



831 BEACON STREET #164
NEWTON, MA 02459
617.513.6320
WWW.CAPSTONECOMMUNITIES.COM



313 Eliot Street
Milton, MA 02186
617-645-3534
WWW.MPZDEVELOPMENT.COM

March 10, 2022

Fairhaven Town Hall
Attn: Paul H. Foley, Director of Planning & Economic Development
40 Center Street
Fairhaven, MA 02719

Re: Roger School Redevelopment Qualifications

Dear Mr. Foley:

MPZ Development LLC and Capstone Communities Development LLC (collectively, "MPZ/CC") are pleased to submit the enclosed letter response and qualifications to be considered to redevelop the Rogers School Property located at 100 Pleasant Street in Fairhaven. At this time, we are unable to formally respond to the RFP as it has been issued due to the status of "Lis Pendens." MPZ/CC would anticipate expending a significant amount of predevelopment capital and we can't risk expending those resources with a current lien existing on the property. With the hope of moving forward in the future with an RFP response absent the "Lis Pendens" we have decided to offer some of our ideas and qualifications for your consideration. MPZ/CC's qualifications package includes our resumes, firm backgrounds, and specific project experience which we have included at the back of the letter (**Attachment 1**).

The Rogers School Property presents challenges that are exciting and similar to MPZ/CC's past projects. MPZ/CC has decades of expertise and experience in the development of mixed-income and affordable housing, as well as mixed-use projects. In addition, MPZ/CC currently successfully manages and owns numerous high-quality mixed-income housing developments, including Station Lofts, Port Landing, Frost Terrace, McElwain School Apartments and many market rate developments. MPZ/CC's primary goal is to work collaboratively with the town on a vision to redevelop the Rogers School site into mixed-income family rental housing that will well serve the Fairhaven community. To accomplish this goal, MPZ/CC has initially done some thinking with our architect – **Davis Square Architects**.

Davis Square has significant experience creating high quality historic rehabilitation projects, housing and mixed-use developments. If MPZ/CC were to move forward with this redevelopment, we would engage our team of additional experts in providing the services needed to effectuate high quality development projects. Some of these include our attorney, environmental and geotechnical engineers, our historic consultants, and other necessary disciplines to plan and implement a strategy for the Rogers School redevelopment.

MPZ/CC understands that it is the Fairhaven community's goal to transform the underutilized site, restore and preserve the historic school with a new use and transform the balance of the site into a vibrant and productive space. MPZ/CC envisions a true Public Private Partnership (PPP) with the Town so that – jointly –

we can effectuate the redevelopment of the site into mixed-income family rental housing. The definition of mixed income includes both market rate (rent based on what the market dictates) and affordable rental homes (up to 60% of the area median income which is \$50,460 for a family of four). In thinking about ways in which the Rogers School could once again contribute back to the Fairhaven community we offer the following:

Program and Design

During a recent visit we explored the 1885 school building and walked the site, and have concluded that a reconnection back to the community and existing street grid would be the best next step for the Rogers School redevelopment plan. We would propose to demolish the 1957 addition and historically preserve the existing 1885 school building with 15 residential units and community spaces. The school building would have accessible entrances for both the ground and 1st floor levels. Amenities would likely include community room, fitness center, laundry, management office, etc. with a dedicated entrance. We wouldn't be using historic tax credits, but we would adhere to best historic practices for adaptive reuse and historic preservation. We would then use the balance of the site to create 48 additional units, mostly 3 stories but with gabled roofs and dormers to better fit with the scale and styles of the surrounding neighborhood. We would reintroduce a new 'connecting' street allowing Union and Friendly Streets to join. We would breakup the 48 units so there were view corridors back to the 1885 building and we would create back yards that open to the park along Chestnut, South and Pleasant Streets. The buildings would be of high-performance/green construction (Passive House or similar) with maximum insulation and air sealing to reduce energy costs (potentially all-electric - no gas/carbon footprint). We have attached a site plan (**Attachment 2**) at the back of this letter to offer a visual representation of this overall concept.

Project Financing and Schedule

MPZ/CC is proficient in leveraging state and federal financing for our projects across the Commonwealth. We would look to do this for the Rogers School and create a mixed-income family housing development using state and federal tax credits and other housing resources. We would also like to include resources from the town's Community Preservation Act (CPA) fund, and we typically see a contribution of \$1-2 million from the CPA. We understand that this would need to be approved by the select board and town meeting, and we have a track record of helping communities to make the case for utilizing these funds. The Rogers School redevelopment would meet the requirements of all three CPA buckets including open space, historic preservation, and creation of affordable housing. A redevelopment such as this might also benefit from the use of the comprehensive permit or 40B. This would be considered a 'friendly' 40B as it would be in partnership with the community and the town. We would still consider utilizing the town's "Historic Site Reuse Special Permit" but a Friendly 40B might be another alternative. It is a state requirement for funding that the project shows a high level of readiness to proceed, and pulling together the resources and permits for a project like this often takes time. We envision all the steps in the development process taking three (3) to five (5) years before this redevelopment plan would be able to proceed. This is due to the nature of approvals and funding cycles. We wanted to point this out as this runs counter to the request in the current RFP to be able to start the project six (6) months after permitting approvals are in hand.

Community Benefits

In looking at all of the factors and resources that need to be leveraged we would suggest that a nominal purchase price for the school building and the land be considered. That concession on the part of the town would leverage what would ultimately be an approximately \$31 million redevelopment for the Town of Fairhaven. It would take what is now publicly owned land and make it taxable for the first time ever. It would also generate fees to the town in the form of one-time construction fees, building permit connection fees etc., of approximately \$300-400K. The redevelopment would also allow for tax revenue, excise, and other municipal fees in the range of approximately \$100-150K annually. There would be intangible benefits too such as open space, community spaces and preserving an historic asset.

Our proposed redevelopment will allow for the site to contribute financially through added taxes/revenues and help to meet affordable housing goals within the Town of Fairhaven and the larger Commonwealth. MPZ/CC looks forward to sharing our expanded vision for the site should the Request for Proposals (RFP) be reissued.

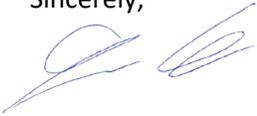
Once again, within **Attachment 1** behind this letter are Qualifications for MPZ/CC and Davis Square Architects, and we hope the breadth and depth of our experience gives you a sense of who we are. We would welcome the opportunity to tour you through any of the properties that you see in the attached package. We would also be happy to meet with the interested parties and can offer references upon request. MPZ/CC would look forward to making the commitment to work with the community and Town of Fairhaven to invest our time and financial resources to ensure the Rogers School redevelopment is successful.

Please contact either of us if you have any questions regarding this application.

Jason Korb (617) 513-6320 or jkorb@capstonecommunities.com
Mathieu Zahler (617) 645-3534 or mzahler@mpzdevelopment.com

We look forward to working with you and your team on this exciting proposal.

Sincerely,



Jason Korb
managing member



Mathieu Zahler
managing member

Enclosures

Cc: Town Administrator

Attachment 1



MATHIEU P. ZAHLER

MANAGING MEMBER

499 Adams Street, #527

Milton, MA 02186

T 617.645.3534

E mzahler@mpzdevelopment.com

www.mpzdevelopment.com

Based in Milton, MA, MPZ Development is a developer of affordable, mixed-income, market rate and historic apartment communities.

SKILLS & ABILITIES

Affordable Housing

Mixed-Income Housing

Historic Rehabilitation

Public Private Partnerships

Urban Redevelopment

Low-Income Housing Tax Credits

Historic Rehabilitation Tax Credits



DEVELOPMENT

EXPERIENCE

MPZ DEVELOPMENT LLC, MILTON, MA

MANAGING MEMBER, 2017 – PRESENT

TRINITY FINANCIAL INC., BOSTON, MA

SENIOR PROJECT MANGER, 2010 – 2018

A BETTER CITY INC., BOSTON, MA

DIRECTOR OF POLICY AND DEVELOPMENT, 2009 – 2010

BOSTON GARDEN DEVELOPMENT COPR., BOSTON, MA

DIRECTOR OF POLICY AND DEVELOPMENT, 2008 – 2009

EDUCATION

CARNAGIE MELLON UNIVERSITY, HEINZ COLLEGE, PITTSBURGH

MASTER OF SCIENCE IN PUBLIC POLICY AND REAL ESTATE, 2008

CONNECTICUT COLLEGE, NEW LONDON

BACHELOR OF ARTS IN ARCHITECTURAL HISTORY, 2001

RELEVANT EXPERIENCE (PARTIAL LIST)

In Development

McElwain School Apartments, 57 Units, Bridgewater, MA

10 Stonley Road, 45 Units, Jamaica Plain, MA

Baldwinville School Apartments, 50 Units, Templeton, MA

34 East Springfield Street, 5 Units, Boston, MA

Completed

Treadmark Building*, 83 Units and ground floor retail, Dorchester, MA

Enterprise Center*, 224 Units and 55K of Office/Retail, Brockton, MA

Randolph Houses*, 318 Units, Harlem, NY

Bristol Commons and Lenox Green*, 160 Units, Taunton, MA

Regency Tower*, 129 Units, New Bedford, MA

Washington Beech*, 206 Units, Roslindale, MA

*completed while an employee of Trinity Financial Inc.

PROFESSIONAL ASSOCIATIONS

Citizens Housing and Planning Association, Production & Preservation Committee

The Urban Land Institute, Policy Committee



JASON KORB

MANAGING MEMBER

950 Boylston Street, Suite 103
Newton Highlands, MA 02461
T 617.513.6320
E jkorb@capstonecommunities.com
www.capstonecommunities.com

Based in Newton, MA, Capstone Communities is a developer of affordable, mixed-income, market rate and historic apartment communities.

SKILLS & ABILITIES

Affordable Housing
Mixed-Income Housing
Historic Rehabilitation
Public Private Partnerships
Urban Redevelopment
Low-Income Housing Tax Credits
Historic Rehabilitation Tax Credits



EXPERIENCE

CAPSTONE COMMUNITIES LLC, NEWTON, MA
MANAGING MEMBER, 2010 – PRESENT

BEACON COMMUNITIES LLC, BOSTON, MA
VICE PRESIDENT OF ACQUISITIONS, 2004 – 2010

FENWAY CDC, BOSTON, MA
HOUSING PROJECT MANAGER, 2002 – 2004

EDUCATION

MASSACHUSETTS INSTITUTE OF TECHNOLOGY
MASTER OF SCIENCE IN REAL ESTATE DEVELOPMENT, 2009

UNIVERSITY OF MICHIGAN, ANN ARBOR
BACHELOR OF ARTS IN HISTORY AND AFRICAN STUDIES, 2000

RELEVANT EXPERIENCE (PARTIAL LIST)

In Development

Frost Terrace, Cambridge, MA
McElwain School Apartments, Bridgewater, MA
2072 Massachusetts Avenue, Cambridge, MA

Completed

Port Landing, Cambridge, MA
Station Lofts, Brockton, MA
William W. Kimball House Apartments, Arlington, MA
Clary Street Apartments, Cambridge, MA
Second Street Apartments, Cambridge, MA
157-159 Cambridge Street, Cambridge, MA
Philip Munroe House, Cambridge, MA

AWARDS

Jason Korb

2017 The Name You Should Know Award Finalist, ABL
2016 Community Service Award, The Pentecostal Tabernacle

Port Landing

2017 Prism Gold Award, Best Affordable Community

William W. Kimball House

2017 Preservation Massachusetts Paul E. Tsongas Award

Station Lofts

2015 Massachusetts Historical Commission Preservation Award
2015 Preservation Massachusetts Paul E. Tsongas Award

Philip Munroe House

2012 Preservation Massachusetts Paul E. Tsongas Award
2011 Massachusetts Historical Commission Preservation Award
2011 Cambridge Historical Commission Preservation Award

PROFESSIONAL ASSOCIATIONS

Citizens Housing and Planning Association, Director

McElwain School Apartments, Bridgewater, MA

Type: Mixed-Income Rental, Historic Preservation/New Construction

Total Development Cost: Approximately \$26 Million

Total Units: 57

Projected Completion: 2022



Proposed



Existing

MPZ Development LLC and Capstone Communities Development LLC plan to create a mixed-income housing development through the renovation of the historic but long-vacant McElwain School, to provide 16 units, and the construction of 38 new units on the balance of the property. The project also includes renovation of the three-family house and barn on the adjacent property, which have been separately acquired, for an additional three units and maintenance workspace.

To be collectively known as McElwain School Apartments, the development will provide a mix of one-, two- and three-bedroom apartments affordable to individuals and families whose incomes range from 30 percent to 60 percent of area median income as well as six market rate units.

Designs for the adaptation of the schoolhouse for residential use will follow the Secretary of the Interior's Standards for Rehabilitation. Federal and state historic tax credits are expected to make possible the preservation of the building's architectural integrity, including installation of historically accurate windows and cleaning and repointing of the exterior masonry. The dramatic staircases and other interior common area elements typical of such school buildings will also be refurbished.

A three-story elevator building at the back of the three-acre site will be designed to complement its historic neighbor and to fit with the surrounding single-family homes and nearby apartment communities. The adjacent three-family house will be renovated, and a maintenance building will be created in the barn, maintaining the architectural character of the existing 1880 structures. The developers were the successful bidders for the c. 1910 school property in an extensive Chapter 30B disposition process for surplus property with the Town of Bridgewater. Project financing will be through tax credits, state and federal housing funds, and private sources.

Currently under construction and to be completed in late 2022.

Baldwinville School Apartments, Templeton, MA

Type: Mixed-Income Rental, Historic Preservation/New Construction

Total Development Cost: Approximately \$20 Million

Total Units: 54

Projected Completion: 2026



Historic Image of the Baldwinville School Building

New Construction proposed addition.

In September 2020, the Templeton Select Board designated MPZ Development LLC (MPZ) to redevelop the former Baldwinville Elementary School property, in the historic Baldwinville neighborhood, to provide 54 units of market rate and affordable housing. 16 rental units will be created in the school building, with an additional 34 units to be built as an addition to the historic school. The project also includes the redevelopment of the single-family home at 12 School Street. At least 90 percent of the units will be income restricted.

Last used in 2019 and deemed obsolescent, the building went through the Mass. Chapter 30B disposition process to make it available for redevelopment. MPZ responded to the Town's 30B request for proposals and the Baldwinville screening committee recommend the MPZ proposal to the Select Board in April 2020.

The school building, which dates from 1922, will be converted to apartments along with community space and offices for building management, following the Secretary of the Interior's Standards for Rehabilitation. The building will be submitted for consideration to be added to the Baldwinville Village Historic District on the National Register of Historic Places. The project will seek state and federal historic tax credits, and low-income housing tax credits along with other state and local subsidies, to make the redevelopment financially feasible.

The new housing, to be constructed in an addition behind the school, is being designed with a high level of energy efficiency. Public recreational space including a walking trail will be provided on the site. This element of the project will also seek local, state, and federal resources.

Permitting and financing activities are currently underway. MPZ is working in partnership with Capstone Communities LLC, leveraging their past collaborations and experience into the Baldwinville project. The project is targeting a construction start in late 2024.

MPZ Development Project Experience

10 Stonley Road, Jamaica Plain MA

Type: Mixed-Income Rental

Total Development Cost: Approximately \$17 Million

Total Units: 45

Projected Completion: 2025



The 10 Stonley Road Site includes the parcels of land located at 35 Brookley Road, 95 Stedman Road, and 51 Stedman Road, which collectively comprise approximately 16,290 square feet (0.37 acre) of land. The site is improved with a single-story light industrial cinder block building built in approximately 1950 and currently is owned and operated by a petroleum company.

The site is located within approximately one-half mile of both the MBTA Green Street and MBTA Forest Hills stations. The Project Site is located a quarter mile from Franklin Park and three-quarters of a mile from Arnold Arboretum, and also has access to several nearby neighborhood parks.

The project will construct a new four (4)-story residential building totaling approximately 39,858 gross square feet which includes forty-five (45) residential units and nineteen (19) ground-floor parking spaces accessed and egressed at Stanley Road. The parking program includes two accessible spaces, one of which is van accessible. The proposed unit mix includes five (5) ground-floor one-bedroom Artist Live/Work Units (all of which will be offered as inclusionary Development Policy ("IDP") Units), nine (9) studio units, twenty-three (23) one-bedroom units, seven (7) two-bedroom units, and one (1) three-bedroom unit. Resident amenity spaces, such as a ground floor gym, internal bike storage for thirty-eight (38) bikes, partially covered bike storage for eighteen (18) bikes, postal/package storage room, and fourth floor common area with an accessible bathroom including balcony and deck. In addition, ground floor landscape improvements, new sidewalk, and streetscape improvements (new curb and sidewalks) on all three street facing sides are also included as part of the redevelopment.

MPZ Development Project Experience

34 East Springfield Street, Boston, MA

Type: Mixed-Income Rental, Historic Preservation

Total Development Cost: Approximately \$3 Million

Total Units: 5

Projected Completion: 2022



Historic Image of 34 East Springfield

In May 2020 the Boston House Authority selected MPZ Development to rehabilitate 34 East Springfield Street in Boston's South End neighborhood to provide five one-bedroom apartments that will be affordable to households making 50-120% of Area Median Income.

34 East Springfield Street, which has a brick facade with sandstone and cast stone lintels and sills, is one in a series of Italianate-style rowhouses built during the South End's development in the mid-19th century. The street lies within the City of Boston's South End Landmark District, which is also listed on the National Register of Historic Places, qualifying the building for both federal and state historic tax credits that MPZ will utilize as part of the project financing.

Originally a single-family home with three-and-a half stories plus raised basement, the building has undergone considerable modifications over time. It has been vacant for the last 11 years and is in badly deteriorated condition resulting from neglect over that time.

Exterior renovations will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation, as required with the use of historic tax credits. Bricks will be repointed and replaced where necessary on both the facade and rear elevation; cast stone lintels and sills will be repaired or replaced as needed; and historically accurate double-hung windows will be installed. All other exterior work will also contribute to restoring the original appearance of the building.

Interior renovations will create five one-bedroom apartments designed for comfortable and efficient living. The apartments on each of the four floors will be accessed by the original staircases. The fifth apartment, in the basement level, will be designed for handicap accessibility. Original features including staircases and other common area elements will be retained and restored.

MPZ is working with the Boston Housing Authority to obtain the necessary permits and to raise the balance of the funds required to restore 34 East Springfield Street to its former grandeur while providing badly needed affordable and workforce housing in Boston.

Station Lofts

Historic rehabilitation of a shoe, heat press, and sports equipment factory 124 Montello Street, Brockton, MA
www.stationloftsapts.com



of Homes: 25

Year Redeveloped: 2013

Total Development Cost: \$9,100,000

Developer: Capstone Communities LLC

Property Manager: Trinity Management, LLC

% Affordable: 56%

Construction: Keith Construction, Inc.

Architecture: Prellwitz/Chilinski Associates

Financing:

The Property and Casualty Initiative, LLC Construction Loan

Massachusetts Housing Partnership Permanent Loan

Massachusetts Historic Rehabilitation Tax Credit Loan

Federal Historic Rehabilitation Tax Credit Equity (MHIC)

Federal 4% Low Income Housing Tax Credit Equity (MHIC)

DHCD CAHTNP Funding

DHCD HSF Funding

DHCD Affordable Housing Trust Funding

MassDevelopment Tax-Exempt Bond Financing

MassDevelopment Brownfields Redevelopment Funding

City of Brockton HOME Funding

Frost Terrace

New construction and rehabilitation, 100% affordable family rental housing in Porter Square
1785-1791 Massachusetts Avenue, Cambridge, MA www.1791massave.com



of Homes: 40

Year Redeveloped: 2019-2020 (projected)

Total Development Cost: \$23,000,00

Developer: Capstone Communities, LLC & Hope Real Estate Enterprises, LLC

Capstone Role: Developer

Construction: Keith Construction

Architecture: Bruner/Cott Associates

Anticipated Financing:

Rockland Trust Company Construction Loan

MHIC Permanent Loan

Cambridge Housing Authority Section 8 Projected Based Vouchers

Federal 9% Low Income Housing Tax Credit Equity (Stratford Capital Group)

DHCD HSF Funding

DHCD HOME Funding

DHCD Affordable Housing Trust Funding

City of Cambridge Affordable Housing Trust Funding

Port Landing

New construction, 100% affordable family rental housing in The Port/Kendall Square
131 Harvard Street, Cambridge, MA



of Homes: 20

Year Redeveloped: 2016

Developer: Capstone Communities, LLC & Hope Real Estate Enterprises, LLC

Capstone Role: Developer

Construction: Keith Construction

Architecture: Prellwitz/Chilinski Assoc

Anticipated Financing:

Cambridge Trust Company Construction and Permanent Loan

Federal 4% Low Income Housing Tax Credit Equity (MHIC)

Department of Housing and Community Development Funding

Cambridge Affordable Housing Trust

City of Cambridge HOME

MassDevelopment Tax-Exempt Bond Financing

FIRM PROFILE



WAVERLEY WOODS



SIMON-KUCHER & PARTNERS



HISTORIC SOUTH END APARTMENTS



FIRST CHURCH OF ROXBURY
EDUCATION & JUSTICE CENTER



BRIGHT HORIZONS BROOKLINE

We are an award-winning architectural design and planning studio with a simple mission: to create excellent design, to develop long-term relationships with clients, and to help build viable communities.

OUR CURRENT AREAS OF EXPERTISE INCLUDE:

- Multi-family housing
- Renovation and historic preservation
- Transit-oriented design
- Feasibility and needs assessment
- Commercial and corporate interiors
- Childcare centers
- Community spaces
- Learning spaces

COMPANY LEGAL NAME:

Davis Square Architects, Inc.

PRINCIPALS/OFFICERS:

- President and Principal: **Eric L. Rex, AIA, LEED AP**
- Principal and Clerk: **Ross A. Speer, AIA**
- Principal: **Clifford J. Boehmer, AIA**

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams.

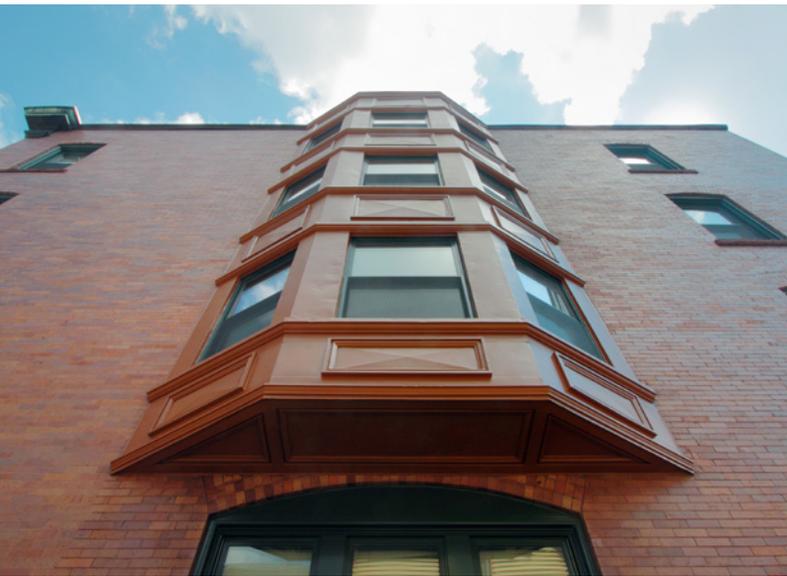
To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



DAVIS SQUARE ARCHITECTS, INC.

HISTORIC COMMISSIONS



**OVER 30 YEARS OF
EXPERIENCE WITH
HISTORIC COMMISSIONS**



We understand the design and technical challenges of historical renovations. We also have extensive experience with historic buildings, districts and occupied rehabilitations, as well as working with communities, tenants and clients to achieve well-designed, cost-effective solutions. The reinvestment and restoration of historical buildings is closely aligned with our belief of minimizing the harmful environmental effects of demolition and new construction.

“ Architecture should speak of its time and place, but yearn for timelessness. —Frank Gehry



SENSITIVITY TOWARDS THE ORIGINAL ARCHITECTURAL INTEGRITY

By working on numerous rehabilitations in historically rich areas, from Boston's South End, to the cities of Lexington and Springfield, Massachusetts, we understand the design and technical challenges of historical renovations. These projects usually begin with a capital needs assessment and a detailed survey of the surrounding fabric. Our design strategy combines respect for the architectural integrity of the original buildings and its context, with detailed attention to the residents' current and future needs. We work closely with developers, tenants, and the surrounding neighborhood associations to develop a program that integrates careful historic restoration with modern code-mandated and life safety system upgrades. This approach has helped us return many important historical places to their original grandeur.

EXPERIENCE WITH HISTORIC GUIDELINES

We carefully juggle working with residents through a design committee process and the need to meet the demands of local, state, and federal historical guidelines. We have prior knowledge of the Boston Landmark Board's preservation requirements, the Department of Interior's guidelines for building in historic districts, and Boston's South End Landmarks Committee's specifications. By meeting the historical requirements, our projects have received funding from the U.S. Department of Interior's historic tax credits and the

Massachusetts Historic Commission's funding. At Interfaith Housing, these credits allowed us to restore and recreate elements such as plaster crown molding, mahogany entrance doors, metal fencing, and brick and stone facades, which would typically be beyond the means of an affordable housing project.

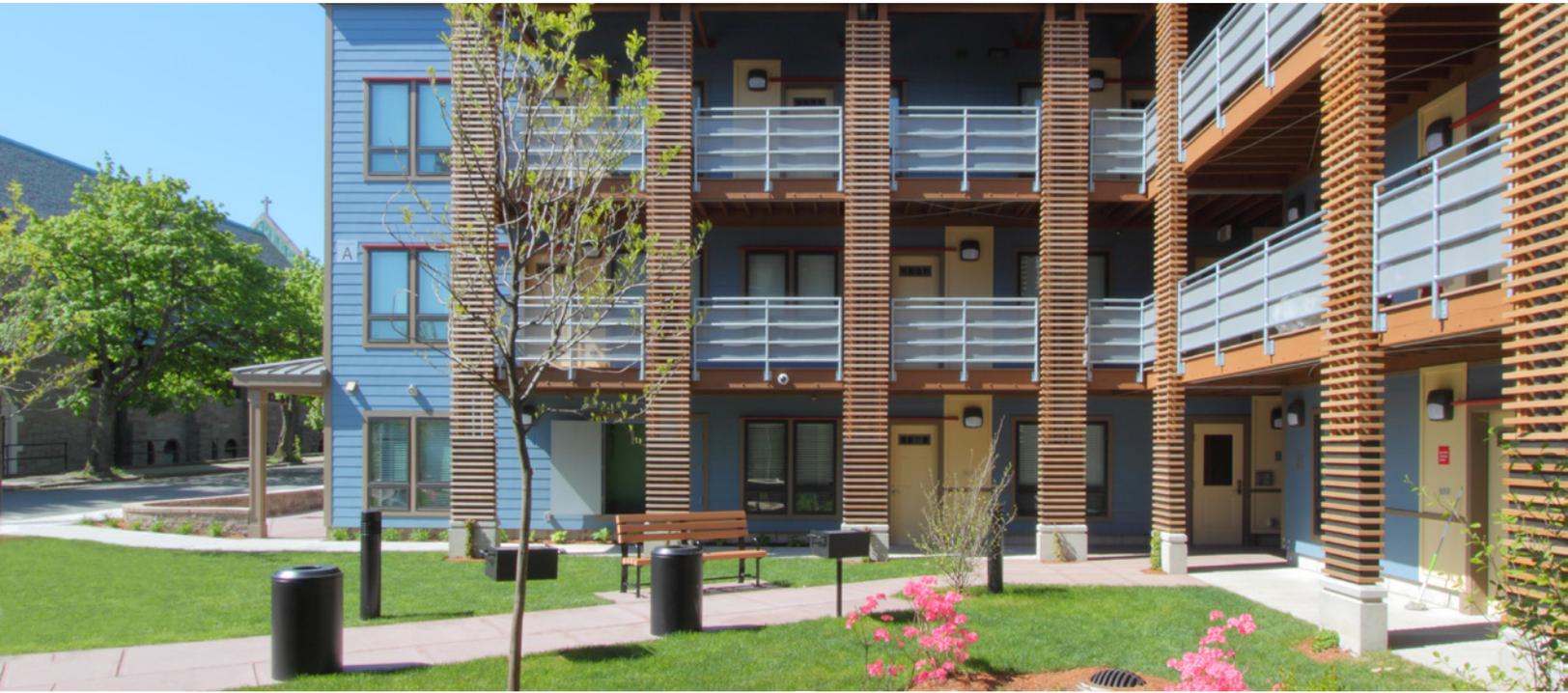
AWARD-WINNING DESIGN

For the Bright Horizons Corporate office, we helped turn a civil war munitions depot into the headquarters of an expanding childcare corporation. The facility, which flouts conventional notions of corporate culture with its vibrant interplay of color, form, and unusual materials, was recognized for setting new standards of creativity in commercial interior design. At the Brunswick-Holborn & Columbia Wood Apartments, 11 historic buildings scattered throughout Boston were renovated into 94 units of housing. The project received an award from *Environmental Design + Construction Magazine* for its exemplary and creative application of environmentally, socially, and economically sustainable concepts. ■



DAVIS SQUARE ARCHITECTS, INC.

MULTI-FAMILY HOUSING



**OVER 30 YEARS OF
MULTI-FAMILY HOUSING
AND COMMUNITIES**



DAVIS
SQUARE
ARCHITECTS



Our mission is to produce excellent design, to develop long-term relationships with clients, and to help build viable communities. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams. Our firm values and decades of experience in towns and cities throughout the Northeast have helped us create a longstanding history of designing beautiful, high-quality housing.



The home should be the treasure chest of living.

—Le Corbusier



FOCUSED EXPERIENCE

DAVIS SQUARE ARCHITECTS, INC. has been a leading advocate and designer of elderly and transition housing, affordable rental housing, and affordable home-ownership opportunities since 1984. We are committed to establishing long-term relationships with clients, residents, and neighbors; and we work hard to gain and retain their respect.

AWARD-WINNING DESIGN

Our housing designs have received awards for:

Smart growth

*American Institute of Architects
Boston Society of Architects*

*Sierra Club
U.S. Department of Housing & Urban Design (HUD)*

Office for Commonwealth Development (OCD)

Sustainable design

*American Institute of Architects
Boston Society of Architects
NESEA Green Building*

*The Home Depot Foundation
The Enterprise Foundation*

*The EnergyStar Foundation
Environmental Design + Construction Magazine*

Design leadership

Boston Society of Architects' Women in Design Award

FUNDING AGENCY ACCESS AND CREDIBILITY

In today's highly competitive market for resources, funding agencies at every level recognize Davis Square Architects as a valuable addition to any development team. The Massachusetts Department of Housing and Community Development (DHCD) has retained Davis Square Architects to review and evaluate OneStop funding applications, and we also have working relationships with MassHousing, Community Economic Development Assistance Corporation (CEDAC), Boston Redevelopment Authority, Boston Department of Neighborhood Development, Boston Landmarks, and the Massachusetts Historical Commission, in addition to consulting with numerous communities and developers.

SUSTAINABLE DESIGN

We are dedicated to creating sustainable design without overloading a project's budget. With numerous in-house LEED-accredited staff members, we have the ability to use commonly available materials to create a well-designed, energy-efficient and environmentally-friendly neighborhood.

PROJECT PLANNING AND COST CONTROL

We carefully monitor project budgets and work closely with owners to understand their requirements. We bring strict cost control and efficiency to each project, while still maintaining the highest standards of design quality. Many repeat clients have come to trust in our ability to develop thoughtful and cost-effective solutions. ■



MULTI-FAMILY HOUSING OVERVIEW

davissquarearchitects.com



CARTER SCHOOL APARTMENTS

Formerly a bustling middle and high school to Leominster students in its heyday, for the last 20 years the Carter School has sat vacant, and began to collapse in on itself due to neglect and severe water damage.

NewVue Communities teamed up with Davis Square Architects to preserve this beautiful, historic school in order to put it back to productive use with 39 affordable apartments. The building meets Enterprise Communities' GREEN Communities certification and will be placed on the National Register. ■

LOCATION

Leominster, MA

DEVELOPER

NueVue Communities

SCOPE

Adaptive reuse
Historic
62,000 sf

SUSTAINABLE DESIGN

Enterprise Communities' GREEN
Communities certification



DAVIS
SQUARE
ARCHITECTS

HOUSING & MIXED-USE
davissquarearchitects.com



LINCOLN SCHOOL APARTMENTS

The Lincoln School in Brockton enjoyed a long history filled with the community's young students. Now, this beautiful Richardsonian Romanesque building dating back to 1896 has been repurposed into high-quality, affordable housing for those who need it most. Davis Square Architects worked with Housing Solutions of Southeastern Massachusetts and NeighborWorks Southern Mass to restore and transform the Lincoln School into 39 affordable apartments for seniors, including space for an onsite manager and services coordinator. The project received funding through historic tax credits. ■

LOCATION

Brockton, MA

DEVELOPER

NeighborWorks Housing Solutions

SCOPE

Adaptive reuse
Historic
Senior housing
37,280 sf



DAVIS
SQUARE
ARCHITECTS

HOUSING & MIXED-USE
davissquarearchitects.com

ROSS A. SPEER AIA

PRINCIPAL



PROFESSIONAL EXPERIENCE

Ross Speer is a co-founder of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. He has over 35 years of professional architectural experience at DSA on a wide spectrum of projects, including multi-family residential developments, commercial spaces and childcare facilities throughout New England.

Ross is an active participant in all of his projects, which range in size from \$100,000 to \$40 million, from award-winning new construction to complex historic rehabs. He focuses on practical, long-term solutions that achieve maximum design impact.

Ross's current responsibilities range from project feasibility analysis, consultation and advocacy with government and funding agencies, to oversight of projects from design through construction. He reviews state-funded housing proposals for the Massachusetts Department of Housing and Community Development (DHCD), and provides construction/project monitoring services for a wide range of public and private funders.

Ross has taught architectural seminars and conducted presentations for numerous public and private groups, including the Commonwealth of Massachusetts, Rhode Island Housing, and the Enterprise Foundation. Other civic activities include advising his town of Lexington on affordable housing strategies.

EDUCATION

Massachusetts Institute of Technology
Master in Architecture, 1987

Texas A&M University
Bachelor of Envelope Design, *cum laude*, 1982

REGISTRATION

Architect Licensure: Massachusetts

Architect Licensure: Connecticut

Architect Licensure: Rhode Island

Architect Licensure: New Hampshire

NCARB Certificate

AFFILIATIONS

American Institute of Architects

Boston Society of Architects



DAVIS
SQUARE
ARCHITECTS

LIA SCHEELE RA, LEED AP

ASSOCIATE



PROFESSIONAL EXPERIENCE

Lia Scheele is an Associate at Davis Square Architects. She has been with the firm since 2010 and has over 20 years of architectural and design experience that encompasses residential, retail, artist/entertainment, commercial and educational facilities. In her role, Lia is responsible for generating and executing standard techniques and methodologies including but not limited to coordinating drawing production, consultant management, drafting details and elevations, design development, specification writing, and code review/research. She is working on projects that range from early design studies, including capital needs assessments, all the way through construction administration.

Among Lia's current projects is the renovation of Baystate Place, an affordable apartment complex containing 346 rental units in a 13-story building located in Springfield, as well as Bancroft Dixwell Apartments, an 8-building scattered site renovation of 78 family units, some within historic buildings in Roxbury. Lia is also working on the Packard Street development, which includes the new construction of a large 31-unit building designed to meet Passive House standards, as well as 9 family townhouses, all located on one site in Hudson, MA. Other current work includes a number of smaller projects ranging from limited interior fit-outs to full gut renovations and rehabs. Using her vast knowledge of code and attention to detail, Lia is also an experienced reviewer for many DHCD projects.

In addition to architecture, Lia has a strong interest in design mentoring. For several years she has participated in the (FHLB) Federal Home Loan Bank of Boston, Affordable Housing Development Competition, serving as a mentor for teams of student designers.

EDUCATION

Wentworth Institute of Technology
Bachelor of Architecture, 2002

REGISTRATION

Architect Licensure: Massachusetts

AFFILIATIONS

Boston Society of Architects
LEED Accredited – Leadership in Energy
and Environmental Design



Attachment 2

