of Urban Studies and Planning Student Council Co-Chair; AIDS Service Center Board of Directors; Leadership Pasadena Board of

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Directors; Pasadena: City of Learning Coordinating Committee; Party with a Purpose Los Angeles Cofounder; Coro National Alumni Association Board of Directors

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**EDUCATION**

*MASSACHUSETTS INSTITUTE OF TECHNOLOGY  
Cambridge, MA*

*September 2005 – June 2007. Master in City Planning and Certificate in Urban Design.  
Thesis: Disciplinary Differences in Design in the Unified New Orleans Plan.  
Teaching and Research Assistant, MIT@New Orleans; Research Assistant, Zaragoza  
Digital Mile.*

*CORO FELLOWS PROGRAM IN PUBLIC AFFAIRS  
Los Angeles, CA*

*September 1998 – June 1999. Leadership program emphasizing experiential learning  
in the public arena.*

*POMONA COLLEGE  
Claremont, CA*

*September 1994 – May 1998. Bachelor of Arts, Public Policy Analysis and  
Anthropology.  
Interdisciplinary thesis on non-traditional workers associations in Los Angeles'  
immigrant communities.*

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**Karen L. Edlund**  
*Chief Financial Officer*

**SUMMARY**

*Senior Financial Executive with over 20 years experience in key leadership positions in affordable multi-family and senior housing, real estate and tax-advantaged investing, high tech and manufacturing industries. Broad expertise in domestic and international finance, fund and partnership investment structuring, valuations and due diligence, treasury, IT, HR and risk management.*

**PROFESSIONAL EXPERIENCE**

**Jewish Community Housing for the Elderly (JCHE)** January 2012 – Present

*Brighton, MA – a not-for-profit developer and property manager for high quality affordable senior housing providing services for over 1,200 units of housing for seniors in the metropolitan Boston area.*

- **Chief Financial and Administrative Officer** – Responsible for finance and accounting, human resources, information technology and the administrative functions of JCHE. Responsible for budgeting, planning and financial reporting of existing 1,200 unit portfolio of affordable housing, as well as financing of new developments, refinancing of existing projects and compliance with regulatory requirements of HUD, Mass Housing, the Department of Housing and Community Development and the Section 42 LIHTC program. In November 2013, JCHE successfully refinanced a 242-unit 100% affordable senior project with \$42 million HUD-insured 221(d)(4) loan.

**TCAM Real Estate, LLC** 2011

*Boston, MA – Wholly-owned subsidiary of R.J. Finlay & Co providing asset management, workout and advisory services to institutional owners of real estate debt and equity investments*

- **Financial Consultant** – Provide high level financial analysis of tax credit portfolios, including analysis of cash flow and financial strength of underlying projects and funds.

**International Housing Solutions, S.à r.l.** 2007 – 2010

*Boston, MA – Luxembourg-based global private equity real estate investment firm specializing in affordable housing investment opportunities in emerging markets.*

- **Chief Financial Officer and Managing Director**– Reporting to the CEO, established finance, administration and risk management function for newly

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formed joint venture with operations in Johannesburg, London, Dublin and the U.S. Created financial reporting function including budgeting, planning and cash flow forecasting for start up operations.. Spearheaded structuring, legal formation, financing and regulatory approval for \$240 million private equity South African real estate fund. Implemented tax-efficient cross-border cash management for fund and operating entities in five countries.

**Leggat McCall Properties**

2006 – 2007

*Boston, MA – Premier Boston-area real estate development, project and investment management company specializing in managing the construction and development of complex commercial, industrial, and residential real estate for institutional and corporate clients.*

▪ **Senior Vice President and Chief Financial Officer** – Reporting to the CEO, managed finance, accounting and human resource functions, including budget & planning, risk management and investor relations. Negotiated and administered debt and joint venture agreements for acquisitions, including non-recourse financing, interest rate hedging and tax strategy. Created cash flow, project costing systems and other metrics for analyzing profitability of company’s project and development management business.

**MMA Financial**

1996 – 2006

*Boston, MA – Principal operating subsidiary of Municipal Mortgage & Equity (“MuniMae”), a Baltimore-based publicly traded finance company providing debt and equity for multi-family real estate investments. In 2003 MMA Financial acquired the Boston-based tax credit equity syndication business (formerly Boston Financial Group) from Lend Lease Corporation.*

▪ **Senior Vice President of Finance, Housing and Community Investing (1998-2006)** – Reporting to business unit EVP, responsible for budgeting, capital planning, investment fund financing and structuring, and performance metrics for MMA Financial’s largest business unit, which grew from \$25 million to over \$80 million in revenues in seven years. Established and managed financing and treasury operations center to support business funding and financing requirements. Co-chair of developer loan committee and member of capital transactions committee overseeing workouts, sales and refinancings. Structured and closed international joint venture agreement to finance affordable housing outside of the U.S. Developed procedures and responsible for oversight of internal control initiatives for Sarbanes Oxley and GAAP requirements.

▪ **Vice President & Treasurer, Boston Financial Group (1996-1998)** – Negotiated company’s corporate credit facilities and directed company’s treasury operations, including treasury automation project to facilitate cash sweep and controlled disbursements of 200+ property management operations. Elected partner in 1998.

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 Amy Schectman

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 Donna Kalikow

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**M/A-COM, Inc.**

1991 – 1996

*Lowell, MA – Publicly-traded \$350 million, global microwave communications and semiconductor company.*

▪ **Vice President & Treasurer** – Domestic and international treasury responsibilities, including cash and risk management, portfolio investment, foreign exchange hedging, leasing, letters of credit, and real estate financing and divestitures.

**Dennison Manufacturing Company**

1986-1991

*Framingham, MA – Publicly-traded \$750 million Fortune 500 company acquired by Avery International in 1990.*

▪ **Corporate finance manager** - Various domestic and international finance roles including corporate mergers & acquisitions, benefit and executive compensation plan management including \$200 million defined benefit plan and \$85 million leveraged Employee Stock Ownership Plan, and internal audit for U.S. and overseas operations

**Howard Development Company, Wilmington, MA**

**Assistant Controller**

1985 – 1986

**Stewart Systems Corporation, Boston, MA**

**Accounting Manager**

1983 – 1985

**EDUCATION**

M.S. Finance, Boston College, 1990

B.A. *magna cum laude*, Economics and French, Middlebury College, 1983

**AFFILIATIONS**

President, Financial Executives International, Boston

Board Member, Women’s Institute for Housing and Economic Development

Finance Committee Member and Former Board Member, Respond, Inc.

Committee Chair and former Board Member, Real Estate Finance Association (REFA)

Former Member, Student Outreach Committee, New England Women in Real Estate (NEWIRE)

Board member, Rollins Square Association

Former Board member, Rutland Square Association

Past Treasurer, Friends of Hiscock Park

Member, Treasurer’s Club of Boston

Private Equity CFO Association

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**Tabetha G. McCartney**  
*Director, Real Estate Finance and Sustainability*

**EXPERIENCE**

**JEWISH COMMUNITY HOUSING FOR THE ELDERLY, Brighton, MA**  
 2007 – present

**Manager, Development Finance & Sustainability**

Responsible for all aspects of the preservation of JCHE’s existing properties, including defining scope of projects, coordinating professional services team, evaluating physical and financial conditions as they relate to preservation, maintaining project schedules, monitoring costs and financial reporting. Assure compliance with loan documents including LIHTC requirements. Work with other JCHE staff on new development projects including funding requests (HUD and state agencies), grant applications and identification of additional funding sources.

**BROOKLINE BANK, Brookline, MA**  
 2003 - 2007

**Vice President Commercial Lending**

Responsible for new business development and portfolio management for multi-billion dollar community bank. Portfolio of roughly \$100MM outstanding included mini-permanent loans, construction loans and condominium conversion loans. Assured compliance with loan documents and federal regulations.

**SABBATICAL**

2000 - 2003  
 Coached youth softball, basketball and soccer including Junior Varsity High School teams. Served on the Boards for the City of Newton Planning and Development Board, The Second Step and the West Suburban YMCA.

**NATIONAL, COMMUNITY BANKS AND OTHER LENDERS**

1984 -2000  
 Team Leader, new business development, portfolio management, loan work-outs. Managed lending and support staff. Leading originator. Completed Chemical Bank Commercial Lending Training Program. Details available upon request.

**EDUCATION**

**MASSACHUSETTS INSTITUTE OF TECHNOLOGY, Cambridge MA**  
 Bachelor of Science in Management 1980

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THE WHARTON SCHOOL, University of Pennsylvania, Philadelphia, PA  
 Masters of Business Administration

1984

**AFFILIATIONS**

City of Newton Planning and Development Board, Chairman (2005 to present)  
 NEWiRE, Steering Committee, Chair of Community Involvement Committee (1994-1998)  
 NEWiRE Educational Foundation, President (2010-present)  
 The Second Step, Treasurer, Chair of the Building Committee (1994-2004)  
 West Suburban YMCA, Director (1999-2004)  
 Newton Needham Chamber of Commerce, Director  
 M.I.T. Reunion Chair, Educational Counselor, Technology Day Committee, Class Reunions and Advisory Committee  
 Certified Low Income Housing Tax Credit Professional

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**Carl J. Zack**  
*Chief Operating Officer*

**SUMMARY**

Senior executive recognized as outcome-driven business strategist. Strengths in strategic planning, program development, restoring stability to financially distressed organizations, and capitalizing on emergent opportunities. Ensures operational control through careful fiscal management and a focus on quality improvement. Known for establishing a culture of mentoring, collaboration, teamwork, and relationship building with all constituencies. Hands-on leader who uses creativity, risk-taking, perseverance, and a sense of humor to achieve goals.

**PROFESSIONAL EXPERIENCE**

**Jewish Community Housing for the Elderly (JCHE), Brighton, MA**  
**Chief Operating Officer** March 2012-present

Responsible for all operations at JCHE's four nonsectarian senior independent living campuses. With a total of eight buildings, 1,200 apartments, 1,500 residents, and an operating budget of \$23 million, JCHE also provides residents with a complement of services and programs that make each campus a "community", not just an apartment complex.

**Executive Director, Shillman House, Framingham, MA**  
 April 2011-February 2012

The newest JCHE community, with 150 apartments of mixed income rental housing and supportive services, enabling seniors to age in place in an environment that facilitates healthy aging.

Selected accomplishments:

- Hired as Executive Director two months prior to property's opening in June 2011.
- Achieved 90% lease-up within six months.
- Reported positive cash flow well above budget at end of first fiscal year.

**Hebrew Rehabilitation Center, Roslindale, MA** 2006 - 2009  
**President**

Harvard Medical School affiliated 725-bed center nationally known for post-acute and long-term care, teaching and research. Budget in excess of \$103 million with over 1,200 employees in three service lines: long-term acute care hospital, skilled nursing, and long-term care. Largest chronic care hospital and largest Medicaid provider of long-term care in Massachusetts. Reported to Chief

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Executive Officer of parent organization, Hebrew SeniorLife, and to Hebrew Rehabilitation Center Board.

**Selected accomplishments:**

- Improved from \$4.6 million operating loss in FY2006 to \$1 million surplus year-to-date through July 2009, the first in over a decade, through implementation of legislated reimbursement methodology, intensive expense management, and increased census.
- Launched award-winning programs in chaplaincy and palliative care, and mentored career development leadership team.
- For the first time in the facility's history, received Alzheimer's Association recognition for 100-bed dementia service.
- Respected and trusted as the "go to" leader by employees, medical staff, residents, patients, family members, and Board

**Jewish Family & Children's Service, Waltham, MA**

2002 - 2006

**Chief Operating Officer**

Nationally recognized nonsectarian health and human service agency with a \$24 million budget serving 25,000 people in 80 greater Boston communities. Services provided include those for families and children (adoption, early relationship support, independent living for people with disabilities); for seniors (home health, homecare, mental health, care management); and for the community (Jewish healing, Holocaust survivors, new Americans, family assistance, domestic violence).

**Selected accomplishments:**

- Stimulated continuous agency growth by producing annual operating surplus as member of the five person executive administrative team.
- Selected to serve as key staff person responsible for Board strategic planning effort.
- Successfully managed consolidation of agency headquarters and main program office center into newly renovated facility.

**Hale Hospital, Haverhill, MA**

2000 - 2001

**Chief Executive Officer**

Due to deteriorating financial performance, retained as a consultant to assist the City of Haverhill in finding and transitioning the hospital to new ownership or, failing that, in closing the facility. Transacted hospital's sale ten months after starting assignment.

**Selected accomplishments:**

*Strategic negotiations*

- Organized, led, and negotiated with multiple stakeholders.

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- Conceived strategy leading to “essential” designation by Department of Public Health critical to hospital’s successful negotiation of 30% rate hikes from managed care organizations worth approximately \$2.5 million. Strategy subject of *Modern Healthcare* article (June 25, 2001).

*Operational control*

- Maintained hospital’s clinical soundness by negotiating a unique sick time buy-back employee retention incentive with multiple unions.
- Minimized volume decline by carefully managing information released to employees, medical staff members and the local media.

*Building relationships*

- Received “Key to the City” for having united community residents, elected officials, human service agencies, medical staff, employees, and competing hospitals in strategies to have the hospital declared “essential,” to prevent its closure, and to facilitate its sale.

**Somerville Hospital, Somerville, MA**

1973 – 1997

**President**

1994 – 1997

Chief Executive Officer of this 140-bed non-profit acute hospital with a budget of \$40 million having an extensive ambulatory care network and a nationally recognized community benefit program.

*Selected accomplishments:*

*Mergers, acquisitions, and strategic negotiations*

- Developed turnaround strategy that produced competing merger proposals. Led proposal evaluation process and negotiations resulting in merger with the Cambridge Hospital, a public authority-governed acute care Harvard teaching hospital. Through Cambridge merger, enhanced hospital’s long-term fiscal stability.
- Conceived political strategy resulting in legislation to eliminate \$7 million liability identified by Rate Setting Commission.
- Purchased the Heritage Hospital, Somerville, MA, a 93-bed for-profit acute hospital specializing in addictions treatment and mental health.

*Program development and operations*

- Moved Heritage Hospital inpatient services to Somerville Hospital and completed its conversion to outpatient facility with 20-bed overnight residential treatment program.
- Established a hospital-based subacute care unit through purchase of 23-bed nursing home license; opened 20-bed adolescent psychiatry unit in collaboration with Department of Mental Health.

*Building relationships*

- Recognized by community and by federal, state and local elected officials for having maintained essential services and increasing the number of jobs during a period of industry-wide downsizing.

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- Established Somerville Health Foundation, Inc. with \$500,000 endowment to promote primary care delivery, research and education, and to enforce terms of merger agreement.
- Recipient of awards from national and local organizations for community benefit programs, community agency partnerships and commitment to ensuring acute hospital presence in the city.

<b>Executive Vice President/Chief Operating Officer</b>	1987 - 1994
<b>Vice President/Chief Operating Officer</b>	1975 - 1987
<b>Assistant to President</b>	1973 - 1974

**EDUCATION**

Masters in Public Health, Yale University School of Medicine, New Haven, CT  
*Department of Epidemiology and Public Health, Program in Hospital Administration*  
 B.A. cum laude, Economics, Brandeis University, Waltham, MA

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**Arlene Tuton**  
*Compliance Director*

**SUMMARY:**

Seasoned marketing and compliance professional with over 20 years experience in various types of affordable housing. Perfect track record with finance agency oversight reviews.

**EXPERIENCE:**

1994 to Present

**Jewish Community Housing for the Elderly, Brighton, MA**  
 JCHE Compliance Director.

Section 8, Tax Credit and TRACS consultant for all JCHE properties. Supervise staff team responsible for all marketing, leasing, and recertification for JCHE's portfolio of 1200 units, including recent lease-up of 90 affordable units at Shillman House in Framingham. Provide supporting materials for all rent increase requests and voucher submittals, and serve as Fair Housing Officer for the agency. Golda Meir House Group Service Coordinator dealt with all group activities.

2000-2002

Brighton Assistant Property Manager handling HUD and MHFA Section 8, Section 236 and PRAC properties for JCHE (over 1000 apartments). Responsible for all recertifications and TRACS submissions. Manage and edit all Section 8 Vouchers and Special Claims.

1994-2000

**Simpson Management (A/SMS), Boston, MA**

Subsidy Adjuster handling eight Section 8 properties for Simpson Management (A/SMS). Responsible for all recertifications. Managed and edited all Section 8 Vouchers.

1992 - 1994

**Randolph Public Schools**

Substitute Teacher for Randolph Public School System, Grades K-6.

1990 - 1993

**MASCO Auto, Inc., Boston, MA**

Marketing Manager for this Automotive Parts Warehouse. Developed marketing strategies. Produced monthly promotional bulletins. Coordinated and introduced promotions to staff.

1975 - 1990

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Edited daily billing.

**SUPPLEMENTARY EXPERIENCE:**

1991 - 1992	President Young School PTO
1990 - 1991	President Tower Hill School PTO
1989 - 1992	PTO Council Randolph Public Schools
1989 - 1994	Member of School Committee, Temple Beth Am, Randolph, MA
2001-2002	NEEHA Board Program Committee
2005- to present	New England Affordable Housing Management Association Board

**EDUCATION:**

Boston State College, B.S. in Education

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## MICHAEL JACOBS

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41 Coolidge Street  
Brookline, MA 02446  
(617) 232-7475 (t)  
(617) 879-1617 (f)  
m.jacobs@mhjassociates.com

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### PROFESSIONAL EXPERIENCE

2000-present

#### MHJ ASSOCIATES, Brookline, MA

##### Principal

Consultant specializing in real estate finance and development and permitting for affordable multifamily and senior housing. Arrange construction and permanent financing, Low Income Housing Tax Credits, subordinate debt. Representative projects include:

- The Coolidge at Sudbury—secured \$8.5 million construction loan, \$2.47 million permanent loan, and \$11.4 million of Federal and State LIHTC's. Packaged these funds along with \$2.6 million of subordinate debt to finance a 64-unit age restricted development for B'nai B'rith Housing New England.
- Danube Apartments—arranged \$5.3 million of tax exempt financing and \$3.18 million of LIHTC and Federal and State HTC equity for 65-unit scattered site Section 8 development in Boston.
- Rhode Island Homes—arranged \$111 million tax-exempt financing package for the acquisition of Equity Residential's Massachusetts low income housing portfolio consisting of 10 developments containing 931 units of Section 8 housing.
- Mayhew Court—financing consultant for 12-unit new construction project developed by the Hopkinton Housing Authority. Permanent financing including subordinate debt and grants totaled approximately \$4.5 million.
- Pond Street Housing—development consultant for 20-unit new construction project in Weymouth developed by South Suburban Affordable Housing Inc. and POAH. Responsibilities included permitting, financing and arranging joint venture between the two non-profit organizations.
- The Musterfield at Concord Place—mixed finance project involving substantial rehabilitation of 110 units of state-aided public housing in Framingham, MA. by the Framingham Housing Authority. Secured \$13.18 million LIHTC investment and \$28.65 million tax-exempt construction financing.
- Covenant Residences on Commonwealth—secured \$12 million of construction financing, \$750,000 of subordinate debt and \$1 million back-up loan commitment for mixed income condominium project in Newton, MA (B'nai B'rith Housing New England). Project received Urban Land Institute's Jack Kemp Workforce Housing Model of Excellence Award.
- Center Communities of Brookline—arranged \$53.6 million of financing for acquisition and rehabilitation of 516 units of senior housing in Brookline, MA by Hebrew Rehabilitation Center for Aged (now Hebrew Senior Life).
- Arbor Point at Woodland Station—arranged \$44 million of financing for 180-unit mixed-income new construction rental development for National Development.
- Tritown Landing—financial consultant for 40R (smart growth) project in Lunenburg, MA. Secured \$1.75 million of subordinate debt, \$797,000 of annual Federal Low Income Housing Tax Credits and \$300,000 of state LIHTCs.
- Village at Ames Pond—Permitting and financial consulting for mixed-income age-restricted condominium. Obtained comprehensive permit through state Chapter 40B law and secured \$9 million construction loan.
- Development/financial consultant on over 100 comprehensive permits for municipalities and developers
- Assistance to municipalities in land disposition process (Hingham and Winchester)
- Acton Housing Authority board of commissioners training on development issues.

- 1997-1999      **THE ADS GROUP / NATIONAL DEVELOPMENT, Newton, MA.**  
**Vice President**  
 While at ADS, responsible for the financing of new nursing homes as well as development of new assisted living for joint venture with National Development. Upon sale of ADS, joined National Development, with responsibility for assisted living and multifamily housing. Projects include 70-unit mixed-income assisted living residence (\$7.3 million MHFA tax-exempt loan), 135-bed skilled nursing facility (\$7.4 million MDFA tax-exempt loan), and sale of assisted living portfolio.
- 1987-1997      **MASSACHUSETTS HOUSING FINANCE AGENCY, Boston, MA.**  
**Senior Development Officer**  
 Administered department responsible for underwriting and closing multi-family housing loans under a variety of programs including FHA Risk Sharing, Fannie Mae, & Federal Home Loan Bank. Developed and administered new multi-family programs. Supervised staff of nine, including six underwriters.
- Led team that developed Elder CHOICE, a mixed-income assisted living program for frail elders that was a recipient of an "Innovations in Government" award from the Ford Foundation in 1995.
  - Led department responsible for closing over 5,000 units and approximately \$440 million of low and mixed-income multifamily housing
  - Evaluated projects seeking Low Income Housing Tax Credits from the Agency and the Department of Housing & Community Development.
- 1985-87      **BARKAN PROPERTIES, Chestnut Hill, MA.**  
**Project Manager**  
 Managed development process for two 150-unit affordable homeownership projects. Responsibilities included presentations before community boards, permitting, and site and market feasibility evaluations.
- 1985      **CABOT, CABOT & FORBES, Boston, MA.**  
**Consultant**  
 Development consultant for a 24-unit affordable condominium project in Roxbury (Dudley Square), including securing a \$1.2 million UDAG loan.
- 1978-85      **BOSTON HOUSING AUTHORITY, Boston, MA.**  
**Director of Development (1984-85), Acting Assistant Administrator for Planning and Redevelopment (1983), Redevelopment Director (1980-84), CDBG Planner (1978-80)**  
 Oversaw \$250 million of BHA redevelopment efforts involving redesign of large, troubled family developments, including supervision of 17 person staff.
- Managed the \$36 million renovation of the 675-unit West Broadway (D Street) development, a planning effort that won local and national awards from the American Planning Association.
  - Developed a successful funding proposal to created a supported work program for public housing residents.
- 1976-77      **EAST HARLEM COMMUNITY CORPORATION, New York, N.Y.**  
**Staff Planner**  
 Responsible for program development and funding proposals for social service and housing rehabilitation programs.
- 1975      **CENTER FOR ADVANCED RESEARCH IN URBAN AND ENVIRONMENTAL AFFAIRS, Columbia University, New York, N.Y.**  
**Consultant**  
 Member of consultant team who evaluated six demonstration housing programs for the New Jersey Department of Community Affairs. Analyzed management techniques, social service delivery systems, community organization efforts, and housing rehabilitation programs for low and moderate income households. Contributed to publication, *Searching for New Answers in Housing Management*, published by the N.J. Department of

Community Affairs.

**EDUCATION**

**HARVARD UNIVERSITY, Cambridge, MA.**

Graduate School of Design  
Loeb Fellow

**COLUMBIA UNIVERSITY, New York, N.Y.**

School of Architecture and Planning  
Master of Science, Urban Planning  
Charles Abrams Prize Award; William F. Kinne Traveling Fellowship

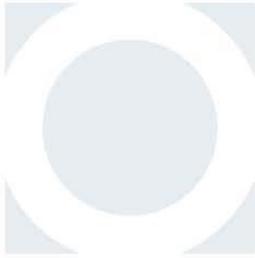
**BOSTON UNIVERSITY, Boston, MA**

Bachelor of Arts, cum laude, Political Science

**COMMUNITY  
INVOLVEMENT/  
PROFESSIONAL  
AFFILIATIONS**

Brookline Housing Authority Board of Commissioners (2001-present), currently  
Vice Chairman

Town of Brookline, Housing Advisory Board, member  
Citizens Housing and Planning Association



## In House Expertise

- Architecture
- Engineering
- Construction Management
- Permitting

Waypoint KLA provides a wide range of consulting and management services for owners, operators, and developers of commercial, residential, industrial, and mixed-use real estate and development projects. We bring unparalleled visibility to every aspect of a construction project – from pre-design to final completion – providing oversight, accountability, and control that ensure projects are completed on time and on budget.

Our capabilities include due diligence, pre-development, development consulting, project management, sustainability planning, move coordination, and lender representation. We offer a full range of services within each of these categories, from high-level strategy and consulting to project management services and other daily processes.

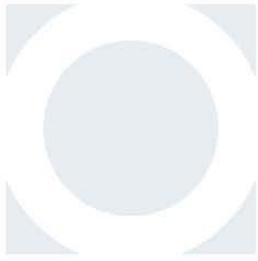
WaypointKLA's principals – each with deep expertise and more than 25 years of experience in architecture, construction management, engineering, investment, and other real estate-related disciplines – are active participants in every project. Their cross-disciplinary, total-project perspective brings new ideas to our work, and fosters an entrepreneurial culture where projects are staffed, planned and managed according to the needs of each client. And we actively collaborate with all members of the client, design, construction, and approvals team, involving them in every step of the process. It is an approach that results in more successful project planning and execution.

We provide the expertise, resources, and focus required to manage real estate and development projects in today's highly complex construction market. By offering complete technical and financial visibility, we minimize cost overruns, drive projects to completion, and protect the reputation and financial interests of our clients. They stay focused on their core competencies, confident that their valuable investment is being overseen by a true industry leader.



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### With you every step of the way

Our capabilities encompass every aspect of a real estate and development project, from pre-planning and design to construction and closeout. We offer a full range of services in each of these areas, including high-level consulting and planning, and more tactical construction oversight and administration activities. We're able to partner with clients through every phase of a project, providing greater visibility, accountability, and control.

### Multi-disciplinary + entrepreneurial

WaypointKLA's principals have deep expertise in architecture, construction, and engineering. As active participants in every project, they take a multi-disciplinary, total-project approach to their work, bringing fresh ideas and perspectives and sharing them with clients. And because no two projects are quite alike, we foster a flexible, entrepreneurial work culture where each is staffed, planned and managed according to its specific needs and requirements.

### Committed to true collaboration

Projects succeed when every stakeholder feels invested and heard, and we collaborate with all members of the client, design, construction, and approvals team, forming relationships built on trust and mutual respect. Their input allows us to plan and execute the best possible project.

### We do our homework, and we do it up front

We believe that opportunities and concerns are best addressed when identified early on. Whether it is our Project Diagnostic, a rigorous preliminary analysis that we complete as soon as we begin working with a client, or early review of industry best practices, strategies, and trends that might impact design and construction, we perform insightful, thorough research at the earliest stages of a project to manage costs and improve the design and construction process.



**WAYPOINTKLA**

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## Development consulting

As sole representative throughout design, development, and construction delivery, we provide project management, owners' representation, tenant representation, clerk of the works activities, and dispute resolution support. With deep hands-on experience in entitlement, procurement, design, construction buy out, project management, and close out, we identify and manage resources and milestones to achieve budget, schedule, and quality control goals.



## Pre-development

We believe that project opportunities and concerns are best managed when they are identified at the inception of a project. We offer a range of predevelopment capabilities, including constructability review, quality control of contract documents, contract negotiation, permitting, and variance negotiation.

## Due diligence

We support clients at every phase of the due diligence process, including project feasibility assessment, development strategy, and planning. We provide Property Condition Assessments (PCA) and Replacement Reserve Studies; manage entitlement assessment preparation, budgets, cash flows, and project analysis/evaluation schedules; and have decades of experience working with the individuals and agencies that often govern project development.

## Owners Project Management

OPM services represent WaypointKLA's commitment to the work we produce, as well as improving the ways we work with our clients. Relationships are important to us, and with open and innovative lines of communication, we will establish a forum to exchange ideas, facilitate alternative solutions, and listen to both the financial and technical needs for every client we service.

## OPM Solutions

- Bidding & Contractor Procurement
- CM-at-Risk Management
- Construction Oversight
- Cost Estimating & Controls
- Designer Selection & Design Management
- Negotiation & Contract Administration
- Program Adherence & CO Reviews
- Commissioning & Turnover

## Lender representation

We represent investors, banks, mortgage and long-term lenders, financial institutions and other construction lenders, providing a thorough review of existing properties and proposed projects, and ongoing monitoring of projects during the design and construction process

Our deep experience and multidisciplinary approach allows us to provide our clients with consulting, management, and oversight for a wide range of one-time and ongoing tasks related to project planning, execution, and completion.

## MANAGEMENT PRINCIPALS

WaypointKLA maintains a project management system that is adaptable and flexible to the nuances of a given project, while providing a clear armature for budget management, quality assurance, and full team collaboration. Just as our work with clients is collaborative and consensus based, our management approach is built on collaboration and trust. We follow the principals of integrated project delivery.



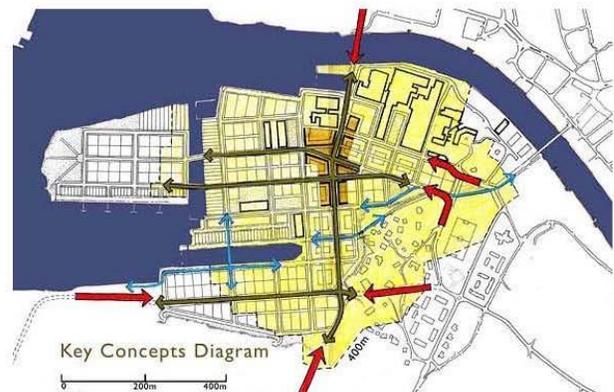
- ▶ Mutual Respect and Trust
- ▶ Mutual Benefit and Reward
- ▶ Collaborative Innovation and Decision Making
- ▶ Early Involvement of Key Participants
- ▶ Early Goal Definition
- ▶ Intensified Planning
- ▶ Open Communication
- ▶ Appropriate Technology
- ▶ Organization and Leadership

## THE PROJECT DIAGNOSTIC

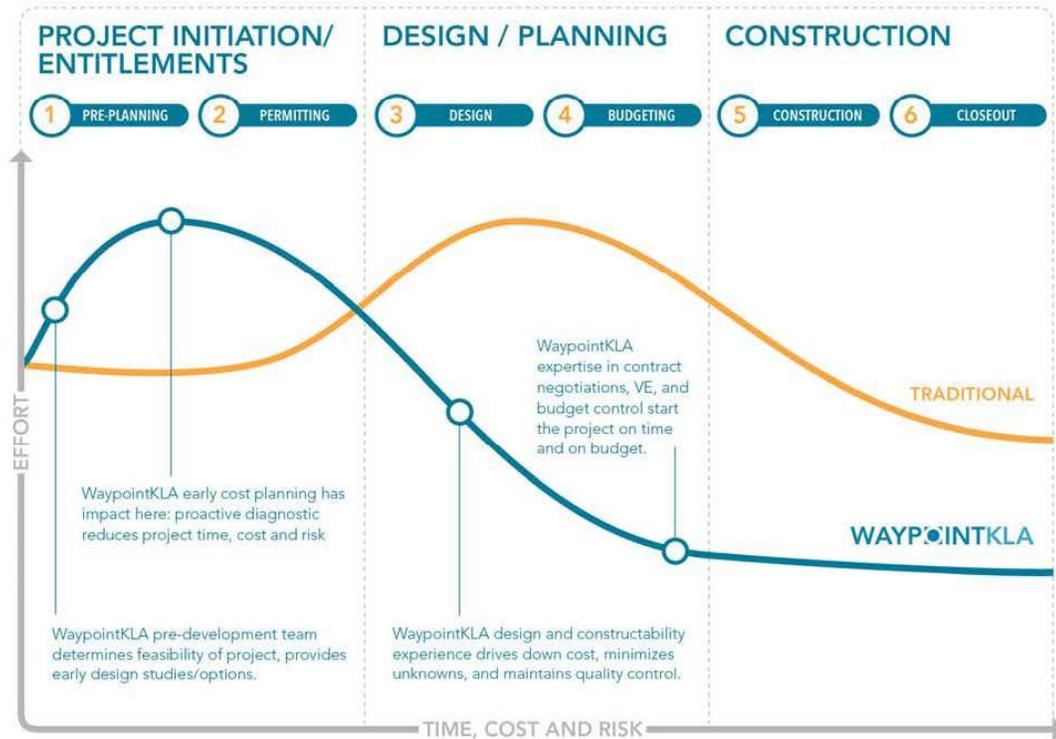
From the earliest stages of our project involvement, we collaborate with our clients to complete a comprehensive review known as the Project Diagnostic. This rigorous analysis closely examines a range of different considerations that might influence a project's design, schedule, total cost, or viability. Examining these factors before our work begins gives our team the information and insight it needs to ensure project success. It is a crucial first step that will impact the entire project plan, and sets the stage for an open, honest, collaborative working process with our clients.

Factors examined vary by project, but often include:

Abutters	Budget
Special permits	Schedule
Utilities	Mechanical systems
Zoning	Lighting
Site impacts	Boards and commissions



COST PLANNING FROM THE START



Cost planning is an essential part of our process. The volatile market and overall state of the economy require that we take aggressive action in developing and monitoring project costs. During the pre-development phase a projection of overall project costs is prepared which is based on the client's proforma and project programming objectives. Our cost analysis focuses not only construction but also "soft costs" that are directly attributed to the project including FF&E, fees, back charges and appropriate contingencies to cover the design to cover design and program variables, escalation of costs due to market conditions and probable unknowns. WaypointKLA recommends that estimates of probable construction cost be developed at major milestones of each project. Such estimates may be done by independent estimators working for WaypointKLA, the CM working on the project or both.

We have found that a process of milestone estimates, reconciliation of estimates, and setting contingencies to match a job's definition and progress all work toward assuring the greatest value for the resources spent. This leads to a design solution and finished project that reflects our client's budget and goals.



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## PRINCIPALS

### Jim Mitrano

Jim has over 25 years of construction management and project management experience on a wide variety of commercial, industrial, municipal, housing and retail projects throughout the United States. His primary focus is on process management, including project planning and scheduling, budgeting and estimating, field supervision, subcontractor relations, cost claims analysis and ongoing issue resolution.

As a principal at Waypoint, Jim works closely with owners and contractors to implement and refine cost control and management systems to successfully manage multi-project programs. Jim holds a Masters Degree in Civil Engineering/Construction Management from Worcester Polytechnic Institute and a Bachelor of Science degree in Civil Engineering from Wentworth Institute of Technology.

### Ray Mitrano, AIA

Ray has been practicing architecture and project management for over 25 years, managing a variety of client and building types including multi-unit housing, historic tax credit projects, institutional buildings, public projects, retail, and commercial office buildings.

As a licensed architect, Ray has extensive experience in design/construction planning, value engineering, contract relations, project development/implementation, and consultant coordination.

His primary focus over the past several years has been working with developers in strategically repositioning urban adaptive re-use projects and providing technical and administrative support throughout the construction process. Ray holds a Bachelor of Architecture degree from Wentworth Institute of Technology.

### Jim Koningisor

Jim's diverse real estate experience spans over 40 years and includes office, retail, manufacturing, R & D, medical, institutional, hospitality, and multi-family properties. He specializes in permitting and development issues, including extensive experience with Comprehensive Permits in Massachusetts under MGL Chapter 40B. He also specializes in dispute resolution and contractual issues, with a deep understanding and working knowledge of AIA design and construction documents.

Jim holds a Masters Degree in Construction Management from Massachusetts Institute of Technology, and a Bachelors Degree in Civil and Environmental Engineering from Clarkson University. He has served as an expert panelist at the Harvard Graduate School of Design, and is known regionally as an expert in real estate development, permitting, and construction management.

### Dave Luciano

Dave's construction experience includes direct supervision and management of many diverse projects including office buildings, schools, tenant fit-up, high-bay warehouses, libraries, manufacturing facilities, luxury condominiums, rental apartments, waste water treatment facilities, hotels, luxury homes and retail complexes. Dave's experience includes due diligence investigations, including multi-year capital assessments, for many successful acquisitions and renovations.

Dave holds a Bachelors of Science Degree in Civil and Environmental Engineering from Clarkson University. He has appeared as a featured speaker for the Associated General Contractors; he is known regionally for his experience in construction planning and scheduling, as well as his expertise in architectural concrete, wood frame, and masonry construction for both high rise and low rise applications.

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## PROFESSIONAL EXPERIENCE

Jim has over 20 years of construction management and project management experience on a wide variety of commercial, industrial, municipal, housing and retail projects throughout the United States. He has applied his expertise for general contractors including Shawmut Design and Construction and Metric Construction where he assumed responsibility for turnkey delivery of complex projects. Jim's focus is on process management, including project planning and scheduling, budgeting and estimating, field supervision, subcontractor relations, cost claims analysis and ongoing issue resolution.

As a principal at WaypointKLA, Jim works closely with owners and contractors to implement and refine cost control and management systems to successfully manage multi-project programs.

## EDUCATION

Worcester Polytechnic Institute  
Master of Science in Civil Engineering/Construction Management

Wentworth Polytechnic Institute  
Bachelor of Science in Civil Engineering

## PROFESSIONAL

Construction Supervisor License

## MEMBER

ICSC  
NAIOP

## REPRESENTATIVE PROJECTS

The ECO, Allston, MA: 108 unit, 93,260 sf apartment building featuring roof-top fitness center and patio and underground parking.

Rosemount Square Apartments, Randolph, MA: 120 unit, 147,800 sf, 3 buildings, 4 stories of affordable/market rate rental mix on 6 acres.

Old Colony - Phase I, South Boston, MA: 116 unit, 147,536 sf of affordable apartments consisting of 82 unit, 6 story apartment midrise and 34 townhouses as well as community center building for the day care, club room, social programs and neighborhood activities. Affordable tax credits and LEED Silver Certified.

Old Colony - Phase II, South Boston, MA: 170 unit, 219,000 sf of mixed 3 four-story elevator buildings and up to 7 clusters of 3-story townhomes

The Element, Allston, MA: 100 unit, 93 units, 99,649 sf, 5-story affordable apartment building consisting of one bedroom and 7 studio units with associated sitework and amenities such as fitness room, roof deck, media center, community room. LEED certifiable.

The Edge, Allston, MA: 79 unit, 83,500 sf, 4-story loft style apartment building with fitness center, media room, community room with outside deck including below grade and surface parking.

Wilber School Apartments, Sharon, MA: 75 unit, 109,000 sf, 3 story building, affordable rental housing community, LEED Gold certification, on-site sewer treatment plant.

Sacred Heart Apartments, Lawrence, MA: 65 unit, 57,300 sf, 3 buildings, adaptable historic restoration of church campus into affordable rental housing complex.

Ocean Shores, Marshfield, MA: 97 unit, 110,000 sf, luxury condominiums in three 4-story wood frame structures including associated site work, underground parking and amenities.

The Park Crossing Apartments, Maple Shade, NJ: 508 unit, 608,000 sf apartment complex units, occupied interior and exterior renovation.

Repton Place, Watertown, MA: 179 unit, 199,500 sf, 4-story wood frame luxury condominiums in three buildings.

Cordovan at Haverhill Station, Haverhill, MA: 146 unit, 205,000 sf, 8-story affordable rentals, adaptive mill reuse, historic tax credit.

Haverhill Lofts, Haverhill, MA: 32 unit, 41,000 sf, 8-story condominiums, adaptive mill reuse, historic tax credit.

St. Mary's High School, Lynn, MA: 30,000 sf new building and 10,000 square foot renovation.

Wayside Youth & Family Services, Framingham, MA: 60,000 sf, youth residential campus.

Solomon Schechter Day School, Newton, MA: 88,020 sf - Development of master plan including classrooms, performance areas, and athletic fields.

Brown Hillel Foundation, Providence, RI: 25,000 sf religious student center, restoration of 3 historic buildings.

Congregation Kehillath Israel, Brookline, MA: ADA renovation and addition

Sherburne Commons, Nantucket, MA: 50,000 sf assisted living facility with 22 independent care single-family homes.

Crosstown Center, Boston, MA: 250,000 sf medical office building including Brigham & Women's, Boston University and Boston Medical Center tenant fit-outs

Courtyard by Marriott, Waltham, MA: 72,000 sf, 5-story, hotel with underground parking.

## PROFESSIONAL EXPERIENCE

Parke's construction experience includes 30 years of direct supervision, management, and administration of many diverse projects including office buildings, historic renovations, hotels, parking garages, multi-family apartments, condominiums, nursing homes, laboratory facilities, manufacturing facilities, health clubs, retirement facilities, schools, custom homes, automobile dealerships, museum facilities, and waste water treatment facilities.

Prior to joining WaypointKLA, Parke served in the capacity of Senior Project Manager for local Boston general contractors. He has been directly responsible for the construction of projects in Massachusetts, Connecticut, Rhode Island, North Carolina, and Georgia.

Parke has been an active member of the Associated General Contractors and has served on the Public Contracting Agencies Committee including presentations as a workshop panelist and is a licensed Construction Supervisor in the State of Massachusetts.

## EDUCATION

University of Massachusetts  
– Bachelor of Science  
Degree in Civil Engineering

## MEMBER

## REPRESENTATIVE PROJECTS

**30 Washington Street, Brighton MA:** 200 units - one of the nation's first and largest Federal Green Stimulus Money affordable housing upgrade projects in an existing high rise housing affordable housing project.

**700 Harrison Street, South Boston, MA:** 84 unit, 6-story new construction steel-frame affordable housing with mixed use retail and condo over a 3-story underground concrete parking structure.

**The Coolidge at Sudbury, Sudbury, MA:** 64 unit, 62,000 sf, 4-story new construction stick-frame of 55+ one and two bedroom affordable rental housing for the Town of Sudbury.

**33 Commonwealth Ave., Newton, MA:** 44 unit, 4-story new construction stick frame over concrete and steel of mixed affordable and retail condo housing with a 29-car parking garage. Winner of the 2010 Jack Kemp Workforce Housing Models of Excellence Award.

**The Coolidge School, Watertown, MA:** 3-story 1915 brick school conversion of 55+ 1 and 2 bedroom affordable rental apartments. Historic tax credit project. Energy Star certified with solar roof panels covering the common electrical load.

**The Residences of 89 Oxbow, Wayland, MA:** 16 unit, 3 separate new construction stick-frame townhouse style buildings of affordable green housing. Energy Star certified with solar roof panels for each unit.

**The Marais, South Boston, MA:** 8 unit, 7-story brick conversion into boutique luxury rental units with covered parking. Historic tax credit building, with private elevator access to each unit.

**MGH – Ragon Institute:** 75000 sf of laboratory facilities on 5 floors. Features state of the art research laboratories, including a secure Biosafety Level 3 lab, a Vivarium animal holding facility, 160 seat conference center, 12 tissue culture labs, state of the art audio-visual and audio conferencing systems and an interconnecting monumental sculpted stair

**Transnational Group, Boston, MA:** 6+ floors of core and shell renovations, and tenant fit up

**The Residences of 89 Oxbow, Wayland, MA:** 3 separate new construction stick frame townhouse style buildings, containing 16 units of affordable green housing; energy star certified with solar roof panels for each unit.

**Cornell Place, Wilmington, MA:** Design build box storage facility

**CrossFit Boston, Boston:** Permitting and build out of facility



**ANDERSON PARK APARTMENTS**

BOSTON, MA

CLIENT

Lionhead Apartments LLC, Boston, MA

ARCHITECT

GENERAL CONTRACTOR

- 64 housing units
- Occupied rehab



**OLD COLONY HOUSING - PHASE 2C**

SOUTH BOSTON, MA

CLIENT

Beacon Communities LLC, Boston, MA

ARCHITECT

The Architectural Team, Cambridge, MA

GENERAL CONTRACTOR

CWC Builders Inc., Newton, MA

- 40 units of affordable housing



**ST. STEPHEN'S**

LYNN, MA

CLIENT

Beacon Communities LLC, Boston, MA

ARCHITECT

Bechtel Frank Erickson, Lexington, MA

GENERAL CONTRACTOR

Keith Construction, Canton, MA

- 10 story, 130 unit occupied rehab



**MANDELA HOMES**

BOSTON, MA

## CLIENT

Beacon Communities LLC, Boston, MA

## ARCHITECT

Bechtel Frank Erickson, Lexington, MA

## GENERAL CONTRACTOR

Keith Construction Inc., Canton, MA

- Rehabilitation of 276 unit, 10 building apartment site

**COVENANT HOUSE COMMUNITIES**

BRIGHTON, MA

## CLIENT

B'Nai B'Rith, Brighton, MA

## ARCHITECT

N/A

## GENERAL CONTRACTOR

N/A

- 242 affordable units of senior housing over three properties.
- Received 2006 National Affordable Housing Management Association Community of Quality Award.
- Received 2011 National MetLife Foundation Award for Excellence in Affordable Housing

**THE EDGE**

ALLSTON, MA

## CLIENT

Mount Vernon Company, Boston, MA

## ARCHITECT

Prellwitz Chilinski Associates, Cambridge, MA

## GENERAL CONTRACTOR

Cranshaw Construction, Newton, MA

- 83,500 sq. ft., 79 unit, 4-story loft style apartment building with fitness center, media room, community room with outside deck including below grade and surface parking.

**WAYPOINTKLA**

**ST. KEVIN'S**

DORCHESTER, MA

## CLIENT

Planning Office of Urban Affairs, Boston, MA

## ARCHITECT

The Architectural Team, Boston, MA

## GENERAL CONTRACTOR

Bilt-Rite Construction, Boston, MA

- New construction and renovation of 3 buildings
- 80 units and 55 parking spaces

**THE ELEMENT**

ALLSTON, MA

## CLIENT

Mount Vernon Company, Boston, MA

## ARCHITECT

Prellwitz Chilinski Associates, Cambridge, MA

## GENERAL CONTRACTOR

Cranshaw Construction, Newton, MA

- 99,649 sq. ft., 100 unit, 5-story affordable apartment building consisting of 93 one bedroom and 7 studio units with associated sitework and amenities such as fitness room, roof deck, media center and community room.
- LEED certifiable

**OLD COLONY HOUSING - PHASE 1**

SOUTH BOSTON, MA

## CLIENT

Beacon Communities LLC, Boston, MA

## ARCHITECT

The Architectural Team, Cambridge, MA

## GENERAL CONTRACTOR

Suffolk Construction, Boston, MA

- 147,536 sq. ft. of affordable apartments consisting of 82 unit, 6 story apartment midrise and 34 townhouses.
- Amenities include community center building for day care, club room, social programs and neighborhood activities.
- Affordable tax credits and LEED Silver Certified

WAYPOINTKLA

**THE ECO**

ALLSTON, MA

## CLIENT

Mount Vernon Company, Boston, MA

## ARCHITECT

Prellwitz Chilinski Associates, Cambridge, MA

## GENERAL CONTRACTOR

Cranshaw Construction, Newton, MA

- 93,260 sq. ft., 108 unit, 5-story apartment building with associated parking under, roof top fitness center and patio
- Platinum LEED certified

**OLD COLONY HOUSING - PHASE 2**

SOUTH BOSTON, MA

## CLIENT

Beacon Communities LLC, Boston, MA

## ARCHITECT

The Architectural Team, Cambridge, MA

## GENERAL CONTRACTOR

Suffolk Construction, Boston, MA

- 219,000 sq. ft., 170 units of mixed housing
- 3 four story elevator buildings and up to 7 clusters of 3-story townhomes

**D STREET**

BOSTON, MA

## CLIENT

Caritas Communities, Braintree, MA

## ARCHITECT

The Narrow Gate, Cambridge, MA

## GENERAL CONTRACTOR

TBD

- 24 SRO units and offices
- Affordable Veterans housing

WAYPOINTKLA

## ACADEMIC:

- Hillel Student Center, Brown University, Providence, RI
- Worcester State College, Dowden Hall, Worcester, MA
- Worcester State College, Chandler Village, Worcester, MA
- Massachusetts Maritime Academy, Company 4 Dormitories, Bourne, MA
- Massachusetts Maritime Academy, Companies 1-6 Dormitory Renovation, Bourne, MA
- Massachusetts Maritime Academy, Dining Hall Expansion, Bourne, MA
- Massachusetts Maritime Academy, Admirals Hall, Bourne, MA
- Massachusetts Maritime Academy, Upgrades to Wastewater Treatment Facility, Bourne, MA
- Self Help Headstart School, Brockton, MA
- Solomon Schechter Day School, Newton, MA
- St. Mary's High School, Lynn, MA
- THOM Infant and Toddler Services Center, Westfield, MA
- Wayside Youth and Family Services, Framingham, MA
- St. Michael's Country Day School, Newport, RI

## HOUSING:

- Ames Shovel Works, Easton, MA.- 119 units
- Wilber School Apartments - Sharon, MA -79-units
- Old Colony Housing, Phase I - South Boston, MA - 116 units
- Old Colony Housing, Phase II - South Boston, MA - 127 units
- St Stephens – Lynn - 130 unit occupied affordable rehab
- Dorado – Yonkers NY - 89 units affordable, occupied rehab
- Mandela – Boston - 286 units affordable, occupied rehab
- Island Creek Village – Duxbury - 80 units
- 225 Center Street Boston – 100 unit market/affordable rental apartment with ground floor commercial and parking under.
- 700 Harrison Avenue Condominiums, Boston, MA (84 units & retail; 6 stories)
- Abington Commons, Abington, MA (192 units)
- Barrington Cove Apartments, Barrington, RI (60 unit historic restoration)
- Bayou Crossing Apartments, Tampa, FL (290 units)
- Bear Hill Apartments, Waltham, MA (324 units)
- Brisas Del Mar, Miami, FL (256 units, 14 story high-rise)
- Brooke Avenue Apartments, Boston, MA (56 units)
- Cambridge Oxford Apartments, New Haven, CT (85 units)
- Cedar Forest Apartments, Tampa, FL (200 units)
- Charleston Place, Holly Hill, FL (216 units)
- Chestnut Farm, Raynham, MA (240 units)
- Coral Place, Miami, MA (100 units, 13 story high rise)
- Club at Sugar Mill, Port Orange, FL (168 units)
- Creekside Apartments, Chattanooga, TN
- Crossings at Indian Run, Stuart, FL (344 units)
- Emerald Terrace, Miami, FL (124 units, 13 story high rise)
- Flagler Crossing, West Palm Beach, FL (154 units)

- Franklin Commons, Franklin, MA (108 units)
- Harris Music Loft, West Palm Beach, FL (34 units & retail)
- Hedgewood Apartments, Norwich, CT (100 units)
- Heritage at Green Cay, Palm Beach, FL
- Kings View Estates, Fresno, CA (120 units)
- Kings View Manor, Fresno, CA (100 units)
- Kingswood Apartments, Willimantic, CT (110 units)
- Lafayette Square, Miami, FL (160 units, 19 story high rise)
- Lafayette Plaza, Miami, FL (146 units, 16 story high rise)
- Longhorne Pavilion Apts, Palmdale, CA (304 units)
- 501 Dorchester Ave., Boston, MA: mixed-use project featuring apartment style housing in both low and high rise structures with 40,000 sq. ft. of ground floor urban retail.
- Lynn Artist Lofts, Lynn, MA: 31 units
- Mattapan Heights, Mattapan, MA: 133 affordable and market-rate housing units
- Miami River Apartments, Miami, FL (212 units, 14 story)
- Nantucket Bay Apartments, Tampa, FL (180 units)
- Newport Landing Village, Tampa, FL (122 units)
- Nineteen Father Gilday St Condominiums, Boston, MA (8 units)
- Oasis Club Apartments, Orlando, FL (220 units)
- Ocean Shore Condominiums, Marshfield, MA (90 units)
- Quail Run Apartments, Stoughton, MA (132 units)
- Redstone Gardens, Bristol, CT (132 units)
- Repton Place Condominiums, Watertown, MA (385 units)
- Rose Harbor, Tampa, FL (240 units)
- Rosemary Apartments, West Palm Beach, FL (53 units)
- Sherburne Commons, Nantucket, MA (62 Units)
- Silver Pond Apartments, Wallingford, CT (160 units)
- Sleeping Giant Apartments, Vernon, CT (106 units)
- Southford Park Apartments, Waterbury, CT (212 units)
- Springbrook Commons Apts, W. Palm Beach, FL (144 units)
- Susse Chalet, Waltham, MA (renovation)
- The Cordovan, Haverhill, MA (146 unit historic restoration)
- The Lofts Condominiums, Haverhill, MA (32 units artists' lofts)
- The Preserve, Walpole, MA (300 units)
- Tuscan Place, Miami, FL (199 units, 13 story high rise)
- Tuscan View, Miami, FL (175 units, 13 story high rise)
- Vendome Condominium, Boston, MA (3 renovation projects)
- Walkover Commons, Brockton, MA (80 units)
- Williams Landing Apartments, Tampa, FL (144 units)
- Willow Trace Apartments, Plainville, MA (88 units)
- Willow crest Apartments, Middletown, CT (151 units)

## SENIOR HOUSING/HEALTHCARE:

- Avita Needham: Needham, MA: 43,000 square foot 62 unit dementia care assisted living facility.
- Avita Newburyport: Newburyport, MA: 49,000 square foot 70 unit dementia care assisted living facility.

## SENIOR HOUSING/HEALTHCARE (CONTINUED):

- Avita Hanover: Hanover, MA: 48,000 square foot 65 unit dementia care assisted living facility.
- Carriage House, Wayland, MA: 60 unit assisted living facility with 29 memory care units.
- Avita Hanover: Hanover, MA: 48,000 square foot 65 unit dementia care assisted living facility.
- Carriage House, Wayland, MA: 60 unit assisted living facility with 29 memory care units
- Northbridge Pinehills, Plymouth, MA: 90 unit assisted living facility with 29 memory care units.
- Stroudwater Landing: Westbrook, Maine: 71 unit memory care units and 114 unit independent living facility
- Sherburne Commons, Nantucket, MA: 50,000 square foot assisted living facility with 22 independent care single-family homes.
- Stonegate Assisted Living, Burlington, MA: 94,000 square foot 110 unit assisted living facility with 29 memory care units.
- Autumn Glen at Dartmouth, Dartmouth, MA: Phase I – 20,000 square-foot dementia care facility addition to existing 60-unit assisted living facility. Phase II – New ground-up 52-unit independent care facility in design.
- Aviv Centers for Living – 80 unit assisted Living Facility, Peabody, MA (new construction)
- Assisted/Independent Living Facility, Winchester, MA (renovation)
- Health Centers (four health centers in New England) (new construction and renovation)
- Health Center Development and Construction, Framingham, MA (new construction)
- Hospice Facility, Danvers, MA (KLA)
- Hospital Expansion, Milton, MA
- Jewish Rehabilitation Center for the Aged of the North Shore -Nursing Home renovation and expansion, Swampscott, MA
- Wayside Youth & Family Services, Framingham, MA: 60,000 square-foot, youth residential campus

## COMMERCIAL:

- Crosstown Center, Boston, MA: 250,000 square-foot medical office building
- 133 Federal Street, Boston, MA (Due Diligence; Purchase Negotiations; Capital Budgeting; Core and Shell Renovation; Tenant Fit-up)
- Two Charlesgate West, Boston, MA (Renovation)
- 6-8 Bedford Road, Bedford, MA (Due Diligence; Purchase Negotiation; Capital Budgeting; Core and Shell Renovation; Tenant Fit-up)
- Corporate Headquarters/Parking Garage Construction, Wakefield, MA (new construction)
- Corporate Headquarters, Mansfield, MA (renovation)
- Corporate Office Facility, Portland, ME (new construction)
- Corporate Sales Offices (New York, New Jersey, Boston, Framingham) (new construction)

- Corporate Administration Offices, Framingham, MA (renovation)
- Motor Mart Garage, Boston, MA: Major historical renovation, structural repairs to parking structure and repositioning of 50,000 sq. ft of first-class retail and restaurant space.
- Independence Wharf, Boston, MA: 350,000 sq. ft. class high-rise office building on Boston's Fort Point Channel.
- Courtyard by Marriott, Waltham, MA: 72,000 square-foot, 5-story, hotel with underground parking

## PUBLIC SECTOR:

- Deaconess Concord Water Treatment Facility, Concord, MA- a new water treatment and pumping facility for the town of concord.
- Neponset Water Treatment Facility-01, Canton, MA- a new water treatment and pumping facility for the town of Canton.
- North Chelmsford Water Treatment Facility, Chelmsford, Ma- a new water treatment and pumping facility for the town of Chelmsford, MA.
- Airport Terminal, Worcester, MA (new construction)
- Library, Weston, MA (new construction)

## RETAIL:

- Allen Edmonds Corporation, various locations
- Amherst Plaza, Amherst NH
- Brooklyn Jazz Restaurant, Newark, NJ
- Coolidge Corner Theater, Brookline, MA
- Finale Dessert Restaurant, Boston, MA
- Hermes of Paris, Boston, MA
- J Fitness Center, Providence, RI
- Levi Strauss & Co., various locations
- LL Bean, Orange, CT
- Marche Restaurant, Boston, MA
- Panera Bread, various locations
- Slidell Shops, Slidell, LA
- Under Armour, various locations
- Tedeschi Food Shops, various locations
- Whole Foods Markets, Jacksonville FL, West Palm, FL



## Nixon Peabody qualifications, experience and relevant background

The Nixon Peabody team will provide coordinated and focused legal services to assist CHE in developing this site as an integrated component in the existing JCHE campus and to bring the redevelopment plan to a closing.

### Our Experience

#### **Affordable housing**

For more than 40 years we have been involved in the development of every major federal housing law and a broad spectrum of federal housing regulatory and enforcement cases.

#### **Who we work with:**

- State housing finance agencies
- Other public agencies such as the BRA, DHCD and HUD
- Developers of government-financed and -assisted multi-family projects
- Financiers and equity syndicators of affordable housing and elderly housing projects
- Management agents of affordable and seniors housing

#### **Acquisitions**

One of the first steps in developing a new project—whether a commercial or multifamily housing development—involves acquiring the land beneath the future structure. We help clients work through the acquisition process:

- Draft, review and negotiate purchase and sale agreements
- Conduct due diligence
- Prepare transfer documents
- Handle all proceedings required for closing

And working in collaboration with our tax attorneys, we can also structure, negotiate and document tax-deferred (Section 1031) property exchanges.

#### **Permitting**

Addressing all land use issues and obtaining the appropriate permitting approvals to begin construction can be complicated. We work with clients such as JCHE in the pre-application and preliminary design process to minimize potential issues, and then navigate them through the formal application and approval process, resolving any appeals that arise. Our experience includes:

- Analyzing local zoning ordinances and other municipal codes

- Securing federal, state and local land use permits
- Obtaining variances, site plan and zoning approvals
- Making presentations to local zoning and planning boards
- Proposing amendments to zoning ordinances
- Appealing denials and litigating against appeals

### **Financing**

Increasingly, HUD has provided flexibility to Section 8 housing owners to use this subsidy in ways that effectively help projects close. We work with developers to obtain HUD’s approval of pre-development activities leveraging both HUD funds and mixed-finance programs to enable affordable housing development and preservation.

- **Low-income housing tax credits (LIHTCs).** Nixon Peabody helped the legislation that created the LIHTC program, so we know its ins and outs and are among the nation’s foremost legal authorities in LIHTC transactions. We have also worked closely with the Commonwealth on the creation and implementation of Massachusetts state housing credit and affordable housing preservation programs.
- **HOME and CDBG.** We also help developers and public organizations leverage the HOME and Community Development Block Grant (CDBG) program with the Section 108 loan guarantee program.

### **HUD regulatory approvals and compliance**

Our team members have worked in legal and policy positions at HUD and state housing agencies, allowing us to cultivate strong, strategic relationships within these organizations that quickly move your projects through the approvals process. We provide clients practical statutory and regulatory advice on mixed-financed proposals, Section 8 mark up to market contract renewals, the transfer of Section 8 projects, dispositions, RAD conversions, and other aspects requiring HUD approval.

HUD assisted properties are not the only ones subject to regulatory compliance. Property owners, lenders, brokers and agents may be subject to other federal regulatory programs as well. These range from specific program regulations—such as FHA insurance rules, audits, transfer of physical assets or other finance-specific requirements—to general overarching federal regulations including Davis Bacon, the Uniform Relocation Act, lead-based paint rules and other real estate regulations.



- Represented a Boston-based nonprofit organization providing housing and supportive services for elderly, low-income individuals and families in the closing of **Hong Lok House**, a \$30 million affordable housing development in Boston's Chinatown neighborhood. The 100,000 square-foot building will include **74 apartments for low-income seniors and an adult day health program**. The deal involved a complex mix of affordable housing, **tax credit**, real estate, historic development and environmental issues, including the inclusion of additional property in the coverage of a project-based Section 8 contract.
- Represented a Boston nonprofit helping homeless seniors and seniors at risk of homelessness in the development of **Hearth at Olmsted Green**, a supportive housing development for seniors. The 59 units are furnished by individual donors, meaning that some apartments are better appointed than others. The common areas include such touches as a gym and a cafeteria, complete with a fireplace. Scope of work included **financing, cooperation agreement, zoning and land use**. Nixon Peabody previously served as developer's counsel on this project.
- Represented the **nonprofit owner of Jack Satter House**, a 266-unit elderly Revere property in a \$10 million **Section 223(f) refinancing** of a Section 202 loan, along with a deferral of a \$5.7 million flexible subsidy loan. Nixon Peabody served as borrower's counsel and **obtained HUD-Boston's regulatory approvals**.
- Represented the developer in the construction of 50 units of subsidized housing pursuant to **HUD's Section 202 Program** in Brighton, Massachusetts; representation included **obtaining approvals** pursuant to Article 80 Large Project Review and Chapter 121A.
- Represented client in the **redevelopment of the former Joseph Barnes School** as an affordable elderly rental housing project subsidized under the HUD Section 202 program. The project also included financing from the City of Boston and the Commonwealth of Massachusetts as well as the sale of limited partnership interests in connection **low-income housing and historic tax credits syndication**. Scope of work included a **ground lease, partnership agreement, purchase and sale agreement, subordination agreement, and environmental opinion**. The resulting 74 units (55 units at 50% AMI; 19 units at 60% AMI) are available to disabled or elderly residents.
- Representation in connection with respect to **zoning and permitting issues** for a 90-unit assisted living facility in Boston.
- Representation of a bank in connection with the **Edgewood Terrace Seniors** project, which included both **mixed-income tax credit units** and a **Section 202 elderly housing project**.

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- Represented Cambridge Realty Capital, one of the nation's leading senior housing financiers, in connection with the closing of nine loans and the endorsement of more than \$100 million of **Section 232 HUD-insured loans** for various assisted living facilities, nursing homes, and Alzheimer's residential facilities throughout Illinois.
- Represented the developer in its **acquisition and financing** of a portfolio of four existing affordable multifamily projects in Connecticut, two of which are limited to elderly residents, consisting of a total of 404 units of housing.
- Represented the developer in a transaction to preserve **400 units of housing for elderly** and disabled tenants in Rochester, New York. As this development serves as housing of last resort for many of its residents, the city of Rochester, county of Monroe and state of New York were very eager to see it preserved as affordable. **Financing** included a grant from the city, a Federal Home Loan Bank loan, and HFA with RAD 236 decoupling.
- Served as legal counsel to Catholic Charities of Brooklyn and Queens on many projects, including an innovative refinancing of **10 HUD Section 202 properties** with over 1,000 units that has been lauded as a national model; the refinancing and renovation of the properties involved a \$170 million pool of funds from **HDC, HPD, and low-income housing tax-credits** from Enterprise; the refinancing allowed for enhanced social services in addition to rehabilitation of these aging properties.
- Assisted Common Ground, a nonprofit focused on housing for the homeless, in a **HUD Section 202 mixed-finance transaction** to build a new construction seven-story building in Brooklyn, New York, for **homeless seniors with special needs and low-income seniors**; in addition to over \$8 million of HUD Section 202 funds, the project combined **HHAC financing**, subordinate funds from HPD, FHLB and NYSEDA and **9% low-income housing tax credits**; the project includes on-site social services and coordination of home care and medical services for the tenants, many of whom have a history of chronic homelessness.
- Represented the developer on an affordable housing transaction to preserve the historic Ames Shovel Works Complex, a once-thriving industrial village in North Easton, Massachusetts. The deal leveraged a combination of historic rehabilitation and **low-income housing tax credits**, as well as financing from a variety of public and private sources and to preserve this historic industrial village. The factory previously manufactured shovels that were instrumental in the California Gold Rush, the Civil War, and construction of the Transcontinental Railroad. Slated at one time for demolition, the complex is made up of 15 mostly vacant granite and wood buildings that were built from 1852 to 1928. Developed by Beacon Communities, the new mixed-income community of 113 apartments will preserve the granite building exteriors and rooflines. Construction is expected to be completed by 2014.



- Represented a Cambridge-based developer in the adaptive reuse of the Knight building, a former shoe, heat press, and sports equipment factory, into 25 units of **mixed-income housing** in Brockton, Massachusetts. Representation included negotiating and closing the **property acquisition and financing** for the project, which included **low-income housing tax credits**, federal and state historic rehabilitation tax credits, and financing from a variety of public and private sources. The project will include a fitness center, parking structure, and resident storage.
- Represented developers in obtaining **approval** for five of the first ten transactions ever approved under HUD's new Rental Assistance Demonstration (RAD) program. Each of these transactions involved conversion of Rental Assistance Program (RAP) and Rent Supplement (Rent Supp) contracts to project-based vouchers. Nixon Peabody worked collaboratively with our developer clients, HUD's Office of Public and Indian Housing and Office of Multifamily Housing, as well as local housing authorities to implement this cutting-edge program successfully.

## NP Team

### Primary Contact:

Paul E. Bouton  
Nixon Peabody LLP  
100 Summer Street  
Boston MA 02110  
617-345-1240  
[pbouton@nixonpeabody.com](mailto:pbouton@nixonpeabody.com)  
[www.nixonpeabody.com](http://www.nixonpeabody.com)



**Paul E. Bouton**  
**Partner, Affordable Housing**  
617-345-1240 | [pbouton@nixonpeabody.com](mailto:pbouton@nixonpeabody.com)

Paul Bouton is the department head for the Real Estate, Energy and Community Development Department. Paul represents affordable housing developers in the development and preservation of affordable housing, primarily in Massachusetts.

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**Christopher Froeb**  
**Partner, Real Estate**  
617-345-1137 | [cfroeb@nixonpeabody.com](mailto:cfroeb@nixonpeabody.com)

Chris Froeb focuses his practice on representing owners, developers and investors in all aspects of commercial real estate transactions, including acquisitions, sales, financings, joint venture formation and development.

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**Ruth H. Silman**  
**Partner, Energy & Environmental**  
617-345-6062 | [rsilman@nixonpeabody.com](mailto:rsilman@nixonpeabody.com)

Ruth Silman concentrates her practice on complex environmental, energy and land use matters. She leads the Climate Change team, an interdisciplinary group of lawyers and environmental specialists focused on meeting the challenges and seizing the opportunities emerging from legislative, regulatory and judicial actions related to climate change.



**James E. Vallee**  
**Counsel, Corporate, Health Care, Government Relations**  
617-345-1313 | [jvallee@nixonpeabody.com](mailto:jvallee@nixonpeabody.com)

James Vallee is a member of the Corporate, Health Care and Government Relations groups. Jim works with large private and public sector clients providing strategic advice on regulatory, compliance and executive branch and legislative matters at both the

federal and state levels.



**Forrest Milder**  
**Partner, Tax Credit Finance & Syndication**  
617-345-1055 | [fmilder@nixonpeabody.com](mailto:fmilder@nixonpeabody.com)

Forrest Milder is one of our lead tax partners when it comes to tax credits and other tax-advantaged investments. He has a national practice that emphasizes the development of renewables, affordable housing, historic and new markets tax

credit projects as well as resolving disputes with the IRS.



**Michael H. Reardon**  
**Partner, Affordable Housing**  
202-585-8304 | [mreardon@nixonpeabody.com](mailto:mreardon@nixonpeabody.com)

Michael Reardon represents both public and private clients who provide affordable multifamily housing across the country. He uses his years of experience at HUD and in the private sector to assist his clients in navigating numerous HUD regulatory requirements

and finding practical solutions for incorporating them into complex transactions.



**Monica Hilton Sussman**  
**Partner, Affordable Housing**  
202-585-8833 | [msussman@nixonpeabody.com](mailto:msussman@nixonpeabody.com)

Monica Hilton Sussman is a former deputy general counsel for HUD. She brings nearly 30 years of experience in affordable housing, Section 8 and FHA multifamily programs. Monica represents developers in all types of affordable housing transactions and

continues her strong relationship with HUD headquarters and regionally.

**RECENT AWARDS**

- AIA New England Honor Award 2013, Concord Senior Housing
- AIA/HUD Secretary's 2013 Housing Accessibility Alan J. Rothman Award, Stoneham Passive Solar Accessible Housing
- AIA/HUD Secretary's 2013 Housing and Community Informed Design Award: Allencrest Community Center
- BSA 2013 Accessibility Honor Award, Stoneham Passive Solar Accessible Housing
- BSA John Clancy Award for Socially responsible Housing, Affordable Housing, Stoneham, MA
- BSA, Educational Facility Award, Allencrest Learning Center, Leominster, MA
- AIA New England 2012 Honor Award, Allencrest Community Center
- BSA 2012 Honor Award, Allencrest Community Center
- BSA 2011 Accessibility Honor Award, Menotomy Manor Reconstruction
- BSA/AIA NY 2010 Housing Awards: The Residences at Franklin School
- American Planning Association, Massachusetts Chapter, 2009 Outstanding Master Plan: Hanover Affordable Housing Master Plan
- Builder Association of Greater Boston 2007 Prism Award for Best Condominium Planning: The Residences at Franklin School
- Builder Association of Greater Boston 2009 Prism Award for Best Remodeling/Restoration: The Callanan Residence
- Boston Society of Architects and Massachusetts A.A.B. 2005 Honor Award for Design Excellence: New England Aquarium Aquatic Mammal Environment
- Boston Society of Architects and Massachusetts A.A.B. 2004 Honorable Mention for Design Excellence: Jackson Gardens

**Abacus Architects + Planners** is an award winning full service design firm founded in 1989. We serve public and private clients with innovative solutions to today's design challenges. We are small enough that partners David Eisen and David Pollak work directly with clients on every job, and large enough to offer the range of expertise needed to follow through on planning and architectural projects. Our comprehensive approach emphasizes thoughtful design, cost-effective construction and sustainability. Much of our work focuses on rebuilding the integrity of urban buildings and urban environments, guiding our clients through the design, approval, funding, and construction process. We know how to listen and to lead, building a consensus around effective design proposals.

We believe that the best architecture grows out of a close relationship with both our clients and the context in which they are building – the city, landscape, nearby buildings, and the character, culture and history of the surrounding area. Design evolves as a resolution of both internal and external conditions, filtered through the insights of our professional colleagues and our clients. Our work ranges in scale from urban planning down to the intimate details that solve practical problems while inspiring an appreciation of the world around us.

Abacus utilizes Building Information Modeling technology (BIM) on every project, developing a comprehensive data base that allows clear visualizations, accurate drawings and cost estimates, and efficient construction. BIM also facilitates an inclusive working methodology that brings our clients, consultants and the broader community into the design process and facilitates the integration of sustainable design principals throughout our work.

We have had the opportunity to work with a range of terrific clients. They include prominent institutions, cities and towns throughout the area, for-profit and non-profit developers, business owners, and home owners across the country. Our work has been featured in many publications, and has won prestigious design and public services awards.

**DAVID M. POLLAK, AIA, NCARB, LEED-AP**

**Practice**

- 1989-present Abacus Architects & Planners, Boston, MA: Founding Partner and Principal
- 1986-1989 Robert M. Wood Architects, Boston: Associate, Project Architect and Planner
- 1984-1986 Whitinsville Redevelopment Trust, Whitinsville, MA: Director of Planning, Design and Construction

**Teaching**

- 2000-2005, 2013 Rhode Island School of Design, Adjunct Professor of Architecture
- 1989-2003 Roger Williams University, Adjunct Professor of Architecture and Planning
- 1987-present Harvard, MIT, RISD, others, Guest Review Critic
- 1984 Harvard GSD Career Discovery Program, Instructor in Architecture

**Education**

- 1984 Harvard Graduate School of Design: Master of Architecture with Commendation
- 1978 Dartmouth College: A.B. Magna cum Laude with High Honors in Drama

**Registration and Affiliations**

- 1988- present Registered Architect: Massachusetts (#7429), Maine (#1855)
- 2005-present LEED Accredited Professional, BD+C
- 1989-present NCARB Certificate Holder
- 1995-present American Institute of Architects Member

**Public Service**

- 2013 - Present Brookline School Committee
- 2005 - 2013 Brookline Building Commission
- 2000 - 2010 Brookline Education Foundation Board of Directors, Treasurer
- 2008 - 2013 Brookline Music School Board of Directors, Clerk

**Corporate**

- 1988-2007 Starmount Company, Greensboro, NC, Board of Directors: A real estate development and management company of office, retail and residential property
- 1994-present Draper and Kramer, Inc., Chicago, IL, Board of Directors: A full service real estate finance, development and management company

**DAVID EISEN, AIA**

**Practice**

1996-present Abacus Architects + Planners, Boston, MA: Partner and Principal  
 1988-1996 Eisen Architects, Planning and Design, Cambridge, MA: Principal  
 1985-1991 Graham Gund Architects, Cambridge, MA: Project Designer  
 1983-1985 Krueger Associates, Inc., Boston, MA: Project Architect

**Teaching**

1987-present Harvard, MIT, Northeastern, RISD, Roger Williams, others, Guest Review Critic  
 1990-1998 Roger Williams University, Adjunct Professor of Architecture and Planning  
 1987-1998 Studio Instructor, Boston Architectural College

**Education**

1983 Harvard University Graduate School of Design: M. Arch. Degree with Commendation  
 1977 University of Illinois: B.A. Magna Cum Laude in Architecture and Planning

**Registrations and Affiliations**

1985-present Registered Architect: Massachusetts (#5913)  
 1995-present American Institute of Architects Member

**Public Service**

2013 - present Boston Society of Architects Vice President for Communications  
 2013 - present Back Bay Historical Commission Member  
 2012, 2013 Affordable Housing Design Competition Jury  
 2012 Boston Society of Architects – Housing Awards Jury  
 2005, 2006 Boston Society of Architects - Harlston Parker Award Jury  
 2000 Boston Society of Architects - Young Architects Awards Jury  
 1998 Boston Society of Architects - Unbuilt Architecture Awards Jury  
 1985-present Membership, pro-bono work, various non-profit organizations

**Writing**

2010 Boston Modern - A survey of mid-century modern architecture  
 2006 - 2009 Architecture Critic, Boston Phoenix  
 1995 - 2005 Architecture Critic, Boston Herald

**DEREK LITTLE, ASSOCIATE AIA, LEED GREEN ASSOCIATE**

**Practice**

- 2007-present Abacus Architects + Planners, Boston, MA: Designer/Project Manager
- Revit Building Information Modeler/Construction Documents
  - Designer/Modeler of various built & un-built projects
  - Presentation/Proposal design, graphics, and animations
- 2006 Paul Lukez Architecture, Somerville, MA: Designer
- Digital Artist of renderings & diagrams
  - Designer/Modeler of various built & un-built projects
- 2005-2006 Mass. Electric Construction Company, Whitestone, NY: Designer/Project Manager
- Designed & Implemented M.E.C.C. Office Renovation
  - Managed design, pricing & construction phases

**Education**

- 2010 Wentworth Institute of Technology, Boston, MA: Master of Architecture
- 2007 Wentworth Institute of Technology, Boston, MA: Bachelor of Architecture
- 2004 Wentworth, Associate of Architectural Engineering Technology: Magna Cum Laude

**Teaching**

- 2007-present Wentworth Institute of Technology: Review Critic & Thesis Advisor
- 2008-present Boston Architectural College: Review Critic

**Registrations and Affiliations**

- 2013 LEED Green Associate
- 2007 American Institute of Architects Associate Member

**ALLISON MARSCHLOK, ASSOCIATE AIA, LEED GREEN ASSOCIATE**

**Practice**

- 2011-present    Abacus Architects + Planners, Boston, MA: Architectural Designer  
- Revit Building Information Modeler  
- Designer and Modeler of various projects  
- Presentation and Proposal design, graphics
- 2010            Massachusetts Port Authority, East Boston, MA: Planning and Land  
Development Co-op  
- Drafter and Preliminary Designer  
- AutoCAD specialist
- 2008            Rochester Regional Community Design Center, Rochester, NY:  
Architectural Intern  
- Drafter of physical Vision Plans  
- Researcher and Author of planning documents

**Education**

- 2013            Northeastern University, Boston, MA: Master of Architecture  
2012            Northeastern University, Boston, MA: Bachelor of Science in  
Architecture: Magna Cum Laude

**Teaching**

- 2013            Northeastern University: Review Critic  
2010            AIAS Student Mentor

**Registrations and Affiliations**

- 2013            LEED Green Associate  
2013            American Institute of Architects Associate Member

PETER BULKELEY TERRACE

*Concord Housing Authority*

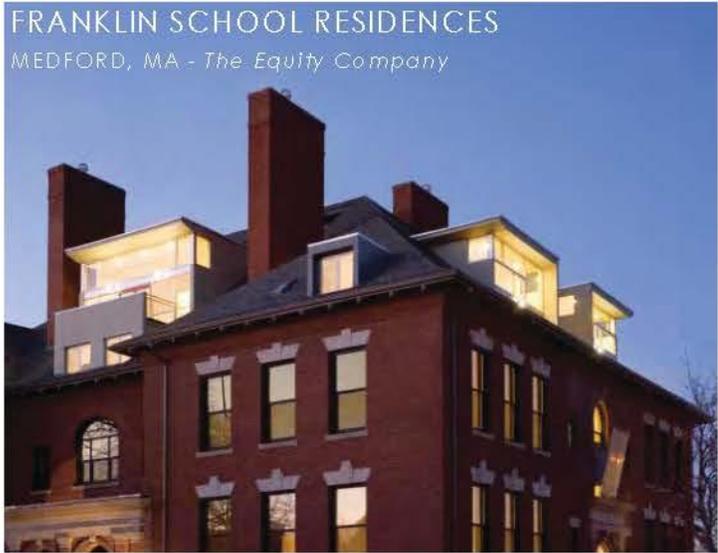


[ THE CHALLENGE ]

Transform an historic school into 28 one bedroom apartments and a senior center. Create community spaces that are warm and engaging to encourage social activity.

[ THE RESPONSE ]

A section of floor was removed to form a two story space as the center of community life. Stairs, balconies and overlooks connect to other social areas and the new entry and terrace that reach out to the surrounding gardens. Apartments are filled with natural light that take advantage of the oversized windows.



[ THE CHALLENGE ]

Convert a hundred year old school near Medford Center to 20 mixed income condominiums, preserving the traditional masonry facades while meeting the needs of contemporary living. Provide high performance building systems, natural ventilation and plentiful daylight throughout.

[ THE RESPONSE ]

A new penthouse level adds loft-like spaces beneath the existing roof. Double height dormers with wrap-around glazing open up to recessed terraces and skyline views beyond.  
A new aluminum-clad entry tower provides a counterpoint to the restored brick and stone. Careful planning provides intimately scaled spaces within dramatic, light filled interiors.



*BSA/AIA NY 2010 Housing Award*  
*Builder Association of Greater Boston 2007 Prism Award for Best Condominium Planning*

JEFFERSON PARK NEW FAMILY HOUSING

Cambridge Housing Authority



[ THE CHALLENGE ]

Replace a failing 108 unit public housing development with new multi-family construction. Meet contemporary design, construction and sustainability standards and reconnect to the surrounding neighborhood.

[ THE RESPONSE ]

Building fronts face a new avenue that is a continuation of existing Clifton Street; community spaces face onto Rindge Avenue. Apartments back onto courtyards that provide a sheltered place for play. Townhouses are stacked over flats giving every unit its own entry. Rain screen cladding, rain gardens, photovoltaic panels, and high efficiency systems will meet LEED standards.



## Urban Mixed Use Development

*New Atlantic Development*



New development revitalizes urban neighborhoods where infrastructure and public transportation are already available. Massing and building materials respond to the character of the context while meeting the needs of contemporary urban life.

[ COMMONWEALTH TERRACE, BOSTON, MA ]

40 mixed income apartments sit on top of parking that is integrated into the hillside site. The development's interlocked volumes clad in brick and metal scale it to the adjacent neighborhood. Photovoltaic panels, rainwater recycling, and efficient systems meet LEED equivalent standards.



**PASSIVE SOLAR ACCESSIBLE HOUSING**

*Stoneham Housing Authority*

*AIA/HUD Secretary's 2013 Housing  
Accessibility Alan J. Rothman Award*

*BSA 2013 Accessibility Honor Award*



[ THE CHALLENGE ]

Design accessible housing that provides natural light to all rooms and passive solar heating in north facing and south facing versions that can be built on a variety of urban/suburban infill sites. Provide layouts and amenities that meet a variety of Universal Design requirements.



[ THE RESPONSE ]

Interlocking volumes and material and color changes animate the duplex buildings. Pitched roofs are folded up to fit in wrap-around windows that track the winter sun through the sky, and reach out with broad overhangs to offer protection during the summer. Open interiors use projecting bays, ceiling height changes and carefully placed windows to define smaller scaled spaces.





## MENOTOMY MANOR

*Arlington Housing Authority*

*BSA 2011 Accessibility Honor Award*

### [ THE CHALLENGE ]

Enhance community character and provide ten barrier free apartments as part of a comprehensive modernization at an occupied 176 unit public housing townhouse development on a built out site.



### [ THE RESPONSE ]

Two new steel and wood entry towers provide access to reconfigured buildings and frame the main entry to the entire development. Public spaces were redesigned to reinforce the sense of community.



### [ THE RESPONSE ]

Additions turn side by side townhouses into accessible flats with a third flat above. Ramps are integrated into the massing as porches that engage the surrounding landscape.

As a result of careful communication and outreach, necessary zoning changes were supported by the community and unanimously approved at Town Meeting.



## ALLENCREST COMMUNITY CENTER

*Leominster Housing Authority*



*AIA/HUD Secretary's 2013 Housing and Community Informed Design Award*

*AIA New England 2012 Honor Award*

*Boston Society of Architects 2012 Honor Award*

### [ THE CHALLENGE ]

Design a new community center to accommodate meetings, after school and social activities at a public housing development in Leominster. Virtually all labor is to be provided by students at the local vocational high school supplemented by work and materials donated by area businesses.



### [ THE RESPONSE ]

The fiber-cement panel clad volume opens up to the south for passive solar heating in winter. Sun screens and operable windows maximize summer cooling. The barn-like form is simple but dignified and reinforces the building's public character.

Smaller study spaces open up off the central volume and provide for a range of different spatial needs. An operable wall and built-in carrels are constructed out of "green" particle board.



## GARFIELD FAMILY HOUSING

*Cambridge Housing Authority and The Equity Company*



*Massachusetts Housing Investment Corporation, 1998 First Award for Housing Design; Boston Society of Architects 1998 Design Award*

### [ THE CHALLENGE ]

Build eight affordable apartments on a prominent corner in Cambridge where Victorian Garfield Street meets commercial Massachusetts Avenue. Provide private entries for each unit and tuck parking around behind.



### [ THE RESPONSE ]

Four 3 bedroom townhouses are stacked above four two bedroom flats, stepping back to fit in porches and entry stairs. Pitched roofs and projecting bays reflect the regional vernacular with corner windows and wing walls updating it. Interiors are filled with light and open up to front and back porches.

We're active members of the communities we serve. That's why at Stantec, we always design with community in mind.

The Stantec community unites more than 15,000 employees working in over 250 locations. We collaborate across disciplines and industries to bring buildings, energy and resource, and infrastructure projects to life. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe. Stantec trades on the TSX and the NYSE under the symbol STN.

Our local team of landscape architects, planners, civil engineers, and graphic artists work collaboratively to provide comprehensive site design services to our clients. We have extensive experience providing design and permitting services for a wide range of clients throughout New England and the Northeast. From a local building site to neighborhood, community, and large scale regional projects, our services include: urban design; visioning; design visualization; master planning; park and recreation design; play areas; recreational design; bicycle, pedestrian, and multiuse trails and pathways; outdoor sports and athletic facilities; education and campus planning and design; transit oriented development; senior and multi-family housing; brownfield development; and public engagement.



Design with community in mind

## Senior Housing Experience

Planning, Landscape Architecture & Civil Engineering



### Allerton House, Weymouth, MA

Redevelopment of an existing elementary school site into 70 units of senior housing.

### Benchmark at Concord, Concord, NH

Landscape and site design for a 45-unit community for seniors with impaired memories.

### The Boulders at Riverwoods, Exeter, NH

Site design for a new continuing-care community, including stand-alone cottages, independent and assisted living, as well as a skilled nursing care component.

### Cabot Park Village, Newton, MA

Site design for 100 unit independent living facility.

### Campus House, Newton, MA

Miscellaneous on-going site renovation projects.

### Canterbury Woods, Amherst, NY

Site design for a new 500 unit Continuing Care Retirement Community including an exercise path system, courtyards and an Alzheimer garden.

### The Cedars, North Dartmouth, MA

Planting and courtyard design for 78-unit mixed-income assisted living community.

### Centerville Place, Centerville, MA

Renovation of an existing nursing home into a facility for people with dementia, including the site design of several courtyard gardens for residents' use.

### Chatham Senior Housing, Chatham, MA

Site planning and design of a 28 unit assisted living facility on Main Street in one of Cape Cod's most historic downtown.

### Classic Residence by Hyatt, Briarcliff Manor, NY

Landscape design, assistance with grading and site planning, and detailed plaza designs for luxury senior living development consisting of independent living, assisted living, and villas.

### Cohasset Senior Housing, Cohasset, MA

Study for the town of Cohasset to investigate the feasibility to dispose of town land for the development of 87 mixed income senior housing units.



Design with community in mind

## Senior Housing Experience

Planning, Landscape Architecture & Civil Engineering

### East Longmeadow Nursing Home, East Longmeadow, MA

Landscape architecture, civil engineering and permitting services, including a 3D perspective rendering, for an addition to the existing nursing home and associated proposed site work.



### Edgehill at Stamford, Stamford, CT

Development of a Continuing Care Retirement Community for Marriott Living Services Inc.

### Edgewood Life Care Facility, North Andover, MA

Site and planting design for a three phase continuing care retirement facility on a sloping site with a spectacular vista.



### The Elms at Mystic, Mystic, CT

Addition and renovation of a historic school building into 90 units of assisted living with spectacular views of the Mystic River.

### Genesis House, Brighton, MA

Design and implementation of a courtyard and memorial garden.

### Golda Meir House, Newton, MA

Site improvements for a 75 unit addition to an existing HUD development.



### Greystone Farm, Salem, NH

Landscape and site design for an assisted living facility with a specialty care community.

### Hampshire College Senior Housing Cottages, Amherst, MA

Master planning and landscape architectural services for 127 units of 55-and-over senior housing units in cottages and flats.

### Hancock Woods, West Roxbury, MA

Master Planning of a 1,100 unit continuing care retirement facility for seniors on a 50 acre site restricted by wetlands.



### Heritage at Danvers, Danvers, MA

Site design and permitting for a 70 unit assisted living facility adjacent to the Hunt Health Center.

### Heritage at Dartmouth, Dartmouth, MA

Site design and permitting for a 60 unit assisted living facility.

### Heritage at the Falls, Newton Lower Falls, MA

Site planning for a multi-use office and senior housing development located on the bank of the Charles River.

### Heritage at Framingham, Framingham, MA

Site design and permitting for a 90 unit housing/assisted living facility for residents with memory impairments, on a wooded site in the Nobscot section of Framingham.

Design with community in mind

## Senior Housing Experience

Planning, Landscape Architecture & Civil Engineering



### Heritage at Hingham, Hingham, MA

Site design and permitting for a 70 unit assisted living facility on 17 acres adjacent to an existing skilled nursing facility.

### Heritage at North Andover, North Andover, MA

Site planning for a 100 unit senior housing development.

### Heritage at Vernon Court, Newton, MA

Site design for a 100 unit assisted living elderly care facility which consists of renovations and additions to an existing historic structure.

### Heritage at Worcester, Worcester, MA

Site design and permitting for a 70 unit assisted living facility.

### Leah Estates, Ashland, MA

Acted as a development consultant from conceptual planning through construction of this project, directing the initial owner concept from a traditional 15-lot single-family subdivision into an age-restricted community of 55 homes.

### Meadowood Nursing Home, South Hadley, MA

Site improvements and courtyard design.

### MacDonough Place, Middletown, CT

Site design for a 70 unit assisted living facility with special focus on the central 70' x 120' interior garden, based on a 10 step "Cultural Heritage/Design Guidelines" format.

### The Meadows at Fuller Village, Milton, MA

Provided site planning and design services for this 156-unit one and two bedroom senior resident development.

### Nantucket Cottage Hospital, Nantucket, MA

Site studies for a 40 unit assisted living project and development of a continuum of care plan for island seniors.

### NewBridge on the Charles, Dedham, MA

Master planning, site design, environmental permitting and civil engineering services for a new intergenerational campus including 256 units of senior housing, and a 280-person longterm care facility.

### Northampton State Hospital, Northampton, MA

Provided site planning solutions for incorporating Senior Housing as a component to the overall development of the hospital.

### Orchard Hill, Sudbury, MA

Landscape and site design for an assisted living facility set on a significantly sloped site, with the focal point of the design being the development of an orchard of apple and pear trees.



Design with community in mind

## Senior Housing Experience

Planning, Landscape Architecture & Civil Engineering



**Regis College MultiGenerational Campus, Weston, MA**  
Master planning and permitting services for a 350 unit Continuing Care Retirement Community on the Regis College Campus.

**Scandinavian Living Facility, West Newton, MA**  
Landscape and civil design services for expansion of 19th century mansion by adding a new wing composed of 36 apartments, a fitness room, and a community center.

**Sherrill House, Brookline, MA**  
Developed a landscape master plan for a proposed addition to the existing building for this elderly and Alzheimer's care facility.

**Shillman House, Framingham, MA**  
Conceptual design and due diligence for a 150-unit assisted living development on an 8.8 acre parcel for the Jewish Community Housing for the Elderly (JCHE).

**Silver Lake Commons, Kingston, MA**  
Site analysis, schematic design and permitting for a 120-unit senior living campus set on 38 acres overlooking an existing lake and river.

**Spruce Woods, Durham, NH**  
Proposed 200 acre planned unit development/retirement community consisting of a 90 unit assisted living facility, 25 duplexes with an attached garage, 20 single family residences and a community center including a pool, tennis courts and an outdoor public park.

**St. Anne's Senior Living Facility, Rochester, NY**  
Provided a master plan study for the renovation and expansion of an existing facility.

**St. Joseph's Manor, Portland, ME**  
Courtyard Master Plan for an existing assisted living facility, including a rock garden, working garden, woodland garden and a "dry" stream pond garden.

**St. Thomas More Nursing Facility, Hyattsville, MD**  
Masterplanning and site design services for an existing nursing home.

**Tamarisk House (Shalom Village), Warwick, RI**  
Full site services including permitting, site planning, landscape architecture, and civil engineering for a 66-unit assisted living project.

**The Village at Northwoods, Taunton, MA**  
Site design for an 300 unit continuing care retirement facility for seniors on an environmentally sensitive site.



Design with community in mind

Joe has been involved in all aspects of project management, site master planning, and design. His work with architects, developers, and institutions has provided him with insight and knowledge of the overall design process, as well as, a strong understanding of site and planning issues. Joe enjoys the strategic aspect of the planning, permitting, and entitlement process and has led successful efforts for many complex projects. Prior to joining Stantec Joe was the President and CEO of the landscape architectural firm Geller DeVellis which he started in 1983. His current role at Stantec is Practice Leader for Landscape Architecture and Regional Leader for New England.

A current Fellow of the American Society of Landscape Architects, Joe has served on the faculty of the Boston Architectural College as an architectural studio design instructor and is currently serving on the college's Board of Overseers and was recently elected to the Boston Society of Architects Board as the Affiliate Member. He has written articles for Urban Land, School Construction News, School Planning Management, Business Officer, and The Boston Business Journal. Joe was elected as a member of the Brookline Board of Selectman where he served as a member and Chairman of the Board from 1993-2005. He is also the former Chairman of the Emerald Necklace Conservancy. This community and civic experience provided Joe the opportunity to hone his public engagement skills which he now uses when facilitating public meetings, workshops and design charrettes for projects in North America.

#### EDUCATION

Associate of Science, Landscape Construction,  
University of Massachusetts, Amherst,  
Massachusetts, 1976

Bachelor of Landscape Architecture, University of  
Toronto, Toronto, Ontario, 1980

#### REGISTRATIONS

Registered Landscape Architect #170, State of  
Rhode Island

Registered Landscape Architect #1261, State of  
New York

Registered Landscape Architect #2682, State of  
Maine

Registered Landscape Architect #719, State of  
Connecticut

Registered Landscape Architect #771,  
Commonwealth of Massachusetts

Registered Landscape Architect #467, Council of  
Landscape Architectural Registration Boards

#### MEMBERSHIPS

Affiliate Member of the Board, Boston Society of  
Architects

Trustee, Brookline Conservation Commission

Member and Fellow, American Society of  
Landscape Architects

Member, National Association of Industrial and  
Office Properties

Member, Urban Land Institute

Past President, Boston Society of Landscape  
Architects

#### AWARDS

2010 Boston Society of Landscape Architects -  
Honor Award in Institutional Design, NewBridge on  
the Charles Intergenerational Community

2008 Boston Society of Landscape Architects - Merit  
Award in Urban Design, Maverick Landing

*\* denotes projects completed with other firms*

*Design with community in mind*

2005 BSLA Merit Award, The Metropolitan

2003 BSLA Award of Excellence in Landscape Architecture

### PROJECT EXPERIENCE

#### Retirement Communities

Regis College MultiGenerational Campus\*, Weston, Massachusetts (Principal in Charge)

*Provided master planning and permitting services for a 350 unit Continuing Care Retirement Community on the Regis College Campus.*

Edgehill Retirement Community\*, Stamford, Connecticut (Principal in Charge)

*Provided site design for the development of a Continuing Care Retirement Community for Marriott Living Services Inc.*

Heritage at Vernon Court\*, Newton, Massachusetts (Principal in Charge)

*Provided site planning for a 100 unit assisted living elderly care facility which consists of renovations and additions to an existing historic structure.*

Heritage at North Andover\*, North Andover, Massachusetts (Principal in Charge)

*Provided site planning for a 100 unit senior housing development*

Heritage at Hingham\*, Hingham, Massachusetts (Principal in Charge)

*Provided site design and permitting for a 70 unit assisted living facility on 17 acres adjacent to an existing skilled nursing facility.*

Heritage at Framingham\*, Framingham, Massachusetts (Principal in Charge)

*Provided site design and permitting for a 90 unit housing/assisted living facility for residents with memory impairments.*

Heritage at Danvers\*, Danvers, Massachusetts (Principal in Charge)

*Provided site design and permitting for a 70 unit assisted living facility adjacent to the Hunt Health Center.*

Heritage at Dartmouth\*, Dartmouth, Massachusetts (Principal in Charge)

*Responsible for site design and permitting for a 60 unit assisted living facility.*

Heritage at the Falls\*, Newton Lower Falls, Massachusetts (Principal in Charge)

*Responsible for site planning of a multi-use office and senior housing development located on the bank of the Charles River.*

Heritage at Worcester\*, Worcester, Massachusetts (Principal in Charge)

*Responsible for site design and permitting of a 70 unit assisted living facility.*

NewBridge on the Charles Intergenerational Campus, Dedham, Massachusetts (Principal in Charge)

*Master planning through construction for 160 acre senior housing campus with a K-8 elementary school. Responsible for design review, client contact and all project permitting.*

#### Community Institutional

Church of the Latter Day Saints, Brookline, Massachusetts (Principal in Charge)

*Providing site design and permitting services for a new church located in a prominent site in Brookline.*

Temple Beth Elohim, Wellesley, Massachusetts (Principal in Charge)

*Reconstruction of a 150 family synagogue with an innovative stormwater and sustainable design approach.*

Temple Beth Avodah\*, Newton, Massachusetts (Principal in Charge)

*Provided renovations and additions to an existing synagogue facility. A separate Hebrew School was demolished and relocated and the entire site was reorganized and reconstructed with adequate parking and landscape improvements, including memorial gardens, play areas and an outdoor amphitheater.*

\* denotes projects completed with other firms

**Jewish Community Center\*, Newton, Massachusetts (Principal in Charge)**

*Completed site design for multi use, outdoor recreation facility including tennis courts, a community swimming pool and associated service facilities.*

**Jewish Community Center of Greater Boston - Camp Kingswood\*, Bridgton, Maine (Principal in Charge)**

*Provided master planning for the expansion of JCC overnight camp including new staff housing, bunks, shower facilities and an outdoor worship area.*

**Jewish Community Day School\*, Newton, Massachusetts (Principal in Charge)**

*Provided site selection and design for a 200 student K-8 day school in a renovated office complex.*

**Jewish Federation of Greater Hartford, West Hartford, Connecticut (Principal in Charge)**

*Provided master planning, site planning and permitting for the expansion of the existing JCC facility along with construction of a new 15,000 square foot administration building and 250-student Hebrew High School of New England.*

**Education**

**Bentley College Feasibility Study\*, Waltham, Massachusetts (Principal in Charge)**

*Provided feasibility studies for a 110 acre parcel as part of a larger campus master plan.*

**Rashi School, Dedham, Massachusetts (Principal in Charge)**

*Provided site selection studies and playground and parking implementation planning.*

**Baker School Memorial Garden\*, Brookline, Massachusetts (Principal in Charge)**

*provided landscape architectural services for a memorial garden and plaza which now serves as an outdoor classroom and gathering space for the K-8 school.*

**The Park School, Brookline, Massachusetts (Principal in Charge)**

*Provided design and construction administration for a school expansion including new entrance, playground and athletic master plan.*

**Cambridge Ellis School Playground, Cambridge, Massachusetts (Principal in Charge)**

*Landscape architectural services for the renovation of the school playground.*

**University of Massachusetts Residence Halls, Amherst, Massachusetts (Principal in Charge)**

*Master planning and first phase implementation for a new 1500-bed residence hall complex.*

**Brandeis University Rose Art Museum\*, Waltham, Massachusetts (Principal in Charge)**

*Site planning and permitting for addition to University museum including a large sculpture garden. The museum's proximity to wetlands, sensitivity to the existing site, and accessibility to the new sculpture courtyard and museum entrance were the main challenges.*

**University of Massachusetts Studio Arts Building, Amherst, Massachusetts (Principal in Charge)**

*Site design services - Schematic design through construction administration.*

**Boston College Master Plan, Chestnut Hill and Newton, Massachusetts (Principal in Charge)**

*Provided guidelines for circulation, planting, furnishings, signage and lighting in order to provide a consistent character throughout the campus. Design recommendations for the critical areas of the Campus were also developed and the construction costs of proposed improvements were calculated.*

**Healthcare**

**Various Project, Steward Health Care System, Various, Massachusetts (Principal in Charge)**

*Coordinated site civil, environmental, and transportation services for improvements to all of the Steward facilities throughout Massachusetts. Constructed projects include additions and other improvements at St. Elizabeth's Hospital, Morton Hospital, St. Anne's Hospital, Nashoba Health Care, Carney Hospital, Laboure College, and Holy Family Hospital.*

\* denotes projects completed with other firms

**Baystate Medical Center Hospital of the Future Expansion, Springfield, Massachusetts (Principal in Charge)**

*Reviewed site design elements such as site circulation, ambulance ways, emergency drop-off, and way finding, and provided design services for the site landscaping, green roof, and roof gardens for the \$259 million expansion.*

**Morton Hospital Rehabilitation, Taunton, Massachusetts (Principal in Charge)**

*Provided site rehabilitation services for this community hospital.*

**NewBridge on the Charles Critical Care Hospital, Dedham, Massachusetts (Principal in Charge)**

*Provided landscape architectural services and site design for courtyards, gardens, and entryways.*

**Brattleboro Memorial Hospital\*, Brattleboro, Vermont (Principal in Charge)**

*Master planning and phased site work for a large community hospital. The project involved complete rehabilitation of the site, new entrance and heliport.*

**Monadnock Hospital\*, Peterborough, New Hampshire (Principal in Charge)**

*Provided site planning and implementation for renovations and additions to a community based facility, including a new entrance and parking circulation medical office building and a new health and rehabilitation center.*

**Caritas St. Elizabeth's Medical Center\*, Boston, Massachusetts (Principal in Charge)**

*Provided landscape architectural services for a parking garage on the hospital campus.*

**Elliot Hospital - Optima Health Care Facility\*, Manchester, New Hampshire (Principal in Charge)**

*Provided master planning and three phase construction implementation over a ten year period for a 300 bed community hospital. Projects included complete site redevelopment for entry, emergency room facilities, new oncology department and a heliport.*

**Mixed-Use**

**The Metropolitan\*, Boston, Massachusetts (Principal in Charge)**

*Provided site design services for the roof deck courtyard of a residential / retail development in Boston's Chinatown district.*

**Hartford 21\*, Hartford, Connecticut (Principal in Charge)**

*Full landscape architectural design services for 1,300 linear feet of streetscape improvements as part of a four acre, mixed-use redevelopment.*

**One Brigham Circle\*, Boston, Massachusetts (Principal in Charge)**

*Responsible for design review, client contact, city and state permitting process along with neighborhood and public participation for this mixed-use office/retail development. Site design included a 5 acre urban park.*

**Multi-Unit / Family Residential**

**Archstone at Stamford\*, Stamford, Connecticut (Principal in Charge)**

*Provided site and landscape design for the new, 161-unit, private multi-family housing community located in urban Stamford.*

**Maverick Landing, Boston, Massachusetts (Principal in Charge)**

*Provided schematic design thru construction administration for 426-unit Hope IV Development along the East Boston waterfront.*

\* denotes projects completed with other firms

Frank has over 21 years of experience as project manager of site/civil engineering projects from initial project formulation through completion of construction. He is experienced in a broad range of civil engineering practices, with a focus on stormwater management. Other areas of expertise include sewer system and water systems analysis and design, as well as local, state, and federal permitting. He works closely with both civil engineers and landscape architects within the firm to produce innovative and functional designs, and he is also a leader in sustainable design and low impact development.

**EDUCATION**

Bachelor of Science in Civil Engineering, Worcester Polytechnic Institute, Worcester, Massachusetts, 1992

Master of Business Administration, Suffolk University, Boston, Massachusetts, 2003

**REGISTRATIONS**

Professional Engineer # 40203, Commonwealth of Massachusetts

Approved Soil Evaluator #SE 1081, Commonwealth of Massachusetts

**AWARDS**

2010 Boston Society of Landscape Architects - Honor Award in Institutional Design, NewBridge on the Charles Intergenerational Community

2009 Boston Society of Architects Honor Award for Design Excellence, The Park School

2009 Boston Society of Architects - Harleston Parker Medal, Harry Parker Boathouse – Community Rowing Inc.

2008 ASBA Distinguished Sports Field Facility Award, Teddy Ebersol's Red Sox Fields

2007 ASBA Distinguished Multi-Purpose Turf Facility, Harvard Stadium Field

2007 AGC of Massachusetts - Performance Award, Harvard University Stadium Renovations

2007 School Planning & Management Magazine, Education Design Showcase Project of Distinction, Harvard Stadium Field Renovations

2007 BSLA John M. Clancy Award for the Design of Socially Responsible Housing, Trolley Square

2007 AIA Excellence in Affordable Green Housing, Trolley Square

**PROJECT EXPERIENCE**

**Commercial / Retail Development**

New Showcase Cinema\*, Worcester, Massachusetts (Project Engineer)

*Provided sitework construction administration. Reviewed shop drawing detail submittals for new 7-screen cinema. Attended weekly construction meetings to conduct inspections, address subcontractor issues, and provide engineering support.*

Proposed Supermarket Development\*, Waltham, Massachusetts (Project Engineer)

*Site feasibility analysis relative to utility services, floodplain management, and the MCP process. Location of 100-year floodplain constrained development and required study to ensure compliance with requirements of Wetlands Protection Act.*

Cronin's Landing\*, Waltham, Massachusetts (Project Engineer)

*Prepared design documents for redevelopment of retail property into new retail/commercial/residential development. Responsibilities included engineering calculations for design plans and permitting documents, including floodplain replication volumes for construction within floodplain of Charles River, and hydrologic and hydraulic calculations.*

\* denotes projects completed with other firms

**Tyree Organization, Ltd.\*, Westborough, Massachusetts (Project Manager)**

*Prepared design plans and permit submittals for facility expansion. Plans included parking expansion and gravel storage area layout and grading. Drainage design included sediment and detention basin design, and incorporation of Best Management Practices. Obtained Order of Conditions from Conservation Commission and Site Plan Approval from Planning Board.*

**Walnut Plaza\*, Saugus, Massachusetts (Project Engineer)**

*Provided concept site plans for redevelopment of retail/commercial property. Included redesign of site entrance roadways and curb cuts on Route 1 and Walnut Street, in coordination with MassDOT's reconstruction of Walnut Street. Also included layout of proposed new retail buildings, site circulation roadways, parking to accommodate developer's and zoning by-law requirements.*

**New Hampshire International Speedway\*, Loudon, New Hampshire (Project Engineer)**

*Drainage design and relocation of brook through the track infield, culvert design, hydrology and hydraulics calculations.*

**U.S. Boat Retail Building Expansion\*, Danvers, Massachusetts (Project Manager)**

*Prepared site plan review application and construction documents for expansion of U.S. boat retail store at the Endicott Plaza.*

**Solomon Pond Mall\*, Marlborough, Massachusetts (Project Engineer)**

*Design of detention basins and outlet control structures, as well as preparation of drainage calculations.*

**Winter Plaza\*, Bridgewater, Massachusetts (Project Manager)**

*Prepared construction and permit documents for construction of a new 7,500 sf office/retails building. Responsible for site layout, grading, drainage design, and utility design. Permits obtained from the Town of Bridgewater Planning Board.*

**Edward's Movers\*, Easton, Massachusetts (Project Manager)**

*Prepared construction and permit documents for construction of a new 24,000 sf warehouse/office building. Responsible for site layout, grading, drainage design, utility design, site lighting and landscaping. Permits obtained from the Town of Easton Conservation Commission and Planning Board.*

**Community Institutional**

**Our Lady of Grace Parish, Pepperell, Massachusetts (Project Manager)**

*Site evaluation of three sites for new church to assist in the Archdiocese of Boston in site selection.*

**Congregation Shareii Tefillah, Newton, Massachusetts (Project Engineer)**

*Provided planning and engineering design for new temple and related sitework.*

**Review Services\*, Various Massachusetts Municipalities**

*Project Engineer responsible for professional review services provided for planning boards, boards of health, and conservation commissions for residential and commercial/retail/industrial projects in Hopkinton, Billerica, and Groton, MA.*

**Falmouth Public Library, Falmouth, Massachusetts (Project Engineer)**

*Engineering and permitting for new addition to the existing library building. Permitting included special permit from the Town of Falmouth.*

**Mt. Auburn Street Day Care at Harvard University, Cambridge, Massachusetts (Project Manager)**

*Planning, design and permitting for the construction of a 11,150 square foot day care center. The project will incorporate sustainable design features and should be suitable for LEED certification.*

\* denotes projects completed with other firms

**Temple Beth Elohim Renovation & Day Care Facility, Wellesley, Massachusetts (Project Manager)**

*Site design and permitting services for the construction of a new temple. Improvements included a circular drive-way, handicap accessibility, a covered walkway, new utilities and drainage, and a new parking area. Green design concepts were incorporated into this low-impact development.*

**Healthcare**

**The Mallory Building Renovation, Boston, Massachusetts (Project Manager)**

*Civil engineering services for a building which was renovated into Healthcare for the Homeless. Services include all new utility services for drainage, sewer, gas and electric.*

**Saint Anne's Hospital, Stormwater Immediate Response Plan, Fall River, Massachusetts**

*Project Engineer for the immediate identification of the causes of flooding, and provided short-term direction to hospital facilities staff and contractors to implement measures to reduce the likelihood of future flooding. Designed and oversaw installation of raised driveway aprons to keep flood waters from entering the lower, more vulnerable areas of the hospital and specified backwater valves for all hospital sewer and drain services. Developed strategies and designs for separation of hospital services from the City's combined sewer system as the desired long-term solution.*

**St. Elizabeth's Medical Center, MRI Entrance Access Walkway, Brighton, Massachusetts**

*Project Manager for the design of an accessible route, consisting of a new curb cut, walkway, parking lot striping and signage, and a new crosswalk, linking the parking lot to the MRI entrance.*

**St. Elizabeth's Medical Center, Steam Repair, Brighton, Massachusetts**

*Project Manager who assisted in finding and evaluating the location and the extent of the leak, identified the location of other utilities in the vicinity of the leak, and made recommendations for repair. Performed detailed utility designation to locate all existing utilities, mapping to document the location of each utility, leak detection to confirm the location of the leak, and vacuum excavations to confirm existing utility locations, depths, material and condition.*

**Mixed-Use**

**MarketStreet Lynnfield Lifestyle Center- Permitting, Lynnfield, Massachusetts (Project Engineer)**

*Lead engineer for permitting services for a 200 acre mixed-use lifestyle center development located on a former golf course.*

**Waterstone at Wellesley, Wellesley, Massachusetts (Project Engineer)**

*Site design and permitting for mixed use project located on the Charles River, consisting of 141 residential units and 33,000 square feet of, retail/office space. Design of major gravity and sewer force main servicing approximately 1/3 of the Town of Wellesley. Permitting including Special Permits and Notice of Intent.*

**111 Boylston Street, Brookline, Massachusetts (Project Manager)**

*Site design and permitting services for new mixed use project including retail and office space.*

**Multi-Unit / Family Residential**

**Arborpoint and the Villages at Seven Springs, Burlington, Massachusetts (Project Engineer)**

*Lead engineer for a residential community consisting of 425 apartment and condominium units. Design and permitting phases included Planning Board Approval, Conservation Commission Notice of Intent, Sewer Extension Permit and full MEPA review.*

**Madison Park, Boston, Massachusetts (Project Manager)**

*Site restoration after excavation and installation of mini-piles to stop the settling of buildings at the site. Design elements included walkways, stairways and building entrances as well as utilities.*

**Leyden Woods, Greenfield, Massachusetts (Project Manager)**

*Master planning, design and permitting for reconstruction of existing 200-unit housing development. Permitting included Notice of Intent from the City's Conservation Commission and Special Permits from the City's Zoning Board of Appeals.*

\* denotes projects completed with other firms

**Wildwood Glen\*, Hopkinton, Massachusetts (Project Engineer)**

*Provided design of 50+/- lot subdivision. Responsibilities included subsurface investigations to evaluate lot feasibility, design of roadways, drainage facilities and utility designs. Drainage elements included drainage system layout and pipe sizing, detention basin design, preparation of drainage calculations to support design, and permitting documents including Notice of Intent and planning board review.*

**Emery Lane\*, East Bridgewater, Massachusetts (Project Manager)**

*Roadway and drainage design for 5-lot subdivision. Participated in planning board and conservation commission approval process.*

**Princess Pines\*, Bridgewater, Massachusetts (Project Manager)**

*Provided roadway and drainage design for 6-lot subdivision. Participated in planning board and conservation commission approval process. Conducted soil evaluations to confirm the suitability of soils for stormwater infiltration and subsurface sewage disposal.*

**Scotland Pines\*, Bridgewater, Massachusetts (Project Manager)**

*Roadway and drainage design for 14-lot subdivision. Participated in planning board and conservation commission approval process. Conducted soil evaluations to confirm the suitability of soils for stormwater infiltration and subsurface sewage disposal.*

**Easton Country Estates\*, Easton, Massachusetts (Project Manager)**

*Roadway and drainage design for 72-lot age-restricted subdivision. Participation in the 40B approval process.*

**Roadway Design, Corey Estates\*, Easton, Massachusetts (Project Manager)**

*Roadway and drainage design for four-lot subdivision. Participated in Planning Board and Conservation Commission approval process.*

**Westbridge Landing\*, West Bridgewater, Massachusetts (Project Manager)**

*Provided site layout, grading and drainage, and utility design for 80-unit age-restricted development. Participated in 40B approval process.*

**Highland Estates\*, Cohasset, Massachusetts (Project Manager)**

*Provided roadway and drainage design for 14-lot subdivision. Participated in Planning Board approval process.*

**Cedarmere Development\*, Cohasset, Massachusetts (Project Engineer)**

*Provided conceptual design of leaching facilities for on-site wastewater disposal. Conducted soil evaluations to assess the suitability for on-site wastewater disposal. Evaluation of alternative wastewater disposal options including construction of force main to existing sewer collection system in adjacent municipality. Drainage design to support site plan documents including hydrology calculations, hydraulic calculations, drainage system design, and pipe sizing calculations. Participation in Planning Board and approval process. Soil evaluator for 105 unit age-restricted residential development*

**Norwood Gardens, Norwood, Massachusetts (Project Engineer)**

*Civil engineering and permitting. Site and utility design for new clubhouse and associated parking and roadways located within floodplain and within wetland resource areas.*

**Norwest Woods, Norwood, Massachusetts**

*Civil engineering including site and utility design for two new apartment buildings. Permitting included site plan review.*

**Sewer System Design**

**Residential Septic System Designs\*, Various Massachusetts Locations (Project Manager)**

*Design of Title 5 systems for new construction and repairs at over two-dozen locations. Projects have required variances from local Board of Health and Department of Environmental Protection for relief from Title 5 requirements.*

\* denotes projects completed with other firms

**Commercial Septic System Designs\*, Various Massachusetts Locations (Project Manager)**

*Responsible for the design of Title 5 repairs for projects including Honey Dew Donuts, West Bridgewater and Mutual Oil, East Bridgewater.*

**Grace Ryder Elderly Housing\*, Marshfield, Massachusetts (Project Manager)**

*Provided design of the replacement for failed septic system, including septic tanks, dosing chamber, pressure distribution system, and leaching field. Project required variances from the Department of Environmental Protection for relief from Title 5 requirements.*

**Stormwater Management**

**Summera Residence, Brookline, Massachusetts (Project Engineer)**

*Design of this large residential project includes the use of permeable pavement, bioretention basins, water quality swales, and subsurface detention and infiltration chambers.*

**Rivers School Student Center, Weston, Massachusetts (Project Engineer)**

*Stormwater design for this new building project includes permeable pavement for site walkways, bioretention basins, and subsurface chambers for detention and infiltration.*

**Temple Beth Elohim, Wellesley, Massachusetts (Project Engineer)**

*Stormwater management for the construction of a new temple and related site improvements included bioretention swales, rain gardens and permeable pavement.*

**Newbridge on the Charles Intergenerational Community - Permitting, Dedham, Massachusetts (Project Manager)**

*Civil engineering and permitting services for a new 162 acre campus along the Charles River. Site design includes Low Impact Development techniques, rain water harvesting, xeriscaping, and innovative stormwater management.*

**Trolley Square\*, Cambridge, Massachusetts (Project Manager)**

*Provided stormwater management system design for this residential development. Included rainwater harvesting system for the development's irrigation system. Focused on sustainability and water conservation for the courtyard.*

**Walgreens, Dedham, Massachusetts (Project Manager)**

*Provided civil engineering design, permitting and construction administration services for the construction of a new retail store. Services included permitting with the Town of Dedham's Zoning Board of Appeals, Planning Board, and Conservation Commission. The stormwater design used low impact development techniques including bio-retention swales and underground detention and infiltration.*

**Recreational Fields, Town of Dedham, Massachusetts (Project Engineer)**

*Permitting and civil engineering services for construction of new playing fields and associated parking and roadways on property acquired by the Town of Dedham. Permitting including Army Corp of Engineers permit for flood plain easement and Notice of Intent application with the Town.*

**James Hall Renovation - University of New Hampshire, Durham, New Hampshire (Project Engineer)**

*Civil engineering for 70,000 square foot addition to the existing James Hall included design of permeable pavers for courtyard areas and the design of rainwater harvesting system for the reuse of stormwater within the new building for toilet facilities.*

**Community Rowing Inc, Boston, Massachusetts (Project Manager)**

*Site planning and engineering services for a new boathouse and parking facilities on the bank of the Charles River. Innovative stormwater management included bioretention basins and subsurface storage and infiltration of all roof areas. Secured permits through the Boston Conservation Commission.*

**Water**

**Various Water Impact Reports\*, Mansfield, Massachusetts (Project Manager)**

*Prepared water impact reports to comply with the Town of Mansfield's Water Connection Policy.*

\* denotes projects completed with other firms

**Water Storage Tank Repair\*, Newport, Rhode Island  
(Project Manager/Engineer)**

*Developed plans and specifications for water storage tank repairs and painting. Prepared plans, specifications, construction administration, bidding assistance and contract administration; coordinated with Dept. of Health and Dept. of Environmental Management for permitting and funding.*

**Water Distribution System Study, US Secret Service  
and USDA APHIS Facilities\*, Beltsville, Maryland  
(Project Engineer)**

*Provided a study to assess capacity of existing water distribution system to provide adequate fire protection to new buildings being constructed at US Secret Service and USDA APHIS facilities. Work included fire flow testing, development of hydraulic model of distribution system, and analysis of distribution system capacity to respond to fire flow scenarios. Recommendations included construction of new water mains to increase flow capacity and minimize losses; installation of fire pump for APHIS.*

**Water Treatment**

**Pennichuck Water Works\*, Nashua, New Hampshire  
(Project Engineer)**

*Provided design of sitework and utilities for addition to the existing water treatment plant. Permitting included NH Department of Environmental Services Dredge and Fill Permit and City of Nashua's Conservation Commission, Zoning Board of Adjustment, and Planning Board.*

\* denotes projects completed with other firms

Steven has eleven years of experience as a Landscape Architect and currently manages drawing and specification preparation and construction administration for universities, private schools, multi-family residential developments, senior housing, and health care facilities. He is proficient in AutoCAD, Adobe Photoshop, and SketchUp used for both drafting plans and preparing graphic presentations.

Steven was heavily involved in the design, documentation, and construction administration phases for the North Residences and Studio Arts Building projects at the University of Massachusetts Amherst, and for Temple Beth Elohim in Wellesley, Massachusetts.

Steven's recent multi-family residential experience includes construction documents and construction administration for Washington Beech in Roslindale, Massachusetts and Charlesview Residences in Brighton, Massachusetts, as well as extensive permitting drawings and presentation plan graphics for One Webster Avenue in Chelsea, Massachusetts.

### EDUCATION

Bachelor of Landscape Architecture, University of Rhode Island, Kingston, Rhode Island, 2004

### REGISTRATIONS

Registered Landscape Architect #1564,  
Commonwealth of Massachusetts

### PROJECT EXPERIENCE

#### Community Institutional

Temple Beth Elohim, Wellesley, Massachusetts  
(Project Landscape Architect)

*Steven prepared drawings for all phases of design and permitting for a new Temple and Childcare playground. The design utilizes sustainable site features such as pervious pavements, native plantings, and bioretention systems. He attended client meetings and was heavily involved in the design of the playground which used the site's existing natural features to create play opportunities for multiple age groups.*

Quincy Medical Center Lobby Addition, Quincy,  
Massachusetts (Project Manager)

*Steven led a team of Landscape Architects and Civil Engineers in preparing drawings and specifications for all phases of design and permitting for a re-imagined entrance facility and parking lot at an existing hospital. He assisted in designing a new vehicular entrance road, pedestrian drop-off area, and plantings. During construction, he assumed the role of project manager and handled the day to day coordination with the client, consultants, and the contractor.*

#### Education

Greenwich Country Day School Upper School and Theatre, Greenwich, Connecticut (Project Landscape Architect)

*Steven prepared drawings for all phases of design for the new Upper School and Theatre buildings on an existing private school campus. He was involved in the vehicular circulation master plan and the design of site features such as an outdoor amphitheater, competition and practice lacrosse fields, bluestone plazas, walking trails, and contributed to the design of bioretention areas on site. He assisted the Project Manager with the preparation of project specifications for all phases of design. He prepared presentation plan renderings. Steven took an active role in all construction administration efforts, and attended client meetings to coordinate with client, owner, contractor, and other subconsultants as needed during the project.*

Pierce School Amphitheater, Brookline,  
Massachusetts (Project Landscape Architect)

*Steven prepared drawings and specifications for all phases of design for a new Amphitheater space located on a green roof above an underground parking garage. He attended design charrettes with school staff to gain an understanding of the current space use and future programming needs. Steven assisted the Project Manager with the preparation of project specifications and an accessibility variance application which was later approved by the state architectural access board. Steven prepared presentation plan renderings using Photoshop for the design charrettes and variance application.*

\* denotes projects completed with other firms

Design with community in mind

## Steven Tierney RLA

Associate / Landscape Architect

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### **Worcester State University Wellness Center, Worcester, Massachusetts (Project Manager)**

*Steven managed drawing and specification preparation and LEED documentation for the site design of a new campus athletic and health facility and adjacent campus quadrangle. As project manager, Steven coordinated with other consultants and attended client meetings as required during the project.*

### **Northern Essex Community College – Allied Health and Technology Building, Lawrence, Massachusetts (Project Manager)**

*Steven managed drawing, specification, and LEED documentation preparation for the site design at NECC's new building. He led the design of a curvilinear courtyard space incorporating native grasses, patios, and architectural fencing, and coordinated the design of a high efficiency irrigation system utilizing an underground cistern. Steven managed construction administration efforts and attended client meetings to coordinate with the client, owner, contractor, and other subconsultants as needed during the project.*

### **University of Massachusetts Studio Arts Building\*, Amherst, Massachusetts (Project Landscape Architect)**

*Steven prepared drawings and specifications for all phases of design for a new campus Arts facility. He led the design of an amphitheater, student artwork display garden, exterior plaza spaces, and drought tolerant plantings. During the design process, he prepared presentation plan renderings. Steven managed Stantec's construction administration efforts and attended client meetings and directly coordinated with the client, owner, contractor, and other subconsultants as needed during the project.*

### **University of Massachusetts North Residences\*, Amherst, Massachusetts (Project Landscape Architect)**

*Steven prepared drawings and assisted the Project Manager with the preparation of project specifications for all phases of design. He prepared presentation plan renderings using Photoshop which have been used by Umass in marketing efforts. Steven took an active role in construction administration including submittal review and preparation of documents such as field reports and punch lists. Steven attended client meetings and directly coordinated with the client, owner, contractor, and other subconsultants as needed during the project.*

### **Mixed-Use**

#### **Charlesview Housing, Brighton, Massachusetts (Project Manager)**

*Steven prepared drawings for permitting and all phases of design for an 8 acre housing and retail project. He was involved in the design of site features including multi-family residential courtyards and open spaces, a memorial garden, a public streetscape, and a sizable green roof located above a parking garage. He assisted the design Project Manager in preparing for and attended client meetings to coordinate with client, owner, contractor, manufacturers, and other subconsultants as needed during the design phase. Steven prepared presentation plan renderings during all phases of design. During construction, he assumed the role of project manager and handled the day to day coordination with the client, consultants, and the contractor.*

#### **One Webster Avenue, Chelsea, Massachusetts (Project Manager)**

*Steven managed the preparation of project specifications and plans for all phases of design and permitting for a new multi-family and commercial retail building at a prominent location in Chelsea. He led the design of site features including a residential courtyard, entry plazas, and public streetscape. Steven managed construction administration efforts, and attended client meetings to coordinate with the client, owner, contractor, and other subconsultants as needed during the project.*

\* denotes projects completed with other firms

**Multi-Unit / Family Residential**

**Bridges at Westford, Westford, Massachusetts  
(Project Manager)**

*Steven managed a team of Landscape Architects and Civil Engineers throughout all phases of design and permitting for the site design at a new 54 bed high-end assisted living facility. The project includes two landscaped memory care courtyards and involves substantial stormwater management techniques to comply with town requirements. Steven coordinated directly with the owner, contractor, and other design consultants as needed throughout the course of the project.*

**Mattapan Heights Phase V, Mattapan,  
Massachusetts (Project Landscape Architect)**

*Steven prepared drawings and specifications for all phases of design. He was involved in the planting design of two large stormwater management basins and a memorial plaza space. He assisted the Project Manager with construction administration efforts and attended client meetings to coordinate with client, owner, contractor, and other subconsultants as needed during the project.*

**Putnam Green, Cambridge, Massachusetts (Project  
Manager)**

*Steven assisted in the preparation of Construction Document drawings and prepared LEED documentation for a project consisting of two townhome buildings and one mid-rise building. He was involved in the design of site features including a residential courtyard with a synthetic turf green space, granite walls, porous pavements, streetscape, and private backyard spaces. He managed Stantec's construction administration efforts and attended client meetings to coordinate with client, owner, contractor, and other subconsultants as needed during the project.*

**Box District Projects, Chelsea, Massachusetts  
(Project Landscape Architect)**

*Steven prepared drawings for all phases of design and permitting for multiple projects in Chelsea's revitalized Box District. When required, he coordinated information required to obtain LEED credits. He was involved in the design of site features including residential courtyards, streetscapes, and private backyard spaces for the Highland Homes, Janus Apartments, Atlas Lofts, Highland Terrace, and 44 Gerrish Avenue projects. He managed construction administration efforts for all of these projects and attended client meetings to coordinate with client, owner, contractor, and other subconsultants as needed during the project.*

**Washington Beech Housing, Roslindale,  
Massachusetts (Project Landscape Architect)**

*Steven prepared drawings for all phases of design including Schematic Design, Design Development, and Construction Documents using AutoCAD. He was involved in the design of site features including an urban playground, residential courtyard, monumental entrance stair and private backyard spaces. He assisted the Project Manager with construction administration efforts and attended client meetings to coordinate with client, owner, contractor, and other subconsultants as needed during the project. He coordinated information required for LEED credits. Steven prepared presentation plan renderings using Photoshop for all phases of design.*

\* denotes projects completed with other firms

## COMPANY PROFILE

218 North Main St, West Bridgewater, MA 02379  
Phone: 508-580-4696 Fax: 508-580-4962

### Project Types

- Transportation – Airports, MBTA/AMTRAK Right of Ways/Stations and Roadways
- Educational – Private Schools, Universities and K-12
- Commercial – Industrial Parks and Office buildings
- Retail – Supermarkets, Restaurants and Department Stores
- Health Care – Hospitals and Assisted Living Centers
- Institutional – Prisons, Court Houses and Police Stations
- Rivers, Reservoirs, Bridges – Topography, Cross-sections, and Bathymetry
- Environmental – Hazardous Waste Sites, Well locations and AUL's. (OSHA Certified)
- Construction – multi level commercial steel structures and site layout
- Residential – Condominiums and Subdivisions

*No charge for travel time for construction projects within 75 miles of our office.*

#### Contact:

Pamela Welch, PLS, President  
508 580-4696 x202  
[pwelch@welchinc.com](mailto:pwelch@welchinc.com)  
[www.welchinc.com](http://www.welchinc.com)

Welch Associates was founded in 1993 and is certified as a Woman Business Enterprise (WBE) and a Disadvantaged Business Enterprise (DBE) by the State of Massachusetts and the State of Rhode Island. We have Professional Land Surveyors Registered in four states.

Welch Associates specializes in performing Existing Conditions Surveys for design professionals such as engineers and architects for proposed roadway, bridge, high school, university, airport, railway, industrial, commercial, residential and institutional projects as well as title insurance surveys (ALTA/ACSM) for companies involved in major land transactions.

All of our Existing Conditions Surveys require an in-depth survey of all above and below ground public and private utilities, including the locations of utility easements. Surveying Right of Ways of roadways, railroads and utilities is also a major part of most of our projects.

Our surveys are performed utilizing robotic total stations, data collectors and RTK GPS equipment, with all field data being transferred directly via computer into the AUTOCAD software package. All of our survey plans are computer generated using AUTOCAD Civil 3D 2013.

Due to the size and scope of many of our projects, we carry a one million dollar Professional Liability Insurance Policy, a two million dollar General Liability Policy and a five million dollar Umbrella Policy.

Welch is a close knit team comprised of 15 dedicated professionals, most of who have been with the company for over 10 years. By maintaining the same professional staff, we work as a highly efficient team enabling us to meet tight time frames and offer competitive fees. Most importantly, we are team players.

*"We Go The Distance!"*



## Welch Associates Land Surveyors, Inc.

**Kraig Kilpatrick, Professional Land Surveyor**  
Project Manager/Survey Manager

Kraig graduated from the University of New Hampshire with a degree in Wildlife Biology. During his time at UNH, he took several Land Surveying courses and developed a life-long interest in the profession. After graduation, Kraig began work at Welch Associates Land Surveyors, Inc. and continued to strengthen his Land Surveying knowledge base by taking classes at UMASS Lowell and Wentworth Institute of Technology. Shortly after obtaining his professional registration, Kraig took over the responsibilities as Survey Manager at Welch Associates and is now in his 18<sup>th</sup> year of employment with the firm. His primary responsibilities include managing all aspects of the field survey operations, performing boundary calculations and managing the construction layout division. Kraig's extensive experience working in all facets of the profession make him an extremely qualified and competent manager of all types of projects.

**Education:** University of New Hampshire  
B.S. Wildlife Management - 1995

**Registrations:** Professional Land Surveyor, Massachusetts - Registration # 46124

**Affiliations:** Massachusetts Association of Land Surveyors and Civil Engineers, Inc. (MALSCE)

**Sharon Station (MBTA)**  
Track Monitoring/Reports  
Sharon, MA

**University of Rhode Island**  
Baird Hill Residence Hall  
Kingston, RI

**Warwick Intermodal Station**  
High Speed Track Monitoring  
Warwick, RI

**Worcester Psychiatric Hospital**  
Construction Layout Services  
Worcester, MA

**University of Rhode Island**  
Chemistry Building  
Kingston, RI

**Rhode Island College**  
Arts Center  
Providence, RI

**Harvard University**  
Various Utility Projects  
Cambridge, MA

**Brandeis University**  
Rose Art Museum  
Waltham, MA

**Rhode Island School of Design**  
Campus Base Mapping  
Providence, RI

**North Central State Airport**  
Taxi-way/Apron Base Mapping  
Lincoln/Smithfield, RI

**WPI Recreation Center**  
Construction Layout Services  
Worcester, MA

**Beverly Municipal Airport**  
Taxi-way Survey & Other Services  
Beverly, MA

**Providence Station**  
Construction Layout (AMTRAK)  
Providence, RI

**Wickford Station**  
Construction Layout (AMTRAK)  
Wickford, RI

# Welch Associates Land Surveyors, Inc.

## Pamela Welch, Professional Land Surveyor Principal

Pamela began her career as a Land Surveyor in the United States Air Force. She then pursued land surveying as a life long career and studied at Northeastern University. Pamela founded Welch Associates in 1993 and gradually grew the company from one registered land surveyor and a part time employee to a professional staff of fifteen. The success of the company has been based on a solid commitment to professionalism, the highest standards of care and diligent quality control.

As Owner/President of the corporation, Pamela oversees the day to day operations of the business and implements quality control procedures to ensure the production of a superior product. She has over 25 years of experience in the land surveying business and has worked on a wide range of projects. Pamela is registered in four New England States.

**Education:** Northeastern University, Boston, MA (1986-1988)  
University of Massachusetts (1984-1985)  
Washburn University, Topeka, Kansas (1982-1983)

**Registrations:** **Registered Professional Land Surveyor** in MA, RI, CT & NH  
State of Massachusetts License number: 36129 (Sept. 1991)  
State of Rhode Island License number: 1915 (May 1995)  
State of New Hampshire License number: 882 (June 1999)  
State of Connecticut License number: LSX.00070066(Sept. 1997)

**Affiliations:** Massachusetts Association of Land Surveyors and Civil Engineers, Inc. (MALSCE)  
  
Rhode Island Society of Professional Land Surveyors (RISPLS)  
  
New Hampshire Land Surveyors Association (NHLSA)  
  
Connecticut Association of Land Surveyors (CALS)  
  
National Society of Professional Surveyors (NSPS)

**Whittier Bridge/I-95 (MassDOT)**  
*Base Mapping/Topo/Utilities  
Amesbury/Newburyport/Salisbury*

**Weeks Footbridge (DCR)**  
*Bridge and surrounding area survey  
Cambridge/Boston, MA*

**Green River Dam Removal**  
*Cross-sections, Wetlands, etc.  
Greenfield, MA*

**North Branch Hoosic River Dam Removal**  
*Cross-sections, Wetlands, etc.  
Clarksburg, MA*

**Warwick Intermodal Station(RIDOT)**  
*High Speed Track Monitoring  
Warwick, RI*

**Worcester Psychiatric Hospital(DCAM)**  
*Construction Layout Services  
Worcester, MA*

**Bridgewater State University(MSCBA)**  
*Residence Hall & Parking Garage  
Bridgewater, MA*

**University of Rhode Island**  
*Baird Hill Residence Hall  
Kingston, RI*

**University of Rhode Island**  
*Chemistry Building  
Kingston, RI*

**Rhode Island College**  
*Arts Center  
Providence, RI*

TAB 3  
Proposed Project

132 Chestnut Hill Avenue will continue JCHE's history of providing senior housing that fosters an independent lifestyle and the opportunity for residents to age in community. Fifty-six of the sixty-one apartments to be developed will be one-bedroom, approximately 600 square feet in size. Currently, seniors wait over three years to move into similar, smaller one-bedroom units in JCHE's adjacent 700-apartment campus, and our agency is particularly excited about the opportunity to expand opportunities for this very local and immediate demand. In keeping with Mayor Walsh's commitment to finding permanent housing for the homeless, the project will also set aside seven units for formerly homeless seniors, who will receive enhanced services through Hearth, Inc. In addition, through an exciting partnership with Jewish Family & Children's Services (JF&CS), the building will include a 5-unit suite for adults aging with developmental disabilities. This space will include five 365 square foot efficiency units and approximately 550 square feet of common area. We fully expect that the result will be an innovative pilot program demonstrating ways to integrate older adults with special needs into a vibrant senior community.

We are particularly excited about the way this new building can offer a gateway into our campus and its services for our neighbors by providing neighborhood-friendly retail/commercial space on Chestnut Hill Avenue and a covered walkway that leads back to our existing buildings and open space. The anticipated 3,500 square foot retail/commercial space will serve both JCHE residents and the community by filling an unmet need in the growing commercial zone adjacent to this building. JCHE will seek a locally-based, neighborhood friendly tenant such as a kosher café or market, for this important space. The proposed use will not only activate the street, but also allow neighbors to interact with JCHE residents in informal and friendly ways and further strengthen the existing community.

### 3.1 PROJECT SITE AND AREA CONTEXT

132 Chestnut Hill Avenue sits between Cleveland Circle and Brighton Center. Our neighbors include the Boston Fire Department Engine Company 29 Firehouse, the Boston Housing Authority's JJ Carroll Apartments, and JCHE's existing 700-apartment campus. The parcel is owned by the Boston Redevelopment Authority and has sat for several years with a vacant, blighted building occupying the front of the property. The site is 13,847 square feet, or approximately .3 acres.

JCHE is tremendously excited about incorporating the property at 132 Chestnut Hill Avenue to afford us the opportunity to better connect our campus with the main thoroughfares of our neighborhood. By extending the JCHE campus from Wallingford Road to Chestnut Hill Avenue, we will provide a seamless public connection through this uncharacteristically large city block.

Chestnut Hill Avenue is a busy, mixed use thoroughfare that links Beacon Street, Cleveland Circle and Commonwealth Avenue to the Brighton Center commercial district. Although multifamily residential uses are very much in evidence, the area also includes municipal and institutional uses, locally-based retail and single family homes. The area is well served by public transportation; the MBTA Green Line is within walking distance and bus lines provide a connection to the Red Line as well.

### 3.2 PROJECT DESCRIPTION AND PROGRAM ELEMENTS

132 Chestnut Hill Avenue represents an important opportunity for JCHE to extend its supportive affordable housing model, which provides vibrant, engaging, supportive communities where seniors of all backgrounds can age in community, regardless of income. The Proposed Project reflects both JCHE’s mission in providing quality affordable housing for our senior population and Mayor Martin Walsh’s commitment to expanding decent housing with broad-based affordability to all of Boston’s neighborhoods. The Proposed Project supports the City’s efforts with the most service-enriched senior housing model offered in the city today.

The Proposed Project is directly connected to JCHE’s existing 700-apartment Brighton Campus, a fixture in the Brighton community for over 40 years. As a neighboring property, residents of the new building can access over 20,000 square feet of existing, active program space and amenities, giving JCHE special leverage to maximize use and opportunity at 132 Chestnut Hill Avenue.

The Proposed Project at 132 Chestnut Hill Avenue will be new construction of 61 apartment homes. In addition to helping Boston meet the need for quality, affordable housing for all seniors, the project includes two exciting specially-targeted components: 7 units for formerly homeless seniors, through a partnership with HEARTH, and a 5-unit studio grouping for adults aging with lifelong disabilities, in partnership with Jewish Children & Family Services.

The proximity of this site to our existing 700-unit campus offers special opportunities to use a small site to create big opportunities. An enclosed passageway will connect the public spaces at 132 Chestnut Hill Avenue to the existing public spaces, allowing the new residents to experience the most service-intensive, supportive senior housing in the Boston area. Residents of the new building will access our fine senior-specialized fitness center, uniquely-equipped computer center, multi-lingual library, auditorium, art room and meeting rooms/lounge areas. Within the Proposed Project, JCHE will apply universal design principles throughout the building to the greatest extent possible so that residents can age independently in their own apartments. Kitchens and bathrooms will be designed with flexible features that can accommodate individual needs as they change. Common areas, finishes and other features throughout the building will be thoughtfully designed to accommodate individuals with a range of needs including memory issues, sensory impairments and mobility limitations.

Finally, the project includes approximately 3,500 square feet of retail/commercial space to be occupied by a tenant who serves both the 900 residents in JCHE’s Brighton community and our neighbors along Chestnut Hill Avenue. By offering a neighborhood-friendly commercial use on the first floor of the new building, our existing residents will be able to access the population-mixing opportunities of an exciting new venture.

#### Program elements by area:

Site Size	13,847 SF
Gross Floor Area	56,172 SF

Floor Area Ratio	4.06
Residential	36,310 SF
Community Use	3,087 SF
Mechanical	750 SF
Commercial	3,500 SF
Parking	21 spaces

### 3.3 PROJECT SITE ACCESS

The Proposed Project will continue to be accessed from Chestnut Hill Avenue along the existing Atwood Road, which will extend to JCHE's current self-contained campus. JCHE is uniquely positioned to provide off-street parking for the new development without the time and cost-intensive effort to either provide parking underground or in a ground level podium that will reduce the vitality of the campus and surrounding streetscape.

Our proposed plan includes the construction of twenty-one new above ground parking spaces integrated into the landscape surrounding the Proposed Project and JCHE's nearby Leventhal House. Six of these spaces will be dedicated to the retail use, and the remaining fifteen will be for residential use. The ratio and location for these new spaces is consistent with the parking strategy currently in place on JCHE's Brighton campus.

A covered walkway, canopied by the second floor of the building, will extend from Chestnut Hill Avenue to the residential entry. It will provide a safe and comfortable connection to the pathways into and through our larger campus and make a fluid connection that knits the neighborhood together. A 550 square foot, glass-wrapped meeting room overlooks this walkway, maximizing activity and engagement at ground level.

In addition to the new covered arcade for pedestrians and enclosed bridge for residents, JCHE will extend our internal walking paths to connect both JCHE residents and members of the community at large to our existing internal system of courtyards and outdoor seating areas. JCHE will prioritize accessibility in planning for pedestrian circulation on the site, following Boston's Complete Streets guidelines. Sidewalks, crosswalks, entry areas and gatherings places will be clearly defined with pavers and lined with planting, benches and bollards. With these improvements, we will not only improve the Property, but also change the landscape of how the community accesses our open space.

As with any new development, improvements will include necessary site utilities, drainage, lighting, and landscaping. JCHE will also make improvements on Atwood Road to make it a more welcoming entryway onto our campus and provide easier, better-paved access for emergency vehicles.

The small plaza proposed along Chestnut Hill Avenue will provide relief from the rather narrow sidewalks along this important residential connector street. With the existing bus stop close by, and new

retail use, this amenity will help to enliven the area and provide a sense of place. Since we are planning for a retail use that is neighborhood-oriented such as a kosher café or market, we anticipate providing comfortable seating, bike racks, shade trees, and possibly tables and chairs. A change in pavement at the curb and in the plaza will increase the feeling of place and add visual interest.

TAB 4  
General Information

#### 4.1 COMMUNITY PROCESS TO DATE

In October of 2013, the BRA released its RFP for the re-use of the Property. On December 18, 2014, the BRA's Board of Directors approved the tentative designation of JCHE as the developer of the Property. During those intervening months, JCHE has been proactive in making public our plans for the Property, meeting informally with our direct neighbors and with local elected officials. JCHE prides itself on being an active and concerned part of the Allston-Brighton community.

With the filing of this EPNF, we look forward to a highly engaged discussion with the community regarding the Proposed Project. We will work with the BRA to advertise and conduct a meeting within the community to present our plans and have the members of our development team available to respond to any questions or concerns. Should it be the decision of the BRA that the Proposed Project warrants the creation of an Impact Advisory Group to review JCHE's plans, we commit ourselves to an open and transparent process that we fully expect will result in a project worthy of the community's support.

#### 4.2 PROJECTED DEVELOPMENT AND CONSTRUCTION SCHEDULE

JCHE anticipates continuing our ongoing dialogue with BRA design and development staff, local elected officials and community members concurrent with the filing of this EPNF. Our projected schedule and significant milestones include:

- Predevelopment testing and analysis of the Property (ongoing)
- BRA, ISD, ZBA and community review (March-November, 2015)
- Construction documents and bidding (October, 2015-February, 2016)
- Demolition and construction commencement (March, 2016)

A complete project timeline is included as an attachment to this EPNF.

#### 4.3 PUBLIC BENEFITS

The City of Boston has identified the need to create up to 53,000 new residential units before the year 2030. This need for a dramatic increase in Boston's housing inventory is a need that cuts across virtually all demographic categories. JCHE today sees a waiting list of up to six years among local seniors hoping to join us as community residents and the Proposed Project will contribute towards the City's housing goals. In addition, a number of other community benefits are expected to arise as a result of the Proposed Project, including:

- Expands the availability of senior supportive housing in our Brighton neighborhood, whose tremendous need is represented not only in the Mayor’s Boston 2030 Housing report but also through JCHE’s waiting list, where local seniors wait up to 6 years to move into our community.
- Ground-floor retail/commercial space complements existing uses in the immediate area, enlivens the streetscape, provides a point of interaction and amenity for both JCHE’s residents and the local neighborhood and fills in a blank hole along Chestnut Hill Avenue;
- Site improvements and upgrades of Atwood Road make JCHE’s campus a safer and more accessible neighborhood walkway, while improving upon fire truck and emergency access to 132 Chestnut Hill Avenue and Leventhal House;
- Special programs within the building help alleviate critical housing needs for unique populations. The seven unit set-aside for formerly homeless seniors is critical in helping those seniors transition out of homelessness. A specially designed 5-unit grouping for adults aging with lifelong disabilities provides a unique, barrier-free physical environment within an engaged community that can improve quality of life and access to exciting social and educational opportunities;
- The replacement of a vacant and decrepit building with a use that enlivens the streetscape and provides a point of interaction and amenity for both JCHE’s residents and the local neighborhood; and
- The creation of approximately two hundred and fifty construction jobs.

#### 4.4 REGULATORY CONTROLS AND CURRENT ZONING

As defined by Article 51 of the Boston Zoning Code (“the Code”), the Property is located in the One-Family Residential Sub district (1F-5000) within the Allston/Brighton Neighborhood District. It should be noted that many of the existing buildings in the immediate surrounding area of the 1F-5000 sub district pre-date the November, 1991 adoption of Article 51. As a measure of this, both elderly housing and general retail uses require relief from the Zoning Board of Appeals (“ZBA”), even though such uses are commonly located in this particular neighborhood. As part of the overall development review process and in furtherance of both JCHE’s longstanding mission and the goals expressed in the RFP, use and dimensional relief will be sought. JCHE and the development team are working with ISD to review conceptual plans in the hope of securing the standard refusal letter. That document has recently been issued by ISD, and is included at 8.C, so JCHE will file the necessary appeal documentation for a later appearance before the ZBA as a step in this overall review and approval process.

The following table summarizes the dimensional and density requirements contained in Table D of Article 51 as compared to the proposed Project:

<b><i>Dimensional Requirement</i></b>	<b><i>1F-5000 Sub district</i></b>	<b><i>Proposed Project</i></b>
Lot Area, Minimum for Dwelling Units	5,000 sf	Conforms
Additional Lot Area for Each Additional Dwelling Unit	n/a	n/a
Lot Width (minimum)	50'	Conforms
Lot Frontage (minimum)	50'	Conforms
Floor Area Ratio (maximum)	0.5	Dimensional Variance required
Building Height (Maximum)	2 ½ stories; 35'	Dimensional Variance required
Usable Open Space (minimum sf per dwelling unit)	None	n/a
Front Yard (minimum)	20'	Dimensional Variance required
Side Yard (minimum)	12'	Conforms
Rear Yard (minimum)	40'	Dimensional Variance required
Rear Yard (maximum occupancy by accessory buildings)	20%	n/a
Location of Main Entrance	The main entrance of a dwelling shall face the front lot line	

#### 4.5 LIST OF ANTICIPATED PERMITS AND APPROVALS

AGENCY	APPROVAL
Boston Redevelopment Authority	<ul style="list-style-type: none"> <li>• Article 80B Large Project Review</li> <li>• Certificate of Compliance with Article 80</li> <li>• Cooperation/Mitigation Agreement</li> <li>• Affordable Housing Agreement</li> <li>• First Source Agreement</li> <li>• Sustainability Certification</li> <li>• BCDC Approval</li> </ul>
Boston Zoning Board of Appeal	<ul style="list-style-type: none"> <li>• Use and Dimensional Zoning Relief</li> </ul>
Boston Landmarks Commission	<ul style="list-style-type: none"> <li>• Article 85 Determination/Waiver of Demolition Delay</li> </ul>
Inspectional Services Department	<ul style="list-style-type: none"> <li>• Demolition Permit</li> <li>• Building Permit</li> <li>• Certificate of Occupancy</li> </ul>
Boston Transportation Department	<ul style="list-style-type: none"> <li>• Transportation Access Plan Agreement</li> <li>• Construction Management Plan</li> </ul>
Boston Water and Sewer Commission	<ul style="list-style-type: none"> <li>• Water and Sewer Connections</li> </ul>
City of Boston Public Improvement Commission	<ul style="list-style-type: none"> <li>• Street opening permit for utilities</li> <li>• Sidewalk occupancy permit for retail</li> <li>• Sidewalk repairs</li> </ul>
Boston Fire Department	<ul style="list-style-type: none"> <li>• Plan Review</li> <li>• Approval for emergency generator and/or fuel storage tanks</li> <li>•</li> </ul>
Massachusetts Department of Environmental Protection	<ul style="list-style-type: none"> <li>• Notification of Construction</li> <li>• Certification for Emergency Generator</li> </ul>

#### 4.6 LEGAL INFORMATION

##### *Legal Judgments Affecting the Proposed Project*

JCHE is not aware of any legal judgments, past or pending, that might prove to be adverse to the Proposed Project.

##### *History of Tax Arrears on the Property*

JCHE has no history of tax arrears or foreclosures on any property it owns or may have owned in Boston.

##### *Site Control and Public Easements*

In December 2014, the BRA Board of Directors voted its designation of JCHE as developer of the Property. That designation granted a license to JCHE to enter the property and conduct preliminary

investigation of soil conditions and other matters. Furthermore, the BRA may choose to rescind its designation of JCHE of the Property if Final Designation is not granted by December 31, 2015.

The filing of this EPNF, along with other filings with the City of Boston and other entities and the ongoing testing being conducted on the Property, represent JCHE's actions and intent to receive Final Designation prior to December 31, 2015.

JCHE is not currently aware of any public easements that might impact the Proposed Project.

TAB 5

## Article 80B Large Review Components

## 5.1 URBAN DESIGN

The Proposed Project will be a model for community housing, providing 21st century amenities and technologies scaled to its neighborhood context. The new building at 132 Chestnut Hill Avenue will give JCHE, now hidden in a residential neighborhood, a recognizable presence on Chestnut Hill Avenue, and will connect residents of the existing and new buildings to the neighborhood. New walkways will connect to and extend existing pedestrian walkways and help knit the neighborhood together. Vehicular access will be carefully integrated into the landscape to provide safe drop off, easy-to-navigate turnarounds, and better fire department access. Parking will be convenient without dominating the site, and will be augmented by new parking on the existing JCHE campus.

An active ground floor use such as a kosher café or market that serves community needs will anchor the building to Chestnut Hill Avenue and provide a front face for the building. The recessed, covered walkway under the south side of the building has been carefully designed to mark a clear point of entry and pathway for pedestrians to the residential entry located near the JCHE's current facilities. A walkway on the south side of the drive will reinforce the connection from the surrounding neighborhood into JCHE's campus.

### 5.1.1 PROJECT DESCRIPTION AND APPROXIMATE DIMENSIONS

The expansion of JCHE's facilities will help meet the need for affordable housing and services for seniors and for adults who need a supportive living environment. Given the extent of this need we have tried to accommodate as many apartments as possible while respecting the character of the Brighton neighborhood. The Proposed Project will be comprised of 61 residential units, on-site support and amenities for JCHE's residents, neighborhood-oriented retail/commercial space along Chestnut Hill Avenue and parking, drop off and delivery areas for the JCHE campus.

In total, the Proposed Project is comprised of approximately 56,172 gross square feet. The 58-foot building facade along the street is in scale with the area streetscape, while its 175-foot length extends back, obscured by the housing and fire station that flank it on either side.

The proposed building has a four story facade along Chestnut Hill Avenue, then steps up to six stories, consistent with the JCHE's Leventhal and Genesis properties to the rear of the site. The building has been designed with care to make our mid-rise structure feel pedestrian-friendly at ground level and a part of a vibrant streetscape.

A bridge will connect the second level of the proposed housing through Leventhal House to JCHE's resident amenities in the existing buildings. This will allow easy access and community connectivity between JCHE's existing 900 residents and the inhabitants of the new building. The bridge will also provide a protected connection to Chestnut Hill Avenue for current resident. This will allow 132

Chestnut Hill Avenue's residents to age in community and have access to the support that they may need.

#### 5.1.2 SITE PLAN

The building has been located on the north side of the property to allow Atwood Road to continue to connect Chestnut Hill Avenue to the existing campus. The structure is a simple rectangle in its basic volume to allow an economical interior layout. The building has then been carved away to allow for the covered pedestrian passageway and the drop off and turnaround sheltered below the building volume. Commercial space faces active Chestnut Hill Avenue while the residential entry is oriented towards Atwood Road and the existing JCHE campus.

Although the building, walkways, and vehicular access and parking take up much of the site, trees and landscaping will be utilized wherever possible to provide an attractive site for residents and the surrounding neighborhood. We will work with the Boston Fire Department to provide the driveway widths and turning radii they require while keeping paving to a minimum.

Mechanical spaces and refuse/recycle areas will be located to the rear on the north and will be screened from neighbor's views. We do not anticipate exterior dumpsters.



### 5.1.3 URBAN DESIGN CONTEXT

The Proposed Project is designed with two purposes in mind. First, the Proposed Project seeks to provide an active, urban focused use and design along Chestnut Hill Avenue that adds to and complements the existing streetscape. Second, the Proposed Project seeks to attain a functional and service-oriented connection with the balance of the existing JCHE campus.

The immediate context is primarily residential, and includes the existing JCHE campus, single and multifamily buildings, and the adjacent JJ Carroll BHA development. Boston Fire Department Engine 29 is immediately to the south. The upper five floors of the building will continue the neighborhood's pattern of residential development while the ground floor will provide commercial and community space not available in the immediate vicinity. Public spaces will be articulated in the building massing and facades to clearly define entries and create an open and inviting character.

The small plaza proposed along Chestnut Hill Avenue will provide relief from the rather narrow sidewalks along this important residential connector street, and give the community access to the kind of neighborhood business that characterizes most parts of Boston. With the existing bus stop close by, and new retail uses, this amenity will help to enliven the area and provide a sense of place. The final commercial design will depend on the retail tenants, but we anticipate providing comfortable seating, bike racks, shade trees, and possibly tables and chairs. A change in pavement at the curb and in the plaza will increase the feeling of a cohesive neighborhood and add visual interest.

### 5.1.4 HEIGHT AND MASSING

The height and massing of the Proposed Project are designed to integrate the new building into the existing character of the neighborhood which has a rich diversity of building types with varying heights and density. The Proposed Project includes a four story section along Chestnut Hill Avenue which is consistent with other new nearby developments and announces a prominent commercial component as a means of enlivening the existing streetscape. As the Proposed Project travels along Atwood Road, it takes advantage of the gentle rise in the terrain to reach a height of approximately 63' at its highest occupied level and an average height of 69' - 6" to the top of the highest roof. This variation in height will provide a helpful transition between the existing three and four story pattern along Chestnut Hill Ave. and the much taller apartment buildings to rear of the site.

Along the upper floors the massing is broken down into a number of interlocking elements defined by complementary colors and materials. Carefully detailed vertical bays and overhanging roofs and thoughtfully composed walls and windows will animate the massing and facades and meet the highest standards for design and construction. These details will allow passersby to experience the building as several smaller, distinct components.

The aforementioned bridge will connect the second level of the proposed housing through Leventhal House to JCHE resident amenities in the existing building and provide a protected connection to Chestnut Hill Avenue for current residents. It will be high enough to allow fire truck access below - 14 feet anticipated subject to Fire Department review.

### 5.1.5 FAÇADE DESIGN, BUILDING FENESTRATION AND PROPOSED MATERIALS

Over the last several years, newer buildings and renovations along Chestnut Hill Avenue have used contemporary materials to enhance and update their exteriors. The Proposed Project will build on this concept with the use of energy-efficient materials and building assemblies that will help meet the city's sustainability goals and make it an open and lively addition to Chestnut Hill Avenue. Mechanical spaces and refuse/recycle areas will be located at the rear of the building screened from neighbor's views.

Aluminum clad windows and rain screen fiber cement wall panels are composed to create a rich and varied facade that provides a traditional sense of scale in a contemporary design vocabulary. Interior public spaces are articulated on the building exterior to animate the building's massing. Fixed and operable window sashes, overhangs, projections and canopies are all scaled to the human body to suggest a connection between residents and those passing by. The rain screen wall construction will provide a tight building envelop that will reduce air infiltration and conserve energy. High efficiency building systems will be used through the project.

### 5.1.6 BUILDING ACCESS, STREETScape AND LANDSCAPING

Landscape and streetscape elements have been carefully considered for compatibility with and enhancement of the surrounding urban fabric. These elements include street tree plantings, modern light fixtures, and a sidewalk design which incorporates unit paving. A retail plaza space welcomes pedestrians to the site, and includes elements such as seating areas with modern benches, bicycle racks and unit paving. The plaza space is nicely tied into the covered pedestrian arcade feature along the south and west facades of the building which leading to the residential drop-off at the opposite end of the building. The base of the building at the retail plaza uses expansive areas of transparent non-reflective glass the animate the streets and sidewalks. A vehicular drop-off circle at the east end of the building will incorporate unit paving and furniture similar to the retail plaza thereby creating a cohesive design language throughout the development.

A rain garden will be installed at the northwest side of the site to treat stormwater runoff from the retail plaza. The new walkway along the southern edge of the site will incorporate street tree plantings to create a distinct visual edge along the south side of Atwood Road. Other areas of the site will incorporate ornamental tree plantings, raised planters, and shrub and perennial massing where appropriate to create year round interest.

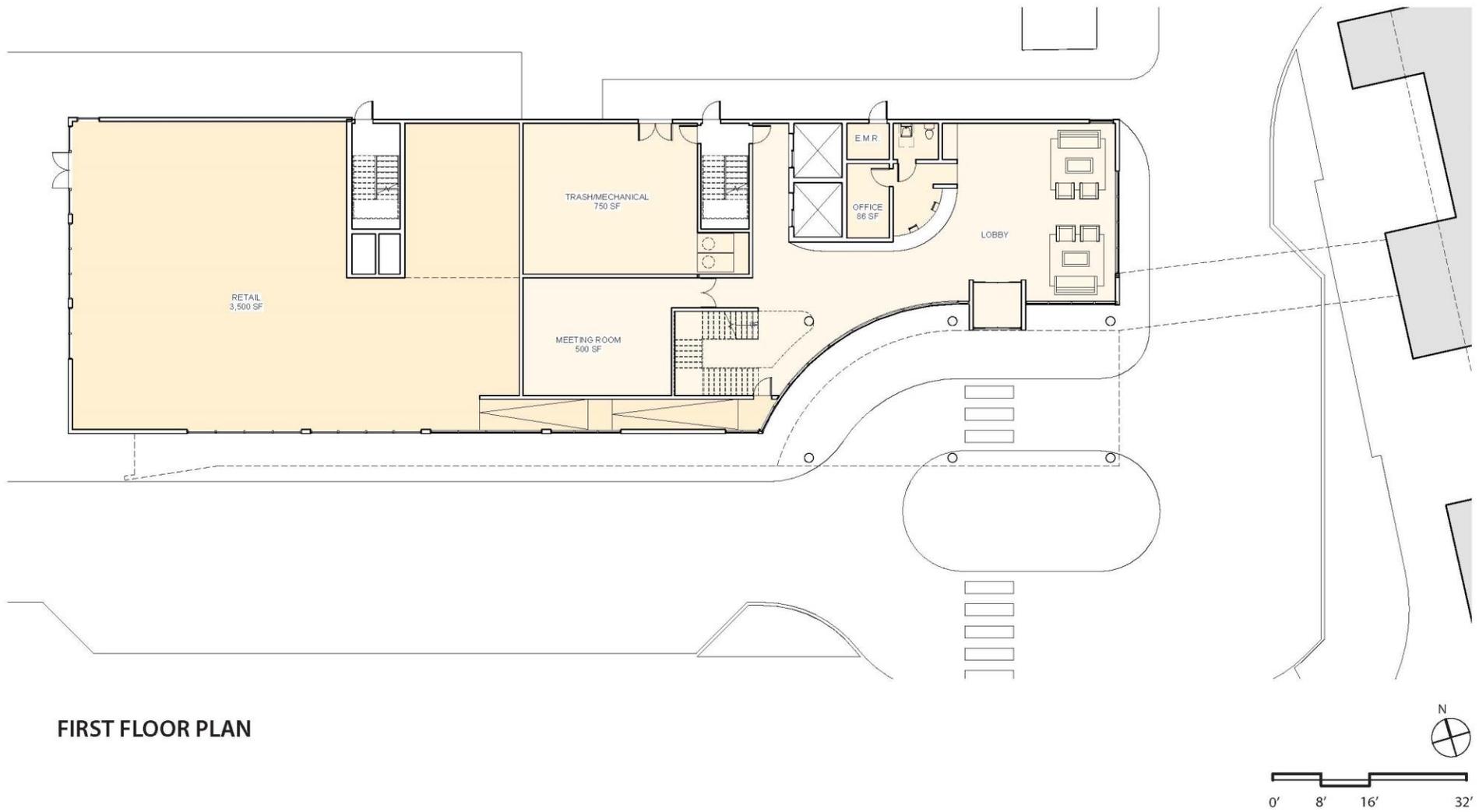
### 5.1.7 BUILDING FLOOR PLANS

The first floor is entirely non-residential, with commercial space along Chestnut Hill Avenue, an entry, lobby and office facing the drop off area recessed into the building volume, and utility areas in between. A community room faces the public walkway and is accessible from the building lobby.

The second floor is primarily residential, but has common spaces associated with the bridge from the existing campus, the laundry, and the stairs to the entry below. These areas provide an opportunity for socializing, access to other JCHE services, and a connection to the coming and goings on the first floor - encouraging residents to leave their apartments and engage with the broader community.

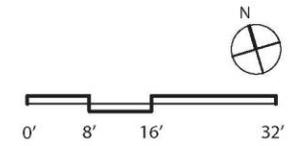
The upper four floors are residential, with apartments arranged around a double loaded corridor. Each apartment has a recess with a shelf at its entry on the hallway to give everyone their own identity. Bedroom and living spaces are located along the exterior with generous windows; bathrooms and kitchens back up to the corridors. A five bedroom suite with common spaces is located on the sixth floor and will serve developmentally disabled adults.

FIRST FLOOR PLAN





SECOND FLOOR PLAN

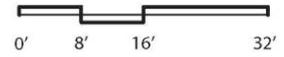




FOURTH FLOOR PLAN



THIRD FLOOR PLAN

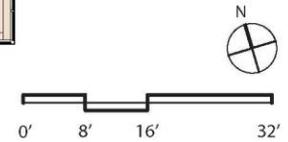


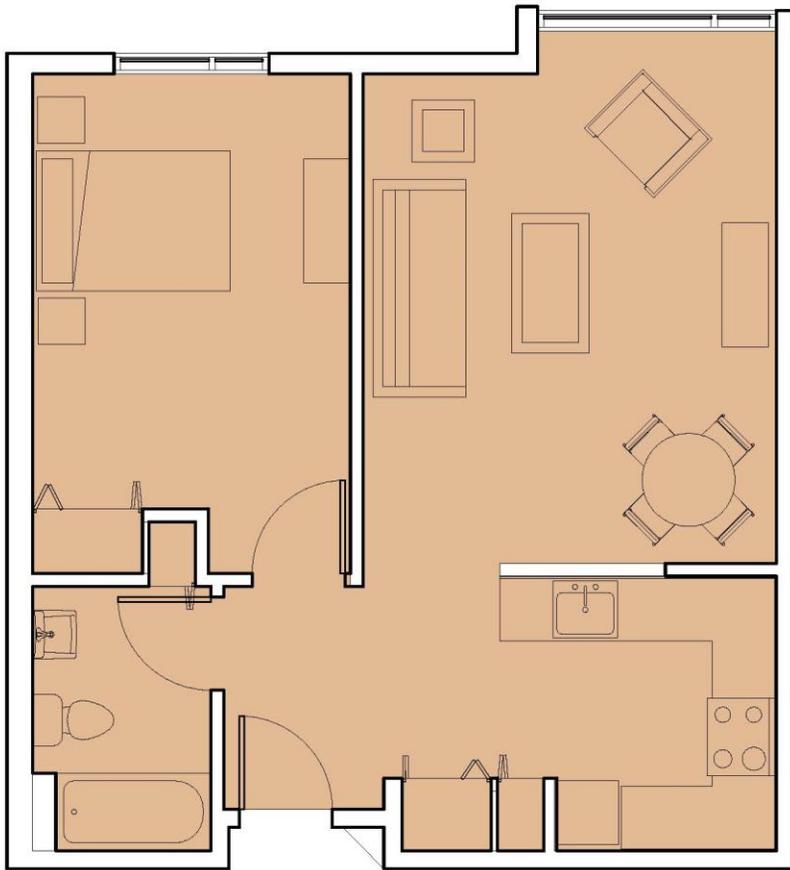


SIXTH FLOOR PLAN

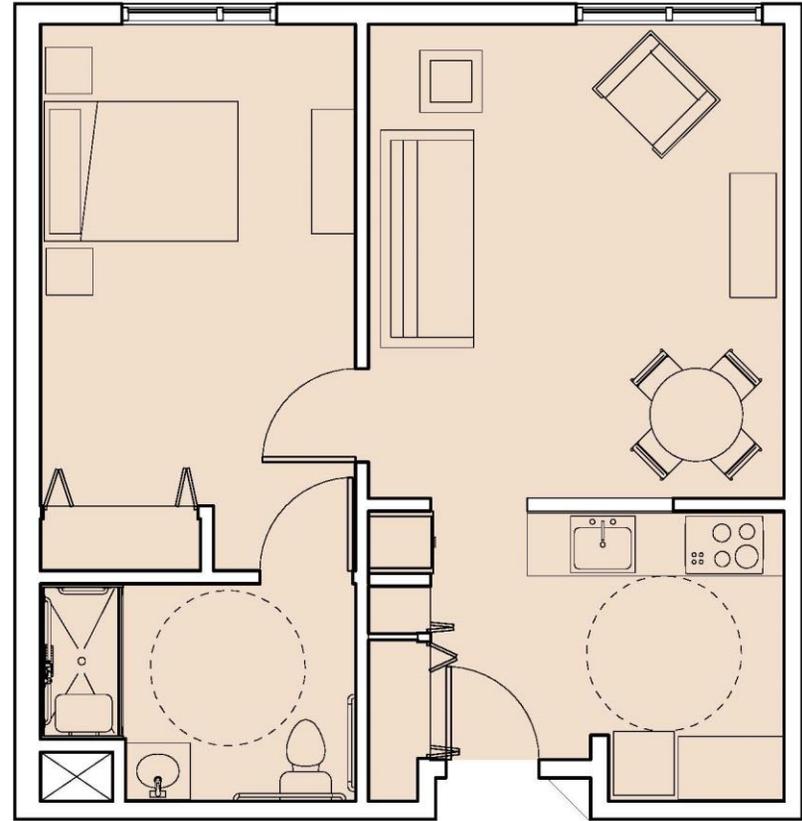


FIFTH FLOOR PLAN

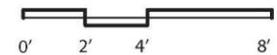




TYPICAL APARTMENT PLAN



ACCESSIBLE APARTMENT PLAN



### 5.1.8 VEHICULAR ACCESS AND CIRCULATION, SERVICE AREA AND PARKING

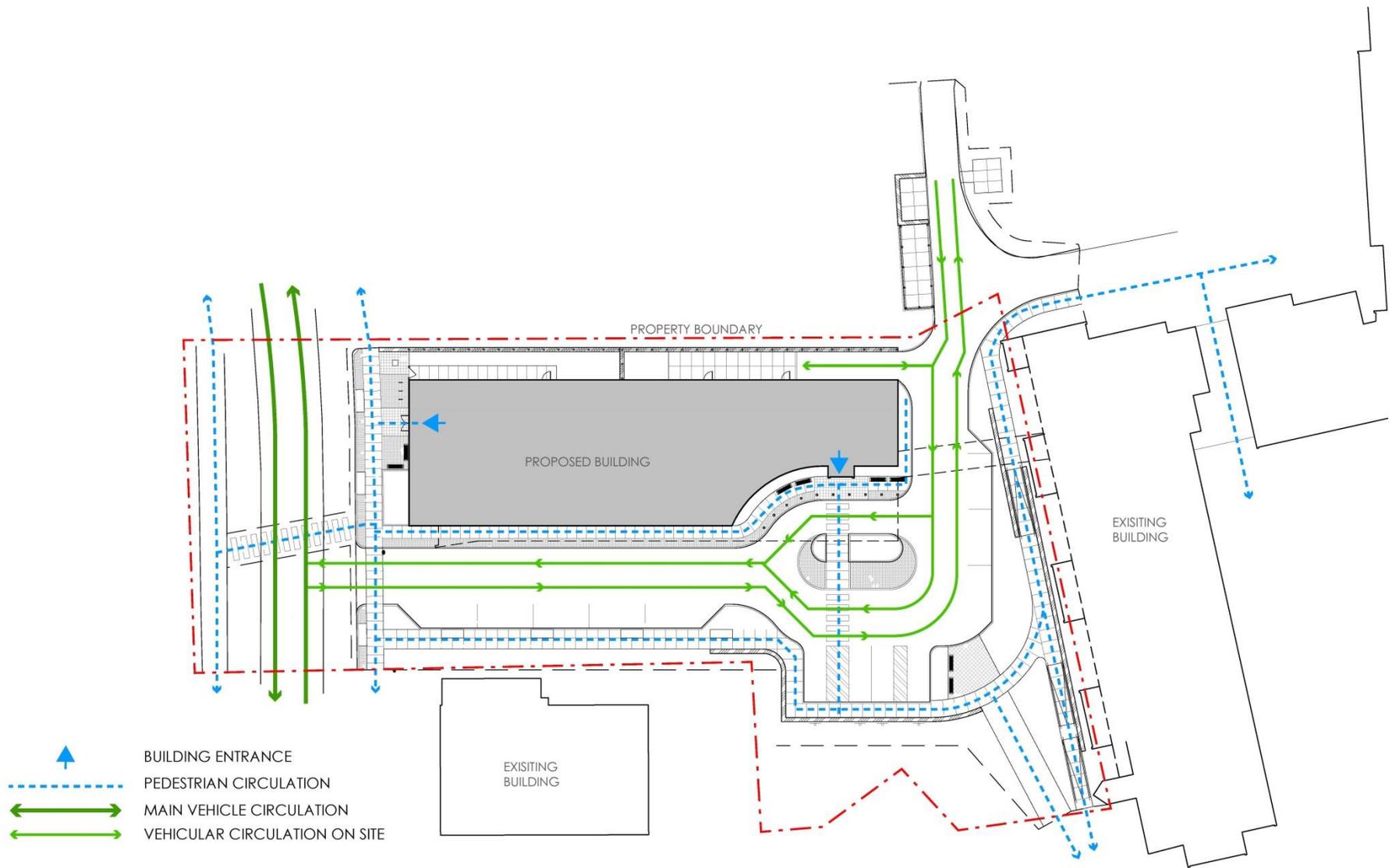
JCHE's Brighton campus has a total of 147 on-site spaces. Based on the number of parking permits requested by our current residents (91 permits), the resident demand for parking spaces is .13 spaces per unit. We also provide one 30-minute visitor space for every 88 apartments. After satisfying these two demands, JCHE more than meets the zoning requirements for 23 staff parking spaces for its 11,500 square feet of staff office space.

Our parking plans for 132 Chestnut Hill Avenue are to produce 21 new spaces as a part of the Proposed Project. 12 of these spaces will be on the 132 site, and an additional nine will be dispersed on JCHE's campus. JCHE will also build an additional 17 new spaces to accommodate existing JCHE parking displaced by the Project.

Per Allston-Brighton zoning requirements, six of these spaces will be dedicated to the retail use (2 spaces/1000 sq ft of retail). Because JCHE's current parking ratios, as described above, represent an extremely low ratio, the design team for the Proposed Project has devised a strategy that assumes a .25 space per unit ratio for the new building. We believe that this is very generous, for a number of reasons:

- First, it is more than double the existing parking demand, discussed above.
- The residents of the 5-unit JF&CS efficiency apartments will not have vehicles.
- We believe that the residents of this new building will have profiles that mirror our existing residents, and therefore are likely to have the same spaces per unit demand for parking.
- The site is transit-oriented, with a bus stop immediately in front of it and a walk of less than 10 minutes to the MBTA B line. A lower parking count is consistent with the City of Boston's trends and the commitment to less dependence on cars.
- JCHE has a van that is specifically programmed to take residents to common destinations, ranging from shopping excursions to cultural destinations, reducing the need for cars.
- The bridge that connects the Proposed Project to the rest of our campus gives residents easy access to our on-campus amenities, including a 200-seat auditorium, fitness center, convenience store, library, computer center and many activities without the use of an automobile. In addition, the property is in walking distance to Brighton Center's bustling business corridor and public assets such as the library and senior center, or can be easily accessed through public transportation.
- New staffing for this project will be very limited. At maximum it will include a part-time JCHE resident service coordinator, a HEARTH case manager who visits on a weekly, not daily, basis, and one full-time JF&CS staff person. Given that the proposed ratio is significantly higher than JCHE's existing ratio, we are confident that these 1-2 vehicles can be accommodated in the new spaces.

A space between the Proposed Project and Leventhal House will be designated as 30-minute visitor space, again consistent with JCHE’s parking strategy on the rest of the Brighton campus.



### 5.1.9 SUSTAINABLE DESIGN

The Proposed Project will also be developed in a sustainable fashion that fully complies with Leadership in Energy and Environmental Design (“LEED”) certification standards from the United States Green Building Council and in full compliance with Article 37 of the Code. A preliminary LEED checklist for new construction is enclosed as part of this EPNF. That checklist makes the maximum practical use of the credits available as a sustainable site, in the innovation and design process, in community connectivity and other areas that will create an environmentally conscious and sustainable building that enhances the quality of life in the Brighton neighborhood.

The Proposed Project will be a model for community housing: providing 21st century amenities and technologies scaled to its modest neighborhood context. JCHE’s commitment to green design emanates not only from our role as developers, but also from our role as long-term property managers. JCHE builds, owns and manages all of its properties. It is a natural extension of the organization’s commitment to high quality housing for seniors to embrace goals of energy efficiency, water conservation and healthy indoor environments while reducing the development’s impact on the environment.

JCHE’s years of management experience have allowed us an advantage in understanding what kinds of energy conservation efforts have the biggest impact with our aging, diverse communities. The benefits of lower utility costs and increased health and comfort for our tenants are providing long-term value to our development and operations, and this tradition will inform the decisions that we make for the Proposed Project. Shillman House, JCHE’s newest development, is a Certified Enterprise Green Community property that opened in Framingham in 2011 and showcases a series of energy saving innovations. These include: an on-site geothermal system with energy efficient ground- source heat pumps to provide efficient and cost-effective heating and cooling while minimizing the emissions; solar panels on the roof; and super insulation in the walls and ceilings.

These investments have proven worthwhile - our green systems are exceeding our performance benchmarks.

The Proposed Project, as a baseline, will meet stretch code requirements, and will meet the guidelines of Enterprise Green Communities. Green features expected to be incorporated include:

#### BUILDING RELATED:

- All common area and hallway lighting will be designed to Energy Star standards.
- Specifications for windows and building insulation will meet stretch code standards.
- Residential appliances and tenant laundry facilities will be Energy Star rated.
- Water-saving toilets, showerheads and faucets will be included in the specifications.
- JCHE will implement environmentally friendly management of construction waste materials, which includes recycling.
- We will implement recycling management in our operations, before and after occupancy.

- We will pay careful attention to include design elements to facilitate the ease of recycling by residents and staff.
- Paints, carpeting, insulation and other materials will be chosen to ensure a healthy environment for our tenants and our employees.
- A comprehensive Energy Management System will be installed.
- We plan a tight building envelope with high efficiency insulation, windows and air sealing.

SITE RELATED:

- Drought-resistant and sustainable plants will be specified for our landscaping. Many of the plants will be native species.
- An effort will be made to capture roof runoff to be used for irrigation on the adjacent JCHE properties where some irrigation currently exists.
- An irrigation system is not anticipated for this building site although hose bibs will be provided to assist in the establishment of the plantings.
- Pavements and impervious surfaces will be reduced to the minimum functional dimensions and shaded where there is room for trees to reduce the heat island effect.
- The new building will be connected with walkways to the existing JCHE community and the neighborhood to encourage a walkable, interactive experience for the residents.
- Benches and other site amenities will be located along the pathways to make the pedestrian experience rich and comfortable.
- Surface runoff will be managed via a combination of rain gardens, infiltration chambers and permeable pavements.
- Site lighting will comply with Dark Sky guidelines.

In addition, we hope to incorporate as many additional green elements as feasible, such as:

- Building materials with specified recycled content in construction.
- Energy recovery systems to capture the building's exhaust heat and cooling, and this recaptured resource will be used to pre-heat and pre-cool the incoming air throughout the building and individual units.
- Ducted range hoods and supply/return air to each apartment.
- Permeable pavement in the parking areas adjacent to the new building.
- Bicycle racks, street trees for shade, and recycling and trash receptacles in the plaza.
- Geothermal heating and cooling and cogeneration equipment.
- Photovoltaic installations, solar domestic hot water pre-heat or green roofing designs. If the green roof alternative is chosen initially, the roof will be designed to be solar-ready for future solar installation when feasible.

JCHE has a strong track record in emergency preparedness. Based on past experience and City of Boston guidelines, at a minimum, resiliency features will include elevated mechanical equipment and backup generators that rely on natural gas to back up elevators and stairwell lighting, as in all JCHE buildings

5.1.10 EXHIBITS



**CAMPUS PLAN**

Note: There are 21 spaces being built for the project. 12 are on the site itself, and 9 are being provided adjacent to Leventhal House. 6 of the parking spaces on the site are for the retail. The remaining 15 are for the housing. The additional 17 new spaces are spaces that will be added to the campus to replace existing parking displaced by the new development.



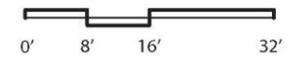
VIEW FROM CHESTNUT HILL AVENUE



VIEW FROM JCHE CAMPUS

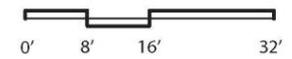


WEST ELEVATION - CHESTNUT HILL AVENUE



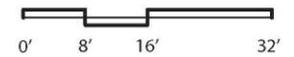


SOUTH ELEVATION - ATWOOD ROAD



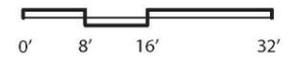


EAST ELEVATION





**NORTH ELEVATION**



## 5.2 TRANSPORTATION

### 5.2.1. INTRODUCTION

Jewish Community Housing for the Elderly proposes to build 61 elderly housing units at 132 Chestnut Hill Avenue in Brighton, Massachusetts. Approximately 3,500 square feet of ground floor commercial space will also be provided within the proposed 56,172 square feet, six-story building. Twenty one parking spaces are proposed on the site to serve the Proposed Project and existing JCHE activities. Of these, six spaces will be dedicated to serve the proposed commercial use. Vehicular access will occur by way of Atwood Road. The site is currently occupied by a two-story wood frame building and a portion of the lot is use for storage.

### 5.2.2 TRAFFIC/EXISTING CONDITIONS

Chestnut Hill Avenue adjacent to the project site is a two-lane, two-way urban roadway with on-street parking permitted in some areas. Bike lanes are also striped along sections of the roadway near the site. Traffic volume data reported in a 2012 traffic impact study for a major development project at 375-399 Chestnut Hill Avenue indicates that Chestnut Hill Avenue carries between 1000 and 1200 vehicles per hour during commuter peak hours. Included in this volume are MBTA buses operating between Harvard Square and Cleveland Circle (Route #86).

### 5.2.3 TRAFFIC/PLANNED AND ANTICIPATED FUTURE CONDITIONS

The proposed land use, elderly housing, is a relatively low traffic generator. Residents often do not own cars and those that do rarely use them. Shared transportation services are typically offered to residents for access to shopping, recreation and medical office visits. Vehicle trip generation during peak hours is typically associated with employee arrivals and departures.

Vehicle trip estimates for the proposed development were determined by applying Institute of Transportation Engineers (ITE) trip generation rates adjusted to account for non-automobile travel. Trip Generation, Ninth Edition published by the ITE indicates that elderly housing developments (ITE Land Use Code 252) generate between 0.20 and 0.25 vehicle trips per dwelling unit during commuter peak hours as noted in Table 1 below. These trip rates are derived from data collected at suburban sites where virtually all vehicle trips are made by automobile. At the subject site, the propensity for non-automobile travel is high. The Boston Transportation Department's study Access Boston cites a 40 percent non-automobile travel mode share for this part of the City. Accordingly, the base ITE trip generation estimates in Table 1 were adjusted downward by 40 percent to reflect local travel characteristics. As such, the proposed development is expected to generate only seven to nine peak hour vehicle trips.

Time Period	Trip Rate (vehicle trips per dwelling unit)	Unadjusted Vehicle Trips	Adjusted Vehicle Trips
AM Peak Hour	0.20	12	7
PM Peak Hour	0.25	15	9
Weekday	3.44	200	120

Trip rates from *Trip Generation, Ninth Edition*, published by the Institute of Transportation Engineers for Land Use Code 252-Senior Adult Housing, Attached. Trip estimates based on 61 dwelling units. Adjusted trip estimates based on 60 percent vehicle trips.

The ground floor commercial space may generate additional vehicular traffic to the project site however; this use is likely to generate very limited new traffic on Chestnut Hill Avenue. Applying ITE trip rates for Land Use Code 820 - Shopping Center indicates that the proposed retail use will generate up to three AM peak hour trips and 11 PM peak hour trips. These figures are unadjusted and do not reflect the 40 percent non-automobile mode share conditions cited above. Nor do they consider that retail activity at this location is likely to rely heavily on “pass by” traffic, that is, customers will be drawn in from traffic that is already on Chestnut Hill Avenue passing the site. Once again, this limited commercial space is not likely to generate new vehicle trips to the area.

#### 5.2.4 TRAFFIC/ANALYSIS OF LONG TERM PROJECT IMPACTS

The proposed residential development will result in negligible traffic increases on the area roadway system. As noted above, seven to nine peak hour vehicle trips will be generated. If these trips are split evenly north and south of the site on Chestnut Hill Avenue then four to five vehicles will be added to the Chestnut Hill Avenue traffic volumes. Since Chestnut Hill Avenue presently carries 1000 to 1200 vehicles per hour, the project related traffic increases amount to 0.4 percent of the existing volumes. Increases of this magnitude are not expected to have a measurable impact on traffic operations along Chestnut Hill Avenue.

### 5.3 ENVIRONMENTAL PROTECTION

#### 5.3.1 WIND

The Proposed Project meets the definition of a low rise project under the Code and is expected to maintain a consistent height with several nearby buildings along Chestnut Hill Avenue. As such, any wind impacts arising from the Proposed Project are expected to be minimal. As such, a wind analysis for the Proposed Project was not conducted.

### 5.3.2 SHADOW

A shadow analysis was conducted for the Project to ensure that the proposed building will have a minimal impact on the neighborhood. Although the new building will create new shadows, they are consistent with typical urban development and similar shadow patterns created by nearby buildings.

**Methodology:** The shadow impact analysis was conducted for the summer solstice (June 21) and winter solstice (December 21), and for the spring/fall equinoxes (March 21, September 21), which are identical. They were conducted at 9:00 am, 12:00 pm, 3:00 pm, and 6:00 pm. For the winter solstice, the 6:00 pm analysis was eliminated as it is after sunset. The computer model on which the analysis was implemented combines BRA information with field survey information; documents on existing JCHE buildings were provided by JCHE and their massing was incorporated into the model. Shadows have been determined using the applicable latitude and longitude for Boston utilizing Revit technology.

Shadows from existing buildings are shown in grey. Net new shadows from the proposed building are shown in blue. Green and white backgrounds approximate planted and paved areas in the area.

**Winter Solstice:** Existing buildings cast significant shadows on Chestnut Hill Avenue and adjacent spaces to the north. The proposed building will cast a shadow on Chestnut Hill Ave. in the morning, which leaves the public way before noon. Additional shadows on the adjacent properties are cast on the services space between the proposed building and the JJ Carroll apartments, and to the service space to the west of JCHE's Leventhal House. The proposed building will limit direct sunlight entering the JJ Carroll building furthest to the south, just as existing JJ Carroll and JCHE buildings limit direct sunlight entering adjacent buildings.

**Spring/Fall Equinoxes:** Shadows on Chestnut Hill Avenue are relatively limited. Shadows on adjacent properties are largely limited to the service areas to the north and west. JJ Carroll apartments on the lower level will have limited direct sunlight.

**Summer Solstices:** The proposed building casts a narrow shadow on Chestnut Hill Avenue until late morning. For the rest of the day shadows are limited to the service areas to the north and west, and the drop off and parking area for the new building to the south and west. The distribution of open spaces associated with the proposed project will provide areas in the sun when others are in shadow.

**Conclusions:** The neighborhood adjacent to the proposed building is relatively dense, with closely spaced buildings already casting significant shadows. The proposed building will have no impact on the fire station and open space to the south. Given the slim profile of the building along Chestnut Hill Avenue, the shadows cast to the west and north are not likely to discourage use of the pedestrian way in this area during the winter. During the summer, the shadows will be a welcome relief from the southern sun. Although the proposed project will cast shadows that will impact the JJ Carroll apartments, these shadows are in character with those cast by existing buildings, and by buildings in similar neighborhoods throughout Boston.

# SHADOW STUDY: WINTER SOLSTICE - DECEMBER 21

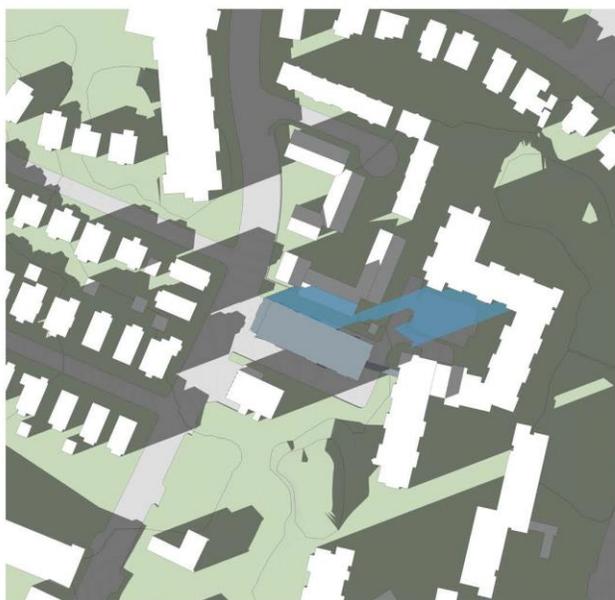
- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW



December 21 - 9 AM



December 21 - 12 PM



December 21 - 3 PM

# SHADOW STUDY: SPRING & FALL EQUINOX - MARCH & SEPTEMBER 21

■ PROPOSED BUILDING SHADOW

■ EXISTING BUILDING SHADOW



March/September 21 - 9 AM



March/September 21 - 12 PM



March/September 21 - 3 PM



March/September 21 - 6 PM

# SHADOW STUDY: SUMMER SOLSTICE - JUNE 21

- PROPOSED BUILDING SHADOW
- EXISTING BUILDING SHADOW



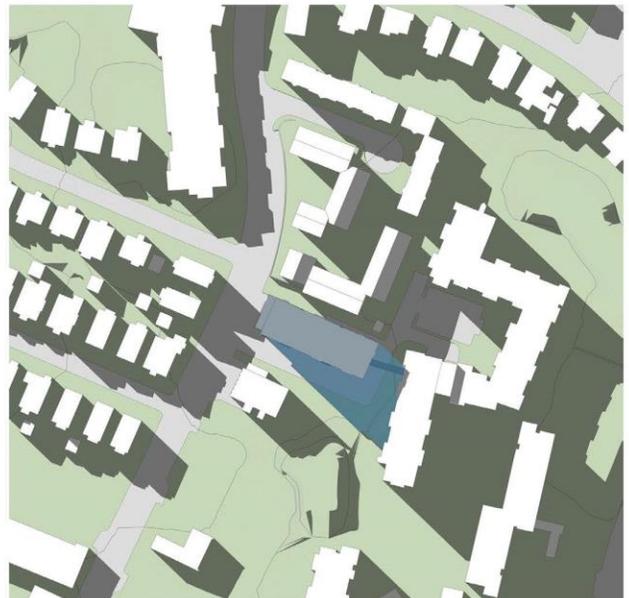
June 21 - 9 AM



June 21 - 12 PM



June 21 - 3 PM



June 21 - 6 PM

### 5.3.3 DAYLIGHT

The proposed building has a narrow 56' frontage on Chestnut Hill Avenue to minimize its impact on the public way. It is set back from the street with a public space between the ground floor retail and the sidewalk to maximize the daylight at the sidewalk level. Plentiful glass will provide reflectivity and a sense of openness that will create an attractive and well illuminated streetscape for pedestrians.

At the fourth floor the proposed building steps back 12' further from the sidewalk to increase the amount of daylight that reaches the street and sidewalk, and minimize the extent to which the front façade is perceived to impinge on the pedestrian experience. The building massing, materials and landscaping are all designed to recognize the importance of daylight in public spaces.

### 5.3.4 SOLAR GLARE

The proposed building is primarily residential, and windows will be of a residential scale with residential scaled frames, sashes and glass recessed slightly from the face of the façade. Glazing will take up significantly less than 50% of the façade. The solid portions of the building will not be reflective. The façade areas that have larger areas of glass are generally under cover and set back from the street and adjacent buildings. For these reasons solar glare will not provide visual impairment or discomfort due to adverse glare impacts or create heat buildup on the street or adjacent buildings

### 5.3.5 AIR QUALITY

The Proposed Project is located in a well-established, mixed use urban environment. The Property sits immediately adjacent to City of Boston Fire Engine 29. Chestnut Hill Avenue is a major thoroughfare that provides access to the Brighton Centre commercial district, as well as major area employers such as Boston College and St. Elizabeth's Medical Center. Several MBTA bus line also service the Property and the surrounding area. Elderly housing is generally considered to be a low impact transportation use and no new employees will be added to existing JCHE staff as a result of the Proposed Project. As such, no adverse impacts are expected to result from the Proposed Project.

### 5.3.6 GEOTECHNICAL IMPACT/SOILS

#### *Subsurface Conditions*

A geotechnical engineering report was prepared by Stantec Consulting in February 2015. As part of the investigation eight test borings were drilled at the site. Based on the borings the site is generally underlain by 4.5 to 14 feet of granular fill. The fill was described as either a dense to very dense, light brown to brown, coarse to fine sand, with coarse to fine gravel and trace amounts of silt or described as a very dense, grey to brown, angular fine gravel, with coarse to fine sand. In the eastern portion of the site bedrock was encountered below the fill. The bedrock generally consists of a hard, slightly to moderately weathered, grey/purple/green, very coarse grained conglomerate with joints that vary from horizontal to low angle, rough, undulating, discolored and moderately open. The Rock Quality Designation (RQD) for the recovered rock cores was 65 percent, indicating good quality bedrock. In the

western portion of the site the fill is underlain by glacial till generally described as dense to very dense, grey, and coarse to fine sand, with little fine gravel and little silt.

### *Groundwater Conditions*

Two permanent groundwater observation wells were installed in completed boreholes to monitor seasonal fluctuations of groundwater levels. Based on observations made in the wells and in the borings during the drilling program, we anticipate the groundwater will be below the top of the bedrock surface at the east end of the site. At the west end of the site we anticipate the groundwater will be near the top of the glacial till stratum at about 15 feet below the ground surface. Groundwater levels will vary over time due to seasonal changes in precipitation and temperature, snowmelt, and surrounding and on-site drainage characteristics.

### *Proposed Construction*

The site is currently developed with a two story building and paved parking area. The ground surface slopes downward east to west from approximately El 157 to El 148. The surrounding area is heavily developed with multi-story structures. The existing two story building will be demolished and removed from the site. The proposed building will be located in the middle of the site, have approximate dimensions of 175 by 60 feet with a footprint of approximately 10,500 square feet. Based on the current plans, the proposed building will vary between 4 to 6 stories, with the western end of the building having 4 stories and the eastern end having 6 stories. The current plans do not show a basement. A footbridge is planned to connect the second floor of the proposed building to the Leventhal House located to the east. We anticipate two bridge piers will be required to support the proposed bridge. In addition to the proposed building, modifications to the surrounding driveways and parking areas are planned. Stormwater infiltration systems are also planned for the site.

### *Foundation Design and Construction*

We anticipate the proposed final grading at the site will be similar to the existing grades with minor cuts and fills. The proposed building and footbridge can be supported on conventional spread footings. In the eastern portion of the site bedrock may be encountered at the footing bearing elevation. In the western portion of the site the existing fill material is expected to be encountered at the footing bearing elevation. In both cases the existing fill or bedrock should be over-excavated 2 feet below the footing bearing elevation. A non-woven geosynthetic separation fabric should be placed on the prepared subgrade and the over-excavated area should be backfilled with 2 feet of compacted structural fill. In the existing fill areas the compacted structural fill will provide a firm uniform bearing surface for the footings. In the bedrock areas the structural fill will create a "cushion" to prevent a hard spot where the footing transitions between bedrock and soil. The first floor slab can be designed as a soil supported slab bearing on at least 2 feet of compacted structural fill.

Building and bridge foundations supported as described above may be designed for a net maximum allowable bearing pressure of 4,000 pounds per square foot (psf). Regardless of loading conditions, the width of proposed foundations should be no less than 24 inches for continuous wall footings and 36 inches for isolated column footings. Exterior footings should be founded a minimum depth of 4 feet below finished exterior grade for frost protection. Interior column footings, not subject to freezing conditions, may be placed at a depth of 24 inches below finished floor elevation. The total post-

construction, foundation-induced settlements are anticipated to be less than one-inch with roughly ½ inch in differential settlement over a span of 40 feet.

### 5.3.7 SOLID AND HAZARDOUS WASTE

A Phase I Environmental Site Assessment (ESA) was completed for the site in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process* (Designation: E1527-13). The purpose of the Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including Recognized Environmental Conditions (RECs) in connection with the property. A REC can be defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The Phase I ESA included several non-invasive tasks including a site inspection; a review of historical records; a review of municipal, state, and federal environmental databases; and interviews with select personnel. Based on an evaluation of the Phase I data, no RECs were identified in connection with the property.

In addition to the Phase I ESA, eight soil borings have also been completed at the site. The purpose of the borings was to assess surficial and subsurface conditions so that geotechnical engineering recommendations for the design and construction of the proposed development could be made. While the purpose of the borings was not to obtain data on either soil or groundwater quality, the lack of observed evidence of contaminants in the soils encountered in the borings provides additional qualitative confirmation of the likely lack of impacts in the soil at the property.

Notwithstanding the lack of evidence of contaminant impacts in site soil and/or groundwater based on the Phase I ESA and geotechnical investigation data, should evidence of contamination be observed during construction, notification and reporting to the Massachusetts Department of Environmental Protection (DEP) will be required in accordance with the Massachusetts Contingency Plan (MCP) promulgated at 310 CMR 40.000. The Proponent will retain a Licensed Site Professional (LSP) to manage the environmental elements of the project.

One additional environmental element of the project will be the disposition of any excess soils that cannot be re-used on-site. Any excess soil generated by excavation activities that cannot be re-used on-site will require characterization to assess its acceptability for off-site re-use, disposal, treatment, or recycling in accordance with DEP's policy #COMM-97-001. Therefore, the Proponent will either conduct a pre-excavation soil characterization program, or will characterize the excess soils once they have been excavated and stockpiled. The results and recommendations for soil disposal will be provided to the construction contractor, who will be responsible for proper removal and off-site disposal of the excess soils.

### 5.3.8 NOISE

As stipulated under Chapter 40, Section 21 of the General Laws of the Commonwealth of Massachusetts and by the City of Boston Code, Ordinances, Title 7, Section 5, the Boston Air Pollution Control Commission is charged with the regulation of noise from construction sites, ventilating equipment and

other sources. Regulation 2 of the City of Boston Code sets the acceptable noise standards according to the zoning sub district in which a property is located.

The Proposed Project is located in a residential sub district, 1F-5000. Regulation 2 includes the Table of Zoning Districts Noise Standards which sets an acceptable level of noise within a Business District of 60 dBA. During the day time at 50dBA at other times. Regulation 3, Regulations on Noise Emitting from Construction Sites sets an acceptable level of 86 dBA.

It is worth noting that 132 Chestnut Hill Avenue sits along a well-used vehicular thoroughfare. The most immediate neighbors to the Proposed Project include a City of Boston fire station, a gas station, multifamily housing and most importantly, senior housing. The overall design phase remains preliminary in nature, anticipating the typical schematic and construction documents stages of final Article 80B review and approval. As such, the mechanical equipment required for a mixed use project of this design and scope has yet to be identified and called out in the specifications. It is anticipated that the roster of mechanical equipment will include ventilation fans of the accessory parking facility cooling towers, compressors, generators and other elements. It is the intention of JCHE to incorporate the following features in the proposed project's mechanical equipment to insure compliance with the allowed noise levels for a residential sub district: (1) Utilization of low noise mechanical equipment and silencers; (2) Acoustic shielding and screening of mechanical equipment; and (3) Restricted periods of operations and testing, with emergency equipment utilized only during periods of service interruptions and testing to be conducted during normal business hours.

Given the population served by the Proposed Project, along with our current population and immediate neighbors, JCHE is well incentivized to control noise arise from construction and ongoing operations. During the construction of the Proposed Project every reasonable effort will be made to minimize the noise impact of construction activities, including using appropriate mufflers on all equipment. Furthermore, construction equipment will be turned off when not in use and idling of such equipment will be kept to a minimum.

JCHE anticipates full compliance with noise regulations stipulated by the City of Boston and the Commonwealth of Massachusetts. As the design of the project proceeds, mechanical equipment will be identified in the specifications and will be required to comply with those applicable noise standards.

### 5.3.9 CONSTRUCTION IMPACT

#### Construction Impacts

Chestnut Hill Avenue is a well-used vehicular and pedestrian thoroughfare. As such, it is essential that procedures be established in both a Construction Management Plan ("CMP") and a Transportation Access Plan Agreement ("TAPA") that spell out specific activities occurring in both the construction and operational phases of the Proposed Project. Many of the anticipated measures to control and mitigate any potential impacts are identified herein.

#### CONSTRUCTION STAGING

All construction staging will be handled within the Project site. Any temporary impacts along Chestnut Hill Avenue will be coordinated through the Boston Transportation Department.

## FOUNDATION AND SUBSTRUCTURE

Demolition, foundation and substructure work activities include the excavation of the footprints of any prior building. Continuous footings and foundation walls will be poured in place. Excavation equipment and trucks will seek to enter and exit the site from Atwood Road. Police traffic details will be used as required. Site laborers will sweep the sidewalks daily during demolition and excavation phase and weekly thereafter.

## UTILITIES

Connections to underground utilities will be coordinated with all governing city of Boston and Commonwealth of Massachusetts departments and a police detail will be used during all work on the public and private ways.

## PERIMETER PROTECTION/PUBLIC SAFETY

Secured screening fencing and barricades will be used to isolate construction areas on the site from pedestrian and vehicle traffic on Chestnut Hill Avenue and Atwood Road. All existing sidewalks around the site will remain open during construction.

Construction procedures will be designed to meet all OSHA safety standards for specific site construction activities.

## CONSTRUCTION WORKER PARKING

Construction workers will be allowed to park on site throughout the Project. Workers will be allowed to utilize the appropriate the designated construction entrance. Workers will be provided information on public transit routes, schedules and rates. Pre-tax payroll deduction for MBTA transit pass purchase will be offered as an option for workers.

Secure storage will be offered on-site for workers to store tools and equipment so they do not have to transport them daily, in order to promote the use of the available transit options. Workers will be discouraged from parking on neighborhood streets and they will be strongly encouraged to use public transportation by implementing the programs included herein.

## TRUCKING

Truck traffic will vary throughout the construction period, depending on the activity. Trucks will be scheduled through weekly job site meetings so as not to cause traffic congestion at the time. Trucks will access the site via Chestnut Hill Avenue in order to minimize impacts to the surrounding residential neighborhoods. Each trucking company will be provided the trucking route information.

## DELIVERIES

All truck movements and construction materials deliveries will occur during the designated construction hours of 7:00am and 6:00pm, Monday through Friday. Deliveries will typically be completed between 7:00am and 3:30pm.

## CONSTRUCTION AIR QUALITY

To reduce the emission of fugitive dust, we will adhere to the following strictly enforced mitigation measures:

- Wetting agents will be used regularly to control and suppress dust that may come from demolition activities and construction vehicles.
- All trucks for transportation of construction materials or debris will be fully covered.
- There will be a wash down area for trucks before exiting the site.
- The street will be cleaned when necessary following days of heavy rain or heavy truck traffic.
- Construction waste will be in covered vehicles

## CONSTRUCTION NOISE

Every reasonable effort will be made to minimize the noise impact of construction activities, including using appropriate mufflers on all equipment. Furthermore, construction equipment will be turned off when not in use and idling of such equipment will be kept to a minimum.

## STREET AND SIDEWALK CLOSURES

There are no street closures anticipated during the construction of this project. In order to discontinue the existing and connect the new water supply connections the sidewalk and shoulder along the relevant public way(s) will need to be closed, but only during the excavation and connection work. An alternate pedestrian walkway will be provided during this period. Pedestrian and vehicle access will be available to the site throughout the Project. Vehicles will have access to the site through an established construction entrance to minimize debris entering and exiting the site.

## RODENT CONTROL

As required by the Inspectional Services Department, a licensed rodent extermination and control firm will be identified as part of the application for building permit process. Prior to the onset of actual construction, the site will be inspected and the appropriate control and extermination measures will be undertaken. Throughout the construction process, periodic and as needed inspections will also be scheduled.

## COMMUNITY INFORMATION

Information regarding the construction conditions and impact mitigations will be distributed to the Project abutters. The general contractor will post a sign, on-site, that includes the name of the construction company (general contractor), their phone number. This information will be clearly visible to the public so that they will be able to call with any questions or concerns

### 5.3.10 CONSTRUCTION SCHEDULE

Consistent with the schedule attached to the RFP response, JCHE plans to begin construction during the first quarter of 2016. Construction hours will be between 7:00am (which includes any necessary time to

pre-warm equipment) and 6:00pm, Monday through Friday, as allowed under City of Boston Ordinance 16-26.4. If the need arises to work outside of those hours, a permit application will be filed with the City of Boston Inspectional Services Department. Work will typically be completed between 7:00 am to 3:30pm.

During the site preparation and foundation stage of the Proposed Project and throughout construction on the new mixed-use building, a safe environment for both pedestrians and vehicles that travel on the surrounding public ways will be maintained.

#### 5.3.11 WILDLIFE HABITAT

An examination of the Massachusetts Department of Fish and Game's BioMap indicates the Property is not located within an area identified as either part of the Core Habitat or the Critical Nature Landscape areas. As such, no rare or endangered species of wildlife is expected to be adversely affected by the Proposed Project.

#### 5.3.12 GREEN BUILDING

The Proposed Project is being reviewed under the terms of Article 80B of the Code, Large Project Review. Additionally, the Proposed Project is also subject to Article 37 of the Code, Green Buildings. As part of that review, the Developer will take steps to insure compliance with those sections of the Code along with the United States Green Building Council's LEED Certification program.

In compliance with those regulations, the Proposed Project will claim the Sustainable Site Credit, noting the location of the site, the development density and community connectivity; the soil conditions identified the alternative transportation and public transportation access, parking capacity within the footprint of the building maximization of open space, storm water management and others. Water efficiency in use, landscaping and innovative technology credits will also be utilized as well as the Energy Atmospheric Credit for optimal use and performance.

The efficient use of structural design and building materials will allow the Proposed Project additional credits in the area of Materials and Resources. Indoor Environmental Quality will be addressed through efficient intake and exhaust filtration and monitoring systems, individual thermal controls and other elements. A LEED checklist is included as part of this document.

### 5.4 INFRASTRUCTURE SYSTEMS

The existing infrastructure surrounding the site appears of adequate capacity to service the needs of the Project. The following sections describe the existing sewer, water, drainage systems, gas, electric and telecommunications surrounding the site and explain how these systems will service the development. The analysis also discusses any anticipated Project-related impacts on the utilities and identifies mitigation measures to address these potential impacts.

A detailed infrastructure analysis will be performed when the Project proceeds into the Design Development phase. The Project's team will coordinate with the appropriate utilities to address the capacity of the area utilities to provide services for the new building. A Boston Water and Sewer Commission (BWSC) Site Plan and General Service Application is required for the new water, sanitary sewer, and storm drain connections. In addition, a Storm Water Pollution Prevention Plan will be submitted specifying best management measures for protecting the BWSC drainage systems during construction.

A Drainage Discharge Permit Application is required from BWSC for any construction dewatering. The appropriate approvals from the Massachusetts Water Resource Authority (MWRA), Massachusetts Department of Environmental Protection (MassDEP), and the U.S. Environmental Protection Agency (EPA) will also be sought.

#### 5.4.1 SANITARY SEWER SYSTEM

##### *Existing Sewer System*

The Boston Water and Sewer Commission (BWSC) owns and maintains the sewer system which services the City of Boston. The BWSC sewer system connects to the Massachusetts Water Resources Authority (MWRA) interceptors for conveyance, treatment, and disposal through the Deer Island Wastewater Treatment Plant.

There is presently a 10-inch vitrified clay sewer line in Atwood Road adjacent to the project site. This service conveys sewer flows in the westerly direction to the 10-inch concrete main in Chestnut Hill Avenue owned by the BWSC. The sewer flows southerly along Chestnut Hill Avenue and eventually to an interceptor conduit that pumps sewage to the Deer Island Wastewater Treatment Plant (See Figure 5.4-1, Drain and Wastewater System Map).

##### *Projected Sanitary Flow*

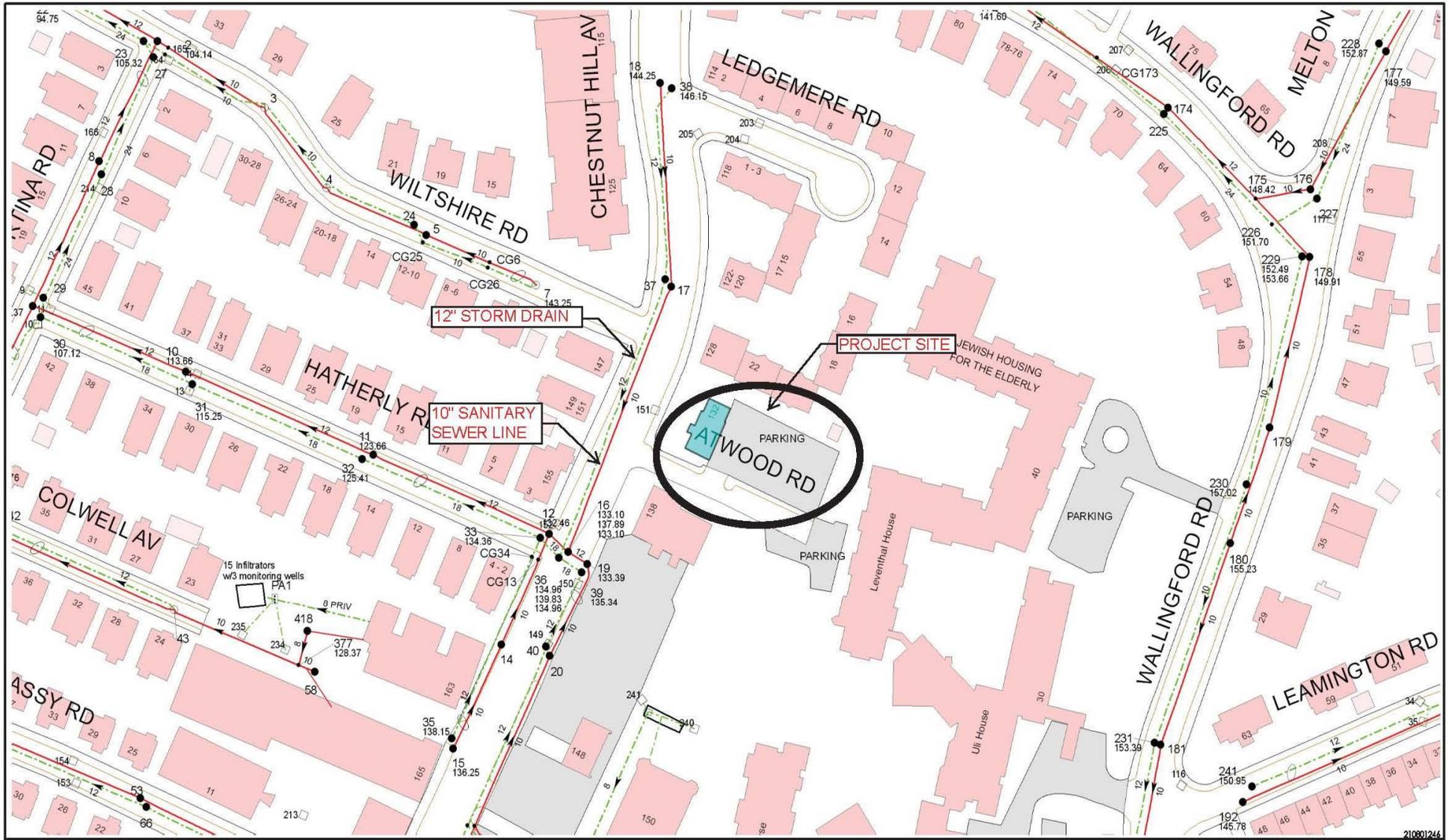
The proposed 6-story building will be a mixture of retail, office space and residential units. The first floor retail space will be approximately 3,500 sf. A total of 61 elderly housing units are being proposed and located on the 2<sup>nd</sup> floor to the 6<sup>th</sup> floor. The existing sewage flow has been estimated using historic water meter readings. The existing building has been vacant for approximately 18 years. Sewage generation was considered to equal water use for the purpose of this evaluation.

The proposed sewage flow has been estimated in accordance with 310 CMR 15.203 for elderly housing and retail. The total estimated flow from the existing building is 67 gallons per day (gpd). The total estimated proposed flow will be 9,325 gpd, as shown in Table 5.4-1. This results in an increase of 9,258 gpd over the existing conditions.

**Table 5.4 -1 Estimated Proposed Sewage Flow**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Unit Flow (gpd)</b>	<b>Sewage Flow (gpd)</b>
Retail	3,500 sf	50 gpd/1000 sf	175
Elderly Housing	61	150 gpd/unit	9,150
		Total Proposed Flow	<b>9,325</b>

The existing 10-inch sewer line in Chestnut Hill Avenue along the Project site frontage has a capacity of approximately 5.2 cubic feet per second (cfs). The estimated increase of proposed sewage flow is 9,325 gpd or 0.014 cfs. Assuming a peaking factor of 5, the peak flow will be approximately 0.07 cfs. The proposed flow equates to approximately 1.3-percent of the pipe capacity.



**Notes**

SOURCE: BOSTON WATER AND SEWER COMMISSION, 2014

Figure No.

5.4-1

Title

**DRAIN AND WASTEWATER  
SYSTEM MAP**

## 5.4.2 WATER SYSTEM PROPOSED WATER SERVICE

### *Existing Water System*

BWSC provides water service to the City of Boston. BWSC receives its water supply from the MWRA system. The existing water service to the building appears to be fed by the 12-inch ductile iron southern high water line in Chestnut Hill Avenue constructed in 2000. An 8-inch ductile iron southern high water line also exists in Atwood Road, also constructed in 2000. (See Figure 5.4-2, Water Distribution System Map).

### *Anticipated Water Consumption*

Water consumption for the Project has been estimated based on 110% of the average daily estimated sewerage flow with the total estimated consumption of 10,258 gpd. As previously mentioned, historic water meter readings have been used to estimate the consumption of the existing building of 67 gpd, and therefore there will be an increase of 10,191 gpd. The actual water usage will be significantly less than the estimated design flow stated above due to the use of water saving devices which are described below.

### *Proposed Water Service*

A new 4-inch domestic water service and 6-inch fire protection service will supply the proposed building from the existing 8-inch service in Atwood Road. At this time it appears that the existing 8-inch water main will be adequate for the proposed Project. This will be further analyzed based on the proposed final fire protection design and the new flow data from the 8-inch water main. The water service will be metered in accordance with BWSC requirements. Backflow preventer devices will be installed on all fire service where required to protect from cross connection hazards. Water supply systems servicing the Project will be gated to minimize infrastructure public hazard or inconvenience in the event of a water main break. The Proponent will also submit a General Service Application and Site Plan to the BWSC for review and approval.

### *Water Supply Conservation and Mitigation Measures*

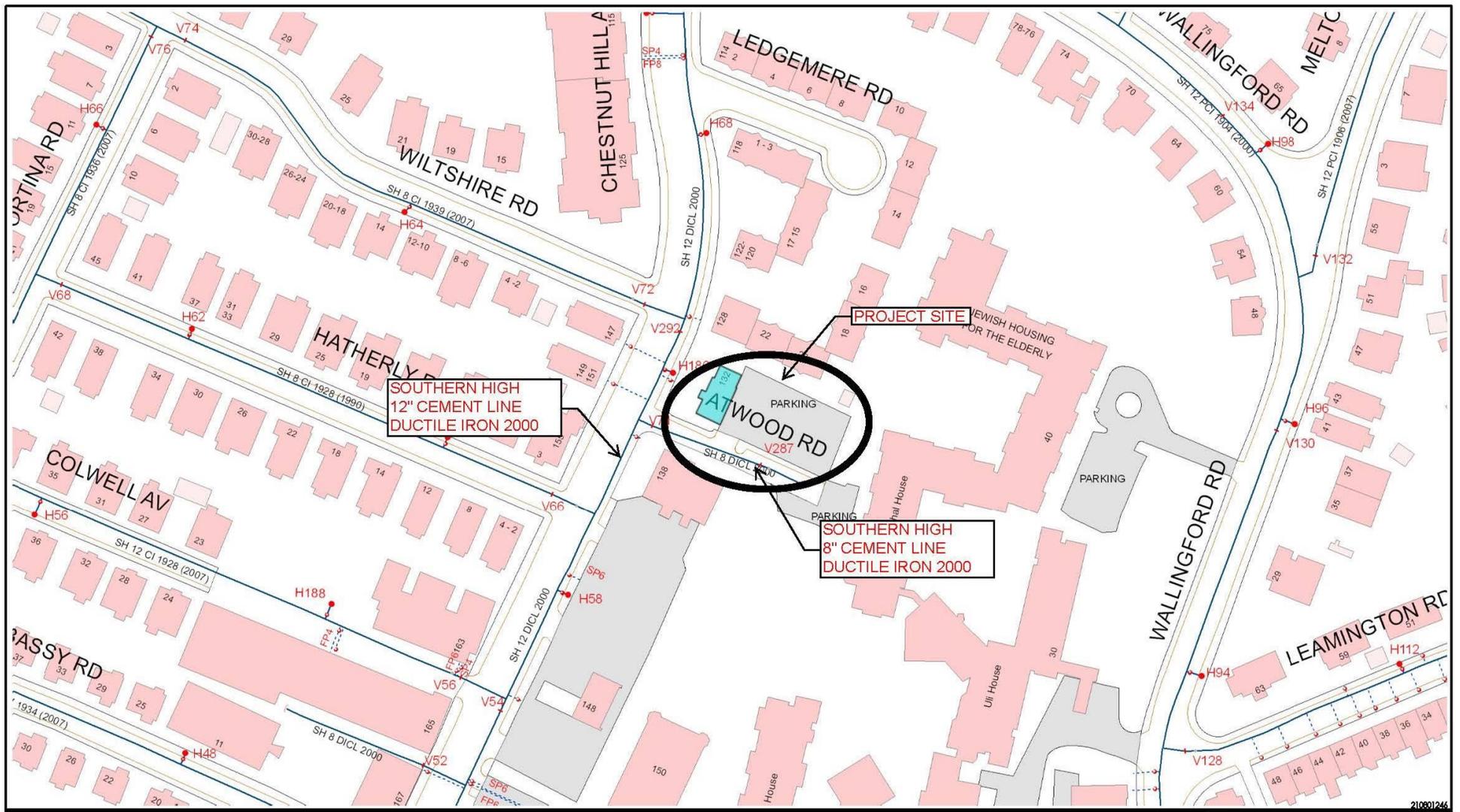
Conserving water, especially potable water, is an important element to the Project's sustainable design strategy. The State Building Code requires the use of water conserving fixtures. Water conservation measures such as low-flow water closets, low-flow faucet aerators and restricted flow showerheads will be used to reduce the domestic water demand. These systems will be installed consistent with the code requirements. Water demands will be further reduced by the implementation of Low Impact Development (LID) techniques during the site design phase of the Project. These LIDs will include the minimizing of lawn care, planting of native drought-resistant plant and shrubs, limiting irrigation, and using only high efficiency irrigation systems.

New water services will be installed in accordance with the latest local, state, and federal codes and standards. Back flow preventers will be installed on all fire protection service connections. New meters will be of a type approved by BWSC and tied into the BWSC's Automatic Meter Reading (AMR) system. Compliance with the standards for the domestic water system service connection will be reviewed as

part of BWSC's Site Plan Review Process. This review includes, but is not limited to, sizing of domestic water and fire protection services, calculation of meter sizing, backflow prevention design, and location of hydrants and Siamese connections that conform to BWSC and Boston Fire Department requirements.

#### Water Supply Conservation and Mitigation Measures

JCHE is investigating the use of low consumption plumbing fixtures. It is expected that low-flow water closets and showers will be used. Lavatories are expected to have aerated faucets to reduce water usage, consistent with the Proposed Project's expected LEED certification and in compliance with all pertinent Code requirements.



Notes

SOURCE: BOSTON WATER AND SEWER COMMISSION, 2014

Figure No.

5.4-2

Title

WATER DISTRIBUTION  
SYSTEM MAP

### 5.4.3 STORM DRAINAGE SYSTEM PROPOSED STORM WATER SYSTEM

#### *Existing Storm Drain System*

The Project will involve the demolition of the existing building and parking lot and construction a new building and parking lot. Stormwater from the Project site and parking area flows onto Atwood Road. Runoff flows from Atwood Road onto Chestnut Hill Avenue and is collected by existing catch basins. An existing 12-inch concrete drain line exists in Chestnut Hill Avenue and conveys stormwater in the southwesterly direction. A 15-inch reinforced concrete pipe exists along Atwood Road and is connected to the 12-inch main in Chestnut Hill Avenue. There are currently no water quality devices on the Project site. This 15-inch drain line appears to convey stormwater from the Jewish Housing for the Elderly site located east of the Project site.

#### *Proposed Drainage Conditions*

The Project is expected to increase the amount of impervious area at the site compared to the existing condition. BWSC Site Plan requirements state the first one inch of rainfall, times the impervious area on site, must be infiltrated prior to discharge to a storm drain or combined sewer. Detention and Infiltration will be provided to mitigate the peak rate of runoff from the site.

Surface stormwater runoff will flow to new catch basins with deep sumps and oil trap hoods and then to a new water quality device prior to discharging to a subsurface infiltration system. The subsurface drainage system will provide the minimum 1-inch recharge volume required by BWSC and will also contain an overflow line that will direct flows due to larger storm events to an existing 15-inch drain line in Atwood Road.

A geotechnical report has been completed for the Project site and consists of 8 boring samples. The soils at the locations of B-1, B-2, B-3, B-4 and B-5 have been visually described using the USDA classification system having textures of loamy sands and silt loams. An infiltration test has also been performed at boring location B-5 having a calculated infiltration rate of 0.14 inches/hour. Boring location B-7 is located near the proposed drainage infiltration system and indicates ledge refusal at 6-ft below the existing parking surface. No groundwater was observed in boring location B-7.

The storm drain system will be designed in accordance with BWSC's design standards and requirements. The new drainage system will also comply with DEP's Stormwater Management Requirements.

#### *Mitigation Measures*

The Project presents an opportunity to substantially improve the quality of stormwater and reduce the rate and possibly the volume of stormwater from the Project Site. The Project will reduce peak flow and volume of stormwater runoff from the Project Site, increase stormwater recharge, and improve stormwater quality. The proposed stormwater system will include Stormwater Best Management Practices (BMP) with consideration given to application of Low Impact Development (LID) techniques to both reduce the quantity of runoff and improve water quality. LID techniques minimize adverse water quality impacts by mimicking the Site's natural hydrologic conditions by infiltrating, filtering, detaining, and evaporating stormwater runoff close to its source. The Project will decrease the volume and peak rate of stormwater runoff from the Project Site due to the proposed infiltration system. Stormwater

runoff from pavement areas will be treated to remove 80% of the total suspended solids prior to discharging to the existing drain system. A subsurface infiltration system will capture and infiltrate stormwater on-site.

LID techniques will be used on the Project Site. These techniques may include minimizing lawn areas, reducing impervious surfaces, and utilizing native, drought-tolerant plants. The Proponent will also explore the opportunities for Integrated Management Practices (IMP) which may include bioretention cells, permeable pavement blocks and porous pavement.

A long term Pollution Prevention Plan will be developed for the Project, which will identify suitable practices for source control Stormwater Pollution Prevention as outlined in the DEP Stormwater handbook. The long term Pollution Prevention Plan will address source control measures including street sweeping, snow and salt management, fertilizers, herbicides, pesticides stabilization of eroding surfaces, and maintenance of the stormwater management systems.

A Stormwater Pollution Prevention Plan (SWPPP) will be developed in conformance with the EPA, NPDES, and DEP Guidelines. The SWPPP will address sedimentation and erosion controls as well as material management practices and spill control practices during the construction period.

#### 5.4.4 ELECTRIC SYSTEM

NSTAR provides electric service in the City of Boston. There are existing electric underground service lines in Chestnut Hill Avenue and Atwood Road. A new electric service will be installed underground from Atwood Road to the proposed building. Electric power supply design will be coordinated with NSTAR as electric consumptions are determined for the proposed use.

The Proponent is committed to taking an integrated and comprehensive approach to energy planning, which is sensitive to high and rising energy prices and growing concern over global climate change. The highest priority, and most cost-effective approach, is to make the Project's buildings energy efficient, exceeding the requirements of the State Building Code. In addition, as the Project's electric load and energy requirements are calculated and assessed, the Proponent will undertake an energy planning process, working closely with the City of Boston and NSTAR.

#### 5.4.5 CABLE AND TELEPHONE SYSTEMS

Verizon New England provides telephone service in the Project area. There are underground telephone service lines in Chestnut Hill Avenue and in Atwood Road. It is anticipated that the new telecommunication services will be installed underground from Atwood Road. Cable and Internet service may be provided to the Project by RCN Business.

#### 5.4.6 NATURAL GAS SYSTEM

National Grid provides natural gas service in the Project area. A 12-inch gas main exists in Chestnut Hill Ave and an 8-inch gas service exists in Atwood Road. It is anticipated that the new gas services will connect to the 8-inch main in Atwood Road. As noted above with respect to electricity, the Proponent is

committed to integrating a comprehensive approach to energy planning, one which will also include working closely with the City of Boston and National Grid with respect to natural gas usage.

#### 5.4.7 UTILITY PROTECTION DURING CONSTRUCTION

The Contractor will notify utility companies and call “Dig Safe” prior to excavation. During construction, infrastructure will be protected using sheeting and shoring, temporary relocations, and construction staging as required. The Construction Contractor will be required to coordinate all protection measures, temporary supports, and temporary shutdowns of all utilities with the appropriate utility owners and/or agencies. The Construction Contractor will also be required to provide adequate notification to the utility owner prior to any work commencing on their utility. Also, in the event a utility cannot be maintained in service during switch over to a temporary or permanent system, the Construction Contractor will be required to coordinate the shutdown with the utility owners and Project abutters to minimize impacts and inconveniences.

### 5.5 HISTORIC RESOURCES

#### 5.5.1 INTRODUCTION

There are, as one might expect, a significant number of historic resources to be considered within the Brighton community. None of these resources, however, are expect to be adversely affected by the Proposed Project.

A site file search at the Massachusetts Historical Commission (MHC) was completed to identify the resources in the Project Site and those in close proximity. Above-ground resources and previously recorded archaeological resources were researched within a one-quarter mile radius of the Project Site.

#### 5.5.2 JURISDICTION REVIEW AND COMMENTS

Boston Landmarks Commission (BLC) - under the City’s Article 80 Review process, initiates a historic review of the Project. This section will address direct and indirect impacts to historic resources including, but not limited to urban design, architecture, shadow, and archeological. In addition, BLC will consider an application for the demolition of the existing building located on the Property, pursuant to Article 85 of the Code.

Massachusetts Historical Commission (MHC) - has review authority over projects requiring state funding, licensing, permitting, and/or approvals that may have direct or indirect impacts to properties listed on the State Register of Historic Places.

#### 5.5.3 KEY FINDINGS AND BENEFITS

The key impact assessment findings related to historic and cultural resources include:

- The Proposed Project is located on Chestnut Hill Avenue, proximate to a number of sites listed on MHC’s MACRIS listing, including the Brighton Center Commercial District, the former

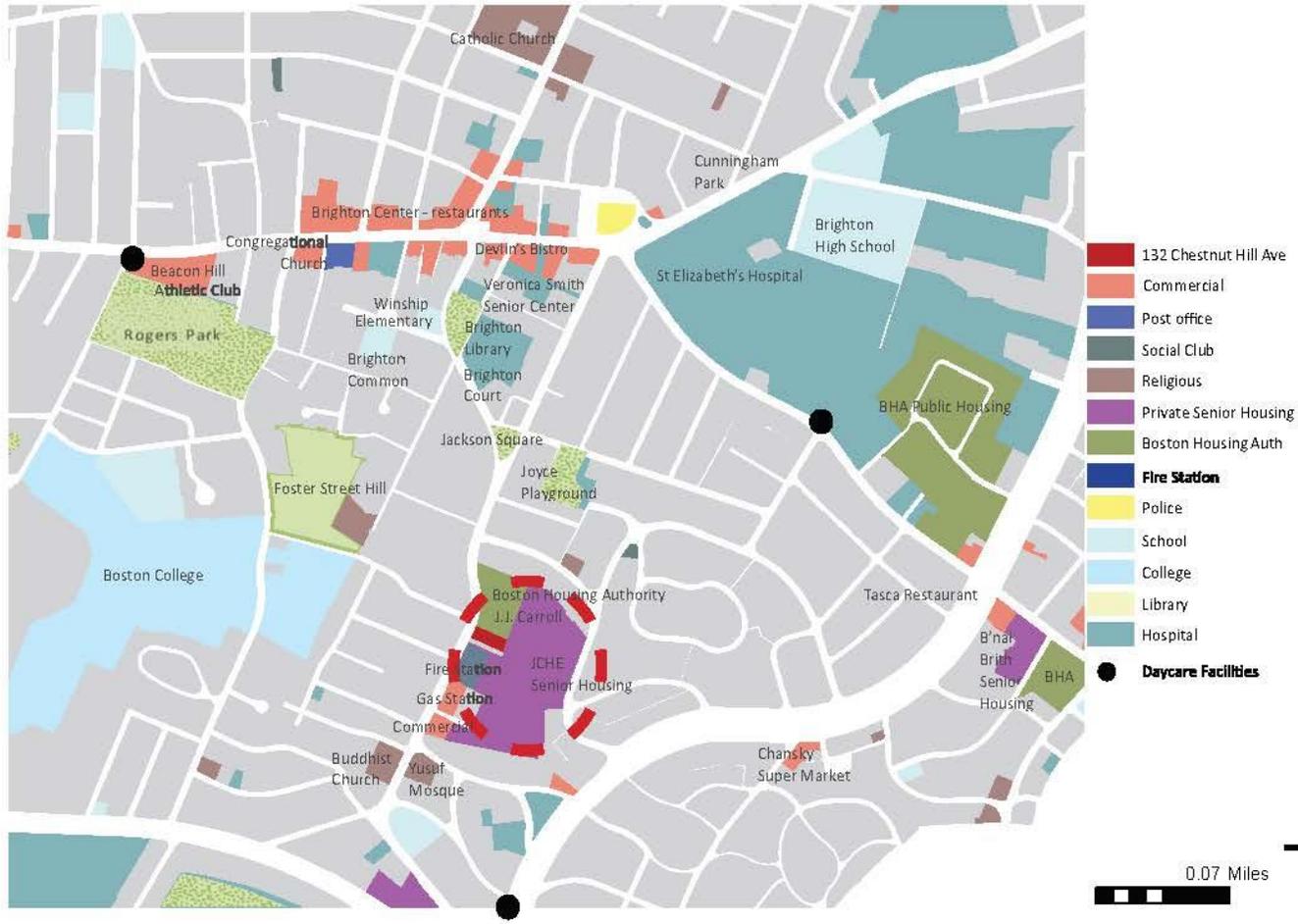
Aberdeen Elementary School at 186 Chestnut Hill Avenue (now the Yusuf Mosque), the former First Brighton Unitarian Church at 189 Chestnut Hill Avenue (now a Buddhist church), the Alexander Hamilton School at 198 Strathmore Road, the Holton Library at 42 Academy Hill Road and the Brighton Municipal Courthouse at 52 Academy Hill Road.

- The Proposed Project will not impact any of these identified historic resources as it is compatible in height, massing and complementary design.
- The project will have a beneficial impact on the immediate and surrounding area from both an aesthetic and functional standpoint.
- The proposed program of affordable senior housing and small scale commercial/retail uses fronting along Chestnut Hill Avenue are consistent with the project goals established in the RFP and those established by the City of Boston by neighborhood leaders and City Officials through a number of community meetings.

#### 5.5.4 SITE CONTEXT

The Property is now the site of a vacant and dilapidated building that is marked as to so prohibit entry by public safety officials in the case of an emergency event. An examination of available public records at the City of Boston's Inspectional Services Department ("ISD") seem to indicate that the present structure on the Property dates back to pre-1940's when the building may have been used as a school. The first records available in the ISD building jacket date to February, 1942 when the building was undergoing renovation for its use by Temple Bnai Moshe for "religious, social and charitable work." These uses continued February, 1958 when use and ownership were transferred to the Commonwealth Post 1016 VFW Building Corporation with use and occupancy stated as "Clubhouse and social and charitable activities." Suffolk County Registry of Deeds records indicate that in 2004, ownership was transferred to the BRA from 99 Chestnut LLC, an affiliate of the Hamilton Company of Allston MA.

The Proposed Project will introduce new construction to the area but there are no expected direct or adverse impacts to any historic resources. Shadow studies and Urban Design impacts are discussed in other section of this EPNF.



**NEIGHBORHOOD PLAN**

The site is at a critical crossroads between Commonwealth Avenue and Chestnut Hill Avenue, and between Brighton Center and Cleveland Circle. Pedestrian passageways across the site will help knit the community together, and an enhanced streetfront along Chestnut Hill Avenue will provide renewed neighborhood vitality.

#### 5.5.5 ARCHEOLOGICAL RESOURCES ON THE PROJECT SITE

There are no known archeological resources listed in the State and National Registers of Historic Places or included in the Inventory located within the Project Site. As the Project site is a previously developed, urban site, it is unlikely that the Proposed Project will affect any previously unidentified archeological resources.

TAB 6

## Coordination with Other Public Agencies

### 6.1 BOSTON CIVIC DESIGN COMMISSION

Article 28 of the City of Boston Zoning Code established the Boston Civic Design Commission, giving that body the responsibility to consider “how the design of new buildings affects what is called the public realm.” The Commission is generally charged with large scale development (in a neighborhood of the City, a project of 50,000 square feet or greater) and what the Code refers to as “Projects of Special Significance”. It is anticipated that either definition will be applicable to the Proposed Project or thus a review by the BCDC is anticipated. JCHE LLC will provide the BCDC with all pertinent filings and information and will work closely with the members and professional staff.

### 6.2 BOSTON LANDMARKS COMMISSION

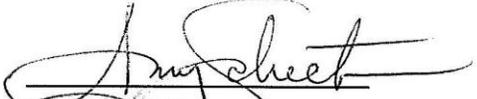
Article 85 of the Code provides for review by the Boston Landmarks Commission (“BLC”) prior to the issuance of a demolition permit. As stated in Section 5.5 of the EPNF, public records on file at ISD indicate that the building presently located on the Property dates back to at least the 1940’s, making applicable the provisions of Article 85. Given the building’s fairly mundane architectural features, its lack of maintenance and upkeep and the failure of the current building to be listed on any federal, state or local preservation register and when viewed against the public benefits likely to arise from the Proposed Project, JCHE intends to file its application with BLC seeking an administrative waiver of any demolition delay.

### 6.4 ARCHITECTURAL ACCESS BOARD REQUIREMENTS

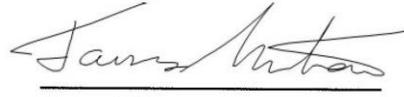
The Proposed Project will be designed in such a way as to fully comply with the Massachusetts Architectural Access Board’s legislative mandate to make all buildings “accessible to, functional for, and safe for use by persons with disabilities.”

TAB 7  
Project Certification

We, the undersigned, hereby certify that this Expanded Project Notification Form, along with the attached supporting materials, is submitted to the Boston Redevelopment Authority in accordance with the relevant sections of Article 80B, Large Project Review of the City of Boston Zoning Code.



Amy Schectman  
President and CEO  
Jewish Community Housing for the Elderly



James Mitrano  
Principal  
WaypointKLA

TAB 8  
Appendices

A. LEED CERTIFICATION CHECKLIST FOR NEW CONSTRUCTION



**LEED v4 for Building Design and Construction: Multifamily Midrise**

Project Checklist

Project Name: JCHE 132 Chestnut Hill Avenue, Brighton, MA

Date: 3/11/2015

Y ? N  
2

Credit Integrative Process 2

**10 1 3 Location and Transportation 15**

Y Prereq Floodplain Avoidance Required

**PERFORMANCE PATH**

Credit LEED for Neighborhood Development Location 15

**PRESCRIPTIVE PATH**

7 1 Credit Site Selection 8

3 Credit Compact Development 3

1.5 Credit Community Resources 2

1 Credit Access to Transit 2

**0 0 3 Sustainable Sites 7**

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

2 Credit Heat Island Reduction 2

3 Credit Rainwater Management 3

2 Credit Non-Toxic Pest Control 2

**8 2 0 Water Efficiency 12**

Y Prereq Water Metering Required

**PERFORMANCE PATH**

Credit Total Water Use 12

**PRESCRIPTIVE PATH**

6 Credit Indoor Water Use 6

2 2 Credit Outdoor Water Use 4

**7 0 30 Energy and Atmosphere 37**

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

5 25 Credit Annual Energy Use 30

2 3 Credit Efficient Hot Water Distribution 5

2 Credit Advanced Utility Tracking 2

**7 0 2 Materials and Resources 9**

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

1 Credit Durability Management Verification 1

3 2 Credit Environmentally Preferable Products 5

**12 0 5 Indoor Environmental Quality 18**

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

3 Credit Enhanced Ventilation 3

1 1 Credit Contaminant Control 2

2 1 Credit Balancing of Heating and Cooling Distribution Systems 3

3 Credit Enhanced Compartmentalization 3

2 Credit Enhanced Combustion Venting 2

1 Credit Enhanced Garage Pollutant Protection 1

2 Credit Low Emitting Products 3

1 Credit No Environmental Tobacco Smoke 1

**1 0 5 Innovation 6**

Y Prereq Preliminary Rating Required

5 Credit Innovation 5

1 Credit LEED AP Homes 1

**0 0 0 Regional Priority 4**

Credit Regional Priority: Specific Credit 1

**47 3 48 TOTALS Possible Points: 110**

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

B. PROJECT SCHEDULE

**JCHE 132 CHESTNUT HILL AVE PROJECT SCHEDULE**

	2015			2016				2017			
	Spring	Summer	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall
<b>Project Review and Approval Process</b>	■	■	■								
<b>Construction Documents/Permitting</b>			■	■							
<b>Demolition</b>					■						
<b>Construction</b>					■	■	■	■	■	■	
<b>Building Opening &amp; Initial Occupancy</b>											■

C. ISD REFUSAL NOTICE



Martin J. Walsh  
Mayor

**Boston Inspectional Services Department**  
**Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

**ZONING CODE REFUSAL**

Gary P. Moccia  
Inspector of Buildings

JESSICA BOATRIGHT  
30 WALLINGFORD ROAD  
BRIGHTON, MA 02135

February 24, 2015

**Location:** 132 CHESTNUT HILL AV BRIGHTON, MA 02135  
**Ward:** 21  
**Zoning District:** Allston / Brighton N.D.  
**Zoning Subdistrict:** 1F - 5000  
**Appl. # :** ERT446101  
**Date Filed:** February 05, 2015  
**Purpose:** **Jewish Community Housing for the Elderly** - Erect a new 7 story steel and wood framed building with new driveway and associated site improvements. There will be a Retail / Commercial space on the Ground level. There will be 68 one-bedroom affordable Apartments built above.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 51, Section 8 * **	Use: Forbidden	Use : Retail Store : Forbidden
Article 51, Section 8 * **	Use: Forbidden	Use : Elderly Housing : Forbidden
Article 51, Section 9 **	Dimensional Regulations	Floor Area Ratio Excessive
Article 51, Section 9 **	Dimensional Regulations	Building Height Excessive
Article 51, Section 9 **	Dimensional Regulations	Front Yard Insufficient
Article 51, Section 9 **	Dimensional Regulations	Rear Yard Insufficient
Article 51, Section 9 **	Dimensional Regulations	Off-Street Parking Insufficient

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

Thomas White  
(617)961-3275  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



Martin J. Walsh  
Mayor

## Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Gary P. Moccia  
Inspector of Buildings

### BUILDING CODE REFUSAL

February 24, 2015

JESSICA BOATRIGHT  
30 WALLINGFORD ROAD  
BRIGHTON, MA 02135

Re: Application # : **ERT446101**  
Date Filed: February 05, 2015  
Location: 132 CHESTNUT HILL AV BRIGHTON, MA 02135  
Ward: 21  
Purpose: **Jewish Community Housing for the Elderly** - Erect a new 7 story steel and wood framed building with new driveway and associated site improvements. There will be a Retail / Commercial space on the Ground level. There will be 68 one-bedroom affordable Apartments built above.

Your application requires Building Code Relief, as same would be in violation of Massachusetts State Building Code 780 CMR - Eighth Edition, Chapter 802, acts of 1972, as amended to wit:

Violation:	Violation Description:	Violation Comments:
780CMR, 8th Edition		<p><b>706.1.1 Party walls.</b> Any wall located on a <i>lot line</i> between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a <i>fire wall</i> in accordance with <u>Section 706</u>. Party walls shall be constructed without openings and shall create separate buildings.</p> <p><b>Exception:</b> Openings in a party wall separating an <i>anchor building</i> and a mall shall be in accordance with Section 402.7.3.1.</p>

Thomas White  
for the Commissioner  
(617)961-3275

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

## D. CLIMATE CHANGE RESILIENCY AND PREPAREDNESS CHECKLIST

In November 2013, in conformance with the Mayor's 2011 Climate Action Leadership Committee's recommendations, the Boston Redevelopment Authority adopted policy for all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding project resiliency, preparedness, and to mitigate any identified adverse impacts that might arise under future climate conditions.

For more information about the City of Boston's climate policies and practices, and the 2011 update of the climate action plan, *A Climate of Progress*, please see the City's climate action web pages at <http://www.cityofboston.gov/climate>

In advance we thank you for your time and assistance in advancing best practices in Boston.

### **Climate Change Analysis and Information Sources:**

Northeast Climate Impacts Assessment ([www.climatechoices.org/ne/](http://www.climatechoices.org/ne/))

USGCRP 2009 (<http://www.globalchange.gov/publications/reports/scientific-assessments/us-impacts/>)

Army Corps of Engineers guidance on sea level rise  
(<http://planning.usace.army.mil/toolbox/library/ECs/EC11652212Nov2011.pdf>)

Proceeding of the National Academy of Science, "Global sea level rise linked to global temperature", Vermeer and Rahmstorf, 2009  
(<http://www.pnas.org/content/early/2009/12/04/0907765106.full.pdf>)

"Hotspot of accelerated sea-level rise on the Atlantic coast of North America", Asbury H. Sallenger Jr\*, Kara S. Doran and Peter A. Howd, 2012 ([http://www.bostonredevelopmentauthority.org/planning/Hotspot of Accelerated Sea-level Rise 2012.pdf](http://www.bostonredevelopmentauthority.org/planning/Hotspot%20of%20Accelerated%20Sea-level%20Rise%202012.pdf))

"Building Resilience in Boston": Best Practices for Climate Change Adaptation and Resilience for Existing Buildings, Linnean Solutions, The Built Environment Coalition, The Resilient Design Institute, 2103  
([http://www.greenribboncommission.org/downloads/Building Resilience in Boston SML.pdf](http://www.greenribboncommission.org/downloads/Building_Resilience_in_Boston_SML.pdf))

## Checklist

Please respond to all of the checklist questions to the fullest extent possible. For projects that respond “Yes” to any of the D.1 – Sea-Level Rise and Storms, Location Description and Classification questions, please respond to all of the remaining Section D questions.

Checklist responses are due at the time of initial project filing or Notice of Project Change and final filings just prior seeking Final BRA Approval. A PDF of your response to the Checklist should be submitted to the Boston Redevelopment Authority via your project manager.

**Please Note:** When initiating a new project, please visit the BRA web site for the most current [Climate Change Preparedness & Resiliency Checklist](#).

**Climate Change Resiliency and Preparedness Checklist**

---

**A.1 - Project Information**

Project Name:	132 Chestnut Hill Avenue/ JCHE
Project Address Primary:	132 Chestnut Hill Avenue Brighton 02135
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Jessica Boatright, Associate Director of Real Estate Development Jewish Community Housing for the Elderly <a href="mailto:jboatright@jche.org">jboatright@jche.org</a> 617-912-8400

**A.2 - Team Description**

Owner / Developer:	Jewish Community Housing for the Elderly
Architect:	Abacus Architects + Planners
Engineer (building systems):	TBD
Sustainability / LEED:	Abacus Architects + Planners
Permitting:	James Mitrano, Waypoint KLA
Construction Management:	James Mitrano, Waypoint KLA
Climate Change Expert:	

**A.3 - Project Permitting and Phase**

At what phase is the project – most recent completed submission at the time of this response?

PNF / <b>Expanded PNF Submission</b>	Draft / Final Project Impact Report Submission	BRA Board Approved	Notice of Project Change
--------------------------------------	--	--------------------	--------------------------

✓			
Planned Development Area	BRA Final Design Approved	Under Construction	Construction just completed:

#### A.4 - Building Classification and Description

List the principal Building Uses:

Senior housing and support services

List the First Floor Uses:

Commercial/Entryway/Support Services

What is the principal Construction Type – select most appropriate type? Steel frame first floor, Wood frame above

Wood Frame ✓	Masonry	Steel Frame ✓	Concrete
--------------	---------	---------------	----------

Describe the building?

Site Area:

+/- 13,864 SF

Building Area:

+/- 56,172 SF

Building Height:

69.5 Ft.

Number of Stories:

6Flrs.

First Floor Elevation (reference Boston City Base):

Elev. 148.75 ft.

Are there below grade spaces/levels, if yes how many:

No / Number of Levels

#### A.5 - Green Building

Which LEED Rating System(s) and version has or will your project use (by area for multiple rating systems)? Homes

Select by Primary Use:

New Construction	Core & Shell	Healthcare	Schools
Retail	Homes Midrise	<b>Homes</b> ✓	Other
Certified	Silver	Gold	Platinum

Select LEED Outcome:

Will the project be USGBC Registered and / or USGBC Certified?

Registered:

Yes / **No**

Certified:

Yes / **No**

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### A.6 - Building Energy

What are the base and peak operating energy loads for the building? TBD

Electric:	(kW)	Heating:	TBD (MMBtu/hr)
What is the planned building Energy Use Intensity:	(kbut/SF or kWh/SF)	Cooling:	TBD(Tons/hr)

What are the peak energy demands of your critical systems in the event of a service interruption?

Electric:	(kW)	Heating:	(MMBtu/hr)
		Cooling:	(Tons/hr)

What is nature and source of your back-up / emergency generators?

Electrical Generation:	(kW)	Fuel Source:	Gas	
System Type and Number of Units:	Combustion Engine	Gas Turbine	Combine Heat and Power	(Units)

---

### B - Extreme Weather and Heat Events

Climate change will result in more extreme weather events including higher year round average temperatures, higher peak temperatures, and more periods of extended peak temperatures. The section explores how a project responds to higher temperatures and heat waves.

#### B.1 - Analysis

What is the full expected life of the project?

Select most appropriate:	10 Years	25 Years	50 Years ✓	75 Years
--------------------------	----------	----------	------------	----------

What is the full expected operational life of key building systems (e.g. heating, cooling, ventilation)?

Select most appropriate:	10 Years	25 Years ✓	50 Years	75 Years
--------------------------	----------	------------	----------	----------

What time span of future Climate Conditions was considered? TBD

Select most appropriate:

10 Years	25 Years	50 Years	75 Years
----------	----------	----------	----------

Analysis Conditions - What range of temperatures will be used for project planning – Low/High? TBD

/ Deg.
--------

What Extreme Heat Event characteristics will be used for project planning – Peak High, Duration, and Frequency? TBD

Deg.	Days	Events / yr.
------	------	--------------

What Drought characteristics will be used for project planning – Duration and Frequency? TBD

Days	Events / yr.
------	--------------

What Extreme Rain Event characteristics will be used for project planning – Seasonal Rain Fall, Peak Rain Fall, and Frequency of Events per year? TBD

40 Inches / yr.	6.6 Inches	1 Events / yr.
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What Extreme Wind Storm Event characteristics will be used for project planning – Peak Wind Speed, Duration of Storm Event, and Frequency of Events per year? TBD

Peak Wind	Hours	Events / yr.
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## B.2 - Mitigation Strategies

What will be the overall energy performance, based on use, of the project and how will performance be determined? TBD

Building energy use below code:

%
---

How is performance determined:

--

What specific measures will the project employ to reduce building energy consumption?

Select all appropriate:

High performance building envelop ✓	High performance lighting & controls	Building day lighting	EnergyStar equip. / appliances ✓
High performance HVAC equipment	Energy recovery ventilation	No active cooling	No active heating

Describe any added measures:

--

What are the insulation (R) values for building envelop elements?

Roof:	$R = 25$	Walls / Curtain Wall Assembly:	$R = 20.5$
Foundation:	$R = N/A$	Basement / Slab:	$R = TBD$
Windows:	$R = \quad / U = .33$	Doors:	$R = \quad / U =$

What specific measures will the project employ to reduce building energy demands on the utilities and infrastructure? **TBD**

On-site clean energy / CHP system(s)	Building-wide power dimming	Thermal energy storage systems	Ground source heat pump
On-site Solar PV	On-site Solar Thermal	Wind power	None
Describe any added measures:			

Will the project employ Distributed Energy / Smart Grid Infrastructure and /or Systems? **TBD**

Select all appropriate:	Connected to local distributed electrical	Building will be Smart Grid ready	Connected to distributed steam, hot, chilled water	Distributed thermal energy ready
-------------------------	---	-----------------------------------	--	----------------------------------

Will the building remain operable without utility power for an extended period? **TBD**

Yes / No	If yes, for how long:	Days
If Yes, is building "Islandable?"		
If Yes, describe strategies:		

Describe any non-mechanical strategies that will support building functionality and use during an extended interruption(s) of utility services and infrastructure:

Select all appropriate:	Solar oriented – longer south walls	Prevailing winds oriented	External shading devices	Tuned glazing,
	Building cool zones	<b>Operable ✓ windows</b>	Natural ventilation	Building shading
	Potable water for drinking / food preparation	Potable water for sinks / sanitary systems	Waste water storage capacity	High Performance Building Envelop
Describe any added measures:				

What measures will the project employ to reduce urban heat-island effect?

Select all appropriate:

High reflective paving materials	Shade trees & shrubs	High reflective roof materials	Vegetated roofs
----------------------------------	----------------------	--------------------------------	-----------------

Describe other strategies:

--

What measures will the project employ to accommodate rain events and more rain fall?

Select all appropriate:

On-site retention systems & ponds	<b>Infiltration</b> ✓ galleries & areas	vegetated water capture systems	Vegetated roofs
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Describe other strategies:

--

What measures will the project employ to accommodate extreme storm events and high winds? **TBD**

Select all appropriate:

Hardened building structure & elements	Buried utilities & hardened infrastructure	Hazard removal & protective landscapes	Soft & permeable surfaces (water infiltration)
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Describe other strategies:

--

### C - Sea-Level Rise and Storms

Rising Sea-Levels and more frequent Extreme Storms increase the probability of coastal and river flooding and enlarging the extent of the 100 Year Flood Plain. This section explores if a project is or might be subject to Sea-Level Rise and Storm impacts.

#### C.1 - Location Description and Classification:

Do you believe the building to susceptible to flooding now or during the full expected life of the building?

Yes / No
----------

Describe site conditions: The Proposed Project is located in a mixed use, urban environment and is designed to be an addition to JCHE's adjacent residential/service campus. There are no nearby bodies of water that might threaten the Property with flooding. The Property is significantly upgrade from the Charles River, located approximately 1.5 miles away. The only other bodies of water located within a mile of the Property and Chandlers Pond and the Chestnut Hill Reservoir.

Site Elevation – Low/High Points:

Low - 148.36 Ft.
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Building Proximity to Water:

Is the site or building located in any of the following?

Coastal Zone:	<input type="text" value="Yes / No"/>	Velocity Zone:	<input type="text" value="Yes / No"/>
Flood Zone:	<input type="text" value="Yes / No"/>	Area Prone to Flooding:	<input type="text" value="Yes / No"/>

Will the 2013 Preliminary FEMA Flood Insurance Rate Maps or future floodplain delineation updates due to Climate Change result in a change of the classification of the site or building location?

2013 FEMA Prelim. FIRMs:	<input type="text" value="Yes / No"/>	Future floodplain delineation updates:	<input type="text" value="Yes / No"/>
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What is the project or building proximity to nearest Coastal, Velocity or Flood Zone or Area Prone to Flooding?

---

***If you answered YES to any of the above Location Description and Classification questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!***

---

### C - Sea-Level Rise and Storms

This section explores how a project responds to Sea-Level Rise and / or increase in storm frequency or severity.

#### C.2 - Analysis

How were impacts from higher sea levels and more frequent and extreme storm events analyzed:

Sea Level Rise:	<input type="text" value="Ft."/>	Frequency of storms:	<input type="text" value="per year"/>
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#### C.3 - Building Flood Proofing

Describe any strategies to limit storm and flood damage and to maintain functionality during an extended periods of disruption.

What will be the Building Flood Proof Elevation and First Floor Elevation:

Flood Proof Elevation:

*Boston City Base  
Elev.( Ft.)*

First Floor Elevation:

*Boston City Base  
Elev. ( Ft.)*

Will the project employ temporary measures to prevent building flooding (e.g. barricades, flood gates):

*Yes / No*

If Yes, to what elevation

*Boston City Base  
Elev. ( Ft.)*

If Yes, describe:

[Empty text box for describing temporary measures]

What measures will be taken to ensure the integrity of critical building systems during a flood or severe storm event:

Systems located  
above 1<sup>st</sup> Floor.

Water tight utility  
conduits

Waste water back  
flow prevention

Storm water back  
flow prevention

Were the differing effects of fresh water and salt water flooding considered:

*Yes / No*

Will the project site / building(s) be accessible during periods of inundation or limited access to transportation:

*Yes / No*

If yes, to what height above 100 Year  
Floodplain:

*Boston City Base  
Elev. (Ft.)*

Will the project employ hard and / or soft landscape elements as velocity barriers to reduce wind or wave impacts?

*Yes / No*

If Yes, describe:

[Empty text box for describing landscape elements]

Will the building remain occupiable without utility power during an extended period of inundation:

*Yes / No*

If Yes, for how long:

*days*

Describe any additional strategies to addressing sea level rise and or sever storm impacts:

[Empty text box for describing additional strategies]

#### C.4 - Building Resilience and Adaptability

Describe any strategies that would support rapid recovery after a weather event and accommodate future building changes that respond to climate change:

Will the building be able to withstand severe storm impacts and endure temporary inundation?

Select appropriate:

Yes / No	Hardened / Resilient Ground Floor Construction	Temporary shutters and or barricades	Resilient site design, materials and construction
----------	--	--------------------------------------	---

Can the site and building be reasonably modified to increase Building Flood Proof Elevation?

Select appropriate:

Yes / No	Surrounding site elevation can be raised	Building ground floor can be raised	Construction been engineered
----------	--	-------------------------------------	------------------------------

Describe additional strategies:

--

Has the building been planned and designed to accommodate future resiliency enhancements?

Select appropriate:

Yes / No	Solar PV	Solar Thermal	Clean Energy / CHP System(s)
	Potable water storage	Wastewater storage	Back up energy systems & fuel

Describe any specific or additional strategies:

--

Thank you for completing the Boston Climate Change Resilience and Preparedness Checklist!

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

## E. ARTICLE 80B ACCESSIBILITY CHECKLIST

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

improvements for pedestrian and vehicular circulation and access;

encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;

ensure that persons with disabilities have full access to buildings open to the public;

afford such persons the educational, employment, and recreational opportunities available to all citizens; and

preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

Americans with Disabilities Act – 2010 ADA Standards for Accessible Design

[http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)

Massachusetts Architectural Access Board 521 CMR

<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>

Boston Complete Street Guidelines

<http://bostoncompletestreets.org/>

City of Boston Mayors Commission for Persons with Disabilities Advisory Board

<http://www.cityofboston.gov/Disability>

City of Boston – Public Works Sidewalk Reconstruction Policy

[http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)

Massachusetts Office On Disability Accessible Parking Requirements

[www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc](http://www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc)

MBTA Fixed Route Accessible Transit Stations

[http://www.mbta.com/about\\_the\\_mbta/accessibility/](http://www.mbta.com/about_the_mbta/accessibility/)

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Project Information

Project Name:	132 Chestnut Hill Avenue
Project Address Primary:	132 Chestnut Hill Avenue Brighton 02135
Project Address Additional:	
Project Contact (name / Title / Company / email / phone):	Jessica Boatright, Associate Director of Real Estate Jewish Community Housing for the Elderly 30 Wallingford Road, Brighton 02135 jboatright@jche.org/617-912-8406

Team Description

Owner / Developer:	Jewish Community Housing for the Elderly
Architect:	David Eisen, Abacus Architects and Planners
Engineer (building systems):	To be determined
Sustainability / LEED:	David Eisen, Abacus Architects and Planners
Permitting:	James Mitrano, WaypointKLA
Construction Management:	WaypointKLA

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

PNF / Expanded X  PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Building Classification and Description

What are the principal Building Uses - select all appropriate uses? Residential Multi-unit with 3,500 SF of retail

Residential – One to Three Unit	Residential - Multi-unit, Four +X	Institutional	Education
Commercial X	Office	Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
<i>Commercial and Services to Elderly</i>			

First Floor Uses (List)

What is the Construction Type – select most appropriate type? Steel frame first floor, wood frame above

Wood Frame	Masonry	Steel Frame	Concrete
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Describe the building?

Site Area:	+/- 12,000SF	Building Area:	+/-56,172 SF
Building Height:	69.5Ft.	Number of Stories:	6Flrs.
First Floor Elevation:	148.75 Elev.	Are there below grade spaces:	No

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

Mixed use, including multifamily residential, Boston Fire Department, Boston Housing Authority

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

MBTA Bus Route 86 (Cleveland Circle Harvard), directly across the street. MBTA Green Line, less than a half mile southeast of development site.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

JJ Carroll BHA, Engine 29 BFD and 700 units of elderly housing and service spaces on the adjacent JCHE site.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

Nearby but not surrounding—Brighton Courthouse, Hamilton School.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

Yes.

*If yes above*, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

Concrete sidewalk along east side of Chestnut Hill Avenue in front of the property is concrete, but accessible connection terminates at Atwood Road when traveling southbound.

Are the sidewalks and pedestrian ramps existing-to-remain? *If yes*, have the sidewalks and pedestrian

No.

ramps been verified as compliant?  
 If yes, please provide surveyors report.

Is the development site within a historic district? If yes, please identify.

No

Surrounding Site Conditions – Proposed

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: [www.bostoncompletestreets.org](http://www.bostoncompletestreets.org)

If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

Yes.
Neighborhood Residential.
Frontage: Varies (9'-0" minimum) Pedestrian: 6'-0" Greenscape/Furnishing: 3'-0"
Frontage: Permeable Unit Paving (private property) Pedestrian: Concrete Paving (City of Boston ROW) Greenscape/Furnishing: Permeable Unit Paving + Tree Plantings (City of Boston ROW) All materials are subject to BRA design review.

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

N/A

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

TBD. Current plans call for commercial/retail space fronting along Chestnut Hill Ave. Final design and programming will be subject to BRA design review and ISD permitting.

**If yes above**, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

To be determined.

**Proposed Accessible Parking:**

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

+/-21 new off street surface spaces

What is the total number of accessible spaces provided at the development site?

4

Will any on street accessible parking spaces be required? **If yes**, has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No

Where is accessible visitor parking located?

On site as part of existing JCHE campus

Has a drop-off area been identified? **If yes**, will it be accessible?

Proposed on site plan. Subject to continuing design review.

Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

See site plan attached to EPNF

**Circulation and Accessible Routes:**

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability\* of neighbors.

*\*Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

Attached.

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

Flush condition.

Are the accessible entrance and the standard entrance integrated?

Yes.

**If no above**, what is the reason?

Will there be a roof deck or outdoor courtyard space? **If yes**, include diagram of the accessible route.

No.

Has an accessible routes way-finding and signage package been developed? **If yes**, please describe.

No.

**Accessible Units: (If applicable)**

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

61

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?	61 affordable rental units
How many accessible units are being proposed?	Ten
Please provide plan and diagram of the accessible units.	Attached
How many accessible units will also be affordable? If none, please describe reason.	Ten
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. <b>If yes</b> , please provide reason.	No
Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor's Commission for Persons with Disabilities Advisory Board?	Review expected as part of Article 80B review process
Did the Advisory Board vote to support this project? <b>If no</b> , what recommendations did the Advisory Board give to make this project more accessible?	See above

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

[kathryn.quigley@boston.gov](mailto:kathryn.quigley@boston.gov) | Mayors Commission for Persons with Disabilities