Z CAPITAL INVESTMENTS

*

April 28, 2017

Ms. Kelly Shay Department of Neighborhood Development 26 Court Street, 8th Floor Boston, MA 02108

Dear Ms. Shay:

Z Capital Investments, LLC (Z Capital) is excited to submit the following application for 127-159 Condor Street RFP. This is a unique opportunity to collaborate with DND to develop affordable artist rental units with shared artist workspace, affordable rental units, homeownership units and enliven Condor Street in East Boston by bringing a café and art gallery.

Our team members are Silverman Tykowski Architects, Maloney Properties Inc., and Nausett Construction. Through our board work with Design Museum Boston, David Silverman of Silverman Tykowski and I have seen first-hand the artistic talent in Boston and the need to provide opportunities for them to bring their work to the public. Also, my experience with the development of Midway Studios at Channel Center in South Boston 15 years ago showed me the intricacies involved in creating an artist community and the need to listen and work closely with various stakeholders to deliver a successful project.

We are proposing a mix of artist rental housing and homeownership units as follows:

- Develop 10 affordable home ownership townhouses that serve residents with incomes ranging between 80 to 100% AMI. The town homes will use one of the three parcels.
- Develop two buildings with a total of 38 affordable units that serve artist residents with incomes at 60%AMI. The buildings will use two parcels and share a ground floor with amenities accessible to both. One of the buildings will be a cluster of 15 studios, per the RFP guidelines, for artists and will have a dedicated shared studio space for them to work on the ground floor. The second building will have 23 units and will be a mix of studio, two and three bedroom units. Both buildings will have an artist preference but the second building will allow for a more diverse workforce in fields like graphic & web design, theater, architecture and other creative professions to be part of the community. We have also designated four units as handicap accessible and set aside four units for homeless families in the second

building.

- Provide shared ground floor space that includes an artist collaborative workspace, art gallery & Café, a co-working space like WeWork along with the typical building spaces like lobby, mail room, and management office.
- Provide outdoor green space and exhibit space as well as opportunities for seating around the building to activate the sidewalk. We will also have a shared community roof deck with raised beds to grow vegetables.
- Promote sustainability and demonstrate that green building methods can be economically feasible. Our target is LEED Silver or better for all 38 rental units and 10 ownership unit.
- Work collaboratively with DND, Mass Housing, DHCD and MHIC to weave the necessary financial structure to make this development a reality.
- We are offering a purchase price of \$300 for the land since we are developing the entire site as affordable homes and cannot support the asking price for the land.

We have put best effort and invested a great deal of time understanding the intricacies of what is required. It's been a lengthy and iterative process trying to piece together the design, construction and financing structure suitable for homeownership and artist housing development.

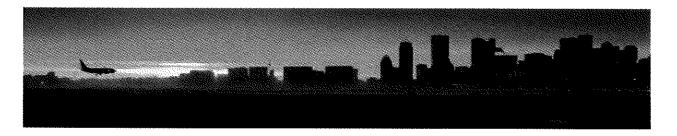
Thank you for your consideration.

Zeina Talje

Z Capital Investments, LLC 617.669.0266

I. Building Concept

A. Context:





East Boston has a rich history both culturally, physically, and geographically. The land was originally 5 separate islands that were connected by fill. This ethnically diverse community has long attracted immigrants from all over the world and today East Boston is of Boston's most culturally rich neighborhoods.



Logan International Airport located connects East Boston to the rest of the world. This small community of 40,000 residents embodies the best of what a community can be when people come together.



Inspired by how East Boston has come to be, and what it means to Boston and beyond, we are excited to be presenting our architectural proposal. This project seeks to bring together members of this diverse community to support the making of art and all creative endeavors, for the greater good.

David Silverman Silverman Tykowski Architects

B. The Honeycomb: Artist Housing

As we reflected about the importance of "community", we started thinking about bees and how they work together to serve the greater good. Artists, designers, and other creatives all strive to make art that serves a larger role in the world. This group of people also work collaboratively or individually; however, they thrive when they are a part of a larger community from which to share ideas. Our building supports this community by providing a variety of spaces to support their needs.

The first floor is where the work is made in the shared artist work space. This space has easy loading, high ceilings, plenty of natural light including north facing glass, sinks, exhaust, and flexible space. We look forward to further customizing the spaces as we work with the artists. There is a gallery space that opens with a large glass garage door into an arts courtyard. This space will be used for arts community gatherings and celebrations. Last, a co-working space is being provided for the creative community that doesn't need traditional artist work space. We imagine graphic designers, architects, graphic illustrators, and other creatives that do most of their creative work with their computers and a good cup of coffee! This space will have a variety of workspaces including private call rooms, lounge furniture and traditional desking solutions.

The main entrance to the residential lobby and the gallery space is a shared courtyard for openings and events as noted above. Floors 2 – 4 offer a variety of living spaces from studio apartments to three bedroom units. On the roof of the building we have a community roof deck where some raised beds will be used for growing vegetables and spices.





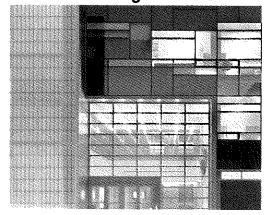


C. The 10 Gables: Home Ownership Units

Just as East Boston was 5 different islands that were connected, our site connects two different housing typologies on one parcel. The 10 Gables homes is the homeownership offering on the site. These homes are three floor townhouses with three bedrooms. The back row of homes is raised up along the natural slope of the site and a terraced landscape provides a shared garden space for these buildings.



D. Building Materials



We imagine using the bee inspired hexagonal honeycomb pattern for parts of the building such as railings, sign bands, and landscaping paver patterns. Yellow as a color may be introduced to enliven parts of the façade. We are using Kalwall, a highly insulating, diffuse light-transmitting panel at the corners of the Honeycomb building to provide high insulation values and diffuse lights. This paneling will also be illuminated from the interior at night to enliven the streetscape. The Honeycomb building will be lively, fun, and colorful.

The 10 Gables building will use more traditional siding materials and colors to blend into the existing East Boston building context.





E. Design goals:

- Achieve LEED Silver or better
- Understand the needs of the artist community and reflect that in every aspect of the building design.
- Fill in the missing "tooth" along the edge of Condor Street while optimizing open space.
- Allow for transparency and uses on the ground floor that help activate Condor Street. Create a vibrant first floor with café and gallery space, shared artist works space, a co-working area, and outdoor plaza space for artist installations, happenings, and events.
- Provide easily accessible bike storage on the ground floor and mask the parking behind the building.
- Provide various opportunities for artist exhibitions to be prominently on display. Including in lobby, mail room, hallway, and vertical stairway.
- Provide good lighting conditions, noise reduction, and durable finishes in artist works space.

F. Zoning:

The site is comprised of three parcels with a total area of 26,250 sq ft. on Condor Street. The current zoning is 2F-2000 and the primary uses around the area are double and triple deckers. Across the street at 130 Condor Street is a three- story commercial brick building. The residents have requested more active uses along Condor Street to enliven it.

Our proposal is to develop 11,000 square feet of home ownership units (10 units) and 31,000 square feet of affordable artist housing (38 units) for a total of 42,000 square feet. The home ownership units will be three floors and the artist building will be four floors to blend with the surrounding buildings. We are providing 20 parking space and anticipate the need for zoning relief from parking, setbacks, and density.

G. Project Drawings:



NEICHBORHOOD DEVELOPMENT

CITY of BOSTON

East Boston Artist Housing - The Honeycomb Artist Building and 10 Gables Homes

127-159 Condor Street East Boston

LIST OF DRAWINGS

A-000 Cover Sheet

ARCHITECTURAL

A-101 SITE PLAN

A-102 FLOOR PLAN LEVEL 1
A-103 FLOOR PLANS 2-4
A-104 ENLARGED UNIT PLANS
A-105 PERSPECTIVES
A-106 OUTLINE SPECIFICATION AND CODE COMPLIANCE

Other that coatema is approved. The Obbin Cade will be left win the Secretary College that the Secretary Cade will be left with the Secretary Cade will be seen about any of 170 Trades Elistic of the Cade of the

On Jainary 2. 2018, and there after, projects will be expected to comply with the Narth perfect Code Person applicant solering to use the Eighth Edition of the code may need to exercise appeal exploses if they are not able to the a permit application before expression of the concurrency period.

The code review is based on the Bit edition of the Messachusettis State Building Coes Refudent in the ment of this project to meet all of the federal, skile, and city regulations as Gentlebal as the Department of Neigriborhood Development Design Requirements and Guidelinos

Occupancy Type: Section 319

The occupancy type for the 10 Gables building is R-2, Residential Units centaining Stephing units or more than two dwelling units where the occupants are primarily periseated in nature.

420.2 Separation Wals, wails separating divelling units in the same building shall be constructed as the partitions in accordance with Section 709 Special Deteiled Requirements Based on Use and Occupancy. Section 420

120.3 Horizontal separation, floor assembles as parating dweling units in the same uikting shall be constructed as nonzontal assembles on accordance with Section 712.

Total Building Area		
	Gross	Vet
1st Floor Honeycomb	6128	5022
2nd Floor Honeycomb	6880	7181
3rd Floor Honeycomb	9990	7181
4th Floor Honeycomb	8980	7181
Total	33068	26565
1st Floor 10 Gables	4640	3680
2nd Floor 10 Gables	4640	2690
3rd Floor 10 Gables	3470	2600
Total	12750	8970

7

2.5
99 uo
Section
tion
Struc
Cor
peso
۴

The Honeycomb Building will be a one-story concrete postum of type I.A.com topped by a three story spanifished building of type VB construction

The 10 Galdes buildings will be sprinklered type VB construction with no podiu Section 709 Fire Partitions

Please note that the Board of Building Regulations and Stantiand is holding bearings on the Massachusetts State Building Code Edition 9 and makes the following statement on

127 - 169 Condor Street, East Baston

709.3 Fire-resistance rating. Fire partitions shall have a fire-resistance rating of not lass than one hour, 'note there is an exception for sprinklers which will be provided for these prosects.

Section 712 Horizontal Assemblies

Horzontal assembles saparating diverling units in the same building shall be a maintnum of 1 flour har eastlance taked construction (note there is an exception soninklars which will be provided for these projects).

Section 803 Automatic Sprinkler Systems

903-2.8 Group R, An automatic sprinkler system installed in accordance with Section 903-3 shall be provided throughour all buildings with a Group R fire area

Section 907 Fire Alarm and Detection Systems 907.2.9 Group R-2. Fire alarms systems and smoke sharms shall be mistalled in Group R-2 occupances as required in Sections 907.2.9.1.

Accessibility Code (621 CAIR)

New construction, multiple dwellings shall meet the requirements of 521 CMR 9.3, Group 1 Dwelling Units and 521 CMR 9.4, Group 2 Dwelling Units.

9.3 Group : dwelling unds: In multiple dwellings for rent. Here, leaze, or sale and that an example with an expression of dishelfung until male to constructed as Group 1 Dwelling Units, except shose covered in 271 CMR 9.4. Group 2 Dwelling Units.

Group 1 units must comply with 521 CMR 9.5, and 521 CMR 42 00. Group 1 Battrooms 521 CMR 43 60 Group 1 Kitchens; and 521 CMR 46 00 Group 1

9.4 Grup 2 Dwelling Units
Mindle beavinging their, hine, or lease, four ind for sale) and content 20 or more
comparative to 12 MAR 2, the sale of the

9.4.1 Total dwelling units in a complex. When multiple dwellings consist of more than one building on a site or are located on several, non-configuous sites, all dwelling units shall be added together to determine applicability of 521 CMR 9.4.

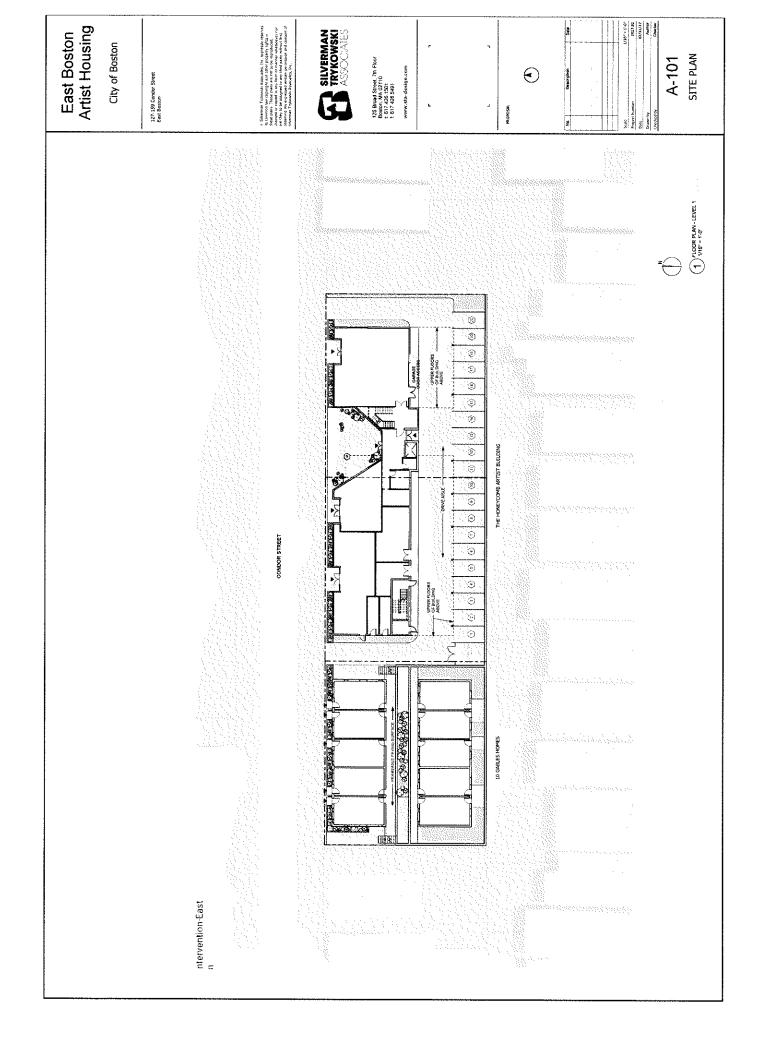
33 (non-sake) units « 195% = 1 65 (round up to 2 units that will comply with 521 CMAR) 4 4. Group 2A units)

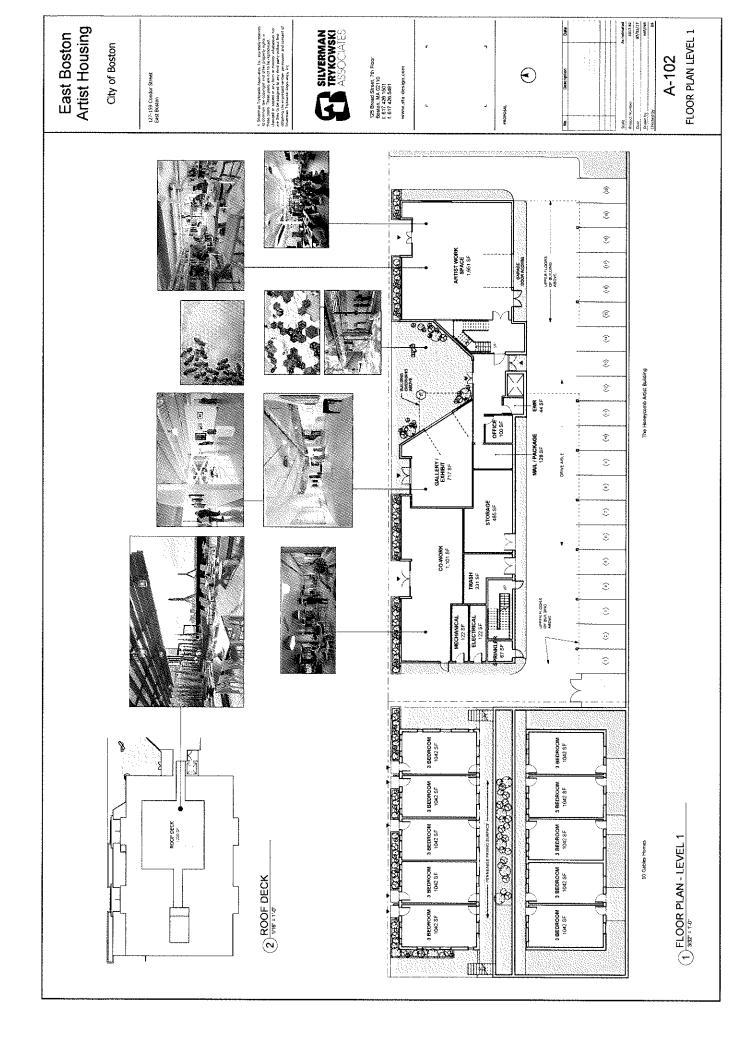
Z Capital Investments, LLC e: zeina@621massave.com tel: 617-669-0266

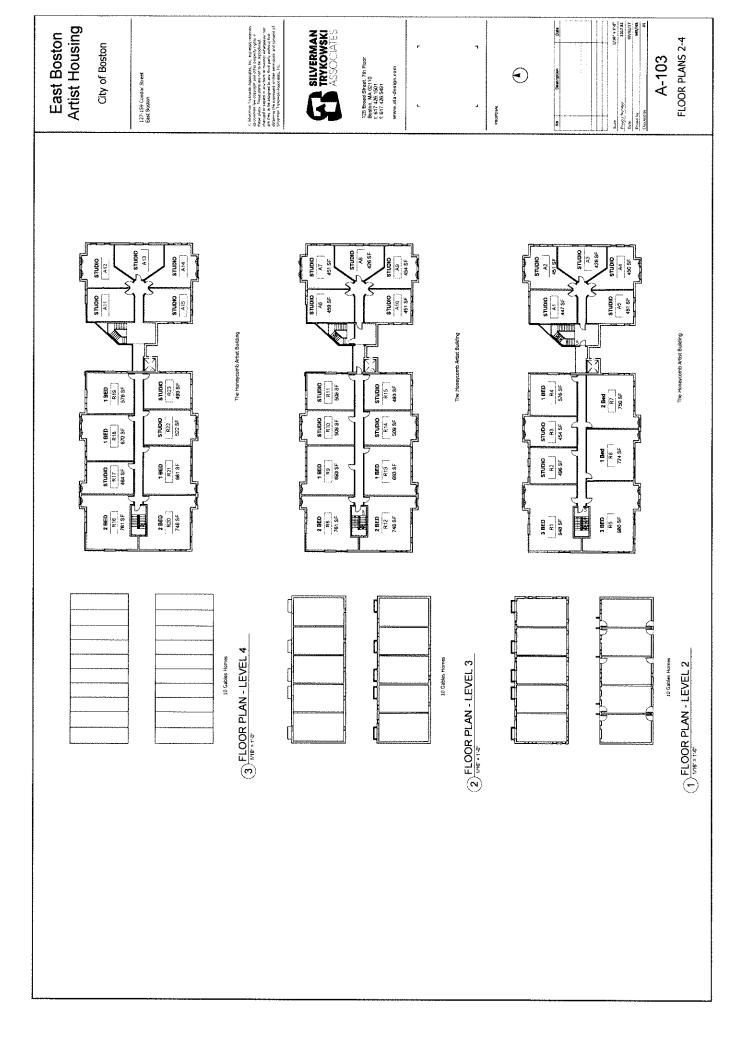
SILVERMAN TRYKOWSKI ASSOCIATE

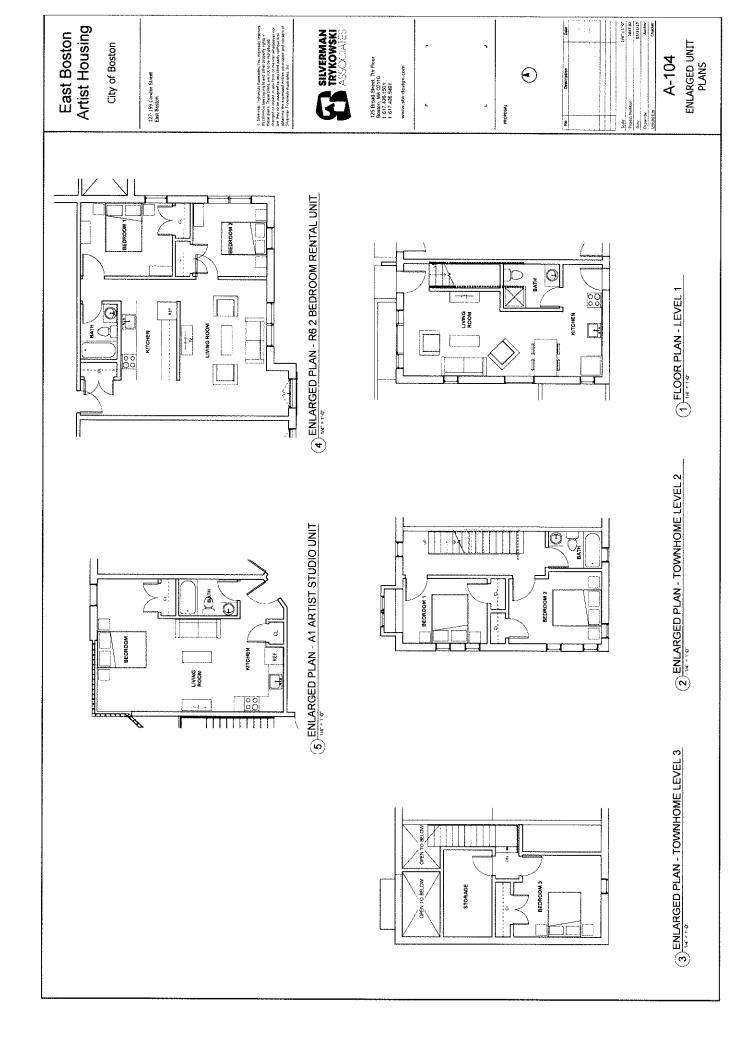
125 Broad Street, 7th Floar Boston, MA 02110 tel: 617.426.1501 fx: 617.426.5491

www.uta-design.com









East Boston Artist Housing City of Boston	127-159 Condos Street East Boarn	1 Secreta Paperal, Ingousti, R. epitado Hebra. Common Les complete de direct production de la complete de direct production de la complete de direct production de la complete del la complete de la complete del la complete de la complete del la complete dela complete del la complete del la complete del la complete del la	SILVERMAN TRYKOWSKI ASSOCIATES	125 Braud Street, 7th Phon Bushon, MA 02110 I. 817 428 5491 WWW 419 45491 WWW 419 454910 CDRI	мотом.	No. Overspan Description Descr
				1.19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
		;				

DESIGN GUIDELINES FOR MATERIALS AND SPECIFICATIONS

The propert will most the meritation Chropy Guidelines for the top of materials and specifications appliad to immidiating the exposurable of Au-Afrika Speciation we have asserted delightetions specific on in the PMO Guidelines, however we have asserted delightetions specific to on properties in bold below. Where we have stepped or oranked a sociotor phese make help our retories in the meet or asserted the program requirement.

FESTING Charcove and composition texts should be performed by a qualified testing lab for all bulletings where spipitionible Water Mediage and/or massory letts may be required in soften buildings. SITE WORK

DEMOLITION

The state of showing or other after or building state ever whome the state of the st

Soa'Runadaton - 21 E s. Paranany and so in automate of the 21.E sool remedation plan should be provided including grading plans and so it as

We propose cisterns and recisioned water systems for landscape engation to reduce overall water consumption.

CONCRETE

end damp-proted fourvatators realing on proper forbings on undeturned or proposity compacted soil kinsbill propriet distincts or goals a structured by hybriners at extense of fourdatents from fooling to grade is ret, damp proteing has under and prior to backlist.

icial branche course stat on Cad of CF States or gaster class or waited grant, covered with icial branches courses state on Cad of CF States or a telescope of communication of a minimum rel or unions by per of soft on the course of communication of course or a telescope of communication of course or a telescope or a telescope of course or a telescope or a telescope or a course of course or telescope or course of course or telescope or telescope or course or telescope or telescope or course or telescope or

Control fisalston parts shaurd be provided in basement Jabbs. One inch XFS should be installed verifically at skip odge. A high, to provide a thermal break between the stab and the foundation wall.

MORTURE CONTRAT.

MORTURE CONTRAT.

Provide the prompt of the standard above choosely or defer proved realishings (for example to control sound or provide the prompt.) The intended above choosely was included by a variable of the standard or for example to the standard or the standard or provide the standard or the standard or provide the standard or the standard

OUTLINE SPECIFICATION PAGE 1

ACATION Comments and cooling is to tree a heat portion systems or harm with meeting fraction; using Videl R Occupants of controlled to the controlled cont

THERMOSTAT CONTROLS Energy Star labeled programmable set back the mostats are desirable

VENTLATION
Every Receiver of Hest Recovery Ventibles Systems (ERVHRS), where proposed should have
been proposed and receive the second should be built by systems.

yourself

ELECTRICAL

PPBLIC AND CORMON NETFERING Motors and Tyes "I gaing bows a those should be mounded on backer boards such as modifier, frommed MEO basened to the Standing Whete spaces but denier in a communicational within mark will MEO standing to be Standing Whete spaces but denier in a communicational within mark will

WHIRMS If aluminum wring is used in code-permitted locations, compression filtings.

LIGHTING All lighting fixtures will be LED.

FIRE PROTECTION

FIRE SPRINKLER SYSTEMS
Denotine sound to be when the second hydran from ideas and bear the stamp of a licenses
the profession anguest standages and apreviate paking are beat when not exposed below finitional cellings
Use concessed permisant types sprinkler heads and strip plasts.

An ugekey may toquant caktuutuun so indicate the most oost effective moubidion lavel or require other thermal and robsture problem measures. Festing or inspection in conjunction with provides or inflames of the agency Res Getsen D. (2004) (1904).

dismenaver to fidencipias betti resisteno such as califorose fictoridad envestand) colleto, encol, ben-aseado opera-ciel poliverchian i bene and recipicationismo agissas fidençiasas abroade les lies passioned for interno interno grade militi acceleto carro a saparate espot instruct o bisero grade wald maydismo that can itap mostate mixie evalu

Provide a drainage, plane between extener pladding and house wrap material

ICE DAMINNO Assistance submires product broad to uses on the field. 3°C of the root through on all pathods voil an element as words 3°C to be the desire of elegity and droots with prior to tradefing the most drop odds, libt and and all prights. Roof pathods less than 5 in 12 securit se completely convent with the modifiest between underlishment.

FLASHING AND SEALING MATERIALS
At plantage addition of the pervection of weigh and floors about to sealed with polytromann caulic
the post or passed anothered a lammann healthing anywhere other than date flashing at domined onto the lam of the flashing anywhere other than date flashing at domined onto the lam which
is strongly discounged.

The following bits of metals are suggested for this appropriate beatwork.

Chimney in critical Assumption seek and staying "Chimney and seek flashing not a chimney and seek flashing, not increase and other evidence against a property of the staying EDVR coding a grant or again. The seek without, about and other evidence operately lead observed coppert, or 1000 Gat leading partners supmorting the property of the continue supmorting and the continue support and the continue suppo

Provide continuous self-festing as shed roots. Flushing ahoud by stactory panktas, -no net-finition full vinctoves about weeken pant flushing provides, used festings festing the flushing power pathylone. As all made content pathylones are about consist of low or no VOC's, deal at view, flood, and plat perentations with cuberly-power materials.

AB visible pipe parestrations through walls, Roors and catemets (including interiors) should be sealed and covered with excutableons.

ROOF Provide state flashing at intersections of roof and walls with the scroopford of confeneurs flashing at metal and inder intersections to the metal fixet out flashing at the end of roothwall intersections to deset water away from the vail.

GBTTERS AND DOWNSPOUTS

The control of the control

Deformed a position is exist on equal cost of states are as helded as CDC or extraver common Demograte why are a few contraction. Demograte why are a few contraction is the demograte which is not decend with states of the same investigation of the special contraction of the special contraction of the special contraction of the special contraction as the special contraction and the special contraction as the special contraction as the special contraction and the special contraction as the special contraction as the special contraction as the special contraction and the special contraction as the special contr

SPHALT ROOF SHINGLES the property of shingles of squivalons, with a minemum 25 year warranty, and puggoshed

OUTLINE SPECIFICATION PAGE 2

Externe or internor doors should have a baset

ODOR HARDWANE SHEET SHEET SHEET WAS THE SHEET BEFORE BROKEN RATERY WHITE SHEET SHEET

Artist Housing

City of Boston

East Boston

127-159 Condor Street East Boston

is impose chould be durable, easy to maintain, provide a long useful life, and eventually be proyecable. In the provider propiet spould not benthalds by nappelating amends due to off-garsang over time. All adhiences although dentities to VCC's.

At both take the the should extend a minimum of 81d's above the finish floor, complete with all necessing from process, and orders, metaling a snao dish without a grip bar. Seel all ocentings behald take and shaver enclasures. Buthcom Nors should be either tisko with a Ron grade centeric the non-sip glassed or unglasted, and include a centeric samilary date by thin place or capil at 8 wall and those junctions, or triadid with timbleum sheets goods with onesting partiest broad or filled? Bastdoard

LINOLEUM The control memory out-gatero and dutability where develope involvem is allowed in common states and Instrays of meditoriny buildings and an Archen, balknoon; catte, and westeades within develope until.

WOOD LAMBATE FLOCKWG the transmission of a mission tomposed of a zero type make a medum-densay illustrated on high the control section of a present a section of the control of the contro

ENGINEERED WOOD & HARDWOOD FLODRING Enginesed woodshardwood floor is allowed throughout derelling unit except for suchon and bothroop

CARPET TO ARREST OF CENTRAL STANDARD TO A CENTRAL AND TO ARREST OF CENTRAL AND TO ARRESTORY AND CENTRAL AND TO ARREST OF CENTRAL AND TO A CENTRAL AND A CENT

Advances a Transport Machinel, for expending exercising and common tensor of the common tenso

Where carse is proposed writer a maddenily dwelling, at least one bedoom in every 2 or 3 bedroom unit blood on be carper in criter to provide an "submay-free" from "Ne would that to review Froton if Pieres product as an alternative to carpet because of its was of maintenance and positive health and submanishing waterparts.

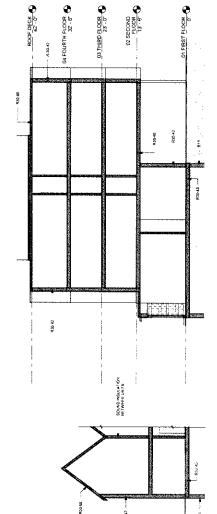
ill paint of algents of varieties abouit be lention to low (SOSL), or no VOC except as noted below. Paint nodocts should be applied at the rate specified by the manufacturer with the following chinimum applications. Sypsum Drywali - Cakings - 2 cost of stex-base primer and 1 cost latex-base interior fiet (celting while) paint

TRYKOWSKI ASSOCIATES

OUTLINE SPECIFICATION PAGE 3

125 Broad Street. 7th Floor Boston. MA 02110 1: 617 426.1501 f: 617 426 5491

www.sta-design.com



٦

J. PROPOSAL •

õ

T NALUE DIAGRAM

OUTLINE SPECIFICATION PAGE 4

SPECIFICATION AND CODE COMPLIANCE OUTLINE

A-106

1/8" = 1'-0" 2017.91 07/31/17 Author Chacker

Scale Project Number Chare

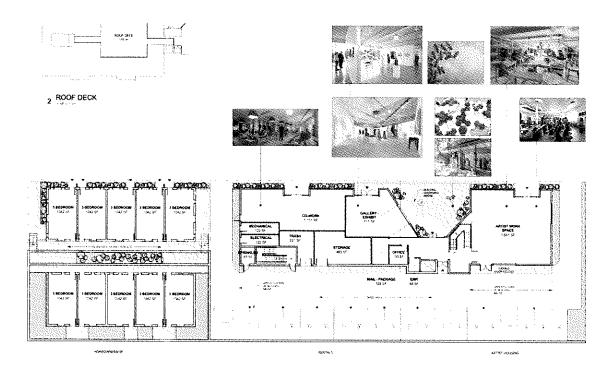
II. Site Development Plan

The development at 127-159 Condor Street into a mix of affordable artist rentals ownership units with active uses on the ground floor will enliven the street and connect the fabric of the community. This development is the missing tooth.

The site fronts the Chelsea River and slopes upwards around 10 feet from Condor Street. It is long and relatively flat so we tried to divide into several smaller buildings so that it blends with its surroundings. The site is easily accessible by public transport and we plan to enhance the side walk along Condor Street by creating greenery as well as shade for pedestrians especially kids who walk to the American Legion playground around the corner.

The building will be set back from Condor Street to allow for residents to linger outside and enjoy the outdoors. We will provide seating and softscape for those opportunities to happen. We will have planting and vegetation to soften the street scape and artist exhibits will be on display outside the building.

Our landscape design will identify native species of plants and trees growing on the site and reuse those types in our landscaping plan. Conserving water and using native plants will allow us to achieve points towards our LEED certification and reduce exterior maintenance costs. As you are aware this is a very preliminary study and we will be developing our pedestrian experience based on community feedback and further analysis of site orientation and conditions.



III. Building Program

The development program is composed of 10 affordable home ownership townhouses that serve residents with incomes between 80 to 100% AMI as well as 38 units of affordable artist rentals that serve incomes at 60% AMI.

The ten town homes will be similar in size and height to DND's recent hoe ownership development on Condor Street and a continuation of that effort.

The 38 affordable rental units serving artists will be housed in two structures over a shared ground floor level of amenities. The ground floor will include a dedicated artist workspace, lobby, a collaborative work space like 'WeWork' for professionals, a café, art gallery, and outdoor exhibition space. We are proposing two rental buildings over a larger ground floor podium to break up the length of the site and create smaller building volumes. One of the buildings will be a cluster of 15 Studios per the RFP guidelines and will have access to the shared artist workspace directly below. The other building will have 23 units and will offer a greater variety of Studios (9), One Beds (7), Two beds (4), and Three Beds (3).

Both buildings will have an artist preference but the second building will allow for a more diverse workforce that might be working in graphic, web design, theater or other creative fields to be part of the community. We have also designated four CBH units and set aside 4 units for homeless families.

We are ensuring that our program allows for a vibrant ground floor that include an artist collaborative workspace, art gallery & Café, co-working space along with the

First Floor Amenities	Area Sq. Ft.
Parking	20
Gallery	750
Lobby (gallery)	200
Co-Work Space	1000
Trash Room	450
Unit Storage	450
Mail Room	180
Bike Storage	
Artist Workspace	2000
Management Office	100
MEPFP	400
Total First Floor	5530

building lobby, mail room, and management office artist shared space, outdoor green space and exhibit space as well as a shared community garden.

The parking will be tucked behind the building and bike storage will be provided to meet the needs of all residents. Above ground each building will have three residential floors which matches with the adjacent building heights and across the street.

# Bedrooms	Affordable Rental					Ownership Units			
	Building 1 Building 2					Town Homes			
	Artist Studios 60% AMI	Artist Units 60% AMI	Homeless 60% AMI	CBH 110% FMR	Total Units	80% AMI	100% AMI	Total Units	
Studio	15	9	e polimico e de provincia de la francia de l		24				
1 Bed		3	4		7				
2 Bed		2		2	4				
3 Bed		1		2	3	5	5	10	
Total Units	15	15	4	4	38	5	5	10	

IV. Community Engagement & Approvals Process:

If designated, our team will spring into action and launch our community page with the coUrbanize platform. coUrbanize is an online platform that allows developers and the community to engage in constructive dialogue to help shape a project. Our experience with the Article 80 process is that we need to build the community support through direct engagement and the coUrbanize platform would allow us to connect with the community, provide regular updates on progress, post surveys, and get feedback. We truly see this as an opportunity to engage with the residents and creative community of East Boston to learn how this project can serve their needs and tap into some creative ideas that would further enhance the design of the building. We hope this type of early community engagement can be a model for building bridges of understanding and documenting our commitment to doing the best work possible to meet the needs of the community.

At the same time, we will formalize A&E contracts and release the geotechnical engineer to conduct boring tests and environmental sight conditions. We would engage our zoning attorney in a site zoning and permitting review. We would prepare necessary documents to apply for various funding sources. We have engaged Wendy Cohen of New Seasons Development as development advisor to facilitate and expedite the process.

We expect to deliver the project in two phases. The first phase would be for the home ownership units and would take approximately 18 months from site acquisition to complete.

The Second phase would be for the affordable rental housing development and it will take approximately 30 months from acquisition to complete.

The second phase hinges on completing the Article 80 review in a timely manner as well as securing funding. We have done our best to provide a timeline and Z Development has extensive experience with approvals for complex projects but as you know well the community process, article 80 approvals and CDHC funding is not within our control and may take longer.

V. Green Narrative and Integrated Design Approach

Since *Housing a Changing City Report: Boston 2030* was published, we have become even more aware of the need to focus on housing affordability and sustainability to increase housing supply. This is not an easy task by any measure given the array of market factors that drive housing costs up. These include the scarcity of buildable land, development approval complexity, financing requirements, and cost restrictions. The site at 127-159 Condor Street is a rare opportunity to imagine the artist community of the future.

We believe that sustainability is about building with best practices but also about ensuring that operating costs are managed once the structure is completed. For those reasons, we are planning on getting all 38 rental units and 10 homeownership units LEED Silver Certified or better. We will also report on the HERS score to ensure that ongoing operating costs are measured.

The first step to achieving our LEED goals is to use an "Integrated Design Approach" where team members are guided towards a common goal of achieving sustainability. We will examine the LEED checklist and target items that improve efficiency and reduce utility costs. We will be looking at payback and any premiums associated with various approaches. Ultimately, our plan is to use the sites as a model for sustainable eco-friendly buildings and to demonstrate that socially conscious building methods can be economically feasible in Boston. 226-232 Highland Street E+ Green Building Project raised the bar for single and two family homes in Boston but it is still far from being in the mainstream. We would like to explore ways to make sustainable stick built more economical.

We will be very focused on minimizing energy use and plan to focus on 'infiltration' with construction approaches that close pay attention to thermal bridging. In our region, wall target ranges vary between R32 to R40 but can be achieved in various ways. We will be exploring continuous exterior insulation as well as thermal layering which can be done with a structured insulation panel approach. This type of wall construction can significantly reduce heat gain and help with energy. A major consideration for us is promote responsibility in the operation of the buildings after they are occupied.

Heating and cooling are the most environmentally impactful of all systems. Additional efforts to reduce the effect of these systems will also include intelligent design to promote thermal separation of interior and exterior spaces by dual wall construction and insulation. This is a bit costly but can reduce energy use significantly.

Hot water heating is a high impact energy use that accounts for at least 15% of all energy costs in the average home. The use of high efficiency hot water heaters is an effective and cost efficient method of drastically reducing waste. Demand (Tankless) Water Heaters use water circulated through a large coil that is heated only on demand with gas or electricity.

Lighting is another place to make an impact. We specify and install LED driver based lights at all locations. This flourishing technology has revolutionized efficient lighting without the harsh effects of fluorescent fixtures. Intelligent home controls add to the mix by promoting less energy use in underutilized areas.

Additional efforts to promote sustainability include the use of high efficiency plumbing fixtures. These reduce water flow at all outlets and ensure a lower overall fresh water usage and waste water disposal impact. Efficiency and monitored fixtures are common in the general market place but are rarely employed as a building standard.

All surface finish materials in our units will be non-VOC water based materials. This reduces the carbon footprint and waste disposal impact. Non-VOC products include paints, stains, poly-urethane products and adhesives.

Waste disposal during construction is another area we have found that can be managed more efficiently and with a reduced environmental impact. Recycling of waste materials, including wood and paper products, metal products and general compostable materials is a standard practice and easily engaged.

Sustainable building is "evolutionary" rather than "revolutionary". By employing common sense and small adjustments to accepted building methods we can make real changes to the way our homes impact the environment. These methods must, however, be taught by example. We think the Mission Hill projects are a chance to help the environment but also an opportunity to educate builders, home buyers and the public at large about sensible sustainable methods.

See attached LEED checklist.

VI. Operational Plan:

Maloney Properties has a track record of advocating for tenants, fair treatment, diverse hiring from local communities and excellence in property management. We will work closely with Maloney Properties from the design concept to ensure that we are developing a building that not only meets the program needs but operates well long after its constructed. We have already discussed the need to better understand the daily operational needs of artist communities and looked at similar projects.

We will be complying with all applicable rules and regulations and screening to ensure eligibility. We will consider nominations for artists from the local community perhaps by forming an advisory group comprised of East Boston Artists. We will be proposing a leasing plan with artist preference to help cultivate a project with vibrancy as a creative community.

In terms of operation, we plan on sub metering the building for electricity and gas so tenants can be more mindful about conserving. The operating budget we provided shows building expenses at around \$9,000 per unit.

The goal will be to promote positive creative living and provide an environment where creatives can collaborate and have a positive impact on the neighborhood and surrounding community.