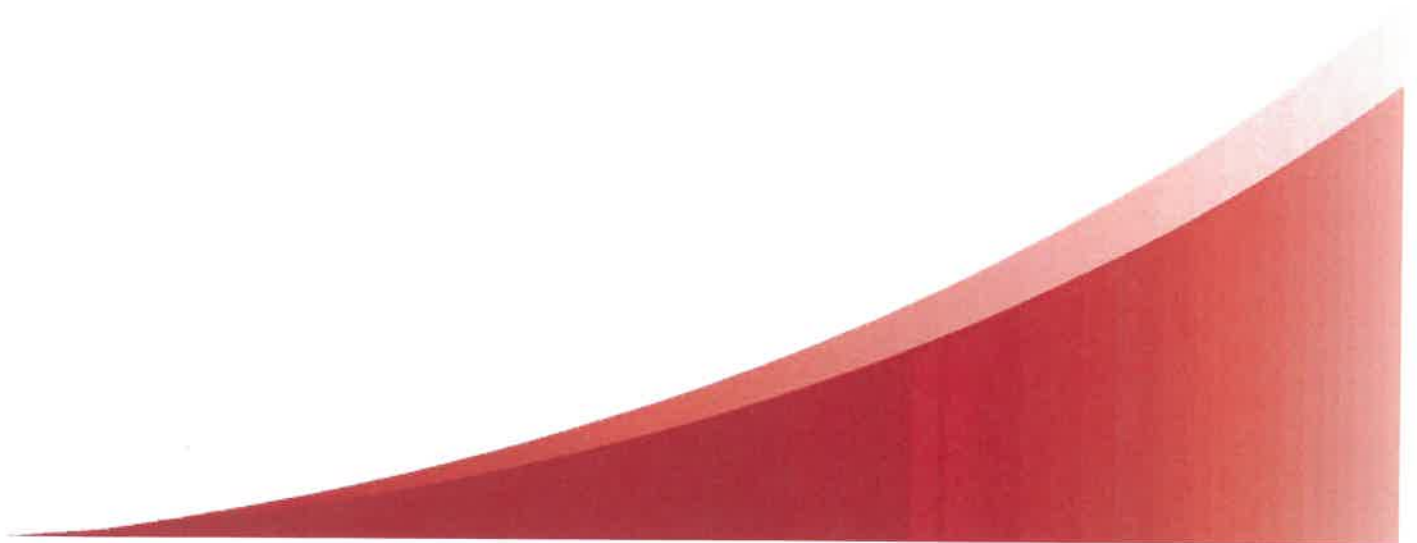




**Comprehensive Permit
Site Approval Application
Rental**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhncd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 1: GENERAL INFORMATION

Name of Proposed Project: The Residences at Thoreau

Municipality: Concord

County: Middlesex

Address of Site: 275 Forest Ridge Road

Cross Street:

Zip Code: 01742

Tax Parcel I.D. Number(s): 2970-1-5

Name of Proposed Development Entity Thoreau Residences LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? No

State Formed: Delaware

Name of Applicant: Thoreau Residences LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address: pinebrookgroup.com

Does the applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

Primary Contact Information:

Contact Name: Thoreau Residences LLC

Relationship to Applicant:

Company Name: Thoreau Residences LLC

Address: 275 Forest Ridge Rd

Municipality: Concord

State: Massachusetts

Zip: 01742

Phone:

Cell Phone: 3398837836

Email: info@pinebrookgroup.com

Secondary Contact Information:

Contact Name: Malachy Burke

Relationship to Applicant:

Company Name: Thoreau Residences LLC

Address: 275 Forest Ridge Road

Municipality: Concord

State: Massachusetts

Zip: 01742

Phone:

Cell Phone: 3398837836

Email: info@pinebrookgroup.com

Additional Contact Information:

Contact Name: J.B. Gough

Relationship to Applicant:

Company Name: Thoreau Residences LLC

Address: 275 Forest Ridge Road

Municipality: Concord

State: Massachusetts

Zip: 01742

Phone:

Cell Phone:

Email:

Anticipated Construction Financing: NEF

Name of Lender (if not MassHousing financed): Berkshire Bank

Anticipated Permanent Financing: NEF

Other Lenders: Berkshire Bank

Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years

Age Restriction: None

Brief Project Description:

Located in Concord, MA, The Residences at Thoreau will be a 216-unit apartment complex, comprised of three buildings, set on the grounds of The Thoreau Club. Echoing the charm of a New England inn, each residence will combine luxury and natural beauty, offering a secluded, tranquil living experience. Surrounded by lush forest, residents will enjoy privacy, scenic views, and easy access to the property's amenities. With 25% of units affordable at the 80% AMI bracket, this development promotes inclusivity. Elegance, serenity, and affordability converge at The Residences at Thoreau, making this enclave a coveted address for a wide range of households.

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

Total Site Area:	13.08
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.00
Total Buildable Area:	13.08

Current use of the site and prior use if known:

The current use of the site is a children's day camp in the summertime. As a result, there are several cabin buildings and two pools.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

LIP #2

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

None.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Yes	There is an existing wastewater treatment facility for The Thoreau Club
Wastewater - public sewer	No	
Storm Sewer	Yes	
Water-public water	Yes	
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	Yes	
Other	No	

Describe Surrounding Land Uses:

The surrounding land is comprised of The Thoreau Club, a multi-sport health club, a multitude of housing in the form of The Prescott, a 350 unit 40B development, as well as the Black Birch and Sweet Birch residential developments.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	0.35	N/A
Schools	1.00	Yes
Government Offices	0.45	N/A
Multi-Family Housing	0.05	N/A
Public Safety Facilities	2.50	N/A

Office/Industrial Uses	0.25	N/A
Conservation Land	0.05	N/A
Recreational Facilities	0.05	N/A
Houses of Worship	1.80	N/A
Other	0.00	N/A

Public transportation near the Site, including type of transportation and distance from site:

The MBTA West Concord Commuter Rail is approximately 2 miles from the site. The MBTA Concord Depot Commuter Rail is approximately 3.5 miles from the site. Additionally, the Yankee Commuter Bus Line offers weekday commuter service between Concord and Boston. The MBTA's RIDE service also provides door-to-door transportation to those eligible.

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	Yes
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	Yes
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	N/A

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	216	Total Number of Affordable Units:	54
Number of Market Units:	162	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	54

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	1 Bedroom	1 Bath	67	740	\$2,664	\$0
Market	2 Bedroom	2 Baths	78	1,067	\$3,681	\$0
Market	3 Bedroom	1 Bath	17	1,293	\$4,332	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	23	740	\$2,221	\$224
Affordable Unit - Below 80%	2 Bedroom	2 Baths	26	1,067	\$2,666	\$254
Affordable Unit - Below 80%	3 Bedroom	2 Baths	5	1,293	\$3,080	\$281

Utility Allowance Assumptions (utilities to be paid by tenants):

Percentage of Units with 3 or More Bedrooms: 10.19

* Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.

Handicapped Accessible Units - Total:	12	Market Rate:	9	Affordable:	3
Gross Density (units per acre):	16.5138	Net Density (units per buildableacre):	16.5138		

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	3	41	95,957	1
Residential	Multi-family	Construction	3	41	67,704	1
Residential	Multi-family	Construction	3	41	77,944	1

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 397

Ratio of Parking Spaces to Housing Units: 1.84

Lot Coverage

Buildings: 42%

Parking and Paved Areas: 30%

Usable Open Space: 18%

Unusable Open Space: 10%

Lot Coverage: 72%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 4: SITE CONTROL

Grantor/Seller: Thoreau Real Estate LLC

Grantee/Buyer: Thoreau Residences LLC

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? Yes The grantee/buyer is a yet-to-be-formed affiliate entity of the grantor/

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s):

Purchase Price: \$0

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted)*

Purchase Price: \$0

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$46,333,170
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt		\$56,629,429
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
Total Sources		\$102,962,599

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$9,652,500
Reasonable Carrying Costs:	\$0
Total Pre-Permit Land Value:	\$9,652,500

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$9,652,500
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal - Acquisition Costs	\$9,652,500
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$60,401,250
Hard Cost Contingency	\$6,040,125
Subtotal - Building Structural Costs (Hard Costs)	\$66,441,375
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$821,457
Utilities: On-Site	\$591,932
Utilities: Off-Site	\$0
Roads and Walks	\$1,002,661
Site Improvement	\$748,976
Lawns and Plantings	\$495,290
Geotechnical Condition	\$0
Environmental Remediation	\$0
Demolition	\$181,204
Unusual Site Conditions/Other Site Work	\$0
Subtotal - Site Work (Hard Costs)	\$3,841,520
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$3,503,273
Builder's Overhead	\$1,872,439
Builder's Profit	\$2,416,050
Subtotal - General Conditions, Builder's Overhead & Profit	\$7,791,762
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$32,500
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$150,000
Real Estate Taxes <i>(during construction)</i>	\$70,931
Utility Usage <i>(during construction)</i>	\$180,000
Insurance <i>(during construction)</i>	\$107,324
Security <i>(during construction)</i>	\$50,000
Inspecting Engineer <i>(during construction)</i>	\$100,000
Construction Loan Interest	\$5,359,643
Fees to Construction Lender: Berkshire Bank	\$566,294
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$0

General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$750,000
Survey, Permits, etc.	\$936,896
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums	\$0
Environmental Engineer	\$35,000
Legal	\$500,000
Title (including title insurance) and Recording	\$250,000
Accounting and Cost Certification (incl. 40B)	\$100,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,959
40B Technical Assistance / Mediation Fee	\$13,300
40B Land Appraisal Cost (as-is value)	\$10,000
40B Final Approval Processing Fee	\$48,600
40B Subsidizing Agency Cost Certification Examination Fee	\$25,000
40B Monitoring Agent Fee	\$14,040
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$100,000
Other Consultant:	\$0
Other Consultant: 40B consultant	\$100,000
Syndication Costs	\$60,000
Soft Cost Contingency	\$956,749
Other Development Costs:	\$0
Subtotal - General Development Costs (Soft Costs)	\$10,524,236
Developer Fee and Overhead:	
Developer Fee	\$2,574,065
Developer Overhead	\$50,000
Subtotal Developer Fee and Overhead	\$2,624,065
Capitalized Reserves:	
Development Reserves	\$1,368,344
Initial Rent Up Reserves	\$200,000
Operating Reserves	\$518,798
Net Worth Account	\$0
Other Capitalized Reserves	\$0

Subtotal - Capitalized Reserves **\$2,087,142**

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual):	\$9,652,500
Building Structural Costs (Hard Costs)	\$66,441,375
Site Work (Hard Costs)	\$3,841,520
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$7,791,762
Developer Fee and Overhead	\$2,624,065
General Development Costs (Soft Costs)	\$10,524,236
Capitalized Reserves	\$2,087,142
Total Development Costs (TDC)	\$102,962,600

Summary

Total Sources	\$102,962,599
Total Uses (TDC)	\$102,962,600

Projected Developer Fee and Overhead*: \$2,624,065

Maximum Allowable Developer Fee and Overhead::** \$10,978,884

Projected Developer Fee and Overhead Equals 24.00% of **Maximum Allowable Fee and Overhead**

** Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*

Initial Rental Operating Pro-Forma (for year one of operations)

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lende	Permanent loan after construction loan refi \$61,542,255
Annual Rate		6.00%
Term	7 year loan	84 Months
Amortization	30 years	360 Months
Lender Required Debt Service Coverage Ratio	1.25x NOI	1.25
Gross Rental Income		\$8,081,594
Other Income (utilities, parking)		\$347,490
Less Vacancy (Market Units): 5% (vacancy rate)		\$322,467
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$81,613
Gross Effective Income		\$8,025,004
Less Operating Expenses		\$2,264,168
Net Operating Income		\$5,760,836
Less Permanent Loan Debt Service		\$4,427,723
Cash Flow		\$1,333,113
Debt Service Coverage		1.30

Describe Other Income:

Utilities, parking, amenity fees

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	\$2,490,351
Assumed Maximum Operating Expense/Unit*	Number of Units: 216	\$11,529

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
Thoreau Residences LLC	Thoreau Residences LLC	Developer	Yes	Yes	Yes
Thoreau Residences LLC	Malachy Burke	Developer	No	No	No
The Architectural Team, Inc	Mike Binette	Consultant - Architect and Engineer	No	No	Yes
Allen & Major Associates, I	Tim Williams	Consultant - Architect and Engineer	No	No	Yes
Nutter McClennen & Fish L	Jim Ward	Attorney	No	No	Yes
MDM Transportation Const	Bob Michaud	Consultant - Other	No	No	Yes
Thoreau Residences LLC	J.B. Gough	Developer	No	No	No

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Allen & Major Associates, Inc., Tim Williams
Architecture and Engineering	No	The Architectural Team, Inc., Mike Binette
Construction Management	No	Thoreau Residences LLC, Malachy Burke
Construction Management	Yes	Thoreau Residences LLC, Thoreau Residences LLC
Finance Package	No	Thoreau Residences LLC, J.B. Gough
Local Permitting	No	Nutter McClennen & Fish LLP, Jim Ward

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Thoreau Residences LLC		Related Affiliate	Applicant
Thoreau Real Estate LLC		Principals and Controlling Entity	Development Entity

Previous Applications:

Project Name:	Filing Date:
Municipality:	
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing .

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agree- ment or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: Malachy Burke

Title: Managing Partner

Date: 10/09/2023

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing :	09/06/2023
Date of Pre-Application Meeting with MassHousing:	10/03/2023
Date copy of complete application sent to chief elected office of municipality :	10/23/2023
Date notice of application sent to DHCD:	10/20/2023

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,959	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	<i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i>
Unit Fee:	\$10,800	<i>(\$50 per Unit)</i>
Total TA/Mediation and Unit Fee:	\$13,300	<i>(Payable to Massachusetts Housing Partnership)</i>

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 2 - Consistency with Sustainable Development Principals

Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- | | |
|---|----|
| - Letter of Support from the Chief Elected Official of the municipality * | No |
| - Housing development involves municipal funding | No |
| - Housing development involves land owned or donated by the municipality | No |

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- | | |
|---|-----|
| - Higher density than surrounding area | Yes |
| - Mixes uses or adds new uses to an existing neighborhood | Yes |
| - Includes multi-family housing | Yes |
| - Utilizes existing water/sewer infrastructure | No |
| - Compact and/or clustered so as to preserve undeveloped land | Yes |
| - Reuse existing sites, structures, or infrastructure | Yes |
| - Pedestrian friendly | Yes |
| - Other (discuss below) | No |

Explanation (Required)

The Residences at Thoreau will serve the purpose of creating a concentrated residential community in West Concord adjacent to the Thoreau Club, a recreational community hub, and The Prescott, a thriving 40B development. The development will have access to adjacent wooded areas including walking trails that can also be used for mountain biking and cross country skiing.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings) No
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability Yes
- Creates affordable housing in middle to upper income area and/or meets regional need Yes
- Creates affordable housing in high poverty area No
- Promotes diversity and social equity and improves the neighborhood Yes
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community No
- Other (discuss below) No

Explanation (Required)

The Residences at Thoreau is being proposed under Chapter 40B and will create a significant number of affordable housing units in an upper income community, fulfilling a large need for the area. To this end, the development will promote diversity and social equity that will only serve to strengthen the neighborhood and the Town of Concord, and the project's design will fit the aesthetic of both the surrounding neighborhood and the Town of Concord.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities Yes
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands Yes
- Environmental remediation or clean up No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) No
- Eliminates or reduces neighborhood blight No
- Addresses public health and safety risk No
- Cultural or Historic landscape/existing neighborhood enhancement No
- Other (discuss below) No

Explanation (Required)

This development will preserve much of the open space in the area around the property. Additionally, The Thoreau Club is located next door to the project, which provides a tremendous number of recreational opportunities for the community and the Town of Concord. There are no critical habitats, wetlands, or agricultural land on the site making it an excellent location for development which does not adversely affect the environment.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment No
- Uses low impact development (LID) for other innovative techniques Yes
- Other (discuss below) No

Explanation (Required)

The project and its development team will practice low impact development techniques wherever possible and will use substantial efforts to reduce waste and pollution through efficient use of land, energy, water and materials.

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households Yes
- Includes homeownership units, including for low/mod households No
- Includes housing options for special needs and disabled population Yes
- Expands the term of affordability Yes
- Homes are near jobs, transit and other services Yes
- Other (discuss below) No

Explanation (Required)

The Residences at Thoreau will create a tremendous number of rental units for moderate income households and families. The project includes 54 units that will be for the exclusive use of residents in the 80% AMI bracket. A total of 216 units will count towards the Town of Concord's subsidized housing inventory (SHI), which ensures that Concord will have a sufficient number of affordable housing units in order to be in compliance with the 10% requirement under Chapter 40B for many years to come.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation No
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) No
- Increased bike and ped access No
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations Yes
- Other (discuss below) No

Explanation (Required)

The MBTA has two commuter rail stations in Concord. The West Concord MBTA Station is approximately 2 miles from the site while the Concord MBTA Station is approximately 3.5 miles from the site, both of which provide service on the Fitchburg line with stops in thriving communities such as Waltham, Belmont, Cambridge, Boston, and more. There are also several private bus lines with service from Concord to Boston as well as the MBTA's RIDE paratransit service for eligible individuals.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- Permanent Jobs Yes
- Permanent jobs for low- or moderate- income persons Yes
- Jobs near housing, service or transit Yes
- Housing near an employment center Yes
- Expand access to education, training or entrepreneurial opportunities No
- Support local business Yes
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) No
- Re-uses or recycles materials from a local or regional industry's waste stream No
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials Yes
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products No
- Other (discuss below) No

Explanation (Required)

This project opens opportunities to residents of the building through the plethora of nearby businesses in the area such as retailers, restaurants, business offices, educational facilities, recreational facilities, transportation services, and more. The project will create numerous construction jobs and permanent property management, maintenance, and other jobs. The development will also bolster businesses in the area by providing both potential new employees and potential new customers.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources Yes
- Other (discuss below) No

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

All housing units in the development will be Energy Star Efficient. This designation includes tight construction and duct systems, properly installed insulation, high performance windows, efficient heating and cooling equipment, and Energy Star certified lighting and appliances. Furthermore the development is committed to using renewable energy sources and recycled materials where possible and is dedicated to waste reduction and conservation of resources.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan Yes
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing Yes
- Measureable public benefit beyond the applicant community Yes
- Other (discuss below) No

Explanation (Required)

The project aligns with Concord's Housing Production Plan for 2023-2028 by enhancing rental options, particularly for families near transport hubs and village centers. Emphasizing modern designs that address climate change and resilience, it promotes the use of public transport, sustainable building techniques, and renewable energy. This initiative not only helps Concord meet its 10% safe harbor housing target but also embodies the town's commitment to diversity, equity, and sustainability.

1.1 Location Map:

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map:

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.



This map was created by
 Concord GIS. The information
 provided is a summary of the
 parcel information and is not
 intended to be used for legal
 purposes. The user is responsible for
 verifying the accuracy of the
 information for their own use.

1.3 Directions:

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

**Directions from MassHousing
to
The Residences at Thoreau
275 Forest Ridge Road
Concord, MA 01742**

1. Head east on Beacon St., continue onto Freedom Trail/School St., then turn right onto Water St.
2. Turn right onto Congress St., then right onto Purchase St. Use the left lane for the I-93 S ramp to I-90 W/Quincy/Worcester.
3. Follow I-90 W and take exit 123A to merge onto I-95 N.
4. Take exit 45B for MA-2 W toward Acton/Fitchburg. Stay on Concord Turnpike, then continue onto MA-2 W/Cambridge Turnpike.
5. Stay on MA-2 W, turn left onto Main St., and then left onto Forest Ridge Road.
6. At the traffic circle, take the 2nd exit. Destination will be straight ahead.

2.1 Existing Conditions Plan (required):

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

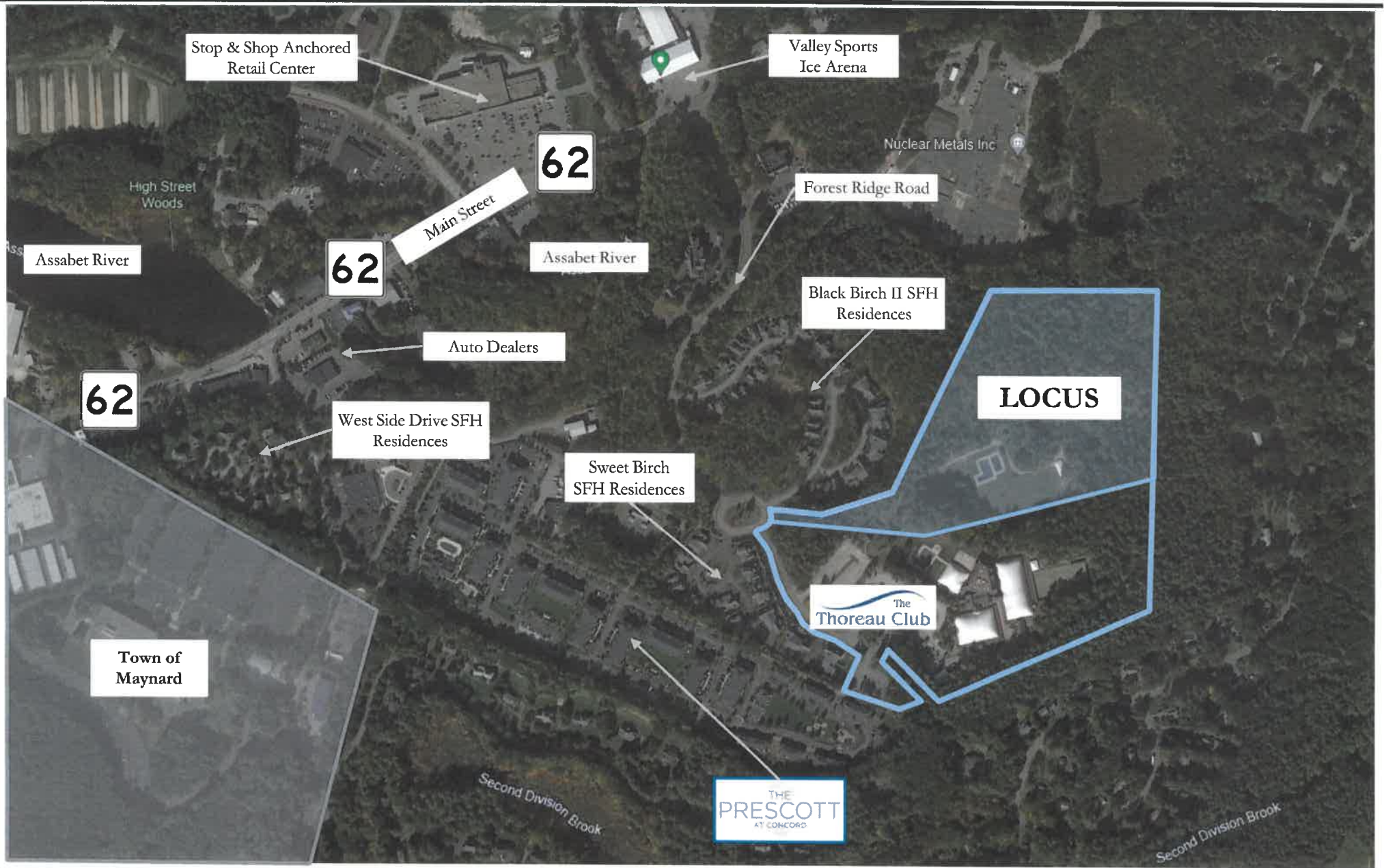
1. Reduced scale locus map
2. Surveyed property boundaries
3. Topography
4. Wetland boundaries (if applicable)
5. Existing utilities (subsurface and above ground)
6. Natural features including bodies of water, rock outcroppings
7. Existing easements and/or rights of way on the property
8. Existing buildings and structures, including walls, fences, wells
9. Existing vegetated areas
10. Existing Site entries and egresses

Please see the civil plans attached to Section 3.1: Preliminary Site Layout Plan(s)

2.2 Aerial Photographs (required):

Please provide one or more aerial photograph(s) of the site (such as those available online) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

LOCUS AERIAL OVERVIEW



2.3 Site/Context Photographs (required):

Please provide photographs of the site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

LOCUS AERIAL OVERVIEW

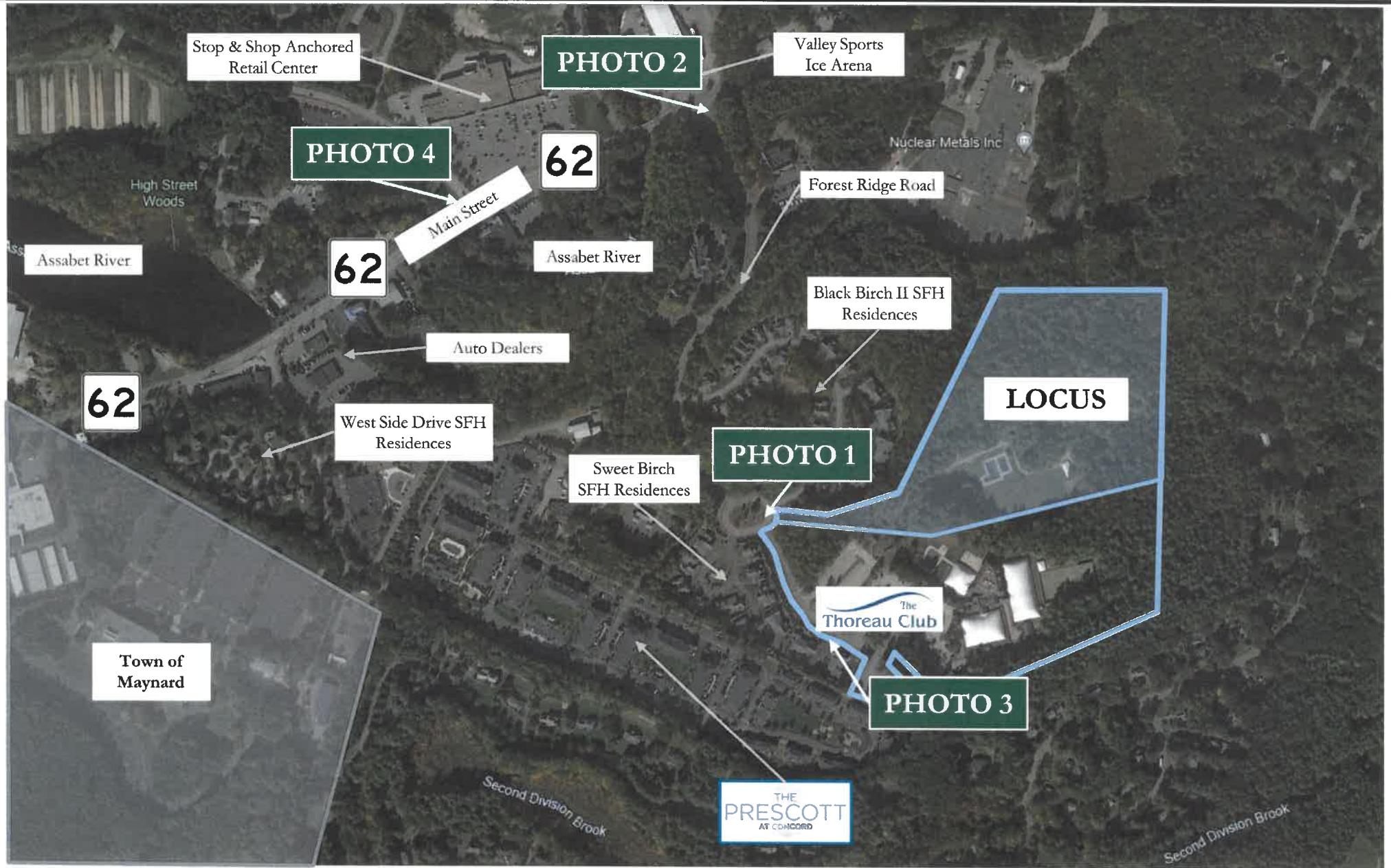




PHOTO 1

View from Second Rotary Connecting Forest Ridge Road to Sweet Birch SFH Residences, The Subject Property, and The Thoreau Club



PHOTO 2

**View from Main Street (Route 62) and Forest Ridge Road
Intersection Leading to Subject Property**



PHOTO 3

View from Forest Ridge Road Intersection with Sweet Birch Lane Leading Into The Thoreau Club



PHOTO 4

View from Intersection of Main Street (Route 62) and
High Street

2.4 Documentation Regarding Site Characteristics/Constraints (required):

Please provide documentation of site characteristics and constraints as directed including available narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

The following, including the attachments below, provides documentation regarding site characteristics and constraints.

1. Floodplain
 - a. The two FEMA maps (map number 25017C0366F and map number 25017C0358F) attached below highlight that the project site is not located within any flood area zones
2. Wetlands
 - a. The GIS map attached below highlights that the project site is not located within any wetland areas or wetland buffer zones
3. Historic Districts
 - a. The GIS map attached below highlights that the project site is not located within any Town of Concord designated historic areas or zones
4. Groundwater Conservancy District
 - a. The GIS map below highlights that the project site is located within the Groundwater Conservancy zoning district established in the Town of Concord zoning bylaws (Section 7.6). This district does not impose any use restrictions that this proposed project would violate. Furthermore, only ~40% of the 13.3 acre site would be located within this district. As evidenced by the 40B project located directly to the south of the Club's site, The Prescott, which is entirely within this conservancy district, the development anticipates no issues or restrictions caused by this district.



- Town Boundary - State Su
- Address Numbers
- Tax Map Parcel ID Labels
- Tax Map Parcel Area Label
- Buildings (ft)
- Groundwater Conservancy
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- MBTA Commuter Rail Station
- Railroad
- Streams
- Streets Area
- Rivers & Ponds

This map was created by Concept GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyance. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.

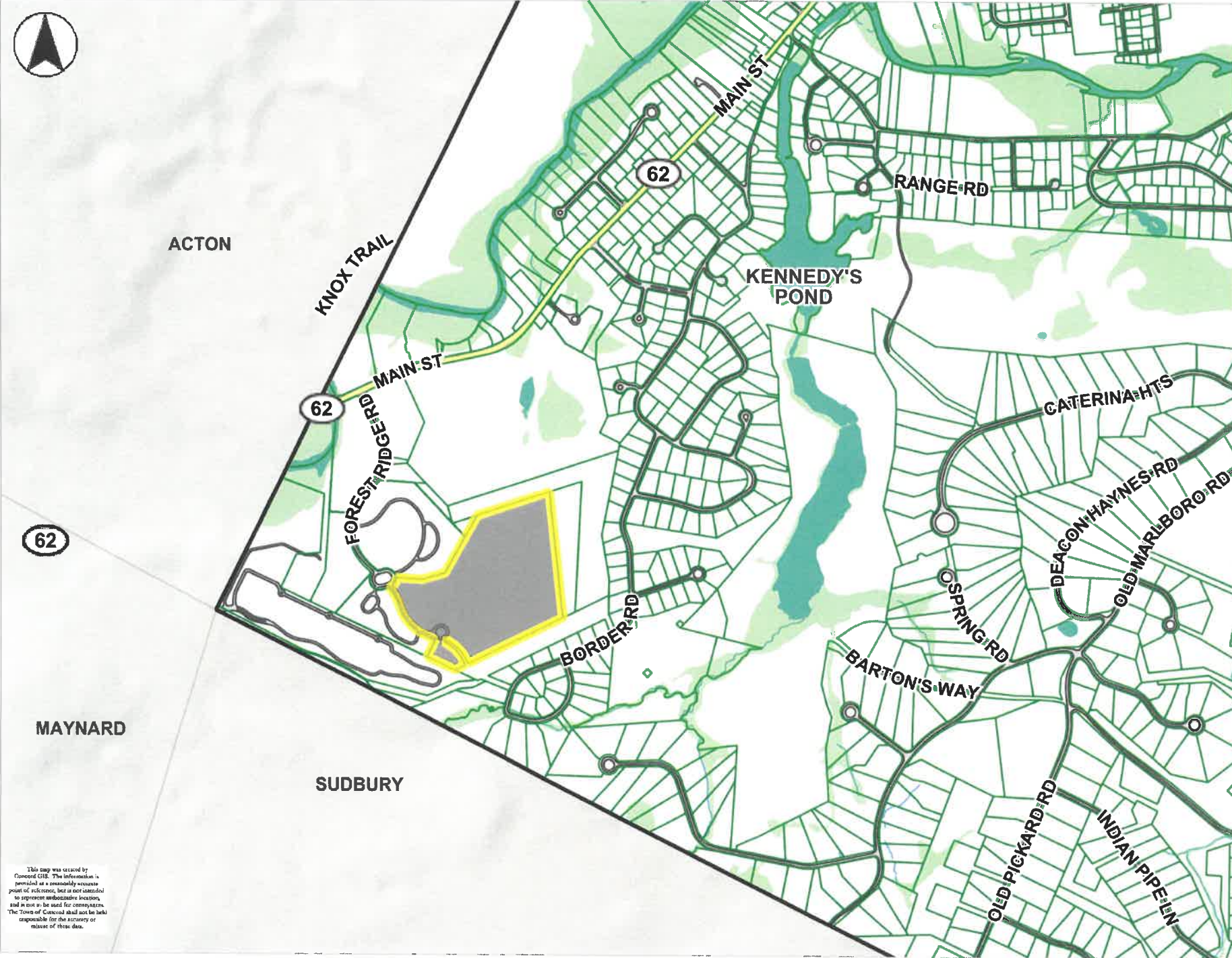


Printed on 10/14/2023 at 06:54 PM





- Town Boundary - State Su
- Address Numbers
- Tax Map Parcel ID Labels
- Tax Map Parcel Area Labe
- Buildings (ft)
- Wetlands Combined
- Parcels
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- MBTA Commuter Rail Stati
- Railroad
- Streams
- Streets Area
- Rivers & Ponds



This map was created by
 Concord GIS. The information is
 provided as a reasonably accurate
 point of reference, but is not intended
 to represent definitive location,
 and is not to be used for conveyance.
 The Town of Concord shall not be held
 responsible for the accuracy or
 misuse of these data.

0 1600 3200 ft

Printed on 10/14/2023 at 05:53 PM

3.1 Preliminary Site Layout Plan(s) (required):

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1" =200', and should show:

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walkways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

19 SURVEY DRAWING

9 LEGEND

- PRIORITY LINE
- OVERHEAD ELECTRIC LINES
- BUILDING SETBACK LINE
- EASEMENT LINE
- RAILROAD TRACK
- HEDGE
- CENTERLINE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RADIO DIMENSION
- B.H.L. BUILDING HEIGHT LOCATION
- P.S. PONDING SPACE
- D.P. DOWNSPREAD PAD
- S.W. SLOPE
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- FOUND MONUMENT AS SHOWN
- COMPUTED POINT
- FLAG POLE
- HANDCUT PARKING
- UTILITY BARRIERS
- AIR CONDITIONER
- UTILITY POLES
- FIRE HYDRANT
- ELECTRIC METER
- GAS VALVE
- ELECTRIC CONTROL CABINET
- LIGHT POLE
- BUILDING LOCATION
- ELECTRIC BOX
- SANITARY SLURRY BARRIERS
- STORM WATER BARRIERS
- WATER VALVE
- CREEPER HOLE
- WATER WHEEL

8 CURVE TABLE

CHORD	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
1	374.15	136.78	N 212° 08'	217.08	S 213° 23'
2	374.15	236.80	N 212° 08'	217.08	N 212° 08'
3	85	30.17	N 89° 28'	297.81	E 297° 11'
4	85	30.11	N/A	N/A	N/A
5	149.15	236.93	N 212° 08'	217.08	N 212° 08'
6	248.15	236.93	N/A	N/A	N/A

Approved CDS Surveyor
Surveyors Name: Blaw & Associates, P.A.
Address: 3625 N. Shook Drive
Fayetteville, AR
Telephone Number: 479-443-4506
email: survey@blawinc.com

18 ALTA/NSPS Land Title Survey

The survey prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 25, 2021)
The Work Conducted By:
FA Commercial Development Services Co.
CDS
COMMERCIAL
DEVELOPMENT SERVICES
3550 N. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.blawinc.com
Toll Free: 888-322-7371

Drawn By: LGH	Date:
Surveyor Ref No: 22-0815	Revision:
Approved By: S.T.W.	Date:
Field Date: 02/17/2022	Revision:
Scale: 1"=100'	Date:
	Revision:

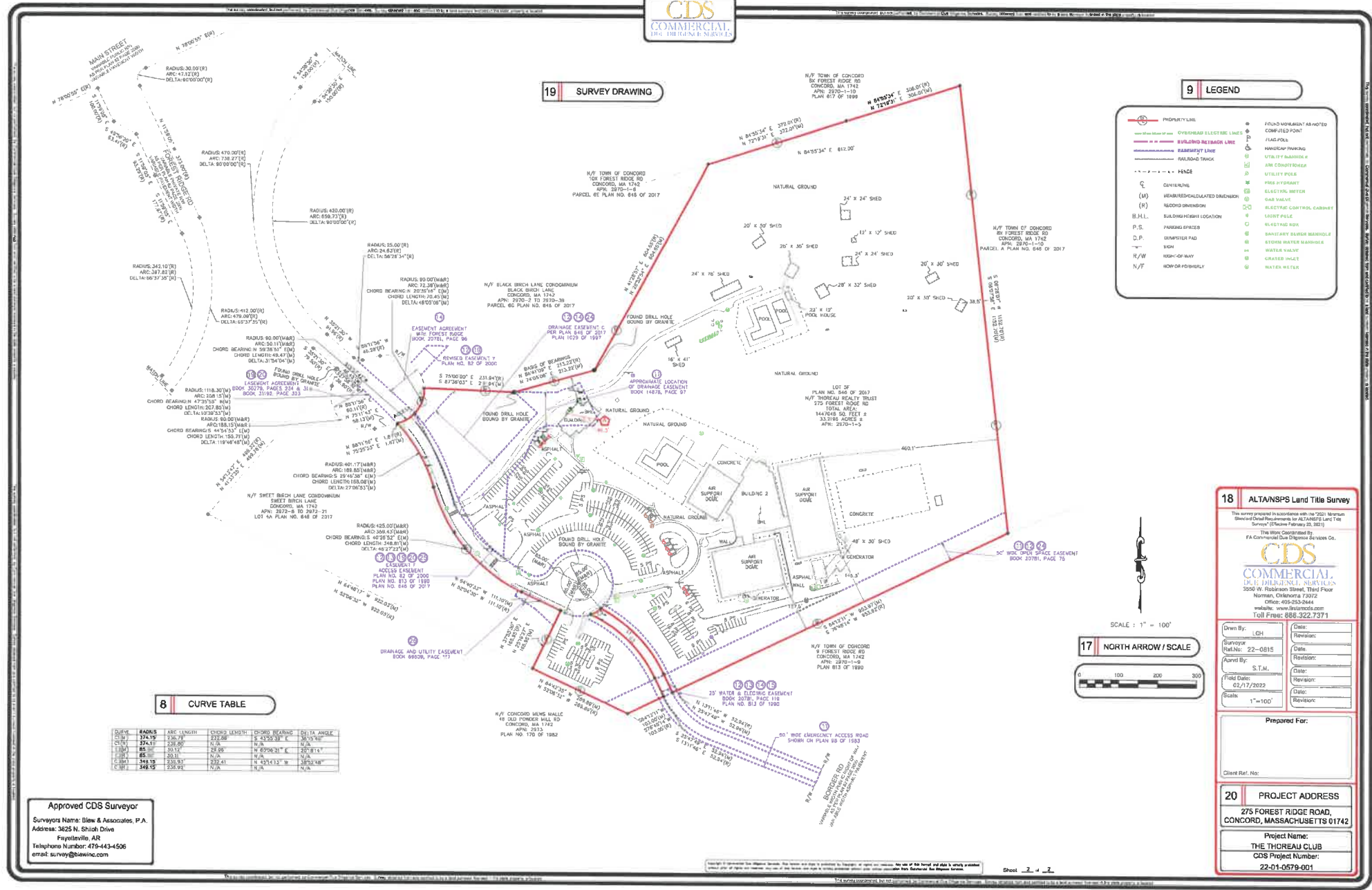
Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

275 FOREST RIDGE ROAD,
CONCORD, MASSACHUSETTS 01742
Project Name:
THE THOREAU CLUB
CDS Project Number:
22-01-0579-001

SCALE: 1" = 100'

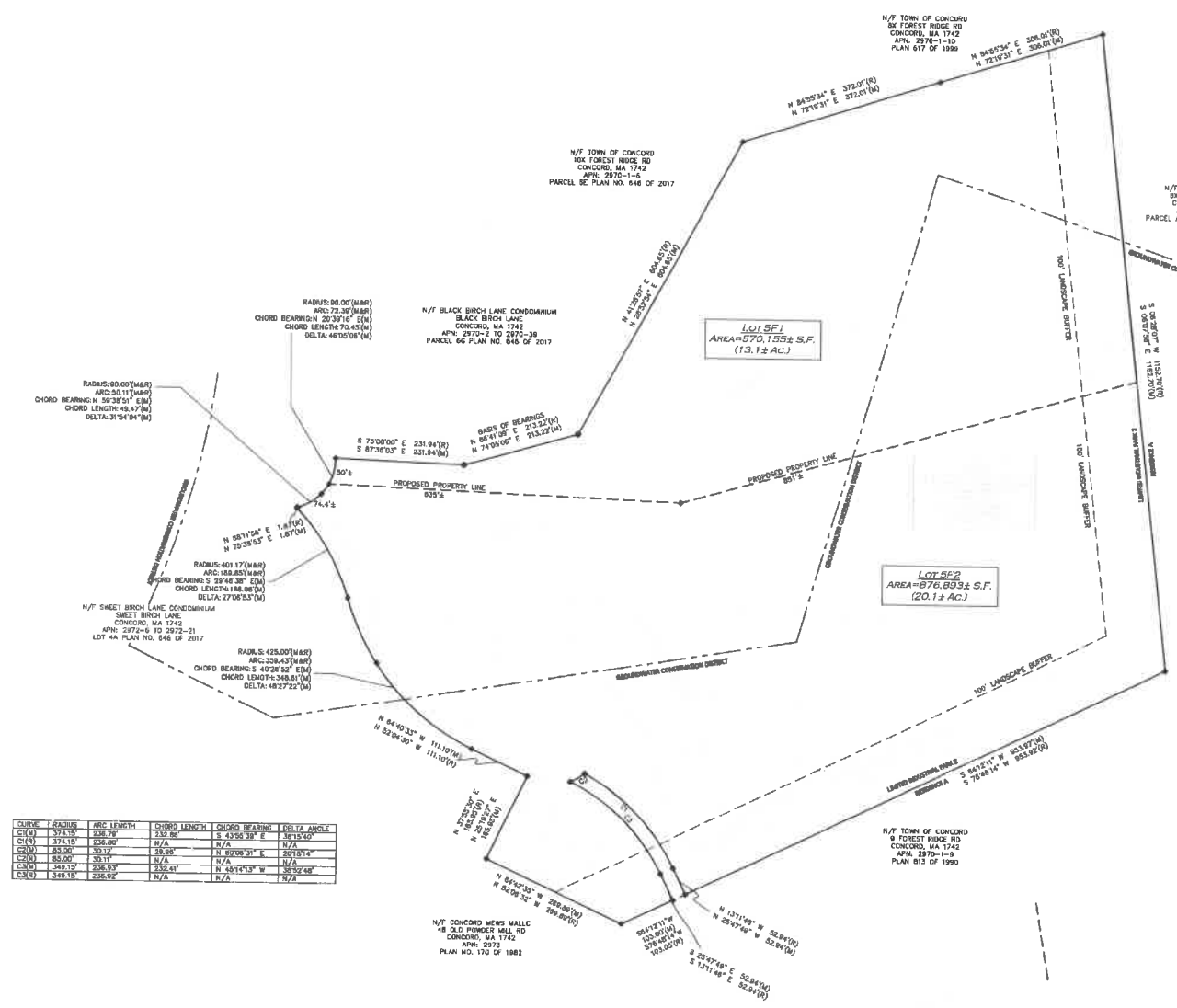




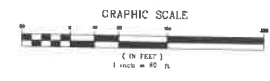
LEGEND	
BOUND	□
ADJ. ROAD (AR)	○
COTTON CAY SPINULE (CCS)	△
BUILDING	▭
EASEMENT LINE	— — — — —
EXISTING PROPERTY LINE	— — — — —
PROPOSED PROPERTY LINE	— — — — —
ARBITERS LINE	— — — — —
STONE BOUND W/DRILL HOLE	SB/SH
CONC. BOUND W/DRILL HOLE	CB/SH
FOUND	FN
NOV OR FORMERLY	N/F
DOG	DK
PAGE	PG.
CERTIFICATE OF TITLE	COT
LAND COURT	L.C.
LAND COURT CASE	L.C.C.

NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE GIS INFORMATION AS WELL AS A PLAN LABELED "ALLEN/MAJOR LAND TITLE SURVEY" DATED FEBRUARY 17, 2022 PREPARED BY COMMERCIAL SURVEILLANCE SERVICE. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.
2. ALLEN & MAJOR ASSOCIATES, INC. MAKES NO WARRANTIES, GUARANTEES AND/OR REPRESENTATIONS OF ANY NATURE WHATSOEVER REGARDING THE CORRECTNESS, ACCURACY AND/OR COMPLETENESS OF ANY EXISTING CONDITION INFORMATION DEPICTED IN THIS PLAN.
3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, REUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CR1	374.78'	238.20'	237.98'	S. 43°55'39" E.	30°15'40"
CR2	374.78'	238.20'	N/A	N/A	N/A
CR3	85.00'	30.17'	28.89'	N. 87°00'31" E.	20°19'14"
CR4	85.00'	30.17'	N/A	N/A	N/A
CR5	349.72'	238.20'	232.41'	N. 64°14'13" W.	38°52'49"
CR6	349.72'	238.20'	N/A	N/A	N/A



ISSUED FOR REVIEW
OCTOBER 10, 2022

REV DATE DESCRIPTION
 THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
 FOREST RIDGE ROAD
 PARCEL 5F
 CONCORD, MA

PROJECT NO. B17291 DATE: 10/10/22
 SCALE: 1" = 40' DWG. NAME: C1719-01
 DESIGNED BY: TMM CHECKED BY: JTB
 PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
 2241 WASHINGTON ST. 1ST FLOOR
 WOODBRIDGE, MA 01996
 TEL: (508) 228-8888
 FAX: (508) 228-8888

WOODBRIDGE, MA • LANSVILLE, MA • MARLBOROUGH, MA

THIS DRAWING IS AN APPROXIMATE REPRESENTATION OF THE PROPOSED PROJECT. IT IS NOT A CONTRACT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FIELD SURVEY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RECORDS AND FIELD SURVEY.

DRAWING TITLE: CONCEPTUAL APPROVAL NOT REQUIRED PLAN
 SHEET NO.: V-500

NO PROJECTS 137-01 (DOW) LORAINWOODS CORP/PTC-1372-01 - AWC CONCEPTS

DIG SAFE
 BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-544-7233



BLACK BIRCH LANE



SWEET BIRCH LANE



THE THOREAU CLUB

ISSUED FOR REVIEW
OCTOBER 13, 2022

REV.	DATE	DESCRIPTION

APPLICATION OWNER:
THE PINEBROOK GROUP
 275 FOREST RIDGE ROAD
 CONCORD, MA 01742

PROJECT:
FOREST RIDGE ROAD
PARCEL 5F
 CONCORD, MA

PROJECT NO.: 317201 DATE: 12/18/20
 SCALE: 1" = 100' DWG. NAME: C0123-01
 DESIGNED BY: TW CHECKED BY: TW

ALLEN & MAJOR ASSOCIATES, INC.
 civil engineering • land services
 environmental consulting • landscape architecture
 100 COMMERCIAL WAY, SUITE 2
 WOODBURY, MASSACHUSETTS
 TEL: (508) 932-4885
 FAX: (508) 932-8585

THIS DRAWING HAS BEEN PREPARED BY SPECIAL PERSONNEL EMPLOYED BY ALLEN & MAJOR ASSOCIATES, INC. AND IS PROVIDED AS A SERVICE TO OUR CLIENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ALLEN & MAJOR ASSOCIATES, INC. MAY REMOVE ALL INDICATIONS OF THE INCOMPLETE AUTHORSHIP OF THE ORIGINAL DESIGN. PRINTED REPRODUCTION OF THIS DRAWING IN ANY FORM OR BY ANY MEANS IS STRICTLY PROHIBITED. THIS DRAWING IS THE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DRAWING TITLE: **LOCUS PLAN** SHEET NO.: **C-001**

DIG SAFE

BEFORE YOU DIG
 CALL 811 OR
 1-888-90-5471
 1-888-344-7233

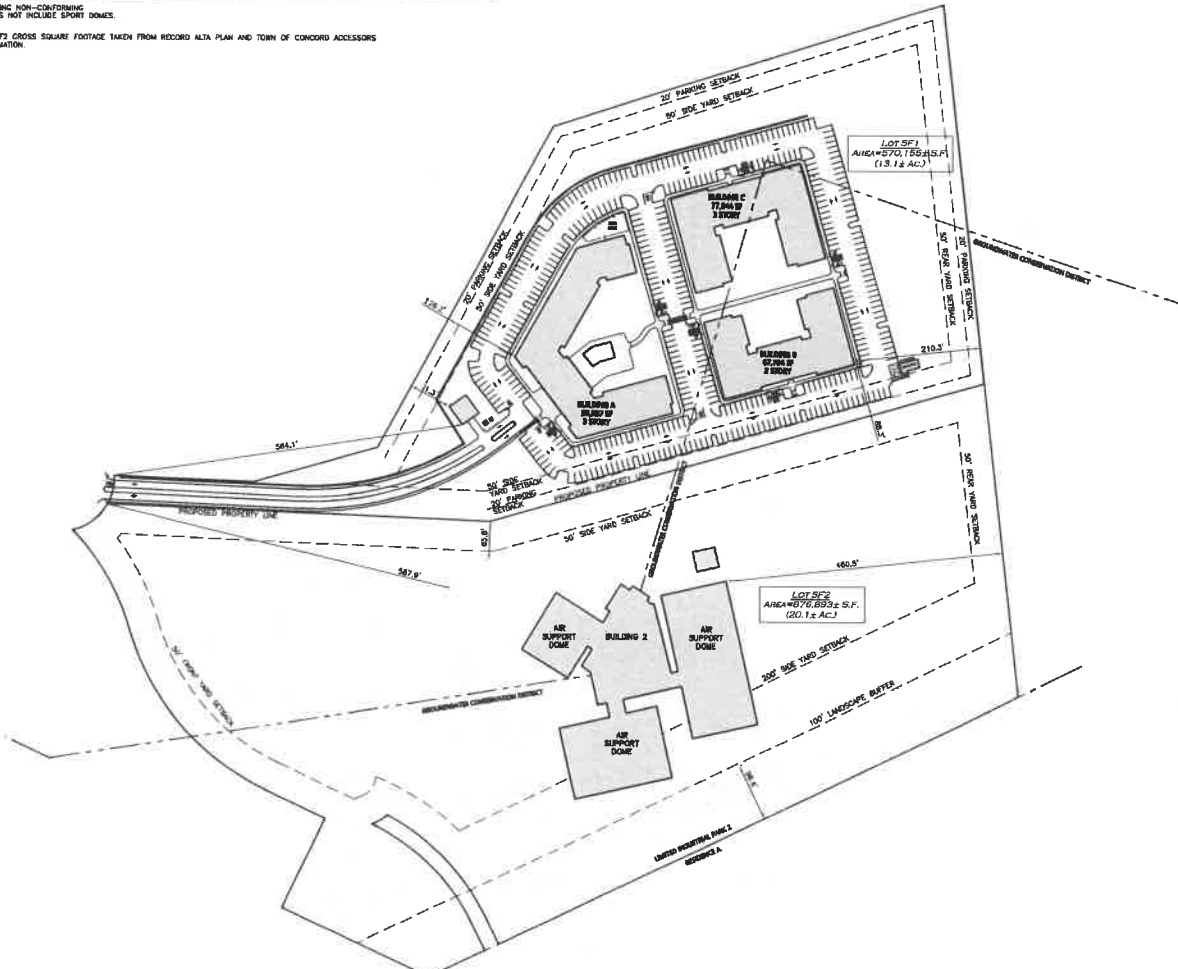


K:\PROJECTS\3172-01\DWG\COMMONS\CURRENT\C-3172-01_LOCUS PLAN.DWG

DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK (LIP2)

ITEM	REQUIRED/ALLOWED	EXISTING	LOT SF1	LOT SF2
LOT AREA MINIMUM	217,800 S.F. 5.03 ACRES	1,447,048 S.F. 33.224 ACRES	878,184 S.F. 20.083 ACRES	874,893 S.F. 20.134 ACRES
FRONTAGE (MIN)	50 FEET	122.5 FEET	50 FEET	74.4 FEET
FRONT YARD (MIN)	50 FEET	352.8 FEET	864.6 FEET	872.4 FEET
SIDE YARD (MIN)	50 FEET	68.9 FEET	71.3 FEET	65.4 FEET
SIDE YARD (MIN) ADJUTING RESIDENTIAL DISTRICT	200 FEET	98.01 FEET	N/A	98.01 FEET
REAR YARD (MIN)	50 FEET	38.3 FEET	210.3 FEET	480.88 FEET
PARKING SETBACK (MIN)	20 FEET	<20 FEET*	>20 FEET	<20 FEET*
LOT COVERAGE (MAX.)	38%	274,114.8 S.F. 6.25%	410,838.2 S.F. 9.7%	248,285.5 S.F. 6.0%
BUILDING HEIGHT/STORIES (MAX.)	40/3	28.2/2	40/3	28.2/2
FLOOR AREA RATIO (MAX.)**	3,000 SQ.FT. PER ACRE 3,000 SQ.FT. / 0.0 AC. = 15,000	3,000 SQ.FT. / 33.23 AC. = 89,650 (MAX.) 67,647 SQ.FT.**	3,000 SQ.FT. / 13.08 AC. = 39,540 (MAX.) 249,880 SQ.FT.	3,000 SQ.FT. / 20.1 AC. = 80,300 (MAX.) 60,168 SQ.FT.**

*EXISTING NON-COMPLYING
FOOTC NOT INCLUDE SPORT DOMES.
NOTE:
LOT SF2 CROSS SQUARE FOOTAGE TAKEN FROM RECORD ALTA PLAN AND TOWN OF CONCORD ACCESSORS INFORMATION.



LEGEND:

PROP. PROPERTY LINE	---
SEWER	---
BOLLARD	---
BUILDING	---
BUILDING ARCHITECTURE	---
BUILDING INTERIOR WALLS	---
CURB	---
RETAINING WALL	---
PARKING STRIPING	---
ROADWAY STRIPING	---
TRAFFIC ARROWS	---
HEAVY DUTY CONCRETE	---
SEWAGE LINE	---
PARKING COUNTR	---
SEWEMAL	---
ADA ACCESSIBLE RAMP	---
ADA DET. WARNING SURFACE	---

- NOTES:**
- THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE GIS INFORMATION AS WELL AS A PLAN LABELED 'ALTA/NSPS LAND TITLE SURVEY' DATED FEBRUARY 17, 2022 PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.
 - ALLEN & MAJOR ASSOCIATES, INC. MAKES NO WARRANTIES, GUARANTEES AND/OR REPRESENTATIONS OF ANY NATURE, WHATSOEVER REGARDING THE CORRECTNESS, ACCURACY AND/OR COMPLETENESS OF ANY EXISTING CONDITION INFORMATION DEPICTED IN THIS PLAN.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESS, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

OFF-STREET PARKING SUMMARY - LOT SF1

USE: MULTI-FAMILY RESIDENTIAL
2 SPACES PER DWELLING UNIT
216 DWELLING UNITS PROPOSED * 2 SPACES = 432 SPACES

ADA REQUIRED: 8 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)
ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
385	12	387	432

PROPOSED PARKING RATIO = 1.84 PER UNIT

OFF-STREET PARKING SUMMARY - LOT SF2

USE: TENNIS COURTS
3 SPACES PER COURT PLUS (1) SPACE PER EMPLOYEE ON THE LARGEST SHIF
11 TENNIS COURTS = 3 + 12 EMPLOYEES = 45 SPACES

SWIMMING POOL
1 SPACES PER 200 SQUARE FEET OF GROSS WATER AREA
9,202 SQ.FT. OF WATER AREA = 123 SPACES

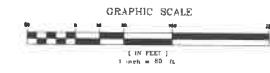
FITNESS CLUB
1 SPACES PER 250 SQUARE FEET OF GROSS FLOOR AREA
21,800 SQ.FT. / 250 = 88 SPACES

OUTDOOR RECREATIONAL FACILITY
1 SPACES PER 10 PERSONS GENERALLY EXPECTED ON THE PREMISES AT ONE TIME.
125 PERSONS = 32 SPACES

TOTAL REQUIRED = 288

ADA REQUIRED: 7 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)
ADA PROVIDED: 10 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

STANDARD STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
300	10	310	288



ISSUED FOR REVIEW
OCTOBER 19, 2023

APPPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
**FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA**

PROJECT NO. 8172-01 DATE: 10/19/23
SCALE: 1" = 80' DWG. NAME: C3172-01
DESIGNED BY: TMM CHECKED BY: TMM
DRAWN BY:

ALLEN & MAJOR ASSOCIATES, INC.
environmental consulting landscape architecture
115 STATE STREET, SUITE 200
100 COMMERCIAL WAY, SUITE 5
WINDSOR, MA 01890
TEL: (781) 823-8888
FAX: (781) 823-8884

WINDSOR, MA • BARKVILLE, VA • HANSCHESTER, NH

THIS DRAWING HAS BEEN PREPARED BY CERTAIN COMPANY CONCEPTS EMPLOYEES OR CONSULTANTS AND WE PROVIDE COPIES OF DRAWINGS AND SPECIFICATIONS FOR YOUR INFORMATION AND/OR RECORD ONLY ON THE PROJECT. YOU TO THE EXTENT THAT THE PROVIDED INFORMATION MAY BE MODIFIED UNINTENTIONALLY OR OTHERWISE, ALLEN & MAJOR ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING. REVISED INFORMATION AND SPECIFICATIONS SHOULD BE IN THE ONLY RECORD COPY OF ALL DRAWINGS AND SPECIFICATIONS, INC.'S FOLDER PROVIDED.

DRAWING TITLE: **CONCEPTUAL LAYOUT PLAN**
SHEET No.: **C-100**

October 2023 Allen & Major Associates, Inc.

N:\PROJECTS\23172-01\CONC\DRAWINGS\CONCORD_MA_C-172-01 - LAYOUT PLAN.DWG



LEGEND:

PROP. PROPERTY LINE	---
SEW	---
BOLLARD	○
BUILDING	▭
BUILDING ARCHITECTURE	▭
BUILDING INTERIOR WALLS	▭
CURB	---
RETAINING WALL	---
PARKING STRIPING	---
ROADWAY STRIPING	---
TRAFFIC ARROWS	---
HEAVY DUTY CONCRETE	---
SETBACK LINE	---
PARKING COUNT	○
SIDEWALK	---
ADA ACCESSIBLE RAMP	---
ADA DET. WARNING SURFACE	---

DIMENSIONAL REQUIREMENTS: LIMITED INDUSTRIAL PARK (LIP2)

ITEM	REQUIRED/ALLOWED	EXISTING	LOT SF1	LOT SF2
LOT AREA MINIMUM	217,800± S.F. 4.9± ACRES	1,447,048± S.F. 33.2± ACRES	570,155± S.F. 13.0± ACRES	876,863± S.F. 20.1± ACRES
FRONTAGE (MIN)	50 FEET	122.8 FEET	50 FEET	74.8 FEET
FRONT YARD (MIN)	50 FEET	352.4 FEET	584.8 FEET	507.4 FEET
SIDE YARD (MIN)	50 FEET	69.9 FEET	71.3 FEET	63.8 FEET
SIDE YARD (MIN) ADJUTING RESIDENTIAL DISTRICT	200 FEET	93.9 FEET	N/A	93.8 FEET
REAR YARD (MIN)	50 FEET	38.8 FEET	210.3 FEET	460.2± FEET
PARKING SETBACK (MIN)	20 FEET	<20 FEET*	>20 FEET	<20 FEET*
LOT COVERAGE (MAX.)	30%	274,716± S.F. 18.0%	410,658± S.F. 72%	246,265± S.F. 30.3%
BUILDING HEIGHT/STORIES (MAX.)	40/3	23.2/2	40/3	23.2/2
FLOOR AREA RATIO (MAX.)**	3,000 SQ.FT. PER ACRE 3,000 SQ.FT. + 5.0 AC. = 15,000	3,000 SQ.FT. + 23.22 AC. = 30,360 (MAX.) 67,847 SQ.FT.**	1,000 SQ.FT. + 13.09 AC. = 31,240 (MAX.) 242,880 SQ.FT.	3,000 SQ.FT. + 20.1 AC. = 60,300 (MAX.) 60,198 SQ.FT.**

*EXISTING NON-COMFORMING
**DOES NOT INCLUDE SPORT DOMES.
NOTE:
LOT SF2 GROSS SQUARE FOOTAGE TAKEN FROM RECORD ALTA PLAN AND TOWN OF CONCORD ACCESSORS INFORMATION.

- NOTES:**
- THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM AVAILABLE USE INFORMATION AS WELL AS A PLAN LABELED "CONCORDS LAND TITLE SURVEY" DATED FEBRUARY 17, 2022 PREPARED BY COMMERCIAL DUE DILIGENCE SERVICE. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.
 - ALLEN & MAJOR ASSOCIATES, INC. MAKES NO WARRANTIES, GUARANTEES AND/OR REPRESENTATIONS OF ANY NATURE WHATSOEVER REGARDING THE CORRECTNESS, ACCURACY AND/OR COMPLETENESS OF ANY EXISTING CONDITION INFORMATION DEPICTED IN THIS PLAN.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

OFF-STREET PARKING SUMMARY - LOT SF1

USE: MULTI-FAMILY RESIDENTIAL
2 SPACES PER DWELLING UNIT

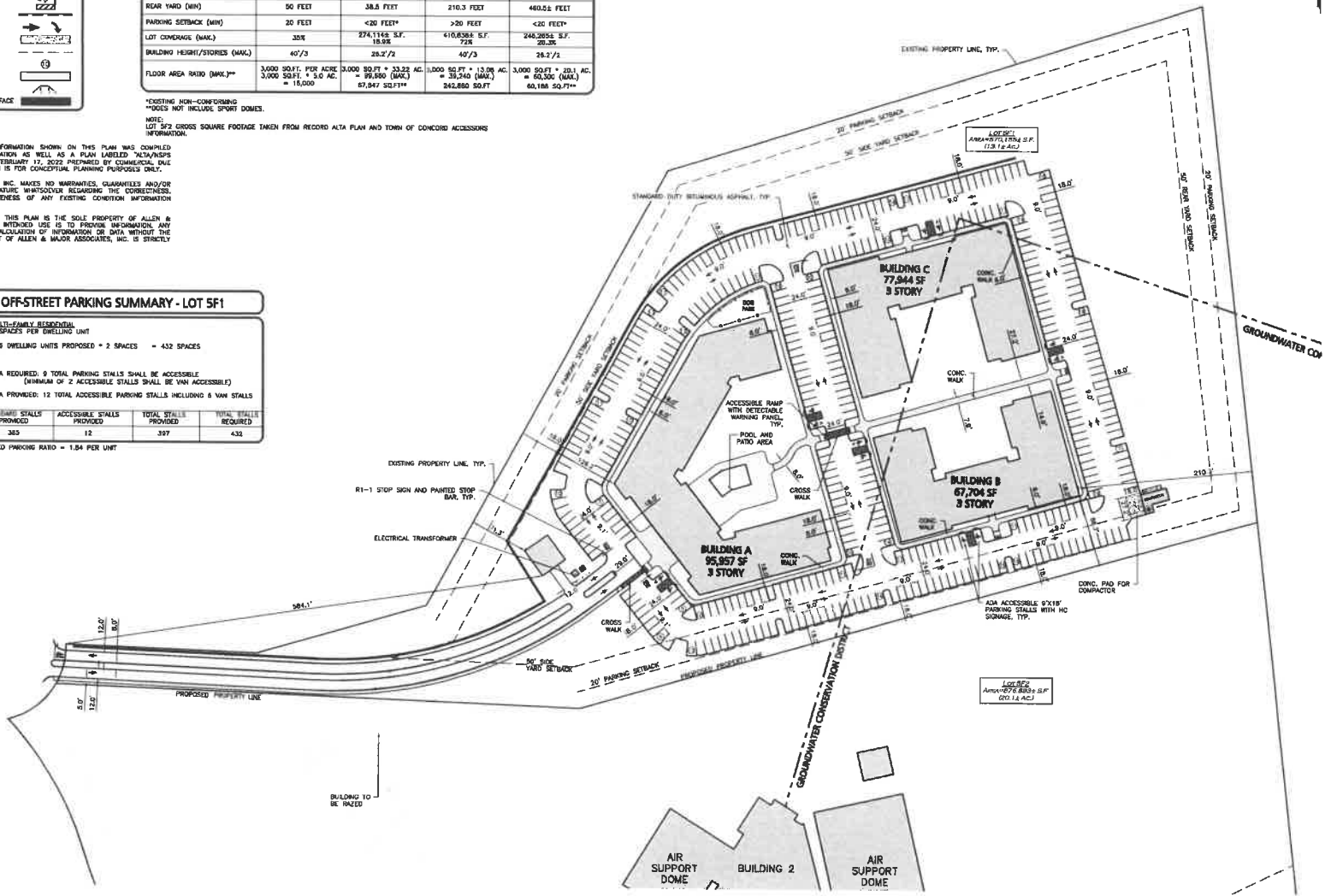
216 DWELLING UNITS PROPOSED = 2 SPACES = 432 SPACES

ADA REQUIRED: 8 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 2 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

ADA PROVIDED: 12 TOTAL ACCESSIBLE PARKING STALLS INCLUDING 6 VAN STALLS

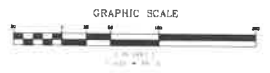
MINIMUM STALLS PROVIDED	ACCESSIBLE STALLS PROVIDED	TOTAL STALLS PROVIDED	TOTAL STALLS REQUIRED
365	12	397	432

PROPOSED PARKING RATIO = 1.84 PER UNIT



DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



ISSUED FOR REVIEW
OCTOBER 18, 2023

REV. DATE. DESCRIPTION

APPLICANT/SUBMITTER:
THE PINBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA

PROJECT NO.: 317201 DATE: 10/18/23
SCALE: 1" = 30' DWG. NAME: C8173-01
DESIGNED BY: EM CHECKED BY: TWJ
PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
environmental consulting landscape architecture
100 COMMERCE WAY, SUITE 5
WINDHAM, MA 01591
TEL: (413) 233-6889
FAX: (413) 233-9986

VERNON, MA • SALEMVILLE, MA • MANDUWATSET, MA

THIS DRAWING HAS BEEN PREPARED BY OURS. NEARLY ALL INFORMATION IS BASED ON CONDITIONS AS SHOWN ON THE RECORDS OF THE TOWN AND STATE. WE MAKE NO WARRANTY, GUARANTEE, OR REPRESENTATION OF ANY NATURE WHATSOEVER REGARDING THE CORRECTNESS, ACCURACY, AND/OR COMPLETENESS OF ANY EXISTING CONDITION INFORMATION DEPICTED IN THIS PLAN. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

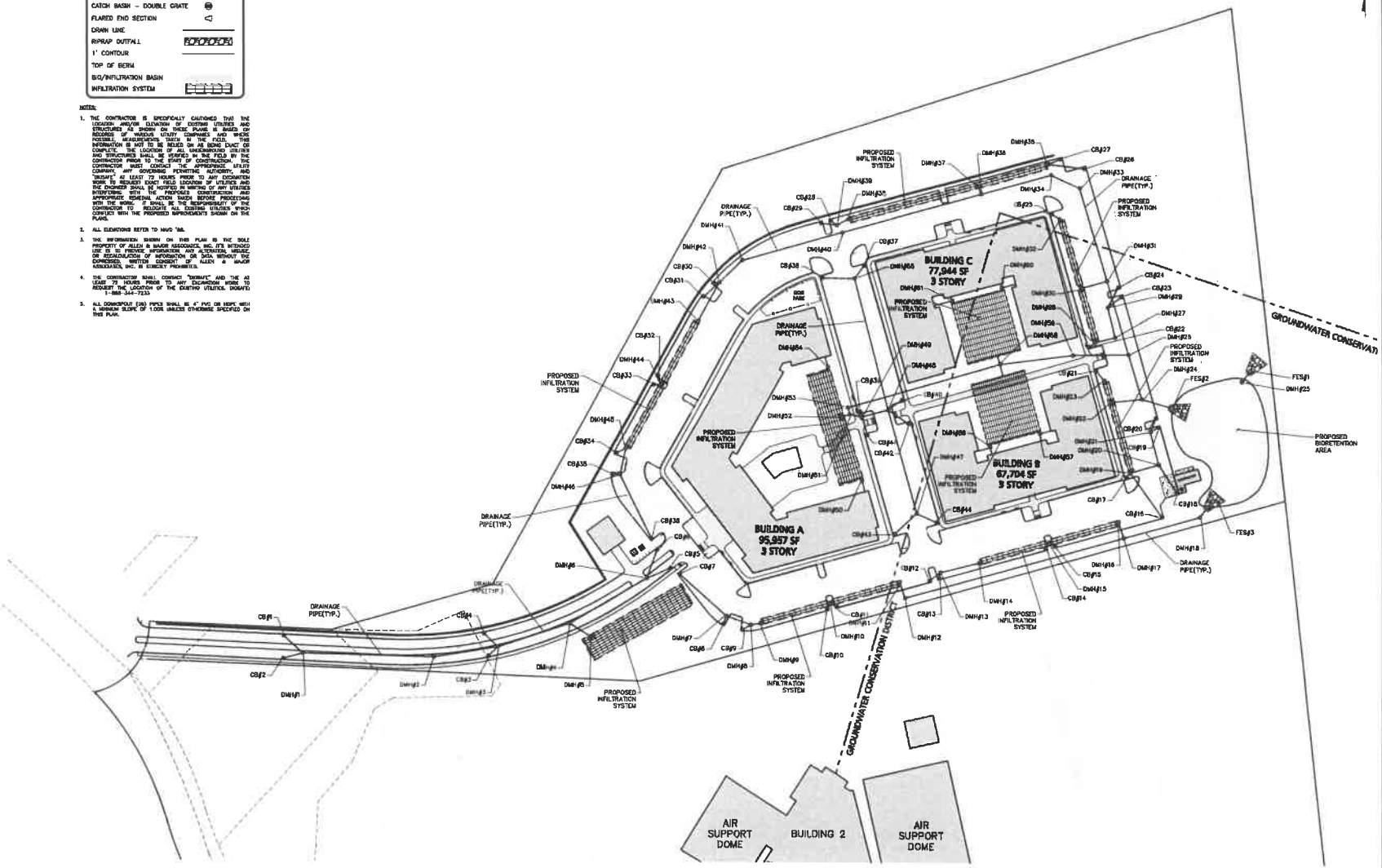
DRAWING TITLE: **CONCEPTUAL LAYOUT PLAN** SHEET NO.: **C-100A**

R:\PROJECTS\1172-01-01\CIVIL\DRAWINGS\C8173-01 - LAYOUT PLAN.DWG

LEGEND:

RAIN MANHOLE	●
CATCH BASIN	○
CATCH BASIN - DOUBLE GRATE	⊗
FLARED END SECTION	◁
DRAIN LINE	—
RIPRAP DUTTFALL	▬▬▬▬▬▬
1' CONTOUR	— — — — —
TOP OF BENCH	— — — — —
B/O/INFILTRATION BASH	▭
INFILTRATION SYSTEM	▭

- NOTES:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND THEIR POSSIBLE RECONSTRUCTION THERE IN THE FUTURE. THIS INFORMATION IS NOT TO BE RELIED ON AS A BASIS OF OR COMPLETELY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED BY THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES AND OBTAINING THE NEAREST "AS-BUILT" RECORDS AS EARLY AS POSSIBLE PRIOR TO ANY CONSTRUCTION WORK TO VERIFY THE EXACT LOCATION OF UTILITIES AND THE CHANGES SHALL BE NOTICED IN WRITING BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND APPROPRIATE CORRECTIONS MADE BEFORE PROCEEDING WITH THE WORK. IN CASE OF THE DISCREPANCY OF THE CONTRACTOR'S RECORDS WITH THE PROVIDED RECORDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTIONS WITH THE PROPOSED APPROVALS SHOWN ON THE PLAN.
 2. ALL ELEVATIONS REFER TO NAVD 83.
 3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS WITHOUT LIABILITY TO PROVIDE INFORMATION AND A LIMITED LIABILITY OF RECONSTRUCTION OF INFORMATION OF DATA WITHOUT THE CONSENT OF THE CONTRACTOR. ANY OTHER INFORMATION, KNOWLEDGE, AND IS STRICTLY PROHIBITED.
 4. THE CONTRACTOR SHALL CONTACT "TOWN" AND THE AS EARLY AS POSSIBLE PRIOR TO ANY CONSTRUCTION WORK TO VERIFY THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THIS PLAN.
 5. ALL CONCRETE PIPE SHALL BE 4" PVC OR MORE WITH A MINIMUM SLOPE OF 1/8" PER 100' UNLESS OTHERWISE SPECIFIED ON THIS PLAN.



ISSUED FOR REVIEW
OCTOBER 16, 2023

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
THE PINEBROOK GROUP
275 FOREST RIDGE ROAD
CONCORD, MA 01742

PROJECT:
FOREST RIDGE ROAD
PARCEL 5F
CONCORD, MA

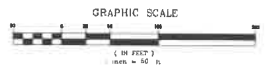
PROJECT NO. 317241 DATE 10/16/23
SCALE: 1"=30' DWG. NAME: C-17241
DESIGNED BY: TAW CHECKED BY: TAW
DRAWN BY:

ALLEN & MAJOR ASSOCIATES, INC.
Civil engineering and design
environmental consulting landscape architecture
www.aandm.com
100 CONCORD WAY, SUITE 3
WILMINGTON, MA 01897
TEL: (617) 533-8800
FAX: (617) 533-8804

WORSTEN, MA • LEXINGTON, MA • MANCHESTER, NH

THIS DRAWING HAS BEEN PREPARED BY SPECIAL CONTRACTORS REPRESENTING OR CONTRACTORS MAY BE PROVIDED COPIES OF DRAWINGS AND SPECIFICATIONS FOR THEIR INFORMATION AND USE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS DRAWING.

DRAWING TITLE: CONCEPTUAL DRAINAGE PLAN	SHEET NO. C-102
---	---------------------------



N:\PROJECTS\3172-01\DWG\DRAWINGS\CONCEPT-C-17241-01 - DRAINAGE PLAN.DWG

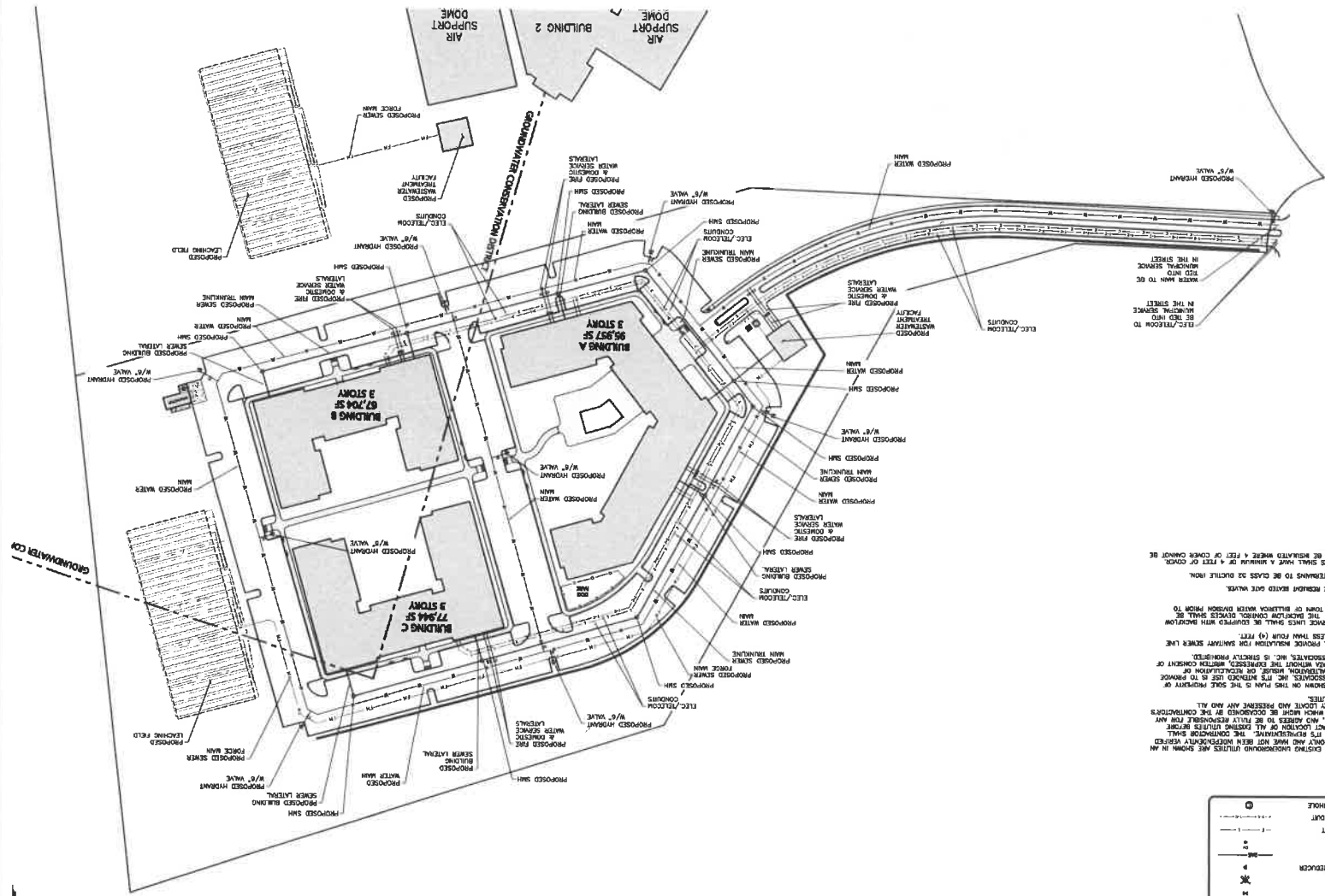


AL PROJECTS 3112-01 (04/15/2003) CONCEPT-C-1121-01 - 01/07 24/4/06

LEGEND:

	SEWER MANHOLE
	SEWER LINE
	GAS LINE
	WATER LINE
	WATER LINE REDUCER
	HYDRANT
	WATER VALVE
	WATER LINE
	ELECTRIC MANHOLE
	ELECTRIC CONDUIT
	ELECTRIC MANHOLE

- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK BEGINS BY FIELD INVESTIGATION FOR ANY AND ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS AND ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS SHALL BE DELETED BY THE CONTRACTORS AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS WARRANTY IS TO PROVIDE INFORMATION, AND NOT TO GUARANTEE THE ACCURACY OF THE INFORMATION OR DATA WHICH THE ENGINEER PROVIDES TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS AND PRESERVE ANY AND ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS.
 3. CONTRACTOR SHALL PROVIDE REGULATION FOR SANITARY SEWER LINE WHICH COVER IS LESS THAN FIVE (5) FEET.
 4. ALL PROPOSED SEWERS SHALL BE EQUIPPED WITH INVERTOR CONTROL CHECKS. THE CHECKS SHALL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS AND PRESERVE ANY AND ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS.
 5. GATE VALVES TO BE REMOVED EXISTING GATE VALVES.
 6. ALL PROPOSED WATERWAYS TO BE CLASS 300 DUCTILE IRON.
 7. ALL SEWER UTILITIES SHALL HAVE A MINIMUM OF 4 FEET OF COVER. EXISTING SEWER UTILITIES SHALL BE REHABILITATED WHERE 4 FEET OF COVER CHANGE OR BE ABANDONED.



CONCEPTUAL LAYOUT PLAN C-103

ALLEN & MAJOR ASSOCIATES, INC.

PROJECT NO. 3112-01 DATE 10/17/03
 SCALE 1" = 50' DWG. NAME CONCEPT
 DRAWN BY: JMM CHECKED BY: JMM

PROJECT: FOREST RIDGE ROAD PARCEL 5F CONCORD, MA 01742
 THE PHIBROOK GROUP 275 FOREST RIDGE ROAD CONCORD, MA 01742

AMENDMENTS:

REV	DATE	DESCRIPTION

ISSUED FOR REVIEW
OCTOBER 16, 2003

THIS DRAWING HAS BEEN REVISIONED BY THE ENGINEER. NO OTHER REVISIONS ARE TO BE MADE TO THIS DRAWING. ANY CHANGES TO THIS DRAWING MUST BE MADE BY THE ENGINEER. THE ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA WHICH THE ENGINEER PROVIDES TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS AND PRESERVE ANY AND ALL UTILITIES WHICH MUST BE DELETED BY THE CONTRACTORS.

3.2 Graphic Representations of Project/Preliminary Architectural Plans (required):

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering

THOREAU CLUB HOUSING

Design Set

13th October, 2023

tat

PLANS

AREA - ALL UNITS				
Name	Area	Count	Average Area	
1 BED	916 SF ...	80	760 SF	
2 BED	962 SF ...	106	1,067 SF	
3 BED	1,287 SF ...	20	1,263 SF	
		216	3,100 SF	

AREA SUMMARY - BLDG A		
Occupancy Function	Area	
BLDG A		
AMENITY	5,900 SF	
CIRCULATION	1,814 SF	
RESIDENTIAL	79,175 SF	
STORAGE, MECHANICAL	2,318 SF	
	89,907 SF	

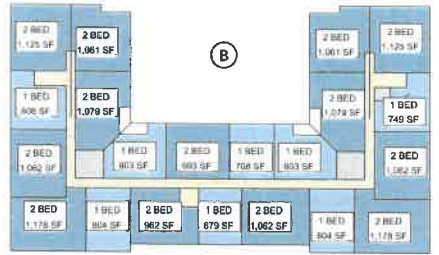
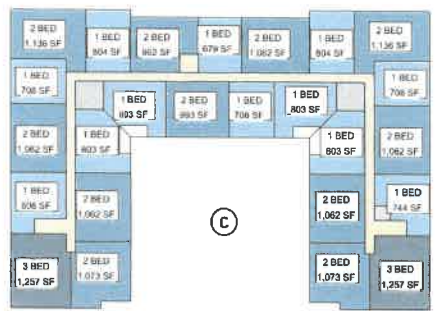
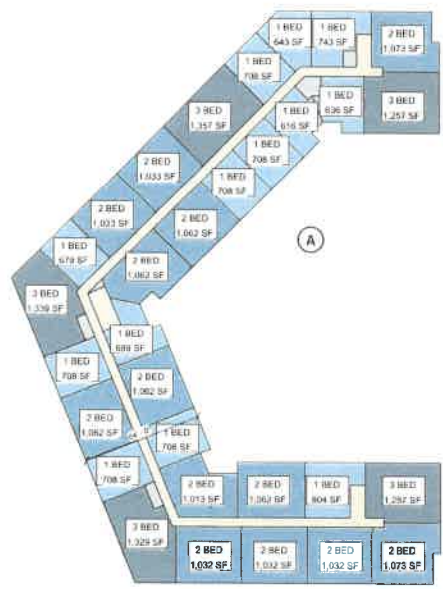
AREA SUMMARY - PROJECT		
Occupancy Function	Area	
AMENITY	13,247 SF	
CIRCULATION	20,558 SF	
RESIDENTIAL	205,554 SF	
STORAGE, MECHANICAL	6,137 SF	
	245,496 SF	

AREA SUMMARY - BLDG B		
Occupancy Function	Area	
BLDG B		
AMENITY	620 SF	
CIRCULATION	6,067 SF	
RESIDENTIAL	58,073 SF	
STORAGE, MECHANICAL	2,332 SF	
	67,794 SF	

AREA SUMMARY - BLDG C		
Occupancy Function	Area	
BLDG C		
AMENITY	629 SF	
CIRCULATION	6,717 SF	
RESIDENTIAL	67,555 SF	
STORAGE, MECHANICAL	2,343 SF	
	77,244 SF	

- Scheme Legend**
- 1 BED
 - 2 BED
 - 3 BED
 - BACK OF HOUSE
 - CIRCULATION
 - AMENITY

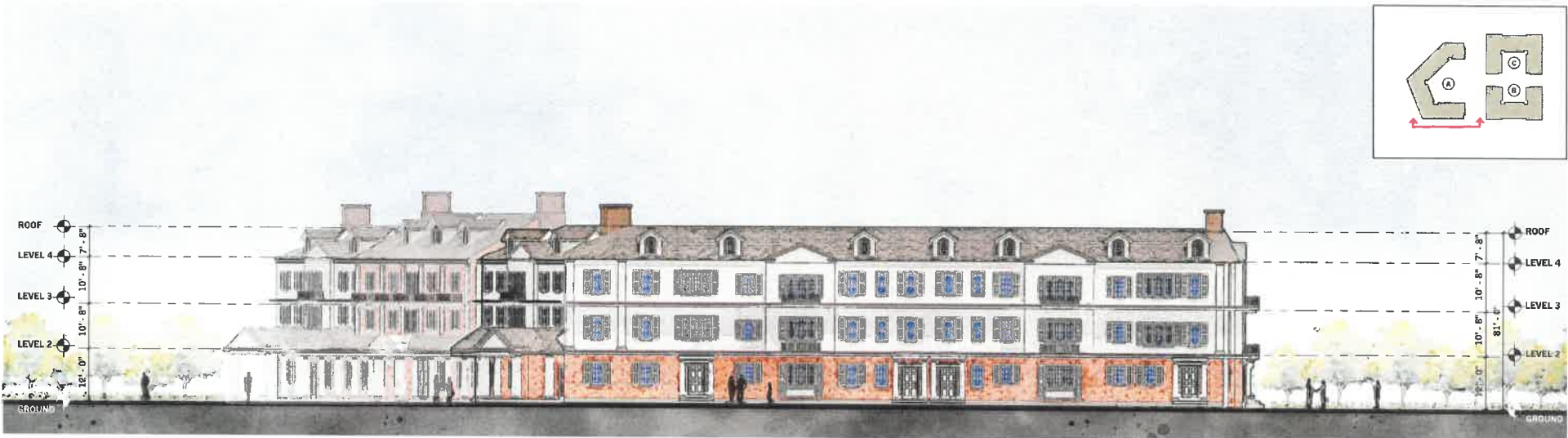




ELEVATIONS



BUILDING A - ELEVATION 1
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 2
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 3
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 4
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 5
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 6
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 7
SCALE: 3/32" = 1'-0"



BUILDING A - ELEVATION 8
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 1
SCALE: 3/32" = 1'-0"



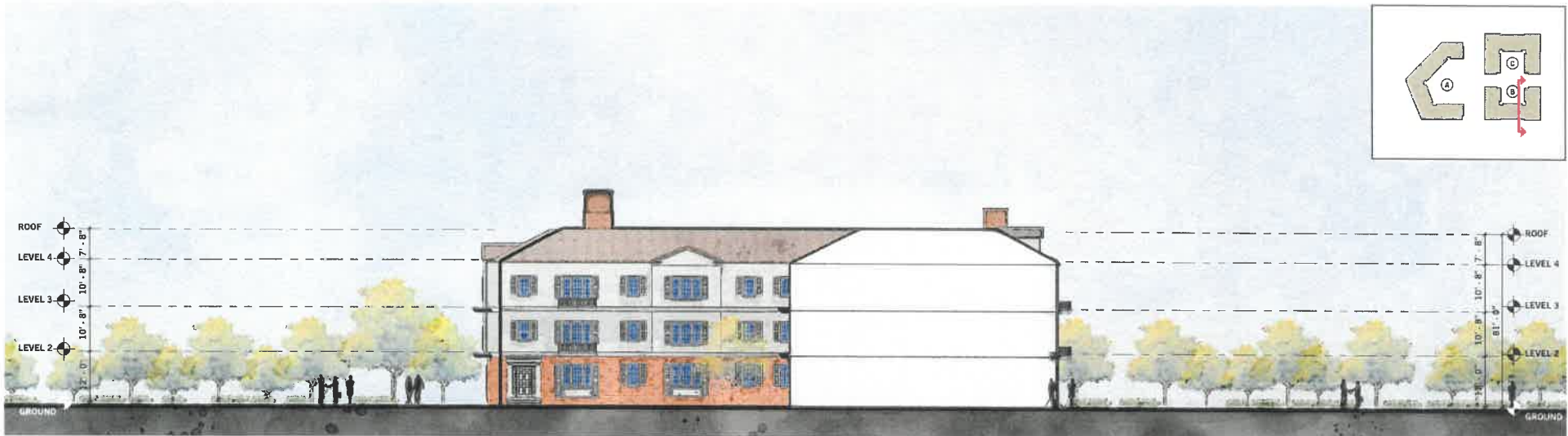
BUILDING B - ELEVATION 2
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 3
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 4
SCALE: 3/32" = 1'-0"



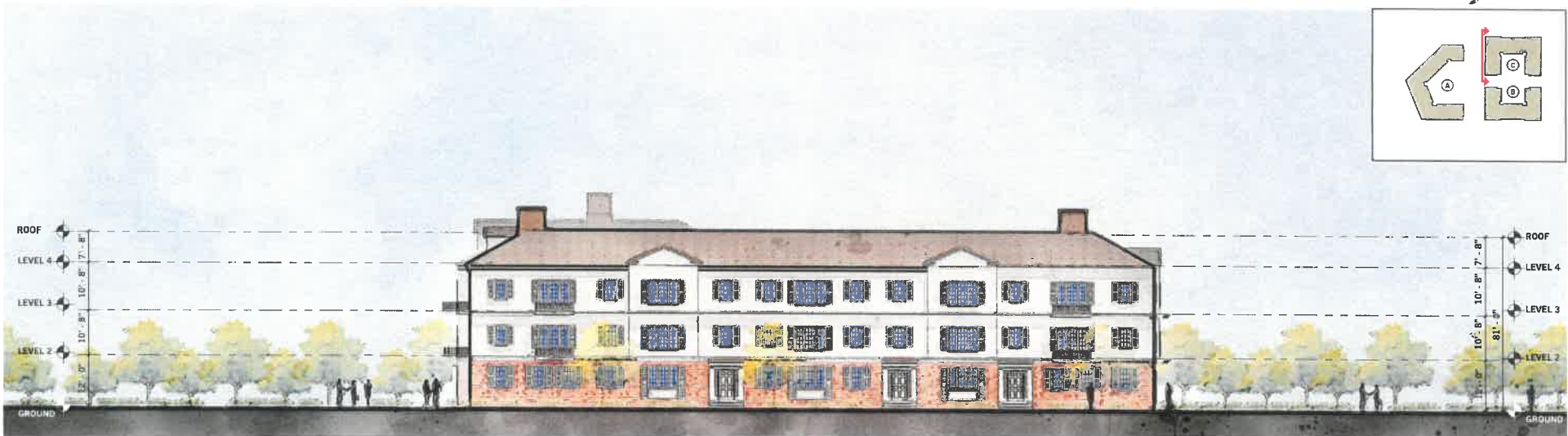
BUILDING B - ELEVATION 5
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 6
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 7
 SCALE: 3/32" = 1'-0"



BUILDING C - ELEVATION 1
SCALE: 3/32" = 1'-0"



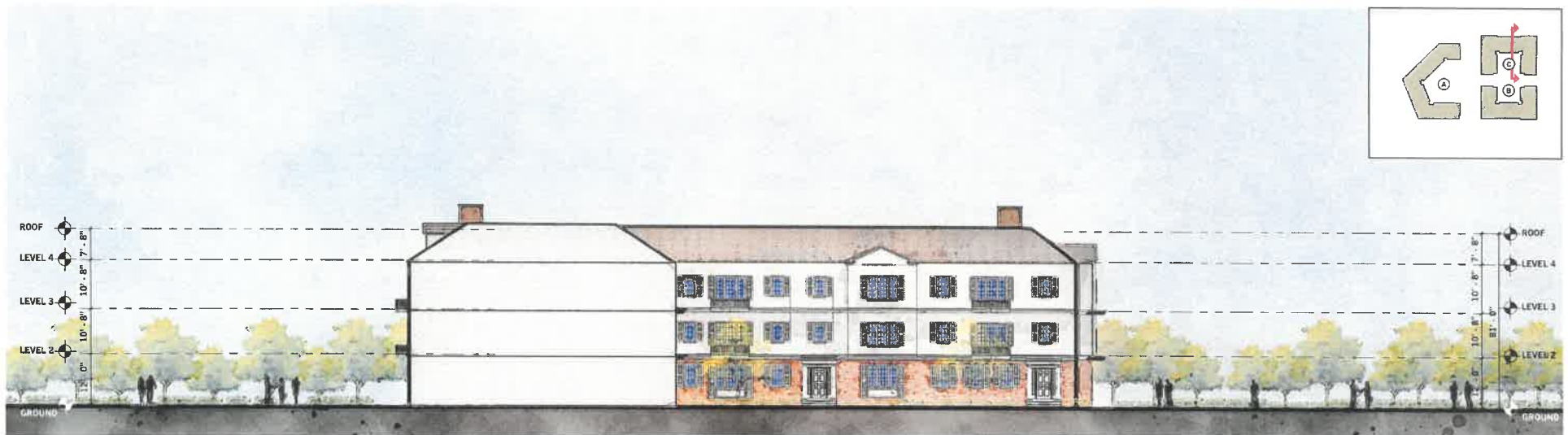
BUILDING B - ELEVATION 2
SCALE: 3/32" = 1'-0"



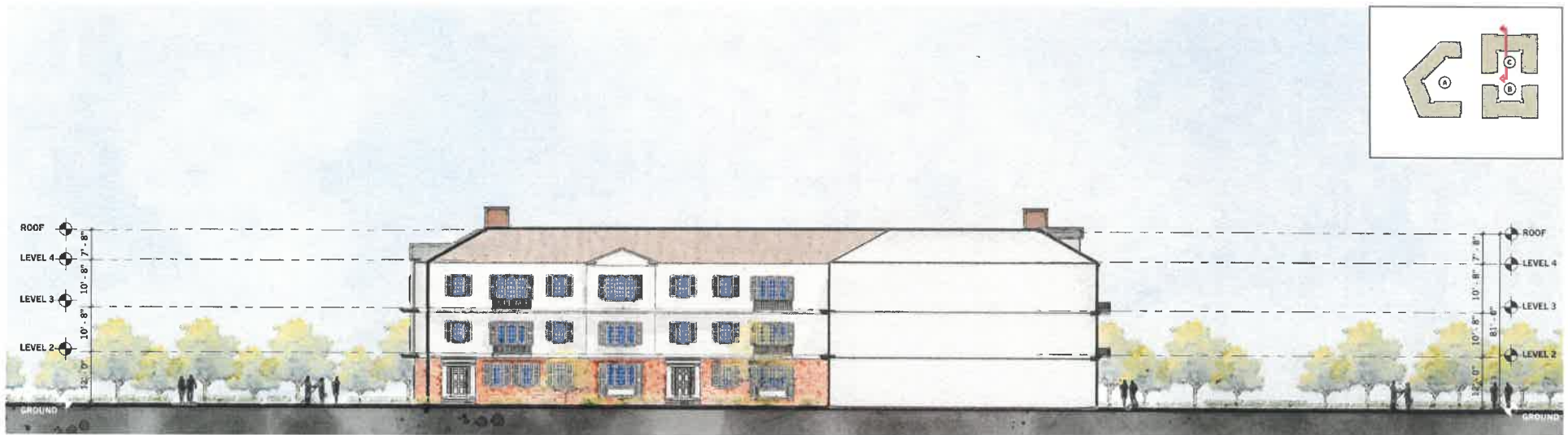
BUILDING C - ELEVATION 3
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 4
SCALE: 3/32" = 1'-0"



BUILDING C - ELEVATION 5
SCALE: 3/32" = 1'-0"



BUILDING B - ELEVATION 6
SCALE: 3/32" = 1'-0"



BUILDING C - ELEVATION 7
 SCALE: 3/32" = 1'-0"

VIEWS



Thoreau Club Housing

MAIN ARRIVAL VIEW

© 2014 TAT ARCHITECTURE, INC. | 10000 15th Avenue, Suite 100 | Denver, CO 80202





Thoreau Club Housing

© 2014 M. J. TROTT & ASSOCIATES, INC. ALL RIGHTS RESERVED. PHOTOGRAPH BY J. TROTT

MAIN ARRIVAL VIEW

tat

3.3 Narrative Description of Design Approach (required):

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called Approach to Chapter 40B Design Reviews prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

ARCHITECTURAL NARRATIVE

Located on a 13.1-acre site in Concord, Thoreau club housing is a proposed 216-unit housing development. This 241,605 square-foot residential development features three buildings. Located on the south of the site is the Thoreau club and to the west is Black Birch II, a 16-unit townhouse community.

The proposed Thoreau club housing features three residential buildings that are arranged around large courtyards. The layout and massing of the buildings are designed such that it provides a sense of order to the users and surroundings.

The architectural character of the buildings reinforces the historic character of Concord with a composition that echoes the prevalent colonial and colonial revival language of the town's historic buildings.

The main massing and the character are conceived to become a welcoming large house or an inn in the Colonial Revival tradition. The main arrival massing is set on axis to the road providing a picturesque quality with a clear central figure and the splaying wings on either side. The main entry is emphasized with a pedimented doorway and a continuous porch that wraps the front facade. Pedimented pavilions at either end bookend the building and these allow for seating or an area for outdoor entertaining. All the buildings are fully elevated with unit entrances facing the street creating an active pedestrian realm and opportunity for contact and exchange. The form and scale of the buildings respond to the immediate context harmoniously and design elements like balconies, rhythmically disposed further modulates the building scale while capturing views of the surrounding green.

The formal expression with the broad pillars, large shuttered windows, and dormers and chimneys create a beautiful view and provide a warm and robust presence to the site. With these classical details and proportions, the design takes on the traditional aesthetic of Concord. The brick chimney - a direct reference to much admired historical buildings in Concord—provides a strong vertical counterpoint to the powerful base. The architectural character applies a system of balance, proportion, and material expression such that buildings dialogue in a

common rhythm. The siding on the buildings is beveled clapboard responding to the local Concord style with details like pilasters creating a public scale.

The parking spaces are nestled into the landscape. The height of the buildings is generally compatible with the existing surrounding structures and is zoning compliant, in tandem with its neighbors and aligning with the larger context.

3.4 Tabular Zoning Analysis (required):

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

Please see the below Attachment A for a list of requested zoning waivers.

ATTACHMENT A
**LIST OF REQUESTED EXEMPTIONS/
EXCEPTIONS/WAIVERS FROM THE APPLICABLE
TOWN OF CONCORD ORDINANCES AND REGULATIONS
FOR THE RESIDENCES AT THOREAU**

Zoning Bylaw Section	Requirement	Waiver
Table I - Principal Use Regulations, § 4	Multi-Unit Dwelling is prohibited and an Alternative Planned Residential Development (PRD) requires a special permit in the LIP#2 zoning district.	Request waiver to allow a Multi-Unit Dwelling in the LIP#2 zoning district.
Special Permit Requirement for an Alternative PRD, § 10.4	A Special Permit would be required to allow for an Alternative PRD in the LIP#2 zoning district.	Request waiver from the requirement for a Special Permit to allow for an Alternative PRD in the LIP#2 zoning district.
Variance Requirement, § 11.7	A Variance would be required to allow for a Multi-Unit Dwelling in the LIP#2 zoning district.	Request waiver from the requirement for a Variance to allow a Multi-Unit Dwelling in the LIP#2 zoning district.
Two-Thirds Vote of Town Meeting, § 10.3.4	An Alternative PRD requires a two-thirds vote of Town Meeting prior to application for a special permit from the Town of Concord Board of Appeals (“Zoning Board”).	Request a waiver from the requirement of a two-thirds vote of Town Meeting for an Alternative PRD in the LIP#2 zoning district.
Table III - Dimensional Regulations, § 3	Maximum Floor Area Ratio: 6,000 sq.ft.gross floor area per acre for Educational in LIP #2, R&D and light manufacturing uses, or 3,000 sq.ft. gross floor area per acre for other uses.	Request waiver to allow an increase in the maximum allowable gross floor area.
Table IV - Minimum Parking, § 7	Two (2) spaces per dwelling unit or one and one-half (1-1/2) spaces per dwelling unit for subsidized low and moderate income housing or elderly housing developments.	Request waiver to provide less than the required minimum parking.

Groundwater Conservancy District § 7.6.4.1	Uses permitted without review by the Board: Any extensive use and residential use permitted in the underlying district in which the land is situated, subject to the same use and development regulations as may otherwise apply thereto, whether by right or by special permit.	Waive, to be fulfilled by Zoning Board.
Site Plan Review § 11.8	Applies in all zoning districts to the change in use of an existing building or lot.	Waive, to be fulfilled by Zoning Board.

The Applicant reserves the right to request additional waivers.

6201927.1

4.1 Evidence of Site Control (required):

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement, agreements to purchase easements) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

The proposed project will be owned by Thoreau Residences LLC, a yet-to-be-formed entity affiliate of Thoreau Real Estate LLC, which currently owns the 33.03 acres of land on which The Thoreau Club sits. Thoreau Real Estate LLC is an affiliate of The Pinebrook Group. The deed attached below provides evidence that Thoreau Real Estate LLC currently possesses complete site control.

QUITCLAIM DEED

TODD A. PULIS, a married individual, of Fort Myers, Florida and **CAMP THOREAU INCORPORATED**, a Massachusetts Business Corporation, with a principal place of business at 275 Forest Ridge Road, Concord, Massachusetts 01742, for consideration paid of **EIGHT MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$8,850,000.00)**, grant to **THOREAU REAL ESTATE LLC**, a Delaware Limited Liability Company, with a principal place of business at 770 P Street NW, #213, Washington, DC 20001 with **QUITCLAIM COVENANTS**,

That certain parcel of land, together with the buildings and structures thereon, situated in Concord, Middlesex County, Commonwealth of Massachusetts, described as follows:

The land in Concord, Middlesex County, Massachusetts located off Forest Ridge Road and shown as Lot 5F on the plan entitled "Plan of Land in Concord, Massachusetts, Owned By: Todd A. Pulis, Trustee of Thoreau Realty Trust", dated March 8, 2017, by Perley Engineering LLC, recorded with the Middlesex South District Registry of Deeds as Plan No. 646 of 2017 ("the Plan").

Lot 5F contains 33.05 acres, more or less, according to said Plan.

The premises are conveyed together with the Rights to use Forest Ridge Road as stated in Agreement recorded in Book 20781, Page 96 with the power to assess common charges; as affected by First Amended and Restated Forest Ridge Agreement recorded in Book 21774, Page 522; as affected by Second Amended and Restated Forest Ridge Agreement recorded in Book 26301, Page 83; as affected by Third Amended and Restated Forest Ridge Agreement recorded in Book 27708, Page 212; as affected by First Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 30279, Page 293; as affected by Restated First Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 31877, Page 85; as affected by Second Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 65945, Page 104; as affected by Third Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 65945, Page 107; as affected

Property Address: 275 Forest Ridge Road, Concord, MA 01742

by Fourth Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 67236, Page 413; as affected by Fourth Amendment to Third Amended and Restated Forest Ridge Agreement recorded in Book 69609, Page 104; as affected by Certificate of Election and Acceptance of Trustees of the Forest Ridge Association recorded in Book 73294, Page 223; as affected by Resignation of Trustees of the Forest Ridge Association recorded in Book 73294, Page 229.

The premises are further conveyed subject to, and with the benefit of, all rights, reservations, easements and restrictions of record, if any, to the extent the same are now in force and applicable and further subject to real estate taxes assessed for the current fiscal year, but not yet due and payable, which the Grantee, by acceptance hereof, hereby assumes and agrees to pay. A portion of the Premises is currently classified and taxed under M.G.L.c 61B as recreational land. The Premises are conveyed subject to the lien imposed under said Chapter 61B, notice of which is recorded with said Deeds in Book 29214, Page 354. The Grantee, by the acceptance and recording of this Deed accepts all obligations for any roll back and/or conveyance taxes that may be or become due under said Chapter 61B.

The Grantors, hereby declare under the penalties of perjury that the premises is not and was never used as a primary residence for any Grantor nor for any spouse of a Grantor, and that there are no person(s) entitled to claim the benefit of an existing estate of homestead. The Grantors further release and terminate any and all estates of homestead in and to the property conveyed herein, whether created automatically pursuant to Massachusetts law or by Declaration of Homestead.

For Grantors' title see Deed of Todd A. Pulis, Trustee of Thoreau Realty Trust u/d/t dated December 30, 1997 of even delivery and recording herewith.

(SIGNATURE PAGE TO FOLLOW)

Witness the execution hereof under seal and under the pains and penalties of perjury this 2nd day of May, 2022.




Todd A. Pulis

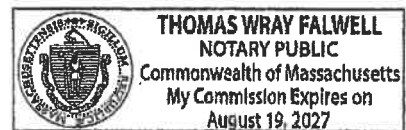
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 2nd day of May, 2022, before me, the undersigned notary public, personally appeared Todd A. Pulis, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



Notary Public
My Commission expires: _____



Witness the execution hereof under corporate seal and under the pains and penalties of perjury this 2nd day of May, 2022

Camp Thoreau Incorporated

By Todd A. Pulis
Todd A. Pulis
Its Treasurer

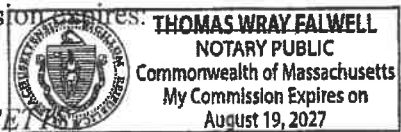
By Faith A. Pulis
Faith A. Pulis
Its President

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 2nd day of May, 2022, before me, the undersigned notary public, personally appeared Todd A. Pulis, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he executed it voluntarily for its stated purpose as his free act and deed as Treasurer of Camp Thoreau Incorporated and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Thomas Wray Falwell
Notary Public
My Commission Expires:

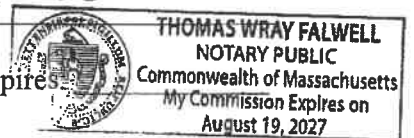


COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 2nd day of May, 2022, before me, the undersigned notary public, personally appeared Faith A. Pulis, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that she executed it voluntarily for its stated purpose as her free act and deed as President of Camp Thoreau Incorporated and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Thomas Wray Falwell
Notary Public
My Commission expires:



5.1 New England Fund Lender Letter of Interest (required):

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.



October 5, 2023

Mr. JB Gough, Managing Partner and
Mr. Malachy Burke, Managing Partner
The Pinebrook Group
275 Forest Ridge Road
Concord, MA 01742

Re: The Residences at Thoreau /
Thoreau Residences LLC, an affiliate of Pinebrook Thoreau Investment Partners LLC

Dear JB and Malachy:

Thank you for your interest in having Berkshire Bank provide financing for The Residences at Thoreau (the "Project"), an exciting mixed-income project to be located at 275 Forest Ridge Road in Concord, MA. This development will be another great, and much needed, housing addition to the Concord area. After reviewing the information that has been provided by The Pinebrook Group ("Pinebrook"), as Developer for the Residences, this letter indicates Berkshire Bank's interest in providing financing for the project.

As you know, the Bank enjoys our current lending and deposit relationship with The Pinebrook Group, and Pinebrook Thoreau Investment Partners, LLC ("Pinebrook Thoreau"). Berkshire Bank values the relationship with the team and look forward to assisting you with your future financing needs.

The purpose of this letter is to serve as the "lender letter of interest" with respect to the financing request of approximately 216 units across three separate buildings to be located at 275 Forest Ridge Road, Concord, MA, as noted above. It is our understanding that this project is being developed under the provisions of Chapter 40B of the Massachusetts General Laws.

Please understand that the above does not constitute, nor shall it be construed as, a financing commitment for the Project. Should Berkshire Bank be requested to finance the project, the applicant would be requested to submit a formal loan application with supporting documentation for review in accordance with our customary underwriting and lending practices. In the meantime, we maintain strong interest in supporting Pinebrook and Pinebrook Thoreau based on our relationship and the information which has been provided to date.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Christine L. Flaherty'.

Christine L. Flaherty
Senior Vice President
Commercial Real Estate

5.2 Market Rental Comparables:

Please provide a listing of market rents being achieved in properties comparable to the proposed project.

Property Summary Report

1 Nathan Pratt Dr - The Prescott at Concord



Concord, MA 01742 - West Concord Submarket



BUILDING

Type	4 Star Garden Apartments
Year Built	Feb 2012
Units	350
GBA	392,562 SF
Stories	3
Metering	Individually Metered
Construction	Wood Frame
Rent Type	Market/Affordable
Market Segment	All

LAND

Land Acres	30.39 AC
Zoning	I
Parcels	CONC-000013B-000000-002973

EXPENSES

Taxes	\$3,368.98/Unit (2023)
-------	------------------------

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Granite Countertops
- Patio
- Tub/Shower
- Balcony
- Kitchen
- Stainless Steel Appliances
- Washer/Dryer

Site Amenities

- Bicycle Storage
- Car Wash Area
- Fitness Center
- Grill
- Pool
- Business Center
- Clubhouse
- Gameroom
- Playground
- Wi-Fi

BEDROOM SUMMARY

	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Totals		1,054	350	100.0%	17	4.9%	\$3,070	\$2.91	\$3,052	\$2.90	0.6%
All 1 Beds	814		135	38.6%	6	4.4%	\$2,513	\$3.09	\$2,499	\$3.07	0.6%
All 2 Beds	1,174		165	47.1%	9	5.5%	\$3,308	\$2.82	\$3,290	\$2.80	0.6%
All 3 Beds	1,306		50	14.3%	2	4.0%	\$3,784	\$2.90	\$3,763	\$2.88	0.6%

Property Summary Report

1 Nathan Pratt Dr - The Prescott at Concord



Concord, MA 01742 - West Concord Submarket

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	701	19	5.4%	0	0.0%	\$2,413	\$3.44	\$2,399	\$3.42	0.6%
1	1	719	14	4.0%	0	0.0%	\$2,498	\$3.47	\$2,484	\$3.45	0.6%
1	1	780	27	7.7%	2	7.4%	\$2,349	\$3.01	\$2,336	\$2.99	0.6%
1	1	799	25	7.1%	0	0.0%	\$2,494	\$3.12	\$2,480	\$3.10	0.6%
1	1	845	8	2.3%	1	12.5%	\$2,576	\$3.05	\$2,561	\$3.03	0.6%
1	1	917	16	4.6%	1	6.3%	\$2,656	\$2.90	\$2,641	\$2.88	0.6%
1	1	925	26	7.4%	2	7.7%	\$2,677	\$2.89	\$2,662	\$2.88	0.6%
2	2	975	18	5.1%	2	11.1%	\$2,981	\$3.06	\$2,964	\$3.04	0.6%
2	2	1,101	26	7.4%	3	11.5%	\$2,981	\$2.71	\$2,964	\$2.69	0.6%
2	2	1,107	26	7.4%	1	3.9%	\$3,118	\$2.82	\$3,100	\$2.80	0.6%
2	2	1,227	38	10.9%	0	0.0%	\$3,535	\$2.88	\$3,515	\$2.86	0.6%
2	2	1,237	28	8.0%	0	0.0%	\$3,026	\$2.45	\$3,008	\$2.43	0.6%
2	2	1,291	26	7.4%	0	0.0%	\$3,972	\$3.08	\$3,950	\$3.06	0.6%
2	2.5	1,291	3	0.9%	3	100.0%	\$3,780	\$2.93	\$3,758	\$2.91	0.6%
3	2	1,227	34	9.7%	1	2.9%	\$3,508	\$2.86	\$3,488	\$2.84	0.6%
3	2	1,364	2	0.6%	1	50.0%	\$3,409	\$2.50	\$3,389	\$2.48	0.6%
3	2.5	1,491	14	4.0%	0	0.0%	\$4,509	\$3.02	\$4,483	\$3.01	0.6%

PET POLICY

Cats Allowed - \$0 Deposit, \$50/Mo, 2 Maximum, Maximum Weight 100 lb,

Dogs Allowed - \$0 Deposit, \$65/Mo, 2 Maximum, Maximum Weight 100 lb,

TRANSPORTATION

Parking	450 available (Surface);Ratio of 1.29/Unit
Commuter Rail	9 min drive to South Acton Commuter Rail (Fitchburg/South Acton Line)
Airport	43 min drive to Logan International Airport
Walk Score	Car-Dependent (25)






Property Summary Report

1 Nathan Pratt Dr - The Prescott at Concord



Concord, MA 01742 - West Concord Submarket

PROPERTY CONTACTS

True Owner	 BlackRock, Inc. 50 Hudson Yards New York, NY 10001 (212) 810-5300 (p) (212) 754-8777 (f)	Recorded Owner	 Comref Prescott, LLC 400 Howard St San Francisco, CA 94105
Previous True Owner	 Manulife Investment Management 200 Berkeley St Boston, MA 02116 (617) 572-0212 (p) (617) 663-2276 (f)	Previous True Owner	 Mill Creek Residential Trust LLC 4855 Technology Way Boca Raton, FL 33431 (561) 998-4465 (p)
Property Manager	 Greystar - The Prescott at Concord 1 Nathan Pratt Dr Concord, MA 01742 (978) 610-6523 (p) (978) 610-6725 (f)		

BUILDING NOTES

The unit counts and sizes by bed-bath mix are estimated per public record

Property Summary Report

12 Digital Way - Halstead Maynard Crossing

Maynard, MA 01754 - Maynard Submarket



BUILDING

Type	4 Star Mid-Rise Apartments
Year Built	Jan 2020
Units	180
GBA	310,000 SF
Stories	4
Rent Type	Market
Market Segment	All

LAND

Land Acres	12.58 AC
Zoning	R1
Parcels	MAYN-000025-000000-000152-000003

EXPENSES

Taxes	\$3,811.74/Unit (2021)
-------	------------------------

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Ice Maker
- Microwave
- Refrigerator
- Stainless Steel Appliances
- Washer/Dryer
- Hardwood Floors
- Kitchen
- Range
- Security System
- Tub/Shower

Site Amenities

- Clubhouse
- Fitness Center
- Pet Care
- Smoke Free
- Elevator
- Lounge
- Pool
- Spa

BEDROOM SUMMARY

	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
		Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Totals											
All 1 Beds	777		63	35.0%	2	3.2%	\$2,540	\$3.27	\$2,540	\$3.27	0.0%
All 2 Beds	1,189		117	65.0%	2	1.7%	\$3,336	\$2.81	\$3,336	\$2.81	0.0%
Totals	1,045		180	100.0%	4	2.2%	\$3,057	\$2.93	\$3,057	\$2.93	0.0%

UNIT MIX

	Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
	Beds	Baths	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%

Property Summary Report

12 Digital Way - Halstead Maynard Crossing



Maynard, MA 01754 - Maynard Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	642	1	0.6%	0	0.0%	\$1,964	\$3.06	\$1,964	\$3.06	0.0%
1	1	778	54	30.0%	2	3.7%	\$2,550	\$3.28	\$2,550	\$3.28	0.0%
1	1	791	8	4.4%	0	0.0%	\$2,543	\$3.22	\$2,543	\$3.22	0.0%
2	1	1,048	29	16.1%	0	0.0%	\$2,963	\$2.83	\$2,963	\$2.83	0.0%
2	1	1,240	3	1.7%	0	0.0%	\$3,095	\$2.50	\$3,095	\$2.50	0.0%
2	2	1,067	45	25.0%	2	4.4%	\$3,320	\$3.11	\$3,320	\$3.11	0.0%
2	2	1,425	40	22.2%	0	0.0%	\$3,642	\$2.56	\$3,642	\$2.56	0.0%

PET POLICY

Cats Allowed - \$0 Deposit, \$75/Mo, 2 Maximum,
Dogs Allowed - \$0 Deposit, \$75/Mo, 2 Maximum,

SALE

Sold Price	\$67,660,436 (\$375,891/Unit)
Date	Jun 2021
Sale Type	Investment
Financing	Down Payment of \$23,961,042 (35.27%) Unknown: Northwestern Mutual Life Insurance Company

TRANSPORTATION

Commuter Rail	8 min drive to South Acton Commuter Rail (Fitchburg/South Acton Line)
Airport	47 min drive to Logan International Airport
Walk Score	Car-Dependent (31)

PROPERTY CONTACTS

True Owner  The DSF Group 341 Newbury St Boston, MA 02115 (617) 675-3600 (p) (781) 250-5941 (f)	Recorded Owner Digital Way Owner LLC
Previous True Owner  LeCesse Development Corporation 650 Northlake Blvd Altamonte Springs, FL 32701 (407) 645-5575 (p) (407) 645-5975 (f)	Developer  Capital Group Properties, LLC 259 Turnpike Rd Southborough, MA 01772 (508) 357-8825 (p) (508) 357-6850 (f)
Property Manager Bozzuto - Halstead Maynard Crossing 12 Digital Way Maynard, MA 01754 (978) 243-2555 (p)	

BUILDING NOTES

Property Summary Report

12 Digital Way - Halstead Maynard Crossing



Maynard, MA 01754 - Maynard Submarket

The bed-bath mix, unit counts, and sizes are estimated per property management.

Property Summary Report

80 Beharrell St - Brookside Square

Concord, MA 01742 - West Concord Submarket



BUILDING

Type	4 Star Low-Rise Apartments
Year Built	2015
Units	74
GBA	103,993 SF
Stories	3
Metering	Individually Metered
Construction	Metal
Rent Type	Market
Market Segment	All

LAND

Land Acres	4.91 AC
Parcels	CONC M:9D B:2185 L:35

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Cable Ready
- Carpet
- Ceiling Fans
- Dishwasher
- Disposal
- Granite Countertops
- Handrails
- Heating
- High Speed Internet Access
- Ice Maker
- Kitchen
- Large Bedrooms
- Microwave
- Oven
- Patio
- Range
- Recreation Room
- Refrigerator
- Stainless Steel Appliances
- Storage Space
- Tile Floors
- Trash Compactor
- Tub/Shower
- Views
- Vinyl Flooring
- Walk-In Closets
- Warming Drawer
- Washer/Dryer
- Wheelchair Accessible (Rooms)
- Window Coverings

Site Amenities

- 24 Hour Access
- Bicycle Storage
- Controlled Access
- Elevator
- Guest Apartment
- Hearing Impaired Accessible
- Individual Locking Bedrooms
- Lounge
- Maintenance on site
- Multi Use Room
- Online Services
- Private Bathroom
- Property Manager on Site
- Public Transportation
- Renters Insurance Program
- Storage Space
- Tenant Controlled HVAC
- Vision Impaired Accessible
- Walking/Biking Trails

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%

Property Summary Report

80 Beharrell St - Brookside Square



Concord, MA 01742 - West Concord Submarket

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	518	4	5.4%	0	0.0%	\$2,250	\$4.34	\$2,240	\$4.32	0.4%
All 1 Beds	735	34	45.9%	0	0.0%	\$2,747	\$3.74	\$2,735	\$3.72	0.4%
All 2 Beds	1,034	36	48.6%	0	0.0%	\$3,923	\$3.79	\$3,906	\$3.78	0.4%
Totals	869	74	100.0%	0	0.0%	\$3,292	\$3.79	\$3,278	\$3.77	0.4%

UNIT MIX

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions	
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	518	4	5.4%	0	0.0%	\$2,250	\$4.34	\$2,240	\$4.32	0.4%
1	1	693	24	32.4%	0	0.0%	\$2,650	\$3.82	\$2,638	\$3.81	0.4%
1	1	761	2	2.7%	0	0.0%	\$2,800	\$3.68	\$2,788	\$3.66	0.4%
1	1	763	2	2.7%	0	0.0%	\$2,800	\$3.67	\$2,788	\$3.65	0.4%
1	1	884	4	5.4%	0	0.0%	\$3,100	\$3.51	\$3,086	\$3.49	0.4%
1	1	893	2	2.7%	0	0.0%	\$3,100	\$3.47	\$3,086	\$3.46	0.5%
2	1	1,000	2	2.7%	0	0.0%	\$3,985	\$3.99	\$3,967	\$3.97	0.5%
2	2	838	6	8.1%	0	0.0%	\$3,700	\$4.42	\$3,684	\$4.40	0.4%
2	2	1,000	3	4.1%	0	0.0%	\$3,794	\$3.79	\$3,778	\$3.78	0.4%
2	2	1,053	14	18.9%	0	0.0%	\$3,850	\$3.66	\$3,833	\$3.64	0.4%
2	2	1,089	6	8.1%	0	0.0%	\$3,975	\$3.65	\$3,958	\$3.63	0.4%
2	2	1,114	3	4.1%	0	0.0%	\$4,345	\$3.90	\$4,326	\$3.88	0.4%
2	2	1,291	2	2.7%	0	0.0%	\$4,450	\$3.45	\$4,430	\$3.43	0.4%

PET POLICY

Cats Allowed - \$0 Deposit, \$75/Mo, 2 Maximum, Maximum Weight 75 lb,

Dogs Allowed - \$0 Deposit, \$75/Mo, 2 Maximum, Maximum Weight 75 lb,

TRANSPORTATION

Parking	100 available (Surface);Ratio of 1.96/Unit
Commuter Rail	1 min drive to West Concord Commuter Rail (Fitchburg/South Acton)
Airport	38 min drive to Logan International Airport
Walk Score	Somewhat Walkable (69)

TENANTS

Northland Residential	17,600 SF
-----------------------	-----------

Property Summary Report

80 Beharrell St - Brookside Square



Concord, MA 01742 - West Concord Submarket

PROPERTY CONTACTS

True Owner	 Oaktree Development LLC 80-96 Sherman St Cambridge, MA 02140 (617) 491-9100 (p) (617) 491-6004 (f)	Recorded Owner	50 Beharrell Llc 199 Sudbury Rd Concord, MA 01742
Developer	 Oaktree Development LLC 80-96 Sherman St Cambridge, MA 02140 (617) 491-9100 (p) (617) 491-6004 (f)	Architect	Design Science 200 Baker Ave Concord, MA 01742 (978) 369-6565 (p)
Property Manager	 Winn - Brookside Square 70 Beharrell St Concord, MA 01742 (978) 287-1433 (p)		

Property Summary Report

437 Cold Brook Rd - The Apartments at Cold Brook Crossing



Sudbury, MA 01776 - Metro West Submarket



BUILDING

Type	4 Star Mid-Rise Apartments
Year Built	Sep 2022
Units	101
GBA	280,000 SF
Stories	4
Rent Type	Market/Affordable
Market Segment	All

LAND

Land Acres	31.51 AC
Parcels	SUDB-000012C-000000-000003

EXPENSES

Taxes	\$100.86/Unit (2021)
-------	----------------------

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Island Kitchen
- Patio
- Stainless Steel Appliances
- Balcony
- Kitchen
- Range

Site Amenities

- Business Center
- Grill
- Pet Play Area
- Walking/Biking Trails
- Fitness Center
- Lounge
- Pet Washing Station

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	828	52	51.5%	2	3.9%	\$2,914	\$3.52	\$2,862	\$3.46	1.8%
All 2 Beds	1,092	38	37.6%	1	2.6%	\$3,793	\$3.47	\$3,725	\$3.41	1.8%
All 3 Beds	1,510	11	10.9%	0	0.0%	\$5,343	\$3.54	\$5,247	\$3.47	1.8%
Totals	1,002	101	100.0%	3	3.0%	\$3,509	\$3.50	\$3,446	\$3.44	1.8%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	749	5	5.0%	0	0.0%	\$2,586	\$3.45	\$2,540	\$3.39	1.8%
1	1	797	4	4.0%	0	0.0%	\$2,571	\$3.23	\$2,525	\$3.17	1.8%

Property Summary Report

437 Cold Brook Rd - The Apartments at Cold Brook Crossing



Sudbury, MA 01776 - Metro West Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	802	23	22.8%	0	0.0%	\$2,905	\$3.62	\$2,853	\$3.56	1.8%
1	1	807	1	1.0%	0	0.0%	\$2,738	\$3.39	\$2,689	\$3.33	1.8%
1	1	814	3	3.0%	0	0.0%	\$2,743	\$3.37	\$2,694	\$3.31	1.8%
1	1	835	4	4.0%	1	25.0%	\$3,170	\$3.80	\$3,113	\$3.73	1.8%
1	1	856	3	3.0%	0	0.0%	\$2,814	\$3.29	\$2,764	\$3.23	1.8%
1	1	908	4	4.0%	1	25.0%	\$3,305	\$3.64	\$3,246	\$3.57	1.8%
1	1	949	3	3.0%	0	0.0%	\$3,120	\$3.29	\$3,064	\$3.23	1.8%
1	1	1,029	2	2.0%	0	0.0%	\$3,423	\$3.33	\$3,362	\$3.27	1.8%
2	2	1,050	6	5.9%	0	0.0%	\$3,662	\$3.49	\$3,596	\$3.43	1.8%
2	2	1,089	18	17.8%	0	0.0%	\$3,606	\$3.31	\$3,541	\$3.25	1.8%
2	2	1,108	11	10.9%	1	9.1%	\$4,195	\$3.79	\$4,120	\$3.72	1.8%
2	2	1,137	3	3.0%	0	0.0%	\$3,700	\$3.25	\$3,634	\$3.20	1.8%
3	2	1,510	9	8.9%	0	0.0%	\$5,426	\$3.59	\$5,329	\$3.53	1.8%
3	2	1,512	2	2.0%	0	0.0%	\$4,967	\$3.29	\$4,878	\$3.23	1.8%

PET POLICY

Cats Allowed - \$65/Mo, 2 Maximum,
Dogs Allowed - \$65/Mo, 2 Maximum,

TRANSPORTATION

Commuter Rail 9 min drive to Concord Commuter Rail (Fitchburg/South Acton Line)
Airport 39 min drive to Logan International Airport
Walk Score Car-Dependent (17)

PROPERTY CONTACTS

True Owner CHRISTOPHER CLAUSSEN
2134 Sevilla Way
Naples, FL 34109
(239) 591-2757 (p)

Property Manager Winn - The Apartments at Cold Brook Crossing
437 Cold Brook Rd
Sudbury, MA 01776
(508) 573-4700 (p)

Recorded Owner Quarry North Rd Llc
2134 Sevilla Way
Naples, FL 34109



Property Summary Report

60 Howard St - Riverpark Lofts



Watertown, MA 02472 - Watertown West End Submarket



BUILDING

Type	3 Star Mid-Rise Apartments
Year Built	Jun 2018
Units	73
GBA	90,000 SF
Stories	4
Metering	Individually Metered
Construction	Wood Frame
Rent Type	Market/Affordable
Market Segment	All

LAND

Land Acres	1.62 AC
Zoning	PSCD
Parcels	WATE-000217-000010-000004

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Dishwasher
- Disposal
- Freezer
- Granite Countertops
- Hardwood Floors
- Heating
- Island Kitchen
- Kitchen
- Oven
- Refrigerator
- Stainless Steel Appliances
- Washer/Dryer

Site Amenities

- 24 Hour Access
- Controlled Access
- Courtyard
- Picnic Area
- Roof Terrace

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	741	39	53.4%	0	0.0%	\$2,440	\$3.29	\$2,440	\$3.29	0.0%
All 2 Beds	1,497	21	28.8%	0	0.0%	\$3,740	\$2.50	\$3,740	\$2.50	0.0%
All 3 Beds	1,739	13	17.8%	0	0.0%	\$4,262	\$2.45	\$4,262	\$2.45	0.0%
Totals	1,137	73	100.0%	0	0.0%	\$3,138	\$2.76	\$3,138	\$2.76	0.0%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%



Property Summary Report

60 Howard St - Riverpark Lofts



Watertown, MA 02472 - Watertown West End Submarket

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	670	8	11.0%	0	0.0%	\$2,252	\$3.36	\$2,252	\$3.36	0.0%
1	1	677	3	4.1%	0	0.0%	\$2,349	\$3.47	\$2,349	\$3.47	0.0%
1	1	717	3	4.1%	0	0.0%	\$2,466	\$3.44	\$2,466	\$3.44	0.0%
1	1	734	12	16.4%	0	0.0%	\$2,501	\$3.41	\$2,501	\$3.41	0.0%
1	1	788	3	4.1%	0	0.0%	\$2,510	\$3.18	\$2,510	\$3.18	0.0%
1	1	796	6	8.2%	0	0.0%	\$2,438	\$3.06	\$2,438	\$3.06	0.0%
1	1	856	4	5.5%	0	0.0%	\$2,631	\$3.07	\$2,631	\$3.07	0.0%
2	2	1,134	5	6.8%	0	0.0%	\$3,382	\$2.98	\$3,382	\$2.98	0.0%
2	2	1,388	3	4.1%	0	0.0%	\$3,501	\$2.52	\$3,501	\$2.52	0.0%
2	2	1,444	3	4.1%	0	0.0%	\$3,880	\$2.69	\$3,880	\$2.69	0.0%
2	2	1,728	10	13.7%	0	0.0%	\$3,949	\$2.29	\$3,949	\$2.29	0.0%
3	2	1,541	2	2.7%	0	0.0%	\$4,255	\$2.76	\$4,255	\$2.76	0.0%
3	2	1,659	3	4.1%	0	0.0%	\$4,254	\$2.56	\$4,254	\$2.56	0.0%
3	2	1,791	2	2.7%	0	0.0%	\$4,302	\$2.40	\$4,302	\$2.40	0.0%
3	3	1,543	3	4.1%	0	0.0%	\$4,254	\$2.76	\$4,254	\$2.76	0.0%
3	3	2,112	3	4.1%	0	0.0%	\$4,254	\$2.01	\$4,254	\$2.01	0.0%

PET POLICY

Cats Allowed - \$75/Mo, 2 Maximum,
Dogs Allowed - \$75/Mo, 2 Maximum,

SALE

Sold Price \$37,000,000 (\$521,127/Unit)
Date Jul 2021
Sale Type Investment
Cap Rate 4.75%
Financing 1st Mortgage: Cambridge Trust Company
Bal/Pmt: \$14,000,000/-

TRANSPORTATION

Parking 1 available (Attached Garage) for \$70.00/month;28 available (Surface);Ratio of 0.41/Unit
Commuter Rail 4 min drive to Waverley Commuter Rail (Fitchburg/South Acton Line)
Airport 22 min drive to Logan International Airport
Walk Score Very Walkable (86)
Transit Score Some Transit (48)

TENANTS

Rent-a-pc Inc - Riverpark Lofts, LLC -



Property Summary Report

60 Howard St - Riverpark Lofts



Watertown, MA 02472 - Watertown West End Submarket

PROPERTY CONTACTS

True Owner	The Buckminster Group 60 Howard St Watertown, MA 02472 (617) 236-7050 (p)	Recorded Owner	Chauncy Place Corporation 645 Beacon St BOSTON, MA 02215 (617) 859-8828 (p)
Previous True Owner	World Realty & Development 327 A Watertown St Newton, MA 02458 (617) 969-4154 (p)	Previous True Owner	Riverpark Lofts, LLC 60 Howard St Watertown, MA 02472 (877) 885-6387 (p)
Developer	World Realty & Development 327 A Watertown St Newton, MA 02458 (617) 969-4154 (p)	Property Manager	Buckminster - Riverpark Lofts 60 Howard St Watertown, MA 02472 (617) 402-5030 (p)

BUILDING NOTES

The bed-bath mix, unit counts and sizes are estimated.

Property Summary Report

12 Tyler Rd - The Rockwell



Berlin, MA 01503 - Northeast Worcester County Submarket



BUILDING

Type	4 Star Garden Apartments
Year Built	Oct 2020
Units	204
GBA	164,000 SF
Stories	3
Metering	Individually Metered
Rent Type	Market/Affordable
Market Segment	All

LAND

Land Acres	11.77 AC
Zoning	C
Parcels	BERL-000030-000013-000002, BERL-000030-000013-000003

EXPENSES

Taxes	\$943.02/Unit (2021)
-------	----------------------

BUILDING AMENITIES

Unit Amenities

- Air Conditioning
- Cable Ready
- Ceiling Fans
- Disposal
- Heating
- Ice Maker
- Large Bedrooms
- Oven
- Range
- Refrigerator
- Storage Space
- Trash Compactor
- Vinyl Flooring
- Warming Drawer
- Wheelchair Accessible (Rooms)
- Balcony
- Carpet
- Dishwasher
- Handrails
- High Speed Internet Access
- Kitchen
- Microwave
- Patio
- Recreation Room
- Stainless Steel Appliances
- Tile Floors
- Tub/Shower
- Walk-In Closets
- Washer/Dryer
- Window Coverings

Site Amenities

- 24 Hour Access
- Clubhouse
- Controlled Access
- Grill
- Individual Locking Bedrooms
- Multi Use Room
- Package Service
- Playground
- Private Bathroom
- Public Transportation
- Storage Space
- Vision Impaired Accessible
- Wi-Fi
- Bicycle Storage
- Conference Rooms
- Fitness Center
- Hearing Impaired Accessible
- Maintenance on site
- Online Services
- Pet Washing Station
- Pool
- Property Manager on Site
- Renters Insurance Program
- Tenant Controlled HVAC
- Walking/Biking Trails

Property Summary Report

12 Tyler Rd - The Rockwell



Berlin, MA 01503 - Northeast Worcester County Submarket

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios	725	3	1.5%	0	0.0%	\$1,899	\$2.62	\$1,886	\$2.60	0.7%
All 1 Beds	956	77	37.7%	3	3.9%	\$2,535	\$2.65	\$2,519	\$2.64	0.7%
All 2 Beds	1,269	124	60.8%	10	8.1%	\$2,666	\$2.10	\$2,649	\$2.09	0.7%
Totals	1,143	204	100.0%	13	6.4%	\$2,606	\$2.28	\$2,589	\$2.27	0.7%

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	725	3	1.5%	0	0.0%	\$1,899	\$2.62	\$1,886	\$2.60	0.7%
1	1	858	11	5.4%	0	0.0%	\$2,068	\$2.41	\$2,054	\$2.39	0.7%
1	1	895	6	2.9%	0	0.0%	\$2,998	\$3.35	\$2,978	\$3.33	0.7%
1	1	925	18	8.8%	0	0.0%	\$2,642	\$2.86	\$2,625	\$2.84	0.7%
1	1	949	2	1.0%	0	0.0%	\$2,347	\$2.47	\$2,332	\$2.46	0.7%
1	1	971	24	11.8%	2	8.3%	\$2,427	\$2.50	\$2,411	\$2.48	0.7%
1	1.5	1,010	12	5.9%	1	8.3%	\$2,745	\$2.72	\$2,727	\$2.70	0.7%
1	1.5	1,201	4	2.0%	0	0.0%	\$2,764	\$2.30	\$2,746	\$2.29	0.7%
2	2	1,201	60	29.4%	5	8.3%	\$2,608	\$2.17	\$2,591	\$2.16	0.7%
2	2	1,231	29	14.2%	2	6.9%	\$2,547	\$2.07	\$2,530	\$2.06	0.7%
2	2	1,254	15	7.4%	2	13.3%	\$2,590	\$2.07	\$2,573	\$2.05	0.7%
2	2	1,535	16	7.8%	0	0.0%	\$3,012	\$1.96	\$2,992	\$1.95	0.7%
2	2	1,558	4	2.0%	1	25.0%	\$3,307	\$2.12	\$3,286	\$2.11	0.7%

FEES

Other Fee \$200

PET POLICY

Cats Allowed - \$75/Mo. 2 Maximum, Maximum Weight 100 lb,
Dogs Allowed - \$75/Mo. 2 Maximum, Maximum Weight 100 lb.

SALE

Sold Price	\$84,000,000 (\$411,765/Unit)
Date	Aug 2021
Sale Type	Investment
Financing	Down Payment of \$37,691,451 (44.87%) Unknown: Northwestern Mutual Life Insurance Company (2.6%)

TRANSPORTATION

Commuter Rail	17 min drive to Westborough Com-muter Rail (Framingham/Worcester
Walk Score	Car-Dependent (37)






Property Summary Report

12 Tyler Rd - The Rockwell



Berlin, MA 01503 - Northeast Worcester County Submarket

PROPERTY CONTACTS


True Owner	Jones Lang LaSalle Income Property Trust 333 W Wacker Dr Chicago, IL 60606 (312) 897-4000 (p) (312) 782-4339 (f)	Recorded Owner	LIPT Rockwell Apartments, LLC
		Previous True Owner	CP Capital 1290 Avenue of the Americas New York, NY 10104 (212) 843-6100 (p) (212) 843-6120 (f)
			
Previous True Owner	Senie & Associates, P.C. 5 E Main St Westborough, MA 01580 (508) 366-9845 (p)	Developer	NRP Construction LLC 5309 Transportation Blvd Cleveland, OH 44125 (216) 475-8900 (p)
			
Previous True Owner	The NRP Group 1228 Euclid Ave Cleveland, OH 44115 (844) 677-0002 (p) (216) 475-9300 (f)		
			
Property Manager	Willow Bridge - The Rockwell 12 Tyler Rd Berlin, MA 01503 (774) 374-2700 (p)		
			

6.1 Development Team Qualifications (required):

Please attach resumes for principal team members and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.



tat



**As trusted advisors
and active listeners**

we are dedicated to building
meaningful relationships
and creating positive and
lasting transformation in
the communities we serve.



The Architectural Team is driven by a commitment to exceptional design and an unyielding focus on achieving client objectives. Our insightful, pragmatic design solutions reflect our respect for site, context, and environmental sustainability. Here's a look at a selection of featured projects.





Inspired design doesn't happen in isolation. It is the result of a committed partnership between the client and the design team where regard for the character and quality of the natural and built environment is fundamental.



THOREAU CLUB

Pinebrook Group

10.16.2023



tat

The Architectural Team, Inc.
617.889.4402 architecturalteam.com

Clippership Wharf



SERVICES

Architecture
Interior Design
Master Planning
Moderate Rehabilitation

tat

PROJECT TYPES

Academic | Athletic + Community Centers
Assisted Living
Commercial
Healthcare | Science + Technology
Historic Preservation | Restoration + Adaptive Reuse
Hospitality + Mixed-Use
Multifamily
New Construction
Senior Living
Waterfront



The Architectural Team. Since 1971, the master planning, architecture, and interior design firm, The Architectural Team (TAT), has been recognized for its thought leadership and diverse portfolio of acclaimed design solutions. The 95+ person firm has earned more than 100 awards for design excellence across a broad range of building types and programs, including new construction of large-scale urban mixed-use developments, multifamily, commercial, waterfront and hospitality developments, assisted and senior living facilities, and community centers.

TAT holds a national reputation in the areas of historic preservation, rehabilitation, and adaptive reuse—transforming neighborhoods across the United States by artfully restoring and reimagining neglected buildings for new uses while simultaneously preserving history.

The firm's distinctive design solutions are a result of TAT's ability to understand and draw inspiration from the client's vision, while respecting the character and quality of the natural and built environment. Thoughtful solutions begin with client goals. These goals evolve through collaborative relationships and come to life through the insight and expertise of TAT's design teams.

As trusted advisors and active listeners, TAT is dedicated to creating positive and lasting transformation in the communities it serves.

tat

200+ DESIGN EXCELLENCE AWARDS

85% BUSINESS THROUGH REPEAT CLIENTS

52 YEARS OF EXPERIENCE

29 STATES IN WHICH TAT IS LICENSED

46% WOMEN

95+ TAT TEAM MEMBERS

54% MEN

350+ HISTORIC ADAPTIVE REUSE DEVELOPMENTS

155,000+ UNITS

1,250+ MULTIFAMILY DEVELOPMENTS COMPLETED

project team



Michael D. Binette

AIA NCARB | Senior Partner + Managing Principal

As managing principal, Mike is responsible for establishing and implementing the long term goals and objectives of the firm. With over 35 years of experience, he is adept at coordinating and managing teams for complex developments in the multifamily, mixed-use, senior, and commercial sectors. He has a value-based approach to design that seeks first to understand the client's goals and then identify strategic opportunities for greater return. His extensive understating of the construction process and technical interdependence of all elements results in efficient project delivery, with high levels of client satisfaction. Mike's award-winning work has earned recognition from the Boston Society of Architects and the National Housing and Rehabilitation Association, among others.

JOINED THE ARCHITECTURAL TEAM 1982

EDUCATION

Wentworth Institute of Technology
Bachelor of Science in Architectural Engineering

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Boston Society of Architects
National Council of Architectural Registration Boards
National Fire Protection Association
National Housing & Rehabilitation Association
U.S. Green Building Council
Urban Land Institute

PUBLIC AND PROFESSIONAL SERVICE

CURRENT

Chelsea Neighborhood Developers Committee
Committee Member
Federal Home Loan Bank of Boston's Affordable
Housing Development Competition
Design Mentor
Boston Society of Architects
Housing Committee Member

FORMER

Massachusetts Regional School Building Committee
Committee Member
Boston Society of Architects Housing Committee
Committee Chairman

AWARDS

Mike is honored to have his work recognized by notable professional and trade associations, including the Boston Society of Architects, Massachusetts Historical Commission, Boston Preservation Alliance, and Urban Land Institute

PUBLICATIONS

Tax Credit Advisor
"Multi-Credit Case Study, Evergreen Village"
Working with Senior Living
"Minding the Gap"
Eco Structure, by R. Verner + M. Binette
"Bridging the Gap"
Architects = Artisans
"In Boston: Re-knitting the Fabric"
EDC, by R. Verner + M. Binette
"Old Mills New Lives"

REGISTRATIONS

Alabama, Arizona, Arkansas, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Virginia, West Virginia

★ BOWER, BOSTON, MA

A new LEED Gold and Fitwel Certified, \$240M mixed-use air-rights development which includes two buildings at eight and 14 stories consisting of 312 luxury units, 40,000 square feet of commercial space, and public and private parking for 189 vehicles.

★ SIBLEY SQUARE, ROCHESTER, NY

The historic adaptive reuse of a former 1.1M square foot department store into a vibrant mixed-use urban center including multifamily, commercial, ground floor restaurants and retail, high-tech incubator space, and senior rental apartments.

★ ARLINGTON 360, ARLINGTON, MA

A new market-rate multifamily community located on the 18-acre former Symmes hospital campus offering 200 units in a mix of midrise buildings and for-sale and townhomes, with ample resident amenities, garage, and surface parking.

★ UPHAMS CROSSING, DORCHESTER, MA

The redevelopment and design of the former St. Kevin's site involving the new construction of 80 mixed-income multifamily units comprised of two midrise buildings and townhomes, and the adaptive reuse of an existing school building to accommodate resident amenities and services.

★ THE ARCHER RESIDENCES, BOSTON, MA

The integration of two former Suffolk University buildings into one 172,000 square foot structure and the addition of a greenhouse, resulting in 60 luxury condominium units in the heart of Boston's renown Beacon Hill neighborhood. The new building is designed to achieve LEED Silver Certification.

★ HARBOR PLACE, HAVERHILL, MA

The design of a new mixed-use waterfront development featuring two new midrise buildings: a five-story, 58,000 square foot commercial building and a six-story mixed-use building with ground floor waterfront restaurant space, commercial uses, and 80 residential units.

Michael D. Binette AIA, NCARB | Senior Partner + Managing Principal

★ THE ANNE M. LYNCH HOMES AT OLD COLONY, SOUTH BOSTON, MA

A new six-phased affordable housing development comprised of apartments and townhomes, offering residents a new LEED Gold Certified learning center and social services. Phase I consists of 116 LEED Platinum Certified units, Phase II of 169 units, and Phase III of 301 units, 55 of which are Passive House Certified. Phases IV, V, and VII will provide an additional 342 units.

★ ALTA UNION HOUSE, FRAMINGHAM, MA

New construction of a 196 unit apartment community in an urban setting. This TOD property offers residents an alternative to living in Boston and features a fitness center, swimming pool, resident lounge, community kitchen, pet spa, and structured parking.

MODERA NEEDHAM, NEEDHAM, MA

Construction of a new 136 unit apartment community situated in a bustling Boston suburb. The units are a mixture of market-rate and fixed-income units incorporated into 52 townhomes within 10 buildings, and 84 flat-style units within a five-story podium building.

★ TREADMARK, BOSTON, MA

New construction of a 83-unit six-story sustainable TOD structure that maintains a strong visual connection to the former Ashmont Tire shop it replaced. The \$45M mixed-income building is enveloped in grey ironspot brickwork interspersed with clean, vertical aluminum panels that give it a modern feel.

ALEXAN 3 NORTH, BILLERICA, MA

The design of a new amenity-rich 178 unit multifamily community offering a mix of market rate and affordable apartment homes. The community's overall design divides the property into three separate mid-rise buildings whose massing and architectural style complement the surrounding neighborhood.

ONE CHESTNUT PLACE, QUINCY, MA

A \$75M new luxury 15-story transit-oriented building situated in the heart of Quincy with water views and 4,000 square feet of ground floor retail. Amenities include a fitness center, concierge services, an upscale lounge with elegant millwork, Amazon Hub lockers, dramatic stone walls, and a clubroom with work pods.

SUFFOLK DOWNS, EAST BOSTON, MA

The \$83 multi-phased redevelopment is comprised of 10.6 million square feet and intended to transform the 109-acre parcel into a highly resilient, transit-oriented, mixed-use site with commercial office, retail, housing, and 40 acres of open space. The firm will design a 720 unit multifamily community on the Revere portion of the site.

AVALONBAY COMMUNITIES, VARIOUS LOCATIONS, USA

With the successful completion of over 3,400 multifamily units, TAT proudly continues a long-standing relationship of providing insightful and pragmatic architectural and interior design solutions for Avalon properties nationwide.

Michael Doherty

AIA, LEED AP | Senior Designer

With more than 20 years of experience, Michael has a design approach that is open and collaborative, working with clients and project teams to achieve thoughtful and considered responses to context, in order to develop spaces around which communities thrive. With sound technical expertise and a passion for creating a sense of place, he designs environments that are perfectly aligned to the vision and values of the client. Michael's design knowledge spans a broad range of sectors, including multifamily, mixed-use, commercial, hospitality, and waterfront development.

JOINED THE ARCHITECTURAL TEAM 2012

EDUCATION
University of Notre Dame
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS
American Institute of Architects
Boston Society of Architects

REGISTRATION
Massachusetts

★ TREADMARK, DORCHESTER, MA

A new 83 unit, six-story sustainable TOD structure that maintains a strong visual connection to the former Ashmont Tire shop it replaced. The \$45M mixed income building is enveloped in grey ironspot brickwork interspersed with clean, vertical aluminum panels that give it a modern feel.

★ CLIPPERSHIP WHARF, EAST BOSTON, MA

New construction of a resilient waterfront mixed-use community offering 475 units, retail space with below-ground parking over a 12-acre site along the Boston Inner Harbor. All four buildings are designed to achieve LEED Gold Certification, and are situated to take advantage of expansive views of Boston skyline offering public access to the waterfront.

RAFFLES BOSTON BACK BAY HOTEL & RESIDENCES, BOSTON, MA

A new 33-story mixed-use, LEED certifiable highrise located in Boston's Back Bay neighborhood. The program includes a 154 room five-star hotel, 146 luxury condominiums, and lower level retail and restaurant space. Amenity spaces include a unique two-story outdoor patio and sky lobby with bar — a distinctive feature for the New England market.

AVALON SAUGUS, SAUGUS, MA

Master plan and design of a new 280 unit mixed-use residential apartment community with leasing office and resident amenities, including an outdoor terrace with swimming pool. The project consists of three new residential buildings with a free-standing clubhouse, set back behind a new retail cluster along Route 1, and is the re-development of the former iconic 'Hilltop' Steakhouse site.

MODERA NEEDHAM, NEEDHAM, MA

A new 11-building, 136 unit residential community offering a compelling mix of building types, including two- and three-bedroom townhomes featuring articulating facades. A series of apartments are configured within a five-story mid-rise building, realized in a variety of façade materials and with projecting apartment balconies to break down its scale and massing. Outdoor amenities include a heated saline pool, grill stations, water features for ambiance, a fireplace, numerous seating areas, and a playground.

Elizabeth Peabody

AIA NCARB | Project Manager

Liz Peabody is exceptionally proficient in the development of both schematic and construction documents, with experience managing a wide range of project types from conceptual design through all phases of construction. Adept in Revit, AutoCAD, and BIM coordination, Liz is a strong contributor and team collaborator. Establishing project procedures, engaging in problem-solving activities, and proactively reviewing budget parameters are a part of her day-to-day responsibilities. She has in-depth knowledge of all phases of design and construction and is a highly organized, responsible, and skilled communicator. Expert at the construction administration process, Liz meets regularly with clients to establish goals, change orders, schedules, and review progress to ensure project success.

JOINED THE ARCHITECTURAL TEAM

2013

EDUCATION

Wentworth Institute of Technology
Bachelor of Architecture
Masters of Architecture

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Boston Society of Architects

PUBLICATIONS

Multifamily Executive
"Gen Z Apartment Designs Emphasize Co-Living
Private Personal Space"

REGISTRATIONS

Massachusetts

THE SLATE AT ANDOVER, ANDOVER, MA

One of the largest multifamily developments in Andover, MA, the 320,780 square foot community's two, four-story buildings are comprised of 224 predominately market rate units, with a quarter of units designated as affordable. Resident amenities include a separate clubhouse, two private conference rooms, a catering kitchen, a pool table, lounge seating, two fitness centers and outdoor amenities, including an outdoor fireplace, grilling station, kitchen and pool.

MODERA NEEDHAM, NEEDHAM, MA

A new 11-building, 136-unit residential community offering a compelling mix of building types, including two- and three-bedroom townhomes featuring articulating facades. A series of apartments are configured within a five-story mid-rise building, realized in a variety of façade materials and with projecting apartment balconies to break down its scale and massing. Outdoor amenities include a heated saline pool, grill stations, water features for ambiance, a fireplace, numerous seating areas, and a playground.

AVALON PISCATAWAY, PISCATAWAY, NJ

Located in close proximity to a commuter rail station, this new mixed-income multifamily community is comprised of 13 buildings with a total of 360 market-rate units. This 479,025 square foot property features ample resident amenities- state of the art fitness center, outdoor pool, 1,700 square foot clubhouse with resident lounge, three outdoor grill areas, playground, dog park, and parking.

★ LAURELWOOD AT THE PINEHILLS, PLYMOUTH, MA

A new 77,000 square foot assisted living facility that offers independent, assisted and memory care living options. The distinctively long and narrow property required an innovative multi-level design. Resident amenities include a tavern, cafe, restaurant, fitness center, and outdoor patio.

AVALON OLD BRIDGE RIDGE, OLD BRIDGE, NJ

The design and master plan of a new 252-unit multifamily development with a diverse mix of apartment homes configured in multiple buildings including an elevator building, townhomes, and three-story walk-ups. A central clubhouse provides a fitness center, clubroom, and an outdoor swimming pool.

related work





Avalon Sudbury

Sudbury, MA

SERVICE

Architecture
Interior Design
Master Planning

TYPE

Multifamily
New Construction

CLIENT

AvalonBay Communities

SIZE

415,000 sf











Modera Marshfield

Marshfield, MA

SERVICE

Architecture
Master Planning

TYPE

Multifamily
New Construction

CLIENT

Mill Creek Residential

SIZE

330,316 sf









Kessler Woods

Newton, MA

SERVICE

Architecture

TYPE

Multifamily
New Construction

CLIENT

Chestnut Hill Realty

SIZE

190,000 sf









Modera Needham

Needham, MA

SERVICE

Architecture
Master Planning

TYPE

Multifamily
New Construction

CLIENT

Mill Creek Residential

SIZE

279,540 sf







Atwood

Saugus, MA

SERVICE
Architecture
Interior Design

TYPE
Multifamily
New Construction

CLIENT
Toll Brothers

SIZE
368,682 sf







Clippership Wharf

East Boston, MA

SERVICE

Architecture
Interior Design
Master Planning

TYPE

Commercial
Hospitality + Mixed-Use
Multifamily
New Construction
Waterfront

CLIENT

Lendlease

SIZE

555,000 sf









Avalon Saugus

Saugus, MA

SERVICE

Architecture
Interior Design
Master Planning

TYPE

Multifamily
New Construction

CLIENT

AvalonBay Communities

SIZE

330,000 sf









Elan Union Market

Watertown, MA

SERVICE

Architecture
Interior Design
Master Planning

TYPE

Hospitality + Mixed-Use
Multifamily
New Construction

CLIENT

Greystar

SIZE

236,254 sf









COMPREHENSIVE PERMIT (CHAPTER 40B) DEVELOPMENTS

25 CASE STREET, Southbridge, MA

Program: 100 one- and two-bedroom affordable multifamily units

Construction Type: Historic preservation and adaptive reuse of mill #13 of the former American Optical Company complex

ALEXAN 3 NORTH, Billerica, MA

Program: 178 unit multifamily development consisting of three buildings

Construction Type: New construction

ASHER'S PATH, Mashpee, MA

Program: 56 units of affordable senior housing

Construction Type: New construction

ATWOOD, Saugus, MA

Program: 300 unit multifamily community

Construction Type: New construction

AVALON ACTON PHASE II, Acton, MA

Program: The addition of 86 direct entry multifamily units and townhomes

Construction Type: New construction

AVALON EASTON, Easton, MA

Program: Mixed-income multifamily community with 246 apartments, 44 townhouse units, clubhouse, and amenity space

Construction Type: New construction

AVALON EASTON PHASE II, Easton, MA

Program: 44 direct-entry multifamily units

Construction Type: New construction

AVALON SUDBURY, Sudbury, MA

Program: Redevelopment of the Raytheon site into 250 units adjacent to 80,000 sf of retail space

Construction Type: New construction

BARSTOW VILLAGE, Hanover, MA

Program: 68 units of LEED-certified affordable senior housing with a community room, outdoor courtyard, and in-house laundry facility

Construction Type: New construction

BRUSHWOOD FARMS, Lenox, MA

Program: 65 Townhouse units of low income and workforce housing

Construction Type: New construction

CONANT VILLAGE, Danvers, MA

Program: An affordable rental community with 60 apartments, fitness center, and parking

Construction Type: New construction

ELM PLACE, Swampscott, MA

Program: 128 units of mixed-income housing

Construction Type: New construction

GREENWAYS AT WAYLAND, Wayland, MA

Program: 17 senior condominiums

Construction Type: New construction

HANCOCK VILLAGE | SHERMAN + ASHEVILLE BUILDINGS, Brookline, MA

Program: 12 buildings with a combined 377 units and 11 townhomes

Construction Type: New construction

ISLAND CREEK VILLAGE, Duxbury, MA

Program: Expansion of existing multifamily community comprised of 214 units in multiple buildings

Construction Type: New construction

JACOB'S POND ESTATES, Norwell, MA

Program: 44 senior condominium units

Construction Type: New construction

KESSLER WOODS, Brookline, MA

Program: 80 unit multifamily housing community

Construction Type: New construction

LITTLETON DRIVE, Wareham, MA

Program: 92 units of senior and multifamily housing

Construction Type: New construction

MEETING HOUSE AT STOW, Stow, MA

Program: 60 units of senior independent living

Construction Type: New construction

MEETING HOUSE ESTATES, Scituate, MA

Program: 35 units of senior housing

Construction Type: New construction

MODERA MARSHFIELD, Marshfield, MA

Program: Multifamily community consisting of 248 units across 15 buildings

Construction Type: New construction

MODERA NEEDHAM, Needham, MA

Program: Multifamily development with 136 units

Construction Type: New construction

MODERA WESTON, Weston, MA

Program: 180 units including 10 townhomes, 2 historic buildings, and a new clubhouse

Construction Type: New construction and adaptive reuse

TURTLE CROSSING, Braintree, MA

Program: 201 condominiums, a community center, swimming pool, and fitness room

Construction Type: New construction

NORTH FARM SENIOR ESTATES, Somerset, MA

Program: 90 units of senior housing

Construction Type: New construction

VILLAGE AT NAUSET GREEN, Eastham, MA

Program: 65 units of affordable and workforce housing

Construction Type: New construction

OAKWOOD ESTATES, Swansea, MA

Program: 120 units of senior housing

Construction Type: New construction

PENNROSE CAPE COD, Orleans, MA

Program: 62 units of affordable housing

Construction Type: New construction

PILOT GROVE II, Stow, MA

Program: 30 units of affordable housing

Construction Type: New construction

SHERBORN MEADOWS, Sherborn, MA

Program: 24 senior condominium units

Construction Type: New construction

SOUTHBRIDGE MILLS, Southbridge, MA

Program: 48 one-, two-, and three-bedroom affordable multifamily units

Construction Type: Historic preservation and adaptive reuse of mill #12 of the former American Optical Company complex

THE COOLIDGE AT SUDBURY PHASE I + II, Sudbury, MA

Program: 120 units of affordable senior living

Construction Type: New construction

THE ESPLANADE, Hudson, MA

Program: 140 senior condominium units and 10,000 sf of retail

Construction Type: New construction

THE LEDGES, Ashland, MA

Program: 64 units of affordable senior housing

Construction Type: New construction

THE MACHON, Swampscott, MA

Program: 35 one-bedroom units of affordable senior housing

Construction Type: Restoration and adaptive reuse of an elementary school and new construction of an addition

MULTIFAMILY

100 SHAWMUT, Boston, MA

Program: 13-story, 143 unit multifamily community with street level retail

Construction Type: New construction and historic preservation

135 LAFAYETTE, Salem, MA *

Program: 51 unit mixed-use affordable multifamily community within a central business district with 4,000 sf of commercial space

Construction Type: New construction

25 CASE STREET, Southbridge, MA *

Program: 100 one- and two-bedroom affordable multifamily units

Construction Type: Historic preservation and adaptive reuse of mill #13 of the former American Optical Company complex

300 STATE STREET, New Haven, CT *

Program: Mixed-use multifamily community with 60 mixed-income units and 5,700 sf of street-level commercial space

Construction Type: Adaptive reuse and new construction

41 LAGRANGE, Boston, MA *

Program: A 19-story tower with 126 mixed-income units and management office space

Construction Type: New construction

480 MAIN, Malden, MA

Program: A 195 unit, five-story multifamily community with 8,000 sf of retail space

Construction Type: New construction

642 MAIN STREET, Wakefield, MA

Program: Eight condominium units with 1,000 sf of retail space

Construction Type: New construction

725 TREMONT STREET, Boston, MA

Program: 60 unit townhome community

Construction Type: New construction

881 EAST FIRST STREET, Boston, MA

Program: 48 condominium units within a South Boston warehouse

Construction Type: Historic preservation and adaptive reuse

95 BRIDGE STREET, Lowell, MA

Program: Mixed-use development with condominiums and office space

Construction Type: Renovation of a certified historic woodworking mill

98 ESSEX APARTMENTS, Haverhill, MA *

Program: An eight-story, 62 unit community with 3,000 sf of retail and office space

Construction Type: New construction and adaptive reuse of a historic shoe factory

A.O. FLATS AT FOREST HILLS, Jamaica Plain, MA *

Program: 78 unit development with 1,6000 sf of ground floor retail

Construction Type: New construction

ADMIRAL'S HILL, Chelsea, MA

Program: 750 unit multifamily community on a former Navy hospital campus

Construction Type: Historic preservation and adaptive reuse

ALEXAN 3 NORTH, Billerica, MA *

Program: 178 unit multifamily development consisting of three buildings

Construction Type: New construction

ALEXAN HARRISON, Harrison, NY *

Program: 450 units of multifamily housing with retail space

Construction Type: New construction

ALTA REVOLUTION, Somerville, MA *

Program: A new \$85M mixed-use eight-story multifamily TOD community with 324 mixed-income units and 10,000 sf of retail space

Construction Type: New construction

ALTA AT RIVER'S EDGE, Weyland, MA *

Program: 218 unit mixed-income multifamily community

Construction Type: New construction

ALTA UNION HOUSE, Framingham, MA

Program: 196 unit multifamily TOD community with 2,587 sf of ground floor retail

Construction Type: New construction

ARLINGTON 360, Arlington, MA

Program: Multifamily community with 176 units comprised of townhome units, club room, media room, fitness center, outdoor pool, and garage and surface parking

Construction Type: New construction

ATLAS LOFTS, Chelsea, MA *

Program: 53 one-bedroom, mixed-income loft units including a community room and fitness center

Construction Type: Renovation and adaptive reuse of a former historic mill located in the Chelsea Box District

ATWOOD, Saugus, MA *

Program: A new 300 unit, five-story multifamily community with 17,000 sf of amenity space

Construction Type: New construction

AUDUBON SCHOOL, Boston, MA *

Program: 36 units of multifamily housing

Construction Type: Conversion of a certified historic school building

AVALON ACTON PHASE II, Acton, MA *

Program: The second phase of a multifamily community that includes 86 direct entry units and townhomes

Construction Type: New construction

AVALON AT LEXINGTON HILLS, Lexington, MA *

Program: 387 unit mixed-income multifamily community with resident amenities

Construction Type: Historic adaptive reuse and new construction

AVALON DANVERS, Danvers, MA *

Program: 433 unit mixed-income multifamily community with resident amenities

Construction Type: Historic adaptive reuse and new construction

AVALON EASTON PHASE I + II, Easton, MA *

Program: Mixed-income 40B community with 246 apartments, 44 townhouse units, clubhouse, and amenity space

Construction Type: New construction

AVALON GREAT NECK, Great Neck, NY

Program: Interior design of 191 unit multifamily community with resident amenities

Construction Type: New construction

AVALON HARBOR ISLE, Hempstead, NY

Program: 13 buildings with a combined 172 luxury, townhome style apartments and waterfront access

Construction Type: New construction

AVALON MARLBOROUGH, Marlborough, MA

Program: New 350 unit multifamily community comprised of townhomes, mid-rise buildings and direct entry apartments, office center, and resident amenity spaces

Construction Type: New construction

AVALON MONTVILLE, Montville, NJ *

Program: New multifamily community with 349 mixed-income units and multi-level amenity space

Construction Type: New construction

AVALON NORTH ANDOVER, North Andover, MA

Program: Two residential buildings with 221 units and a clubhouse with an interior courtyard

Construction Type: New construction

AVALON OLD BRIDGE, Old Bridge, NJ

Program: 252 unit multifamily community comprised of townhomes, mid-rise buildings, and direct entry apartments with resident amenity spaces

Construction Type: New construction

AVALON PISCATAWAY, Piscataway, NJ

Program: New 360 unit multifamily community with resident amenities

Construction Type: New construction

AVALON PRINCETON, Princeton, NJ

Program: LEED and Energy Star multifamily community on 5.63 acres with 28 townhomes across seven buildings, two buildings with 63 units, a two-story 8,000 sf clubhouse, and a 18,000 sf community park with outdoor play area

Construction Type: New construction

AVALON QUINCY, Quincy, MA

Program: 398 unit multifamily community

Construction Type: New construction

AVALON RESIDENCES AT THE HINGHAM SHIPYARD,

Hingham, MA

Program: Five-story, 190 unit market rate multifamily community with resident amenities and a 266-space podium parking garage

Construction Type: New construction

AVALON SAUGUS, Saugus, MA

Program: New live, work, play development at the former Hilltop Steakhouse site that includes 280 units and 24,000 sf of retail space
Construction Type: New construction

AVALON SUDBURY, Sudbury, MA *

Program: Redevelopment of the Raytheon site into 250 units, adjacent to 80,000 sf of retail space
Construction Type: New construction

AXIS AT LAKESHORE, Bridgewater, MA

Program: 289 unit multifamily housing community
Construction Type: New construction

AYER LOFTS, Lowell, MA *

Program: 51 loft-style units
Construction Type: Adaptive reuse of a former factory

BAKER CHOCOLATE FACTORY, Dorchester, MA

Program: 143 luxury apartments
Construction Type: Adaptive reuse of three historic mill buildings

BAKER LOFTS, Dorchester, MA

Program: 13 artist live-work lofts with meeting and gallery space and a three-story atrium
Construction Type: Adaptive reuse of the former Walter Baker Chocolate Factory Administration Building

BATTERY WHARF HOTEL, Boston, MA

Program: Mixed-use waterfront development with a hotel, retail space, garage parking, and 104 luxury condominiums
Construction Type: New construction

BAXTER PLACE, Portland, ME

Program: 80 condominiums and rental units
Construction Type: Rehabilitation of a certified historic industrial warehouse combined with new construction

BAY RIDGE, Nashua, NH

Program: Master plan of a 412 unit low-rise multifamily cluster housing development
Construction Type: New construction

BELL WATERTOWN, Watertown, MA *

Program: 155 units of mixed-income housing
Construction Type: New construction

BERKSHIRE MILL, Adams, MA

Program: 80 units
Construction Type: Renovation and adaptive reuse of a certified historic former mill building

BETHANY APARTMENTS, Hanover, MA *

Program: 37 affordable units
Construction Type: Renovation and adaptive reuse of a former dormitory

BORNE APARTMENTS, New Orleans, LA *

Program: 40 two-family shotgun-style units
Construction Type: The renovation of historic row housing

BOURNE MILL APARTMENTS, Tiverton, RI *

Program: A mixed-income, LEED Silver Certified, residential community with 165 units, common areas, fitness center, laundry, courtyards, and commercial space
Construction Type: Historic adaptive reuse of a former mill complex

BOWER, Boston, MA

Program: A 1.3M sf mixed-use TOD multifamily development with 40,000 sf of retail and commercial space consisting of two new towers originally master planned by Carlos Zapata Studio
Construction Type: New construction

BRASSWORKS, Haydenville, MA

Program: Mixed-use residential, retail, and office space
Construction Type: Historic adaptive reuse of a former mill

BRISTOL COMMONS + LENOX GREEN, Taunton, MA *

Program: 160 units of affordable housing located on two separate sites of an existing public housing development
Construction Type: New construction

BROOKSIDE SQUARE, West Concord, MA

Program: Three-story, 74 units of market rate multifamily housing, with 36,000 sf of retail space
Construction Type: New construction

CANAL LOFTS, Worcester, MA *

Program: A mixed-use development comprised of 64 mixed-income units with community space and surface parking
Construction Type: New construction and historic adaptive reuse of a former factory

CENTENNIAL ISLAND, Lowell, MA
Program: 118 units of multifamily housing
Construction Type: Conversion of a 19th century historic fabric mill complex, the oldest surviving mill building in Lowell, MA

CHARLES STREET GARDENS, Charlestown, MA
Program: 21 luxury cluster townhomes with parking
Construction Type: New construction

CHESTNUT COMMONS, Providence, RI
Program: 94 unit \$33M six-story luxury multifamily community with 5,800 sf of street level retail
Construction Type: New construction

CHESTNUT PARK APARTMENTS, Holyoke, MA *
Program: 54 units of affordable housing
Construction Type: Adaptive reuse of the former Holyoke Catholic Campus

CLIPPERSHIP WHARF, East Boston, MA
Program: Four buildings, with a combined 478 apartments and 194 condominiums, 8,000 sf of retail space and waterfront pedestrian access with a 1,400-foot long Harborwalk
Construction Type: New construction

CLOCKTOWER, Nashua, NH *
Program: 133 unit apartment building
Construction Type: Historic adaptive reuse of a mill

COLUMBIA ROAD, Boston, MA
Program: 70 multifamily units
Construction Type: New construction

COMMERCIAL WHARF, Boston, MA
Program: 80 residential condominiums and retail space
Construction Type: Renovation of a certified historic waterfront warehouse

CONANT VILLAGE, Danvers, MA *
Program: An affordable rental community with 60 apartments, a fitness center, and parking
Construction Type: New construction

COSTELLO HOMES CONDOMINIUMS, Boston, MA *
Program: 15 unit condominium development
Construction Type: New construction

COUNTING HOUSE 71, Lowell, MA *
Program: 75 unit multifamily development
Construction Type: Renovation and adaptive reuse of a historic mill

COUNTING HOUSE LOFTS, Lowell, MA *
Program: 52 unit, mixed-income multifamily development
Construction Type: Renovation and adaptive reuse of a historic mill

COURTHOUSE LOFTS, Worcester, MA *
Program: The \$53M redevelopment and transformation of the Worcester County Courthouse into 118 mixed-income units with public museum space
Construction Type: Adaptive reuse of a historic courthouse

CRESCENT PARCEL, Roxbury, MA
Program: 217 units of which 150 are income-restricted, with 31,000 sf of community, retail, cultural space, a new parish space for St. Katharine Drexel Church, the preservation of an acre of open space, 35 existing trees, as well as 65 new trees
Construction Type: New construction

DEDHAM PLAZA, Dedham, MA
Program: 250 unit mixed-use development with parking and retail
Construction Type: Adaptive reuse of a certified historic school building

DILLAWAY SCHOOL, Boston, MA
Program: 30 multifamily units
Construction Type: Adaptive reuse of a certified historic school building

EAST CANTON STREET, Boston, MA *
Program: 80 affordable apartment homes nestled in Boston's historic South End
Construction Type: Rehabilitation of a unique certified historic 1880 mill complex

EDISON SCHOOL, Harrisburg, PA *
Program: 120 unit apartment building
Construction Type: Renovation of a certified historic high school that included the removal of the auditorium roof to use over the interior courtyard

ELAN UNION MARKET, Watertown, MA
Program: 282 unit multifamily community and mixed-use development with more than 11,000 sf of amenity space and 10,000 sf of retail
Construction Type: New construction

FLAT 9 AT WHITTIER, Boston, MA *
Program: Phased mixed-use development with 316 multifamily units, 8,000 sf of commercial space, and structured parking
Construction Type: New construction

FELTON LOFTS, Steelton, PA *
Program: 83 units of multifamily affordable housing
Construction Type: Historic adaptive reuse of three late 19th to 20th century school buildings

GARRISON SCHOOL, Boston, MA
Program: 60 units
Construction Type: Conversion of a fire-damaged certified historic school building

GATEWAY NORTH APARTMENTS, Lynn, MA *
Program: 71 unit mixed-income development that includes affordable and workforce housing units
Construction Type: New construction

GLENWOOD CONDOMINIUMS, Malden, MA
Program: 29 market rate condominiums
Construction Type: Conversion of and addition to the former Glenwood Elementary School, built in the 1890s

GRISWOLD BUILDING, Detroit, MI *
Program: 127 units
Construction Type: Adaptive reuse of an office building

HANCOCK ESTATES, Newton, MA
Program: 80 unit multifamily housing community
Construction Type: New construction

HANCOCK VILLAGE PHASE I + II Brookline, MA
Program: 12 buildings with a combined 377 units, 11 townhomes, and a community building
Construction Type: New construction

HARBOR PLACE, Haverhill, MA *
Program: Two new mid-rise waterfront buildings: a five-story, 55,000 sf commercial structure and a six-story, 118,000 sf mixed-use multifamily community with 80 units and first floor retail
Construction Type: New construction

HARBORWALK RESIDENCES + HARBOR125 APARTMENTS, East Boston, MA *
Program: A new TOD mixed-use multifamily community that includes 52 mixed-income units and 3,400 square feet of ground floor retail and a 1,000+ sf public community room with views to Boston Harbor
Construction Type: New construction

HARRISON COURT Boston, MA
Program: 71 units of market-rate rental apartments
Construction Type: Interior renovations to existing property

HILLSIDE VILLAGE, Ware, MA *
Program: 80 unit affordable multifamily community and resident community center
Construction Type: New construction and conversion of rectory building

HINGHAM WOODS, Hingham, MA
Program: 277 unit townhouse community
Construction Type: New construction

HOLT HALL, Portland, ME
Program: 36 unit apartment building
Construction Type: Adaptive reuse of the historic Maine Eye & Ear Infirmary

ISLAND CREEK VILLAGE, Duxbury, MA
Program: Expansion of existing multifamily community comprised of 214 units in multiple buildings
Construction Type: New construction

JEFFERSON AT ADMIRAL'S HILL, Chelsea, MA
Program: Waterfront apartment community with 160 one- and two-bedroom units, underground and surface parking, a fitness center, and business center
Construction Type: New construction

JEFFERSON PARK, Cambridge, MA *
Program: 180 unit public housing development
Construction Type: Reconfiguration and redevelopment of an existing public housing development

KASANOF HOMES + THOMAS I. ATKINS APARTMENTS, Roxbury, MA *
Program: A mid-rise townhome duplex including 16 affordable homeownership units and 48 multifamily affordable housing units, creating a new neighborhood street grid
Construction Type: New construction

KEEN STUDIOS, Chelsea, MA *

Program: 23 mixed-income artist live-work lofts
Construction Type: Historic conversion of the Mary C. Burke Elementary School

KENNEDY BISCUIT LOFTS, Cambridge, MA *

Program: 132 units
Construction Type: Adaptive reuse of a historic cookie factory

KNOX STREET APARTMENTS, Albany, NY *

Program: 18 buildings consisting of 47 units in total
Construction Type: Historic gut rehabilitation of existing apartment buildings

LANDMARK AT SIBLEY SQUARE, Rochester, NY

Program: 72 units of multifamily housing
Construction Type: Adaptive reuse of a historic 1.0M sf former department store building

LANDMARK SQUARE, Boston, MA

Program: Upscale seven-story apartment building with 132 units and an underground parking garage
Construction Type: New construction

LANGWOOD COMMONS, Stoneham, MA

Program: 261 unit multifamily community
Construction Type: New construction

LIBERTY LOFTS AT SIBLEY SQUARE, Rochester, NY

Program: 104 loft style units of multifamily housing
Construction Type: Adaptive reuse of a historic 1.0M sf former department store building

LINCOLN WHARF, Boston, MA

Program: 192 luxury condominiums
Construction Type: Adaptive reuse of the Lincoln Wharf power plant in Boston's historic North End

LOFT FIVE50 PHASES I + II, Lawrence, MA *

Program: 137 unit multifamily affordable apartments completed over two phases
Construction Type: Historic adaptive reuse of two interconnected mill buildings

LONGWOOD TOWERS, Brookline, MA

Program: 200 unit apartment complex
Construction Type: Modernization and restoration of an existing 20th century Tudor-style high-rise apartment complex

LONGYEAR AT FISHER HILL, Brookline, MA

Program: New five-story 18 unit luxury condominium development, which includes two penthouse suites
Construction Type: New construction

MANOMET PLACE, New Bedford, MA *

Program: 157 units of multifamily affordable housing over two phases
Construction Type: Historic adaptive reuse of a mill building

MAPLE COMMONS, Springfield, MA *

Program: Scattered site of 11 buildings, totaling 100 units
Construction Type: Rehabilitation of a dilapidated housing complex

MARION STREET CONDOMINIUMS, Brookline, MA

Program: 33 luxury condominiums
Construction Type: New construction

MARY ELLEN MCCORMACK, South Boston, MA *

Program: Redevelopment of a 27-acre site into a vibrant community including 3,000 mixed-income units, along with retail, commercial, and community space
Construction Type: New construction

MASON SQUARE APARTMENTS II AT INDIAN MOTORCYCLE, Springfield, MA *

Program: Conversion of the historic Indian Motorcycle factory into a 60 unit multifamily community with office space
Construction Type: Historic adaptive reuse

MILLHOUSE OF ADAMS, Adams, MA *

Program: 117 units
Construction Type: Adaptive reuse of a historic mill

MINER STREET, Boston, MA

Program: New six-story, luxury condominium development with 61 mixed-income units
Construction Type: New construction

MODERA FRAMINGHAM, Framingham, MA

Program: New multifamily development with 270 units
Construction Type: New construction

MODERA MARSHFIELD, Marshfield, MA *

Program: 40B multifamily community consisting of 248 units across 15 buildings

Construction Type: New construction

MODERA NEEDHAM, Needham, MA

Program: Multifamily development with 136 units

Construction Type: New construction

MODERA WESTON, Weston, MA

Program: New multifamily development with 15 buildings consisting of 180 units

Construction Type: New construction

MONTE VISTA, Philadelphia, PA *

Program: 136 multifamily housing units

Construction Type: Rehabilitation of a dilapidated certified historic multifamily housing complex

MORAN SQUARE, Fitchburg, MA *

Program: Mixed-use multifamily community with 44 mixed-income units with 8,000 sf of commercial office space, designed to be Passive House Certified

Construction Type: Adaptive reuse and new construction

MOUNTFORT PLACE, Boston, MA

Program: A six-story building with 37 condominiums, a fitness center, and underground parking

Construction Type: New construction

NEPONSET LANDING, Quincy, MA

Program: A new 12-story apartment building with 280 units and a two-story above-grade parking garage

Construction Type: New construction

NEWGATE APARTMENTS, Centerville, VA

Program: 252 rental apartments

Construction Type: New construction

NORTHAMPTON SQUARE, Boston, MA

Program: 165,000 sf 29-story residential and commercial building with 242 studio units and a 12-story residential building

Construction Type: New construction and moderate rehabilitation

NUBIAN SQUARE, Roxbury, MA *

Program: A mixed-use TOD community with 177 mixed-income units, retail space, and a central plaza

Construction Type: New construction

OAK ROW APARTMENTS, Boston, MA

Program: Interior design of a luxury apartment community

Construction Type: New construction

OGDEN MILLS, Cohoes, NY *

Program: 120 units and commercial space

Construction Type: Rehabilitation of an early 19th-century five-story certified historic mill

OLIVER LOFTS, Roxbury, MA *

Program: Mixed-income, 62 unit LEED Silver Certifiable development including private courtyards and three artists' work-live units

Construction Type: Historic adaptive reuse of factory buildings

OLYMPIA TOWERS, New Bedford, MA *

Program: 130 multifamily housing units

Construction Type: New construction added to an existing certified historic stone building

ONE CHESTNUT PLACE, Quincy, MA

Program: 15-story tower with 140 units and 4,000 sf of ground floor retail space

Construction Type: New construction

OVERLOOK APARTMENTS, Gardner, MA *

Program: 137 multifamily rental units

Construction Type: New construction

PARK SQUARE, Rochester, NY *

Program: 385 units of multifamily housing

Construction Type: New construction and moderate rehabilitation

PEQUOT HIGHLANDS, Salem, MA

Program: 250 unit multifamily housing community across two buildings

Construction Type: Moderate rehabilitation

PETERBOROUGH HOUSING, Boston, MA

Program: 150 units

Construction Type: Rehabilitation and restoration of three certified historic city blocks with 13 apartment buildings

PILOT GROVE APARTMENTS, Stow, MA *

Program: 60 units of affordable housing

Construction Type: New construction

POND VIEW VILLAGE, Gloucester, MA *

Program: 34 units of affordable housing
Construction Type: New construction

RAFFLES BOSTON BACK BAY HOTEL & RESIDENCES, Boston, MA

Program: A new 33-story \$400M luxury, 400,000 sf tower with a mix of uses, including a five-star hotel, 146 condominiums, restaurants, and conference center
Construction Type: New construction

REDSTONE COURT, Allston, MA

Program: 84 units including flats and townhomes
Construction Type: New construction

RENAISSANCE ON THE RIVER, Lowell, MA

Program: 152 unit multifamily housing community
Construction Type: Adaptive reuse of the Lawrence Mills complex

REPTON PLACE, Watertown, MA *

Program: Phase I of a two-phase development providing 179 units
Construction Type: New construction

REVERE BEACH APARTMENTS, Revere, MA

Program: 208 unit multifamily community
Construction Type: New construction

RESIDENCES AT BRIGHTON MARINE, Brighton, MA *

Program: 102 units of Veteran Housing and 7,500 sf of community space
Construction Type: New construction and historic adaptive reuse

RESIDENCE AT READVILLE STATION, Boston, MA

Program: Multifamily TOD community with 305 units
Construction Type: New construction

RICE SILK MILL, Pittsfield, MA *

Program: 46 Units of mixed-income multifamily housing
Construction Type: Historic adaptive reuse of mill buildings

ROPEWALK, Boston, MA *

Program: 37 townhouse style apartments and museum within a unique 1,300-foot long granite building
Construction Type: Historic adaptive reuse

ROYAL MILLS AT RIVERPOINT, West Warwick, RI *

Program: Mixed-use multifamily community on 14-acres with 244 apartments and commercial and retail space
Construction Type: Conversion of the historic mill complex and new construction

ROYAL WORCESTER, Worcester, MA

Program: 140 unit apartment building
Construction Type: Restoration and rehabilitation of a historic corset factory

SCHOOLHOUSE 77, Roxbury, MA *

Program: 129 affordable units
Construction Type: Restoration of two historic school buildings

SEASIDE VILLAGE, Niantic, CT

Program: 41 unit condominium development
Construction Type: New construction

SMITH BUILDING, Providence, RI

Program: 36 artist live-work lofts
Construction Type: Adaptive reuse of a department store

SOUTH SIXTH STREET, Allentown, PA *

Program: 51 units in 18 rowhouse-style buildings
Construction Type: Historical renovation of two blocks of dilapidated housing

SOUTHBRIDGE MILLS, Southbridge, MA *

Program: 48 one-, two-, and three-bedroom affordable multifamily units
Construction Type: Historic preservation and adaptive reuse of mill #12 of the former American Optical Company complex

SPECTRA AT SIBLEY SQUARE, Rochester, MA

Program: 104 units of market rate multifamily housing
Construction Type: Adaptive reuse of a historic 1.0M sf former department store building

SPENCER LOFTS, Chelsea, MA

Program: Residential building with 100 lofts
Construction Type: Adaptive reuse and renovation of a factory building

STATE HULETT, Schenectady, NY *

Program: 105 units
Construction Type: Adaptive reuse of a historic warehouse

STATION 25, Albany, NY *

Program: 50 units of affordable multifamily housing
Construction Type: Adaptive reuse of a fire station and new construction

SUFFOLK DOWNS REDEVELOPMENT, East Boston, MA

Program: Phased development of 600+/- unit multifamily community
Construction Type: New construction

THE ANGLIM BUILDING, Brockton, MA

Program: 42 units of multifamily housing
Construction Type: Adaptive reuse of a former factory

THE ANNE M. LYNCH HOMES AT OLD COLONY, South Boston, MA *

Program: The phased construction of a 590 unit LEED Certified multifamily community, originally master planned by NBBJ
Construction Type: New construction over five phases

THE APARTMENTS AT BOOTT MILLS, Lowell, MA *

Program: The adaptive reuse of the Boott Mills complex into a rejuvenated mixed-use multifamily community with an onsite museum
Construction Type: Historic adaptive reuse of the oldest surviving cotton textile millyard in the U.S.

THE ARBORETUM AT CANTON, Canton, MA

Program: 156-unit apartment complex located on 40 acres of wooded preserve
Construction Type: New construction

THE ARCHER RESIDENCES, Boston, MA

Program: 62 luxury condos with 172,000 sf of residential space in historic Beacon Hill
Construction Type: Adaptive reuse of a Suffolk University classroom and office buildings

THE BERKELEY CENTRE, Boston, MA

Program: 53 luxury apartments and commercial space
Construction Type: Restoration and rehabilitation of a former Unitarian church

THE CARRIAGE LOFTS, Amesbury, MA

Program: A mixed-use multifamily development with 46 artist live-work units and condominiums with gallery space
Construction Type: Adaptive reuse of vacant mill buildings

THE CARRUTH, Dorchester, MA *

Program: A new mixed-use, mixed-income, TOD community with 116 units and 10,000 sf of retail space
Construction Type: New construction

THE CENTRAL BUILDING, Worcester, MA *

Program: 55 mixed-income units and retail space
Construction Type: Adaptive reuse of an office building

THE CORDOVAN, Haverhill, MA *

Program: 146 mixed-income live-work units
Construction Type: Adaptive reuse of a shoe factory

THE ELEMENT, Allston, MA

Program: 100 unit apartment building
Construction Type: New construction

THE FALLS, Quincy, MA

Program: 100 unit condominium community across five buildings
Construction Type: New construction

THE GREENHOUSE, Chelsea, MA *

Program: A seven-story, 72 unit mixed-income apartment building
Construction Type: Adaptive reuse of a parking garage combined with new construction

THE HAMMONDS AT CHESTNUT HILL, Brookline, MA

Program: 23 luxury condominiums with underground parking
Construction Type: New construction

THE HAYES AT RAILROAD SQUARE, Haverhill, MA *

Program: A mixed-use TOD community with 57 units and 5,000 sf of commercial space
Construction Type: Adaptive reuse of a shoe packing facility

THE HEIGHTS AT MONMOUTH, Eatontown, NJ

Program: Proposed redevelopment of 1.5M sf mall site into a live, work, play community including 700 units with 40,000 sf of retail, commercial, and restaurant space
Construction Type: New construction

THE HOLMES BUILDING, Cambridge, MA
Program: A seven-story, mixed-use development with 72 units, office, and retail space
Construction Type: New construction

THE HOMES AT SWAN POND, Walpole, MA
Program: 100 unit attached townhouse development
Construction Type: New construction

THE INDUSTRIAL BUILDING, Detroit, MI *

Program: 150 units
Construction Type: Renovation of a historic office building in an effort to repopulate downtown Detroit

THE KENSINGTON, Boston, MA
Program: A new \$172M luxury, 27-story LEED Gold Certified building with 381 units and 4,000 sf of active ground floor retail space
Construction Type: New construction

THE LEGACY AT ARLINGTON CENTER, Arlington, MA
Program: 134 unit market rate multifamily community with street level retail space
Construction Type: New construction

THE LOFTS AT 30 PINE, Gardner, MA *

Program: 55 units and community space
Construction Type: Renovation of a certified historic mill

THE LOFTS AT LOOMWORKS, Worcester, MA *

Program: 94 mixed-income units with a fitness center, laundry room, and surface parking
Construction Type: Adaptive reuse of historic mill

THE LOFTS AT POCASSET MILL, Johnston, RI
Program: 92 multifamily units
Construction Type: Adaptive reuse and historic preservation

THE LOOP AT MATTAPAN STATION, Boston, MA
Program: New mixed-use TOD community with 135 units and 10,000 sf of retail
Construction Type: New construction

THE METROPOLITAN, Boston, MA *

Program: A 23-story mixed-use building with 118 condominiums, 133 apartments, retail and community space, and an underground parking garage
Construction Type: New construction

THE MONARCH, Brighton, MA
Program: Condominium building with 83 units
Construction Type: New construction within the former St. John of God hospital campus

THE POINT AT 180, Malden, MA
Program: Five-story apartment building with 86 units
Construction Type: New construction

THE POINT AT WRENTHAM, Wrentham, MA *

Program: 240 unit multifamily development consisting of three buildings
Construction Type: New construction

THE RESIDENCES AT AMORY PARK, Brookline, MA
Program: 14 condominium unit development
Construction Type: New construction

THE SHIRES AT HIGHLAND, Fall River, MA
Program: 66 upscale cluster townhomes
Construction Type: New construction

THE SLATE AT ANDOVER, Andover, MA *

Program: 224 unit multifamily development with a resident community building
Construction Type: New construction

THE SOMERSET CONDOMINIUMS, Boston, MA
Program: 120 luxury condominiums with recreational facilities and a retail mall
Construction Type: Renovation and adaptive reuse of the well-known historic 19th century Boston hotel

THE ST. AIDAN, Brookline, MA
Program: A multifamily community with nine market rate condominiums
Construction Type: New construction

THE UNION AT 48 BOYLSTON, Boston, MA *

Program: Conversion of the former Boston Young Men's Christian Union Building into 46 units of affordable housing with 12,000 sf of commercial space
Construction Type: Adaptive reuse

THE WATERMILL | LOFTS AT LOWER MILL, Dorchester, MA
Program: Third and final phase of Walter Baker Chocolate Factory offering 17 loft-style and flat apartments
Construction Type: Renovation and adaptive reuse of the boiler building

THIRTYONE ELM STREET, Springfield, MA
Program: 74 units with retail and restaurant space on the first floor
Construction Type: Adaptive reuse and historic preservation

TOURISTER MILL, Warren, RI
Program: 190 multifamily units
Construction Type: Rehabilitation of a historic mill building

TREADMARK, Dorchester, MA *

Program: 83 unit mixed-income, mixed-use TOD community with 5,000 sf of ground floor retail space
Construction Type: New construction

TURTLE CROSSING, Braintree, MA *

Program: 201 condominiums, a community center, swimming pool, and fitness room
Construction Type: New construction

UPHAMS CROSSING, Dorchester, MA *

Program: 60 units of workforce housing and an additional 20 units of permanent affordable housing as well as community meeting space, a computer lab, and offices
Construction Type: Adaptive reuse and new construction

VALLEY BROOK VILLAGE I + II, Basking Ridge, NJ *

Program: 112 units of affordable veteran's housing
Construction Type: New construction

VILLAGE AT BROOKLINE, Brookline, MA
Program: 191 market rate townhome community with a community room
Construction Type: Moderate rehabilitation

VILLAGE AT NAUSET GREEN, Eastham, MA *

Program: 65 units of affordable and workforce housing
Construction Type: New construction

VOKE LOFTS, Worcester, MA *

Program: 84 mixed-income units
Construction Type: Conversion of a vocational technical school

WASHINGTON BUILDING, Detroit, MI *

Program: 150 units
Construction Type: Renovation of a historic office building in downtown Detroit

WATERFIELD SQUARE, Winchester, MA
Program: 18 luxury condominiums
Construction Type: Conversion of a mid-1920s school building

WATERTOWN MEWS, Watertown, MA *

Program: 206 mixed-income units, fitness room, community center, outdoor pool, and parking
Construction Type: New construction

WATERWAY APARTMENTS, Leominster, MA *

Program: 80 unit apartment complex
Construction Type: Preservation and restoration of a certified historic shirt factory combined with new construction

WEBSTER STREET CONDOMINIUMS, Brookline, MA
Program: 71 luxury condominium units and commercial space
Construction Type: New construction

WEST END PLACE, Boston, MA *

Program: 10-story apartment building with 183 units street level commercial space, and an underground parking garage
Construction Type: New construction

WESTERN AVENUE LOFTS, Lowell, MA *

Program: 50 affordable artist live-work lofts
Construction Type: Conversion of a mill building

WESTLAND AVENUE, Boston, MA *

Program: 97 units of subsidized and market rate housing
Construction Type: Rehabilitation of seven townhouses as part of a neighborhood revitalization project

WOBURN HEIGHTS, Woburn, MA
Program: 168 units
Construction Type: New construction

YARN WORKS, Fitchburg, MA *

Program: 96 mixed-income units
Construction Type: Adaptive reuse and renovation of the historic Neckege River Mill building

client references



CLIENT REFERENCES

While our work has been honored with many awards, we are most proud of our clients' successes and the firm's long-standing relationships that account for nearly 85 percent of TAT's repeat business. Our ability to understand and draw inspiration from our clients' goals has resulted in a national reputation as a design leader. We encourage you to speak with any of our references.

332 Main Street Associates

340 Main Street
Worcester, MA 01608
Contact: Katie Krock | President
Phone: 508.791.9258

Anthology Senior Living

2401 E 2nd Ave, Suite 500
Denver, CO 80206
Contact: Michael Duggan | Senior Vice President
Development
Phone: 720.805.0497

AvalonBay Communities

58 South Service Road, Suite 303
Melville, NY 11747
Contact: Matt Giammanco | Senior Director Development
Phone: 516.501.6000

AvalonBay Communities

101 Old Short Hills Road, PH1
West Orange, NJ 07052
Contact: Scott Fishbone | Vice President Development
Phone: 732.404.4827

AvalonBay Communities

600 Atlantic Avenue
Boston, MA 02210
Contact: Bill McLaughlin | Vice President
Michael Roberts | Senior Vice President
Phone: 617.654.9500

Balfour Senior Living

183 S. Taylor Avenue, Suite 155
Louisville, CO 80027
Contact: Michael Schonbrun | Founder + CEO
Susan Jurge | Co-Founder + General Counsel
Phone: 303.549.0044

Beacon Communities Development

2 Center Plaza, Suite 700
Boston, MA 02108
Contact: Howard Cohen | Chairman
Dara Kovel | CEO
Phone: 617.574.1100

Berkeley Investments

125 High Street, Suite 531
Boston, MA 02110
Contact: Tony Tanery | Executive Vice President
Phone: 617.439.0088

B'nai B'rith Housing New England *

34 Washington Street
Brighton, MA 02135
Contact: Susan Gittelman | Executive Director
Phone: 617.731.5291

Boylston Properties

800 Boylston Street, Suite 1390
Boston, MA 02199
Contact: Andrew Copelotti | Principal
Phone: 617.807.8203

Boys & Girls Clubs of Boston *

200 High Street, 3rd Floor
Boston, MA 02110
Contact: Robert Lewis Jr. | CEO
Phone: 617.994.4700

CA Ventures

448 North La Salle Drive
Floor 2, Chicago, IL 60654
Contact: Michael Duggan | Senior Vice President
Development
Phone: 720.805.0497

Center Court Partners

955 Massachusetts Avenue
Cambridge, MA 02139
Contact: Matthew Snyder | Co-Founder
Phone 914.522.0759

Chestnut Hill Realty

300 Independence Drive
Chestnut Hill, MA 02467
Contact: Ed Zuker | CEO
Phone: 617.323.2100

Conifer Realty

1000 University Avenue, Suite 500
Rochester, NY 14607
Contact: Tim Fournier | Chairman + CEO
Sam Leone | President
Phone: 585.324.0500

Curry College

1071 Blue Hill Avenue
Milton, MA 02186
Contact: Kenneth Quigley, Jr. | President
Phone: 617.333.0500

Davis

125 High Street, Suite 2111
Boston, MA 02210
Contact: Jonathan Davis | CEO + Founder
Stephen Davis | Co-President
Michael Cantaiupa | Chief Development Officer
Phone: 617.482.5500

Diversified Funding

63 Atlantic Avenue
Boston, MA 02110
Contact: Richard Bendelson | President
Phone: 617.227.0893

EA Fish Development

60 William Street, Suite 220
Wellesley, MA 02481
Contact: Matt Mittelstadt | Managing Director
Phone: 781.380.1600

Essence Development

6 Greene Street, Suite 603
New York, NY 10013
Contact: Jamar Adams | Founder + Managing
Principal
Phone: 212.401.6109

Evergreen Partners

560 NE 44th Street
Oakland Park, FL 33334
Contact: Brian Paulin | President
Phone: 954.332.1436

Federal Realty Investment Trust

450 Artisan Way
Somerville, MA 02145
Contact: Patrick McMahon | Senior Vice President
Phone: 617.684.1616

Fox Development

220 Boylston Street, Unit 1020
Boston, MA 02116
Contact: Robert Fox | President
Phone: 617.338.7772

Greystar

One Federal Street, Suite 1804
Boston, MA 02110
Contact: Gary Kerr | Director
Phone: 617.274.8810

Harbor Run Development

103 Border Street
Cohasset, MA 02025
Contact: Ted Lubitz | Principal
Phone: 781.710.5762*

Hart Development Associates

37 Bay State Road
Boston, MA 02215
Contact: Daniel Hart | President
Phone: 617.437.0400

Hearth *

1640 Washington Street
Boston, MA 02118
Contact: Mark Hinderlie | President + CEO
Phone: 617.369.1550

Heatherwood Luxury Rentals

58 Vanderbilt Motor Parkway, Suite 100
Commack, NY 11725
Contact: Christopher Capace | President
Phone: 631.775.2229

Housing Partnership Network *

1 Washington Street
Boston, MA 02108
Contact: Lisa Alberghini | Executive Vice President
Phone: 617.720.1999

Jefferson Apartment Group

2227 Washington Street, Suite 302
Newton Lower Falls, MA 02462
Contact: Sandi Silk | Senior Vice President
Phone: 667.453.4390

Kenney Development

120 Fulton Street
Boston, MA 02109
Contact: Robert Kenney, Jr. | President + CEO
Phone: 617.742.6640

Kensington Investment Company

347 Congress Street
Boston, MA 02110
Contact: Alan Lewis | Founder
Kurt Therrien | President of Real Estate Operations
Phone: 617.790.3900

LCB Senior Living

315 Norwood Park South, Suite 205
Norwood, MA 02062
Contact: Michael Stoller | CEO
Ed SanClemente | VP of Property Development
Phone: 781.619.9320

Leggat McCall Properties

10 Post Office Square
Boston, MA 02109
Contact: Mahmood Malih | Co-President
Phone: 617.422.7031

Lendlease

20 City Square, 2nd Floor
Boston, MA 02129
Contact: Nicholas Iselin | General Manager of
Development
Phone: 617.557.6400

Lincoln Property Company

53 State Street, 8th Floor
Boston, MA 02109
Contact: Scott Brown | Executive Vice President
Scott Faber | Senior Vice President
Phone: 617.951.4100

MassHousing

One Beacon Street
Boston, MA 02108
Contact: Crystal Kornegay | Executive Director
Phone: 617.854.1000

Meredith Management

12 Broadway
Beverly, MA 01915
Contact: John Rosenthal | President
Phone: 617.985.2200

Mill Creek Residential Trust

84 State Street, Suite 920
Boston, MA 02109
Contact: Douglas Arslam | Senior Managing
Director of Development
Phone: 617.934.8072

MRK Partners

5230 Pacific Concourse Drive Suite 350
Los Angeles, CA 90045
Contact: Sydne Garchik | Founder + President
Cathy Coler | COO
Phone: 424.999.4581

Hunneman

303 Congress Street
Boston, MA 02110
Contact: Stuart Pratt | Chairman
Phone: 617.457.3400

Noannet Group

425 Boylston Street
Boston, MA 02216
Contact: Jordan Warshaw | President
Phone: 617.933.7715

Nordblom

71 Third Avenue
Burlington, MA 01803
Contact: Todd Nordblom | President,
Todd Fremont-Smith | Senior Vice President + Director
of Mixed-Use Projects
Phone: 781.272.4000

Nuestra Comunidad Development Corporation *

56 Warren Street, Suite 200
Roxbury, MA 02119
Contact: Diane Clark | Director of Real Estate
Phone: 617.427.3599

Peabody Properties

536 Granite Street
Braintree, MA 02184
Contact: Melissa Fish-Grane | Principal + COO
Betsy Collins | Vice President of Development
Phone: 781.794.1000

Pennrose Properties

50 Milk Street, 15th Floor
Boston, MA 02109
Contact: Charlie Adams | Regional Vice President
Phone: 857.415.4650

Pennrose Properties

1301 North 31st Street
Philadelphia, PA 19131
Contact: Timothy Henkel | President
Phone: 267.362.8660

Planning Office for Urban Affairs *

84 State Street, Suite 600
Boston, MA 02109
Contact: Bill Grogan | President
Phone: 617.350.8885

Preservation of Affordable Housing *

2 Oliver Street, Suite 500
Boston, MA 02109
Contact: Rodger Brown | Managing Director of
Real Estate
Phone: 617.261.9898

Rees-Larkin Development

179 Boylston Street, Building P
Jamaica Plain, MA 02130
Contact: Jon Rudzinski | Owner
Phone: 617.838.9388

Related Companies

30 Hudson Yards
New York, NY 10001
Contact: Jeffrey Brodsky | Vice Chairman
Michael Antonik | Senior Vice President
Phone: 212.801.1000

Rise Construction Management

12 Ericsson Street
Dorchester, MA 02122
Contact: Jim Grossman | Founder + CEO
Phone: 877.828.7473

RPT Realty

19 W 44th Street, Suite 1002
New York, NY 10036
Contact: David Ortner | Vice President of
Development
Phone: 212.221.1261

Saunders Hotel Group

715 Boylston Street, Suite 310
Boston, MA 02116
Contact: Gary Saunders | Chairman
Phone: 617.425.0900

Silver Street Development Corporation

33 Silver Street, Suite 200
Portland, ME 04101
Contact: Roger Gendron | President
Matt Kesselhaut | Partner + CIO
Phone: 207.780.9800

The Barkan Companies

24 Farnsworth Street
Boston, MA 02210
Contact: Peter Barkan | CEO
Phone: 617.482.5500

The Caleb Group *

491 Humphrey Street
Swampscott, MA 01907
Contact: Debbie Nutter | President + CEO
Phone: 781.592.0770

The Community Builders *

185 Dartmouth Street, 9th floor
Boston, MA 02116
Contact: Bart Mitchell | CEO
Phone: 617.695.9595

The Green Cities Company

1477 NW Everett Street
Portland, OR 97205
Contact: Kelly Saito | Managing Partner
Phone: 503.802.6613

The HYM Investment Group

One Congress Street, 10th floor
Boston, MA 02114
Contact: Thomas O'Brien | Managing Partner + CEO
Douglas Manz | Partner + CIO
Phone: 617.248.8905

The Kraft Group

One Patriot Place
Foxborough, MA 02035
Contact: Ted Fife | Development Vice President
Daniel Kiantz | Director of Site Development
Phone: 508.384.4230

The Neighborhood Developers *

4 Gerrish Avenue #2
Chelsea, MA 02150
Contact: Rafael Mares | Executive Director
Phone: 617.545.8301

The Northbridge Companies

71 Third Avenue
Burlington, MA 01803
Contact: James Coughlin | CEO
Wendy Nowokunski | President
Phone: 781.372.2424

Toll Brothers

116 Flanders Road Suite 1200
Westborough, MA 01581
Contact: Ketan Joshi | Director of Development and Construction
Lou Tamposi | Sr. Acquisitions + Development Manager
Phone: 855.897.8655

Trammell Crow Residential

2276 Washington Street, Suite 100
Newton Lower Falls, MA 02462
Contact: Andy Huntcon | Managing Director
Phone: 781.489.3280

Trinity Financial

75 Federal Street
Boston, MA 02110
Contact: Patrick Lee | Principal
James Keefe | Principal
Phone: 617.720.8400

V10 Development

190 Old Colony Avenue
Boston, MA 02127
Contact: John Tocco | Managing Partner + COO
Ricky Beliveau | Managing Partner + CFO
Phone: 781.405.2179

Welltower

233 Wilshire Boulevard
Santa Monica CA 90401
United States of America
Contact: Patrick Keoperine | Assistant Vice President
Phone: 419.360.9086

Wingate Companies

100 Wells Avenue
Newton, MA 02459
Contact: Mark Schuster | CEO
Phone: 617.558.4001

Wingate Healthcare

63 Kendrick Street
Needham, MA 02494
Contact: Scott Schuster | Founder + CEO
Phone: 781.767.9600

WinnCompanies

One Washington Mail, Suite 500
Boston, MA 021098
Contact: Gilbert Winn | CEO
Larry Curtis | President + Managing Partner,
WinnDevelopment
Phone: 617.742.4500

Wood Partners

91 Hartwell Avenue
Lexington, MA 02421
Contact: Jim Lambert | Managing Director
Mark Theriault | Managing Directors
David Moore | Vice President of Preconstruction
Phone: 978.369.8111

Villebridge Real Estate Development

1150 Great Plain Avenue #920056
Needham, MA 02492
Contact: Lars Unhjem | Founder
Phone: 617.418.3575

Daily we are reminded that our mission goes beyond designing buildings. It is a life-work commitment to making the world a better place in which to work, to live, to learn and to grow. It is our obligation, through our work, to demonstrate that TAT is advancing the living standards of people through an improved environment and making the architectural profession of ever-increasing service to society.



Bob Verrier, FAIA NCARB
Founder | 1940–2021



Michael Liu



Mike Binette



Ed Bradford



Gary Kane



Jay Szymanski



Bill Moran



tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill Chelsea, MA 02150 617.889.4402 architecturalteam.com

Allen & Major Associates, Inc.
Summary of Qualifications

Civil Engineering Division



ALLEN & MAJOR
ASSOCIATES, INC.

Offices:

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

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

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

CIVIL ENGINEERING DIVISION

Services Overview:

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

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

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

Sample Projects:

- Brightview Assisted Living – Billerica, MA
- Cambridge Center – Cambridge, MA
- CVS Corporate Campus – Woonsocket/Cumberland, RI
- Dave & Buster's – Woburn, MA
- Elan Union – Watertown, MA
- Legacy Place – Dedham, MA
- Oak Point – Middleboro, MA
- Rosebrook Office Park – Wareham, MA
- The Victor Apartments – Boston, MA
- Trade Center 128 – Woburn, MA
- Winchester Hospital - Winchester, MA
- North Shore Crossing – Beverly, MA
- Northern Bank and Trust – Woburn, MA
- Jefferson Park State & Federal – Cambridge, MA
- The Chocolate Factory – Mansfield, MA
- Ledges at Woburn – Woburn, MA
- Brightview Canton – Canton, MA
- Stone Place – Melrose, MA
- Super Walmart – Saugus, MA
- The Point – Littleton, MA
- ALTA at Legacy Farms – Hopkinton, MA
- MGM – Springfield, MA





ALLEN & MAJOR
ASSOCIATES, INC.

Offices:

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

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

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

CIVIL ENGINEERING DIVISION

Representative Clients:

A.D. Makepeace Company
Abacus-Eisen Architects
American Retail Properties
Architectural Team, Inc. (The)
Arrowstreet
Atlantic Retail Properties
B.E.R Engineering
Baker/Wohl
Benchmark Senior Living
Bergmeyer Associates, Inc.
Berkshire Residential Development
BKA Architects
Boston Properties, Inc.
Boston Realty Advisors
Bowdoin Construction Corp.
Boylston Properties Company
Brightview Senior Living
Brixmor
Brown Rudnick Berlack Israels
Brown, Lindquist, Fenuccio, Raber Architects
Cabot, Cabot & Forbes
Callahan, Inc.
CEA Group, Inc.
Classic Site Solutions, Inc.
CM&B
Commodore Builders
Construction Source Management
Criterion Development Partners
Davenport Properties
Dellbrook
DiGiorgio Associates, Inc.
DiMella Shaffer Associates
Dolben Company, Inc.
Elkus /Manfredi Architects, LTD
Fairfield Residential
Federal Realty Investment Trust
Form & Place
Grossman Development Group
Gutierrez Company (The)
HDS Architecture, Inc.
KeyPoint Partners, LLC
KGI Properties, LLC
LCB Senior Living
Leggat McCall Properties
Linear Retail Properties, LLC
MGM Resorts International
Mill Creek Residential Trust, LLC
National Amusements, Inc.
National Development
New England Construction
Paragon Outlet Partners, LLC
Perkins + Will
Phase Zero Design
Plumb House
Prellwitz Chilinski Associates
Princeton Properties
Pro Con, Inc.
Riemer & Braunstein, LLP
Riverside Properties
RMD, Inc.
Rob Bramhall Architects
Rubinstein Partners
Sam Park & Company
Saxon Real Estate
Shelter Group, LLC, The
Simpson Housing
SN Consulting Group LLC
Spagnolo Gisness & Associates, Inc.
Starck Architects
Studio Troika Inc.
Summit Realty Partners
Thayer & Associates, Inc.
Tishman Construction
Toll Brothers Apartment Living
Urbanica
VMY Architects





CIVIL ENGINEERING DIVISION

Offices:

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

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

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

Representative Clients/Local, Federal, Municipal and Public:

Department of Housing and Community Development (DHCD)
Woburn Redevelopment Authority
Massachusetts Department of Fish and Wildlife
Massachusetts Port Authority (MassPort)
Various Local Housing Authorities
Department Of Conservation and Recreation (DCR)
Boston Redevelopment Corp
City of Boston Public Facilities

Awards:

2017 James D.P. Farrell Award for Brownfield's Project of the Year – Hilton Homewood Suites, Chelsea MA.

*2016 American Civil Engineering Companies Engineering Excellence Bronze Award
Brightview Canton, Canton MA*

*2016 American Civil Engineering Companies Engineering Excellence Bronze Award
Benchmark at Woburn, Woburn MA*

*2016 American Civil Engineering Companies Engineering Excellence Bronze Award
The Point, Littleton MA*

*2016 Plan NH Merit Award
University Edge, Durham NH*

*2014 American Civil Engineering Companies Engineering Excellence Bronze Award
620 Washington Street (Winchester Hospital), Winchester MA*

*2012 NH American Society of Civil Engineers Outstanding Engineering Achievement Award
Enterprise Bank, Pelham NH*





Timothy J. Williams, PE

Co-Owner and Principal

Team Role: Principal-in-Charge

Tim Williams serves as a Principal at Allen & Major Associates, Inc. With over 30 years of experience, his extensive background includes planning, design, permitting, and construction document preparation for numerous public and private sector projects. His background also includes specification writing, quantity cost estimation, field studies and investigations, and analysis, as well as construction oversight services. Recognized for his expertise and ability, Tim has managed the design efforts for some of the largest and most significant projects in the firm's history. Throughout each project, Tim will be responsible for the overall delivery of professional service provided by Allen & Major Associates, Inc. He will provide support to the A&M team, oversee quality control on all deliverables to the development team, and will represent the project team at any meetings as requested.

PROJECT EXPERIENCE

Multi-Family Residential

- Everly Apartments - Wakefield, MA
- Natick Modera Center – Natick, MA
- Talia – Marlborough, MA
- 455 Harvard Street – Brookline, MA
- Mave Apartments - Stoneham, MA
- Residences on the Charles - Watertown, MA

Commercial

- Legacy Place - Dedham, MA
- Woburn Foreign Motors - Woburn, MA
- Woburn Landing - Woburn, MA

Institutional

- Brightview at Canton - Canton, MA
- Lahey Hospital & Medical Center - Burlington, MA
- Winchester Hospital - Winchester, MA

Public/Municipal

- Boston Planning & Development Agency
- Cambridge Housing Authority

Specialty

- Logan ConRAC - Boston, MA
- MGM Springfield - Springfield, MA

100 Commerce Way, Suite 5
Woburn, MA 01801

(781) 935-6889 Ext. 9448

(781) 589-0363

twilliams@allenmajor.com

EXPERIENCE

A&M - 19 Years
Overall - 34 Years

EDUCATION

1993, B.S., Civil Engineering,
Central Connecticut State
University

REGISTRATIONS

Professional Engineer —
CT (PEN.0021386)
ME (PE14158)
MA (43119)
NH (12916)

allenmajor.com



About Us

The team of Allen & Major Associates, Inc. (A&M) is a multi-disciplinary consulting firm dedicated to the practices of civil engineering, environmental consulting, land survey, and landscape architecture. Our work is an integral part of site development and we use our skills to optimize performance, site functionality, and land value. With offices in Woburn MA, Lakeville MA, and Manchester NH, we provide services throughout the Northeast corridor.

Land use planning and development is complicated. It takes experience to be able to master the nuances of the process. It also takes foresight to responsibly develop a site. Our goal with every project is to blend the built environment with the natural environment it surrounds. By utilizing the features that make a site unique, rather than altering them, we produce responsible, appealing designs that meet the needs of the communities we serve. We believe this approach also makes the development process less encumbered.

We work collaboratively with other members of the project design team including, architects, construction management firms, land use attorneys, and local/State/Federal regulators to recognize your vision. Our work informs theirs.

We have a staff of 35+ professionals in conceptual & master planning, site design, environmental permitting, stormwater, and landscape architecture. Our portfolio of projects represents the following markets:

- **Academic & Student Housing**
- **Commercial & Industrial**
- **Healthcare**
- **Hospitality & Entertainment**
- **Master Planning & Landscape Architecture**
- **Multi-Family Residential**
- **Public, Municipal & Government**
- **Retail & Mixed-Use**
- **Senior Housing & Assisted Living**
- **Sports & Recreation**



Civil Engineering


Civil site engineering is a dynamic approach to problem-solving. The A&M civil team is comprised of Professional Engineers (PE), Engineers in Training (EIT), and support staff. They have a broad perspective of project development based on their years of experience and training and can provide insight as to what IS or ISN'T necessary to drive a project to completion. They utilize state-of-the-art means and methods to lower project costs, eliminate schedule delays, and anticipate site opportunities and constraints.

We provide planning, design, preservation, and rehabilitation of the natural and built environments within urban and rural settings for both public and private sector clients.

Our services include:

- **Construction Consultation**
- **Due Diligence & Feasibility Studies**
- **Federal, State & Local Permitting**
- **Grading & Drainage Design**
- **Master Planning**
- **Peer Review Services**
- **Parking & Roadway Design**
- **Septic Design**
- **Site Development & Re-Development**
- **Soil Evaluations**
- **Utility Design Services**
- **Wetland Resources**

We are proud members of the U.S. Green Building Council and support sustainable construction, Best Management Practices, and renovation initiatives.



Land Surveying

Our Land Surveying Division offers comprehensive land surveying services to meet the needs of our various clients. Division staff includes Professional Land Surveyors licensed in Connecticut, Massachusetts, New Hampshire, and Rhode Island. Our field crews are supported by in-house project managers who provide quality control and oversee drafting. Our field crews utilize state of the art technology including Carlson SurvCE, Leica GPS and Robotic Total stations.

Our staff has vast Civil 3D training and adheres strict AutoCAD standards. This ensures a consistent quality product between our three office locations. Quality AutoCAD base plans can ensure a seamless workflow throughout the duration of your project.

A&M is a pre-qualified vendor through the Operational Services Division under PRF-69, as well as MassDOT. Our team can quickly and efficiently provide the following services to meet various project needs:

- ALTA/NSPS Land Title Surveys
- As-Built Surveys
- AutoCAD Services
- Construction Layout
- Existing Conditions & Topographic Surveys
- FEMA Flood Certification
- Interior Building Survey for Fit-up or Expansion
- Property Line Surveys
- Roadway & Right-of-Way Surveys
- Site Planning
- Subdivision & Condominium Surveys
- Utility Location Surveys & Layout
- Zoning Board & Variance Support

Project Profile

PROJECT STATS

Wood Partners

Multi-Family/Residential
40B Development

20 Acres
280 Units

Completed in 2018



The Westerly at Forge Park

Franklin, Massachusetts

In partnership with Wood Partners and CUBE 3 Studio, Allen & Major Associates, Inc. provided land surveying and civil engineering services for this 280-unit multi-family development situated in Franklin, Massachusetts. The overall project consists of three 4-story buildings with 457 parking spaces, two parking garages, a bus shelter, a clubhouse, and a children's play area.

- Stormwater solutions consisted of eight separate underground infiltration chamber systems, porous pavement sections, grass pavers and porous concrete pavers. The hardscape also served as an aesthetic feature within the landscape.
- Permits successfully acquired for this project include a Comprehensive Permit by the Zoning Board of Appeals, Notice of Intent by the Conservation Commission, MassDOT Access Permit, and a General Construction Permit.
- A&M worked with the Franklin Historical commission to provide an assessment of an on-site deteriorated structure relative to the rich history of Franklin and its place in the life of Benjamin Franklin. While the structure could not be salvaged, the design team worked with the Town to provide a historical monument and granite bounded landscaping that will continue to identify the significance of the property in the history of the Town. The marker is a collaborative design exercise between the Historical Commission, the Building Inspector, the owner and the project team.

Project Profile



PROJECT STATS

JPI

Multi-Family/Residential
40B Development

244 Units

Completed in 2017



Paddock Estates at Boxborough

Boxborough, Massachusetts

Allen & Major Associates, Inc., in partnership with JPI and Sheskey Architects, provided civil engineering and landscape architectural services for Paddock Estates at Boxborough, formerly known as the Jefferson at Beaver Brook, in Boxborough, Massachusetts.

- The project features 11 buildings with 244 multi-family units, a clubhouse, pool, and numerous site amenities for residents, with on-site surface and covered parking.
- A&M's civil engineering division provided the design services for all site improvements, grading and drainage, and stormwater management. The design also features a fire pump house and pond, an on-site wastewater treatment plant, and a water treatment plant for on-site wells.
- Landscape architectural design amenities around the clubhouse include a heated pool, cabana with outdoor showers, and an outdoor bar. Nearby are a barbeque and dining area with a wooden pergola. Active recreational amenities include a basketball court, multiple fire pits, children's playground, winding walking paths connecting the campus, a dog park, and bocce court.
- Plantings throughout the site were carefully selected and placed to enhance the setting.

Project Profile



PROJECT STATS

The Dolben Company

Multi-Family/Residential
40B Development

1.78 Acres
234 Units

Completed in 2018



The Residences at Great Pond

Randolph, Massachusetts

In partnership with The Dolben Company, Allen & Major Associates, Inc. provided land surveying, civil engineering, and construction consultation services for the development of a vacant lot located on Pacella Park Drive in Randolph, Massachusetts.

- The proposed development includes five multi-family residential buildings providing a total of 234 units and 396 surface parking spaces.
- Additional site amenities include a Clubhouse, pool area, and access gates.
- Located to the north of the project site is the Blue Hill River, which presented challenges during the design and permitting process. Challenging site features included avoiding any disturbance to the Blue Hills River "top of bank" area, keeping structures outside of the local 25-foot buffer to said top of bank, additional permitting because the site infringed upon the FEMA Zone A, and because the site abuts a surficial water supply.
- The A&M team worked closely with the Randolph Fire Department during the design and permitting process while providing Hydrant Flow Testing and field testing for the locations of the proposed access gates.

Project Profile

PROJECT STATS

Alliance Residential
Company

Multi-Family/Residential
40B Development

1.73 Acres
220 Units

Under Construction



Broadstone The Cove

Hingham, Massachusetts

Allen & Major Associates, Inc., in partnership with Alliance Residential Company, LLC, is providing land surveying, civil engineering, and construction administration for the demolition and redevelopment of an abandoned office building located at 230 Beal Street in Hingham, Massachusetts.

- The proposed development includes two multi-family residential buildings with subsurface parking garages under both buildings. Building 1 includes 82 units and a 54-parking stall garage while Building 2 includes 138 units and a 162-parking stall garage. Other site amenities include a boardwalk plaza area and ramp leading to a conservation land south of the site.
- During the permitting process, A&M also provided field services including an Existing Sewer Infrastructure Assessment Report, a Lift Station (Pump Station) Assessment Report, Hydrant Flow Testing, soil evaluation, and flying balloons at proposed building corners to allow abutting residents to see the proposed building location.
- Challenging site features included avoiding a stump burial area during the design and construction of the project, additional permitting because the site is considered an Area of Critical Environmental Concern. The site is also located in the vicinity of an ancient Native American and historical period archaeological resource area for the Mashpee Wampanoag Tribe.

Project Profile



PROJECT STATS

Trammel Crow Residential

Multi-Family

19.2 +/- Acres
240 Units/SF

Completed in 2020



The Point at Wrentham

Wrentham, MA

The Point at Wrentham is a multi-family residential project located within a 50+ acre mixed-use lifestyle development known as Ledgeview Way. A&M in partnership with Trammel Crow Residential provided land survey, civil engineering, and construction consultation services for this project. The overall scope included 240 housing units in multiple buildings with associated parking; site access drives; drainage improvements; utility coordination and site amenities. Drainage facilities were thoughtfully designed to comport with the requirements of Discharge near Zone A of a Surface Water Supply Protection zone. The site also included significant accommodations for the shallow presence of the underlying ledge. The ledge was used to create onsite terraces and retaining walls that complement the site features.

The project was successfully permitted through the Massachusetts Environmental Policy Act (MEPA). A&M also secured modifications to a Comprehensive Permit through the Town of Wrentham Zoning Board of Appeals and an amended Notice of Intent with the Conservation Commission.

Land survey services included construction layout, as-built of the site and roadway, and a post-construction ALTA/NSPS Survey.

Project Profile



Renderings Courtesy of Market Square Architects

PROJECT STATS

Picerne Real Estate Group

Multi-Family/Residential
40B Development

320 Units

Anticipated Completion
Date in 2020



The Oasis at Plymouth Plymouth, Massachusetts

Allen & Major Associates, Inc. (A&M) in partnership with Picerne Real Estate Group and Market Square Architects have completed the preliminary phase of The Oasis at Plymouth, a 320-unit apartment complex, which is being permitting under the State's General Law Chapter 40B program.

- Located just behind the Home Depot, the project will include six, four-story buildings and associated garage buildings and surface parking spaces. The upscale design includes a clubhouse and an outdoor pool. Other amenities include a playground, grilling area, outdoor games area, dog park, and walking paths that connect with woodland trails in conservation areas.
- A&M is providing our full range of services for this project, including land survey, civil and structural engineering, environmental consulting and landscape architecture. Ground breaking is anticipated in Spring 2019, with completion to coincide with the 400-year anniversary of the founding of the colony in 1620.

Project Profile

PROJECT STATS

Taj Estates, LLC

Multi-Family/Residential
40B Development

24 Acres
179 Units

Completed in 2019



Taj Estates

Stoughton, Massachusetts

Allen & Major Associates, Inc. is currently providing land surveying, civil engineering, environmental consulting, and landscape architectural services for Taj Estates, formerly known as Woodbridge Crossing, bound by West, Island, and Central Streets in Stoughton, Massachusetts.

- Taj Estates features 179-units within five buildings, and spread out over 24-acres of land.
- A&M successfully navigated the permitting process, which included Zoning Board of Appeals approval under the Comprehensive Permit Act and Conservation Commission approval for work within the 100-foot buffer zone of a wetland, floodplain alteration, and wetland filing and replication.
- Extensive off-site improvements were designed within Central Street, including lane widening, re-alignment of an intersection, and the installation of a traffic signal at the front entrance of the site.
- The site layout and grading were optimized to reduce earthwork and the overall disturbance to the property.
- Stormwater was managed using a combination of subsurface and surface systems to minimize cost and maintenance requirements. The end result is a thriving community in place of the previously vacant deteriorating industrial use.



Additional Project Experience

Massachusetts General Law Chapter 40:

- The Residences at Great Pond - Randolph, MA
- Paddock Estates - Boxborough, MA
- Alpine Village - Billerica, MA
- Broadstone The Cove - Hingham, MA
- The Val - Billierica, MA
- Broadstone 305 - Waltham, MA
- Saugus Ridge - Saugus, MA
- Taj Estates - Stoughton, MA
- The Oasis at Plymouth - Plymouth, MA
- The Westerly at Village Forge - Franklin, MA
- Woburn Heights - Woburn, MA
- Villas at Old Concord - Billierica, MA
- Princeton Westford - Westford, MA
- The Point at Wrentham - Wrentham, MA
- 33-39 Main Street - Medway, MA
- 104 Boston Post Road - Weston, MA
- Hendries at Central Station - Milton, MA
- The Pines Residence - Sherborn, MA
- Apple Hill Estates - Sherborn, MA
- Rochester Crossroads - Rochester, MA
- Heron Cove Estates - Marion, MA
- Arbella at Ashland - Ashland, MA
- 455 Harvard - Brookline, MA
- 500 Harvard - Brookline, MA
- Rolling Green - Andover, MA
- Rose Hill Manor - Billerica, MA
- Jefferson Park State - Cambridge, MA
- Feinburg Bog Road - Duxbury, MA
- 19-35 River Street - Winchester, MA

EXHIBIT 1

Robert J. Michaud, P.E., MSCE MDM Transportation Consultants, Inc.

Position: Managing Principal, Transportation Planning & Permitting

Years of Professional Experience: 35

Education Northeastern University, M.S.C.E., 1999; Worcester Polytechnic Institute, B.S.C.E., 1988

Affiliations American Society of Civil Engineers; Institute of Transportation Engineers; Boston Society of Civil Engineers - Transportation Committee, Chair 1999-2000 - Nominating Committee 2000-2002

Registration Registered Professional Engineer: Massachusetts #38101; Rhode Island # 9038; New Hampshire # 12925; Connecticut #29401

SUMMARY OF EXPERIENCE

Mr. Michaud has 35 years of experience directing and participating in numerous transportation planning and engineering projects in the New England States. Included in his experience are studies and design efforts encompassing traffic operations and analysis, highway engineering and design, signal system planning and design, parking studies, traffic impact studies, transportation planning, transportation air quality analysis, and transportation peer review for various municipalities. He has conducted these efforts for state governments, cities and towns, and private sector clients.

Transportation Studies

Mr. Michaud has directed and participated in more than 900 transportation impact studies identifying impacts and designing mitigation measures for residential, retail, commercial, office, industrial, institutional, recreational, medical, and hotel facilities throughout New England. He has presented testimony to over 300 Boards of Selectmen, City Councils, Planning Boards and Zoning Boards of Appeal.

Industrial Projects include: Palmer Renewable Energy & Batch Asphalt Plant facility (38mw), Springfield MA; Weavers Cove LNG facility (200,000 m³ Tank), Fall River MA; Pioneer Renewable Energy biomass facility (50 mw), Greenfield MA; Hardwick Landfill Evaluation, Hardwick MA; Boston Beer Works manufacturing/distribution facility (315,000 sf), Freetown MA; National Grid Warehouse/Distribution facility (87,500 SF), Northbridge MA; Central Steel Warehouse/Distribution facility (58,000 sf), Marlborough, MA; American Ice Co Manufacturing facility (27,000 sf), Boston MA; Amazon Sortation Facility, Uxbridge MA (520,000 sf); Home Depot Warehouse/Distribution facility, Tewksbury MA (715,000 sf); Campanelli Business Park, Uxbridge MA (1.4 msf); Campanelli Manufacturing Facility, Northborough MA (215,000 sf); Rhino Capital Warehouse Facility, Billerica MA (90,000 sf).

Residential Projects include: Meadow Creek 200 unit Golf Course Subdivision, Dracut, MA; 50-unit residential subdivision, Stratham, NH; 54-unit condominium development; S. Boston, MA; 640 unit (40B) residential development - Archstone Communities, Woburn, MA; 436 unit (40B) residential development - Archstone Communities, Methuen, MA; 232 unit (40B) residential development - Archstone Communities, Reading, MA; 300-unit residential condominium development, S. Boston, MA; 404-unit (40B) residential development - Chrysler Apartments LLC, Natick, MA; 200 unit (40B) residential development, JPI Inc., Westford, MA; 196 Unit (40B) residential development - North Andover Holdings, North Andover, MA.

Institutional & School Projects include: Children's Hospital Clinical and Research Buildings, Boston; Harvard Institute of Medicine Research Tower, Boston, MA; Boston College Middle Campus Dormitory Expansion, Chestnut Hill, MA; Medi-Plex Nursing Home/Medical Building, Concord, MA; Massachusetts General Hospital Campus Expansion Program, Boston, MA; Northampton State Hospital Redevelopment, Northampton, MA; Biotechnology Park, Worcester Foundation, Shrewsbury, MA; UMass Lowell Campus Transit Master Plan; Next Generation Child Care Centers (NGCC), Hopkinton MA, Walpole MA and Acton, MA; LEAP Schools Concord MA and Lexington MA; Brooke Charter School Mattapan, MA; MATCH Public Charter Schools, Jamaica Plain and Roxbury, MA; Bresnahan Model School Newburyport MA; KIPP Academy Charter School, Lynn MA; Neighborhood House Charter School, Dorchester MA; Excel Academy Charter School, E. Boston, MA; Algonquin Regional High School, Northborough, MA.

Mixed-Use projects include: Fan Pier development, S. Boston, MA (3 Million Square feet); Millennium Place Development, Boston, MA (1.4 million square feet); Mashpee Commons Neighborhood Development, Mashpee, MA; Boston Waterfront Hotel and Residences at Parcels F2, G and J, South Boston, MA; South Bay Mixed Use Development, Dorchester MA (900,000 square feet); Woburn Village Mixed Use Development, Woburn MA (700,000 square feet).

Retail Projects include Wonderland Marketplace Shopping Center, Revere, MA; Costco Wholesale Warehouse, Dedham and Waltham, MA; The Home Depot, Shrewsbury and W. Roxbury, MA; Westpark Retail development, Framingham/ Natick, MA; Shaw's Supermarkets, Concord NH, Worcester, Wareham, Carver, and West Bridgewater; Stop & Shop Store fuel facility program - New England (various locations); Target Retail Center (200,000 sf retail), Hanover MA; Harrington Farms Shopping Center (113,000 sf retail), Shrewsbury MA; Walgreens Pharmacy locations in Holden, N. Reading, Worcester, Leominster and Lakeville MA.

Recreational Projects include: Hartford NFL Stadium Transportation Study, Hartford, CT; Nashawtuc Senior PGA Classic Traffic Management Plan, Concord, MA; Fore Kicks II Recreation Center, Marlborough MA; Recreational Field Complex, Town of Dedham, MA; Community Park Complex, Winchester Soccer Club, Winchester MA; Wellesley Sports Center, Route 9 Wellesley MA.

Highway Planning and Engineering

Mr. Michaud's highway planning and engineering expertise include numerous highway/ traffic operation and design studies including all phases of analysis and design from initial concept development stage to construction inspection. Project examples include:

Biddeford - Saco Short-term Corridor Planning Study, Biddeford and Saco, ME; Tewksbury Commons Transportation Improvement Project, Tewksbury, MA; Winchester Square Transportation Improvement Project, Springfield, MA; Route 140 Relocation Project, Franklin, MA; Rutland Bypass Corridor Design Project, Rutland, VT; US Route 1 Long-Range Safety Improvement Environmental Assessment, Walpole-Wrentham, MA; Metropolitan Springfield Integral Transportation Systems Strategic Deployment Plan, MA; MassPike Boston Extension Ramps Feasibility Study.

Transportation and Air Quality Modeling

Mr. Michaud has expertise in conducting mobile source air quality evaluations and transportation systems modeling for numerous private land development projects, and state departments of transportation. Representative projects include:

Great Hartford Carbon Monoxide Re-designation Request Transportation and Air Quality Modeling (Connecticut Department of Transportation); Rhode Island Congestion Management and Air Quality Analysis (Rhode Island Department of Transportation); Connecticut Department of Transportation Incident Management Program Transportation and Air Quality Evaluation (ConnDOT); Metro Boston Intelligent Vehicle Highway Systems Strategic Deployment Plan Transportation and Air Quality Coalition (MassHighway Department); Florida Department of Transportation 1-595 Advanced Traffic Management System Transportation and Air Quality Evaluation (FDOT); New Bedford/Fall River Commuter Rail Project Traffic and Air Quality Evaluation (Massachusetts Bay Transit Authority); Mesoscale and micro-scale transportation and air quality studies to support various mixed-use retail, commercial and office developments in Massachusetts, and Maine.

Expert Peer Review and Testimony

Mr. Michaud has conducted numerous peer-review studies on behalf of municipal governments in Massachusetts and has been recognized as a qualified expert in the area of transportation planning and engineering in the Commonwealth of Massachusetts, Connecticut, New Hampshire, and Rhode Island. Representative municipal governments include:

- Town of Burlington, Massachusetts
- Town of Dracut, Massachusetts
- Town of Grafton, Massachusetts
- Town of Holliston, Massachusetts
- Town of Mendon, Massachusetts
- Town of Shrewsbury, Massachusetts
- Town of Westford, Massachusetts
- Town of Westborough, Massachusetts
- Town of Weston, Massachusetts

Mr. Michaud has also served as expert witness in the area of traffic engineering to law firms on various matters including motor vehicle incidents, land development projects before the Massachusetts Land Court and Superior Court, 40B appeal matters before the Massachusetts Housing Appeal Commission (HAC), and transportation testimony for energy facilities before the Massachusetts Energy Facilities Siting Board.

Testimony Case Experience

Mr. Michaud regularly appears as an expert witness before the Massachusetts Land Court and has also served as expert witness before the Massachusetts Housing Appeals Committee (HAC) and for cases in the Massachusetts Superior Court. Specific cases include Newport Materials, LLC and 540 Groton Road, LLC v. Town of Westford, 10 MISC 429867-AHS (representing defendant, Town of Westford, on appeal of Special Permit for proposed Asphalt Plant); Cumberland Farms, Inc. v. Board of Appeals of the Town of Wellfleet and the Town of Wellfleet, 12 MISC 459503-KCL, (representing defendant, Town of Wellfleet, on appeal of Special Permit for a proposed store expansion); Walker Realty, LLC v. Town of Acton, 12 MISC 459564 –AHS, (representing plaintiff, Walker Realty, regarding a Special Permit for child care center); CAFUA Management Co. LLC v. Sherman et al. 13 MISC 478544, (representing defendant, Town of Pittsfield, on appeal of Special Permit for a proposed Dunkin Donuts facility); Justine Levine, George Alepidis and Stephen Sands v. Greater Medford Visiting Nurses Association (GMVNA), Suffolk Superior Court Civil Action No. 06-1246, (representing defendant, GMVNA, on appeal of Special Permit for commercial use of a residentially zoned property); Archstone v. City of Woburn, Commonwealth of Massachusetts Department of Housing and Community Development Housing Appeals Committee Docket No. 01-07 (Representing plaintiff, Archstone, on appeal of Special Permit for 640-Unit Apartment Complex under Chapter 40B, Housing Appeal Committee); Brumber v. Town of Holliston Planning Board 17 MISC 000088 (KCL), (representing defendant Town of Holliston Planning Board, regarding denial of a proposed composting facility); Jenkins v. Kaival Berkley, LLC 20 MISC 000455, (representing defendant Kaival Berkely, LLC relative to appeal of approved mixed-use commercial development); Commonwealth of Massachusetts Energy Facility Siting Board, Petition of Exelon West Medway, LLC to Construct a New Generating Facility in the Town of Medway, EFSB 15-1 (representing petitioner on transportation impact of the proposed facility before the EFSB). He also regularly testifies as an expert witness before local zoning boards of appeal and have testified on more than 100 individual cases before zoning boards over the course of his career.



QUALIFICATIONS FOR CONSULTING SERVICES

Transportation Planning and Engineering

Prepared for:
PINEBROOK GROUP LLC

September 2023

MDM TRANSPORTATION CONSULTANTS, INC.
Planners & Engineers

28 Lord Rd., Suite 280 | Marlborough, MA 01752 | 508-303-0370 | Fax: 508-303-0371 | www.mdmtrans.com

TABLE OF CONTENTS

1. About Our Firm

2. Key Personnel

3. Representative Projects

ABOUT OUR FIRM

MDM Transportation Consultants, Inc. (MDM) is a full-service transportation engineering and planning firm led by Managing Principal Robert J. Michaud, P.E and Principal Daniel J. Mills, P.E., PTOE. Through their diverse and complementary experience, MDM is prepared to guide any project, from small to large, through the state and local permitting process, into design and ultimately construction. We offer responsive, comprehensive and cost effective solutions to our public and private sector Clients. We recognize that every Client has unique needs, schedules and budget constraints. As such, we pride ourselves on meeting these objectives to develop strategic “real world” solutions to today’s challenging transportation infrastructure needs.

Since our founding in June of 2003, MDM has provided transportation services on over 1100 individual projects ranging from peer reviews for Cities and Towns to major infrastructure improvements for public and private sector Clients. MDM provides a complete range of planning and engineering services required for successful transportation projects, from start to finish. We offer reliable, expert services from the initial project feasibility to concept design, local and state permitting, as well as engineering design and construction services. Our expertise spans both the public sector and private land development markets, with an emphasis on facilitating, permitting and implementing complex transportation projects. Our solid approach results in viable, cost-effective transportation solutions for every type and size project.

REPRESENTATIVE PLANNING & ENGINEERING SERVICES

- Traffic Impact & Access Studies
- Environmental Impact Assessments
- Parking Studies & Design Layout
- Transportation Master Planning
- Transportation Demand Management
- Independent Traffic Assessments & Design Reviews
- Public Presentations & Consensus Building
- Transportation Air Quality Modeling



- Highway Engineering & Intersection Design
- Advanced Traffic Signal System Design
- Traffic Signal Equipment Evaluations
- Traffic Calming Studies & Design
- Traffic Management Planning & Design
- Construction Management & Monitoring
- Federal and State Construction Funding Assistance
- Expert Witness Testimony

KEY PERSONNEL

MDM Transportation Consultants, Inc. has a full complement of professional staff in all disciplines appropriate to transportation projects, such as traffic engineers, civil engineers and transportation planners. The following provides an overview of the firm's Principals.

Robert J. Michaud, P.E. (MA #38101, RI #9038, NH #12925, CT #29401)

Mr. Michaud is a managing principal in charge of MDM's Transportation Planning and Permitting practice. He has 35 years experience directing and participating in numerous transportation planning and engineering projects in the New England States. He has proven this talent through the successful transportation permitting for New England's most prominent urban projects including several South Boston waterfront developments, large-scale office and retail developments in Boston's financial and Back-Bay neighborhoods, and the world class medical and research institutions in Boston's renowned Longwood Medical area. He also enjoys a long and successful track record in permitting of suburban-based projects in a host of New England communities in a range of market areas including residential, commercial, retail, and institutional. He is well versed and experienced in permitting under the Massachusetts Environmental Policy Act (MEPA), the Boston Redevelopment Authority's Article 80 environmental review, and the requirements of various state and local agencies.

Daniel J. Mills, P.E., PTOE (MA #41753)

Mr. Mills is a principal of the firm with 29 years of traffic engineering experience. He has completed conceptual and final design plans and related documents for numerous intersection and roadway improvement projects throughout Massachusetts. Mr. Mills has conducted intersection operation and crash analyses, speed studies, truck route assessments, traffic impact assessments, corridor studies and independent peer reviews. He has also prepared traffic impact studies, planning studies and design reports for various public and private development projects. Mr. Mills' most recent experience includes the preparation of a Corridor Master Plan for Route 110 in Westford, MA, an Intersection Evaluation Study for ten locations in Greenfield, MA and ongoing independent traffic peer review services for the Towns of Bellingham, Milford, Westborough, Dracut and Westford.

Robert J. Michaud, P.E.

Position: Managing Principal, Founding Partner

Years of Professional Experience: 35

Education: Northeastern University, M.S.C.E., 1999
Worcester Polytechnic Institute, B.S.C.E., 1988

Registration: Registered Professional Engineer: MA #38101, RI #9038, NH 12925, CT #29401

Description of Experience:

Mr. Michaud has 35 years experience directing and participating in numerous transportation planning and engineering projects in the New England states. Included in his experience are studies and design efforts encompassing traffic operations and analysis, highway engineering and design, signal system planning and design, parking studies traffic impact studies, transportation planning, transportation air quality analysis, and transportation peer review for various municipalities. He has conducted these efforts for state governments, cities and Towns and private sector clients.

Relevant Experience:

Traffic Impact Studies and Permitting: Mr. Michaud has directed and participated in over 500 traffic studies identifying traffic impacts, safety analysis and designing mitigation measures for residential, retail, commercial, office, industrial, institutional, recreational, medical, and hotel facilities throughout New England. He has presented testimony to over 200 Boards of Selectmen, City Councils, Planning Boards and Zoning Boards of Appeal.

Residential Projects include: 250-unit Residences at Forest Hills, Jamaica Plain; 204-unit Residences at Riverdale Avenue, Newton MA; 475 unit The Andi, South Bay, Dorchester; 350 unit Avalon Bay Communities, Woburn Village, Woburn; 290-unit Procopio Residences at Railroad Ave/Bradford Station Haverhill MA; 174-unit Landing 53 Apartments, Braintree; ; 250-unit Lakeway Commons, Shrewsbury; 436 unit Archstone Communities, Methuen; 232 unit Archstone Communities, Reading; 308-unit JPI Westford.

Mixed-Use Projects include: South Bay development, Dorchester (1 million Square feet); Woburn Mall Redevelopment, Woburn (690,000 square feet); Lakeway Commons, Shrewsbury (100,000 square retail and 250 Apartment units); Fan Pier development, S. Boston, MA (3 Million Square feet); Millennium Place Development, Boston, MA (1.4 million square feet); Mashpee Commons Neighborhood Development, Mashpee, MA; Raynham mixed-use retail development, Raynham, MA; Boston Waterfront Hotel and Residences at Parcels F2, G and J, S. Boston, MA.

Institutional Projects include: Children's Hospital Clinical and Research Buildings, Boston; Harvard Institute of Medicine Research Tower, Boston, MA; Massachusetts General Hospital Campus Expansion Program, Boston, MA; Saint Elizabeth's Medical Center Institutional Master Plan transportation evaluation, Brighton MA; Northampton State Hospital Redevelopment, Northampton, MA; Boston College Middle Campus Dormitory Expansion, Chestnut Hill, MA; Medi-Plex Nursing Home/Medical Building, Concord, MA; Biotechnology Park, Worcester Foundation, Shrewsbury, MA; UMass Lowell Shuttle Evaluation; Wellesley College shuttle system evaluation/optimization.

Retail Projects include: Wonderland Marketplace Shopping Center, Revere, MA; Costco Wholesale Warehouse, Dedham and Waltham, MA; The Home Depot, Shrewsbury and W. Roxbury, MA; Westpark Retail development, Framingham/ Natick, MA; Shaw's Supermarket, Concord, NH; Stop & Shop fuel facility program - New England (various locations); Target Retail Center, Hanover, MA.

Robert J. Michaud, P.E. (continued)

Highway Planning and Engineering: Mr. Michaud's highway planning and engineering expertise include numerous highway/ traffic operation and design studies including all phases of analysis and design from initial concept development stage to construction inspection. Project examples include:

Biddeford - Saco Short-term Corridor Planning Study, Biddeford and Saco, ME; Tewksbury Commons Transportation Improvement Project, Tewksbury, MA; Winchester Square Transportation Improvement Project, Springfield, MA; Route 140 Relocation Project, Franklin, MA; Rutland Bypass Corridor Design Project, Rutland, VT; US Route 1 Long-Range Safety Improvement Environmental Assessment, Walpole-Wrentham, MA; Metropolitan Springfield Intelligent Transportation Systems Strategic Deployment Plan, MA; MassPike Boston Extension Ramps Feasibility Study.

Transportation and Air Quality Modeling: Mr. Michaud has expertise in conducting mobile source air quality evaluations and transportation systems modeling for numerous private land development projects, and state departments of transportation. Representative projects include:

Great Hartford Carbon Monoxide Re-designation Request Transportation and Air Quality Modeling (Connecticut Department of Transportation); Rhode Island Congestion Management and Air Quality Analysis (Rhode Island Department of Transportation); Connecticut Department of Transportation Incident Management Program Transportation and Air Quality Evaluation (ConnDOT); Metro Boston Intelligent Vehicle Highway Systems Strategic Deployment Plan Transportation and Air Quality Coalition (MassHighway Department); Florida Department of Transportation 1-595 Advanced Traffic Management System Transportation and Air Quality Evaluation (FDOT); New Bedford/Fall River Commuter Rail Project Traffic and Air Quality Evaluation (Massachusetts Bay Transit Authority); Mesoscale and micro-scale transportation and air quality studies to support various mixed-use retail, commercial and office developments in Massachusetts, and Maine.

Expert Peer Review and Testimony: Mr. Michaud has conducted numerous peer-review studies on behalf of municipal governments in Massachusetts and Rhode Island, and has been recognized as a qualified expert in the area of transportation planning and engineering in the Commonwealth of Massachusetts. Representative municipal governments and courts include:

Town of Dracut Massachusetts
 Town of Leominster, Massachusetts
 Town of Upton, Massachusetts
 Town of Uxbridge, Massachusetts
 Town of Westborough, Massachusetts
 Town of Weston, Massachusetts
 Town of Westford, Massachusetts
 Town of Douglas, Massachusetts
 Town of Sutton, Massachusetts
 Massachusetts Land Court
 Energy Facility Siting Board/EFSB
 Massachusetts Superior Court

Professional Affiliations:

American Society of Civil Engineers
 Institute of Transportation Engineers
 Boston Society of Civil Engineers

Daniel J. Mills, P.E., PTOE

Position: Principal and Founding Partner

Years of Professional Experience: 29

Education: Merrimack College, B.S.C.E., 1994

Registration: Registered Professional Engineer: Massachusetts #41753
Registered Professional Traffic Operations Engineer #1065
IMSA Certified Traffic Signal Inspector / Level I Signal Technician #72129

Description of Experience:

During his twenty-nine years in the transportation engineering profession, Mr. Mills has prepared numerous traffic impact studies for a wide variety of developments in Massachusetts. Projects range in size from a 3,000 square foot fast-food restaurant in the Town of Swansea to a 714,000 square foot regional shopping center in the City of Everett. Additional land uses studied include, public school, office park, residential development, car wash, nursing home, bank, public golf course, pharmacy, hotel, medical office, casino and supermarket. Mr. Mills has performed parking and circulation studies, conducted speed studies, and prepared truck route assessments. He has provided impartial traffic peer review services to municipalities and the Metropolitan District Commission.

Mr. Mills has designed improvements for over seventy-five intersections throughout Massachusetts, including projects in the City of Boston and for MassHighway. Many of these improvement projects have abutted residential neighborhoods, historic districts, institutional facilities, downtown businesses, and environmentally sensitive resource areas. Mr. Mills is experienced in all design aspects including, highway capacity modeling and simulation, roadway and intersection geometry, traffic signal system design, and sign and pavement marking layout. He is also experienced in construction related services including shop drawing review, work zone traffic management and final inspection procedures. Mr. Mills relevant experience as it relates to transportation consulting is listed below.

Relevant Experience:

Representative Transportation Engineering Projects

- Town Center Signal Improvements (Historic District) – Billerica, MA
- Reconstruction of Concord Road and Charnstaffe Lane (Scenic Road and Historic District) – Billerica, MA
- Concord Road/Middlesex Turnpike (Scenic Road) – Billerica, MA
- West Street/South Street (Scenic Road and Historic District) – Reading, MA
- Main Street (Route 122A)/Holt Road/Boyden Road (Historic District) – Holden, MA
- Reconstruction of Washington Street (Historic District) – Westwood, MA
- Central Street (Route 12)/Lancaster Street Intersection Signalization – Leominster, MA
- Morton Street Corridor Traffic Signal Upgrades - Dorchester, MA
- Western Avenue Roadway Reconstruction - Lynn, MA
- Great Road (Route 119)/King Street (Route 110) Traffic Circulation Improvements – Littleton, MA
- Technology Drive Roadway Improvements – Hudson, MA
- Grafton Street (Route 122)/Waverly Avenue/Penn Avenue – Worcester, MA
- West Boylston Street (Route 12)/Grove Street – Worcester, MA
- Gold Star Boulevard (Route 12)/Distributor Road – Worcester, MA
- Route 3A/Evergreen Street Intersection Improvements - Kingston, MA
- Route 27/Brockton Mall Intersection Improvements – Brockton, MA

Daniel J. Mills, P.E., PTOE (continued)**Representative Transportation Planning Studies**

- Lafayette Tides Residential Development – Marblehead, MA
- Wingate at Silver Lake Senior Residential Development – Kingston, MA
- Emerald Pines Residential Development/Golf Course - Methuen, MA
- South Adams Savings Bank – Lee, MA
- Medical Center/Industrial Development – East Bridgewater, MA
- Putnam Farm Senior Residential Development - Sutton, MA
- Walgreens Pharmacy Development - Lakeville, MA
- Twin City Plaza Parking Study – Somerville, MA
- Shaw's Supermarket – Carver, MA
- Harrington Farms Retail Development – Shrewsbury, MA
- Town-wide Traffic Signal Evaluation - Greenfield, MA
- Low Street Traffic Calming Measures – Newburyport, MA

Representative Corridor Studies and Master Planning Projects

- Littleton Road (Route 110) Corridor Study and Master Plan – Westford, MA
- Mechanic Street (Route 140) Corridor Study and Master Plan – Bellingham, MA
- Charlton Road (Route 20) Corridor Study – Sturbridge, MA

Representative Peer Review Projects

- Westboro Village Development (350 residential units/15,000 sf commercial)– Westborough, MA
- Bay State Commons (360,000 sf mixed-use retail) – Westborough, MA
- Chipotle Mexican Grill (Restaurant) - Westborough, MA
- Professional Building (3,850 sf office) – Westborough, MA
- Summer Village Seasonal Residences (277 units) – Westford, MA
- Dunkin Donuts (1,370 sf restaurant) – Weston, MA
- Lakeview Estates (40B) Residential Development (164 units) – Bellingham, MA
- Washington Hills Senior Residential Development (66 units) – Holliston, MA
- Shoppes at Bellingham (450,000 sf retail) – Bellingham, MA
- Best Buy Distribution Center (238,500 sf warehouse) – Bellingham, MA
- Bank with Drive-thru/Commercial Development (7,000 SF) – Bellingham, MA
- Automatic Car Wash (2 bays) – Bellingham, MA
- Cumberland Farms (Convenience Store/Gas Station) – Bellingham, MA
- Indoor/Outdoor Athletic Facility (8 Fields) – Bellingham, MA
- Motocross Complex (68,400 sf indoor facility) – Bellingham, MA

Professional Affiliations:

American Society of Civil Engineers
Institute of Transportation Engineers
Boston Society of Civil Engineers
International Municipal Signal Association

REPRESENTATIVE RESIDENTIAL DEVELOPMENTS

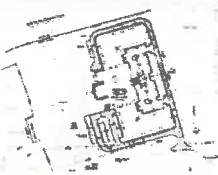
Whether it's for a single family subdivision, apartment complex or age-restricted community, MDM provides the necessary transportation planning and engineering services to support residential developments of all sizes. Representative residential portfolio includes the following projects:

Acton Senior Housing – Acton Housing Authority

Working on behalf of the Acton Housing Authority, MDM prepared transportation studies, permitting and access design services for a 40-unit attached senior adult housing complex. Permitting entailed planning for sidewalk connections along the Site to connect to area planned amenities including a community park and nearby complete streets pedestrian amenities under construction by MassDOT. Evaluation included use of empirical parking data for senior residential to support variance for parking requirements at the Site.



Pleasant Hill Retirement Community – Marlborough, MA



MDM prepared transportation studies, permitting and access design services for a 182,000± sf 65+ retirement community to accommodate 130 units on a 11.1± acre lot adjacent to the Assabet River Rail Trail. Services included detail parking analysis, City Council special permitting, and design/permitting services for pedestrian safety controls /infrastructure.

Hillside Center for Sustainable Living – Newburyport, MA

A sustainable residential development along Route 1 within walking distance of the Newburyport MBTA station, this project includes 58 new residential apartment units (48 apartments and the long range build-out of a 10 room residence for the YWCA). Sustainable features include edible landscape, urban gardens, a year-round greenhouse, shared electric vehicles, and solar canopy over parking. MDM prepared traffic studies, parking evaluation, and MassDOT access design/permitting.



Residences at Riverdale, Newton



This project is a redevelopment of commercial property at Riverdale Ave along the Charles River into a mixed-use development that includes 204 rental units along with 4,600 sf of retail and public amenity space and 18,000 sf of office/innovation space. The project is directly connected to the Charles River multi-modal bike path and MBTA bus station at Watertown Yards.

Benchmark Hanover, Hanover MA

MDM prepared transportation studies, permitting and access design services for a 97-unit senior residential development along Route 53 (Washington Street) in Hanover. Services included detail traffic and parking analysis, and design/permitting services for access improvements under the MassDOT Permit process.



PORTFOLIO: RESIDENTIAL DEVELOPMENTS

MDM has prepared traffic due diligence memorandums, Traffic Impact and Access Studies and traffic mitigation plans for numerous land development projects. The following list provides a representative sample of residential development projects for which we have provided professional traffic planning and/or engineering services, including projects that were created under Massachusetts' Comprehensive Permit Law (Chapter 40B).

NAME	PROJECT TYPE	SIZE	LOCATION
Archstone	Apartments (40B)	640 units	Woburn, MA
Chrysler Apartments	Apartments (40B)	404 units	Natick, MA
Arboretum	Duplexes	376 units	Worcester, MA
Summit Place	Apartments (40B)	280 units	Methuen, MA
MaxPax Redevelopment	Condominiums	229 units	Somerville, MA
Archstone	Apartments (40B)	204 units	Reading, MA
Jefferson at Westford	Apartments (40B)	200 units	Westford, MA
Shovel Shop Square	Apartments (40B)/ Offices	182 units/35 ksf	Easton, MA
Junction Shop Mills	Apartments	181 units	Worcester, MA
Wingate at Silver Lake	Senior Community	120 units	Kingston, MA
Settlers Hill	Senior Community	119 units	Sutton, MA
Pine Tree	Single Family	115 units	Holden, MA
Wall Street	Apartments	90 units	Worcester, MA
Rocky Hill	Single Family / Senior Comm.	84 units	Groton, MA
Emerald Pines	Townhouses/Golf Course	75 units	Methuen, MA
Hamilton Farm	Townhouses	62 units	Winchester, MA
Main Street	Senior Community	60 units	West Newbury, MA
Lafayette Tides	Townhouses (40B)	44 units	Marblehead, MA
Residences at Carriage Pines	Senior Community	54 units	Rowley, MA
Coolidge Commons	Townhouses /Apts. (40B)	40 units	Manchester, MA
Tower Farms	Townhouses (40B)	40 units	Ipswich, MA
Summer Street	Apartments (40B) / Retail	38 units	Manchester, MA
Deer Run Subdivision	Single Family	38 units	Holden, MA
St. Mary's of French Hill	Condominiums	36 units	Marlborough, MA
Point Breeze Club	Luxury Condominiums	32 units	Nantucket, MA
Beaver Creek Lane	Condominiums	19 units	Wareham, MA
Miacomet Road	Single Family	19 units	Nantucket, MA
Main Street Re-development	Residential/Commercial	10 units / 3,700 sf	Rowley, MA

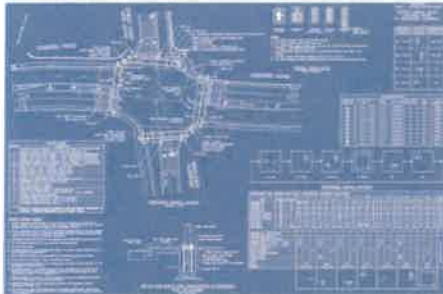
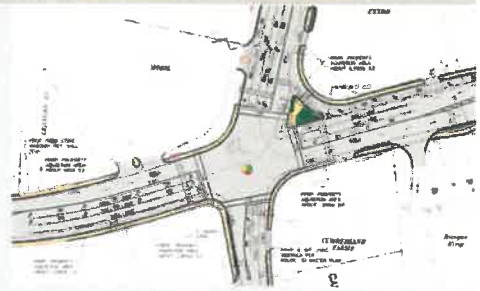


TRANSPORTATION ENGINEERING

MDM's Transportation Engineering practice provides comprehensive design services for roadway, intersection and advanced traffic signal systems. Our staff of professional engineers are among the industry's highest qualified technical professionals. MDM's staff also has vast field experience that ensures that design solutions can be implemented with minimal impact to abutting land uses and environmental resources.

DESIGN SERVICES

- Highway Engineering and Intersection Design
- Advanced Traffic Signal Systems Design
- Roundabout Design
- Emergency Pre-emption Signal Design
- Existing Signal Equipment Evaluations
- Traffic Management Design
- Bicycle Facilities Design
- Pedestrian Facilities Design



- Traffic Calming Studies and Design
- Public Presentation and Consensus Building
- Federal and State Funding Programs
- Functional Design Reports
- Project Specifications
- Construction Cost Estimating
- Collision Analysis/Safety Enhancements
- Independent Design Plan Reviews

PROJECT PORTFOLIO

- North Street - Bellingham, MA
- Arlington Street - Dracut, MA
- West Street - Reading, MA
- Concord Road - Billerica, MA
- Grafton Street (Route 122) - Worcester, MA
- W. Boylston St. (Route 12) - Worcester, MA
- Littleton Road (Route 110) - Westford, MA
- Washington Street (Route 53) - Hanover, MA



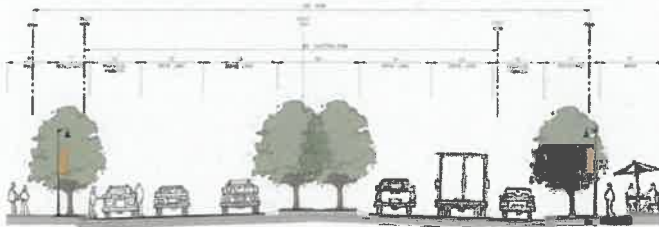
- Central Street (Route 12) - Leominster, MA
- Main Street (Route 58) - Carver, MA
- East Main Street (Route 30) - Westborough, MA
- N. Bedford St. (Route 18) - East Bridgewater, MA
- Cambridge Street (Route 3) - Woburn, MA
- Mechanic Street (Route 140) - Bellingham, MA
- Salem Street - Groveland, MA
- State Road (Route 6) - Dartmouth, MA

TRANSPORTATION PLANNING

MDM offers a wide range of transportation planning services – from transportation feasibility and build-out studies to comprehensive transportation studies that meet local, state and federal requirements. Our experience has consistently shown that the planning stage is a vital platform upon which successful projects are built, and is a primary determinant in a project's ultimate "buildability" and associated infrastructure costs.

PLANNING SERVICES

- Traffic Impact and Access Studies
- Project Feasibility and Build-Out Studies
- Environmental Impact Assessment/Documentation
- Transportation Demand Management
- Community Transportation Master Planning
- Multi-Model Transportation Systems
- Public Presentation and Consensus Building



- Parking Studies
- Transit Studies
- Site and Facility Circulation Studies
- Traffic Calming Studies
- Independent Traffic Impact Reviews
- Air Quality Analysis
- Expert Testimony

PROJECT PORTFOLIO

- Route 110 Corridor Study - Westford, MA
- Regional Traffic Evaluation - Weston/Waltham, MA
- Shaws Supermarket Traffic Assessment - Carver, MA
- UMass Campus Shuttle Study - Lowell, MA
- Radisson Hotel Parking Study - Chelmsford, MA
- LNG Facility Traffic Assessment - Fall River, MA
- Truck Route Evaluation - Hardwick, MA
- Cubist Commuter Survey - Lexington, MA



- Target Store Traffic Study - Hanover, MA
- Archstone Residential Traffic Study - Reading, MA
- Cabot Campus Access Study - Billerica, MA
- Walgreens Pharmacy Traffic Study - Leominster, MA
- Gas Station Traffic Assessment - Hudson, MA
- McDonalds Traffic Study - Worcester, MA
- Cabot Campus Access Study - Billerica, MA
- Next Generation Childcare Traffic Study - Walpole, MA



James G. Ward

Co-Chair, Development, Land Use and Permitting Practice Group

T 617.439.2818 F 617.310.9818 E jward@nutter.com

155 Seaport Blvd, Boston, MA 02210

James G. Ward is a partner in Nutter's Real Estate Department and co-chair of the firm's Development, Land Use and Permitting practice group. Drawing on his background as the former environmental and permitting counsel for a large Massachusetts developer, he has extensive experience in dealing with local, state, and federal permit-granting authorities. Clients rely on his counsel in all aspects of land use and environmental matters.

Developers and owners turn to Jim in a variety of land use matters, including obtaining permits and approvals under subdivision and zoning laws and regulations, affordable housing laws, "Smart Growth" bylaws and regulations, historic and open space preservation laws, MEPA, laws regulating access to state highways, laws regulating access to municipal sewer and water service and architectural access for the physically challenged.

Jim's environmental practice includes navigating federal and state laws regulating development in wetlands, waterways, and endangered species habitats. He regularly advises clients on federal and state hazardous and solid waste siting, compliance, and, in particular, reuse of "Brownfield" sites. Jim has experience in permitting and compliance for on-site private waste water treatment plants and water supplies.

Clients frequently engage Jim to represent them in a variety of projects ranging from redeveloping contaminated sites for industrial, retail shopping center, and transportation center uses, to the permitting of a convent in Boston's inner city, to restoring/modernizing one of America's oldest private secondary schools, to permitting hotels, housing developments and other commercial, retail and office projects.

Notable Experience and Client Impact

- Represented the developer/owner in connection with the acquisition, permitting and development of the former Polaroid Campus in Waltham to include (at full buildout) 1,280,000 square feet of office, commercial and retail uses. Nutter's work included assisting the client in obtaining the largest Phase I waiver under

Practices

Development, Land Use and Permitting
Environmental, Regulatory and Compliance
Real Estate

Industries

Energy
Food and Beverage
Real Estate

Education

St. Louis University School of Law, J.D.
Northeastern University, B.S.

Admissions

Massachusetts

MEPA.

- Working with other Nutter colleagues as part of a client effort to recalibrate the approvals for a previously approved mixed-use project, including negotiation and implementing a program to implement a program of real estate tax stabilization which was required in order to provide the first large-scale 100% affordable and workforce housing development in Boston in the last 25 years which was located over and adjacent to the MassDOT CA/T.
- Represented the developer in connection with the permitting and development of approximately 1 million square feet of office, retail and restaurant was in Waltham, MA.
- Advised the developer/owner in connection with the permitting and redevelopment of the former Mystic Mall. Nutter's representation included subdivision approvals, site plan and special permits, environmental compliance, and preparing and negotiating Memoranda of Agreement.
- Represented a national housing developer in the acquisition and permitting of multi-family and affordable housing projects in multiple municipalities, including Stoughton, Stoneham, Arlington, Andover, Cambridge, Hopkinton, Melrose, Wakefield, Westwood and Watertown and Winchester.
- Counseled a national housing developer in an affordable housing project in Belmont. Representation included permitting and litigation related to obtaining a comprehensive permit and Superseding Order of Conditions. Successfully defeating a claim that M.G.L. c.91 applied to the property and preparing a conservation restriction for unbuilt portions of the property.

Active nationally and locally in the real estate industry, Jim is a member of the International Council of Shopping Centers (ICSC) and serves on the planning committee for the annual ICSC Boston Conference. He is a member of the Massachusetts and Boston Bar Associations.

Jim chaired the Land Use Subcommittee of the National Association of Industrial and Office Properties and served on the organizing committee for the U.S. Environmental Protection Agency's first region-wide conference on "Smart Growth."

Experience

Wood Partners

We represent Wood Partners, a national multi-family housing developer, in the permitting and development of many multi-family residential developments consisting of over 1,700 units in the Boston area.

1265 Main Street, LLC (formerly Polaroid site in Waltham)

We represent developer/owner 1265 Main Street, LLC on the redevelopment of the former Polaroid Office/RD Campus into a 1,280,000 sq. ft. mixed-use office and retail center, immediately adjacent to Route 128 in Waltham, Massachusetts.

Boston Properties

We represent Boston Properties (BP) in BP's redevelopment of the existing Hancock Garage and the redevelopment and refurbishment of the adjacent Back Bay train station located in the Back Bay neighborhood of Boston, MA

known as the Back Bay/South End Gateway Project. Both of these properties are owned by the Massachusetts Department of Transportation (MassDOT) and are the subject of a long term ground and air rights lease to BP. Currently, in addition to substantial upgrades to the Back Bay Station, the project is planned to be a mix of office, residential and retail. As planned, there will be one office tower, two residential towers, with retail and parking on lower floors. The feasibility of permitting and constructing the project in and over active rail, light rail and interstate highway in a historic and dense area of Boston adds an interesting level of complexity. In total, the project could have a combined 1.3 million square feet of office, retail and residential space constructed. Nutter's role in the project was zoning, permitting, air leasing, and ground leasing.

Redevelopment of the Mystic Mall, Chelsea

Representation of developer/owner in connection with the permitting and redevelopment of the former Mystic Mall. Nutter's representation included subdivision approvals, site plan and special permits, environmental compliance, and preparing and negotiating Memoranda of Agreement.

Redevelopment of the former Polaroid Campus, Waltham

Representation of the developer/owner in connection with the acquisition, permitting and development of the former Polaroid Campus in Waltham to include (at full buildout) 1,280,000 square feet of office, commercial and retail uses. Nutter's work included assisting the client in obtaining the largest Phase I waiver, under MEPA.

Acquisition and permitting of affordable housing projects in multiple municipalities

Representation of a national housing developer in the acquisition and permitting of affordable housing projects in multiple municipalities, including Stoughton, Arlington, Hopkinton, Melrose and Watertown.

Permitting and litigation related to an affordable housing project, Belmont

Representation of national housing developer in an affordable housing project in Belmont. Representation included permitting and litigation related to obtaining a comprehensive permit and Superseding Order of Conditions. Successfully defeating a claim that M.G.L. c.91 applied to the property and preparing a conservation restriction for unbuilt portions of the property.

Honors & Awards

- *The Best Lawyers in America*, 2021-2024
- *Chambers USA, Leading U.S. Real Estate: Zoning/Land Use Attorney*, 2021-2023
- *Boston Magazine "Top Lawyers"*, 2021-2022

News

74 Nutter Lawyers Named in 2024 *Best Lawyers in America*® and *Best Lawyers: Ones to Watch*
08.17.2023 | Press Release

Chambers USA 2023 Recognizes Nutter for Excellence in Strategic Practice Areas
06.01.2023 | Press Release

10 Nutter Attorneys Named to *Boston Magazine's* 2022 Top Lawyers List
11.28.2022 | Press Release

63 Nutter Lawyers Recognized in 2023 *Best Lawyers in America*® and *Best Lawyers: Ones to Watch*
08.18.2022 | Press Release

Nutter Practice Areas and Lawyers Earn Top Rankings in *Chambers USA 2022*
06.01.2022 | Press Release

Boston Magazine Recognizes Nutter in Its Inaugural 'Top Lawyers' List
11.23.2021 | Press Release

Speaking Engagements

Jim Ward Moderates Affordable Housing Panel at Bisnow's Boston Multifamily Conference
06.27.2023

Publications

Real Estate Bulletin, May 2022
05.10.2022 | Legal Update



Ian M. Urquhart

Associate

T 617.439.2089 F 617.310.9089 E IUrquhart@nutter.com

155 Seaport Blvd, Boston, MA 02210

Ian M. Urquhart is an associate in Nutter's Real Estate Department and a member of the Development, Land Use, and Permitting practice group. He focuses his practice on all aspects of land use, zoning, leasing, commercial transactions, and real estate development. Purchasers, sellers, developers, and property owners rely on Ian's experience in securing development and zoning approvals, negotiating retail and office leases, handling real estate acquisitions and dispositions, and managing title reviews.

Institutional, residential, commercial, and mixed-use property owners frequently turn to Ian for legal counsel on their permitting, land use, transactional, and leasing matters. Ian has extensive experience in real estate title work and has provided analysis of complex title issues and methods of resolution. In addition, he often performs zoning due diligence and analyzes compliance with municipal and state regulations.

Previously, Ian served as senior counsel in the Office of the General Counsel of the Boston Redevelopment Authority (BRA), now known as the Boston Planning & Development Agency (BPDA). There, he represented the BRA in the permitting of numerous large real estate projects in Boston, including the Old Colony redevelopment in South Boston, the Van Ness and the Pierce Boston in Fenway, the Boston Garden redevelopment, and the New Balance world headquarters. Ian has deep knowledge of the BPDA process, including Article 80 of the Boston Zoning Code and Chapter 121A of the Massachusetts General Laws. Ian's responsibilities involved negotiations between the BRA, private developers, and municipal, state, and federal agencies, as he regularly handled all aspects of projects seeking approval from the BRA. Prior to joining Nutter, Ian was a real estate associate at a Boston law firm.

Ian is active in numerous professional organizations. He is a member of the Government Affairs Committee of NAIOP (The Commercial Real Estate Development Association), the Urban Land Institute, the Boston Bar Association (BBA), and the Real Estate Bar Association (REBA).

Practices

Development, Land Use and Permitting

Leasing

Real Estate

Industries

Real Estate

Education

New England School of Law,
J.D.

Skidmore College, B.A.

Admissions

Massachusetts

Passionate about helping out in the community, Ian chairs the local advisory board of the Charlestown Boys and Girls Club and serves on the Board of Trustees of the Boys and Girls Clubs of Boston. Additionally, he serves on the board of directors of the Alray Taylor Second Chance Scholarship Fund, a nonprofit foundation that gives promising graduates of Boston public high schools a second chance at a college education through financial assistance and mentoring.

News

74 Nutter Lawyers Named in 2024 *Best Lawyers in America*® and *Best Lawyers: Ones to Watch*
08.17.2023 | Press Release

Publications

Real Estate Bulletin, August 2023
08.16.2023

THE PINEBROOK GROUP MANAGEMENT TEAM



JB GOUGH

*CO-FOUNDER &
MANAGING PARTNER*

JB Gough is the co-founder of The Pinebrook Group. Born and raised in the Boston area, JB brings both a detailed and creative mindset to Pinebrook through a variety of experiences in the investment banking, private equity, and technology

industries. JB leverages these experiences for his responsibilities at Pinebrook, including deal sourcing, underwriting, investment management, strategic planning, business development, and investor relations.

Prior to Pinebrook, JB was a Manager at Jumper Square (JSQ), a fintech SaaS company providing investment management software to the commercial real estate industry. JB was integral in launching the Investor Services team, a new venture for JSQ, which provided investment management and fund admin. services to private equity managers managing over \$40 billion of investor equity and investing in all asset classes through numerous, unique strategies.

JB began his career in investment banking at Jefferies, specializing in the Consumer & Retail industry. While at Jefferies, JB focused on the restaurant, fitness, consumer services, and consumer products industries and worked on M&A transactions, debt issuances and equity raises in excess of \$2.5 billion.

Additionally, JB pursues his passion for teaching as an instructor at Wall Street Prep, where he teaches real estate finance and private equity, as well as investment banking, to some of the world's leading investment firms.

JB attended Davidson College, where he captained the Division I varsity tennis team and graduated cum laude with a Bachelor of Arts degree in Economics. JB also holds a Master's Degree in Real Estate from Georgetown University.



MALACHY BURKE

*CO-FOUNDER &
MANAGING PARTNER*

Malachy Burke is the co-founder of The Pinebrook Group. A resident of Boston, Malachy brings a wealth of deal evaluation, investment management, and investor relations experience to Pinebrook from his previous endeavors. These

experiences allow Malachy to provide unique expertise in his main responsibilities at Pinebrook, including investor relations, deal sourcing, strategic planning, and investment structuring.

Malachy has served as a consultant for a sophisticated real estate investment firm, where he spearheaded efforts to negotiate letters of intent, purchase and sale agreements, and leases of projects totaling tens of millions of dollars. Malachy also created and modified construction and development budgets, as well as dynamic pro-forma analyses for a variety of office, retail, medical and multifamily projects.

Prior to his work as a real estate consultant, Malachy was the founder and CEO of V90 Capital Management, a hedge fund specializing in large cap US equities. Malachy developed investment strategies, raised capital from high-net worth individuals, and managed administrative, audit, and legal teams.

Malachy is an Adjunct Faculty Member at Georgetown University working in the Master's in Real Estate program where he helps students in the final stages of their academic journey apply the theoretical knowledge they have learned in the classroom to real-world problems in the real estate sector.

Malachy holds a Master's Degree in Real Estate Development from Georgetown University. Additionally, Malachy graduated from Northeastern University's D'Amore-McKim School of Business with a Bachelor of Science degree in Finance.



THE
PINEBROOK
GROUP

FOR MORE INFORMATION, PLEASE CONTACT US:

JB GOUGH

jgough@pinebrookgroup.com

MALACHY BURKE

mburke@pinebrookgroup.com

6.2 Applicant Entity 40B Experience (required):

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted. If no prior 40B experience exists, please upload a statement to that effect.

Neither Thoreau Residences LLC (the Applicant), Thoreau Real Estate LLC (its owner), nor Pinebrook Group LLC (its affiliate) have any prior MA Chapter 40B experience. The development team, however, possesses considerable experience designing, permitting, and executing numerous Chapter 40B development projects.

6.3 Request for Fair Housing Experience (required):

Please attach a description of your experience in marketing and renting housing units in accordance with state and federal fair housing standards. Please note your experience in preparing Affirmative Fair Housing Marketing and Resident Selection Plans (AFHMP) and in conducting outreach and performing resident selection procedures in accordance with these standards. Please consult the Guidelines for specific requirements of the development team regarding the capacity to handle fair housing compliance.

The Applicant plans to retain the services of SEB Housing, or a similarly experienced firm with expertise in 40B projects and fair housing, for the purposes of preparing the Affirmative Fair Housing Marketing and Resident Selection plans (AFHMP), in conducting outreach, and performing resident selection procedures in accordance with these standards. Additionally, the retained firm will assist in marketing and renting the residential units conforming to the fair housing standards outlined at both the state and federal levels. Furthermore, a property management company with experience in fair housing will be engaged to both manage the property and continue the implementation of the fair housing standards for many years to come.

6.4 Applicant's Certification (required):

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

Not applicable.

6.5 Signed Certification & Acknowledgement (required):

Please print the application using the "Print" button above, and submit the signed and dated Certification & Acknowledgement page.

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief.

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____



Name: Malachy Burke

Title: Managing Member

Date: 10/09/2023

7.1 Narrative describing any prior correspondence and/or meetings with municipal officials:

Please provide narrative describing any prior correspondence and/or meetings with municipal officials.

COMMUNICATIONS WITH THE TOWN OF CONCORD

September 6, 2023 - In-Person Meeting at the Concord Planning Division's Offices on Keys Rd.

Representatives of The Pinebrook Group met with Elizabeth Hughes, the Town Planner of Concord. The purpose of the meeting was to discuss potential projects and uses for the excess land located on the North side of The Thoreau Club's parcel. Initially discussed was the potential of a 40B development proposal on the back ~13 acres of the Club's land. Hughes acknowledged the need for additional residential units, and stated that the best use for the Club's excess land was likely a form of residential development.

7.2 Evidence that a copy was sent to CEO of municipality (required):

Please provide evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing).



James G. Ward
Direct Line: (617) 439-2818
Fax: (617) 310-9818
E-mail: jward@nutter.com

October 19, 2023
123405-2

BY HAND

Henry Dane, Chair, Select Board
c/o Kerry Lafleur
Town of Concord
22 Monument Square
Concord, MA 01742

Re: Application for Chapter 40B Project Eligibility Letter
Applicant: Thoreau Residences LLC
Project: The Residences at Thoreau
Subsidy Program: Federal Home Loan Bank of Boston New England Fund (NEF)
Property: 275 Forest Ridge Road, Concord, MA

Dear Mr. Dane and Ms. Lafleur:

On behalf of my client, Thoreau Residences LLC (the "Applicant"), enclosed please find a copy of the Applicant's Application for Chapter 40B Project Eligibility/Site Approval (the "40B Application") submitted to MassHousing in compliance with M.G.L c. 40B, Sections 20-23, enacted as Chapter 774 of the Acts of 1969 ("40B"). The project, known as The Residences at Thoreau, consists of 216 rental units in 3 buildings with surface parking for 397 vehicles and amenities associated with a first-class apartment community on a 13.08-acre site to the north of the existing Thoreau Club at 275 Forest Ridge Road (the "Project"). The access to the Project will be via a boulevard style drive from Forest Ridge Road, an existing private way. The Project's secluded setting will allow for residents to experience the beauty of being surrounded by lush forest while also having convenient access to the Project's amenities. As shown in the attached materials, the Project is consistent with Concord's commitment to affordable housing and sustainability.

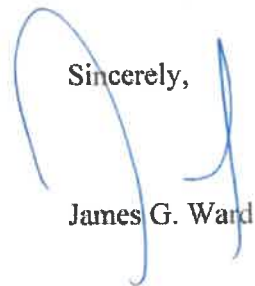
The Applicant is an affiliate of Thoreau Real Estate LLC, the owner of the Property. In submitting the 40B Application, the Applicant is requesting that MassHousing issue a Project Eligibility Letter pursuant to the Federal Home Loan Bank of Boston New England Fund ("NEF") Program where MassHousing serves as the Project Administrator.

October 19, 2023

Page 2

On behalf of the Applicant, we look forward to working with the Town and the public on this proposal. Please do not hesitate to reach out to me directly with any questions or comments regarding the Project or the enclosed.

Sincerely,



James G. Ward

cc: Elizabeth Hughes, Town Planner, Planning Division, Town of Concord
Edward M. Augustus Jr., Secretary, Executive Office of Housing and Livable
Communities (EOHLC)
Philip DeMartino, EOHLC
Jessica Malcolm, Manager of Planning and Programs, MassHousing
Michael Busby, 40B Planning and Programs Specialist, MassHousing
Thoreau Residences LLC

6201157.1

7.3 Copy of notice of application sent to DHCD (required):

Please provide copy of notice of application sent to DHCD



James G. Ward
Direct Line: (617) 439-2818
Fax: (617) 310-9818
E-mail: jward@nutter.com

October 19, 2023
123405-2

BY CERTIFIED MAIL: RETURN
RECEIPT REQUESTED

Mr. Edward M. Augustus Jr., Secretary
Executive Office of Housing and Livable Communities (“EOHLC”)
(formerly the Department of Housing and Community Development)
100 Cambridge Street, Suite 300
Boston, MA 02114

Re: Notice of Application for Chapter 40B Project Eligibility Letter
Applicant: Thoreau Residences LLC
Project: The Residences at Thoreau
Subsidy Program: Federal Home Loan Bank of Boston New England Fund (“NEF”)
Property: 275 Forest Ridge Road, Concord, MA

Dear Secretary Augustus:

On behalf of my client, Thoreau Residences LLC (the “Applicant”), we are hereby notifying the Executive Office of Housing and Livable Communities (“EOHLC”), as successor to the Department of Housing and Community Development, pursuant to 310 CMR 56.04(2), of the Applicant’s filing of a Project Eligibility Application for a proposed 216-unit rental residential community to be located on an approximately 13.08-acre site located at 275 Forest Ridge Road in Concord, Massachusetts.

The Applicant is requesting that MassHousing issue a Project Eligibility Letter pursuant to the Federal Home Loan Bank of Boston New England Fund (“NEF”) Program where MassHousing serves as the Project Administrator. The Applicant maintains site control over the Property which is the subject of the Application and proposal. We look forward to working with you on the proposal.

Please do not hesitate to reach out to me directly with any questions or comments regarding the Project or the enclosed.

Nutter

October 19, 2023

Page 2

Sincerely,

James G. Ward

cc: Philip DeMartino, EOHLIC
Jessica Malcolm, Manager of Planning and Programs, MassHousing
Michael Busby, 40B Planning and Programs Specialist, MassHousing
Henry Dane, Chair, Concord Select Board
Kerry Lafleur, Town Manager, Town of Concord
Thoreau Residences LLC

6201336.1

Pinebrook Thoreau Investment Partners LLC
 Attn: Malachy Burke
 275 Forest Ridge Road
 Concord, MA 01742

Mr. Edward M. Augustus Jr., Secretary
 Executive Office of Housing and Livable Communities
 100 Cambridge Street, Suite 300
 Boston, MA 02114-2531

9272 9856 0000 0000 2202



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mr. Edward M. Augustus Jr., Secretary
 Executive Office of Housing and Livable Communities
 100 Cambridge Street, Suite 300
 Boston, MA 02114-2531



9590 9402 8412 3156 7499 10

2. Article Number (transfer from service label)

7022 3330 0000 9588 7128

PS Form 3811, July 2020 PSN 7530-02-000-0000

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Boston MA 02114

Certified Mail Fee \$4.35
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$3.55
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66
 Total Postage and Fees \$8.56

Sent To Mr. Edward M. Augustus Jr., Secretary
 Executive Office of Housing and Livable Communities
 Street and Apt. No., or PO Box No.
 100 Cambridge Street, Suite 300
 City, State, ZIP+4®
 Boston, MA 02114-2531



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9272 9856 0000 0000 2202

7.4 Evidence of ACH/Wire Transfer Receipt (required):

Please provide a copy of the receipt as evidence that the ACH/Wire Transfer was processed and accepted by the bank.

10/20/23, 2:39 PM

Payment Activity - chase.com

CHASE  *for* **BUSINESS**[®]
Printed from Chase for Business

Pay to	MassHousing (...5913)
Pay from	PLAT BUS CHECKING [REDACTED]
Amount	\$7,959.00
Send on	Oct 20, 2023
Deliver by	Oct 23, 2023
Delivery method	Standard ACH
Payment arrives in	1 business day
Addenda	40B Site Approval Fee, The Residences at Thoreau, Concord, Planning & Programs D
Transaction status	Funded
Submitted by	PINEBROOK THOREAU INVESTMENT PARTNERS, Oct 20, 2023 1:56:14 PM
Last updated by	MALACHY BURKE, Oct 20, 2023 2:24:15 PM
Chase transaction number	[REDACTED]

**7.5 Check made payable to MassHousing
Partnership for Technical Assistance/Mediation
Fee:**

Please complete the MHP Cover Letter and remit payment directly to MHP



James G. Ward
Direct Line: (617) 439-2818
Fax: (617) 310-9818
E-mail: jward@nutter.com

October 19, 2023
123405-2

MHP Fund
PO Box 845437
Boston, MA 02284-5437

Re: Application for Chapter 40B Project Eligibility Letter
Technical Assistance/Mediation Fee
Applicant: Thoreau Residences LLC
Project: The Residences at Thoreau
Subsidy Program: Federal Home Loan Bank of Boston New England Fund ("NEF")
Property: 275 Forest Ridge Road, Concord, MA

Dear Sir or Madam:

On behalf of my client, Thoreau Residences LLC (the "Applicant"), we are hereby enclosing a check payable to MHP in the amount of \$13,300.00, representing the payment of the Technical Assistance/Mediation Fee for the matter referenced above.

Please do not hesitate to reach out to me directly with any questions.

Sincerely,


James G. Ward

cc: Thoreau Residences LLC

6201339.1

PAYMENT OF TOTAL TECHNICAL ASSISTANCE / MEDIATION AND UNIT FEE

Please complete this form and mail it, along with your check for the Total Technical Assistance / Mediation and Unit Fee made payable to Massachusetts Housing Partnership, to the address below.

MHP FUND
PO Box 845437
Boston, MA 02284-5437

Attn: Emma McGurren

- Name of applicant: Thoreau Residences LLC
- Location of project: 275 Forest Ridge Road, Concord, MA 01742
- Name of project: The Residences at Thoreau
- Number of units: 216
- Number of acres of site: 13.1
- Rental or Homeownership: Rental

Pinebrook Thoreau Investment Partners LLC
Attn: Malachy Burke
275 Forest Ridge Road
Concord, MA 01742

MHP FUND
PO Box 845437
Boston, MA 02284-5437

2200 8609 0000 0629 0202



UNITED STATES MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MHP Fund
PO Box 845437
Boston, MA 02284-5437



9590 9402 8412 3156 7499 03

2. Article Number (transfer from service label)

7020 1290 0000 6093 0072

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery™ Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Mail Restricted Delivery (50)

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL

7020 1290 0000 6093 0072

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Boston, MA 02284

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$4.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.66
Total Postage and Fees \$8.54



10/20/2023

Sent To **MHP FUND**
Street and Apt. No., or PO Box No. **PO Box 845437**
City, State, ZIP+4® **Boston, MA 02284-5437**

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

PINEBROOK THOREAU INVESTMENT PARTNERS

3365

DATE 10/18/23

25-3/440

PAY TO THE ORDER OF

Massachusetts Housing Partnership

\$ 13,300.00

Thirteen thousand three hundred and 00/100

DOLLARS



Security Features
Included
Check or Scan

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

MEMO The Residences at Thoreau
Application TA/Mediation and
Unit Fees

MP

⑆04⑆000037⑆

827396257⑈3365

7.6 W-9 (Taxpayer Identification Number):

Please provide W-9 (Taxpayer Identification Number).

Thoreau Residences LLC, an affiliate of Thoreau Real Estate LLC, is a yet-to-be-formed entity and thus does not yet possess a taxpayer identification number.