

Bunker Hill Community College



Response to Bid

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SUBMISSION
LETTER

December 9, 2024

Bunker Hill Community College

Att: NewMark

Via Submission by: December 10th at 3:00 pm ET: BHCCAdvisoryTeam@nrmk.com

Dear Lauren and Mark:

I submit the following response on behalf of the GreyStar, OnyxGroup, and Taurus Investment Joint Venture Development Team.

The proposed development at Bunker Hill Community College presents a remarkable opportunity to create a multi-generational, inclusive project that will benefit the Charlestown neighborhood, the college community, the City of Boston, and the entire Commonwealth of Massachusetts. This vision focuses on creating a vibrant urban environment with thoughtfully curated commercial, retail, and community amenities while prioritizing transit-oriented workforce housing. By collaborating closely with the Bunker Hill Community College Chanda Smart there aren't any residents?!] residents and local officials, we are committed to ensuring that the Charlestown community voices are integral to the planning process. Our development team reflects the diverse, culturally rich population that lives and works throughout the city.

Our culturally competent, diverse group of creatives aims to develop quality housing, commercial/office space, retail space, hospitality, and amenities. Our development team has the depth of expertise and local presence to design and build a mixed-use residential and commercial development that will focus on affordable workforce and homeownership opportunities, creating a robust engaging community and enhancing Bunker Hill's presence by making it more than an academic resource, but a destination of community, learning and collaboration. Our goal is to engage and collaborate with public private and community partnerships in a manner that captures all concerns of the Bunker Hill Community College and the City.

We believe our development concept for Downtown Bunker Hill Community College TOD Development is a modern, sustainable, and environmentally friendly (NetZero) development that will serve a diverse demographic while increasing the socioeconomic contribution to the community, but most importantly, one that will last for generations to come. Our job is to create an environment that allows residents to thrive in their environments.

Our team's work with cities and towns throughout Massachusetts and beyond makes us the ideal candidate for your Bunker Hill Community College Project. Not only do we specialize in creating private partnerships that fully include the community and its voice, but we have also established the necessary relationships with public entities that can provide the funding required to create levels of affordability within our developments that address and prevent displacement. Including, but not limited to comprehensive feasibility studies, our cost-effective delivery methods,

community integration and planning, public safety knowledge, and knowledge of sustainable well-building protocols have allowed us to provide a depth of services not commonly delivered by other firms.

Our exceptionally inclusive development team, The Onyx Group, Greystar, and Taurus Investment Holdings, partnering with architects such as Galante Architectural Studios, Moody Nolan, and CSB, proudly positions us as specialists in the sustainable design, construction, and development of innovative, dynamic mixed-use residential and commercial communities.

Our development team is fully committed to every phase of the Bunker Hill Community College project. From initial meetings to the ribbon cutting, post-occupancy support, and warranty walk-throughs, we will remain accessible and hands-on throughout the process and beyond. The City of Charlestown and Bunker Hill Community College will have our unwavering focus as we work to deliver a vibrant, inclusive, and culturally rich development. This project will provide residential and mixed-use spaces, along with economically beneficial amenities, designed to serve the deserving residents of Charlestown and beyond.

Our Bunker Hill Development Team is pleased to submit this response to the RFQ for Bunker Hill Community College and we thank you for the opportunity to introduce our proposed team.

Respectfully,

Chanda Smart
OnyxGroup Development

Ryan Souls
GreyStar

Peter Merrigan
Taurus Investment Holdings

B

DEVELOPMENT
TEAM
&
RELEVANT
EXPERIENCE

YOUR TEAM

We pride ourselves in creating genuine connections and conducting work with the utmost authenticity and reliability. As such, we've fostered many meaningful professional relationships. After years of countless fire station experiences, we are ready to bring this carefully cultivated team to the City of Charlestown.



Development Team:

Respondent / Primary / Point of Contact / Developer(s)	OnyxGroup Development, LLC	Chanda Smart, CEO csmart@onyxbos.com Shabnam Mashmasarmi, Esq., COO shabnam@onyxbos.com	50 Moreland Street Roxbury, MA 02119 www.onyxbos.com 617.249.3081	M/WBE
Point of Contact / Co-Developer	Greystar	Ryan Souls - Senior Director ryan.souls@greystar.com Timothy Beinert - Director timothy.beinert@greystar.com	One Parking, 1 Federal St, Boston, MA 02110 https://www.greystar.com/ 857-254-1329	
Point of Contact / Co-Developer	Taurus Investment Holdings, LLC	Peter A. Merrigan - CEO Allen Peacock - Senior Vice President of Development	Two International Place Boston, MA 02110 www.tiholdings.com	
Architect	Moody Nolan, Inc.	Scott Mandeville, Director-Boston smandeville@moodynolan.com Andre Vega - Project Manager andre.vega@moodynolan.com	200 State Street Suite 200 Boston, MA 02109 www.moodynolan.com	MBE
Architect	The Galante Architecture Studio	Ted Galante - Founding Principal tg@galantearchitecture.com	146 Mount Auburn Street Cambridge, MA 02138 https://www.galantearchitecture.com/	
Architect	CBS	Clara Wineberg, Principal clara.wineberg@scb.com	332 Congress Street, Suite 400 Boston, MA 02210 http://www.scb.com/	M/WBE



The OnyxGroup is a Massachusetts Black women-owned development and brokerage.

We are intentional and strategic in our development plans, designing spaces that serve as generational wealth-creation corridors. Our goal is to reclaim and preserve the integrity of our neighborhoods, fostering environments that reflect the strength and potential of the people who live there.

We believe developments can—and should—reclaim and preserve the integrity of our communities.

Our approach to development starts and ends with people. Affordable Housing should not be synonymous with poverty. We bridge the communication and development gap between the community and the builder, forming partnerships to develop communities focused on inclusivity and tangible equitable growth, starting with residents.

The OnyxGroup is motivated by building communities that reinvest in themselves and aim to be a bridge to developing equity and opportunity. We strive to be a viable resource for the communities we develop, partnering with major industries to increase financial resources, job growth, and educational opportunities.

We build with a purpose: to create spaces where residents can live, work, and access wealth-building resources while receiving equitable stakes in their neighborhoods.

The OnyxGroup aims to integrate change with culture, transforming the face of development. Massachusetts is ready for a new paradigm, and we are proud to lead the way!

OnyxGroup Development, LLC

Chanda Smart, Chief Executive Officer

In 2021, Mrs. Smart co-founded The OnyxGroup Development LLC a Boston-based black woman-owned & operated brokerage, planning & development. The OnyxGroup focuses on providing quality, programmatic workforce housing through public and private partnerships, believing affordable housing should not be synonymous with poverty.

The OnyxGroup current development projects include, but are not limited to, 200 Senior Affordable units in Foxboro, MA; a collaboration with Peabody Properties and Affordable Housing Service Collaborative, Parcel 3 Roxbury, MA, as commercial broker over 41,000 sq ft of commercial space, a Boston Planning and Development (BPDA) project consisting of 7.7 acres a joint partnership with HYM and My City at Peace (MYCAP) and a mixed-use residential project (DCAMM) at 36 Main Street, Brockton, MA a proposed 47 unit project.

In 2022, OnyxGroup expanded and launched a property management division and partnered with Concord Square Development & Planning as Property Management at 28 Petronelli and 93 Centre Street, Brockton, MA. Chanda Smart is a long-time resident of Roxbury, MA, studied communications and pre-law at the University of Massachusetts and served as an Executive Administrator to Lani Guinier and Yochai Benkler, at Harvard Law School. Ms. Smart's 20 years plus of corporate experience included executing operational strategy and delivering results for employers such as Deloitte & Touche LLP, The Gillette Company, American Express, Andersen Consulting, and the Ritz Carlton (*Atlanta, GA*).

As of 2023, MBTA Board of Directors, the MBTA Workforce and Development and MBTARF Pension Subcommittee Board, Board Member on the Children's Advocacy Center (Boston, MA); Madison Park Development Corporation Board and Real Estate Sub Committee (Roxbury, MA, AHMA (member), and Walker House and Mrs. Smart also served on Boston Mayor Michelle Wu's Rent Stabilization Advisory Board. Chanda was named 2024 - 150 Most Influential People: Boston Magazine.

Shabnam Mashmasarmi, Esq, Chief Operating Officer

Attorney Shabnam Mashmasarmi is dedicated to helping families build and sustain wealth through real estate. She represents first-time homebuyers, investors, wholesalers, and developers, guiding them in property transactions with a focus on long-term success. As part of her commitment to generational wealth, Shabnam also educates clients and communities on asset protection and estate planning strategies, emphasizing that ownership is not just about acquisition but also preservation for future generations.

Before founding Onyx Group, Shabnam collaborated with Suffolk University's Center for Real Estate as a Program Consultant. She also worked extensively in commercial real estate, representing local developers acquiring off-market properties. Her partnerships with organizations such as Castillo & Company, Contemporary Home Remodeling, and L&M Real Estate Investments, LLC have contributed to delivering quality, affordable housing to local communities.

Raised in Brockton, Shabnam earned her undergraduate degree from Boston College and her Juris Doctor from Suffolk University Law School. She is licensed to practice law in Massachusetts, New York, and Florida. Shabnam has been appointed to serve as a Foreclosure Commissioner for HUD and was selected by Governor Baker to join the Black Advisory Commission. She also serves as the Managing Broker of Onyx Group Realty, LLC.

Shabnam is an active leader within the National Bar Association, serving as Vice Regional Director for Region 1. She was recognized as a 2024 40 Under 40 Lawyer by the National Bar Association and has been named a Massachusetts Super Lawyers Rising Star every year since 2014.

Joshua Flores did this copy properly?

Taurus Investment Holdings, LLC

Established in 1997, Taurus Investment Holdings, LLC is a global real estate private equity firm headquartered in Boston, MA. The firm focuses on strategic investments into value-add, core-plus, opportunistic and development opportunities.

Throughout North America and Europe, Taurus is consistently recognized as one of the premier owners of both directly managed and joint venture commercial real estate. To date, Taurus' fully integrated real estate operating platform has acquired or developed more than 70 million square feet of commercial space across industrial, multifamily, office, mixed-use and renewable energy sectors totaling more than \$11 billion in value.

Founded in 1997, Taurus' has been instrumental in numerous significant projects in Boston, leading projects including the restructuring and development of parcels in Somerville's Assembly Square, culminating in the successful Assembly Row development. www.tiholdings.com

EcoSmart Solution (ESS)

Taurus' strategic affiliate, EcoSmart Solution is an experienced turnkey solution and energy service provider helping real estate developers conceptualize, engineer, bid, construct, commission, and operate/maintain an innovative geothermal infrastructure combined with a comprehensive suite of distributed energy technologies. Our primary goal for our clients is delivering energy- and carbon-saving solutions that help real estate be part of the climate change solution while achieving attractive financial structures for all parties involved. In addition to our core competency in district geothermal HVAC systems, our technology solutions include solar PV, battery storage, EV charging, and a sophisticated energy monitoring platform for infrastructure and individual housing units. ESS also has in-house expertise in structured finance, allowing us to finance and own the ESS infrastructure on behalf of our partners ensuring the affordability of our systems via lower capital budget impacts and optimization of tax credits/incentives.

Jointly with Taurus, we apply deep experience in financial and real estate acumen with energy technology leadership to every project we undertake. We believe that sustainable real estate investments require sustainable energy solutions. By transforming energy infrastructure investment into a high-value energy service and offering second-to-none technology; ESS delivers a streamlined, turnkey, platform that allows developers and builders to craft affordable, net-zero energy-capable communities. www.ecosmartsolution.com



Peter A. Merrigan, CEO

Taurus Investment Holdings, LLC

Peter Merrigan is the Chief Executive Officer of Taurus Investment Holdings, LLC, a global real estate private equity firm founded in 1997 and headquartered in Boston, Massachusetts. The firm specializes in strategic investments into value-add, core-plus, opportunistic, and development opportunities.

As CEO and a member of the firm's Investment Committee, Peter is responsible for defining and executing Taurus's investment strategies in multifamily, industrial, office, mixed-use, and renewable energy sectors across the United States and select international markets. To date, Peter has overseen the acquisition and development of over 70 million square feet of commercial space, totaling more than \$11 billion in value.

Education

BA, College of the Holy Cross

MS, Massachusetts Institute of Technology

Philanthropy/Humanitarianism

Board Director, Family Reach

Board Trustee, New Hampton School

Advisory Board Director, Self Help Africa

Established and Endowed; The Professor Edward Callahan Irish Studies Support Fund (Holy Cross)

Individual and Firm Achievements

2023 ESG Awards - Emerging Manager, **PREA**

2023 CRE Best Places to Work, **GlobeSt**

2022 ESG Firm of the Year, **PERE**

2022 Person of the Year, **Boston Real Estate Times**

2022 Private Equity Innovators in ESG, **M&A Magazine**

2022 Best ESG Program (Silver), **Multihousing News**

2022 Best CRE Bosses, **GlobeSt**

LinkedIn

<https://www.linkedin.com/in/petermerrigan/>





Allen Peacock, Senior Vice President

US Development Platform
Taurus Investment Holdings

As SVP of Development, Allen oversees the development platform for Taurus to include site selection, land acquisition, feasibility, underwriting, entitlement, design and construction. His development experience includes multi-family, industrial, office, retail, master planned and build to suit assets. Allen is a Licensed General Contractor and Real Estate Broker in the State of Florida, with both the CCIM and US Green Building Council's LEED AP designations.

Education

BA, Auburn University

Licenses & Certifications

Certified Commercial Investment Member (CCIM)

LEED AP US Green Building Council

Licensed General Contractor

Licenses Real Estate Broker, State of Florida

Relevant Project Experience

Kinsley Forest Apartments - Led the development of Kinsley Forest Apartments (Phase 1), a 328-unit multifamily community located in Kansas City, MO. Oversaw project from inception to completion in 2018, resulting in a successful lease-up and exit in early 2022 at a 95% occupancy rate.

Whisper Valley - Located in East Austin, Texas, Whisper Valley is a 2,067-acre master-planned, mixed used community. The site was acquired in 2006 and is a long-term, multi-phase project. Upon final completion the community will comprise of +7,500 units, 140 acres for K-12 schools, 250 acres of commercial, retail, and mixed-use buildings. An additional +700 acres will be dedicated to outdoor greenspace including parks, pedestrian trails, open space. To-date, 867 lots have been developed, with +500 homes sold/occupied, and a 430,000 SF high school under development with a target open date in Q3 2026.





Nick Clark, Managing Director

US Multifamily Platform
Taurus Investment Holdings

As Managing Director for US Multifamily, Nick oversees both the acquisition and asset management teams. Nick is responsible for sourcing, negotiating and underwriting new investment opportunities. In this role he has acquired nearly 5,000 residential apartment units throughout various US markets. Prior to joining Taurus, Nick worked within the multifamily lending group of Arbor Commercial Mortgage where he was involved in the financing of nearly 10,000 apartment units.

Education

BS, Union College
MBA, Boston College

Relevant Project Experience

Strata Apartments (Malden, MA) 2000-vintage, 295-unit multifamily apartment community acquired in August 2017 that fit within Taurus' Infill (R1/R2) value-add multifamily strategy. Taurus implement a complete rebranding and renovation of the common areas; inclusive of a full gut-renovation to the existing lobby and amenities (+\$4.0 million of capital). The asset was underwritten and exited as a three-year hold period and met its underwritten return targets.

Mezzo of Tampa Palms (Tampa, FL) 1994-vintage, 340-unit, garden-style multifamily community acquired in August 2019 that fit within Taurus' Infill (R1/R2) value-add multifamily strategy. Mezzo represented a high-quality well-located asset in a high-growth Sunbelt market (Tampa). Taurus implement a meaningful renovation of the common areas and unit interiors (successfully achieving +\$200/mo rental premiums). In addition to strong renovation premiums, the property experienced tremendous rent growth resulting in in-place rents increasing by more than 24.2% during the hold period. The asset was underwritten and exited as a three-year hold period and well exceeded its underwritten return targets.

South Winds Apartments (Fall River, MA) 1972-vintage, 404-unit garden-style multifamily community acquired in December 2016. With deferred maintenance and much of the property's HVAC at the end of useful life, Taurus determined would be an ideal initial prototype for its RENU decarbonization program; implementation commenced in 2020. South Wind's tailored retrofit scope included: building envelope improvements, updated HVAC systems, Solar PV, LED Lighting, Low-flow water fixtures. The asset was underwritten as a seven-year investment, and accomplish this outcome, exceeding its original return targets. By demonstrating the profitability of its low-cost, low-risk route to large-scale GHG reductions in existing building stock, South Winds provides the prototype for accretive real estate decarbonization.

Honors & Accolades

2022 Best ESG Multifamily Program (Silver), Multihousing News
2023 Multifamily Influencers, GlobeSt





Chris Gray, PhD, PE

Chief Executive Officer

Chris has a broad and deep range of technical and business leadership experience across both utility and private sector roles. Chris's wealth of experience in mechanical systems, utility operations, energy analysis and technology development allow him to develop robust, business-focused technical solutions.

Years of Experience
19 years

Education

PhD - Civil Engineering: UAB & UAH
MS - Mechanical Engineering: UAB
BS - Mechanical Engineering: UAB

Certifications

Professional Engineer - MA, GA, AL
Licensed HVAC Contractor - AL
Licensed Refrigeration Contractor - AL
Certified Energy Manger

Industry Affiliations

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)

Relevant Project Experience

Whisper Valley (Austin, TX)

Master-planned community with 800+ single-family homesites served by 4 geothermal heating/cooling networks (GeoGrid™). Upon full-build out, EcoSmart will support over 7,500 homes/apartment units.

Avian Pointe (Apopka, FL)

276-unit multifamily apartment complex utilizing the Floridian Aquifer with 2 GeoGrid™ district loops and 410 MWh/year projected Rooftop Solar PV Generation.

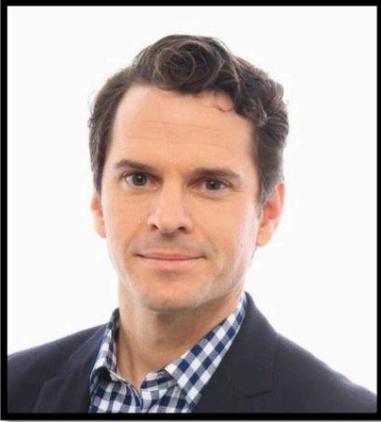
Southern Company Smart Neighborhood (Hoover, AL)

New construction neighborhood of the future concept incorporating multi-source microgrid with islanding capability, smart-home technology, ultra-high-efficiency systems.

Georgia Power Smart Neighborhood (Atlanta, GA)

New construction neighborhood of 46 urban-infill townhomes designed to use half the energy of an average home leveraging renewable energy, battery storage, ultra-high efficiency mechanical systems, and flexible load control.





Lucas Nagy

VP Structured Finance

Spanning two decades, Lucas has veteran experience in Real Estate & Commercial Solar Development Finance. He is passionate about helping customers source the best capital solutions for their projects.

Years of Experience

20+ years

Education

BSBA, University of Richmond – Majors:
Env. Studies & Business
MBA, ESADE (Barcelona, ES) - Finance

Certifications

CA Builders License.: B (GC) & C-46 (Solar)
Novogradac – LIHTC Property Compliance

Relevant Project Experience

Whisper Valley (Austin, TX)

Master-planned community with 800+ single-family homesites served by 4 geothermal heating/cooling networks (GeoGrid™). Upon full-build out, EcoSmart will support over 7,500 homes/apartment units.

Avian Pointe (Apopka, FL)

276-unit multifamily apartment complex utilizing the Floridian Aquifer with 2 GeoGrid™ district loops and 410 MWh/year projected Rooftop Solar PV Generation.

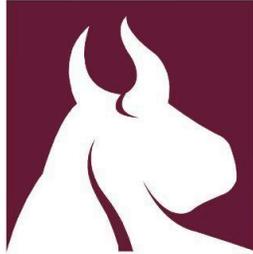
Lawsons Landing Sustainability Improvements (Dillon Beach, CA)

Arranged C-PACE Financing for California Coastal RV Park and Campground to construct district-scale onsite wastewater recycling and solar power generation.

Grossmont School District Solar (San Diego County, CA)

Oversaw Construction and Arranged Financing for a Four MW Behind the Meter Solar Project at 4 High School Campuses in San Diego County, CA.





Taurus Investment Holdings

Platform Experience

2024

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Taurus Investment
Holdings

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About Taurus

Headquartered in Boston, Taurus Investment Holdings, LLC is a global real estate private equity firm. Supported by three synergistic drivers, we focus on opportunities where we believe significant value can be achieved.

Vision

An entrepreneurial approach to identify opportunities within strategically-located markets.

Experience

A proven track record of success with a long history of generating strong returns.

Synergy

Cross-functional collaboration across disciplines, to deliver optimal investment decisions.

Taurus' fully integrated real estate operating platform has acquired or developed over \$11B in assets across industrial, multifamily, office, mixed-use and renewable energy sectors.

+\$5.3B
ASSETS UNDER
MANAGEMENT

+70M SF
PURCHASED &
DEVELOPED

+35
INVESTMENT
PROFESSIONALS

+135
TOTAL GLOBAL
EMPLOYEES

Taurus Team Platforms

INDUSTRIAL	MULTIFAMILY	GLOBAL EX-US MARKETS		
DEVELOPMENT	ASSET MANAGEMENT	UNITED KINGDOM	GERMANY	INDIA

Taurus leverages energy & sustainability professionals through its strategic affiliate EcoSmart Solution; a combined platform of engineering and technology professionals focused on creating decarbonization solutions for real estate

Ultra-low carbon new construction /development

Tailored deep retrofits solution "RENU Program"

Strategic Differentiators

- Proven differentiated decarbonization and net zero strategies. With strategic affiliate, EcoSmart Solution, Taurus provides solutions for decarbonization, delivering increased value to clients
- Sustainability strategies validated by institutional partners - TPG (net zero development), Aegon (multifamily decarbonization), Kayne Anderson (decarbonization and social impact)

Accolades & Recognition



Decarbonization Focus

Taurus' strategic affiliate, EcoSmart Solution designs and delivers scalable decarbonization infrastructure for real estate owners and developers.

By combining innovative geothermal infrastructure with a comprehensive suite of distributed energy resources, ESS aims to help create future-proofed communities. For existing buildings, the team evaluates a building's energy consumption, identifying where efficiencies can be applied to significantly reduce the carbon footprint.

With a strong foundation in commercial real estate, stemming from the establishment by Taurus in 2014, ESS' deep understanding of real estate enables the team to deliver tailored solutions that optimize energy efficiency, reduce operational costs, and improve property values.

ECOSMART
SOLUTION

EcoSmart's Impact

Over 2,600 units completed or currently undergoing retrofits

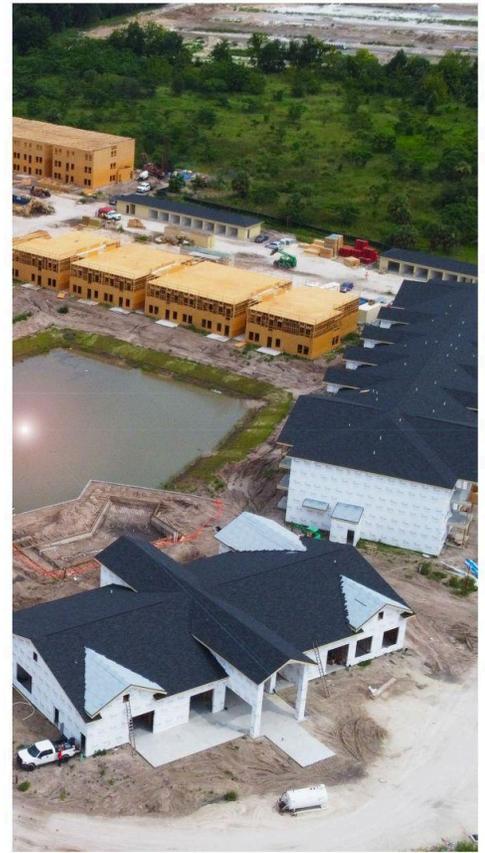
Over 800 new construction homes and rental units using ESS



Development Platform

Established in the early 2000s, Taurus boasts a vertically integrated team with expertise across every stage of the development process, allowing the team to consistently deliver projects on time and within budget. Focus areas include strategic site selection, deal feasibility analysis, underwriting, project approvals, design, construction management and sustainable initiatives.

Throughout their history, Taurus has developed a diverse portfolio encompassing multifamily, office, industrial, retail, hotel, single family, build-to-suit master infrastructure and LEED accredited projects.



Our Team



Allen Peacock
Senior Vice President



Tony Brannan
Director of Development



Veronika Davis
Design & Special Projects Coordinator



Chris Bornhorst
Analyst

The team's activity since inception includes more than **10 million SF of space developed** across multifamily, office, industrial, retail, hotel, single family, build-to-suit and master infrastructure **with a total value of more than \$500 million.**



Nate Murdock
Sr. Development Manager



John Morris
Development Manager

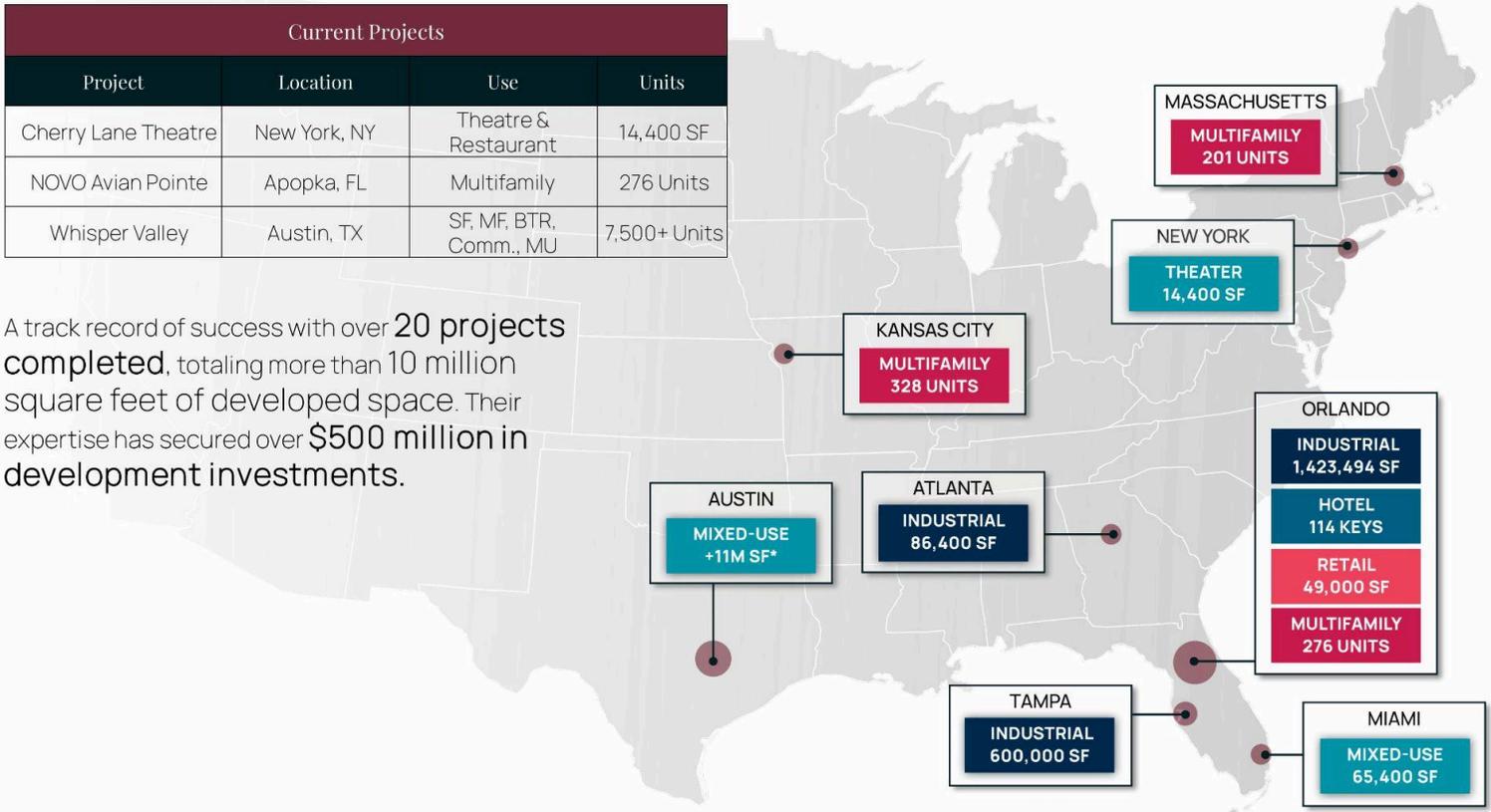


Emily Wilhelm
Development Assistant

Development Footprint

Current Projects			
Project	Location	Use	Units
Cherry Lane Theatre	New York, NY	Theatre & Restaurant	14,400 SF
NOVO Avian Pointe	Apopka, FL	Multifamily	276 Units
Whisper Valley	Austin, TX	SF, MF, BTR, Comm., MU	7,500+ Units

A track record of success with over **20 projects completed**, totaling more than 10 million square feet of developed space. Their expertise has secured over **\$500 million in development investments**.

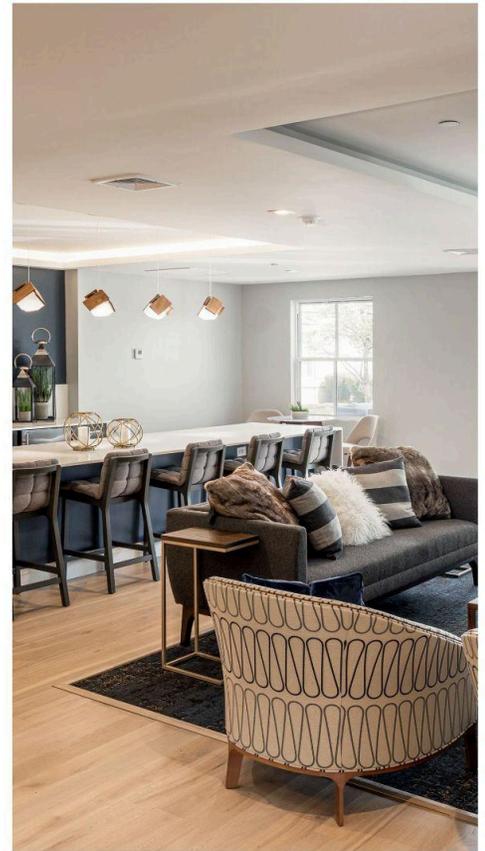


*Inclusive of a ~2,000ac long-term, multi-phase project.

Multifamily Platform

Taurus' multifamily strategy centers on value creation through strategic renovations. The team leverages deep operational experience to identify impactful upgrades and integrate decarbonization features, benefiting residents, investors, and the environment.

Collaborating closely with Taurus' asset management team to ensure Taurus' strategies remain competitive in the ever-evolving market. With proactive portfolio management and utilizing data-driven analysis to optimize portfolio performance, Taurus drives consistent growth across our multifamily assets.



Our Team



Nick Clark
Managing Director



Adam Clarke
SVP – Asset Management



Max Dorsch
Acquisitions Director



Kaylian Rijnart
Asset Manager



Billy Murray
Acquisitions Analyst



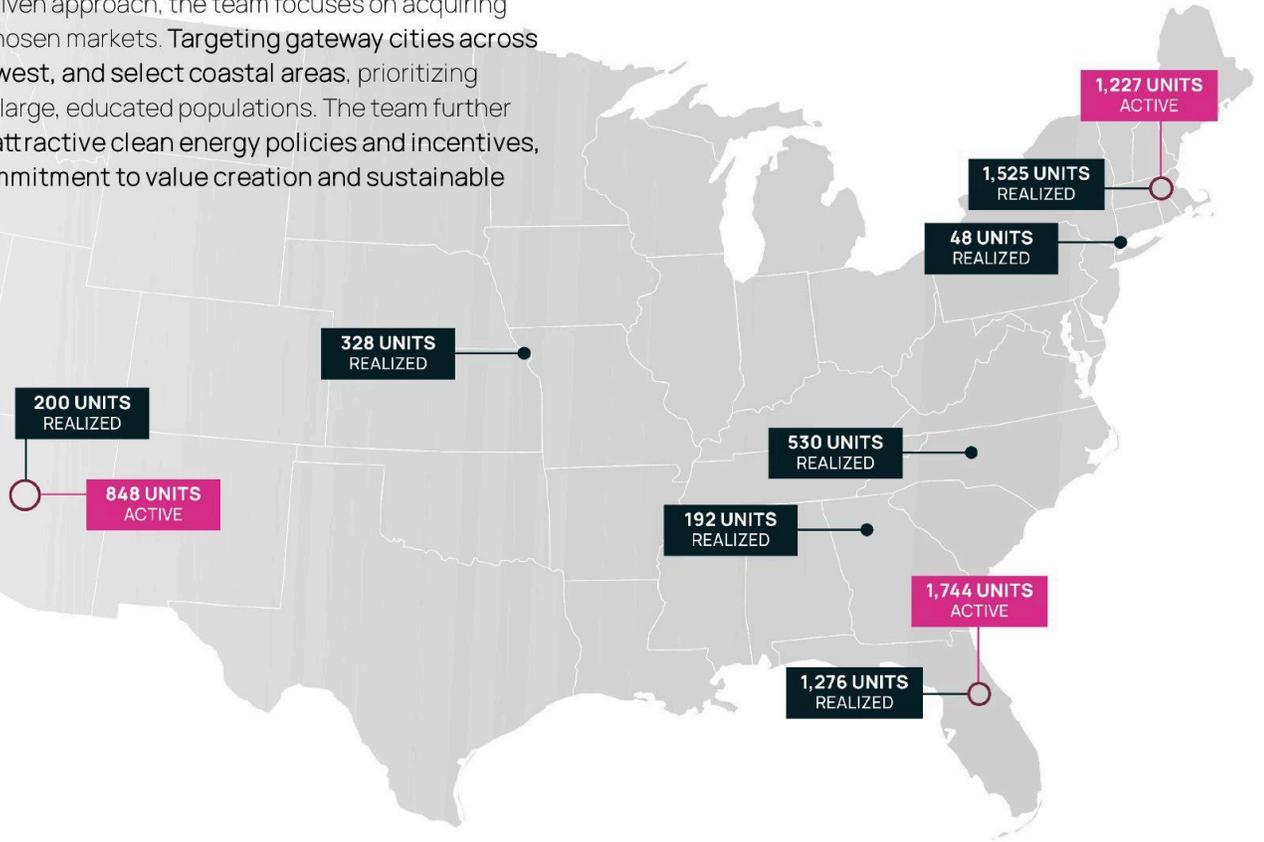
Elizabeth Lane
Asset Manager

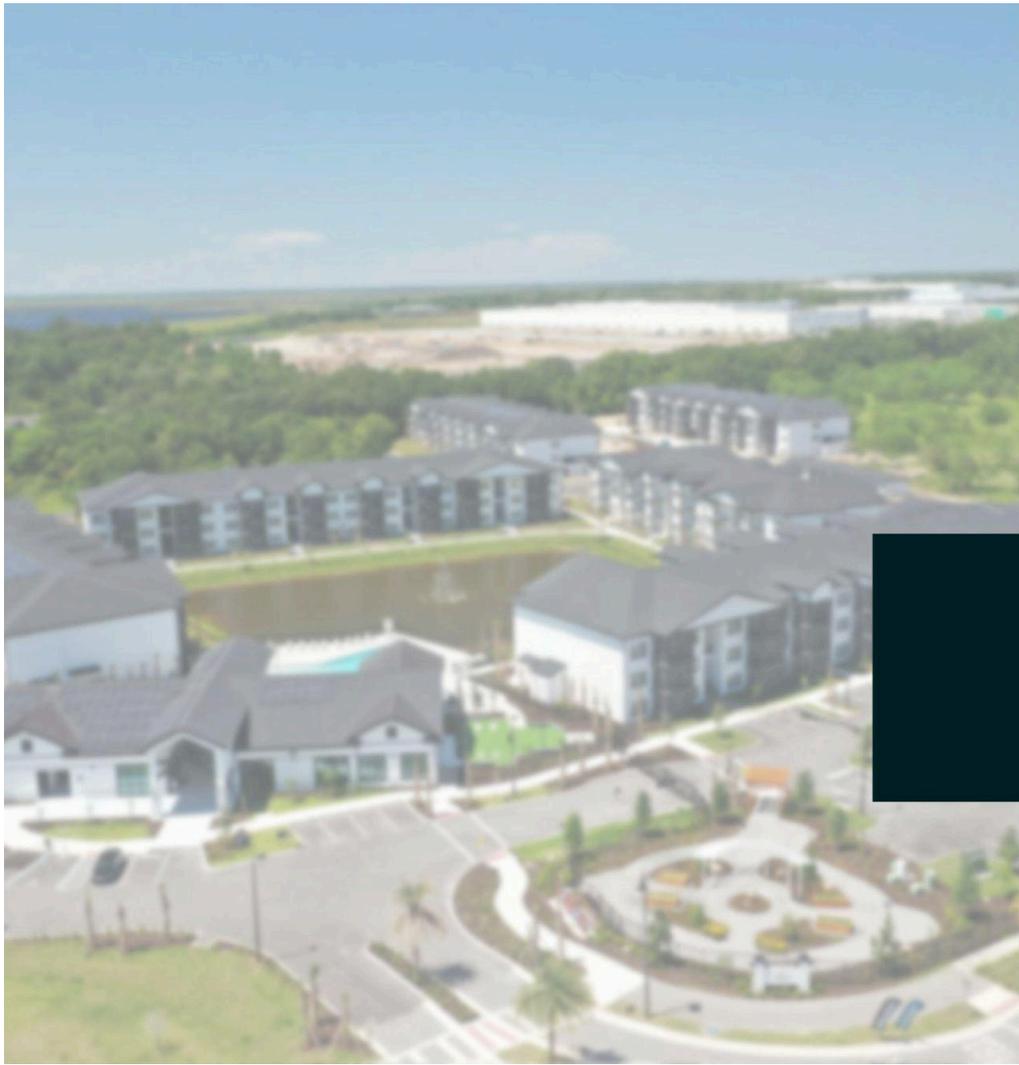
Taurus has been investing into US multifamily properties since 2013. Over that time, **the platform has made a total of 30 separate investments** totaling nearly 8,000 apartment units and nearly **\$2.0 billion in aggregate value**. Taurus has sold (or “realized”) 17 of these assets.

With a proven track record of value creation for multifamily assets and deep operational experience, The platform has an **active portfolio of 13 assets, totaling 3,821 units**. Seven of the assets (totaling 2,483 units) have decarbonization focused strategies and are in various stages of development.

Multifamily Footprint

Leveraging a data-driven approach, the team focuses on acquiring assets in carefully chosen markets. Targeting gateway cities across the Sunbelt, Southwest, and select coastal areas, prioritizing university hubs with large, educated populations. The team further seeks markets with attractive clean energy policies and incentives, solidifying their commitment to value creation and sustainable investing.





Development Projects





Project Spotlight

Part of the development platform strategy, the team focuses on environmentally-conscious residential rental developments with EcoSmart Solution.

Developed by Taurus, NOVO focuses on creating rental assets which are insulated from energy cost volatility and produce lower carbon emissions.

Designed to enhanced investment performance and deliver a higher quality of residential living for the communities.



NOVO
SUSTAINABLE LIVING

Project Spotlight

Located in East Austin, Texas, Whisper Valley is a 2,067-acre master-planned. The site was acquired in 2006 and is a long-term, multi-phase project. Upon final completion the community will comprise of +7,500 units, 140 acres for K-12 schools, 250 acres of commercial, retail, and mixed-use buildings. An additional +700 acres will be dedicated to outdoor greenspace including parks, pedestrian trails, open space.

Designed to be a resilient community for today and the future. Whisper Valley runs on an innovative, comprehensive energy solution program that includes geothermal heating and cooling, utilizing community-wide geothermal GeoGrid™ infrastructure (installed deep into the ground and throughout each phase as development takes place). To-date, 867 lots have been developed, with 520 homes sold/occupied, and a 430,000 SF high school under development with a target open date in Q3 2026.



WHISPER VALLEY



Logistics Development



1
Orange County
Tax Collector
Orlando, Florida
Square Footage: 25,955 SF

2
Westfork
Court
Douglas County, Georgia
Square Footage: 86,400 SF

3
Beltway Commerce
Center II
Orlando, Florida
Square Footage: 565,000 SF

4
Beltway Commerce
Center III
Orlando, Florida
Square Footage: 108,000 SF

Multifamily Development



Kinsley Forest
Apartments

Kansas City,
Missouri
Units: 328





Retail Development

Balmy Beach Walmart
Neighborhood Market Center

Apopka, Florida
Square Footage: 49,000 SF

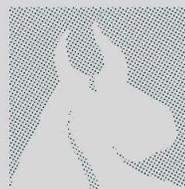


Apopka City Center
Hilton Garden Inn

Apopka, Florida
Square Footage: 71,756 SF
Units: 114



Thank You.



Firm Overview

#8

Fast Company
Top 10 Most Innovative
Architecture Firms 2022

#23

Building Design + Construction
Top 175 Architecture Firms

#46

Architectural Record
Top 300 Architecture Firms

11,000+

Student Beds



350 Total Staff
12 Offices

46% People Identifying as Female

43% Racial and Ethnic Diversity

At Moody Nolan, we use the built environment to catalyze social change. Our integrated design and delivery approach combines architecture, interior, and experiential design—creating places that ignite culture and improve lives.

With more than 350 employees in 12 locations around the country, we leverage the power of diverse backgrounds to drive design innovation.

Named by Fast Company as one of the world's most innovative architecture firms, our work garners national attention from industry-leading organizations, including the AIA Architecture Firm Award.

Design Philosophy

We practice responsive design—pairing empathetic listening with innovative thinking—to find harmony between client, community, and environment. We use intentional collaboration to transform ideas into high performance design solutions, responsive to people and place.

High Performance Design

When building performance, stewardship of natural resources and community wellbeing harmonize into a responsive design solution—we call this intersection high performance design.

Diverse by Design

Our firm is diverse by design with a staff comprised of 46% women and 43% minorities. For more than 40 years we've led by example, prioritizing diversity and inclusion in every sphere of the industry—from increasing access to architecture education to amplifying minority leaders.

We believe great design happens at the intersection of innovative ideas and divergent points of view, enabling our projects to regularly exceed diversity participation goals. We empathize with human differences, designing with and for the people often excluded from the design conversation. We listen, amplify, and incorporate community voices into every dialogue and design decision, creating places that represent the community it belongs to.

Our commitment to diversifying the profession is demonstrated by our leadership in industry organizations and mentorship of young architects.

National Organization of Minority Architects

As a long-standing member of NOMA, members of our firm helped launch Project Pipeline—a national curriculum that introduces minority students to architecture with the goal of creating more licensed Black architects.

Moody Nolan provides mentorship and design research experience for young emerging professionals, designed to address the AIA 2030 Diversity Challenge—which aims to double the number of licensed Black architects in the United States by 2030.

Historically Black Colleges and Universities

We understand the importance of mentorship and representation in our field. We are committed to HBCU campuses, helping them plan for the future of their campus, while investing in the next generation of minority architects.

Scott Mandeville

AIA, LEED AP BD+C

Project Executive

Moody Nolan



Scott believes designers have a responsibility to carefully consider the ways in which people move through the world, in order to enhance the human experience.

As Associate Principal and Director of Boston Operations, Scott's design approach centers the aspiration of his clients. In elevating their unique culture and operational goals, Scott is skillful and compassionate in representing both the client and the community in which they serve. He is driven by an appreciation for the balance, sustainability, and function of a space. Through sustainability and biophilic design strategies, he strives to push boundaries and create more inviting and warm designs that re-imagine what our buildings and built environments could be.

Education

BArch, Syracuse University, 2004

Registrations

Registered Architect: MA, NY

USGBC LEED Accreditation BD+C

Massachusetts Certified Public Purchasing Official Program (MCPPO) School Project Designers & Owner's Project

Affiliations

American Institute of Architects

Boston Society of Architects, Member

City of Amesbury's Planning Board and Design Review Committee, Sitting Member

Key Project Experience

Harvard University, Enterprise Research Campus

Allston, MA

500,000 SF mixed use development, including affordable and market-rate residential, hotel, restaurant, and retail space

Project Executive

Lincoln Property Company, Seaport Circle Mixed-Use Development

Boston, MA

Over 650,000 SF of mixed use space, including lab, office, retail, and community space

Project Executive

University of Chicago and City of Chicago, Harper Court Chicago, IL

150,000 SF building combining commercial office space, retail, residential, and a dynamic urban space, LEED Platinum

Project Executive

Massachusetts Port Authority, Omni Boston Hotel at the Seaport

Boston, MA

1,055-key, full-service hotel featuring the largest ballroom in Boston, high-end amenities, rooftop pool, and street level retail

Project Manager

MIT Investment Management Company, Volpe Center Renovation

Cambridge, MA

1,400 residential units, community center, and state-of-the-art innovation and research space

Project Executive

MassDOT Air Rights, Parcel 13

Boston, MA

12-story lab and office building, a 10-story affordable housing building with retail

Project Executive

Kevin Lee

Senior Project Coordinator

Moody Nolan



Kevin finds comprehensive, multidisciplinary solutions to complex problems of the built environment. His approach to design rest at the intersection between a rigorous academic approach and the direct problem solving of larger offices. The needs of the client and the user groups, project parameters, constraints provide the background upon opportunities for moments of pure design can be found, driven by the mindset that good design can be found in such a place.

Education

MArch, Harvard University, 2009

BArch, University of Southern California, 2006

Presentations

"Streets for All: 50 Ideas for Shaping Resilient Cities," Publication, 2022

"Envisioning Architectural Narratives," Publication, 2021

"The ISI Florence Architecture Series," Publication, 2018

Key Project Experience

Harvard University, Enterprise Research Campus

Allston, MA

500,000 SF mixed-use development, including affordable and market-rate residential, hotel, restaurant, and retail space

Project Coordinator

Previous Experience

40 Thorndike Mixed-Use Tower

Cambridge, MA

Designer

99 High Street Lobby

Boston, MA

Project Manager, Designer

610 Main Pfizer Laboratory and Servery

Cambridge, MA

Designer

Aesop West Broadway

New York, NY

Project Manager, Designer

Ballantyne Amphitheater

Ballantyne, North Carolina

Designer

Boston Design Center Storefront

Boston, MA

Designer

Boston Seaport Master Plan

Boston, MA

Design Lead

Cambridge BioMarketing, Group Office Fit-Out

Boston, MA

Designer

DC House

Washington D.C.

Project Manager, Designer

Philip Smith

AIA, LEED AP BD+C, NCARB

Project Architect

Moody Nolan



Philip's approach to architecture synthesizes technology, poetics, and place, into a sustainable design solution that exists in harmony with the natural world. His work aims to improve the quality of life, through a holistic design approach that is responsive to people and place. Philip's attention to technical processes enables him to create innovative and operationally efficient design solutions. His ability to communicate design concepts into actionable and understandable ideas articulates relevant value to clients and consultants. He works with the community, user groups, designers, and consultants to develop integrated, innovative, and sustainable solutions.

Philip's projects garner national industry awards, including Precast Concrete Institute Higher Education Building of the Year and National Intramural-Recreational Sports Association (NIRSA) Outstanding Sports Facilities for the Margot Connell Recreation Center.

Education

Master of Architecture,
University of Southern California, 2005

Bachelor of Architecture,
University of Miami, 1997

Registrations

Registered Architect: MA, MD

USGBC LEED Accreditation

National Council of Architectural
Registration Boards Certified

Key Project Experience

Harvard University, Enterprise Research Campus

Allston, MA

500,000 SF mixed use development, including affordable and market-rate residential, hotel, restaurant, and retail space

Project Architect

Previous Experience

Adelphi University, Centers for Sport and Performing Arts

Garden City, NY

Renovation and addition, \$72,000,000, campus facilities supporting varsity athletics, student recreation and physical education, and academic programs in music, theater, and dance, LEED Certified

Construction Administration

Minnesota State University, Mankato Margaret Preska Residence Community

Mankato, MN

118,000 SF, 300 beds

Planner

Bates College, Garcelon Field New Student Housing Masterplan and Design

Lewiston, ME

100,000 SF, 265 new beds, \$21,000,000, LEED Gold

Project Architect

Bentley University Residential Housing Assessment

Waltham, MA

Assessor

BioMerieux, Office and Laboratory Building

St. Louis, MO

New, 38,000 SF, \$19,000,000, LEED Gold

Project Architect, LEED Administrator

Mark Bodien

AIA, NCARB, LEED AP

Student Life Practice Leader

Moody Nolan



Mark practices architecture with an endless pursuit of curiosity, investing his knowledge in the next generation of designers. He relishes the opportunity to create impactful spaces and joyously celebrate the firm's ongoing success.

A founding Partner in the firm, Mark is the Director of the Sports, Recreation, & Student Focused Practice. An advocate for physical activity, health and wellness as a cornerstone of academic success, he leads the collegiate sports and recreation industry in a redefinition of campus facilities. Mark values creative planning and design as a way to engage and uplift communities to their fullest potential. Within student focused wellness facilities, Mark aims to increase participation by providing exciting and accessible spaces, knowing that increased participation means supporting improved academic achievement and quality of life. Mark has published numerous articles and presentations and has sat on several design panels. He holds his Master in Architecture and BS in Civil Engineering from Washington University.

Education

MArch, Washington University, 1984
BS, Civil Engineering, Washington University, 1984

Registrations

Registered Architect; CA, IN, MA, MN, MT, NE, NY, OH, OR, SD, UT, WA, WY

USGBC LEED Accreditation

National Council of Architectural Registration Boards

Affiliations

American Institute of Architects

Architects Society of Ohio

Key Project Experience

Auraria Higher Education Center, Tivoli Student Union

Denver, CO

Study exploring opportunities for the future of the Tivoli Student Union to maximize event capacity and create spaces for innovative amenities and new programs

Design Project Manager

Central Piedmont Community College, Parr Center

Charlotte, NC

A dynamic 182,650 SF student success center combining a next-generation library with one-stop student services, lounges, food services, and performance theatre

Partner in Charge

East Tennessee State University, D.P. Culp Center

Johnson City, TN

Addition and renovation to create 46,000 SF of student program areas for food service, a student media center, and a student lounge

Partner in Charge

Kishwaukee College, Student Center

Malta, IL

75,000 SF campus gateway housing student bookstore, student lounge and activity spaces, student services, and administrative offices

Design Project Manager

Cheyney University, Cope Hall Sportsplex

Cheyney, PA

Connecting campus and community in an expanded 150,000 SF athletics, recreation, special events facility with full-size indoor turf field, three outdoor turf fields, an outdoor track, and a 10-court basketball fieldhouse

Design Project Manager

Yanitza Brongers-Marrero

FAIA, NOMA, NCARB, LEED AP BD+C, LEED AP Homes

Housing Practice Leader

Moody Nolan



As the Housing Practice Leader, Yanitza uplifts communities by designing equitable housing solutions for the nation's most under-resourced neighborhoods. With 20 years of architectural practice, Yanitza works to champion equity, diversity, and inclusion through transformative housing, community leadership, and a new urban agenda.

Yanitza's work includes a wide range of housing typologies that accommodate different market demands, including market-rate and mixed-use, affordable housing, and Historic Tax credit with Adaptive re-use.

Education

MArch, The Ohio State University, 1996

BS, Environmental Design, Universidad de Puerto Rico, 1994

Registrations

Registered Architect; FL, MD, OH, PA, VA

USGBC LEED AP BD+C Accreditation and LEED AP HOMES

National Council of Architectural Registration Boards

Affiliations

American Institute of Architects, College of Fellows (FAIA)

National Organization of Minority Architects

AIA National; Strategic Council Executive Committee, 2017-2020

AIA Columbus; President, 2019
Treasurer, 2017
Board of Directors, 2016-2020

Key Project Experience

Harvard University, Enterprise Research Campus

Allston, MA

500,000 SF mixed-use development, including affordable and market-rate residential units, hotel, restaurant, and retail space

Project Manager

Alabama A&M University, Student Residences

Huntsville, AL

500-unit residence building and a historic residence hall renovation

Project Manager

Northern Kentucky University, Residence Hall

Highland Heights, KY

70,220 SF, 300-bed residence hall featuring an outdoor plaza with green space, incorporating sustainable design strategies that alleviate high energy and water costs

Project Manager

Encova Realty, Topiary Park Mixed Use Development

Columbus, OH

Urban housing development with 92 affordable housing units, vibrant green space, and rooftop terrace among other luxury amenities

Project Manager Franklinton

Partner in Charge

Crawford Hoying, Bridge Park Mixed Use Development

Dublin, OH

Phased town center featuring 16 mixed-use buildings, six parking structures with offices, a 150-key hotel and conference center, neighborhood grocer, restaurants, retail, fitness center, and 851 for-rent and for-sale housing units

Project Manager

Harvard University Enterprise Research Campus
Tishman Speyer



Location
Boston, MA
Size
450,000 SF
Completion Date
2025
Team
Architect of Record:
Moody Nolan
Design Architect: MVRDV &
Marlon Blackwell
Program
Affordable and market-rate residential, hotel, restaurant, and retail space.

Transforming an underutilized site into a vibrant mixed-use neighborhood broadening Harvard's teaching and research mission.

The campus is envisioned as an inclusive center for invention, collaboration, and entrepreneurship, bringing together partners from across Greater Boston and beyond.

The development will broaden Harvard's teaching and research mission, as well as the University's ability to convene and take part in an innovation ecosystem focused on discovery, disease treatment, and impact.

Designed to be a hub of interdisciplinary research, the urban environment welcomes pedestrians with open green space, ground-level retail and public art installations. The project is envisioned as a pedestrian-focused urban district, designed to nurture and inspire creativity.

The development includes nearly three acres of new, publicly accessible open space, including a 1.4-acre greenway, programmed to create an active and vibrant environment.



Crawford Hoying
Bridge Park Mixed-Use Development



Location
Dublin, OH
Size
2,500,000 SF
Completion Date
2020
Cost
\$450,000,000

Sitting on the east bank of the Scioto River in downtown Dublin, Ohio, the design provides an interesting, walkable setting for urban lifestyles that places value on human scale and a diverse range of experiences.

The completed phases of the development include an AC Hotel by Marriott, event center, office buildings, retail storefronts, restaurants, housing units and structured parking. Each building has a unique character expressed through a variety of material finishes and details, particularly at the pedestrian street level.

Pedestrian bridges connect garages to the residential buildings. The bridges are open to the outside, so as to create a feeling of connectivity with the street environment. Their design emphasizes lightness and simplicity, and creates another layer of recognition for the community of Bridge Park.

Within the Bridge Park Development, offering a live, work, play community, Crawford Hoying is leasing 740 Apartment units, as well offering 111 Condos for sale. Each unit has its own unique footprint and view over-looking the Scioto River, or the urban life of Bridge Park. Ranging from one to three bedrooms, it is suitable for young professionals, families, as well retirees.

Generous green space along with specialty paving, casual seating opportunities, outdoor dining and other flexible event spaces are incorporated into the design, creating a real sense of place and providing interesting and pleasant connections between streets. these spaces.



City Colleges of Chicago
 Malcolm X College and School of Health Sciences



Location
Chicago, IL

Size
545,000 SF
1,200 Car Garage

Completion Date
2016

Cost
\$251,900,000

Team
Architect of Record, Interior, Experiential Design, Signage & Wayfinding: Moody Nolan
Associate Architects: Tilton Kelly + Bell
Programming and Conceptual Design Architect: Cannon Design

Program
Academic Building, Virtual Hospital, Recreation Center, Parking Garage

Awards
AIA Columbus Chapter, Merit Award, 2021
Learning By Design, Honorable Mention, 2018
American School and University, Louis I. Kahn Citation, 2018
ASLA Illinois, Honor Award, 2018
IIDA Columbus, Honor Award Education, 2017

Sustainability
LEED Gold

Located on Chicago's West Side, Malcolm X College offers a new era of opportunity for students.

To ignite the local workforce, City Colleges of Chicago created a hub for career preparation and training for healthcare professionals. The facility breaks-frame from a traditional commuter-campus model, offering students a robust array of amenities and programming in a space that pays homage to the life and legacy of Malcolm X.

With centralized student support services, athletics, a virtual hospital and simulation spaces for health sciences under one roof, with amenities to support social gathering and connection.

Hub for Career Preparation

The state-of-the-art simulation spaces and mock clinical environments facilitate hands-on training, positioning students as attractive recruits for any leading healthcare institution.

In Service to the Community

The services offered on campus benefit students as well as the surrounding community. A dental hygiene clinic on the building's ground floor serves as a training facility and community amenity that has served more than 7,000 patients, many with little to no insurance.

An on-site food pantry provides students and their families with food items free of charge. The Wellness Center and onsite daycare support students' mental, emotional and logistical needs that are often critical to their success in school.





interdisciplinary design, engineering, and environmental services

Since 1899, Weston & Sampson has been providing municipalities, public agencies, and private sector clients with cost-effective and innovative solutions to their infrastructure and environmental challenges. We are a full-service multi-disciplined consulting firm with more than 850 professionals along the East Coast. Employee-owned Weston & Sampson offers capabilities ranging from project development, assessment, and planning through permitting, design, construction, and long-term operation and maintenance.

Throughout our history, Weston & Sampson has been recognized for exceeding clients' expectations by providing attentive personal service, superior technical quality, and adherence to cost and schedule requirements.

We pride ourselves on the expertise that our staff provides on each assignment. Our project teams are carefully assembled to ensure project success.

More than 300 Registered Professionals in Offices Along the East Coast

With our depth of professional and technical staff, Weston & Sampson is well-positioned to deliver professional services and meet the needs of our clients and their projects. More than 300 of our staff hold licenses, registration, and specialized training in their respective fields of expertise.

We can meet the diverse needs of our clients and offer capabilities and experience in a full range of service areas, including:

- Landscape Architecture
- Public Facilities Planning & Design
- Community-Wide & Master Planning
- Sustainable Design & Green Infrastructure
- Landscape Planning & Restoration
- GIS & Digital Mapping
- Environmental Site Assessment/ Demolition/Remediation
- Architecture
- Renewable Energy
- Aquatics Design & Engineering
- Climate Resilience
- Geotechnical & Structural Engineering
- Transportation & Traffic Engineering
- Watershed & Stormwater Management
- Wastewater Collection & Treatment
- Wetlands Replication & Restoration
- Peer Review
- Recreational Facility & Athletic Field/Complex Design
- Infrastructure Design & Construction
- Site/Civil Development
- Environmental Compliance & Permitting
- Regulatory & Enforcement Assistance
- Solid Waste Planning, Design & Management
- Hydrology & Hydraulics
- Water Supply Development/ Treatment/Pumping/Distribution
- Construction Inspection, Oversight & Management
- Water/Wastewater System Operation/Maintenance/Repair

JOHNATHAN LAW

BACKGROUND

- 2022-Present
Team Leader
Weston & Sampson
- 2021-2022
Senior Project Manager
Weston & Sampson
- 2013-2021
Senior Associate
IBI Placemaking
- 2007-2013
Associate
IBI Placemaking
- 2004-2007
Senior Landscape Architect
IBI Placemaking
- 2001-2004
Landscape Architect
IBI Placemaking

EDUCATION

- 2000
Leeds Metropolitan University
Graduate Diploma in Landscape
Architecture (Distinction)
- 1998
Leeds Metropolitan University
Bachelor of Arts in Landscape
Architecture (First Class Honors)

PROFESSIONAL AFFILIATIONS

- Town of Wellesley Design Review
Board, Chairman
April 2014-March 2018
- Town of Wellesley Design Review
Board, Member,
February 2010-2014

AWARDS

- 2023
Merit Award in Design for
UMass Amherst Campus Core
Revitalization
Boston Society of Landscape
Architects
- 2018
Merit Award in Design for The
Innovation and Design Building
Boston Society of Landscape
Architects

Johnathan is a Team Leader at Weston & Sampson with more than 20 years design and construction experience within the field of landscape architecture. He has played a key role on a range of streetscape, university campus planning, and open space improvement projects throughout New England, merging his design and technical expertise to create award-winning results. He has extensive experience in public engagement and has successfully obtained approvals for projects in the public and private sectors. Throughout his career, he has focused on creating strong relationships with clients within the private and public sectors.



SPECIFIC PROJECT EXPERIENCE

Stenton Mill Redevelopment, Winn Development, Sanford, Maine. Leading Weston & Sampson’s efforts as the landscape architect for the renovation and redevelopment of the Stenton Mill. Working with Winn Development and a team of design consultants to create a new mixed-use housing development. The design will include new public open spaces, maximizing existing connections and creating new connections to adjacent neighborhoods. These placemaking spaces include multi-functional entry plazas, a promenade with amphitheater seating, new parking lot with green infrastructure, a children’s playground, and open lawn areas for exercise and gathering.

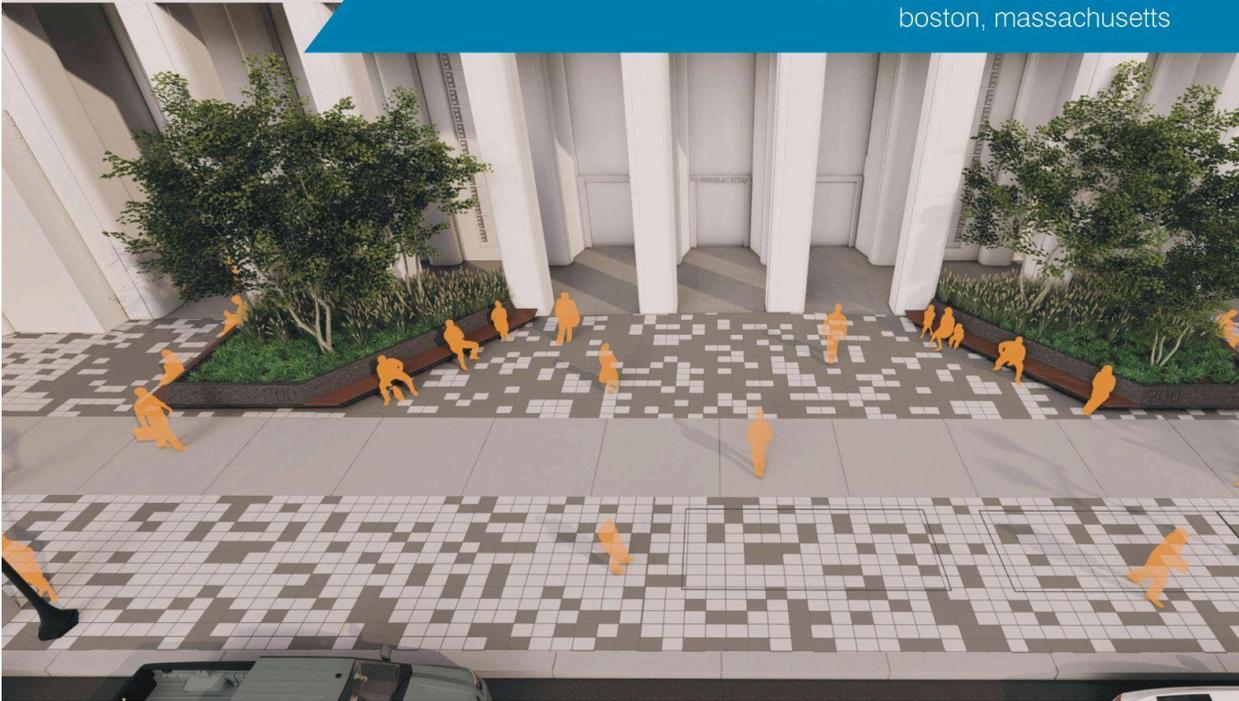
Excel Dryer World Headquarters, East Longmeadow, Massachusetts. Project manager for the transformation of the existing Excel Dryer office building. Responsible for creating an outdoor amenity terrace for staff to enjoy. Granite pavers help define the new terrace which is designed with flexibility in mind. A combination of fixed and movable seating provides numerous opportunities for gathering. A rain garden will help mitigate stormwater run-off while providing a visually pleasing backdrop. Native plantings and ornamental grasses soften the plaza against the existing landscape and offers privacy from the parking lot.

Master Plan for 425 Medford Street, The Flatley Company, Charlestown, Massachusetts. Project Manager and lead designer for a master planning effort for a 55-acre waterfront site. This mixed-use housing and retail/commercial development prioritizes addressing existing and future site flooding from predicted sea level rise and climate change by incorporating a resilient flood barrier within a system of new public open spaces. The master plan design will incorporate a range of new public open spaces that connect to the existing neighborhood/community and the newly created waterfront park. Sustainability is a key component of the overall design, with a focus on stormwater management and the reduction of the urban heat island effect. This master plan is also designed to be universally accessible to all users, with a focus on complete street principles.

Schraff’s City Center, Charlestown, Massachusetts. Project manager and lead designer that provided full landscape architecture services for the rehabilitation/upgrade of an existing waterfront dock and open space at this mixed-use development on the Mystic River and manufacturing site of the famous Schraff’s Candy Factory, a Boston Landmark. Redevelopment included the Main Street Entry

200 BERKELEY STREET

boston, massachusetts



Weston & Sampson is working with ownership, local architects, and city agencies to design a new streetscape with a focus on pedestrian accessibility improvements and new gathering areas for a downtown Boston office building.

We created concept designs from our on-site analysis of how visitors enter and exit the building; this analysis helped inform the location for new seating and paving. Our paving designs help visitors navigate to the main building entrance and create a sense of arrival, visually. The addition of raised granite planters incorporate both seating and greenery, while offering a place for respite. The addition of trees along the exterior provide a more human scale adjacent to the building, and the low-maintenance perennial and shrub plantings provide color and texture.

Our team worked with the Boston Disabilities Commission to provide much improved ADA accessibility along the building frontage, including the addition of a constant 8-foot-wide concrete sidewalk and new accessible curbs ramps at each intersection.



client contact

Haril Pandya, FAIA, LEED AP
Principal
Nelson Worldwide
617-905-4043
HPandya@nelsonww.com





425 MEDFORD STREET
the flatley company | charlestown, massachusetts

Weston & Sampson worked with a private developer and architect on a master plan design for a 25-acre waterfront site in Charlestown. This mixed-use development prioritizes addressing existing and future site flooding from predicted sea level rise and climate change by incorporating a resilient flood barrier within a system of new public open spaces. By raising the existing grades along the waterfront, a hierarchy of pedestrian open space is created, offering users a multitude of spatial experiences.

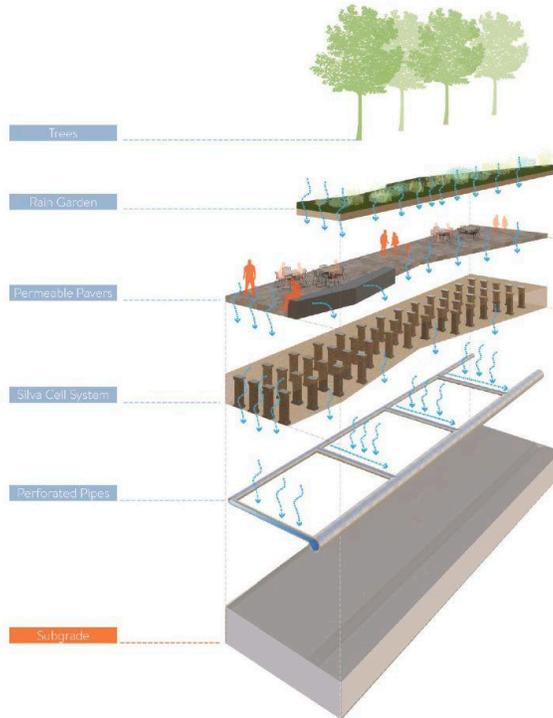
The master plan design includes a variety of new public open spaces that seamlessly connect to the existing neighborhood, and the newly created waterfront park. Sustainability is a key component of the overall design, with a particular focus on stormwater management and reducing urban heat island effects through extensive tree plantings, the creation of green open spaces, and carefully selected materials. This master plan design also incorporates universal accessibility for all users, with a focus on Complete Street principles for multi-modal uses in equal measure.



client contact

Bill Bush
Vice President, Real Estate
The Flatley Company
617-438-2029
wbush@flatleyco.com





EAST STREET REVITALIZATION

town of ludlow, massachusetts



Weston & Sampson collaborated with the Town of Ludlow to update zoning bylaws, develop town-wide design standards, and create a conceptual master plan for the East Street Revitalization Overlay District, a mile-long commercial and residential corridor in the heart of this Western Massachusetts community. The goals were to enhance East Street's aesthetics, pedestrian facilities, and overall community appeal. The conceptual design-level illustrative site plans determined roadway, intersection, and sidewalk alignments; identified pedestrian accommodations; evaluated utility considerations; and pinpointed opportunities for corridor activation. Inclusion of rain gardens, street tree planting, and other green infrastructure reflects a commitment to sustainable development, contributing to a more resilient and eco-friendly community. The culmination was a set of well-defined, actionable plans. A finalized list of recommended site furnishings, paving, and planting materials for East Street's successful revitalization helped create a more engaging, functional, and sustainable streetscape, improving the overall well-being and appeal of the community as well as the health of Ludlow's commercial sector.



client contact

Marc Strange
Town Administrator
Town of Ludlow
413-583-5600, Ext 1201
mstrange@ludlow.ma.us



DOWNTOWN REVITALIZATION MASTER PLAN

town of northborough, massachusetts



Weston & Sampson is working with town staff, selected stakeholders, and residents to design a master plan for downtown Northborough. We are also providing economic development input through our subconsultant, RKG Associates.

We conducted an initial in-person public meeting at which we received feedback from residents on what should be included within this master plan. The overriding consensus was the need for more housing, retail, and entertainment options in the downtown area.

Four scenario locations in which we incorporated mixed-use buildings with retail on the ground floor and housing above were selected. These new buildings would be connected by a new system of trails and public open spaces for both large and more intimate gatherings.

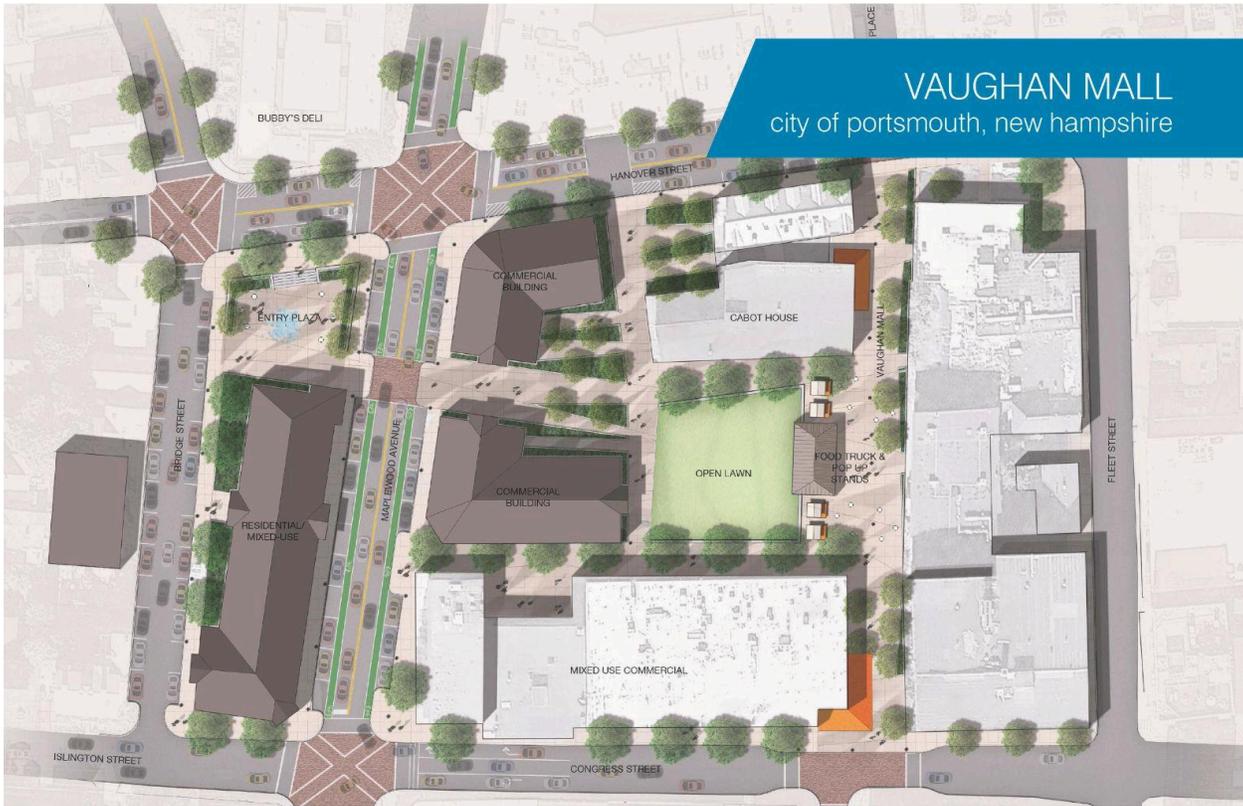
We will present the selected scenarios to the Town of Northborough at one final public meeting and incorporate them into the final downtown master plan report.



client contact

Laurie Connors
Planning Director
508-393-5040 ext. 7
lconnors@town.northborough.ma.us





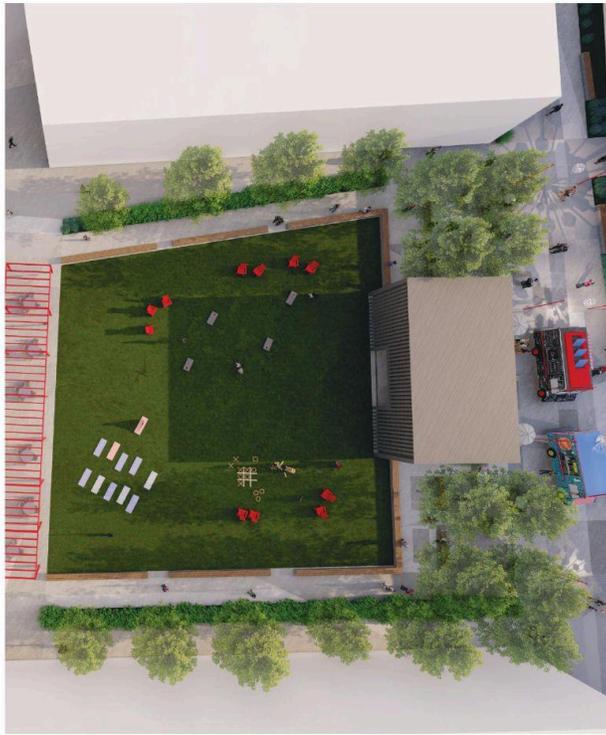
Weston & Sampson assisted the City of Portsmouth in developing a Visioning and Connectivity Action Plan for the important commercial, retail, cultural, and historical corridor surrounding the Vaughan Mall in downtown Portsmouth. The goal of the project was to promote urban vitality and economic development by creating a more pedestrian-friendly environment to increase foot traffic and enhance the pedestrian experience.

The scope of work involved evaluating the existing conditions of the area and creating an inventory of in-process or planned development initiatives. Weston & Sampson reviewed zoning requirements and possible build-out scenarios for city-owned parcels to revitalize the area and repurpose surface parking lots. Our team also identified key priorities from the city-wide master plan and looked at ways to implement them in the area. The visioning plan involved illustrative graphics and diagrams to demonstrate how particular improvements or strategies would help achieve a more connected, attractive, and walkable streetscape.



client contact

Joe Almeida
 Facilities Director
 City of Portsmouth
 603-766-3348
 jalmeida@cityofportsmouth.com



C

DESCRIPTION OF
FINANCIAL CAPACITY

Financial Capacity:

Our development team can fulfill our obligations of the development project at Bunker Hill. The attached letters demonstrate some of our financial relationships, including but not limited to the following institutions. Please see the attached supporting documentation from one of our debt partners, Eastern Bank and our equity sources, from Massachusetts Housing Investment Corporation and MassHousing Partnership.

We will maximize all eligible State subordinate debt programs.

The development team has a successful history of securing the sources of financing identified in our pro-formas and we will prioritize preparing this project to be “ready to proceed” for the Pre-App in the Summer/Fall of 2025.



125 High Street
Oliver Tower, Suite 901
Boston, MA 02110

December 6, 2024

Chanda Smart
OnyxGroup Realty and Development LLC
50 Moreland Street
Roxbury, MA 02119

RE: Bunker Hill Development—Request for Qualification

Dear Chanda:

I am writing to share our support of OnyxGroup as you submit your proposal to qualify as a member of the developer team for the Bunker Hill Development project.

OnyxGroup's mission in building quality affordable housing while providing intentional specialized focus on equity and inclusion of local residents aligns with Eastern Bank's community development lending focuses. The development experience of the OnyxGroup also demonstrated the firm's ability to undertake affordable housing and mixed-use developments.

Eastern welcomes the opportunity to be a partner of the OnyxGroup in making this project a reality. We look forward to learning more about the development plans and the project's financing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Yongmei A. Chen".

Yongmei A. Chen
Senior Vice President, Team Leader

D

**DESCRIPTION OF RELEVANT
EXPERIENCE**



Walnut St. Joint Venture, Foxboro, MA

- **200 Senior - 100% Affordable Housing units**
- **Joint Venture w/Peabody Properties/AHSC, Inc. (OnyxGroup)**
4% and 9% LIHTC Funded
- **Estimated Project Cost: \$64M - Estimated Completion Date: 2025**

Our joint venture has assembled a top-notch team of design and construction professionals that have produced a significant portfolio of affordable housing communities. Creative financing approach to development a phased project that allows for 140 units in Phase One and 59 units in Phase Two. Phase One will have a separate financial ownership structure for each building, however its construction will occur simultaneously thereby reducing general conditions and other direct construction costs. Attractive building design that incorporates the most recent technology in sustainability by incorporating Passive House design standards Each Phase will provide a broad range of affordability from 30% up to 80% of the Area Median Income (AMI). Programming space in a centralized location to encourage residents to participate in social and health and wellness programming. Peabody Properties, Inc. offers 45 years of experience managing affordable housing communities in Massachusetts. Peabody Resident Services, Inc. will provide an enhanced coordinated service model by collaborating and partnering with Pace Harbor Health, the Council on Aging and other area direct service providers to ensure that residents are offered the in-home services that will allow them to continue to live independently and thrive. Our site design preserves as much of the existing woodlands as possible and minimizes impacts to the neighborhood. Provides the FHA a lease payment of \$500/unit annually and increases over the life of the project.



Roxbury MA - P3

- 7.7 Acres
- Transit Oriented Development
- 71K Sq ft Commercial Space, Affordable Housing
- Joint Venture: w/ HYM, MCAP (OnyxGroup) et al.
- Estimated Project Cost: \$2.5B+ - Estimated Completion Date: 2032

Tenant intends to construct a mixed-use development consisting of approximately two (2) buildings with life science and/or office and retail space, two (2) buildings with residential and retail space, and one (1) building with residential, retail, and cultural space. Multi-family residential, office, research laboratory, arts and cultural uses, retail, restaurant, services, and any other uses allowed pursuant to the City of Boston Zoning Code (the “Code”), or pursuant to a PDA Development Plan or other zoning relief approved for the Premises. The Proposed Project will consist of approximately 282 rental units and approximately 184 homeownership units. Approximately 1G4 of the total rental units and approximately 144 of the total ownership units will be income-restricted. The Proposed Project shall contain approximately four hundred (400) to five hundred (500) parking spaces, the exact number of which shall be determined under Article 80 development review. The Proposed Project shall include, among other things, approximately 78,G00 square feet of retail space; and approximately 43,500 square feet of open Space.

D

**Development
Approach**

General Development Plan for Bunker Hill Community College (BHCC)

1. Site Overview & Objectives:

Bunker Hill Community College (BHCC) is a prominent educational institution in Massachusetts, and the objective of this development plan is to transform the campus into a dynamic, mixed-use hub. The plan focuses on creating modern teaching and lab spaces, workforce housing with essential amenities, and strengthening campus connectivity. This development will also integrate commercial services, residential options, and open public spaces. The aim is to foster a vibrant community that serves students, staff, and surrounding neighborhoods, aligning with BHCC's mission to support education and social mobility.

2. Key Components of the Development Plan:

A. Teaching & Lab Spaces

Objective: Enhance academic infrastructure by providing flexible, state-of-the-art facilities for teaching and research.

- **STEM and Innovation Hubs:** Dedicated teaching and lab spaces designed for science, technology, engineering, and mathematics (STEM) fields, supporting cutting-edge research and hands-on learning. These buildings will feature adaptable classrooms, modern laboratories, and collaborative spaces that can accommodate changing technologies and curricula.
- **Interdisciplinary Learning Spaces:** Multi-use classrooms that allow different academic departments to share resources, promoting interdisciplinary studies. These spaces will be equipped with the latest technology, interactive tools, and movable furniture to foster collaboration.
- **Vocational Labs and Maker Spaces:** Focused on technical and vocational training, these labs will provide students with the equipment and tools necessary for hands-on learning in areas such as healthcare, manufacturing, and IT. These spaces will cater to students pursuing careers in high-demand fields.

B. Workforce Housing with Full Amenities

Objective: Address housing challenges faced by faculty, staff, and students while integrating a range of services that meet their daily needs.

- **Workforce Housing:** Develop a mix of residential options including affordable rental units and condominiums for faculty, staff, and students. Housing will be located close to the main campus to enhance convenience and promote a cohesive community.
- **Grocer and Retail Spaces:** A grocery store will provide residents and students with easy access to fresh food and daily necessities. Retail spaces will include restaurants, cafes, and essential services that cater to both the campus community, and the surrounding neighborhood.
- **Daycare Center:** A fully-equipped daycare facility will be developed to support faculty, staff, and student parents. The daycare will provide a safe and nurturing environment for children, while offering convenient access to early education services.
- **Banking and Financial Services:** On-site banking options will ensure financial services are easily accessible for residents and the campus community, including ATMs and a branch offering financial advice, student loan assistance, and general banking needs.
- **Hotel and Conference Center:** A hotel with an integrated conference center will support the college's events, visiting lecturers, and community programs. This space will serve as a venue for hosting local and regional academic conferences and meetings, strengthening the college's ties to the broader community.

C. Residential Options (Rental and Condo)

Objective: Provide diverse housing opportunities to meet the immediate needs of the Bunker Hill Community College community and Charlestown residents.

- **Rental Units:** Rental units will be available, from single-bedroom apartments for students and staff to family-sized apartments for faculty. These units will be priced at affordable rates to ensure accessibility for lower-income residents.
- **Condominium Units:** Condos will be available for purchase by faculty, staff, and community members, creating opportunities for long-term investment and stability within the neighborhood.
- **Mixed-Use Residential Buildings:** These buildings aim to combine residential units with ground-level commercial spaces, fostering a vibrant, active street life. Retail options such as offering cafes, bookstores, and wellness centers will serve residents and the broader campus community.

D. Connectivity & Open Space

Objective: Strengthen campus connectivity while creating inviting open spaces that promote social interaction, recreation, and learning.

- **Pedestrian and Bicycle Networks:** Create safe, well-lit pedestrian walkways and bike paths that connect all parts of the campus and integrate with the surrounding neighborhood. Pedestrian & Bicycle pathways are designed to provide easy access in navigating between teaching spaces, residential buildings, and amenities.
- **Central Park and Green Spaces:** Develop a central green space or park that acts as the focal point of the campus. This area will feature trees, gardens, outdoor seating, and recreational areas for both formal events and informal gatherings. The park will serve as a green lung for the campus, offering green spaces for outdoor classes, social activities, and relaxation.
- **Open-Air Plazas and Courtyards:** Strategically placed plazas and courtyards will be integrated throughout the campus, providing places for informal

Creating an Inclusive, Industry-Connected, and Opportunity-Rich Environment at Bunker Hill Community College (BHCC)

The development plan for Bunker Hill Community College (BHCC) is grounded in a holistic approach that aims to create a welcoming environment for all, strengthen connections with private industry, and expand opportunities for students and the surrounding community. Through strategic design choices, the campus will serve as a hub for learning, innovation, and community engagement.

1. Cultivating an Inclusive and Welcoming Environment

Designing for Diversity and Accessibility:

The BHCC campus will be designed with inclusivity at the core; reflecting the college's commitment to serving its diverse student body and the surrounding community. Spaces will be accessible to all, regardless of physical abilities, socioeconomic background, or cultural identity. Key features include:

- **Universal Design Principles:** All buildings, pathways, and facilities will be designed to accommodate people of all abilities, ensuring that accessibility is seamless and integrated. ADA-compliant routes, elevators, ramps, and ample seating will be available across the campus.
- **Welcoming Social Spaces:** Public gathering spaces, such as the central green, plazas, and student lounges, will be open and approachable, fostering interaction between students, faculty, staff, and community members. These spaces will be designed to promote informal engagement, cultural events, and student-led initiatives, creating a vibrant campus culture.
- **Cultural Expression:** The campus design will celebrate the diversity of its student population through art installations, murals, and event spaces that reflect the rich cultural heritage of its community. This will not only create a sense of belonging for students but, will also engage visitors from the surrounding area.

Community-Focused Amenities:

Workforce housing and mixed-use facilities will provide affordable living options and essential services for students, faculty, and residents. With amenities such as daycare centers, grocery stores, banking services, and recreation spaces, the campus will become a supportive environment that addresses the practical needs of students, families, and workers. Inclusion of community-focused amenities ensures that BHCC is not just a place to study but a welcoming and complete community where people can live, work, and thrive.

2. Strengthening Connectivity with Private Industry

Industry-Integrated Academic Programs:

BHCC's development plan actively promotes collaboration with private industry to enhance students' academic and career opportunities. The campus will be home to innovation hubs and state-of-the-art lab spaces, directly tied to local and national industry partners. These partnerships will be integral to the design and programming of key spaces, fostering a real-world connection for students. This includes:

- **Industry-Focused Labs and Maker Spaces:** The development will feature cutting-edge labs and maker spaces tailored to high-demand industries, such as biotechnology, information technology, healthcare, and advanced manufacturing. These facilities will be equipped with industry-grade equipment, allowing students to gain hands-on experience with tools they will use in their careers.
- **Workforce Training Programs:** Vocational spaces will be integrated with workforce development programs and collaboration with private companies. These programs will allow students to work on real-world projects, participate in internships, and engage with industry experts through mentorships, workshops, and co-op opportunities.
- **Research and Development Collaborations:** The development will encourage partnerships with companies seeking to conduct research and development (R&D) projects within the BHCC campus. This will promote the inclusion and creation of incubator spaces where students, faculty, and industry professionals can collaborate on innovation and entrepreneurship initiatives.

On-Campus Business Presence:

In addition to educational collaborations, private industry will have a physical presence on campus. The development plan will include office and co-working spaces that can be leased by local businesses and startups, particularly those in the technology and innovation sectors. These companies will engage with the campus community by offering internships, apprenticeships, and job opportunities for BHCC students, making it easier for students to transition from education to employment.

3. Creating Opportunities for Students and the Surrounding Community

Academic and Career Advancement:

The campus will be designed to maximize opportunities for BHCC students, providing them with the resources they need to succeed academically and professionally. Suggested space ideas such as the following:

- **Career Support Centers:** BHCC will develop a dedicated career services center to connect students with employers, offering resume-building workshops, job fairs, and career counseling. Students will have direct access to networking events and recruitment opportunities with industry partners, making the campus a pipeline to local and national job markets.
- **Continuing Education and Lifelong Learning:** The development will feature flexible, multipurpose classrooms and seminar spaces that can host continuing education courses and professional development workshops. These spaces will be open to students and members of the surrounding community, encouraging lifelong learning and upskilling for individuals looking to advance their careers or shift into new industries.

Entrepreneurial Opportunities:

The development will foster a culture of entrepreneurship and innovation, providing students and community members with the tools to launch their ventures. Features that promote entrepreneurship include:

- **Business Incubators and Accelerators:** The campus will house incubators that offer early-stage support for startups, including mentorship, seed funding opportunities, and access to industry networks. These incubators will target student-led startups and companies founded by local entrepreneurs.
- **Maker Labs and Co-working Spaces:** Flexible workspaces and maker labs will be open to students and community members, encouraging innovation and collaboration across disciplines. Co-working spaces are designed to provide resources for entrepreneurs and small business owners to prototype ideas, develop products, and scale their businesses.

Community Integration and Public Engagement:

BHCC will actively work to engage the surrounding community, extending its resources and services beyond the student population. The development will integrate:

- **Public-Use Facilities:** Amenities such as the daycare center, grocery store, and wellness facilities will be available to both the BHCC community and the general public, ensuring that the campus serves as a resource hub for local residents. This will help strengthen relationships between the college and its neighbors, promoting a sense of shared investment in the success of the campus.
- **Cultural and Social Events:** Open spaces and event halls will be designed to host cultural, educational, and recreational events that bring together the campus and the surrounding community. This could include festivals, art exhibits, speaker series, and performances, helping to create a vibrant community life centered around BHCC.

Workforce Housing Integration:

Affordable workforce housing aims to play a key role in promoting both student retention and local economic stability. Faculty, staff, students, and community members will have access to housing options within walking distance of the campus, reducing commute times and enhancing the overall quality of life. The inclusion of retail and service amenities within these residential developments will ensure that daily needs are met, encouraging residents to stay engaged with campus life.

Conclusion: A Vision for a Connected and Inclusive Campus

The BHCC development plan is built on principles of inclusion, industry collaboration, and community engagement. By integrating workforce housing, private industry partnerships, and essential services into a cohesive campus design, the plan ensures that students have the tools they need to succeed academically and professionally. At the same time, creating a development that provides new opportunities for the surrounding community, fostering a symbiotic relationship between the college and its neighbors.

Through strategic design and thoughtful planning, BHCC will become a more vibrant center of education, innovation, and opportunity, further enhancing the BHCC environment by providing culturally competent amenities and spaces that effectively serve its students and enriches the entire Bunker Hill College community.



Bunker Hill

BUNKER HILL COMMUNITY COLLEGE

09.05.2024



SCB
Architecture, Planning,
Interior and Urban Design



PROJECT GOALS

GOAL

Development partner will implement a phased master plan of 360,000 gsf of new academic space that is flexible, innovative, and adaptable under a 99 year ground lease structure. As well as facilities to serve as the college's future campus, there will be necessary site improvements in the form of active and passive open space, and parking facilities as part of a phased master redevelopment plan.

SITE

SITE AREA 32 Acres | 1,393,920 sf
 BASE FAR 3.0
 BONUS FAR (RESI ONLY) 1.0 FOR -759,063 sf of site

TOTAL AVAILABLE FAR 4,940,823 sf
 TOTAL BUILDING ASK FAR: 360,000 sf

REMAINING USABLE FAR: 4,580,823 sf

HEIGHT

VARIABLES 90', 150', 280'

PARKING

PARKING STALLS REQUESTED: 400 STALLS
 (Must replace stalls lost from Austin St Pkg Lot)

OUTDOOR SPACE

REQUESTED: - Passive open space
 - Dimensionally compliant National Junior College Athletic Association Soccer Field

BHCC REPLACEMENT PROGRAM BREAKDOWN:

CLASSROOM	57,600 sf
TEACHING LAB	100,800 sf
OFFICE	79,200 sf
LIBRARY	39,600 sf
RECREATION	21,600 sf
STUDENT CENTER	43,200 sf
PHYSICAL PLANT	18,000 sf
TOTAL	360,000 sf

CHARLESTOWN PLAN (ADOPTED FALL 2023) GOALS:

Address Housing Shortages:

Increase the number of housing units in the historically industrial areas of Sullivan Square and along Rutherford Avenue and update zoning to encourage income-restricted housing.

Encourage Retail Development:

Advocate for grocery stores, pharmacies, and food and beverage establishments.

Open Space:

Add quality, equitably distributed open space with a focus on currently under served areas with less park access. Add needed sports fields to serve current and future needs. Add tree canopy in vulnerable areas. **Specifically, replacing the field at BHCC with public green space.**

The Charleston Green Loop: The Charlestown Green Loop is a proposed 3+ mile greenway which wraps Charlestown's edges and connects to many of the neighborhood's major open spaces. The loop is composed of several linear elements, including the Lower Mystic Greenway and a proposed green boulevard which runs from the Sullivan Square to Community College MBTA stations.

Climate Resilience:

Continue implementation of Climate Ready Boston projects and Green Infrastructure and implementing climate adaptation and mitigation measures.

Arts and Culture:

Encourage development that ensures the spatial and programming needs of arts and culture uses are accommodated in development and provide new locations for private art.

Mobility:

Strengthen multimodal connections between the neighborhood and MBTA stations: Rutherford Avenue will be reconstructed to create a multimodal blvd that provides space for personal vehicles as well as rapid bus service, walking and biking paths, updated pedestrian crossings, and generous landscaping. Also, implementation of a new Main St through site parallel to Rutherford Ave.

Land Use:

Prioritizing higher density mixed-use development near the BHCC MBTA stations. Buffering residential neighborhood core from industrial areas and the I-93 Interstate.

Height and Density:

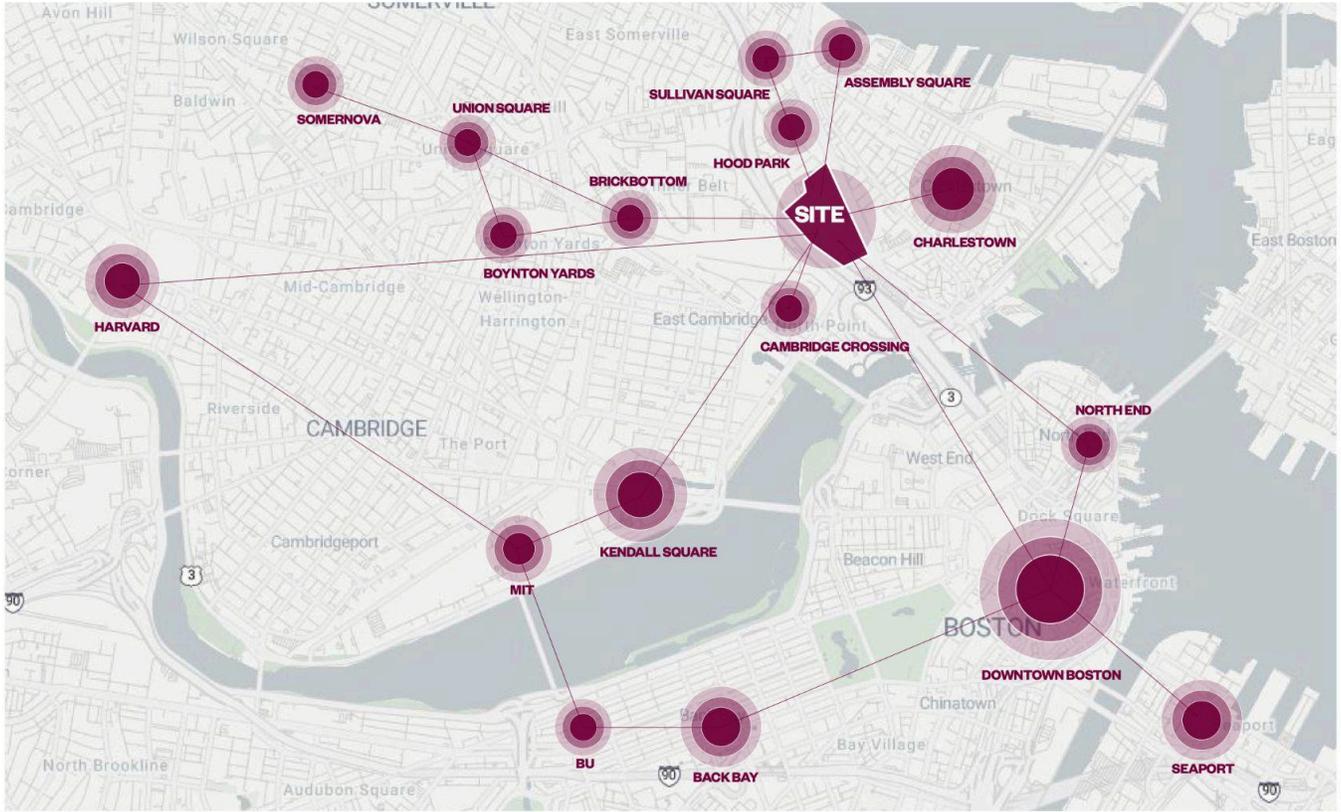
Utilizing PDA districts to provide public benefits. Stepping down heights and densities towards Charlestown's existing residential fabric. Encouraging higher density and height towards I-93 to buffer the elevated interstate. Extra 1.0 resi FAR in areas within 1,000' of MBTA station.

Sustainability:

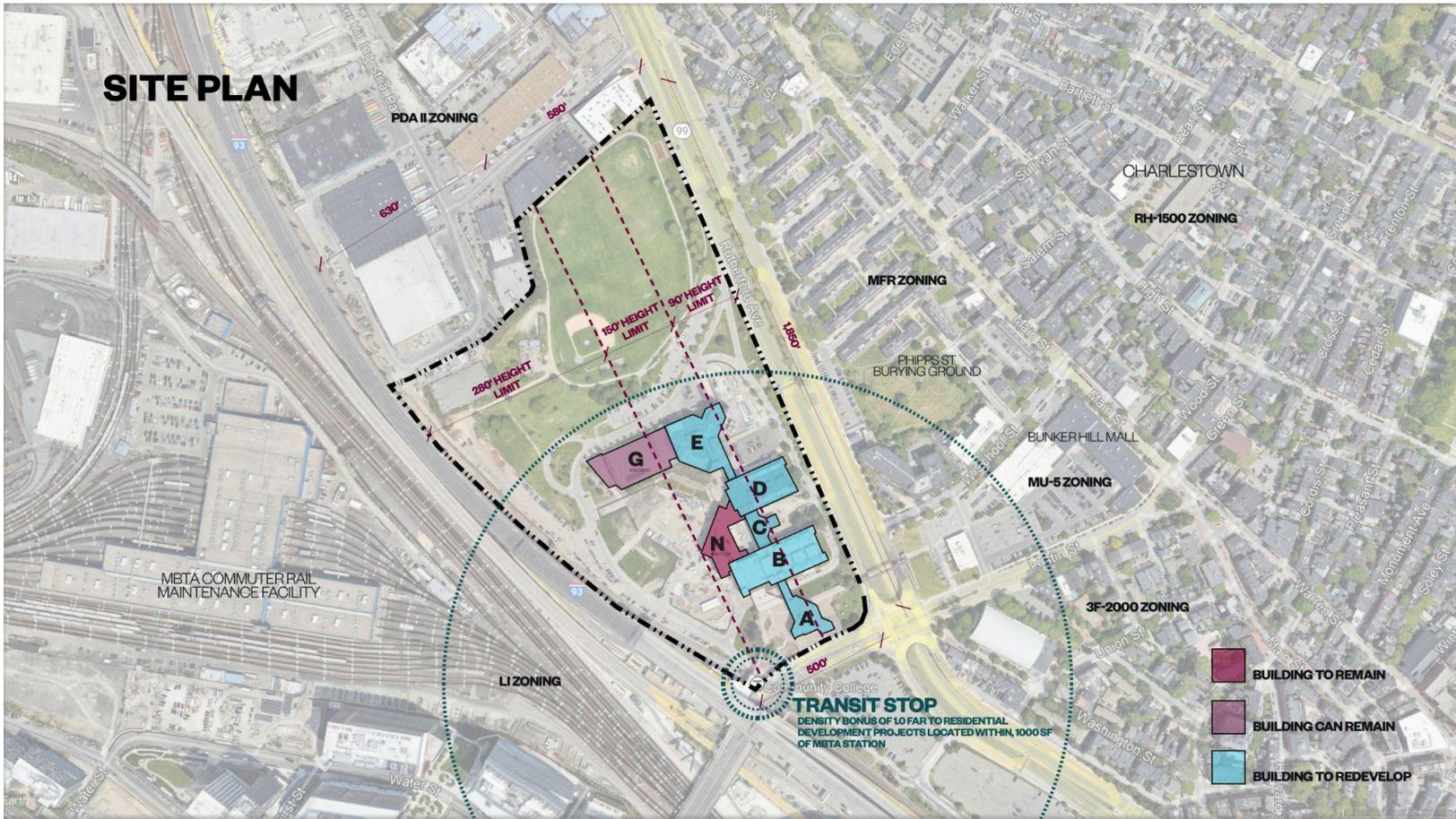
Projects should strive for zero carbon or positive energy performance and building should be designed as low-energy structures with an enhanced envelope and efficient systems.



SITE CONNECTIVITY & CONTEXT



SITE PLAN



SCENARIO A

E-W Soccer Field, Compact BHCC Cluster



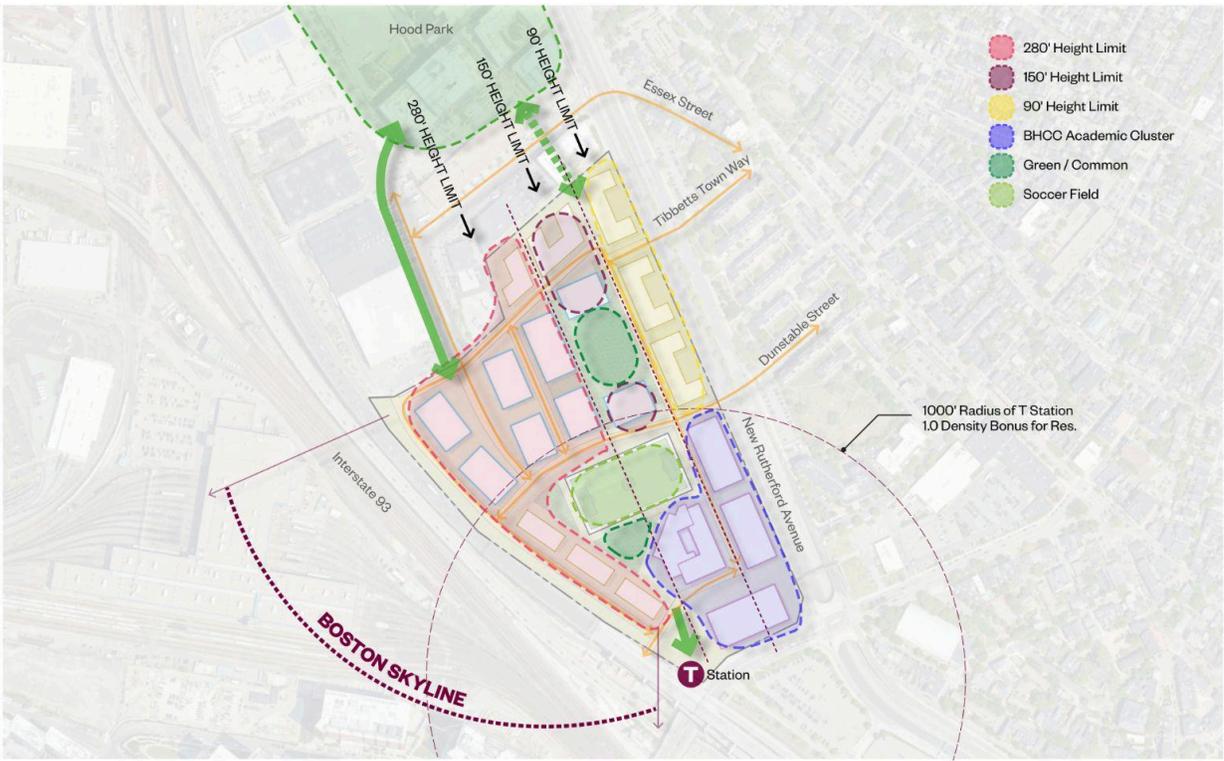
SCENARIO A

E-W Soccer Field, Compact BHCC Cluster



SCENARIO A

E-W Soccer Field, Compact BHCC Cluster



SCENARIO A | OFFICE/LAB ORIENTED
E-W Soccer Field, Compact BHCC Cluster

BUILDING	GSF
CAMPUS	
A	117,000 SF
B	96,000 SF
C	82,000 SF
D	60,000 SF
E	30,000 SF
TOTAL	385,000 SF
RESIDENTIAL	
F	189,600 SF
G	189,600 SF
H	189,600 SF
I	341,600 SF
J	279,300 SF
K	204,000 SF
L	264,000 SF
M	324,000 SF
TOTAL	1,981,700 SF
OFFICE / LAB	
N	316,400 SF
O	316,400 SF
P	313,600 SF
Q	368,000 SF
R	352,800 SF
S	509,400 SF
T	196,000 SF
U	196,000 SF
TOTAL	2,568,600 SF
TOTAL	4,935,300 SF
FAR ALLOWABLE	4,940,823 SF



SCENARIO A ALT | RESI ORIENTED

E-W Soccer Field, Compact BHCC Cluster

BUILDING	GSF
CAMPUS	
A	117,000 SF
B	96,000 SF
C	82,000 SF
D	60,000 SF
E	30,000 SF
TOTAL	385,000 SF
RESIDENTIAL	
F	189,600 SF
G	189,600 SF
H	189,600 SF
I	341,600 SF
J	292,600 SF
K	204,000 SF
L	264,000 SF
M	324,000 SF
N	310,500 SF
O	364,500 SF
P	333,500 SF
Q	478,500 SF
TOTAL	3,482,000 SF
OFFICE / LAB	
R	339,000 SF
S	339,000 SF
T	196,000 SF
U	196,000 SF
TOTAL	1,070,000 SF
TOTAL	4,937,000 SF
FAR ALLOWABLE	4,940,823 SF



SCENARIO B

N-S Soccer field, Extended BHCC cluster,
Open space synergized into large "Common"



SCENARIO B

N-S Soccer field, Extended BHCC cluster,
Open space synergized into large "Common"



SCENARIO B

N-S Soccer field, Extended BHCC cluster,
Open space synergized into large "Common"



SCENARIO B

N-S Soccer field, Extended BHCC cluster,
Open space synergized into large "Common"

BUILDING	GSF
CAMPUS	
A	111,900 SF
B	96,000 SF
C	82,000 SF
D	90,990 SF
TOTAL	380,890 SF
RESIDENTIAL	
E	168,000 SF
F	168,000 SF
G	168,000 SF
H	178,400 SF
I	205,800 SF
J	524,400 SF
K	294,000 SF
L	455,000 SF
TOTAL	2,161,600 SF
OFFICE / LAB	
M	414,000 SF
N	414,000 SF
O	414,000 SF
P	387,000 SF
Q	434,000 SF
R	327,600
TOTAL	2,390,600 SF
TOTAL FAR ALLOWABLE	4,933,090 SF
FAR ALLOWABLE	4,940,823 SF



SCENARIO C

N-S Soccer field, Extended BHCC cluster



SCENARIO C
N-S Soccer field, Extended BHCC cluster



SCENARIO C

N-S Soccer field, Extended BHCC cluster



SCENARIO C

N-S Soccer field, Extended BHCC cluster

BUILDING	GSF
CAMPUS	
A	111,900 SF
B	96,000 SF
C	82,000 SF
D	60,900 SF
E	33,600 SF
TOTAL	384,300 SF
RESIDENTIAL	
F	189,600 SF
G	189,600 SF
H	189,600 SF
I	341,600 SF
J	361,800 SF
K	324,000 SF
L	189,000 SF
M	189,000 SF
N	324,000 SF
O	432,000 SF
P	432,000 SF
TOTAL	3,162,200 SF
OFFICE / LAB	
Q	437,000 SF
R	437,000 SF
S	186,000 SF
T	186,000 SF
TOTAL	1,246,000 SF
TOTAL	4,792,500 SF
FAR ALLOWABLE	4,940,823 SF



SUMMARY

SCENARIO A



CAMPUS	385,000 SF
RESIDENTIAL	1,981,700 SF
OFFICE / LAB	2,568,600 SF
TOTAL FAR ALLOWABLE	4,935,300 SF
	4,940,823 SF

SCENARIO B



CAMPUS	380,890 SF
RESIDENTIAL	2,161,600 SF
OFFICE / LAB	2,390,600 SF
TOTAL FAR ALLOWABLE	4,933,090 SF
	4,940,823 SF

SCENARIO C



CAMPUS	384,300 SF
RESIDENTIAL	3,162,200 SF
OFFICE / LAB	1,246,000 SF
TOTAL FAR ALLOWABLE	4,792,500 SF
	4,940,823 SF

SCENARIO A ALT



CAMPUS	385,000 SF
RESIDENTIAL	3,482,000 SF
OFFICE / LAB	1,070,000 SF
TOTAL FAR ALLOWABLE	4,937,000 SF
	4,940,823 SF



OnyxGroup's Approach to Diversity, Equity, and Inclusion (DEI):

OnyxGroup, as a Black woman-owned development firm, holds diversity, equity, and inclusion (DEI) at the core of its mission, both in its internal team structure and its project vision. In collaboration with GreyStar and Taurus, OnyxGroup is committed to fostering a more inclusive and equitable future through this housing project in Charlestown, MA. The development will not only serve as a solution to housing needs but will also set an example for creating inclusive spaces that support a diverse community.

1. Diversity, Equity, and Inclusion at the Team Level

A. Diverse Leadership & Ownership: OnyxGroup's Black woman ownership brings unique perspectives to the table, ensuring that leadership reflects the values of inclusivity and representation. The development team will actively champion diversity in decision-making, leveraging varied experiences and viewpoints to inform project planning, design, and execution.

B. Inclusive Hiring & Workforce Practices: OnyxGroup prioritizes building a diverse and equitable team, ensuring that hiring practices extend opportunities to underrepresented groups, including women, people of color, and individuals from the LGBTQ+ community. By collaborating with local talent, particularly from minority-owned subcontractors, service providers, and consultants, the team aims to drive inclusivity in the workforce at all stages of development, from construction to long-term management of the project.

C. Equity in Leadership Development: The team is dedicated to fostering equity within the industry by offering mentorship and training programs, especially targeting women and people of color looking to advance in real estate development and construction. This proactive approach ensures that future leaders emerge from diverse backgrounds, empowering historically underrepresented communities to take part in shaping the built environment.

2. Diversity, Equity, and Inclusion at the Project Level

A. Inclusive Community Engagement: The project is rooted in meaningful engagement with the Charlestown community, particularly with historically marginalized groups. OnyxGroup is committed to involving a broad range of voices in the planning process, ensuring that the development addresses the specific needs of the local community, including affordable housing, economic opportunities, and community services. This will involve community forums, town hall meetings, and partnerships with local organizations that represent diverse populations.

B. Equitable Housing Solutions: The development will prioritize equity in housing by offering a range of affordable and market-rate units, ensuring access for individuals and families from various income levels. A portion of the housing will be reserved for low- and middle-income residents, promoting economic diversity within the neighborhood. The team's approach will include:

- **Mixed-Income Housing:** Providing housing options at multiple price points, including subsidized units to ensure that residents from all economic backgrounds can live and thrive in the community.
- **Workforce Housing:** Special consideration will be given to workforce housing for essential workers, such as teachers, healthcare workers, and first responders, ensuring that the people who support the community can afford to live in it.

C. Inclusive Design Principles: The project's architectural and urban design will emphasize inclusivity, ensuring that all residents feel welcome and valued. This will include:

- **Universal Design:** All buildings will adhere to universal design principles, ensuring accessibility for people of all abilities, from wheelchair users to older adults. This includes ADA-compliant apartments, public spaces, and amenities.
- **Community-Oriented Spaces:** The development will feature community centers, recreational spaces, and retail designed to be inclusive gathering points for residents and the wider Charlestown population. The layout will encourage interaction, with public spaces designed to accommodate people of different ages, backgrounds, and physical abilities.

D. Economic Empowerment: OnyxGroup is committed to ensuring that the project provides economic opportunities for local residents, particularly those from underrepresented communities. The development will create jobs in construction, property management, and local businesses, and prioritize hiring from within the Charlestown community.

- **Local Business Support:** The project will include retail spaces with a focus on minority-owned businesses and local entrepreneurs, promoting economic diversity and sustainability within the community.
- **Training and Apprenticeship Programs:** To support local workforce development, OnyxGroup will explore offering training and apprenticeship programs in construction, trades, and real estate development, ensuring that the project contributes to long-term economic empowerment for local residents.

E. Sustainability & Environmental Equity: The development will be designed with a focus on sustainability, ensuring that all residents benefit from a healthy, energy-efficient living environment. This includes green building certifications (such as LEED), renewable energy systems, and environmentally responsible landscaping. The team will prioritize equitable access to green spaces, ensuring that all residents, regardless of their income level, enjoy outdoor amenities and healthy living conditions.

3. Long-Term Impact on the Charlestown Community

By incorporating DEI principles at both the team and project levels, OnyxGroup, along with GreyStar and Taurus, is not only creating housing but fostering a model for inclusive urban development. This approach will have long-term benefits for Charlestown by:

- Strengthening social cohesion through mixed-income, multi-generational housing that brings together people from diverse backgrounds.
 - Promoting economic mobility by providing housing options, job opportunities, and training for residents from historically underrepresented communities.
 - Establishing Charlestown as a more inclusive and accessible neighborhood that values and celebrates its diverse population.
-

Conclusion:

OnyxGroup's approach to diversity, equity, and inclusion reflects its commitment to creating lasting, positive change for both the team and the community. If selected, our development team will serve as one of the blueprint's for equitable urban growth, fostering a welcoming environment that prioritizes access, opportunity, and inclusivity for all. Through this project, OnyxGroup, GreyStar, and Taurus aim to uplift the Charlestown community while setting new standards for socially responsible development in the industry.

