

## **Z CAPITAL INVESTMENTS**

---

April 28, 2017

Ms. Kelly Shay  
Department of Neighborhood Development  
26 Court Street, 8<sup>th</sup> 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:

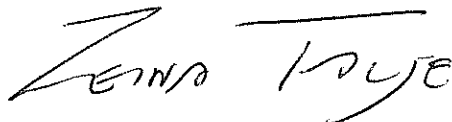
- Develop 10 affordable home ownership townhouses that serve residents with incomes ranging between 80 to 100% AMI. The town homes will use one of the three parcels.
- Develop two buildings with a total of 38 affordable units that serve artist residents with incomes at 60%AMI. The buildings will use 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.

A handwritten signature in black ink, appearing to read "Zeina Talje". The signature is fluid and cursive, with a long horizontal line extending from the end.

Zeina Talje

Z Capital Investments, LLC  
617.669.0266

## I. Building Concept

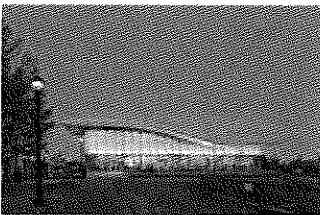
### A. Context:



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.

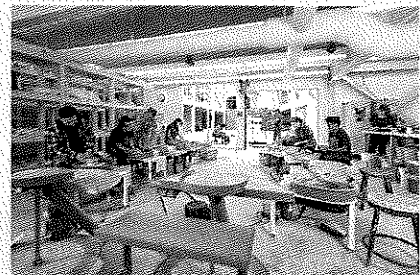
David Silverman  
Silverman Tykowski Architects

## **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.

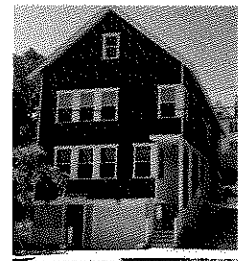
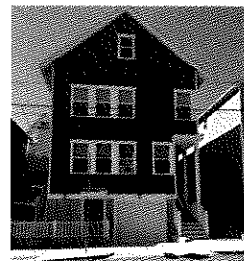


### D. Building Materials



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:**

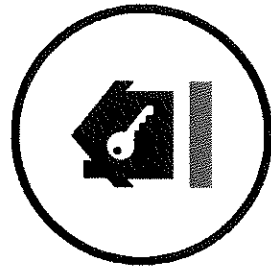
- Achieve LEED Silver or better
- Understand the needs of the artist community and reflect that in every aspect of the building design.
- Fill in the missing “tooth” along the edge of Condor Street while optimizing open space.
- Allow for transparency and uses on the ground floor that help activate Condor 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:**



CITY of BOSTON

# NEIGHBORHOOD DEVELOPMENT

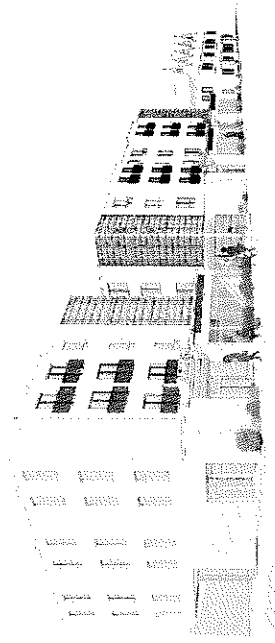
## PROPOSAL

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

127-159 Condor Street  
East Boston

#### LIST OF DRAWINGS

- GENERAL
  - 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



Developer

**Z Capital Investments, LLC**  
e: zc@zciinvestments.com  
tel: 617-669-0266

Architect



**SILVERMAN  
TRYKOWSKI  
ASSOCIATES**  
125 Broad Street, 7th Floor  
Boston, MA 02109  
tel: 617-436-1501  
fax: 617-436-5491  
www.sta-design.com

127 - 159 Condor Street, East Boston

Code Review

Please note that the Board of Building Regulations and Standards is holding hearings on the Massachusetts State Building Code Edition 2 and makes the following statement on its current web site.

Once final comments are approved, the State Building Code will be filed with the Secretary of the Commonwealth. The Board of Building Regulations and Standards will then schedule a public hearing on the new code and voting on January 1, 2018. However, a code may take effect before the new code is adopted. Projects that are currently under review by the Board of Building Regulations and Standards will need to be filed with the appropriate building department on or before January 1, 2018.

On January 2, 2018, and thereafter, projects will be expected to comply with the current Edition Code. Permit applicants desiring to use the Edition Code of the code may need to submit a request for a variance to the Board of Building Regulations and Standards for an extension of the occupancy period.

The code will be based on the 8th edition of the Massachusetts State Building Code 8th Edition. It is the intent of this project to meet all of the federal, state, and city regulations as identified in the Department of Neighborhood Development Design Requirements and Guidelines.

Occupancy Type: Section 319

The occupancy type for the 10 Gables building is R-2. Residential units containing sleeping units or more than two dwelling units where the occupants are primarily transient in nature.

The occupancy type(s) for the Honeycomb Building 5th floor will be a mixed use: A-3 (art gallery), and M (retail) for the co-working space. The residential units above the podium will be an R-2 occupancy type.

Special Detailed Requirements Based on Use and Occupancy: Section 420

420.2 Separation Walls, walls separating dwelling units in the same building shall be constructed as fire partitions in accordance with Section 709

420.3 Horizontal separation, floor assemblies separating dwelling units in the same building shall be constructed as horizontal assemblies in accordance with Section 712

Total Building Area		
	Ground	Total
1st Floor Honeycomb	6138	5922
2nd Floor Honeycomb	6960	7181
3rd Floor Honeycomb	8960	7181
4th Floor Honeycomb	8960	7181
Total	33018	28465
1st Floor 10 Gables	4840	3680
2nd Floor 10 Gables	4640	2920
3rd Floor 10 Gables	3470	2920
Total	12750	8970

Types of Construction: Section 602.3

The Honeycomb Building will be a one-story concrete podium of type 1A construction supported by 4 steel story moment-resisting framing of type 1B construction.

The 10 Gables buildings will be sprinklered type V-B construction with no podium.

Section 709 Fire Partitions

709.3 Fire resistance (Rho). Fire partitions shall have a fire resistance rating of not less than one hour. (Note there is an exception for partitions which will be provided for these projects).

Section 712 Horizontal Assemblies

Horizontal assemblies separating dwelling units in the same building shall be a minimum of 1 hour fire resistance rated construction. (Note there is an exception for sprinklers which will be provided for these projects).

Section 803 Automatic Sprinkler Systems

803.2.4 Group R. An automatic sprinkler system installed in accordance with Section 803.3 shall be provided throughout all buildings with a Group R fire area.

Section 907 Fire Alarm and Detection Systems 907.2.8 Group R-2 Fire alarm systems shall be installed in Group R-2 occupancies as required in Section 907.2.9.1 and 907.2.9.2

Accessibility Code: 901 CMR

New construction, multiple dwellings shall meet the requirements of 921 CMR 9.3, Group 1 Dwelling Units and 921 CMR 9.4, Group 2 Dwelling Units.

9.3 Group 1, dwelling units. In multiple dwellings for rent, the value of sale and that are not for sale shall be determined by the number of dwelling units. Dwelling units shall be based on the number of dwelling units. Units except those covered in 921 CMR 9.3, Group 1 Dwelling Units, 921 CMR 9.4, Group 2 Dwelling Units, 921 CMR 43.00, Group 1 Detached, and 921 CMR 46.00, Group 1 Detached.

Bedrooms

9.4 Group 2 Dwelling Units

In multiple dwellings for rent, the value of sale and that are not for sale shall be determined by the number of dwelling units. Units shall be based on the number of dwelling units. Units except those covered in 921 CMR 9.3, Group 1 Dwelling Units, 921 CMR 9.4, Group 2 Dwelling Units, 921 CMR 43.00, Group 1 Detached, and 921 CMR 46.00, Group 1 Detached.

Bedrooms

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-contiguous sites, all dwelling units shall be added together to determine applicability of 921 CMR 9.4.

33 (non-sale) units x .05% = 1.65 (round up to 2 units that will comply with 921 CMR 9.4, Group 2A units)



# East Boston Artist Housing

City of Boston

127-159 Condon Street  
East Boston

Silverman Trykowski Associates, Inc. (Silverman Trykowski) reserves the right to make changes to these plans. These plans are not to be reproduced or used in any manner without the prior written consent of Silverman Trykowski Associates, Inc. and they are to be returned to any third party without delay.



125 Broad Street, 7th Floor  
Boston, MA 02110  
P: 617-426-5491  
F: 617-426-5491  
www.sta-design.com

PROPOSAL



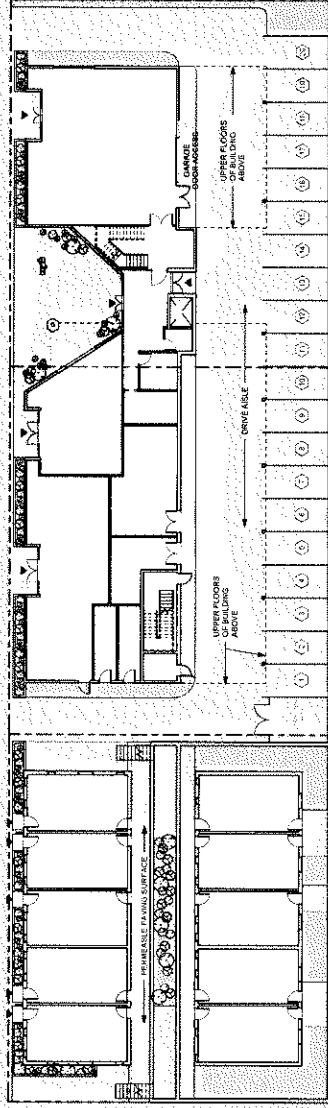
No.	Description	Date
1	Revised	07/13/17
2	Revised	07/13/17
3	Revised	07/13/17
4	Revised	07/13/17
5	Revised	07/13/17
6	Revised	07/13/17
7	Revised	07/13/17
8	Revised	07/13/17
9	Revised	07/13/17
10	Revised	07/13/17

Scale:	1/8" = 1'-0"
Project Number:	202.82
Date:	07/13/17
Drawn by:	Author
Checked by:	Checker

A-101  
SITE PLAN

Intervention-East  
n

CONDOR STREET



THE HONEYCOMB ARTIST BUILDING

10 GABLES HOMES

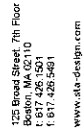


1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

1 FLOOR  
3/32" = 1'-0"

## City of Boston

© Silverman Tyngwood Associates, Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to any third party, without first obtaining the expressed written permission and consent of Silverman Tyngwood Associates, Inc.

[illegible]

FLOOR PLANS 2-4

The Honeycomb Artist Building

The Honeycomb Artist Building

**The Honeycomb Artist Building**

10 Gables Homes

$$\frac{1.400}{3} = 1^{\circ}0''$$

10 Gables Homes

$$\frac{1.500}{2} = 1.500$$

10 Gables Homes

$$\frac{1}{1.16} \approx 1.0$$

# East Boston Artist Housing

City of Boston

127-159 Conder Street  
East Boston

© Silverman Trykowski Associates, Inc. represents and warrants that the information contained herein is true and accurate to the best of its knowledge. These plans are not to be reproduced or used in any manner without the prior written consent of Silverman Trykowski Associates, Inc.



125 Broad Street, 7th Floor  
Boston, MA 02109  
P 617.426.1501  
F 617.426.5461  
www.sta-eda.com

PROPOSAL

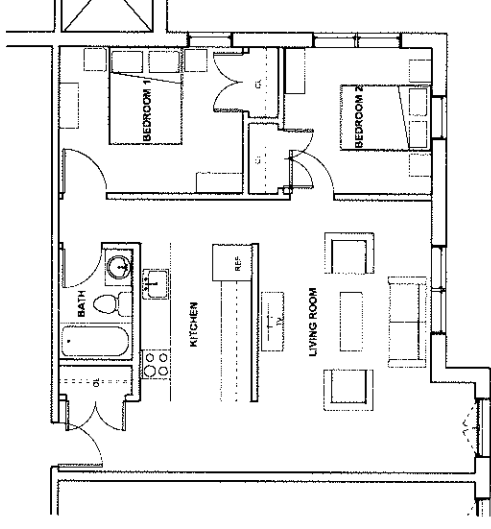


No.	Description	Date
1	Initial Design	07/11/17
2	Revised Design	07/11/17
3	Final Design	07/11/17
4	As Shown	07/11/17

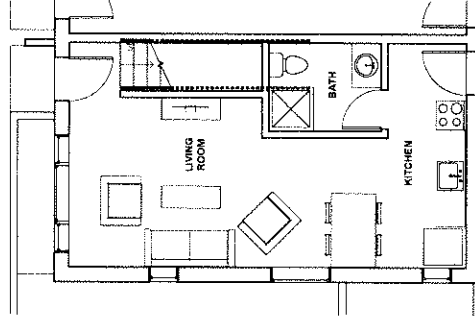
Project Number	144-1-1-Q
Date	07/11/17
Drawn by	Author
Checked by	Checker

A-104

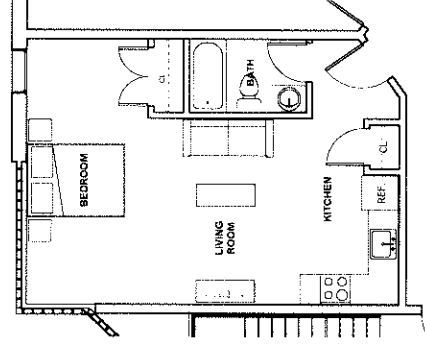
ENLARGED UNIT  
PLANS



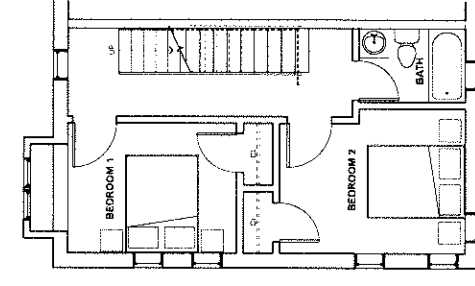
4 ENLARGED PLAN - R6 2 BEDROOM RENTAL UNIT  
1/4" = 1'-0"



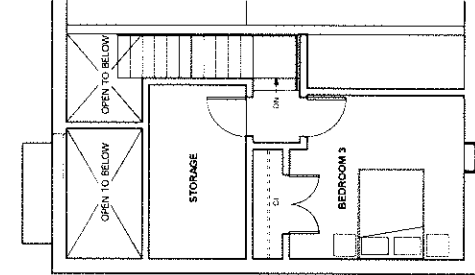
1 FLOOR PLAN - LEVEL 1  
1/4" = 1'-0"



5 ENLARGED PLAN - A1 ARTIST STUDIO UNIT  
1/4" = 1'-0"



2 ENLARGED PLAN - TOWNHOME LEVEL 2  
1/4" = 1'-0"



3 ENLARGED PLAN - TOWNHOME LEVEL 3  
1/4" = 1'-0"

# East Boston Artist Housing

City of Boston

127-159 Corbin Street  
East Boston

© Silverman Trykowski Associates, Inc. All rights reserved. No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Silverman Trykowski Associates, Inc.



125 Essex Street, 2nd Floor  
Boston, MA 02110  
T 617.428.1501  
F 617.428.5461  
www.sta-design.com

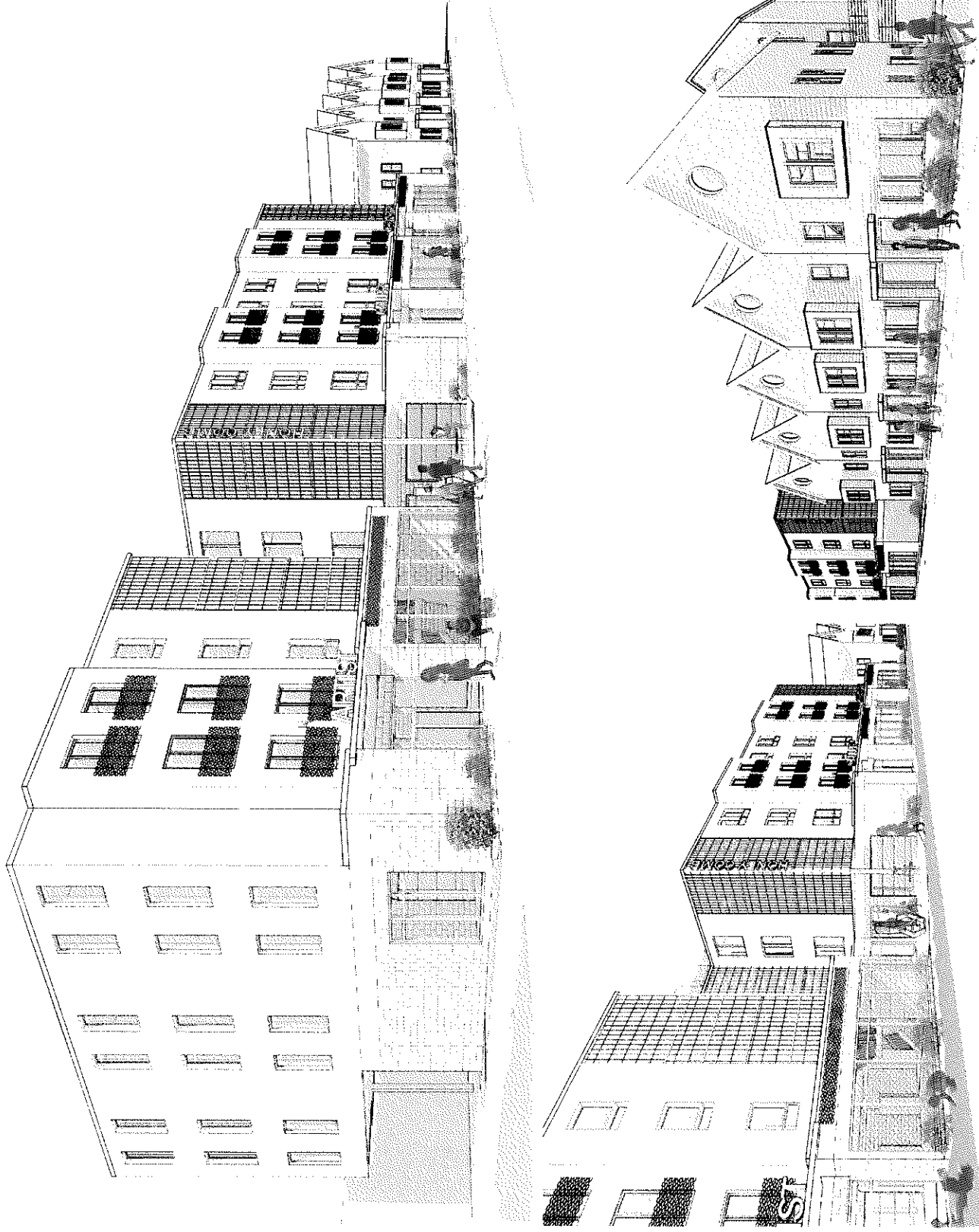
REVISION



No.	Description	Date

Scale	200' = 1"
Project Number	2013-01
Date	07/10/17
Client	City of Boston
Project Name	East Boston
Project No.	2013-01

A-105  
PERSPECTIVES





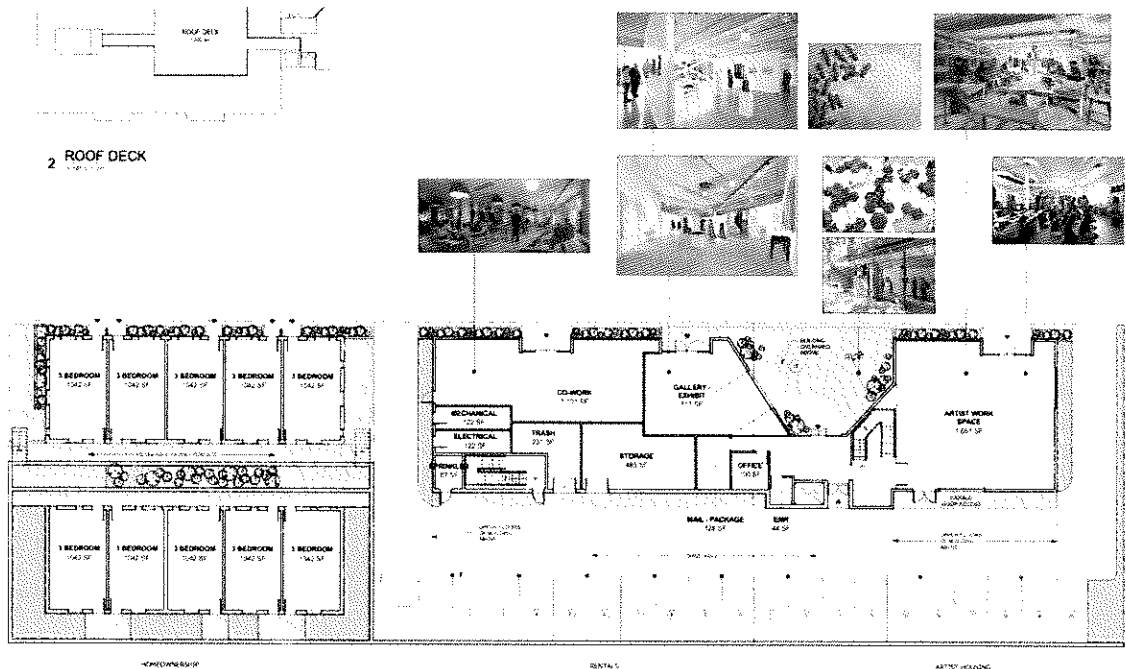
## II. Site Development Plan

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
MEPPF	400
<b>Total First Floor</b>	<b>5530</b>

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			Total Units	Town Homes		
	Artist Studios 60% AMI	Artist Units 60% AMI	Homeless 60% AMI	CBH 110% FMR		80% AMI	100% AMI	Total Units
Studio	15	9			24			
1 Bed		3	4		7			
2 Bed		2		2	4			
3 Bed		1		2	3	5	5	10
<b>Total Units</b>	<b>15</b>	<b>15</b>	<b>4</b>	<b>4</b>	<b>38</b>	<b>5</b>	<b>5</b>	<b>10</b>



#### **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.