Opportunity for a three-year fellowship beginning in January 2014

JULY 10  Fellowship application deadline (5:00 pm EST)
SEPTEMBER Finalists selected and interviews scheduled
OCTOBER  Final decision and notification
JAN 2014  Fellowship begins

www.EnterpriseCommunity.org/designfellowship
www.dbedc.org/fairmount.html

Questions? rosefellowship@enterprisecommunity.org
ORGANIZATION MISSION, ACTIVITIES, AND SERVICE AREA
The Fairmount/Indigo Line CDC Collaborative (the Collaborative) is spearheading a sustainable, smart growth agenda along the 9-mile Fairmount commuter rail line in Boston, MA. The line runs through some of the City’s most impoverished and predominantly minority neighborhoods in Dorchester, Mattapan and Hyde Park, and has provided limited benefits to the surrounding neighborhoods. Founded in 2004, The Collaborative members now include: Dorchester Bay Economic Development Corporation (DBEDC), Codman Square Neighborhood Development Corporation (CSNDC) and Southwest Boston Community Development Corporation (SWBCDC). The Collaborative goal is to create more sustainable, healthy neighborhoods with better access to transit in the diverse communities united by the Fairmount/Indigo Line. One of our top priorities is to ensure that the new improved line benefits the existing communities and that we reduce risks of displacement. We have involved hundreds of local residents in the planning, design and advocacy and have strong partnerships with many other community and environmental groups, public agencies, and funders.

Through our efforts, the Fairmount/Indigo line is now undergoing a $167M expansion. Three new stations opened in spring 2013 and a fourth reached 100% design. We are still campaigning for one single affordable fare, increased service and more environmentally healthy trains and 2 more potential stations once the first four are completed. The CDCs are actively acquiring and transforming vacant, distressed and often contaminated properties within a half mile of the new stations into mixed-use transit oriented development (TOD) for new affordable housing, commercial space, green space and other economic development opportunities. To date, we have nine TOD projects completed or in construction, providing 403 affordable homes. 600 additional units are in early or active pre-development. We also have over 100,000 sf of commercial space completed, in construction or in pre-development. Our overall goal is to complete 1500 affordable homes and 500,000 sf of new commercial space.

Our work has been recognized locally and nationally. We are one of five pilot projects of the Sustainable Communities Partnership of HUD/ EPA/FTA. As a Great Neighborhoods Initiative partner we get support for advancing TOD affordable housing, economic development and job growth. Our success has led to the Boston Redevelopment Authority’s Fairmount/Indigo Planning Initiative launched last year to use the Fairmount line improvements to promote economic development for residents in the Corridor.

COMMITMENT TO FELLOWSHIP GOALS
Sustainable Affordable Housing: The Collaborative is committed to improving the affordability, livability and health of the 90,000 low and moderate-income and predominantly minority residents living within the Fairmount Corridor. The Collaborative began to prevent displacement and speculation that might result from transit upgrades. In our combined histories, we have created over 1,600 affordable rental and ownership homes.

Excellence in Design: The CDC members work with top design firms in the Boston area to promote good design. Our first vision document - Boston’s Newest Smart Growth Corridor - was prepared by David Dixon at Goody Clancy, known nationally for design excellence. The first TOD project completed by DBEDC with Narrow Gate Architecture – the 50-unit, mixed-use Dudley Village - won a John M. Clancy Award for Socially Responsible Housing. To assist us in our grassroots planning process for a new Fairmount Greenway that integrates open
space, bike and pedestrian paths into the Corridor we contracted with the highly respected local Landscape Design firm: Crosby, Schlessinger and Smallridge.

Green Design: We are committed to sustainable building to reduce climate change impacts and to reduce utility costs for tenants and owners. All of our projects are at minimum LEED certifiable. The 24-unit mixed-use Levedo Building by Codman Square NDC is LEED Gold featuring: solar panels sufficient to supply 25% of the building’s energy needs, a rainwater cistern to water the site landscaping, sustainably grown wood, and other energy efficiency features. The building is on the “door step” of Talbot Station, the first new Fairmount station to open in November 2012. Similar features are integrated into many of the other projects. Codman Square NDC is now launching an Eco-Innovation District around the Talbot station.

Community Engagement. We are committed to grassroots community organizing with our many other community partners. Our partner, The Greater Four Corners Action Coalition began the transit campaign and the CDCs lent our capacity to help spread the campaign up and down the line. We estimate that 400-500 residents have been involved in public rallies, visioning charrettes, station design meetings, TOD project planning, planning for the proposed 6-mile Fairmount Greenway and organizing for construction jobs for local, minority and female residents.

ORGANIZATION’S GOALS AND CHALLENGES WITH REGARD TO THOSE GOALS

We want more of our TOD projects to achieve maximum green design features and award winning designs so that the Corridor will continue to be a national model for sustainable, green affordable development in urban areas. The Rose Fellow will help us achieve those goals in TOD affordable housing as well as in neighborhood commercial projects. Mat Thall, Senior Real Estate Consultant for the collaborative provides strategic guidance on real estate planning and project development consulting on individual projects, will mentor the Fellow. Mat is a highly respected Community Development professional who directed Fenway CDC for ten years and he was the Sr. Program Manager of the LISC Boston office for 15 years.

1. Hope Bay/Boston Bay. A significant part of Dorchester Bay CDC’s TOD work is preservation of affordable housing, including co-development of scattered site, Expiring Use properties owned by United Housing Management (UHM). The first of these projects is the 129-unit Morant Bay/Quincy Heights project, which received a $20M HUD Choice Neighborhoods award with the City of Boston. As Morant Bay moves into construction this spring, DBEDC will begin negotiations with UHM to co-develop two other scattered site, Expiring Use projects UHM owns—Hope Bay and Boston Bay (132 total units). The Rose Fellow will have major involvement in the capital needs assessment for these two developments. The Fellow would also be involved in design planning for major green retrofits of the properties.

2. Bornstein and Pearl Small Business Center (DBEDC); When DBEDC first proposed new affordable housing in this neighborhood, residents said loud and clear that they needed more jobs in the community. The Bornstein former kosher meat facility located near the three Bay Expiring Use properties will be transformed into a jobs center focused on healthy fresh food businesses. This will include a number of small industrial bays for new or emerging businesses, with a
shared commercial preparation kitchen similar to food trucks and other entrepreneurs. The project is accessing funding through the Healthy Food Financing Initiative and requires a retail operation, which presents zoning challenges. Current plans are to have a farmer’s market located in the parking lot, but plans must address resident concerns with increased traffic. The fellows will help with construction oversight and project management including conversion to permanent financing and preparing an asset management manual. The additional roles will include help with design plans for Phase 2 and negotiating with Phase 2 tenants for build-out options and lease terms based on lessons from Phase I.

3. 191-95 Bowdoin Street/ Dorchester Community Food Coop (DBEDC) Located in the Bowdoin/Geneva neighborhood business district, the site is in walking distance to the new Four Corners Fairmount Station. For years there was an illegal auto body “chop shop” on the site that resulted in significant soil contamination. Dorchester Bay undertook a major brownfield cleanup with EPA funding after demolition of the body shop. Unfortunately, further contamination problems have since surfaced, which requires a supplementary remediation plan. At the same time, DBEDC has been negotiating a potential lease with the new Dorchester Community Food Coop. The Coop would bring 40 jobs and healthy fresh foods into a “food desert” neighborhood. Pending the results of a market feasibility study, DBEDC hopes to formalize a relationship with the Coop to develop the project, which will anchor a full block in the business district and attract other businesses that generate local jobs. The Rose Fellow will be involved in concept planning and schematic designs and financial packaging, working closely with the Food Co-op and the local resident review committee.

4. Nott Street Rental Housing and Potential Mixed-Use Development/Fairmount Station (SWBCDC): Southwest Boston CDC is in active pre-development of its first TOD project to transform several vacant and dilapidated parcels near the Fairmount Station. The design includes 24-28-unit rental units with a majority of affordable units plus play space and underground parking spaces. There was some community opposition to a previous mixed-use concept that the CDC had prepared for this site and nearby properties. The current proposal addresses concerns resident had about on-site play space and off-street parking. SWBCDC is now seeking community support for the revised plan. The Fellow will help with design development, financing packaging, eventual contract documents and ongoing community engagement.

5. Potential Mixed-Use Properties (SWBCDC): Two dilapidated commercial properties are in close proximity to the Nott Street project. The Gangemi property has several auto-related businesses that detract from the station area. Lewis Chemical is a vacant commercial brownfield site now owned by the city. The CDC undertook concept planning for both sites in past years but various obstacles prevented progress. Recently, the auto-business property owner has expressed openness to discussing a possible sale. Also, the state recently selected the Lewis Chemical site as a priority for brownfield cleanup in partnership with the city. The Rose Fellow will help develop a mixed-use concept plan for the Gangemi property to bring more housing and retail to the station area. The fellow will also develop innovative project concepts for the Lewis Chemical project. Both will require skillful community engagement.
EXPECTED OUTCOMES AT THE END OF THE THREE YEARS

- Greater staff expertise in sustainable building technologies for TOD housing and commercial development

- Strengthened approaches to involving community residents in sustainable planning and development

- A completed Nott Street project that is a catalyst for other sustainable TOD at the Fairmount Station

- Greater community consensus on future TOD plans near the Fairmount Station in Hyde Park

- A growing healthy food sector that is integrated with and supports surrounding residential neighborhoods

- Major revisioning/restructuring of the Hope Bay/Boston Bay properties to create well-designed, more livable, energy efficient homes for the low income residents
<table>
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<th>Project Name, Location, Sponsor</th>
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| COTTAGE BROOK HOUSING: RE-FINANCING AND REDEVELOPMENT (PRESERVATION) DBEDC | 147 units Preservation | Owned by DBEDC affiliates | 1) Assist in oversight of development of working drawings, contract documents; 2) Assist in evaluation of GC bidders | -Completion of contract documents  
-Bidding of construction  
-Commitment of all permanent and construction financing | Ahmed Idris, Baker/Wohl Architects  
Andy Waxman, Dir. Real Estate, DBEDC |
| BORNESTEIN AND PEARL SMALL BUSINESS CENTER 196 QUINCY ST. DOR DBEDC | Vacant Commercial – 35,000 sf | Site Control | 1) Phase I: Assist in construction oversight 2) Assist in Project Management 3) Possible: Work on conversion to permanent financing & prepare asset management manual 4) Phase II: negotiate with prospective tenants on build-out options and business terms | -Tenant Fit Out designs completed for all Phase 1 tenants | Architect: Eric Robinson from RODE Architects  
Andy Waxman, Dir. Real Estate, DBEDC |
| TALBOT COMMONS I NEW ENGLAND AVENUE DORCHESTER CSNDC | 18 units of affordable housing; new construction | All parcels owned by or under P&S to CSNDC | 1) Oversight on advanced design development, beginning working drawings 2) Preparation of state funding applications | -Submission of DHCD funding application and State award by year end  
-Identification of potential tax credit investors | Kitty Ryan, The Narrow Gate Architects  
Mark Dinaburg, Director of RE Development, CSNDC |
| TALBOT COMMONS II NEW ENGLAND AVE AND TALBOT AVENUE DORCHESTER CSNDC | 30 units of affordable housing; new construction | Several parcel under P&S now; Negotiations beginning for acquisition of key Talbot Ave parcel | 1) Assist in finalization of site control and business relocation agreement 2) Assist in preparation of DND funding application 3) Assist in community process around article 80 and zoning relief required. | -Submission of Boston DND funding applications;  
-Secure required Article 80 approval and variances | Kitty Ryan, The Narrow Gate Architects  
Mark Dinaburg, Director of RE Development, CSNDC |
| 191-95 BOWDOIN ST., DOR DBEDC | Vacant Commercial – 10,000 sf | Site Control | 1) Site planning for conceptual and schematic design 2) Green building charette 3) LID analysis 4) Financial packaging | Pre-lease, letter of intent executed w market operator; site plan, surveys, geotechnical work completed | Architect TBD  
A. Waxman, Dir. Real Estate, DBEDC |
| NOTT STREET HOUSING 0, 11, 11R, AND 15 NOTT STREET, HYDE PARK SWBCDC | 3 stories, 24–26 rental mixed-income units with parking and open space 20,000 sf | Site Control | 1) Assist in finance packaging 2) Assist in TOD design development with community involvement 3) Green building charette 4) Help prepare contract documents | 75 percent of design development complete; City of Boston project funding awarded | Kitty Ryan, Narrow Gate Architecture  
Mike Feloney, Executive Director, SWBCDC |
### Fellow Work Plan (Continued): Activities, Targets and Milestones for First Year (January 1, 2014 - December)

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<td><strong>GANGEMI COMMERCIAL PROPERTY – ADJOINING NOTT STREET HOUSING #2 2ND NEW WAY SWB CDC</strong></td>
<td>Occupied Commercial property with 3 existing auto businesses</td>
<td>No Site Control. Owner open to negotiations</td>
<td>1) Develop concept plan for mixed-use TOD redevelopment, including assistance with community engagement process</td>
<td>- Purchase and Sale Agreement executed  - Plan for relocation of existing businesses endorsed by businesses, politicians and community leaders  - Satisfactory environmental testing results received</td>
<td>Mike Feloney  Exec. Dir., SWB CDC</td>
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<td><strong>LEWIS CHEMICAL 12-24 FAIRMOUNT COURT HYDE PARK SWB CDC</strong></td>
<td>Vacant Commercial 20,000 sf City-owned</td>
<td>1) Develop concept plan for commercial or facilities TOD redevelopment 2) Oversee project feasibility analysis 3) Assist with community engagement process</td>
<td>- Environmental testing by the City completed for groundwater contamination issues</td>
<td>Mike Feloney  Exec. Dir., SWB CDC</td>
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<td><strong>NEW ENGLAND AVE., FROM MALLARD TO WOODROW (4 BLOCKS)</strong></td>
<td>This 4 block stretch of vacant and underutilized land will be the main focus of BRA's Fairmount Talbot WAG in 2014. It has already undergone several rounds of community planning, and interest in this area is high. None of these sites is currently under CSNDC site control. WAG planning may (or may not) lead to acquisition by CSNDC of one or more key parcels</td>
<td>1) Play major role in helping to form the Talbot WAG, define its agenda, and carry out planning studies for NE Ave. 2) Coordinate this work with Eco-Innovation Fellow</td>
<td>- Develop Master Plan for NE Ave.  - Help plan initial steps towards implementation of this Plan.</td>
<td>Goody Clancy (David Dixon), Planning consultant  Muammar Hermanstyne, Sr. PM &amp; Mark Dinaburg, Director of RE Development, CSNDC</td>
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<td><strong>4 CORNERS PLAZA, 10 - 32 BOWDOIN ST., 4 CORNERS</strong></td>
<td>20 units of affordable housing; 6,400 SF of commercial space, plus open space development; new construction 32 Bowdoin under P &amp; S; New RFP for 10 – 30 Bowdoin expected by mid-year.</td>
<td>1) Help re-evaluate current architectural proposal for the site, in advance of new RFP  2) Assist in preparation of RFP proposal, expected public process for the site 3) Coordinate project with BRA 4 Corners Fairmount WAG</td>
<td>- Submission of RFP proposal;  - Secure designation, prepare zoning and relief and Article 80 application</td>
<td>Fernando Domenech, DHK Architects  Dana McQuillin PM &amp; Mark Dinaburg, Director of RE Development, CSNDC</td>
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<td><strong>WASHINGTON – LYNNVILLE 197 – 209 WASHINGTON, 4 CORNERS</strong></td>
<td>Program to be defined; possibly new affordable homeownership. 197 Washington is City owned; 205-209 Washington privately owned.</td>
<td>1) Working with 4 Corners WAG and community groups, take lead in programming and conceptual design for these sites (within 1 block of new 4 Corners Fairmount station).</td>
<td>- Completion of 4 Corners Master Plan, with special focus on 4 Corners transit node;  - Project definition and acquisition strategy, if appropriate</td>
<td>Mark Dinaburg, Director of RE Development, CSNDC</td>
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