Boston Overview

Modera Medford – Medford, MA
Modera Framingham – Framingham, MA
Modera Needham – Needham, MA
Modera Marshfield – Marshfield, MA
Allister Quincy – Quincy, MA
## Mill Creek Facts & Figures

### Equity Partners and Lenders

- **24 Top-Tier Equity Partners**
  - $3.6 Billion Joint Venture Equity

- **44 Premier Lenders**
  - $5.0 Billion Total Debt

### Equations

- $24 + 44 = $8.6 Billion Capital Raised
- $8.6 Billion Capital Raised = 30,868 Homes Since 2011

#### Top-Tier Equity Partners

- Rockwood Capital
- J.P. Morgan
- AEW
- Prudential
- AIG
- GID
- BlackRock
- PNC
- CrossHarbor Capital Partners
- John Hancock
- State Farm
- PIMCO
- Berkshire
- UBS
- Clarion Partners
- Goldman Sachs
- MAA
- Ergas Group
- Assurant
- Olay
- Wexford

#### Premier Lenders

- PNC
- Wells Fargo
- Freddie Mac
- Regions
- Citizens Bank
- JPMorgan Chase & Co.
- Santander
- BMO Harris
- SunTrust
- BNP Paribas
- TD Bank
- Morgan Stanley
- New York Life
- MetLife
- Berkshire Bank
- BBVA Compass
- Capital One
- HSBC
- Synovus
- Fifth Third Bank
- National Bank of Arizona
- Voya
- Pinnacle Bank
- UMB
- People’s United Bank
- KeyBank
- Capital Bank
- Prudential
- Middlesex Savings Bank
- Intrastate Bank
- First Hawaiian Bank
- Cigna
- Texas Capital Bank
- Simmons Bank

---

(1) Cumulative homes and committed capital include homes and amounts invested in joint ventures for (i) sold communities, (ii) communities completed and under construction, and (iii) the one future community where MCR owns the land as of September 30, 2018.
CUMULATIVE COMMITTED CAPITAL AND TOTAL HOMES BY YEAR

COMMITTED CAPITAL AND HOMES(1)

$ IN MILLIONS

2011: $679, 2,881 HOMES
2012: $1,602, 12,918 HOMES
2013: $2,768, 16,936 HOMES
2014: $3,735, 21,547 HOMES
2015: $5,137, 25,138 HOMES
2016: $6,489, 28,870 HOMES
2017: $7,987, 30,868 HOMES
2018: $8,556

(1) Cumulative homes and committed capital include homes and amounts invested in joint ventures for (i) sold communities, (ii) communities completed and under construction, and (iii) the one future community where MCR owns the land as of September 30, 2018.
MILL CREEK FACTS & FIGURES

CURRENT PORTFOLIO CAPITALIZATION & HOMES BY TARGET MARKET (NET OF SALES)\(^{(1)}\)

Summary as of September 30, 2018

<table>
<thead>
<tr>
<th>Region</th>
<th>Capitalization</th>
<th>Number of Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$6,106MM</td>
<td>19,435</td>
</tr>
<tr>
<td>Pacific Northwest</td>
<td>$726 million</td>
<td>2,201 homes</td>
</tr>
<tr>
<td>Northern California</td>
<td>$567 million</td>
<td>932 homes</td>
</tr>
<tr>
<td>Southern California</td>
<td>$521 million</td>
<td>1,184 homes</td>
</tr>
<tr>
<td>Mountain States</td>
<td>$350 million</td>
<td>1,110 homes</td>
</tr>
<tr>
<td>Texas</td>
<td>$482 million</td>
<td>2,606 homes</td>
</tr>
<tr>
<td>Mid-Atlantic</td>
<td>$859 million</td>
<td>2,808 homes</td>
</tr>
<tr>
<td>Northeast</td>
<td>$979 million</td>
<td>2,853 homes</td>
</tr>
<tr>
<td>Southeast</td>
<td>$707 million</td>
<td>2,405 homes</td>
</tr>
<tr>
<td>South Florida</td>
<td>$915 million</td>
<td>3,336 homes</td>
</tr>
</tbody>
</table>

(1) The total capitalization and homes excludes the estimated total construction cost and number of homes associated with the one site where we have acquired the land as of September 30, 2018, but not yet closed on construction financing.
<table>
<thead>
<tr>
<th>Community Name</th>
<th>Project Type</th>
<th>Homes</th>
<th>Submarket</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concord Mews</td>
<td>3-Story Garden &amp; Townhomes</td>
<td>350</td>
<td>Metro West</td>
<td>Stabilized</td>
</tr>
<tr>
<td>Watertown Mews</td>
<td>4-Story Podium</td>
<td>206</td>
<td>Inner Core</td>
<td>Stabilized</td>
</tr>
<tr>
<td>Modera Natick</td>
<td>4-Story Garden &amp; Townhomes</td>
<td>150</td>
<td>Metro West</td>
<td>Stabilized</td>
</tr>
<tr>
<td>Modera Hopkinton</td>
<td>3-Story Garden &amp; Townhomes</td>
<td>280</td>
<td>Metro West</td>
<td>Stabilized</td>
</tr>
<tr>
<td>Modera Medford</td>
<td>4-Story Wrap</td>
<td>297</td>
<td>Inner Core</td>
<td>Leasing</td>
</tr>
<tr>
<td>Modera Needham</td>
<td>5-Story Podium &amp; Townhomes</td>
<td>136</td>
<td>Inner Core</td>
<td>Leasing</td>
</tr>
<tr>
<td>Modera Framingham</td>
<td>7-Story Podium</td>
<td>270</td>
<td>Metro West</td>
<td>Under Construction</td>
</tr>
<tr>
<td>Alister Quincy</td>
<td>3-Story Garden</td>
<td>171</td>
<td>Inner Core</td>
<td>Acquisition</td>
</tr>
<tr>
<td><strong>TOTAL ACTIVE</strong></td>
<td></td>
<td><strong>1,860 Homes</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# BOSTON PORTFOLIO

<table>
<thead>
<tr>
<th>Community Name</th>
<th>Project Type</th>
<th>Homes</th>
<th>Submarket</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modera Marshfield</td>
<td>3-Story Garden &amp; Townhomes</td>
<td>248</td>
<td>South Shore</td>
<td>Pre-Development</td>
</tr>
<tr>
<td>Modera Weston</td>
<td>2-Story Garden &amp; Townhomes</td>
<td>180</td>
<td>MetroWest</td>
<td>Pre-Development</td>
</tr>
</tbody>
</table>

**TOTAL PIPELINE**

| TOTAL PORTFOLIO     | 428 Homes                      |

**TOTAL PORTFOLIO**

<p>| 2,288 Homes         |</p>
<table>
<thead>
<tr>
<th><strong>Active Communities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Concord Mews – 350 homes</td>
</tr>
<tr>
<td>2. Watertown Mews – 206 homes</td>
</tr>
<tr>
<td>3. Modera Natick – 150 homes</td>
</tr>
<tr>
<td>4. Modera Hopkinton – 280 homes</td>
</tr>
<tr>
<td>5. Modera Medford – 297 homes</td>
</tr>
<tr>
<td>6. Modera Needham – 136 homes</td>
</tr>
<tr>
<td>7. Modera Framingham – 270 homes</td>
</tr>
<tr>
<td><strong>Total Active</strong> – 1,860 homes</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Pipeline Communities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Modera Marshfield - 248 homes</td>
</tr>
<tr>
<td>2. Modera Weston – 180 homes</td>
</tr>
<tr>
<td><strong>Total Pipeline</strong> – 428 homes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Acquisition Communities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Alister Quincy - 171 homes</td>
</tr>
<tr>
<td><strong>Total Acquisition</strong> – 171 homes</td>
</tr>
</tbody>
</table>
CONCORD MEWS

- **Location**
  Concord, MA

- **Number of Homes**
  350 Homes

- **Building Plan**
  3-Story Garden & TH

- **Portfolio Status**
  Stabilized
WATERTOWN MEWS

- Location
  Watertown, MA

- Number of Homes
  206 Homes

- Building Plan
  4-Story Podium

- Portfolio Status
  Stabilized
MODERA NATICK

- Location
  Natick, MA

- Number of Homes
  150 Homes

- Building Plan
  4-Story Garden & TH

- Portfolio Status
  Stabilized
MODERA HOPKINTON

- Location
  Hopkinton, MA

- Number of Homes
  280 Homes

- Building Plan
  3-Story Garden & TH

- Portfolio Status
  Stabilized
MODERA MEDFORD

- Location
  Medford, MA

- Number of Homes
  297 Homes

- Building Plan
  4-Story Wrap

- Portfolio Status
  Leasing
MODERA NEEDHAM

- Location
  Needham, MA

- Number of Homes
  136 Homes

- Building Plan
  5-Story Podium and TH

- Portfolio Status
  Leasing
MODERA FRAMINGHAM

- **Location**
  Framingham, MA

- **Number of Homes**
  270 Homes

- **Building Plan**
  7-Story Podium

- **Portfolio Status**
  Under Construction
MODERA MARSHFIELD

- **Location**
  Marshfield, MA

- **Number of Homes**
  248 Homes

- **Building Plan**
  3-Story Garden & TH

- **Portfolio Status**
  Construction Start in 2019
MODERA WESTON

- **Location**
  Weston, MA

- **Number of Homes**
  180 Homes

- **Building Plan**
  2-Story Garden & TH

- **Portfolio Status**
  Pre-Development
About The Architectural Team, Inc.

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

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

The firm’s insightful and pragmatic design solutions reflect our respect for site, context and sustainability. We believe that inspired and responsive design doesn’t happen in isolation. It’s the result of a committed partnership between the client and the design team; where regard for the character and quality of the natural and built environment is fundamental.

While our work has been honored with many awards, we are most proud of our lasting client relationships, and our part in their success.

Trusted advisors and active listeners, The Architectural Team is dedicated to creating positive and lasting transformation in the communities we serve.
Mike Binette AIA NCARB | Vice President, Principal

Mike is a registered architect with more than 25 years of experience in coordinating and managing teams on complex projects in the multifamily, mixed use, postacute care and commercial markets. As partner, he has a value-based approach to design that seeks first to understand the client’s goals and then to identify strategic opportunities for greater return. Mike is a hands-on leader, and is involved in all facets of design – from masterplanning, space programming, design and planning to construction administration. His people management and organizational skills, combined with an extensive understanding of the construction process, he continually delivers projects efficiently and successfully. Mike’s award-winning work includes Arlington 360, and Bourne Mill Apartments, having earned recognition from the American Institute of Architects, the Boston Society of Architects, and the National Housing and Rehabilitation Association.

**JOINED THE ARCHITECTURAL TEAM**
1982

**PROFESSIONAL AFFILIATIONS**
- American Institute of Architects
- Boston Society of Architects
- The National Trust for Historic Preservation
- National Fire Protection Association
- National Council of Architectural Registration Boards
- UrbanLand Institute
- U.S. Green Building Council

**PUBLIC AND PROFESSIONAL SERVICE**
- Committee Member, 2010-Present
- Chelsea Neighborhood Developers Committee
- Design Mentor, 2005-Present
- Federal Home Loan Bank of Boston’s Affordable Housing Development Competition
- Housing Committee Member, 1997- Present
- Boston Society of Architects
- Committee Member, 1998-2002
- Masconomet Regional School Building Committee
- Committee Chairman, 1997-1998
- Boston Society of Architects Housing Committee

**EDUCATION**
- Wentworth Institute of Technology, Bachelor of Science in Architectural Engineering

**REGISTRATION**
- Alabama, Connecticut, District of Columbia, Georgia, Illinois, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Missouri, New Hampshire, North Carolina, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, W. Virginia

**ARTICLES**
- Bridging the Gap
- Eco Structure; by R. Verrier + M. Binette
- In Boston, Re-knitting the Fabric
- Architects + Artisans
- Old Mills New Lives
- EDC; by R. Verrier + M. Binette

**AWARDS + RECOGNITION**

**THE CARRUTH, DORCHESTER, MA**
The design of a new 6-story mixed-use, transit-oriented development providing 116 mixed-income apartments and condominiums, ground level retail/commercial space, and underground parking, located adjacent to the MBTA Station.

**FENWAY CENTER, BOSTON, MA**
The proposed design of a new mixed-use 1.3M square foot air rights development located adjacent to Kenmore Square and Fenway Park to include five buildings consisting of residential, commercial and retail space; as well as public and private parking garages.

**THE SIBLEY BUILDING, ROCHESTER, NY**
The historic adaptive reuse of a former 1.1M square foot department store into a mixed use development to include retail, office space, and multifamily residential and senior rental apartments.

**ARLINGTON 360, ARLINGTON, MA**
The design of a new market-rate multifamily community located on the 18-acre former Symmes hospital campus offering 200 units in a mix of for-sale and rental townhomes and rental midrise buildings, with ample resident amenities, garage and surface parking.

**AVALON MARLBOROUGH, MARLBOROUGH, MA**
The design of a new 350 unit multifamily housing community situated on 24-acres and comprised of townhomes, midrise buildings, direct entry apartments and leasing center. Resident amenities include clubhouse, fitness center, outdoor swimming pool, and surface parking.

**THE HOMES AT OLD COLONY (PHASE ONE/PHASE TWO), SOUTH BOSTON, MA**
The redevelopment and design of a new LEED Platinum Certified 116 unit affordable housing development comprised of apartments and townhomes, offering residents a new LEED Gold Certified 10,000 square foot learning center; and an additional 169 units in Phase Two.

**BRIGHTON MARINE, BRIGHTON, MA**
The new construction of a 6-story, 112,000 square foot multifamily/Veteran’s housing development providing 101 mixed-income units, with 7,500 square feet dedicated to community space.

architecturalteam.com/mikebinette
Edward R. Bradford  AIA  NCARB  LEED AP  |  Associate

Ed has more than two decades of architectural planning, design and project management experience spanning a wide range of projects including new construction and historic adaptive reuse, in diverse sectors including: multifamily, mixed use, hospitality, assisted living, commercial and healthcare. Ed is recognized for his ability to listen to specific client needs and provide innovative design solutions based on his understanding of the unique and critical issues of the development. He has contributed to more than 50 projects during his career at TAT – including the award-winning Arlington 360, Avalon Danvers and Old Colony. His expertise fosters creative, thoughtful and pragmatic design strategies that enhance all live, work and play environments.

ARLINGTON 360, ARLINGTON, MA
The master plan and design of the redevelopment of the former 18-acre Symmes Hospital site to create a new 200 unit market-rate multifamily community comprised of midrise buildings and for-sale townhomes. Resident amenities include a club room, media room, fitness center, recreational sport court, playground and swimming pool; in addition to public vista parks.

AVALON SUDBURY, SUDBURY, MA
This new residential community transforms a former research campus into a modern lifestyle destination comprised of 250 mixed-income apartment homes across a series of 31 contextually scaled two- and three-story buildings, including townhomes and a unique 8 and 10-unit building type that incorporates a private entry, garage, and generous balcony space for every unit.

AVALON EASTON, EASTON, MA
The master plan and design of this new 290 unit, mixed income community prioritizes outdoor amenity space with the 424,172 square foot campus centered on a large Community Clubhouse surrounded by nine townhome buildings and nine three-story garden buildings connected by a network of pedestrian paths and landscaped green space.

JEFFERSON AT ADMIRAL'S HILL, CHELSEA, MA
This new 160 unit building features a mix of studio, one-, two-, and three-bedroom apartments on four floors sitting on top of a 187 car parking garage podium. The building makes the most of the tight and irregular-shaped site, paying particular attention to the maximization of views, daylight, and open space.

BATTERY WHARF, BOSTON, MA
The design of a new $150M mixed-use waterfront development comprised of four buildings which includes 104 luxury condominiums, a five-star 150-room hotel, 30,000 square feet of retail space, a waterfront promenade, an 376 space underground parking garage.

THE HOMES AT OLD COLONY, SOUTH BOSTON, MA
The design of a new LEED Platinum Certified 586 unit affordable housing development comprised of both apartments and townhomes, offering residents a new LEED Gold Certified learning center.
Avalon Easton
Easton, MA

<table>
<thead>
<tr>
<th>SERVICE</th>
<th>Architecture</th>
<th>Masterplanning</th>
<th>Interior Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>TYPE</td>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CLIENT</td>
<td>AvalonBay Communities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SIZE</td>
<td>400,000 sf</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

architecturalteam.com
Arlington 360
Arlington, MA

**SERVICE**
Architecture
Masterplanning

**TYPE**
Multifamily

**CLIENT**
Jefferson Apartment Group
Upton + Partners

**SIZE**
337,341 sf

architecturalteam.com/arlington360
Avalon Marlborough
Marlborough, MA

SERVICE
Architecture
Interior Design
Masterplanning

TYPE
Multifamily

CLIENT
AvalonBay Communities

SIZE
498,039 sf

architecturalteam.com/avalonmarlborough
Avalon Sudbury
Sudbury, MA

SERVICE
Architecture
Interior Design

TYPE
Multifamily

CLIENT
AvalonBay Communities

SIZE
250 units

architecturalteam.com
## Modera Needham
Needham, MA

<table>
<thead>
<tr>
<th><strong>SERVICE</strong></th>
<th>Architecture</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TYPE</strong></td>
<td>Multifamily</td>
</tr>
<tr>
<td></td>
<td>New Construction</td>
</tr>
<tr>
<td><strong>CLIENT</strong></td>
<td>Mill Creek Residential</td>
</tr>
<tr>
<td><strong>SIZE</strong></td>
<td>136 Units</td>
</tr>
</tbody>
</table>

[architecturalteam.com](http://architecturalteam.com)
The Carruth
Dorchester, MA

SERVICE
Architecture

TYPE
Commercial
Hospitality + Mixed Use
Multifamily

CLIENT
Trinity Financial

SIZE
186,400 sf

architecturaleteam.com/thecarruth
Jefferson at Admiral’s Hill
Chelsea, MA

SERVICE
Architecture
Masterplanning

TYPE
Multifamily
Waterfront

CLIENT
JPI

SIZE
245,000 sf

architecturalteam.com/admiralhill
Clippership Wharf
East Boston, MA

SERVICE
Architecture
Interior Design
Masterplanning

TYPE
Commercial
Hospitality + Mixed Use
Multifamily
Waterfront

CLIENT
Lend Lease

SIZE
550,000 sf

architecturaleteam.com/clippershipwharf
MULTIFAMILY RESIDENTIAL

480 MAIN, Maiden, MA
Program: A 195 unit, 5-story multifamily development
Construction Type: New construction

THE APARTMENTS AT BOOTT MILLS, Lowell, MA *
Program: Apartment building located in Lowell National Historic Park that includes 154 units and a fitness center
Construction Type: Historic adaptive reuse of the East Mill Building of the Boott Cotton Mills

THE ARBORETUM AT CANTON, Canton, MA
Program: 156-unit apartment complex located on 40 acres of wooded preserve
Construction Type: New construction

TREADMARK, Dorchester, MA *
Program: 83 unit mixed-income, mixed use development
Construction Type: New construction

ATLAS LOFTS, Chelsea, MA *
Program: 53 one-bedroom mixed-income lofts including community room and fitness center
Construction Type: Renovation and adaptive reuse of former historic mill located the Chelsea Box District

AUDUBON SCHOOL, Boston, MA *
Program: 36 multifamily housing units
Construction Type: Conversion of a certified historic former school building

ARLINGTON 360, Arlington, MA
Program: New market-rate multifamily community with 176 units comprised of rental and for-sale townhome units, club room, media room, fitness center, outdoor pool, and garage and surface parking
Construction Type: New construction

AVALON DANVERS, Danvers, MA *
Program: 433 unit market-rate multifamily community with resident amenities
Construction Type: Historic adaptive reuse and new construction

AVALON FRAMINGHAM, Framingham, MA
Program: Interior design of a leasing center and resident amenity space for new multifamily housing development
Construction Type: New Construction

AVALON GREATNECK, Long Island, NY
Program: Interior Design of 350+ market-rate multifamily development community with resident amenities
Construction Type: New Construction

AVALON AT LEXINGTON HILLS, Lexington, MA *
Program: New 387 unit market-rate multifamily community with resident amenities
Construction Type: Historic adaptive reuse and new construction

AVALON MARLBOROUGH, Lexington, MA
Program: New 350 unit multifamily community comprised of townhomes, midrise buildings and direct entry apartments, office center and resident amenity spaces
Construction Type: New Construction

AVALON QUINCY, Quincy, MA
Program: 398 unit market-rate multifamily community with resident amenities
Construction Type: New Construction

AYER LOFTS, Lowell, MA *
Program: 51 loft-style residential units
Construction Type: Adaptive reuse of former factory

BAKER CHOCOLATE FACTORY, Dorchester, MA
Program: 143 luxury apartments
Construction Type: Adaptive reuse of three historic mill buildings

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

BATTLE ROAD FARM, Lincoln, MA *
Program: 120 multifamily units in 34 buildings
Construction Type: New construction

BAY RIDGE, Nashua, NH
Program: Master plan of a 412-unit low-rise multifamily cluster housing development
Construction Type: New construction

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

BELL WATERTOWN, Watertown, MA
Program: 155 units of mixed-income housing
Construction Type: New construction

* INDICATES THOSE DEVELOPMENTS WHICH INCLUDE AN AFFORDABLE HOUSING COMPONENT. NOTE: THIS ONLY REPRESENTS A PARTIAL LISTING OF THE FIRM’S MULTIFAMILY RESIDENTIAL PROJECTS.
THE BERKELEY CENTRE, Boston, MA  
Program: 33 luxury apartments and commercial facilities  
Construction Type: Restoration and rehabilitation of a former Unitarian church

BERKSHIRE MILL, Adams, MA  
Program: 80 residential units  
Construction Type: Renovation and adaptive reuse of a certified historic former mill building

BORNE APARTMENTS, New Orleans, LA *  
Program: 40 two-family shotgun-style residential units  
Construction Type: The renovation of former slave housing

BORNE MILL APARTMENTS, Tiverton, RI *  
Program: A mixed-income, LEED Silver certified, residential community with 165 units, common areas, fitness center, laundry, courtyards; and commercial space  
Construction Type: Historic adaptive reuse of former mill complex

BRASSWORKS, HAYDENVILLE, MA  
Program: Mixed used residential, retail and office space  
Construction Type: Historic adaptive reuse of former mill

BRISTOL COMMONS/LENOX GREEN, Taunton, MA *  
Program: 160 units of affordable housing located on two separate sites of an existing public housing development  
Construction Type: New construction

CANAL LOFTS, Worcester, MA *  
Program: A mixed use development comprised of 64 units of mixed-income with community space, and surface parking  
Construction Type: New construction and historic adaptive reuse of former factory

THE CARRIAGE LOFTS, Amesbury, MA  
Program: A mixed use residential development with 46 artist lofts and condominiums, and gallery space  
Construction Type: Adaptive reuse of vacant mill buildings within the former Upper Mill Yard

THE CARRUTH, Dorchester, MA *  
Program: A new mixed use, transit-oriented development with 116 apartments and condominiums, parking, and 10,000 square feet of retail space  
Construction Type: New construction

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

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

CLIPPERSHIP WHARF, East Boston, MA  
Program: Four buildings, with a combined 397 apartments and 80 condominiums, retail space and above-ground parking.  
Construction Type: New construction

CLOCKTOWER, Nashua, NH *  
Program: 183 unit apartment building  
Construction Type: Historic adaptive reuse of a former mill

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

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

THE CORDOVAN, Haverhill, MA *  
Program: 146 mixed-income live/work units  
Construction Type: Adaptive reuse of a former shoe factory

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

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

CURTAIN LOFTS, Fall River, MA *  
Program: 97 mixed-income LEED certifiable residential community for 55+ population  
Construction Type: Renovation and adaptive reuse of historic textile mill

* INDICATES THOSE DEVELOPMENTS WHICH INCLUDE AN AFFORDABLE HOUSING COMPONENT. NOTE: THIS ONLY REPRESENTS A PARTIAL LISTING OF THE FIRM’S MULTIFAMILY RESIDENTIAL PROJECTS.
* INDICATES THOSE DEVELOPMENTS WHICH INCLUDE AN AFFORDABLE HOUSING COMPONENT.

NOTE: THIS ONLY REPRESENTS A PARTIAL LISTING OF THE FIRM’S MULTIFAMILY RESIDENTIAL PROJECTS.

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

EAST CANTON STREET, Boston, MA *
Program: 80 residential units in four contiguous buildings
Construction Type: Rehabilitation of a unique certified historic 1880 mill complex

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

THE ELEMENT, Allston, MA
Program: 100 unit apartment building
Construction Type: New construction

THE FALLS, Quincy, MA
Program: 100 unit, 5 building condominium community
Construction Type: New construction

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

FENWAY CENTER, Boston, MA
Program: Proposed design for an 1.3 million square foot mixed use residential, retail and commercial development.
Construction Type: New construction

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

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

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

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

THE HAMMONDS AT CHESTNUT HILL, Brookline, MA
Program: 23 luxury condominiums with underground parking
Construction Type: New construction

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

THE HAYES AT RAILROAD SQUARE, Haverhill, MA *
Program: A new mixed use, transit-oriented development with 57 mixed-income apartments, including community room, cafe, fitness center, childrens’ play area, and laundry
Construction Type: Historic adaptive reuse of former mill buildings

HARBOR PLACE, Haverhill, MA
Program: Phase One will feature a five-story, 58,000 square foot commercial building with commercial and retail space, UMass Lowell Haverhill satellite campus space and office space and a six-story 118,000 square foot mixed use building with riverfront restaurant space, commercial uses, and 80 residential units
Construction Type: New construction

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

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

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

HOLT HALL, Portland, ME
Program: 36-unit apartment building
Construction Type: Adaptive reuse of the historic former Maine Eye & Ear Infirmary
THE HOMES AT OLD COLONY, South Boston, MA *
Program: Phase One includes 116 unit, LEED Platinum Certified affordable housing community, and a new 10,000 square foot LEED Gold Certified community center. Phase Two provides and additional 169 affordable units.
Construction Type: New construction

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

THE INDUSTRIAL BUILDING, Detroit, MI *
Program: 150 residential units
Construction Type: Renovation of an historic office building in an effort to repopulate downtown Detroit

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

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

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

KEEN STUDIOS, Chelsea, MA *
Program: 23 mixed-income artist live-work lofts
Construction Type: Historic conversion of the Mary C. Burke Elementary School

KENNEDY BISCUIT LOFTS, Cambridge, MA *
Program: 132 residential units
Construction Type: Adaptive reuse of an historic cookie factory

THE KENSINGTON, Boston, MA
Program: 381 unit luxury apartment building with retail and commercial space, and parking
Construction Type: New construction

KESSLER WOODS, Brookline, MA
Program: 80 unit multifamily housing community
Construction Type: New construction

KNOX STREET APARTMENTS, Albany, NY *
Program: 18 buildings consisting of 47 units in total
Construction Type: Historic gut rehabilitation of existing apartment buildings

LANDMARK SQUARE, Boston, MA
Program: Upscale seven-story apartment building with 132 residential units and an underground parking garage
Construction Type: New construction

LINCOLN WHARF, Boston, MA
Program: 192 luxury condominiums
Construction Type: Adaptive reuse of the former Lincoln Wharf power plant in Boston’s historic North End

LOFT FIVE50, Lawrence, MA
Program: 137 unit multifamily affordable apartments completed over two phases
Construction Type: Historic adaptive reuse of two former interconnected mill buildings

THE LOFTS AT 30 PINE, Gardner, MA *
Program: 55 residential units and communities spaces
Construction Type: Renovation of a certified historic mill

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

LONGYEAR AT FISHER HILL, Brookline, MA
Program: New five-story 18 unit luxury condominium development; includes two penthouse suites
Construction Type: New construction

MANOMET MILL, New Bedford, MA *
Program: 76 units of multifamily affordable housing
Construction Type: Historic adaptive reuse of a former mill building

MAPLE COMMONS, Springfield, MA *
Program: 33 luxury condominiums
Construction Type: New construction

MARION STREET CONDOMINIUMS, Brookline, MA
Program: 100 residential units
Construction Type: Rehabilitation of a dilapidated housing complex
* INDICATES THOSE DEVELOPMENTS WHICH INCLUDE AN AFFORDABLE HOUSING COMPONENT. 
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**MCBRIDE HOUSE**, Boston, MA *
Program: 17 unit hospice residence  
Construction Type: New construction

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

**MILLHOUSE OF ADAMS**, Adams, MA *
Program: 117 residential units  
Construction Type: Adaptive reuse of a certified historic mill

**MINER STREET**, Boston, MA  
Program: New six-story, luxury condominium development with 61 mixed-income units  
Construction Type: New construction

**MONTE VISTA**, Philadelphia, PA *
Program: 136 multifamily housing units  
Construction Type: Rehabilitation of a dilapidated certified historic multifamily housing complex

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

**MOUNTFORT PLACE**, Boston, MA  
Program: A six-story building with 37 condominiums, a fitness center, and underground parking  
Construction Type: New construction

**NEPONSET LANDING**, Quincy, MA  
Program: A new 12-story apartment building with 280 units and penthouse suites, a two-story above-grade parking garage, a fitness center and a community room  
Construction Type: New construction

**NEWGATE APARTMENTS**, Centerville, VA  
Program: 252 rental apartments  
Construction Type: New construction

**NORTHAMPTON SQUARE**, Boston, MA  
Program: 165,000 square foot 29-story residential and commercial building with 242 studio units, and a 12-story residential building at 860 Harrison Avenue with 102 apartments. A tower at the corner of Northampton Street and Albany Street is also anticipated, and the design consists of 211 luxury apartments in a 24-story tower.  
Construction Type: New construction and moderate rehabilitation

**OGDEN MILLS**, Cohoes, NY *
Program: 120 residential units and commercial space  
Construction Type: Rehabilitation of an early 19th century five-story certified historic mill

**OLIVER LOFTS**, Roxbury, MA *
Program: Mixed-income, 62 unit LEED Silver certifiable development including private courtyards and three artists work-live units  
Construction Type: Historic adaptive reuse of former factory buildings

**OLYMPIA TOWERS**, New Bedford, MA *
Program: 130 multifamily housing units  
Construction Type: New construction added to an existing certified historic stone building

**OVERLOOK APARTMENTS**, Gardner, MA *
Program: 137 multifamily rental units  
Construction Type: New construction

**PETERBOROUGH HOUSING**, Boston, MA  
Program: 150 multifamily housing units  
Construction Type: Rehabilitation and restoration of three certified historic city blocks with 13 apartment buildings as part of a neighborhood revitalization project

**THE POINT AT 180**, Malden, MA  
Program: 5 story apartment building with 86 units  
Construction Type: New construction

**PONDVIEW VILLAGE**, Gloucester, MA *
Program: 34 units of affordable housing  
Construction Type: New construction

**REDSTONE COURT**, Allston, MA  
Program: 84 residential units including flats and townhouses  
Construction Type: New construction

**REPTON PLACE**, Watertown, MA *
Program: Phase one of a two-phase development providing 179 units  
Construction Type: New construction

**RENAISSANCE ON THE RIVER**, Lowell, MA  
Program: A residential community that includes 85 condominiums, 67 lofts, and a public park with a pedestrian path to the Lowell Riverwalk  
Construction Type: Adaptive reuse of the former Lawrence Mills complex
THE RESIDENCES AT AMORY PARK, Brookline, MA
Program: 14 condominium unit development
Construction Type: New construction

RESIDENCES LAKESHORE CENTER, W. Bridgewater, MA
Program: 289 unit multifamily housing community
Construction Type: New construction

RICE SILK MILL, Pittsfield, MA *
Program: 45 units of mixed-income multifamily housing
Construction Type: Historic adaptive reuse of former mill buildings

ROLLING GREEN, Andover, MA
Program: A 224 unit multifamily development with resident community building
Construction Type: New construction

ROYAL MILLS AT RIVERPOINT, West Warwick, RI *
Program: Mixed use multifamily community on 14 acres; 244 apartments, and commercial and retail space
Construction Type: Conversion of the historic mill complex and new construction

ROYAL WORCESTER, Worcester, MA
Program: 140 unit apartment building
Construction Type: Restoration and rehabilitation of an historic former corset factory

SCHOOLHOUSE 77, Roxbury, MA *
Program: 129 affordable residential units
Construction Type: Restoration of two historic former school buildings

SEASIDE VILLAGE, Niantic, CT
Program: 41 unit condominium development
Construction Type: New construction

SETON MANOR, Brighton, MA *
Program: A 20 unit hospice residence
Construction Type: New construction within the former St. John of God hospital campus

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

SMITH BUILDING, Providence, RI
Program: 36 artist live-work lofts
Construction Type: Adaptive reuse of a former department store

SOUTH SIXTH STREET, Allentown, PA *
Program: 51 residential units in 18 rowhouse-style buildings
Construction Type: Historical renovation of two blocks of dilapidated housing

SPENCER LOFTS, Chelsea, MA
Program: A residential building with 100 lofts
Construction Type: Adaptive reuse and renovation of a former factory building

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

STATE-ALBANY-HULETT, Schenectady, NY *
Program: 105 residential units
Construction Type: Adaptive reuse of an historic former warehouse

UPHAMS CROSSING, * Dorchester, MA
Program: 80 unit affordable multifamily community
Construction Type: Adaptive reuse and new construction

THOMAS I. ATKINS APARTMENTS, Roxbury, MA *
Program: 48 units of multifamily affordable housing
Construction Type: New construction

TURTLE CROSSING, Braintree, MA *
Program: 201 condominiums, a community center, swimming pool, and fitness room
Construction Type: New construction

WASHINGTON BUILDING, Detroit, MI *
Program: 150 residential units
Construction Type: Renovation of an historic office building in downtown Detroit

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

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

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

WATERWAY APARTMENTS, Leominster, MA *
Program: 80-unit apartment complex
Construction Type: Preservation and restoration of a certified historic former shirt factory combined with new construction

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

WEST END PLACE, Boston, MA *
Program: 10-story apartment building with 183 residential units, retail space, and an underground parking garage
Construction Type: New construction

WESTERN AVENUE LOFTS, Lowell, MA *
Program: 50 affordable artists live-work lofts
Construction Type: Conversion of a former mill building

WESTLAND AVENUE, Boston, MA *
Program: 97 units of subsidized and market-rate housing
Construction Type: Rehabilitation of seven townhouses as part of a neighborhood revitalization project

WORCESTER LOOMWORKS, Worcester, MA
Program: 94 mixed-income units with fitness room, laundry room and surface parking
Construction Type: Adaptive reuse of historic mill

VILLAGE ON THE WATERFRONT, East Providence, RI
Program: 25-acre waterfront community featuring 600 condominiums and townhouses, a community and business center and retail town square
Construction Type: New Construction

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NOTE: THIS ONLY REPRESENTS A PARTIAL LISTING OF THE FIRM'S MULTIFAMILY RESIDENTIAL PROJECTS.
CLIENT REFERENCES

While our work has been honored with many awards, we are most proud of our clients’ successes and our many long-standing relationships that account for nearly 80 percent of our repeat business. Our ability to understand and draw inspiration from our clients’ goals has resulted in a national reputation as a design leader. We encourage you to speak with any of our references.

Ajax Investment Partners, Inc.
21 Worthen Road, Suite 102
Lexington, MA 02421
Contact: Robert Easton, Karel Steiner
Phone: 781.863.5664

AvalonBay Communities, Inc.
58 South Service Road, Suite 303
Melville, NY 11747
Contact: Matthew Whalen, Vice President
Phone: 516.501.6000

AvalonBay Communities, Inc.
101 Old Short Hills Road, PH1
West Orange, NJ 07092
Contact: Scott Fishbone, Director
Phone: 732.404.4827

AvalonBay Communities
600 Atlantic Avenue
Boston, MA 02210
Contact: Bill McLaughlin, Scott Dale, Michael Roberts
Phone: 617.654.9500

Beacon Communities Development, LLC
2 Center Plaza, Suite 700
Boston, MA 02108
Contact: Pam Goodman, President
Phone: 617.574.1100

B’nai B’rith Housing New England *
34 Washington Street
Brighton, MA 02135
Contact: Susan Gittelman
Phone: 617.731.5291

Boys & Girls Clubs of Boston *
50 Congress Street, Suite 730
Boston, MA 02109
Contact: Josh Kraft, Jerry Steimel
Phone: 617.994.4700

CA Ventures
30 East Randolph Street, Suite 2100
Chicago, IL 60601
Contact: Matt Booma
Phone: 312.239.1896

The Caleb Group *
491 Humphrey Street
Swampscott, MA 01907
Contact: Debra Nutter, Robert Bernardin
Phone: 781.592.0770

The Community Builders *
95 Berkely Street, Suite 500
Boston, MA 02116
Contact: Bart Mitchell, CEO
Phone: 617.695.9595

Conifer Realty, LLC.
1000 University Avenue
Rochester, NY 14607
Contact: Cheryl Stulpin, VP of Development
Phone: 585.324.0578

Cristo Rey Boston High School *
100 Savin Hill Avenue
Boston, MA 02125
Contact: Jeff Thielman, President
Phone: 617.825.2580

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

Diversified Funding, Inc.
63 Atlantic Avenue
Boston, MA 02110
Contact: Richard Bendetson
Phone: 617.227.0893

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

Evergreen Partners
560 NE 44th Street
Oakland Park, FL 33334
Contact: Brian Poulin, President
954.332.1436

* Non-Profit Developers
Federal Realty Investment Trust  
5 Middlesex Avenue, Floor 4  
Somerville, MA 02145  
Contact: Patrick McMahon, Director of Development  
Phone: 617.684.1516

Kenney Development  
120 Fulton Street  
Boston, MA 02109  
Contact: Robert Kenney, Jr.  
Phone: 617.742.6640

Fox Development  
220 Boylston Street, Unit 1020  
Boston, MA 02116  
Contact: Robert Fox, President  
Phone: 617.338.7772 x111

Kensington Investment Company  
347 Congress Street  
Boston, MA 02110  
Contact: Alan Lewis, Kurt Therrien  
Phone: 617.790.3900

Gerard Doherty, Esquire  
50 Franklin Street  
Boston, MA 02110  
Contact: Gerard Doherty, Kevin Leary  
Phone: 617.542.8905

Kimco Realty  
3333 New Hyde Road  
New Hyde Park, NY 11042  
Contact: Frank Caico, Director of Development NE  
Phone: 516.869.2057

Gerding Edlen Development  
1140 SW 11th Avenue, Suite 400  
Portland, OR 97205  
Contact: Kelly Saito, Managing Partner  
Phone: 503.802.6613

Kushner  
666 Fifth Avenue, Floor 15  
New York, NY 10103  
Contact: Jenny Bernell  
Phone: 212.527.7050

Greystar  
8405 Greensboro Drive, Suite 500  
McLean, VA 22102  
Contact: Brandon R. Wright, Director  
Phone: 703.677.9188

LCB Senior Living  
3 Edgewater Drive  
Norwood, MA 02062  
Contact: Michael Stoller, Ed San Clemente  
Phone: 781.619.9320

Hart Development  
288 Newbury Street, Suite 208  
Boston, MA 02115  
Contact: Daniel Hart  
Phone: 617.437.0400

Leggat McCall Properties Inc.  
10 Post Office Square  
Boston, MA 02109  
Contact: Mahmood Malihi  
Phone: 617.422.7031

Hearth, Inc.*  
1640 Washington Street  
Boston, MA 02118  
Contact: Mark Hinderlie  
Phone: 617-369-1550

Lincoln Property Company  
225 Franklin Street  
Boston, MA 02110  
Contact: John Cappellano  
Phone: 617.951.4100

The HYM Investment Group, LLC  
One Congress Street, 10th floor  
Boston, MA 02114  
Contact: Thomas N. O’Brien  
Phone: 617.248.8905

MassHousing  
100 Cambridge Street, Suite 300  
Boston, MA 02110  
Contact: Crystal Kornegay, Undersecretary  
Phone: 617.854.1000

Jefferson Apartment Group  
233 Needham Street  
Newton, MA 02464  
Contact: Sandi Silk  
Phone: 857.453.4390

Mill Creek Residential  
200 Summit Drive, Suite 450  
Burlington, MA 01803  
Contact: Lars Unhjem  
Phone: 339.298.3972

* Non-Profit Developers
<table>
<thead>
<tr>
<th>Developer Name</th>
<th>Address</th>
<th>Contact</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>MP Development</td>
<td>One Patriot Place</td>
<td>Ted Fire, Daniel Krantz</td>
<td>508.384.4310, 508.384.4330</td>
</tr>
<tr>
<td>NAI Hunneman</td>
<td>303 Congress Street</td>
<td>Stuart Pratt</td>
<td>617.457.3400</td>
</tr>
<tr>
<td>New England Development</td>
<td>75 Park Plaza</td>
<td>Scott Kelley, Vice President</td>
<td>617.243.7847</td>
</tr>
<tr>
<td>Nordblom</td>
<td>71 Third Avenue</td>
<td>Todd Freemont-Smith, Todd Nordblom</td>
<td>817.272.4000</td>
</tr>
<tr>
<td>The Northbridge Companies, LLC</td>
<td>71 Third Avenue</td>
<td>John C. Coughlin, Wendy Nowokunski</td>
<td>781.272.2424</td>
</tr>
<tr>
<td>Nuestra Comunidad Development Corporation *</td>
<td>150 Dudley Street</td>
<td>David Price</td>
<td>617.427.3599</td>
</tr>
<tr>
<td>Partners Healthcare</td>
<td>MGH – Ruth Sleeper Hall, 18 Blossom Street</td>
<td>John Masservy</td>
<td>617.724.1380</td>
</tr>
<tr>
<td>Peabody Properties</td>
<td>536 Granite Street</td>
<td>Karen Fish-Will, Betsy Collins</td>
<td>781.794.1000</td>
</tr>
<tr>
<td>Pennrose Properties, LLC.</td>
<td>1301 North 31st Street</td>
<td>Timothy Henkel, SVP</td>
<td>267.362.8660</td>
</tr>
<tr>
<td>Planning Office for Urban Affairs*</td>
<td>84 State Street, Suite 600</td>
<td>Lisa Alberghini</td>
<td>617.350.8885</td>
</tr>
<tr>
<td>Preservation of Affordable Housing, Inc. *</td>
<td>40 Court Street, Suite 700</td>
<td>Rodger Brown</td>
<td>617.261.9898</td>
</tr>
<tr>
<td>The Raymond Group</td>
<td>306 Dartmouth Street</td>
<td>Ted Raymond</td>
<td>617.266.4850</td>
</tr>
<tr>
<td>The Rise Group</td>
<td>263 Summer Street, Suite 200</td>
<td>Patrick O’Hearn</td>
<td>617.946.3338</td>
</tr>
<tr>
<td>Rouse Properties</td>
<td>200 Vesey Street, 25th Floor</td>
<td>David Ortner</td>
<td>646.755.7116</td>
</tr>
<tr>
<td>Saunders Hotel Group</td>
<td>222 Newbury Street</td>
<td>Gary Saunders, Jeff Saunders</td>
<td>617.425.0900</td>
</tr>
<tr>
<td>Silver Street Development Corp.</td>
<td>33 Silver Street, Suite 300</td>
<td>Roger Gendron, Christopher Poulin</td>
<td>207.780.9800</td>
</tr>
<tr>
<td>TC NorthEast Metro Development</td>
<td>300 Conshohocken State Road, Suite 250</td>
<td>Michael Wilso, Anup Misra</td>
<td>941.441.0231</td>
</tr>
</tbody>
</table>

* Non-Profit Developers
Toll Brothers
197 First Avenue, Suite 110
Needham, MA 02494
Contact: William Lovett
Phone: 855.897.8655

Trammel Crow Residential
2276 Washington Street, Suite 100
Newton Lower Falls, MA 02462
Contact: Andy Huntoon, Managing Director
Phone: 617.775.4305

Trinity Financial
75 Federal Street
Boston, MA 02110
Contact: Patrick Lee, James Keefe
Phone: 617.720.8400

Wingate Companies
100 Wells Avenue
Newton, MA 02459
Contact: Mark Schuster, President
Phone: 617.558.4001

Wingate Healthcare
63 Kendrick Street
Needham, MA 02494
Contact: Scott Schuster, David Feldman
Phone: 781.707.9500

WinnDevelopment Company
Six Faneuil Hall Marketplace
Boston, MA 02109
Contact: Gilbert Winn, Larry Curtis
Phone: 617.742.4500

The Wishrock Group
Three Canal Plaza
Portland, ME 04101
Contact: Bryan Shumway
Phone: 207.774.5101

Wood Partners
91 Hartwell Avenue
Lexington, MA 02421
Contact: Jim Lambert, Mark Theriault, David Moore
Phone: 978.369.8111

* Non-Profit Developers
A Senior Civil Engineer with over 25 years of experience, Rick's portfolio includes a rich diversity of private development projects such as commercial office, hotel, residential, mixed-use, institutional, and industrial developments, as well as public projects. His site development knowledge includes sustainable site design, stormwater management, roadway design, and construction administration. Rick is also familiar with local, state, and federal permitting and frequently presents at community meetings, boards, and commissions.

### Relevant Experience

#### Avalon-Hingham
AvalonBay Communities – Hingham, MA

This redevelopment of an existing commercial site consists of a 5-story, wood-frame structure over podium parking that will accommodate approximately 190 apartments and 298 parking spaces. HSH prepared the Project Eligibility Letter Application for the client. The project was fast-tracked and received approval of the Comprehensive Permit from the Zoning Board of Appeals within 3 months of filing. HSH also prepared a detailed Transportation Impact and Access Study (TIAS) and a comprehensive off-site mitigation package.

#### One North of Boston – Phase II
Transdel Corporation; Redgate Real Estate Advisors – Chelsea, MA

Rick was the Project Manager for this multi-family residential development project that consisted of two phases providing over 450 residential units. HSH designed a stormwater management system utilizing best management practices, including raingardens and subsurface infiltrations.

#### East Village at Northeastern
PPC Land Venture, Inc; Lincoln Property Co.; Northeastern - Boston, MA

The project provides 720 beds in a combination of dormitory and suite style accommodations. The building also hosts offices and classrooms. The project included the reconstruction of St. Botolph Street adjacent to the project site, the addition of new pedestrian sidewalks, and a new pedestrianized area. HSH led site design on this LEED Silver Certified project.

#### The BEAT - 135 Morrissey Boulevard
Nordblom Company - Boston, MA

The Project involves the core and shell renovation of the existing building and will be designed to attract commercial office, technology, light manufacturing, warehouse, life science and retail tenants. The 16.6± acre site is almost entirely covered in impervious surfaces. The paved parking, loading and access comprises over 8.3 acres of impervious area. The Project proposes significant site improvements that include courtyards and open spaces.
Haley has worked on various commercial, industrial, residential, mixed-use, and recreational projects throughout Massachusetts. Haley is adept at all areas of land development design with areas of specialization including storm water management, erosion and sedimentation control, and on-site sewage treatment.

**Relevant Experience**

**Avalon Hingham Shipyard II**
AvalonBay Communities, Inc. – Hingham, MA

The redevelopment, currently under construction, consists of a 5-story, wood-frame structure over podium parking that will accommodate 190 apartments. Access will occur off of two existing private ways within the Hingham Shipyard. HSH provided civil engineering services to assist in the 40B process; and work with the local utility providers, including Aquarion Water Company and the Hingham Sewer Commission.

**Packard Crossing**
The Hamilton Company – Boston, MA

Packard Crossing, located at 79-83 Gardner Street, is a proposed project that will transform an underutilized site into a dynamic new mixed-use, retail/residential development. The proposal includes development of two new residential buildings containing a total of 114 multi-family, dwelling units, including the renovation of three existing units within an existing Victorian house located at 83 Gardner Street, as well as 3,050 gsf of street level retail space. Haley designed the development submission plan edits, the drainage design, and the BWSC Plans and total submission. She was also responsible for hydrology calculations and plans, as well as the 100% CD set.

**Richardson Estate**
The Hamilton Company - Brookline, MA

The Richardson Estates Project proposes the construction of 12 new townhomes and a pool house on Boylston Street. Haley did the utility and drainage design work and produced the MassDOT Utility Minor Vehicular Access Permit for the site to allow driveway access on Route 9. Haley is currently seeing the project through the permitting process with the Town of Brookline.

**The Parkway Apartments**
Lincoln Property Co. - West Roxbury, Boston, MA

The Parkway Apartments Project will redevelop a 4.6± acre site in the West Roxbury neighborhood of Boston. The long-vacant site is located on a major transportation artery at the City’s gateway with Dedham. Two four-story buildings are proposed that will include about 260 residential apartments. A multi-level parking garage is proposed that will accommodate 387 vehicles.
Robert Messenger, EIT
Civil Engineer
rmessenger@hshassoc.com

Bob is a Civil Engineer with over 5 years of experience in surveying and site design. His experience using AutoCAD Civil 3D includes producing proposed grading, pipe networks, profiles, earthwork calculations, and plan and profiles. He is also well-versed in developing existing and proposed hydrology plans and stormwater models using HydroCAD.

Relevant Experience

205 Revere Beach Parkway
TransDel Corp./Gate Residential – Revere, MA
The Project transformed a 6.2± acre site containing a large, vacant parking lot and derelict building into a mixed-use, transit-oriented development. The Project includes a six-story residential building providing 195 residential units, and a 132-key hotel. 58 garage spaces, and 231 surface parking spaces are provided. The Project Site is within the watershed of Sales Creek which is part of the Rumney Marsh Area of Critical Environmental Concern. This required the Project to meet higher than normal standards of stormwater management.

99 Sumner Street
TDC Development Group, LLC – East Boston, MA
The 2.5-acre parcel Project Site, located on Boston Harbor, consist of the construction of a new 6-story, mixed-use building. It will have approximately 119 residential units, shared work space, and off-street parking for 83 vehicles. The development is in walking distance to the MBTA’s Maverick Station. The project was designed to welcome and encourage public access to and from the waterfront.

100 Shawmut
TDC Development Group, LLC – Boston, MA
This 0.65± acre parcel, is located in Boston’s South End Landmark Protection Area. The Project involves maintaining the building façade fronting Shawmut Avenue and Herald Street and the construction of a new 13-story residential building containing 139 residential condominium units. An underground parking garage with 124 parking spaces will be constructed with access from Shawmut Avenue and Herald Street.

301 – 303 Border Street
CRGV, LLC – East Boston, MA
The Project Site is approximately 17,634 square feet on five parcels. The site is bounded by Border Street to the west, Eutaw Street to the north and a public garden to the south. The existing site includes three buildings and a parking lot to be demolished. The proposed building will contain 64 residential units and 240 beds, 984 square feet of commercial space and an art gallery.
With a forty-five year background in construction and homebuilding, Mark personifies the highest level of experience and familiarity with the process.

A native of eastern Massachusetts and a graduate of Wentworth Institute of Technology, Mark participated in creating a number of award-winning communities including Highland Meadows in Weston, Massachusetts, New Seabury on Cape Cod, and as senior management with the Green Company of Newton, Massachusetts.

His expertise in design, planning, permitting and building exceptional homes, is complimented by his unique talent to create a strong sense of community within the finished product.

With meticulous attention to detail and the willingness to go the extra mile, whether it is design or construction, he never loses sight of the fact that it’s not just a building, it’s someone’s home.