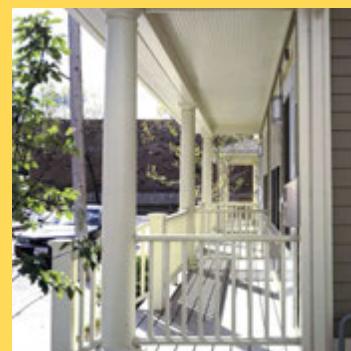


Somerville, MA

# Powder House Community School

March 23, 2015

## Proposal



*submitted to*

City of Somerville  
Office of Strategic Planning and Community Development

*submitted by*

K.S.S. Realty Partners LLC





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# K.S.S. REALTY PARTNERS, INC.

INVESTMENT & DEVELOPMENT

March 23, 2015

Angela M. Allen  
Purchasing Director  
City Hall, 93 Highland Avenue  
Somerville, MA 02143.

RE: Powder House Community School Proposal; RFP # 15-63

Dear Ms. Allen

K.S.S. Realty Partners (MBE) is pleased to respond to the City of Somerville's Request for Proposals for the Powder House School Project. We look forward to the prospect of working with the City and various constituents to redevelop this property in a thoughtful manner. Our intent is to provide the City with a project that increases the quality of life for the residents and provide community benefits for our neighbors. We look at this process as a partnership and look forward to working with the City as its Preferred Partner as we engage with the community and incorporate design standards developed during the "visioning process".

We have included two distinct design schemes as a representation of how we interpret the best use of the property. The first scheme depicts townhomes with the ability to surface-park as well as the potential for some garage parking within some of the units; there would be an affordable component consistent with the Somerville by-laws. The other scheme re-uses the existing structure and includes 40 flats with parking located on the first floor (away from pedestrian areas); we could potentially develop this scheme under a Mass Tax Credit Financing Program which would create 40 affordable housing units for the City; this concept/direction should be reviewed as part of the community process and vetted for suitability. We are introducing the possibility of a Mass Tax Credit Financing Program development as an alternative for the site and informing the City that an adaptive re-use could work well within the program guidelines.

All schemes incorporate significant publicly accessible open space. Various ideas have been discussed for the use of the open space component (which will absolutely include a direct and landscaped pathway to the Holland St pedestrian connection) including: community agriculture, formal gardens, dog park, greenhouse combined with artist space / "art barn", climbing wall and "community table". We also intend to provide some alternative energy practices utilizing solar power and possibly well water for irrigation. Although a lot of thought went into these representations, they are just a starting point meant to engage stakeholders and encourage both dialogue and creativity. Thank you for your consideration.

We look forward to working with the City on this exciting project.

Sincerely,



Ted Tobin  
KSS Realty Partners  
[t edt@kssrealtypartners.com](mailto:t edt@kssrealtypartners.com)  
(617)784-4098



## B. STATEMENT OF QUALIFICATIONS

### KSS Realty Partners Management Approach

We believe in putting together the best team for each project, and in the case of the Powder House School, we have assembled a talented and collaborative set of professionals to execute this project.



#### KSS REALTY PARTNERS

KSS Realty Partners (“KSS”) is pleased to respond to the City of Somerville’s Request for Proposals for the Powder House Community School Project. Our partners have worked together for nearly fifteen years. Although each project is unique, we are led by our tried and true principles of:

**Trust & Integrity:** We believe in long lasting relationships and a proven track record. Long term positive impacts to the community will be our legacy. We are committed to the project and our team.

**Experience:** Each partner has over 20 years of end to end real estate experience.

**Leadership:** We take an owner’s perspective and we are accountable to the community we work in.

#### THE TEAM HISTORY AND TRACK RECORD

Each project we work on is unique, but all require leadership and collaboration. We have successfully leveraged our organization’s structure and deep industry relationships to assemble the best team for this Project. Our team members are:

- KSS Realty Partners
- ICON Architecture Inc.
- Landworks Studio
- Nelson/Nygaard Consulting Associates
- Polaris Consultants
- EndPoint Environmental

We believe that an open and public process produces the best results. Instead of resisting improvement through a public dialogue, we have improved communities by managing thoughtful public / private design and regulatory processes. Early outreach and gauging early stakeholder input is a key component of our management style and approach. We fuse this public comment with industry leading financial analysis, thus assuring a feasible project.

# STATEMENT OF QUALIFICATIONS

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## KSS Realty Partners

KSS Realty Partners a Minority Business Enterprise (MBE)



recognized by the Commonwealth of MA. KSS is comprised of talented, experienced real estate professionals with a collective experience in the real estate industry of greater than 45 years. Our experience includes residential, commercial, and institutional development projects in dense urban neighborhoods, as well as in the suburbs. KSS provides most if not all of the equity on its projects and maintains a minimum of 50% interest in all of its projects. We are proud to say that KSS Permitted, Designed & Developed Maxwell's Green, one of the most challenging developments in Somerville with numerous stakeholders.

As our name suggests, KSS is oriented to partnering on projects with other experienced developers, land owners, institutions, investors, and other stakeholders. We bring a strong track record of permitting, designing, financing, and building outstanding projects on time and on budget under the most difficult of circumstances. In fact, we specialize in managing the entitlement process with federal state & local government officials, impacted abutters, and neighbors. Our strength lies in our ability to understand the unique needs of all concerned and impacted parties and to create solutions that work for everyone.

Examples of our collaborative efforts include mitigation of traffic in Ward 5; negotiating an access driveway onto a bridge owned by Mass Highway; working with the City of Somerville and the State to extend and connect the community path to Maxwell's Green, which provided additional community access points into the project; and working closely with the state and the MBTA to implement a T station at the Lowell St Bridge where we donated land and constructed a wall to promote the Green Line Extension. Each of these collaborative efforts involves numerous stakeholders, understanding and perspective that when done correctly, becomes a win-win.

KSS is committed to working collaboratively with communities to help meet housing needs and development goals. KSS believes in smart growth; we redevelop contaminated and other challenging sites, implement green building technology, and incorporate architecture that is sensitive to the local community context. We

believe that it is possible to operate a successful business while being socially responsible, to make a profit and make a difference. We believe that what we create will be our legacy.

## ICON Architecture Inc.



ICON, a 40-person Boston-based architectural practice, focuses on sustainable urban development that creates new paradigms for living and learning. We have successfully master-planned, permitted, and designed over \$1 billion worth of transformative mixed-use development. Behind each of our designs is a thoughtful and sustainable vision of community. We approach every project with the same goal: design innovative environments, inside and out, that energize residents and neighbors alike.

ICON has contributed to the design and construction of over 20,000 housing units throughout New England, with another 2,000 currently under design or heading for construction this year. Our residential projects range from transit-oriented development to innovative adaptive reuse, and from low-rise to high-rise construction. Our efforts have been recognized by multiple awards including the national Terner Prize for Innovation, the APA Outstanding Planning Award for Comprehensive Planning, a Smart Growth Leadership Award, Builder's Choice awards, and multiple Preservation Achievement Awards from the Boston Preservation Alliance and the Massachusetts Historical Commission. ICON projects have been case studies for nationally distributed books on sustainable housing, published by the Urban Land Institute, Harvard University Press, and Global Green. ICON was the architect for the recent 184-unit Maxwell's Green with KSS / Davis Square Partners in Somerville.

ICON takes great pride in the places that we are creating -- at the core of our mission is the belief that everyone should love where they live.

# STATEMENT OF QUALIFICATIONS



## Landworks Studio



Landworks Studio is an award-winning design collaborative practicing regionally and abroad. Founded in 1996 by Michael Blier as an alternative practice, Landworks Studio consistently strives for design excellence and innovative landscape solutions. The collaborative's 8 members are primarily landscape architects, but also share interdisciplinary backgrounds in design, arts, and architecture. Our team has been assembled to practice landscape architecture at the highest levels of conceptual thinking and professional performance.

As a design collaborative, Landworks Studio thrives on the close participation of the entire project team. Frequent input from our clients, allied design professionals, and the community is a critical component of our design process as we seek to develop useful, meaningful, and lasting landscape spaces. Fundamental to our design process is the need to thoroughly test the formal, technical, and environmental appropriateness of each idea in order to ensure that the ultimate proposal is responsive to the nature of its context and the scale of inhabitation.



## Nelson/Nygaard Consulting Associates



Nelson\Nygaard is nationally-recognized for its successful parking planning and management work in large and small cities, for developers and institutions, and in complex urban environments. Their national parking practice leader for work east of the Mississippi River is Jason Schrieber, a resident of Somerville from near Davis Square. Besides local familiarity, Jason brings a history of local parking experience, having been the parking and transportation planner in the City of Cambridge for seven years.

When the City of Somerville was awarded a grant in 2010 by the Institute for Transportation and Development Policy to study changes to Somerville's parking management practices, Nelson\Nygaard was selected to conduct the work. What evolved is a detailed database of parking utilization patterns at all times of day in the entirety of Davis Square – on-street and off, in every public and private parking space. By combining extensive local knowledge with industry-leading best practice, our team can develop a successful approach to improve parking availability in Davis Square.

Jason's team is willing to work creatively to get the right solutions done in urban environments, as has also been recently demonstrated in their design for the popular head-out angle parking on Bow Street. We are happy to have Nelson\Nygaard advising our team and responsible for parking and transportation review.

# STATEMENT OF QUALIFICATIONS

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## Polaris Consultants



Polaris Consultants and its dedicated staff have extensive public and private sector experience. Over the years, they have worked on many public facilities; assisted local and state governments with project-specific and town-wide planning and implementation efforts; and designed and permitted numerous private projects.

Polaris Consultants' select areas of expertise include civil and geotechnical engineering, environmental compliance and due diligence, and utility projects. Their extensive and diversified experience enables Polaris Consultants' project team to manage all phases of civil and geotechnical engineering projects from the early stages of the design process through bidding and construction support. Polaris Consultants' Paul Costello is a licensed professional engineer with over 29 years of geotechnical and civil engineering experience, including the design and construction of Maxwell's Green residential development in Somerville. He was instrumental in assisting the client with permitting efforts with numerous state agencies, and with the procuring and managing of TOD public funds. In the early 1980's, while working at Haley and Aldrich, Mr. Costello was a geotechnical and resident engineer on the MBTA's Northwest Extension at Harvard Square, Davis Square and Porter Square providing exceptional familiarity with this section of Davis Square. Paul brings to our team a high level of practical engineering and upper management experience.

## EndPoint



EndPoint provides environmental consulting and regulatory compliance services to industrial and commercial businesses, lending institutions, government, municipalities, and property owners. The company specializes in environmental and building media characterization and remediation of hazardous materials and oil with an emphasis on regulatory compliance.

EndPoint's business model is simple: we are always thinking of an endpoint when solving a client's environmental problem, while focusing on their business productivity, performance and profitability. To be effective, we stay current on federal and state environmental regulations and policies, as well as technical and scientific applications specific to our services. As the Licensed Site Professional for Maxwells Green, they oversaw the demolition and the remediation of this reclaimed brownfield.

# STATEMENT OF QUALIFICATIONS

## PROJECT TEAM ORGANIZATION CHART

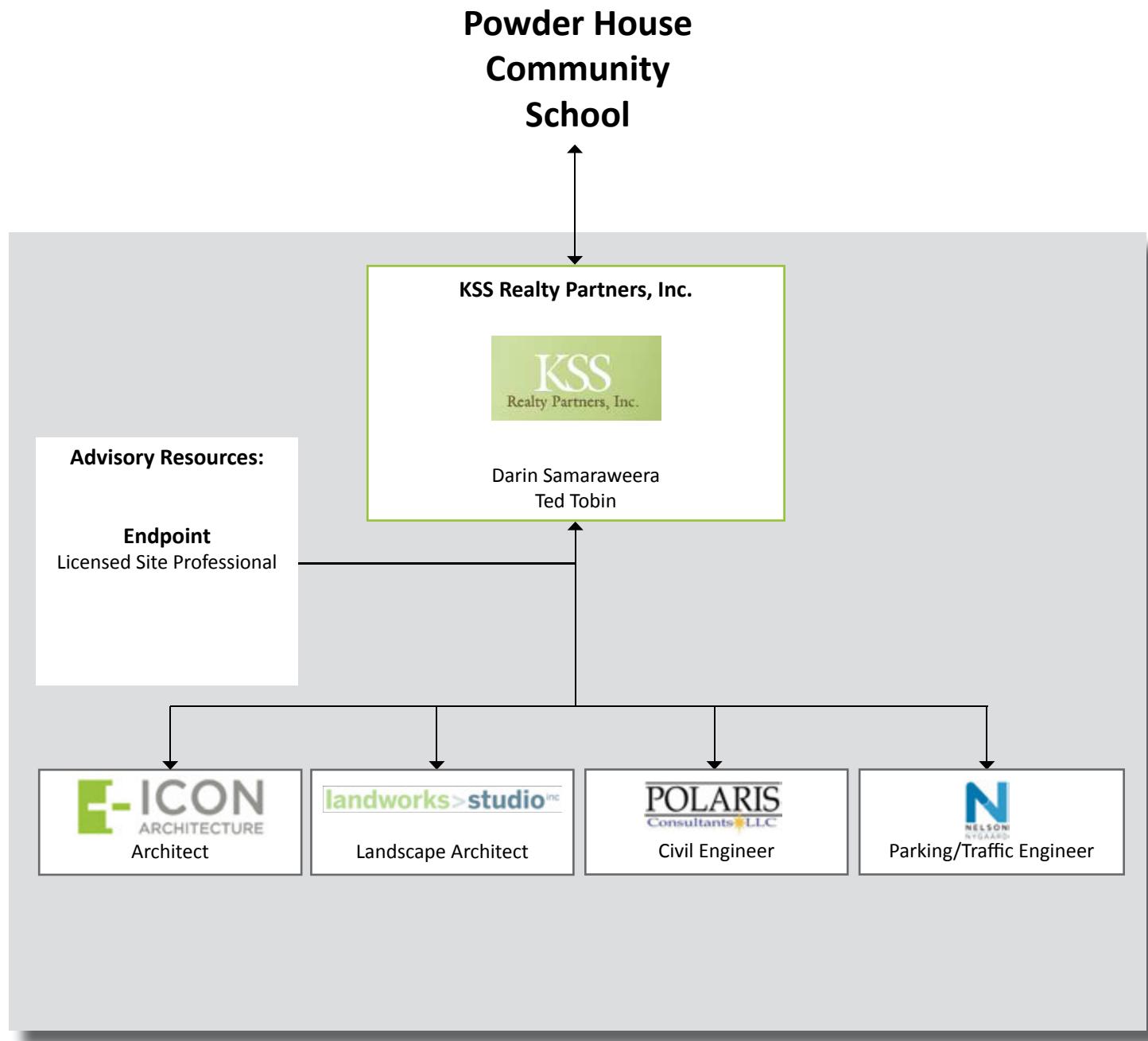


Figure 1 - Project Team Organization Chart

# PROJECT TEAM RESUMES



## Darin S. Samaraweera | Principal

Darin has been acquiring and developing real estate assets since 1980, and is currently President of K.S.S. Realty Partners. Mr. Samaraweera actively pursues development opportunities that will ideally promote socially responsible goals which may include, affordable housing, exceptional design and environmental compatibility.

### Experience

**President, K.S.S. Realty Partners:** Created a real estate acquisition and development entity with Steven Smith (Smith left the organization in 2010 to pursue other opportunities). Realty Partners is 100% owned by KSS Investments which is controlled 100% by Darin Samaraweera.

- Maxwell's Green: Successfully permitted, environmentally remediated, constructed and rented 184 units of residential housing with a 12.5% affordable component in Somerville, MA.
- Maspnock Woods: Successfully permitted and environmentally remediated a 15 acre parcel for the development of 31 townhomes in Hopkinton, MA.
- Lafayette Tides: Successfully permitted 45 units of housing under the state's 40B affordable housing law on 5 acres of contaminated waterfront property in Marblehead, MA. Stewarded and managed the team that performed the remediation efforts.

**Davis Square Partners, LLC:** Formed Davis Square Partners in 2011 to finance, construct & lease 184 unit apartment project Maxwells Green in Somerville MA.

### President, Kennedy-Smith & Samaraweera

- Americold Storage Facility: Purchased 13.7 acre site in Watertown MA. Began remediation of this environmentally challenged site. The property was permitted for multifamily use with an "as-of-right" for 350 units. Eventually sold property to Whitehall Partners of Goldman Sachs.

**In Joint Venture:** Identified, funded, repositioned and sold/retained numerous real estate opportunities:

- Taunton Corporate Center: 7.77 acres, 72,000 sq. ft. of industrial.
- Mid-State Corporate Center: 9 acres, 100,000 sq. ft. of office in Auburn, MA.
- Great Woods Corporate Center: 11 acres, 85,000 sq. ft. of office space, Mansfield, MA.
- 437 D Street: 100,000 sq. ft. industrial to lofts in South Boston, MA.

### President, Darin Associates

- Identified, purchased and renovated a 980 unit complex in Alexandria, Crystal City and Arlington, VA with a privately held family partnership, The Green Trees Fund. Rezoned and developed, constructed and leased 300+ additional units on underutilized portions of the Virginia properties. Sold the entire 1300+ unit portfolio in 2001.
- Converted 586 Washington Square in New York City, NY into 42 units/88,000 sq. ft. of housing.
- Purchased and developed over 200 units in Boston communities including: Brookline, Charlestown, Cambridge, Somerville, South End and Back Bay; retained 25% for personal rental portfolio. Mr Samaraweera oversaw the various redevelopment opportunities by directing design initiatives, entitlement strategy, financing, construction and marketing.

### Education

Tufts University, Somerville, MA | B.S. Economics

# PROJECT TEAM RESUMES



## Ted B. Tobin | Principal

Ted brings over 20 years of real estate experience and is currently the Director of Acquisitions and Development at K.S.S. Realty Partners/K.S.S. Investments, promoting and negotiating all aspects of the development agenda with integrity.

### Experience

**Director of Acquisitions & Development, K.S.S. Realty Partners / K.S.S. Investments:** Sheppard each project through various permit granting authorities (PGAs), including planning boards, zoning board of appeals, conservation commissions, as well as various boards' commissions, which promote the general health and well being of the communities in which the project lies. Duties include due diligence, property management as well as financial, market and legal analysis. These duties require close working relationship with public officials, public agencies, architects, engineers, licensed site professionals, attorneys, financial institutions and various third party consultants.

- Maxwell's Green: 199 Units in Somerville, MA located on a former brownfield re-zoned as Planned Unit Development and achieved special permit. This development meets all criteria for a smart growth & transit oriented development. Received TOD grant from the Commonwealth of Massachusetts.
- Maspnock Woods: Obtained special permit for 31 townhome development in Hopkinton, MA.
- Lafayette Tides: Achieved permits via Mass General Law 40-B statute for this 45-unit residential development in Marblehead, MA.
- Lexington Mass: Design/constructed two architecturally-significant luxury homes over 7,000 SF each.

**Investment Broker, Nordblom Company | Burlington, MA:** In September of 1999, Tobin Real Estate merged projects and brokerage contracts with the premier multi-family brokerage group in MA, retained Rights to Tobin Real Estate.

- Established and maintained relationships with REITs, developers and owners of large apartment communities in order to create real estate brokerage and development opportunities.
- Located land suitable for multi-family development.
- Created Nordblom's multifamily signature Picture Mailing marketing campaign.

**Owner Operator, Tobin Real Estate | Scituate, MA:** As owner and licensed broker, Mr. Tobin was responsible for identifying, marketing and selling numerous real estate opportunities

### Director of Acquisitions / Market Analyst, Hicks Management Group (HMG) | Milton, MA

- Identified underutilized assets, generally not in the marketplace and matched them with highest/best users for office, hotel and predominately multi-family residential.
- Evaluated properties via discounted cash flow and appraisal methodology for potential acquisition.
- Provided debt analysis for acquisitions and assets used as collateral for HMG hard money lending.
- Negotiated multi-million dollar real estate transactions on behalf of developers.
- Assisted with in-house acquisition of 13,000 acres outside of Salt Lake City, Utah to be developed as a major ski resort.
- Managed the rehabilitation of a fire damaged twenty-seven unit condominium building in Boston and assisted with the disposition of two historical office/retail buildings in Salem, MA.
- Analyzed real estate market conditions and developed corresponding profit-driven recommendations for HMG assets.

### Education

Boston College, Carroll School of Management | M.S. Finance

Boston College | B.A. Political Science

Boston College High School, Dorchester, MA



## C. COMPARABLE PROJECTS & REFERENCES

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### 1. Development Team

The following are examples of three urban infill projects most similar to our vision for the Powder House Community School project that have been completed.

**Project:** 7 Maxwell's Green (aka Building C)  
**Reference:** Ms. Julie Kittler  
617-261-9265 | Email: [jkittler@aew.com](mailto:jkittler@aew.com)

**Project:** The Residences at Maxwell's Green  
**Reference:** Mr. Sean O'Donovan, Ward 5 Alderman  
617-629-8888 | Email: [sean@odolaw.com](mailto:sean@odolaw.com)

# 7 MAXWELL'S GREEN

SOMERVILLE, MASSACHUSETTS



## OWNER / DEVELOPER

KSS / Davis Square Partners

## PROJECT TYPE

Multi-Family Residential

## KEY PROJECT STATISTICS

Status: Completed 2.23.2013

65,464 GSF

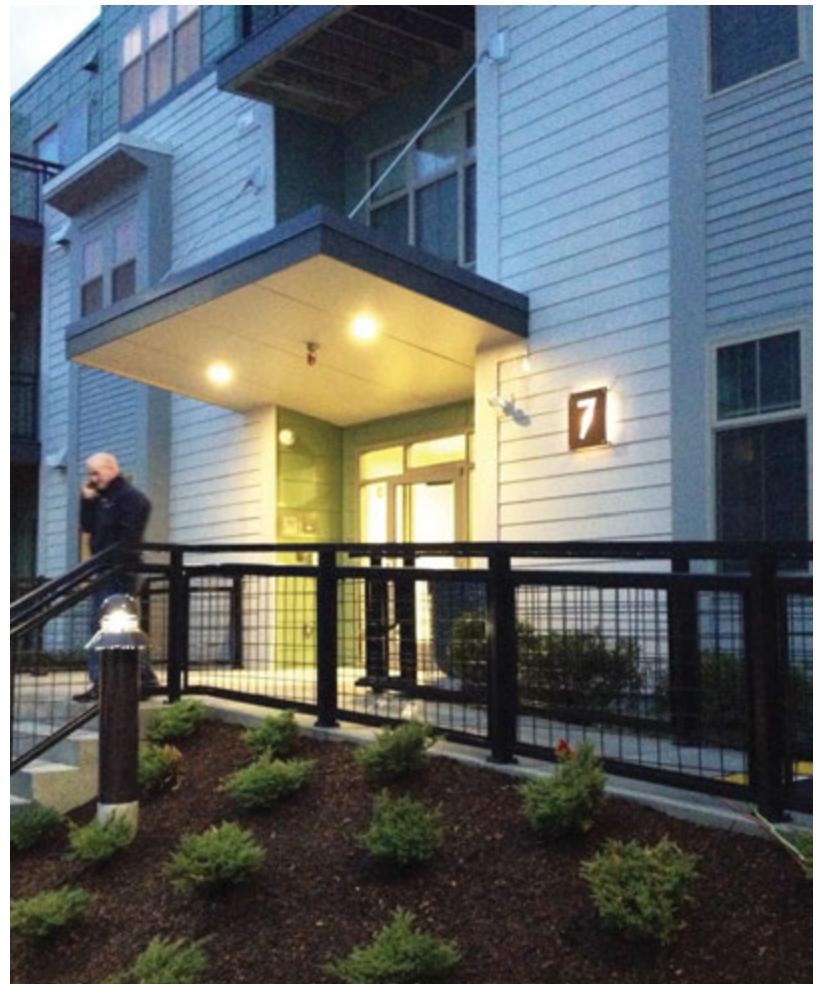
49 Class A rental homes.

High-end community amenities.

\$13.2 Million Development Costs

## SERVICES RENDERED

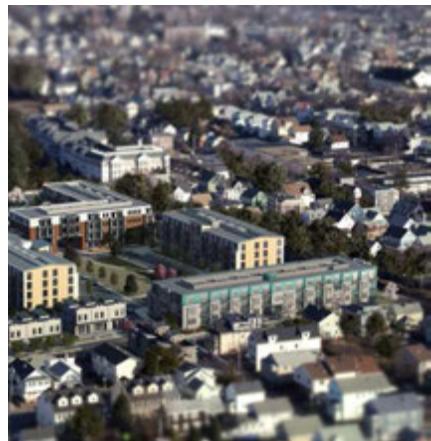
Investment Development  
Master Planning  
Project & Development Services



## 7 MAXWELL'S GREEN

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SOMERVILLE, MASSACHUSETTS



### 3 Story Flat & Townhome Mix Building Over Parking

Location: Somerville, Massachusetts

Ownership: KSS / Davis Square Partners

Financing: Sovereign Bank

Development Cost: \$13.2 Million

Maxwell's Green is a transit-oriented multi-family development located .5 miles from Davis Square and adjacent to the much-anticipated MBTA Green Line Extension and future community bike path extension. Completed in 2013, the property consists of 184 LEED Certified and Certifiable class 'A' rental homes, including studio, one, two, and three-bedroom options. The community is situated on 5.5 acres and consists of three 4 story and one 3 story buildings above podium constructed parking garages.

7 Maxwell's Green was designed and constructed by KSS / Davis Square Partners. It is a 3-story building over parking with a combination of townhome and flats that engages two sidewalks, a community green as well as the community path. This design has no back door. The "smart growth" style of this building could be incorporated into a higher density scenario that could also maximize open space for the community.

# THE RESIDENCES AT MAXWELL'S GREEN

SOMERVILLE, MASSACHUSETTS



## OWNER / DEVELOPER

Individual Condominiums

## PROJECT TYPE

Multi-Family Residential

## KEY PROJECT STATISTICS

Status: Completed in 2013.

Urban Infill

Approx. 32,000 SF

15 Class A units

Master Planned, Designed and Master Developed the project.

## SERVICES RENDERED

Investment Development  
Master Planning  
Project & Development Services



# THE RESIDENCES AT MAXWELL'S GREEN

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SOMERVILLE, MASSACHUSETTS



## An Upscale Townhome Development Surrounding Open Space.

Location: Somerville, Massachusetts

Ownership: Individual Condominiums

Financing: Needham Savings Bank

Development Costs: KSS Realty master planned, designed and master developed (did not construct) this project.

The Residences at Maxwell's Green was designed and Master Planned by KSS Realty Partners. It consists of fifteen townhomes with a central open space courtyard. This engaging courtyard was designed by renowned urban planner, Stefanos Polyzoides with the guidance of Madeleine Masters, the former head planner from OSPCD. We feel that this design can be incorporated into a townhome vision for the Powder House School. These types of units would engage Broadway and external community areas as well as enabling internal interaction.



## C. COMPARABLE PROJECTS & REFERENCES

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### 2. Design Team

The following projects reflect community engagement and design outcomes most similar to the strategy envisioned for the Powder House Community School project that have been completed.

**Project:** Maxwell's Green  
Reference: Mr. Sean O'Donovan, Ward 5 Alderman  
617-629-8888 | Email: [sean@odolaw.com](mailto:sean@odolaw.com)

**Project:** Olmsted Green  
Reference: Kirk Sykes, New Boston Fund  
617-878-7909 | [ksykes@newbostonfund.com](mailto:ksykes@newbostonfund.com)

**Project:** Auburn Court  
Reference: Jane Carbone, HRI  
617-868-4858 | [jcarbone@homeownersrehab.org](mailto:jcarbone@homeownersrehab.org)

## MAXWELL'S GREEN SOMERVILLE, MA

Maxwell's Green is a new, transit-oriented community along the planned new MBTA Lowell St. Station as part of the Green Line extension north of Boston. The 184 apartments are arrayed around a central park, in four separate buildings, each with below-grade parking. A mix of unit styles includes one-, two-, and three-bedroom apartments, ranging from traditional to loft-like layouts. The design character varies across the buildings, creating a rich, diverse neighborhood setting.

In addition to its immediate connection to future transit rail, the site adjoins the Somerville Community Path, a popular public way for alternate means of transit, including bicycling and walking. Public paths between the path and transit station cross the site. The site's park is one of the largest open spaces in the City of Somerville and accommodates residents throughout the complex and the broader neighborhood.

### COMMUNITY PROCESS

The stakeholders engaged included the Mayor, the local ward Alderman, the MBTA, Mass Highway, Friends of the Community Path, the VNA, direct abutters and our neighbors. We listened to concerns related to traffic, parking, open space as well as meaningful connections to the Community Path. The resulting community at Maxwell's Green is considered a model of Transit Oriented Development. This project received a \$490,000 State TOD Bond Grant via the City of Somerville.

**Client:** KSS / Davis Square Partners, LLC

**Project Type:** Market-Rate Rental Housing

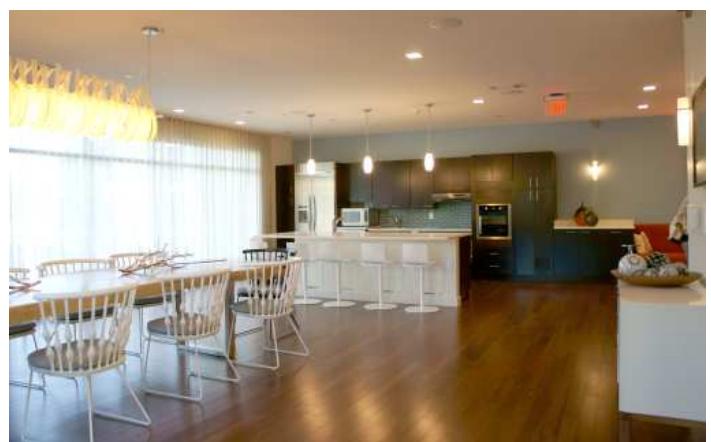
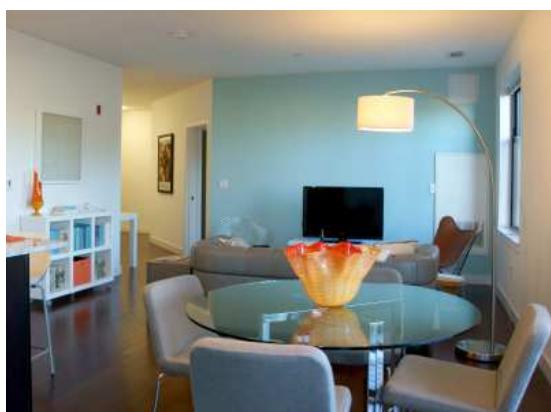
**Size:** 184 units

**Construction Cost:** \$33.5M

**Status:** Complete 2013

**Reference for Community Process:**

Ward 5 Alderman Sean O'Donovan  
617.629.8888 | sean@odolaw.com



### GREEN DESIGN ELEMENTS

- LEED for Homes Gold
- High performance building envelope
- High-efficiency systems appliances and fixtures
- Durable building materials
- Transit-Oriented Development

## OLMSTED GREEN MATTAPAN, MA

Olmsted Green is a mixed-use, mixed-income development on the 42 acre former Boston State Hospital site, Boston's largest undeveloped tract of land. The Olmsted Green Master Plan organizes the site into a series of neighborhoods in which housing types reflect various New England design traditions, and sustainable site practices are employed. Residences are clustered around intimate rain gardens and paved parking courts. Townhouse are grouped to achieve densities of 15 to 20 units an acre, and sited to preserve existing mature trees and long views to the adjacent Boston Nature Center.

### COMMUNITY PROCESS

Working through a series of open community meetings, over a year-long planning process, ICON master-planned the site to include a community farm, a town green (around a water feature doubling as a required retention basin) and a mix of housing types and community uses. Further design review was carried out with the Boston Redevelopment Authority.

**Client:** Lena Park CDC & New Boston Development

**Size:** 520 units; 42 acres

**Construction Cost:** \$34M through Phase 3

**Status:** Phase I Homeownership Completed 2010;  
Phases 1–3 (153 units) complete 2012

**Reference:** Kirk Sykes, New Boston Fund

617.878.7909 | [ksykes@newbostonfund.com](mailto:ksykes@newbostonfund.com)



### GREEN DESIGN ELEMENTS

- Rain gardens
- Clustered housing
- High-efficiency furnaces serving multiple units
- Advanced framing methods
- Village pond as “retention basin”
- Published in multiple sources for leading edge sustainable site design

## AUBURN COURT CAMBRIDGE, MA

Auburn Court is a 60-unit, mixed-income rental housing complex acting as the cornerstone of University Park, a mixed-use development between MIT and the historic Cambridgeport residential neighborhood. Auburn Court offers a variety of housing types including townhouses, duplexes with individual entries, and a mid-rise apartment building.

The steel-framed, six-story midrise building anchors the project's internal corner with a tower situated over the building entry. The wood-framed townhouses reflect the scale of the Cambridgeport housing, drawing details and gable fronts from the historic homes. Cedar siding, wood panels, and entry canopies add richly detailed exteriors.

The handsome "Auburn Park" stretches the full block length and aligns with Auburn Street, inviting visitors to University Park through the housing development. Brick paved walkways, elegant fencing and lush plantings enhance walking paths and seating areas. A "magical fish" sculpture captures attention in the child-friendly plaza.



### COMMUNITY PROCESS

A series of community meetings were held with neighbors to develop the park plan and housing character. The Cambridge Planning Board unanimously approved the design over a series of meetings. An "artist's" invitation was extended for design of the play feature in the public park; ultimately the artist developed a child-oriented fish sculpture to suggest the history of the site and an exploration trail within the park.



**Client:** Homeowners Rehab, Inc.

**Project Type:** Low/Midrise Mixed-Income Housing

**Size:** 60 units

**Construction Cost:** \$9M

**Status:** Complete

**Reference:** Jane Carbone, HRI

617.868.4858 | [jcarbone@homeownersrehab.org](mailto:jcarbone@homeownersrehab.org)

### GREEN DESIGN ELEMENTS

- Energy Star Program Pilot Project
- High performance building envelope
- High-efficiency systems appliances and fixtures
- Durable building materials
- Transit-Oriented Development

**D. POWDER HOUSE SCHOOL PROJECT NARRATIVE**  
Qualitative Description and Amenities



**landworks>studio inc**

## Scheme A | “The Hamlet”



The landscape concept for Scheme A concentrates the park uses to the center of the site, structured largely around a meandering center axis that connects the existing pathway to the northern edge of the site. At the northern edge, the streetscape thickens into a “front porch” for the park and for the neighborhood, where seating and gathering can take place under in the dappled shade of a grove of trees. The neighborhood porch is both a threshold between the neighborhood and the park, and a pocket park-like gathering space to serve the Teele Square area. Within the park, large areas are designated for children’s play and community agriculture. For safety’s sake, the play area is placed near the porch for easy access while staying setback enough from Broadway.

The Community Agriculture area is seen as fitting into the network of community gardens in Somerville, but could take any of several forms: individual garden plots, a full or partial greenhouse, smaller individualized winter growing pods, community composting. In this area as well as throughout the public open space, community input will be key to developing this into a space that is primed to be used and loved by everyone in the neighborhood.

This concept sees potential for topographic features to drive the spatial identity of the park, and to link the main park space to a picnic zone that doglegs and engages the townhouse residences at the east end of the site. In the central park the landform creates a natural amphitheater, creating a small hill for reclining against or climbing, or for more formal events like public movies nights, dramatic performances or public lectures. Elsewhere, smaller landforms help to mediate between the residences and the public picnic zone, where picnic tables, grills and other features could possibly support outdoor dining. Anchoring the picnic zone to the central park is a large lawn, dimensioned to allow for uses such as Frisbee or badminton, or more passive uses like reading or napping. Where the lawn edge paths intersect the meandering central path is an ideal opportunity for a seating area and for public art. At the south end of the site, a ‘wilderness’ dog run fills the interstitial space with a varied layout of landscape conditions—vegetation, topography, hard and soft materials—that become a veritable playground for dogs.

## Townhouse Clusters in the Landscape

### SUMMARY DESCRIPTION

The proposed project consists of new residential construction that embraces a substantial new publicly accessible open space. We have developed two schematic alternatives that create different opportunities, while respecting the residential scale and character of the abutting properties. Our intention is to work with the community to determine the final plan and character of the development.

### Scheme A: “The Hamlet”

This alternative organizes the site as an interwoven village, with public open space meandering gently through the heart of a new 30-unit townhouse community. Distinctive site features include:

- 30 individual **two- and three-story** townhouses with kitchen, living and dining rooms at ground level and bedrooms above.
- Each unit has a **front and rear door** that open directly to the outside along with the potential for a modest private yard.
- Units are **clustered** into small groups of three to four townhouses and are staggered to create a nuanced massing and rhythm more consistent with the scale of the residential units in the neighborhood.
- Units will offer front **porches** or stoops, as is common in Somerville, to allow for more intimate opportunities for enjoying the outdoors and interacting with neighbors.
- **Parking is tucked behind** the townhouses, clustered in parking courts along the property edges and out of view of the central landscaped public park.



ICON's Washington Beech



ICON's Olmsted Green



ICON's Janus Homes



ICON's Drayton Homes

## Scheme B | “The Square”



The landscape concept for Site Option B strategically separates active and passive parts of the park, and bookends and binds these zones with treed promenade parks of varied seating and strolling areas. By making these connections walkable, the composite figure of the site creates a looping circulation layout that allows the park to operate as a single entity. On the west side of the site, the active area engages the existing wall, which is seen as a potential host for climbing and other activities that take advantage of this existing vertical surface. This area could be coordinated with children active areas that place an emphasis on exercise and dexterity, such as playgrounds, obstacle courses, “big wheel” tracks, or many other possibilities. In the center part of the site, on axis with the existing pathway are a series of quieter, more passive park areas. The great lawn is positioned to maximize sun and adjacency to the streetfront promenade park, and could encourage use by those looking to relax in the sun, practice yoga, or just sit in the grass and read. The “Community Table” area could be a public space with more formal seating in the sun, availing itself as a medium sized gathering area for educational or other small group purposes, or potentially a place with picnic tables or grills to

use the produce from one’s garden in the adjacent agriculture zone. In contrast to the rambling dog area in the alternate option, a dog run is proposed here that is more formal and contained, though it could take a similar, rambling form if desired. The dog run is positioned along the promenade park inside of the park, to maximize accessibility for dog owners while limiting its adjacency to other park uses.

## Scheme B: “The Square”

In Scheme B, the buildings define a more formal, rectangular open space, with townhouses clustered around. At the center of the park, a new Art Barn draws attention to this creative community. Divided into two distinct residential communities that together create 30 units. Features of this concept include:

- **Townhouses** are clustered on both sides of the site and wrap the open space.
- Because garage parking has been proposed in many of the townhouses, **more open space has been created**, allowing for thickened planting areas at the perimeter of the site.
- The Townhouse units have been designed with a **front door, porch or stoop** fronting the park, allowing for residential activity to enliven the reenergized pedestrian walk.
- The **Art Barn** sits along the existing retaining wall, amidst landscaping and sheltered against the wall. The structure engages the graffitied wall as a backdrop for its creativity. The north facing side of the building allows indirect light to enter via high windows. A gathering area sits between the path and the Art Barn entry, providing a place for artists to gather outdoors and paint.

## Multifamily That Engages Its Surroundings



ICON's Oak Grove Village



ICON's QuinnipiacTerrace



ICON's Oak Grove Village



Stoops at ICON's Spencer Row



Communal art gallery at ICON's ArtBlock in Boston's South End

## Scheme C | “Engaging the Past”



The landscape concept for Scheme C is inspired by the preservation and activation of the historic fabric of the neighborhood. The re-purposed architecture of the school building and the large site retaining wall will frame a new neighborhood ‘pocket- park’. The center of the park will be defined by simple plantings, grasses and shade trees. The edges of the new open space will be energized by active uses, which reinforce larger project and neighborhood goals of integration. On one side, the energy of the art and retail component of the project will spill out into the pocket park and integrate with the revitalized pedestrian path. In addition, the creation of an internalized courtyard between the Art and Retail area and the proposed parking area, which will be visible from the pocket park, works with the pocket park to activate each side the proposed art and retail community center.

The existing site wall on the opposite edge of the park works with the existing architecture of the school building to frame the new neighborhood space and provides new active uses; possibly climbing opportunities, etc. Wall mounted PV panels are also being considered as part of a larger mission of conservation and sustainability. The establishment of an alternating pattern of architecture and landscape provides a sense of overall design cohesiveness while energizing and reinforcing existing neighborhood habits and frameworks.

## Scheme C: “Engaging the Past”

In this concept, the former elementary school is converted to residential use. This robust structure can be sustainably reused, providing unique living with up to 40 loft-like housing flats wrapped around the enhanced existing courtyard. In this scheme:

- A broad Open Green, provides a welcoming area to the neighbors for both active and passive recreation.
- New openings for windows and doors and new exterior materials will transform the former school building into an inviting, comfortable living environment.
- A main entry “porch” is located at the corner of the structure where it exists today. It is a welcoming element along the street, inviting residents and neighbors to mingle.
- The lower level of the former school is reused for parking – providing a 1:1 parking ratio for residents. A single drive allows entry and exit for cars along Broadway Street.
- Along the park edge, the lower level of the building is repurposed as an Art Retail and Community Space. New openings in the existing walls allow glassy interconnection between the park and the community space.
- The existing broad roof area will allow the installation of solar panels (either photovoltaic or solar thermal) to support the building’s energy efficiency goals.
- The existing courtyard will be landscaped to provide another more sheltered courtyard, and provide a place for art display and events.

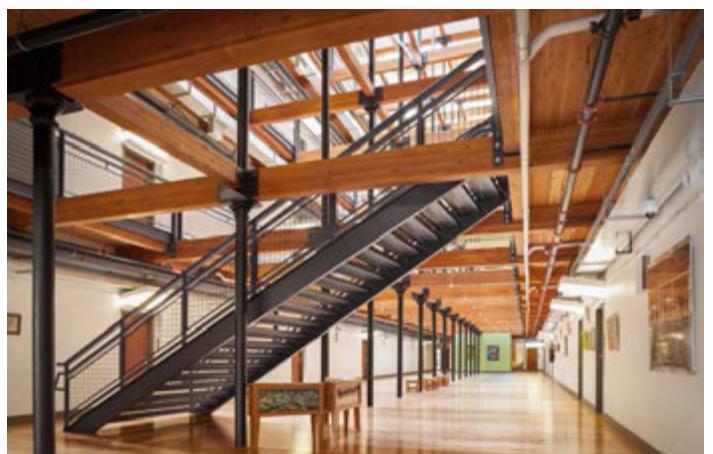


New entry at North Point Lofts

## Multifamily That Engages Its Surroundings



ICON's Appleton Mills reused for housing



ICON's Appleton Mills interior court



ICON's former elementary school reused for housing



New apartment at ICON's School Street Residences

# POWDER HOUSE SCHOOL PROJECT NARRATIVE

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## Project Timeline

We believe that a thorough community process can be achieved in approximately 9 months. Based upon the work with the City and the Community, our final design would then be ready to submit to the various Boards and Committees for final approval and zoning adoption during the following three months. The closing would occur within two months after the zoning has been adopted and the permits have been achieved. We would plan to be in the ground and start the demolition/construction immediately following the transfer of title. We anticipate a two year construction process.

## Other Amenities

The development team will work with the stakeholders to create amenities that will increase the quality of life for both residents and neighbors. Although the final design is unknown, we are excited about the possibility for an “art-barn” on site that will provide studio / gallery space as well as the opportunity to incorporate public art to be enjoyed by passers-by. We have already begun speaking with S/MART Space as well as consulting with an affiliate from Tufts/the Museum School specializing in studio space. We are also excited about the idea for solar panels that could provide lighting / heat for the project. Panels could be incorporated along the large retaining wall and on suitable sections of the buildings.

## Proposed Green Building Design

We anticipate that each of the buildings would be LEED Certifiable. The level of certification could depend on the ultimate design approval. Fundamental components of the design would include a high performance building envelope, attention to low-emitting materials, and high efficiency systems, appliances and fixtures. The site work would also incorporate sustainable design principles, with careful attention to site permeability, albedo, storm water and plant selection. The location offers tremendous resources, from ample amenities to close proximity to transit. We would also include at least two zip car spaces to provide more flexibility and reduce the need for car ownership.

## Transportation Demand Management Strategy

We are pleased that our parking Consultant for Maxwell's Green is re-joining our team for the Powderhouse School. A resident of Somerville, our consultant is also a

consultant to Tufts University for their TDM Plan; as they are responsible for advising Tufts (TAB) they have already introduced ideas for shared parking and improved parking management practices which could enhance both the Powderhouse as well as the TAB property. Parking for a proposed townhome project is provided on-site via surface parking at an approximate ratio of one space per unit; some units may have additional integrated garage spaces. In the case of adaptive redevelopment of the existing structure, parking could be located on the first level maintaining similar ratios. While traditional residential market studies for new housing suggest a minimum of two spaces per unit, our team has not only researched and acknowledged the propensity for single and zero car households at this price point in greater Boston near rapid transit, but we are planning on implementing a host of measures to embrace this sustainable lifestyle.

Beginning with our site plan, all buildings are oriented to provide front door walking access to the central green, which connects to the existing Tufts walkway to Holland Street, accommodating the most direct desire line to Davis Station with a wide, well-lit and landscaped path for walkers and bikers. We hope to install a bus shelter on the inbound side of Holland at Cameron for those taking buses into and past Davis, utilizing a narrow profile Cemusa design found elsewhere in Somerville, and another (or an alternative design that is integrated into our site features) on Broadway at Packard. On-site in addition to the strong walking connectivity will be several short-term “post and ring” style bike racks, potentially two long-term covered bike racks, and optional private wall-mounted racks for every unit. We also plan to program in a number of transportation demand management (TDM) measures that incentivize alternatives to the automobile, reducing overall parking demand.

In order to accommodate weekend public patron parking plus weeknight residential visitors, we plan to discuss with Tufts University our ability to use their un-utilized employee spaces at the Tufts Administration building when employees have left for the day. We hope our proposed site improvements greatly enhance connections for Tufts employees and students.

Finally, we will employ a number of other incentives to utilize alternatives to driving: two car-share spaces will be provided on-site, and we will engage with a service before construction is complete; the condo association will include a requirement to provide a one-month MBTA Char- lie Card

# POWDER HOUSE SCHOOL PROJECT NARRATIVE

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(\$79) to every member of each household upon closing of each unit and at any subsequent resale closings, to be funded by the condo fund; and a transportation re-source web platform will be developed on the condo association website that will include information about on-site bike parking, maps of bicycle facilities, maps of walking routes and times to Davis Station and other nearby destinations, transit maps and links to NextBus live transit arrival information on Routes 87, 88, and 89, and a link to a regional ridesharing website. Summaries of this information will be available in print for new residents, and we are seeking to engage with an artist to integrate key information pieces cleverly into a feature of the central green. In summary, we are confident that our site features, parking program, and TDM measures will help to not only create a project with parking demand at or below one space per unit, but they will contribute to our overall sustainable development program, helping to reinforce the City's planning goals and demonstrate the reality of the Boston area's reduced trip-making potential.

## **Deviations From Proposed Development Standards**

KSS has made every endeavour to stay within the development standards for its representative proposals. As the public/community process unfolds ideas will be generated and it could be determined that future deviations may be warranted as part of the public benefit.



## E. PURCHASE PRICE

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In Real Estate Development, purchase price is a financial formula that is “backed into” based upon anticipated revenues discounted by development cost and “risk” over a period of time. The Powder House School is not permitted which creates risk for all stakeholders. Unknowns include, subsurface environmental conditions as well as the actual cost to demolish the existing school (estimates on the City website indicate that the demolition could cost as much as \$2.2 million, ) However the old adage “location, location, location” still holds true; Strategically located between Tufts, Teele and Davis Squares, we consider this location to be one of the finest within the City. Based upon our interpretation of the RFP and based upon our past experience creating open space for the City, as well as the “visioning process” we anticipate that the project will be owned by the Preferred Developer “fee-simple” with a covenant that will allow for publicly accessible open space. We are proposing three alternative site plans with 2 different unit counts: one alternative is 30 unit townhouse design; the other alternative is a 40 unit mixed building design with smaller units under an affordable program. Based upon the SZO we anticipate 14.29% affordable housing component for the townhome scenario. As currently conceived, the 32,000 SF of Public Space will be constructed and maintained by the developer or the City until such time as it is turned over to the association whereby any public space will be maintained to a pre-determined standard, based upon a written covenant with the City. Therefore the “to be determined” final design and public amenities contained within the open space must serve the public at large as well as be a financially feasible burden. The ultimate permitting and community process will have a direct impact upon the value of the property; assuming a minimum of 30 units (including 4 affordable) we anticipate a purchase price:

Option 1. \$1,750,000 cash at time of permitting; this price will include a connector path to the TAB plus grass and simple landscaping of the usable open space; the open space and pathway would be maintained by the City from the purchase price.

Option 2. \$1,500,000 cash plus an additional \$250,000 of public amenity space; this could include a structure “art barn” and/or additional land/hard-scaping for more active recreation; the open space, pathway, amenity space and recreational facilities would be maintained by the City.

Option 3. \$1,250,000 cash plus \$250,000 of public amenity space with \$250,000 set aside in a trust for the future maintenance of the public amenity space. This third option should allow for the installation, upkeep and maintenance of ample open space as well as a very pleasant and dynamic pedestrian experience within the project for the public at large.

Our intent regarding purchase price is to be realistic based upon the tangent deliverables and significant amount of unknowns. We believe our price and design alternatives offer the community options and show our desire to work collaboratively during the visioning process.



## **F. FINANCIAL INFORMATION**

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The project would be owned by KSS Realty Partners through a single purpose LLC structure. Equity for the project would be provided by the principals of KSS. In addition to utilizing its existing banking relationships, we may hire a leading mortgage brokerage firm for the debt placement. Please see the attached banking reference from Sovereign Bank.





March 12, 2015

Mr. Darin Samaraweera  
KSS Realty Partners, Inc.  
20 Park Plaza  
Boston, MA 02116

RE: Somerville townhouse development

Dear Darin,

It was a pleasure to discuss your concept and vision for the above referenced project. We realize the project is in its preliminary stages and will require extensive fine tuning until the final product is achieved; however, we would be happy to review the development at certain milestones and offer advice from our end in order to achieve the best results for all parties. We have confidence in the ability of your team to structure, design and complete a successful project of this scope and complexity as we have enjoyed a successful relationship with you.

Santander Bank has been very active in the multi-family asset class given its historic and continued strength in the Greater Boston area. We believe strongly in the core fundamentals of the Boston residential market given the educated workforce and strong underpinnings of the medical, educational and financial services coupled with its high barriers to entry resulting in a strong demographic for the type of units proposed in the Somerville townhouse development. As we agreed, this is an opportunistic time to develop in Somerville given the need for quality housing along with competitive construction pricing and financing rates of today. That being said, any project that requires significant debt financing undergoes a great deal of diligence today during our review and underwriting of the project. Santander has the ability to fund this size facility should we determine that the project is one that we would like to participate in. Given our history with you, we are both comfortable and confident in you as project sponsor given your experience and success, and trust that the project team, financial capacity of such and business plan fundamentals will be of equal quality.

We appreciate you reaching out to discuss this development and please feel free to share this letter of interest/recommendation to any party involved with designation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frederick H. Murphy, Jr." The signature is fluid and cursive, with "Frederick" and "Murphy" being more clearly legible than "H." and "Jr."

Frederick H. Murphy, Jr.  
Vice President



## G. MUNICIPAL BENEFITS / IMPACTS / COSTS

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### Real Estate Taxes

Assuming 30 units and (14.29% affordable), based upon the current tax rate, we anticipate \$280,000 of annual real estate tax revenue for the City.

### Municipal Service Costs

We hope that families will choose to live in our project. Depending on the number of units and bedrooms, we anticipate 3-4 students that will attend the Somerville Public Schools, with an estimated cost of \$12,000 to educate a child we expect \$48,000. Assuming an over inflated 1 visit per month by the Somerville Fired Department and 1 visit per month by the Somerville Police Department; \$15,000 should be ample to cover emergency services. Total estimated municipal costs should be around \$65,000. Net revenues to the City should average around \$215,000 annually.

### Anticipated Job Creation

Depending on the final plan, the redevelopment of the Powder House School is anticipated to create somewhere in the neighborhood of 100 construction jobs. Additionally, there will be approximately 15-20 architecture, design and engineering and other real jobs created. The property will be professionally managed and due to the extensive landscape/public open space component there will be a number of permanent management/maintenance jobs created. If there is a retail/commercial/Art Barn component, then additional jobs to be created.

### Neighborhood Impacts

We will use best practices to mitigate and minimize typical dust and noise impacts related to the demolition and construction process. Prior to commencing construction we will meet with the Inspectional Services Department to develop a plan to ensure minimization of neighborhood impacts. As the ever-vigilant Traffic and Parking are located close by, we will certainly be held to task and do our best to limit any impact to the neighborhood from those activities. Our proposed open space may also serve for construction vehicle parking and materials storage throughout the construction period.

The greatest neighborhood impact will be Sunshine! There will be improved general light and open space, particularly along Paulina St, which has been overshadowed for far too long. Using best practices, we hope to create a sunny, inviting open space that is respectful for all of our neighbors and creates a community that both embraces and improves the weave of the neighborhood fabric and simultaneously removes the ominous nature of the existing connection

across the property. Additionally, there is currently a blank wall along Broadway for approximately half the length of the site. We plan to engage the sidewalk with landscaping and appealing designs that will visually improve Broadway as a pedestrian friendly venue.

### Additional Benefits

We anticipate 12.5% affordable units as part of this project. With the City's permission, we would like to investigate the ability to offer the affordable units to qualifying Fire, Police, nurses and teachers as part of our program. We are open to creative uses of the community open space. Options may include community gardens and greenhouse for plants and artist space. Our design team is looking at creative ways to embrace the 20-foot retaining wall at the westerly edge as an "active zone" that would provide an alternative experience for the beneficiaries of the open space. Our hope is to engage residents, neighbors and passers-by in order to make this a preferred route to/from Davis, Teele, Tufts as well as the community path.

### Potential Infrastructure Improvements

On-site infrastructure improvements will be determined based upon the final design.

### Maintenance & Ownership of the Open Space

The most important concern will be that the Open Space is consistently maintained to an appropriate pre-determined standard for the benefit of all; Based upon the final design and purchase price option chosen by the City we feel that there are two general approaches. Under one option, the City maintains the open space and/or any ancillary facilities; the Developer would pay a dollar amount to the City and it would become the City's responsibility. Another Option would be the creation of a Trust that is initially set up and funded by the developer to oversee the well-being of the property. Stewardship could include representatives of the home-owners association, the City as well as neighborhood leaders. Proper planning and fiscally responsible quality choices for the open space will ensure that the property will be maintained to an exceptional level. Snow removal, mulch, weeding and lawn mowing for 32,000 square feet could cost \$10,000 annually. The developer proposes to either pay the City \$250,000 as part of the purchase price or fund the Trust with the same \$250,000. It is entirely feasible that the homeowners association could hire the same maintenance company which could provide for a more cost-effective and contiguous solution.



## **H. EXCLUSIVE NEGOTIATING AGREEMENT**

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KSS has reviewed the Exclusive Negotiating Agreement and finds the terms to be generally reasonable. Proposed modifications may include a cure period if the City determines that the Developer has not adequately met a deadline and a return of the entire Good Faith Deposit in the case of default by the City. We see no major hurdles that would prevent signing this Agreement.



## I. FINANCIAL DEPOSIT

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March 23, 2015

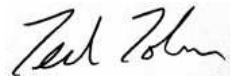
Angela M. Allen  
Purchasing Director  
City Hall, 93 Highland Avenue  
Somerville, MA 02143.

**RE: Powder House Community School Proposal; RFP # 15-63**

Dear Ms. Allen

KSS Realty Partners is willing and able to make a deposit of 20% of the purchase/lease price if selected as the Preferred Developer upon signing the Land Disposition Agreement. Additionally, we acknowledge that the City may use the financial deposit funds to conduct its due diligence as needed.

Sincerely,



Ted Tobin  
KSS Realty Partners



## J. CERTIFICATION OF GOOD FAITH

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### APPENDIX H

#### CERTIFICATION OF GOOD FAITH Pursuant to G.L. c. 30B, §10

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The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person.

As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.



Edward B (Ted) Tobin

(Name of person signing bid or proposal)



KSS Realty Partners

(Name of Business)



E.B.T

(Signature)



## K. DISCLOSURE STATEMENT

### APPENDIX I

#### DISCLOSURE STATEMENT Acquisition/Disposition of Real Property

The undersigned does hereby file the following statement with the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) for the purpose of disclosure pursuant to section 40J of Chapter 7 of the General Laws of Massachusetts:

REAL PROPERTY: *Powder House School*  
*Broadway Somerville MA*

SELLER () LESSOR ( ): *City of Somerville*

BUYER () LESSEE ( ): *FSS Realty Partners*

TERMS: Purchase Price: *\$1,750,000*  
Closing Date: *within 30 days of all permits + funds in place*  
Other: *Purchase Price may be a combination of cash and amenities*

Listed below are the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the Property. There is no person with a direct or indirect beneficial interest in the property who is either an official elected to public office in the City of Somerville or an employee of the City of Somerville.

Ted Tobin of 21 Gannett Rd Scituate MA  
Darin Samaraweera of 79 Florence St S202 Chestnut Hill MA

Name: Edward (Ted) B Tobin

By: Edward (Ted) B Tobin

Title: Partner



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## **APPENDICES**

**APPENDIX I:** **LANDSCAPING  
PRECEDENTS**

## LANDSCAPE PROGRAMMING SPATIAL PRECEDENTS



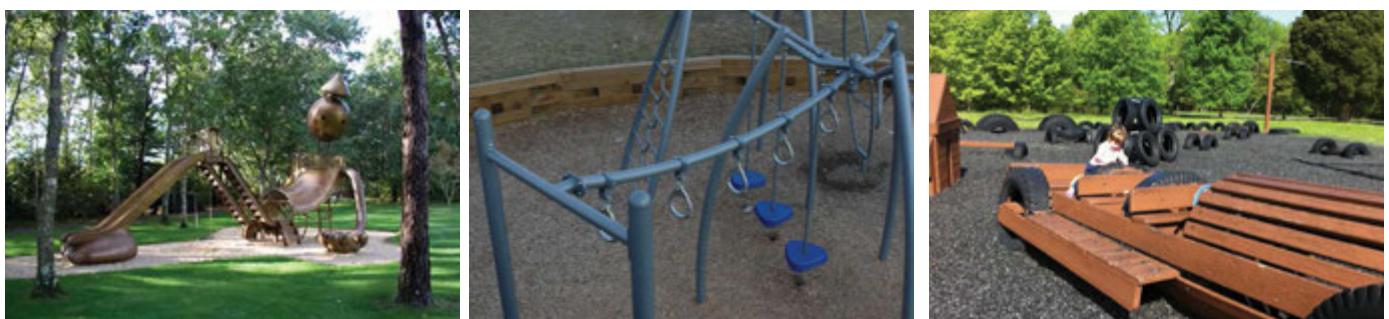
NEIGHBORHOOD FRONT PORCH



AMPHITHEATER AND LAWN BOWL



COMMUNITY AGRICULTURE



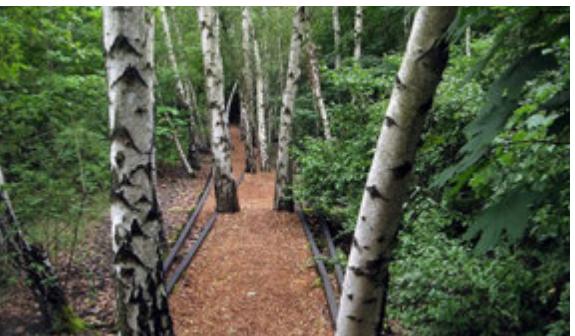
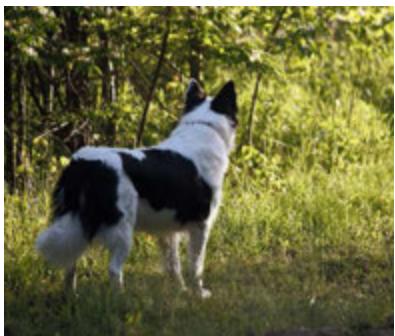
CHILDRENS' PLAY AREA



### PICNIC ZONE w/ PLANTED LANDFORMS

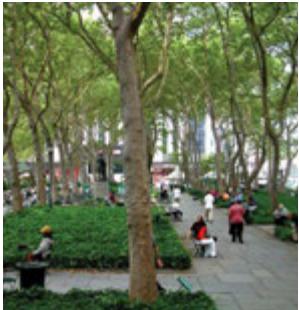


### LAWN



### DOG WILDERNESS RUN

## LANDSCAPE PROGRAMMING SPATIAL PRECEDENTS



PROMENADE PARKS



ACTIVE ZONE



GREAT LAWN



COMMUNITY TABLE



## COMMUNITY AGRICULTURE



## DOG RUN



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## **APPENDICES**

**APPENDIX II: SIGNED ADDENDA**



**Addendum No. 1 to RFP 15-63**



**CITY OF SOMERVILLE, MASSACHUSETTS  
Department of Purchasing**

**JOSEPH A. CURTATONE  
MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: January 26, 2015

Re: Deadline Extended, Pre-Proposal Briefing Date Change, Questions and Responses

**Addendum No. 1 to RFP 15-63**

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**Please acknowledge receipt of this Addendum by signing below and including this form in  
your proposal package. Failure to do so may subject the proposer to disqualification.**

  
Name of Authorized Signatory *Edward B. Tobin*  
Title of Authorized Signatory *Partner*



**Addendum No. 2 to RFP 15-63**



**CITY OF SOMERVILLE, MASSACHUSETTS  
Department of Purchasing**

**JOSEPH A. CURTATONE  
MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 5, 2015

Re: Pre-Proposal Briefing Date Change, Questions and Responses

**Addendum No. 2 to RFP 15-63**

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**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

A handwritten signature in black ink, appearing to read "X Edward B. Tobin".

Name of Authorized Signatory Edward B. Tobin  
Title of Authorized Signatory Partner



**Addendum No. 3 to RFP 15-63**



**CITY OF SOMERVILLE, MASSACHUSETTS**

**Department of Purchasing**

**JOSEPH A. CURTATONE  
MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 12, 2015

Re: Pre-Proposal Briefing Date Change, Questions and Responses

**Addendum No. 3 to RFP 15-63**

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**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

A handwritten signature in black ink, appearing to read "Edward B. Tobin".

Name of Authorized Signatory *Edward B. Tobin*

Title of Authorized Signatory *Partner*



**Addendum No. 4 to RFP 15-63**



**CITY OF SOMERVILLE, MASSACHUSETTS  
Department of Purchasing**

**JOSEPH A. CURTATONE  
MAYOR**

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,  
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: March 6, 2015

Re: Questions and Responses – Post Site Visit and Briefing Session

**Addendum No. 4 to RFP 15-63**

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**Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.**

X *E.B.T.*

Name of Authorized Signatory *Edward B Tobin*  
Title of Authorized Signatory *Partner*