

5.1

Letter of Interest from an NEF Lender



Bank

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TD Bank, N.A.
Commercial Real Estate
200 State Street, 8th Floor
Boston, MA 02109
www.tdbank.com

May 19, 2015

Mr. Peter S. Mugar
Arlington Land Realty, LLC
222 Berkeley Street
Boston, Massachusetts 02116

RE: Letter of Support -Thorndike Place - proposed residential development site located in Arlington, MA

Dear Mr. Mugar:

Thank you for sharing the information regarding Thorndike Place, a proposed residential apartment development site located in Arlington, MA.

As I understand it, the Thorndike Place transaction is a proposed four story apartment building containing approximately 219 units, 25% of which will be affordable apartments. The site is located on the Mugar Family land off Route 2 in Arlington.

This letter is to express TD Bank's potential interest in financing both the construction and permanent phase of the proposed Project once all applicable project approvals have been obtained, subject to normal and customary underwriting by the Bank that would take place at a later date. Although TD Bank is not a New England Fund Lender, the bank would partner with a NEF lender for this potential financing.

This letter does not constitute, nor shall it be construed as, a financing commitment for the Project. Should the Bank be requested to finance the construction of the Project, the applicant would be requested to submit a loan application with supporting documentation for review by the Bank in accordance with the Bank's customary underwriting and lending practices.

Please feel free to contact me directly at 617-737-3678 should you have any questions.

Very truly yours,

Michael Pappas
Vice President
TD Bank
200 State Street, 8th Floor
Boston, MA 02109

5.2

Market Rental Comparables

Arlington Comparables

Community	Units	Sq Ft	Rent	Configuration
Vox on Two 223 Concord Turnpike Cambridge		597-620 643-1116 1032-1041 1045-1299	\$2160-2230 \$2385-2770 \$2780-2815 \$2995-3230	Studio/1 Bath 1 Bed/ 1 Bath 2 Bed/ 1 Bath 2 Bed/ 2 Bath
276 Mass Ave Arlington 5-story, Built 1952	75	600 78,478 total	\$1450 \$1650	1 Bed/ 1 Bath 2 Bed/ 1 Bath
Hanover CambridgePark 160 Cambridge Park Drive Cambridge		721-1017 1111-1351	\$2435-3150 \$3172-3748	1 Bed/ 1 Bath 2 Bed/ 2 Bath
Cambridge Park 30 Cambridge Park Drive Cambridge	312	698 716-752 1090-1320	\$2064 \$2065-2154 \$2723-3008	Studio/1 Bath 1 Bed/ 1 Bath 2 Bed/ 2 Bath
Arlington 360 Apartments & Townhomes 4105 Symmes Circle Arlington Note: Prices "Starting at"		591-688 722-825 1100-1127 1198-1293 1317-1465 1470-1483 1483 1561-1638 1533 1620-1640	\$1900-1975 \$2140-2255 \$2370-2480 \$2765-2810 \$2870-2985 \$2980 \$3475 \$3580-3625 \$3585 \$3610-3685	Studio/1 Bath 1 Bed/ 1 Bath 1 Bed/ 1 Bath + den 2 Bed/ 2 Bath 2 Bed/ 2 Bath + den 2 Bed/ 2.5 Bath TownHs 3 Bed/ 2 Bath 3 Bed/ 2 Bath + den 3 Bed/ 2 Bath TownHs 3 Bed/ 3 Bath TownHs
Normandy Ave Cambridge			\$1500 \$1750	1 Bed/ 1 Bath 2 Bed/ 1.5 Bath
Atmark 80 Fawcett Street Cambridge		569-594 696-841 1100-1297	\$2110-2235 \$2342-2810 \$3113-3486	Studio/1 Bath 1 Bed/ 1 Bath 2 Bed/ 2 Bath
Residences at Rivers Edge 100 Rivers Edge Drive Medford		560 764-776 1094-1157	\$1988 \$2157-2252 \$2604-2840	Studio/1 Bath 1 Bed/ 1 Bath 2 Bed/ 2 Bath
Windsor at Maxwell's Green 1 Maxwell's Green Somerville		495-655 764-800 795-875 974-1198 966-1169 1164 1395-1420	\$2050-2170 \$2345-2575 \$2695 \$3135-3250 \$3390-3430 \$3805 \$3975	Studio/1 Bath 1 Bed/ 1 Bath 1 Bed/ 1 Bath + den 2 Bed/ 2 Bath 2 Bed/ 2 Bath + den 3 Bed/ 2 Bath 3 Bed/ 2 Bath TownHs

For Reference – Selected Amenities – April 2015

	Average Walk Time	Distance
Food/Beverage Stores		
Whole Foods	22-24 min walk	1.1-1.2 miles
Trader Joes	22-24 min walk	1.1-1.2 miles
Cambridge Wine & Spirits	22-24 min walk	1.1-1.2 miles
Stop & Shop	21 min walk	1.0 miles
Restaurants		
Dunkin Donuts	24 min walk	1.3 miles
McDonald's	24 min walk	1.3 miles
Chipotle Mexican Grill	24 min walk	1.3 miles
Genki Ya	24 min walk	1.3 miles
Daggs Deli	9-10 min walk	0.5 miles
Arlington Restaurant & Diner	9-10 min walk	0.5 miles
Little Q Hot Pot	9-10 min walk	0.5 miles
Szechuan House	9-10 min walk	0.5 miles
Barismo Coffee	9-10 min walk	0.5 miles
Ristorante Olivio	9-10 min walk	0.5 miles
Menotomy Grill & Tavern	9-10 min walk	0.5 miles
Specialty Stores		
Staples	22-24 min walk	1.1-1.2 miles
TJ Maxx	22-24 min walk	1.1-1.2 miles
Radio Shack	22-24 min walk	1.1-1.2 miles
Pet Smart	22-24 min walk	1.1-1.2 miles
Circle Furniture	22-24 min walk	1.1-1.2 miles
Bank/Pharmacy		
TDBank	24 min walk	1.3 miles
CVS	9 min walk	0.4 miles
Nature Trails/Fitness		
Minuteman Commuter Bikeway	3 min walk	0.1-.2 miles
Alewife Reservation - Hiking & Bird Watching	14 min walk	0.7 miles
Elite Medspa & Wellness	10 min walk	0.5 miles
Arlington Health & Fitness	10 min walk	0.5 miles
Entertainment		
Capital Theater	11 min walk	0.5 miles
Apple Cinema	22-24 min walk	1.1-1.2 miles
Lanes & Games	14 min walk	0.7 miles
Transportation		
Alewife Station (train, and buses)	14 min walk	0.7 miles

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Vox on Two

223 Concord Turnpike, Cambridge MA 02140 [Map](#)

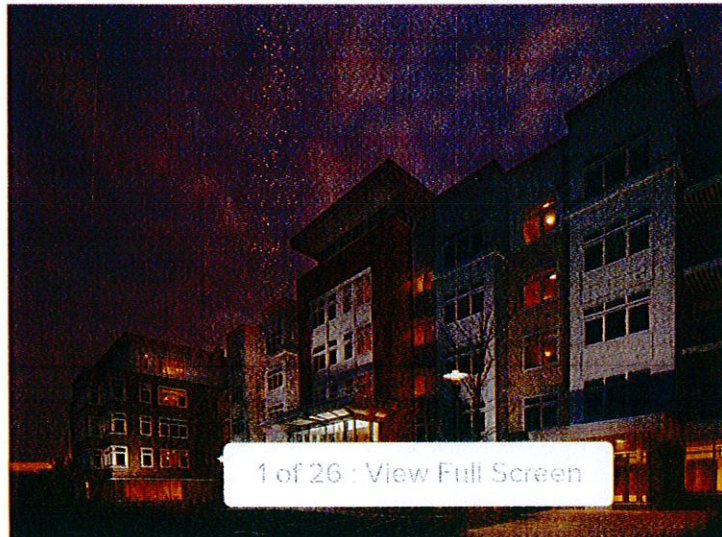
\$2185 - \$3285 | 0-2 Beds | Pets OK | **(617) 553-1897**

(617) 830-6973

Check Availability

SAVE

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Contact this property

Call **(617) 553-1897** **(617) 830-6973** or send an email

To: **Vox on Two**

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

6/1/2015

From:

Name

Email Address

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[Amenities](#)

[Property Details](#)

[Neighborhood Info](#)

Floor Plans

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Studio - 2 floor plans starting at \$2185 / mo

S1A	0 bed	1 bath	\$2185 / mo	620 sqft	(617) 553-1897	CHECK AVAILABILITY
S1C	0 bed	1 bath	\$2195 - \$2210 / mo	597 sqft	(617) 553-1897	CHECK AVAILABILITY

1 Bedroom - 13 floor plans starting at \$2340 / mo

2 Bedrooms - 11 floor plans starting at \$3120 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

Dishwasher
Garbage Disposal
Microwave
Stainless Steel Appliances

Laundry:

Washer/Dryer in Unit

Parking:

Covered Parking

Pets:

Pets OK

Features:

Air Conditioning
Balcony
Cable Ready
Fireplace
Garden Tub
High Speed Internet Access
Oversized Closets
Vaulted Ceilings
View
Wireless Internet Access

Community:

Accepts Credit Card Payments, Accepts Electronic Payments, Clubhouse, Conference Room, Controlled Access, Elevator, Emergency Maintenance, Fitness Center, Media Center, Pool

Additional:

Pet Friendly, Public Transportation, Trail, Bike, Hike, Jog

Property Details

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BRAND NEW! Now Leasing! Green living...luxury homes...top-notch Cambridge address....walking distance to Alewife T station!

Experience all Boston has to offer without the cost of living downtown! Get anywhere you want. Be anywhere in no time flat. VOX on Two's address on Route 2 in Cambridge, combined with Alewife T Station being just minutes away by foot, make this THE perfect location for anyone craving convenience. Hit Harvard Square or Porter Square for trendy boutiques and fine dining. Commuting to the employment hubs in Kendall Square will be a breeze. Our brand new luxury community is available for move-in now!

Leasing Terms

Our lease terms are: 12 months (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

Pet Policy: VOX on Two is a pet-friendly community. Cats and dogs welcome (some restrictions will apply).

Your furry friends will love the lush green space!

Pet Policy

Dogs Allowed. Cats Allowed. Pets Accepted. Call for service animal policy.

Community Information

228 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

or call **(617) 553-1897** **(617) 830-6973**

Similar Properties

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Neighborhood Info

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223 Concord Turnpike, Cambridge MA 02140

[Map](#)

[Street View](#)

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Hanover Cambridge Park

160 Cambridge Park Drive, Cambridge MA 02140 [Map](#)

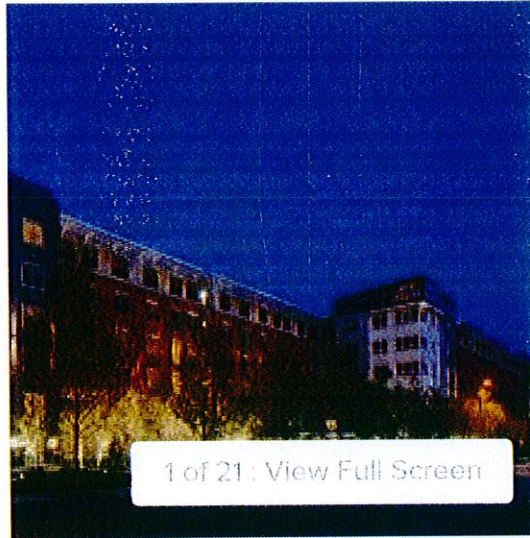
\$2415 - \$4234 | 1-2 Beds | Pets OK | (617) 863-3279

(617) 440-4786

Check Availability

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Contact this property

Call (617) 863-3279(617) 440-4786 or send an email

To: Hanover Cambridge Park

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

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Floor Plans

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1 Bedroom - 8 floor plans starting at \$2415 / mo

A	1 bed	1 bath	\$2415 - \$2815 / mo	721 sqft	(617) 863-3279	Unavailable
E	1 bed	1 bath	\$2545 - \$3220 / mo	897-940 sqft	(617) 863-3279	CHECK AVAILABILITY
B	1 bed	1 bath	\$2606 - \$3106 / mo	731-760 sqft	(617) 863-3279	CHECK AVAILABILITY
D	1 bed	1 bath	\$2610 - \$3120 / mo	850-878 sqft	(617) 863-3279	CHECK AVAILABILITY
C	1 bed	1 bath	\$2636 - \$3211 / mo	725-788 sqft	(617) 863-3279	CHECK AVAILABILITY
F	1 bed	1 bath	\$2893 - \$3453 / mo	1017-1038 sqft	(617) 863-3279	CHECK AVAILABILITY
G	1 bed	1 bath	\$3122 - \$3582 / mo	950 sqft	(617) 863-3279	Unavailable
H	1 bed	1 bath	\$3172 - \$3697 / mo	966-992 sqft	(617) 863-3279	CHECK AVAILABILITY

2 Bedrooms - 5 floor plans starting at \$3288 / mo

Prices, specials, features and availability subject to change.

Amenities

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Laundry:

Washer/Dryer in Unit

Parking:

Contact for details **(617) 863-3279** [\(617\) 440-4786](tel:(617)440-4786)

Pets:

Pets OK

Features:

Balcony

Ceiling Fan(s)

Community:

Accepts Electronic Payments, Fitness Center

Additional:

Pet Friendly

Property Details

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Brand New Construction in Cambridge, MA

Surrounded by Cambridge's eclectic city squares and neighborhoods to the South and East, popular suburbs to the North, Hanover CambridgePark offers luxury apartments near Alewife station and are conveniently located within walking distance of the Alewife MBTA Station, and near Fresh Pond Shopping Center - which houses Whole Foods, Trader Joe's, Starbuck's, Staples, Chipotle, Entertainment Cinemas and more. Our Cambridge Mass. apartments feature the latest high-end finishes, fixtures and appliances, including gourmet kitchens with energy efficient stainless steel Whirlpool appliances, wood flooring, painted accent walls, large closets and spa-like baths. * Amenities include a private clubroom with HDTV screening room, state-of-the-art fitness center and yoga room, demonstration kitchen with fireside lounge and dining room. This active community features outdoor gathering and recreation with two resident courtyards, a resort-style pool, conversational fireplace seating with HD TV, ample bike storage with rider lounge and immediate access to an extensive network of scenic bike and walking trails. Hanover CambridgePark's apartments near Alewife bring you modern luxuries in the heart of one the nation's oldest cities.

Leasing Terms

Our lease terms are: 12 months, 13 months (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

Dog Policy: \$75 pet rent. Restrictions: Pets may be permitted with an additional fee and deposit; dogs are restricted by breed. Dog breeds not permitted are Staffordshire Bull Terriers, Dobermans, Rottweillers, and Chow Chows, and any mixes thereof. Resident must sign a separate Animal Addendum and provide a copy of the pet's veterinarian records, including weight, and a picture of the pet, prior to approval. No more than two pets allowed per apartment; however, only one pet over 25 pounds will be allowed. Pet fees and deposits are

Cat Policy: \$45 pet rent. Restrictions: Pets may be permitted with an additional fee and deposit; dogs are restricted by breed. Dog breeds not permitted are Staffordshire Bull Terriers, Dobermans, Rottweillers, and Chow Chows, and any mixes thereof. Resident must sign a separate Animal Addendum and provide a copy of the pet's veterinarian records, including weight, and a picture of the pet, prior to approval. No more than two pets allowed per apartment; however, only one pet over 25 pounds will be allowed. Pet fees and deposits are

Pet Policy

Dogs Allowed. Cats Allowed. Pets Accepted. Call for service animal policy.

Community Information

398 units

Building Type

Apartment

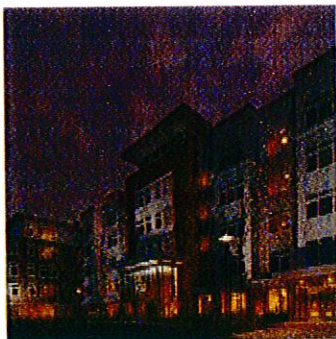
Contact Property

[CHECK AVAILABILITY](#)

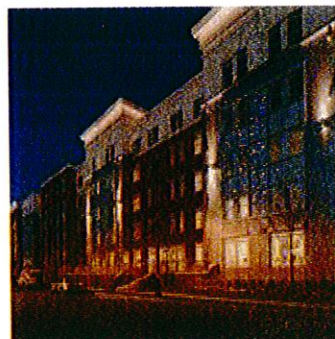
or call **(617) 863-3279** **(617) 440-4786**

Similar Properties

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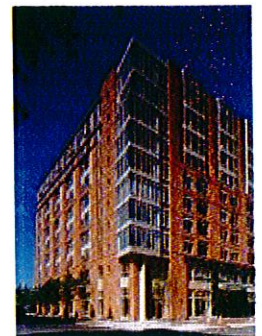
Vox on Two
From \$2185 | 0-2 Beds



Atmark Cambridge
From \$2182 | 0-2 Beds



Lofts at Kendall Square
From \$2405 | 1-2 Beds



91 Sidney
From \$2745 | 1-2 Bed

[View More](#)

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Cambridge Park

30 Cambridge Park Dr., Cambridge MA 02140 [Map](#)

\$2511 - \$3234 | 1-2 Beds | Pets OK | **(617) 401-9631**

(617) 863-3282

Check Availability

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Contact this property

Call **(617) 401-9631** **(617) 863-3282** or send an email

To: **Cambridge Park**

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

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From:

Name

Email Address

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[Amenities](#)

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Floor Plans

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1 Bedroom - 10 floor plans starting at \$2651 / mo

1 Bedroom A	1 bed	2 bath	\$2651 / mo	701 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom H	1 bed	2 bath	\$2771 / mo	828 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom C	1 bed	1 bath	\$2782 / mo	716 sqft	(617) 401- 9631	CHECK AVAILABILITY
Studio A	1 bed	1 bath	Call for Pricing	698 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom J	1 bed	1 bath	Call for Pricing	918 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom F	1 bed	1 bath	Call for Pricing	727 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom I	1 bed	1 bath	Call for Pricing	870 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom G	1 bed	1 bath	Call for Pricing	752 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom B	1 bed	1 bath	Call for Pricing	706 sqft	(617) 401- 9631	CHECK AVAILABILITY
1 Bedroom E	1 bed	1 bath	Call for Pricing	720 sqft	(617) 401- 9631	CHECK AVAILABILITY

2 Bedrooms - 18 floor plans starting at \$3126 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

Dishwasher

Microwave

Laundry:

Washer/Dryer in Unit

Parking:

Garage

Pets:

Pets OK

Features:

Air Conditioning

Furnished Available

Oversized Closets

Some Utilities Covered

Community:

Clubhouse, Elevator, Emergency Maintenance, Extra Storage, Fitness Center, Full Concierge Service, Gated Access, Hot Tub, On Site Management, Pool

Additional:

Pet Friendly, Public Transportation

Property Details

Located in the heart of Cambridge with utilities included and easy access to the MBTA, Davis Square, and Porter Square.

Heat and hot water are included at Cambridge Park Apartments, a modern mid-rise offering the perfect lifestyle in North Cambridge. Our spacious apartments feature walk-in closets, a gourmet kitchen, and in-home washer and dryer. Access to the MBTA subway is just minutes from your front door, helping balance your lifestyle between Boston and the suburbs. You'll experience a sense of real community at Cambridge Park Apartments: an urban lifestyle with wonderful amenities and exceptional service.

Leasing Terms

Our lease terms are: Flexible terms (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

Dog Policy: 40 Pound Weight Limit. Maximum 2 dogs per apartment. \$75.00 pet rent.

Cat Policy: 40 Pound Weight Limit. Maximum 2 cats per apartment. \$50.00 pet rent.

Pet Policy

Dogs Allowed. Cats Allowed. Pets Accepted. Call for service animal policy.

Community Information

312 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

or call **(617) 401-9631(617) 863-3282**

Similar Properties

Back to search

Arlington 360

4105 Symmes Circle, Arlington MA 02474 [Map](#)

\$1975 - \$3600 | 0-3 Beds

Check Availability

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Contact this property

To: Arlington 360

Subject:

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Nearby Properties



Brigham Square
From \$2123 | 0-2 Beds



The Legacy At Arlington...
From \$1900 | 1-2 Beds



Mystic Place
From \$1670 | 1-2 Beds



Shaker Glen Village
From \$1395 | 1-2 Bed

[View More](#)

[Floor Plans](#)

[Amenities](#)

[Property Details](#)

[Neighborhood Info](#)

Floor Plans

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Studio - 3 floor plans starting at \$1975 / mo

S3 0 bed 1 bath From \$1975 / mo 630 sqft

[CHECK AVAILABILITY](#)

S1 0 bed 1 bath From \$1975 / mo 548 sqft

[CHECK AVAILABILITY](#)

S2 0 bed 1 bath From \$1975 / mo 681 sqft

[CHECK AVAILABILITY](#)

1 Bedroom - 6 floor plans starting at \$2140 / mo

2 Bedrooms - 9 floor plans starting at \$2650 / mo

3 Bedrooms - 4 floor plans starting at \$3500 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

Dishwasher
Garbage Disposal
Gas Range
Island Kitchens
Microwave
Refrigerator
Stainless Steel Appliances

Laundry:

Washer/Dryer in Unit

Parking:

Covered Parking
Garage

Pets:

Contact for details

Features:

Air Conditioning
Baicony
Cable Ready
Garden Tub
High Speed Internet Access
New/Renovated Interior
Oversized Closets
View
Wireless Internet Access

Community:

Accepts Electronic Payments, Basketball Court(s), Business Center, Clubhouse, Conference Room, Elevator, Emergency Maintenance, Extra Storage, Fitness Center, Handicap Access, Media Center, On Site Maintenance, On Site Management, Playground, Pool, Recreation Room, Smoke Free

Additional:

Pet Friendly, Public Transportation, Trail, Bike, Hike, Jog

Property Details

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Brand new premier luxury community in Arlington, MA. Live in style and comfort. Our apartments and townhomes are elegantly styled with sophisticated features and finishes that make it easy for you to feel at home. From the gourmet inspired kitchens to vibrant open floorplans. You'll definitely find exactly what you're looking for inside our residences. Also, just steps from your door you extend your living experience with the luxurious clubroom, media room, billiards and gaming areas, 24 hr fitness center with yoga studio, seasonal pool, cyber cafes and breathtaking Boston City views. Welcome home to Arlington 360.

Leasing Terms

13-Month

Pet Policy

Breed Restriction. Call for service animal policy.

Community Information

164 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

Neighborhood Info

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Atmark Cambridge

80 Fawcett Street, Cambridge MA 02138 [Map](#)

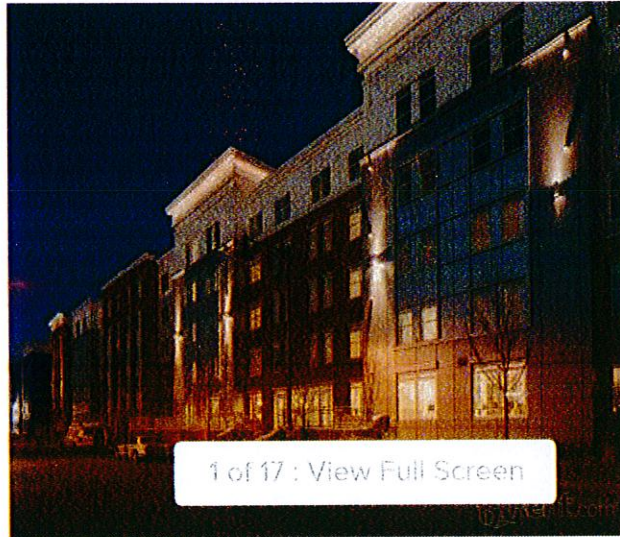
\$2182 - \$3537 | 0-2 Beds | Pets OK | **(617) 580-3290**

(617) 409-2339

Check Availability

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Contact this property

Call **(617) 580-3290** **(617) 409-2339** or send an email

To: **Atmark Cambridge**

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

6/1/2015

From:

Name

Email Address

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Studio - 5 floor plans starting at \$2182 / mo

Studio	0 bed	1 bath	\$2182 / mo	569 sqft	(617) 580-3290	CHECK AVAILABILITY
Studio S-1	0 bed	1 bath	\$2230 - \$2365 / mo	588 sqft	(617) 580-3290	CHECK AVAILABILITY
Studio	0 bed	1 bath	\$2240 / mo	594 sqft	(617) 580-3290	CHECK AVAILABILITY
Studio S-3	0 bed	1 bath	\$2295 - \$2345 / mo	608 sqft	(617) 580-3290	CHECK AVAILABILITY
Studio	0 bed	1 bath	Call for Pricing	663 sqft	(617) 580-3290	Unavailable

1 Bedroom - 12 floor plans starting at \$2395 / mo

2 Bedrooms - 14 floor plans starting at \$2947 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

- Dishwasher
- Garbage Disposal
- Island Kitchens
- Microwave

Refrigerator
Stainless Steel Appliances

Laundry:

Washer/Dryer in Unit

Parking:

Covered Parking
Garage

Pets:

Pets OK
Pet Park

Features:

Air Conditioning
Balcony
Cable Ready
Deck
Fireplace
Garden Tub
Hardwood Floors
High Speed Internet Access
Oversized Closets
Vaulted Ceilings
View
Wireless Internet Access

Community:

Business Center, Clubhouse, Controlled Access, Elevator, Fitness Center, Full Concierge Service, Green Community, Handicap Access, Media Center, On Site Maintenance, On Site Management, Pool, Recreation Room, Smoke Free

Additional:

Pet Friendly

Property Details

Now leasing brand new Atmark apartments. Full of innovative features and forward-thinking amenities right by Fresh Pond and the Alewife T station. Prepare for an elevated living experience that's unlike any other apartment community in Cambridge.

Come enjoy all that Cambridge has to offer. Besides easy access to Harvard University and the Massachusetts Institute of Technology, Atmark has brand new, LEED Silver designed apartment homes to meet your every need. You'll love the sleek environment with 10' ceilings, granite countertops, modern wood cabinetry, stainless steel appliances, and hardwood flooring. Plus, ENERGY STAR appliances, low-voltage lighting and high-efficiency heating and cooling systems keep utility costs in check. Kick back in social areas featuring courtyards, a grilling area with seating and fire pits, a full-sized bocce court, a sun-splashed pool with cabanas, and the Sky Lounge with views of downtown Boston. Plus a fully-equipped fitness center with yoga studio, game room, theatre lounge and more. Be sure to check with the leasing office about the newest rent specials and incentives currently being offered.

Leasing Terms

Lease Terms: 6-24 Months

Pet Policy: Some Breed Restrictions Apply. Call Today For Details

Pet Policy

Pets Accepted. Call for service animal policy.

Community Information

260 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

or call **(617) 580-3290(617) 409-2339**

Similar Properties

Back to search

The Residences at Rivers Edge

100 Rivers Edge Drive, Medford MA 02155 [Map](#)

\$1950 - \$6788 | 0-3 Beds | Pets OK | **(781) 780-2219**

[\(781\) 780-6188](#)

[Check Availability](#)

[SAVE](#)

[SAVE](#)



1 of 7 : [View Full Screen](#)

Contact this property

Call **(781) 780-2219**/**(781) 780-6188** or send an email

To: **The Residences at Rivers Edge**

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

6/1/2015

From:

Name

Email Address

SEND

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Studio - 2 floor plans

Studio 560	0 bed	1 bath	Call for Pricing	560 sqft	(781) 780-2219	Unavailable
Studio 646	0 bed	1 bath	Call for Pricing	646 sqft	(781) 780-2219	Unavailable

1 Bedroom - 9 floor plans starting at \$1950 / mo

2 Bedrooms - 6 floor plans starting at \$2954 / mo

3 Bedrooms - 1 floor plan starting at \$3169 / mo

Prices, specials, features and availability subject to change.

Amenities

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Kitchen:

Dishwasher
Garbage Disposal
Island Kitchens
Microwave
Refrigerator
Stainless Steel Appliances

Laundry:

Laundry Facility

Washer/Dryer in Unit

Parking:

Covered Parking
Garage

Pets:

Pets OK

Features:

Air Conditioning
Balcony
Cable Ready
Ceiling Fan(s)
Deck
Fireplace
Garden Tub
Hardwood Floors
High Speed Internet Access
Oversized Closets
Patio
View
Wireless Internet Access

Community:

Clubhouse, Controlled Access, Elevator, Emergency Maintenance, Extra Storage, Fitness Center, Gated Access, Handicap Access, Hot Tub, Media Center, On Site Maintenance, On Site Management, On Site Patrol, Pool, Recreation Room

Additional:

Pet Friendly, Public Transportation, Short Term Available, Trail, Bike, Hike, Jog

Property Details

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Distinctive Apartment Living Minutes From Downtown Boston... Rivers Edge is just an 8 minute walk to the Wellington Station Orange Line MBTA stop... Adjacent to the Park at Rivers Edge, the Tufts Boat House and

the Malden River

Live a luxury apartment lifestyle overlooking acres of lush river-front parklands in Medford. Soothing river views, boutique features, finishes and amenities are all just a short distance from the Wellington Station Orange Line T stop and major highways.

Leasing Terms

Lease terms are variable. Please inquire with property staff.

Pet Policy

Dogs Allowed. Cats Allowed. Pets Accepted. Call for service animal policy.

Community Information

222 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

or call **(781) 780-2219** **(781) 780-6188**

Similar Properties

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Neighborhood Info

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Windsor at Maxwell's Green

1 Maxwell's Green, Somerville MA 02144 [Map](#)

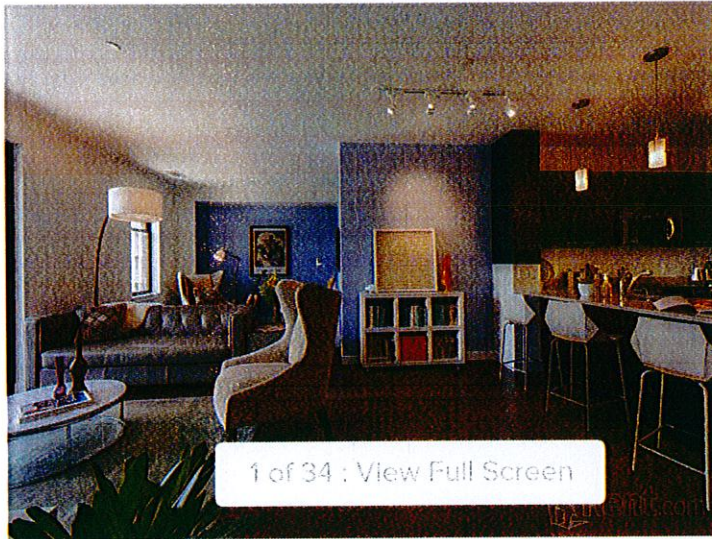
\$2195 - \$3490 | 0-3 Beds | Pets OK | **(855) 274-5804**

[\(855\) 245-0756](#)

[Check Availability](#)

[SAVE](#)

[SAVE](#)



1 of 34 : [View Full Screen](#)

Contact this property

Call **(855) 274-5804** **(855) 245-0756** or send an email

To: Windsor at Maxwell's Green

Subject:

Hi, I found your listing on Rent.com and would like to schedule a visit. Thanks!

Move-In:

6/1/2015

From:

Name

Email Address

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Simplify my search with helpful tips and rental recommendations.

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[Floor Plans](#)

[Amenities](#)

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[Neighborhood Info](#)

Floor Plans

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Studio - 1 floor plan starting at \$2195 / mo

Studio	0 bed	1 bath	\$2195 - \$2255 / mo	495-655 sqft	(855) 274-5804	CHECK AVAILABILITY
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1 Bedroom - 2 floor plans

1 Bedroom	1 bed	1 bath	Call for Pricing	764-800 sqft	(855) 274-5804	Unavailable
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1 Bedroom + Den Area	1 bed	1 bath	Call for Pricing	795-875 sqft	(855) 274-5804	Unavailable
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2 Bedrooms - 2 floor plans starting at \$2920 / mo

2 Bedroom	2 bed	2 bath	\$2920 - \$3260 / mo	974-1198 sqft	(855) 274-5804	CHECK AVAILABILITY
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2 Bedroom + Den Area	2 bed	2 bath	\$3450 - \$3490 / mo	966-1169 sqft	(855) 274-5804	CHECK AVAILABILITY
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3 Bedrooms - 2 floor plans

3 Bedroom	3 bed	2 bath	Call for Pricing	1164 sqft	(855) 274-5804	Unavailable
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3 Bedroom Townhouse	3 bed	2 bath	Call for Pricing	1395-1420 sqft	(855) 274-5804	Unavailable
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Prices, specials, features and availability subject to change.

Amenities

[back to the top](#)

Kitchen:

Dishwasher
Garbage Disposal
Island Kitchens
Microwave
Refrigerator
Stainless Steel Appliances

Laundry:

Washer/Dryer in Unit

Parking:

Garage

Pets:

Pets OK
Pet Park

Features:

Air Conditioning
Balcony
Cable Ready
Deck
Hardwood Floors
High Speed Internet Access
New/Renovated Interior
Oversized Closets
Patio
Wireless Internet Access

Community:

Accepts Electronic Payments, Business Center, Clubhouse, Controlled Access, Elevator, Emergency

Maintenance, Extra Storage, Fitness Center, Gated Access, Green Community, Media Center, On Site Maintenance, On Site Management, Smoke Free

Additional:

Pet Friendly, Public Transportation, Short Term Available, Trail, Bike, Hike, Jog

Property Details

[back to the top](#)

Beautiful New Apartments in Somerville, Massachusetts Close to Cambridge, Medford and Boston.

New Apartments in Somerville, MA. Choose from studios, 1, 2 & 3 Bedrooms, many with den areas. Impressive interiors feature bamboo flooring, modern kitchens with cashmere white granite counters, stainless steel appliances, in-suite washer/dryer, expansive windows and private balconies. Enjoy exclusive full use to the Maxwell's Green incredible lifestyle amenity center featuring a host of organized classes including fitness, yoga, Zumba!, cooking and monthly resident events. Close to Davis Square, Porter Square, Cambridge, Medford & Boston. Live on the Green.

Leasing Terms

Our lease terms are: 12 months (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

Pet Policy: Pets Welcome. Cats: \$35 per month, Dogs Under 40 lbs.: \$60 per month, Dogs Under 80 lbs. \$80 per month. Two Pet Maximum Per Apartment

Pet Policy

Dogs Allowed. Cats Allowed. Pets Accepted. Call for service animal policy.

Community Information

184 units

Building Type

Apartment

Contact Property

[CHECK AVAILABILITY](#)

or call **(855) 274-5804** **(855) 245-0756**

Similar Properties

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5.3

Market Study

5.3 Market Study

This study is not available unless requested.

6.1

Development Team Qualifications

Thorndike Place: Outline of Development Team

Development Manager

Oaktree / Greenline LLC
84 Sherman Street 2nd floor
Cambridge, MA 02140
Phone: (617) 491-9100 x102
Email: gnoyes@oakdev.com

Traffic Engineers

MDM Transportation Consultants
28 Lord Road, Suite 280
Marlborough MA 01752
Phone: (508) 303.0370
Email: RMichaud@mdmtrans.com

Architect

Oaktree / GSX
84 Sherman Street 2nd floor
Cambridge, MA 02140
Phone: (617) 491-9100 x101
Email: aklipfel@oakdev.com

Civil Engineering

Borrego Solar Systems, Inc.
1115 Westford Street
2nd Floor
Lowell, MA 01851
Phone: (978) 513-2621
Email: dalbrecht@borregosolar.com

Consultant

SEB, LLC
165 Chestnut Hill Avenue #2
Brighton, MA 02135
Phone: (617) 782-2300 x201
Email: rengler@s-e-b.com

Counsel

Smolak & Vaughan
East Mill, 21 High Street
Suite 301
North Andover, MA 01845
Phone: (978) 682-5221
Email: SKiefer@smolakvaughan.com

Naturalist

LEC Environmental Consultants, Inc.
100 Grove Street, Suite 302
Worcester, MA 01605
Phone: (508) 753-3077
Email: RKirby@lecenvironmental.com

DEVELOPMENT MANAGER – Oaktree/Greenline, LLC

Oaktree/Greenline LLC was originally founded as Unihab, Inc. in 1969 as a design/build company specializing in urban, multifamily housing with a vision of maximizing quality and value by emphasizing good design. The company's evolution follows this vision now utilizing a patent-pending housing system created by the company's founder, Arthur Klipfel. The construction of some prototypical projects created within the company an expertise in the development process. From the 1970's on, many projects were developed, some modular, some rehab, and a great deal of new construction in the form of townhouses and mid-rise buildings. A number of projects were large, comprising of more than 100 units. The focus remained on the vision of design quality and value in urban infill multifamily housing. All the company's projects embody a sense of community not often found in residential development. A cohousing project was completed in the 1990's. A commitment to sustainability has been a core principle for Oaktree since its inception. Since 2000, Oaktree has made a further commitment to develop multifamily communities that are fully serviced with communication technologies.

SUSTAINABLE DEVELOPMENT

Oaktree concentrates on developing in-town sites that are near nodes of public transportation. The residential sustainable design standard (LEED) is the benchmark for all of our buildings. Cambridge Cohousing, a 41-unit cohousing community in Cambridge, won the American Institute of Architect's Top 10 Green Design Awards and was featured in the United States Department of Energy 1998 Building America calendar (July).

INNOVATIVE TECHNOLOGY

Innovative residential technology has created many opportunities to better serve residential customers, especially those living in multi-family buildings. Oaktree proactively designs its building communications infrastructure (web interface, network etc...) to be a key differentiator in its housing, providing the basis for improved services to the residents.

ENHANCED COMMUNITY

Throughout its projects Oaktree promotes a sense of community by thoughtfully designing the common spaces to enhance residents' interaction with the building and with each other.



Arthur Klipfel III – Founding Partner/President, Oaktree/Greenline LLC

Arthur Klipfel is the founding Partner and President/CEO of Oaktree Development. A licensed architect, Mr. Klipfel directs project acquisition, the structuring project financing, and the design and construction of project development.

In 1969 Mr. Klipfel founded Unihab, Inc. As President and creative leader, he perfected a patented factory-built housing system and completed a successful IPO. Unihab's mission was to design and

develop efficient and affordable housing, utilizing factory built technology. In the 1990's Unihab was reorganized as a partnership committed to sustainable design and development, and re-named Oaktree Development.

Mr. Klipfel created and led the design and development of the newly patented GreenStaxx building system. This system is a continuation of the original patented system, focused on sustainable aspects of modular design. Oaktree's most recent projects using the GreenStaxx system are:

- 30 Haven, a 53 unit/20,000 SF retail, mixed-income project in Reading - completed
- Chelsea Park Plaza, a 56 apartment project in Chelsea – under construction
- 7 Cameron, a 37 unit project in Cambridge - completed
- 50 Beharrell, a 74 unit/36,000 SF retail project in West Concord - in the final stages of permitting

Mr. Klipfel has a Bachelor's Degree from Cornell in Economics, a Master's Degree from Yale University in Architecture, and a year of post graduate work in Architecture at Harvard.

Awards/Distinctions/Affiliations

- Paris Prize in architecture, national award for top graduate thesis
- Neil Armstrong Air & Space Museum in Ohio, state competition
- Chelmsford Crossings Senior Living, state competition Department of Community Affairs
- 1997 AIA national, annual award for most sustainable multifamily building
- Former President of the Cambridge Multicultural Art Center

Qualifications specific to this job:

- Leader of design and construction of 1008 Mass Ave, multiuse in Harvard Square, Cambridge
- Leader of design and construction of Lexington Commons, multiuse, downtown Lexington, MA
- Leader of design and construction of 30 Haven, multiuse, downtown Reading, MA
- Leader of design and construction of Beharrell Square, multiuse, downtown West Concord, MA



Gwendolen Noyes – Founding Partner, Oaktree/Greenline

Gwen Noyes is a founding partner of Oaktree. Gwen is a trained architect committed to socio-environmentally responsible lifestyle design. She has a seasoned ability to communicate the benefits of smart community development and successfully shepherd advanced housing concepts through the permitting process. She led in the sociologically complex formation and development of the Cambridge Cohousing community, an award winning, and nationally acclaimed example of sustainable design.

Ms. Noyes has a Master of Architecture degree from the University of Pennsylvania and a Bachelor of Arts from Vassar College. She has served as a founding trustee on the City of Cambridge's Affordable

Housing Trust, and is a member of Cambridge Friends' Meeting, where she heads the EarthCare Witness Committee.

Awards/Distinctions/Affiliations

- Award - Cambridge Cohousing by US Department of Energy, for Energy Efficiency and Renewable Energy Project
- Current and Founding Trustee, Cambridge Affordable Housing Trust
- Cambridge Friends' Meeting EarthCare Witness Committee
- President Emeritus of the Cambridge Center of Adult Education

Qualifications specific to this job:

- Permitting and community interface for 30 Haven, a 53 unit, mixed use, commercial and residential, TOD development newly built in downtown Reading.
- Permitting and community interface for Lexington Place, a LEED certified, mixed use, retail and 30 unit condominium development successfully integrated into the fabric of Lexington Center.
- Permitting, design and construction of Cambridge Cohousing, an environmentally and socially progressive 41 unit residential community in Cambridge, MA
- Permitting and design of a mixed use, village center, TOD development of 74 units and 36,000 sq ft of commercial space in West Concord, MA



Chryse Gibson – EVP – Oaktree/Greenline

Chryse Gibson joined Oaktree Development in 2010 bringing with her an eclectic blend of skills and expertise to support acquisition, project management, marketing and investor relations.

Chryse began her building career working for Paolo Soleri at Arcosanti before earning her license as one of the first three women journeyman carpenters in NYC. In 1982, Chryse moved to Canada where she founded Sisters' Construction, a home renovation company before going to Nicaragua to work with the Center for Appropriate Technology to create a national carpentry training center.

On her return, Chryse joined OXFAM-Canada as the director of domestic programs to pursue her second career in organizational development. With an expertise in strategic change, Chryse continued her work as the Executive Director with Youth Challenge International with offices in Costa Rica, Guyana and the Solomon Islands and as the founding Executive Director of the Women's Future Fund, an innovative collaboration of national women's organizations raising financial support through workplace giving.

In 2005 Chryse returned to the United States with her family, taking the position of Executive Director for the Newton Schools Foundation. Currently Chryse is developing Living Ahead, an interdependent living solution to support financial, social and health security.

Chryse studied sculpture at the Philadelphia College of Art, received her BFA, magna cum laude from U-MASS Amherst, is a certified carpenter and licensed real estate agent. Chryse currently lives in Newton with her husband, traveling frequently to Canada to visit her son and daughter.

Awards/Distinctions/Affiliations

- Chair, Carpentry Advisory Committee, NNHS Career and Tech Ed
- Founding Advisor, NPS Innovation Lab
- Strategic Advisor, Newton At Home, 2008-10

Qualifications specific to this job:

- Marketing and Communications
30 Haven (Reading); 7 Cameron (Cambridge); GreenStaxx
- Residential: market-rate and affordable units – 30 Haven

Select Oaktree Projects



Brookside Square

Project Title: Brookside Square

Location: West Concord, MA

Status: Projected completion in June 2015

No. of Units: 74



Chelsea Place

Project Title: Chelsea Place

Location: Chelsea, MA

Status: Projected completion in June 2013

No. of Units: 54



30 Haven

Project Title: 30 Haven
Location: Reading MA
Status: Completed in 2012
No. of Units: 53



7 Cameron

Project Title: 7 Cameron
Location: Cambridge MA
Status: Completed in 2012
No. of Units: 37



St James Place on Porter Square

Project Title: St James Place on Porter Square
Location: Cambridge MA
Status: Pre-entitlement
No. of Units: 47



Lexington Place

Project Title: Lexington Place
Location: Lexington, MA
Status: Completed in 2009
No. of Units: 30 condos



Richdale Place

Project Title: 175 Richdale Place
Location: Cambridge MA
Status: Completed in 2008
No. of Units: 20



CambridgePark Place

Project Title: CambridgePark Place
Location: Cambridge MA
Status: Completed in 2003
No. of Units: 314



Cambridge Cohousing

Project Title: Cambridge Cohousing

Location: Cambridge MA

Status: Completed in 1998

No. of Units: 41



1008 Massachusetts Avenue

Project Title: 1008 Massachusetts Avenue

Location: Cambridge MA

Status: Completed in 1997

No. of Units: 65



Thomas Graves Landing

Project Title: Thomas Graves Landing, Cambridge, MA

Location: Cambridge MA

Status: Completed in 1987

No. of Units: 175

ARCHITECT – Oaktree/GSX

GreenStaxx, a division of Oaktree Development, represents the building technology and system designed and patented by Oaktree's Founder and President, Arthur A. Klipfel III. Oaktree Development, originally founded as Unihab, Inc. in 1969 as a design/build company, specializes in urban, multifamily housing with a vision of maximizing quality and value by emphasizing good design.

GreenStaxx

GreenStaxx uniquely integrates the quality and speed of pre-fabricated modules, the power and data organization of BIM (Revit), and the flexibility and ease of units pre-designed to fit perfectly together. The GreenStaxx system virtually models and assembles building parts onto sites of varying sizes and shapes. Each part is a stack of residential units completely specified, designed, engineered and 3D modeled in Revit.

The collection of these parts form a library of unit types including outside corners, inside corners, units with stairs, a unit with an elevator shaft, one bedroom units, two bedroom units, etc. The library of unit types and patented methods of modular design provides the data and documentation to quickly and easily design, evaluate, estimate and construct high quality, energy-efficient multi-family residences.



Arthur Klipfel III – President, Founder Oaktree/GSX LLC

Arthur Klipfel is the founding Partner and President/CEO of Oaktree Development. A licensed architect, Mr. Klipfel directs project acquisition, the structuring project financing, and the design and construction of project development.

In 1969 Mr. Klipfel founded Unihab, Inc. As President and creative leader, he perfected a patented factory-built housing system and completed a successful IPO. Unihab's mission was to design and develop efficient and affordable housing, utilizing factory built technology. In the 1990's Unihab was reorganized as a partnership committed to sustainable design and development, and re-named Oaktree Development.

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- Leader of design and construction of 30 Haven, multiuse, downtown Reading, MA
- Leader of design and construction of Beharrell Square, multiuse, downtown West Concord, MA

CIVIL ENGINEER – Borrego Solar

Borrego Solar is solving the world's energy problems by accelerating the adoption of renewable energy. Our people are committed to excellence in every aspect of solar design and construction.

Borrego Solar offers a complete range of solar energy services to commercial and public sector customers across the United States.

Backed by more than 30 years of industry experience and a dedicated research team, we handle every aspect of solar power installations—including financing, technology evaluation, engineering and design, construction, monitoring, and ongoing maintenance and support—to ensure the most efficient and reliable solution.

As a result of successfully installing more than 1,000 solar energy solutions, we've developed the expertise and analytical tools needed to accurately predict system production and financial payback. We combine this proven methodology with unique integrated solar financing options and sophisticated technology sourcing to ensure that our solar power systems deliver the greatest possible return on investment.



David Albrecht, P.E., C.E.

Mr. David Albrecht is a Civil Engineer for Borrego Solar working out of the company's regional headquarters in Lowell, MA. He is chiefly responsible for working with Project Developers and Project Managers on the civil engineering aspects (including design and permitting) of large-scale commercial and municipal solar power installations.

David works to oversee civil engineering consulting contracts and also works with the Director of Engineering to further develop civil engineering design standards, site evaluation protocols and construction means and methods for Borrego Solar's Operations Team.

David formerly worked as the Director of the Land Development Group at Tetra Tech, Inc. He holds Professional Engineers Licenses in four states and has completed several Project Management Training Programs and both Franklin Covey and Dale Carnegie Leadership Trainings as well as the ACEC Leadership Course: Program for Emerging Leaders.

David studied Civil Engineering at San Jose State University, was an Engineer-Mentor for the Wilson Middle School Future City National Competition and is a Member of the Natick High School Building Committee.

CONSULTANT – SEB (Stockard Engler Brigham LLC)

SEB is a leading consulting firm in the fields of affordable housing planning and development. We have worked with both public and private sector clients to complete over 1,100 diverse consulting assignments and have been involved with over 9,000 affordable units in Massachusetts. We have assisted in the development of urban and suburban affordable housing complexes from initial conception to lottery administration, conducting larger scale neighborhood planning and revitalization efforts, or engaging in state or federal housing policy research and development.

Since the 1970s SEB has been working to maintain the integrity of neighborhoods in the greater Boston area. We have worked for 40 years to forward the cause of affordable housing and neighborhood revitalization. By working with both for-profit developers and non-profit groups, SEB has made it a practice to assist in community development.

SEB take several approaches to increase the affordable housing stock in Massachusetts. We develop mixed-income housing ourselves. We organize and administer affordable housing lotteries. And we consult with developers throughout the permitting and development phase through to occupancy. And finally, SEB has been on the forefront of providing Chapter 40B Affordable housing to the changing communities of Massachusetts.



Robert Engler – President, SEB

Bob Engler has been a resident of Newton for 44 years, as a renter, a dormitory “parent” and as a home owner in Newton Center and Newtonville. He was the first President of the Newton Housing Partnership and remained president for 17 years. He has been president of the Newton Community Development Foundation (NCDF) for almost 20 years and oversaw the conversion of the Warren Junior High School into mixed income rental housing and The Homes at Auburndale Yards into mixed income rental and for-sale housing.

His predecessor firm, JGA, developed the initial guidelines for the Newton Housing Rehab Program which has been in-going for almost 40 years. He also consulted on the creation of the Ginny Robinson House, serving low income seniors in Newtonville. His current firm, SEB, developed Parkview Homes in Auburndale, an affordable home ownership complex which has received a LEED Gold certification.

Awards/Distinctions/Affiliations

- Bob Swett Award for Excellence in Affordable Housing, 1984
- Bob Swett Award for Excellence in Affordable Housing, 2013 for Parkview Homes
- Founding and current President, Newton Community Development Foundation (NCDF)

Qualifications specific to this job:

Developer/co-developer (involved in planning, design, permitting, financing):

- Parkview Homes in Auburndale – 10 affordable home ownership units
- The Terraces – Newton Center - 48 units of home ownership units (with contributions to affordable housing)
- Sea Meadow Village – Barnstable – 28 units of affordable home ownership
- The Warren House (NCDF) – 59 units of mixed income/affordable rental housing and community daycare

Affordable Housing

Development consultant

- Involved in selecting the team, design, permitting, financing/rent up/sales of affordable units
- (50+) developments ranging in size from 6 to 2,000 units of rental and sales mixed income housing

COUNSEL – Smolak & Vaughan LLP

Smolak & Vaughan LLP is one of the region's leading real estate, litigation, land use and environmental law firms. Having practiced at several of the region's leading law firms, our attorneys combine in depth legal knowledge with practical business advice, and our specialized knowledge and innovation contribute to outstanding yet cost effective solutions for our clients. We provide the expertise and resources of a much larger firm while giving our clients the individual service and attention that is needed to make the project a success. In addition, our extensive experience in real estate litigation, insurance claims and coverage matters, and contract disputes enables us to effectively counsel clients on ways to minimize the risks of litigation and resolve disputes in a cost effective manner. The firm also has experience in the areas of estate planning, taxation, and probate and trust administration.

Our active participation in, and leadership roles on, a number of leading real estate trade associations provide us with the ability to identify significant land use and environmental regulatory developments before they happen so that we can inform our clients of the latest developments in the ever changing land use and environmental regulatory climate.



Stephanie A. Keifer, Smolak & Vaughan LLP

Stephanie Kiefer focuses her legal practice on environmental, land use and zoning law, including permitting and appeals. Over the past fifteen years, Ms. Kiefer has been involved in broad ranging projects and associated permitting of wetlands, waterways, sewer and septic, endangered species and MEPA, traditional zoning and subdivision permitting as well as alternate zoning schemes, such as Chapter 40B and Chapter 40R. Stephanie has been active in the permitting of one of the first smart growth zoning developments in the Commonwealth and likewise was a part of the permitting team for the first Tax Credit Exchange program development with funding through the ARRA, reviving developments which faltered with the collapse of the tax credit market.

Stephanie Kiefer focuses her legal practice on environmental, land use and zoning law, including permitting and appeals. Over the past fifteen years, Ms. Kiefer has been involved in broad ranging projects and associated permitting of wetlands, waterways, sewer and septic, endangered species and MEPA, traditional zoning and subdivision permitting as well as alternate zoning schemes, such as Chapter 40B and Chapter 40R. Stephanie has been active in the permitting of one of the first smart growth zoning developments in the Commonwealth and likewise was a part of the permitting team for the first Tax Credit Exchange program development with funding through the ARRA, reviving developments which faltered with the collapse of the tax credit market.

Ms. Kiefer has also served as special environmental counsel in real estate conveyancing, involving hazardous waste releases and clean-up, brownfields redevelopment and rehabilitation of existing developments.

In addition to permitting work, Stephanie represents clients in both administrative forums and before the

trial and appellate courts in pursuing permits and defending permit challenges, resolving land use disputes and zoning compliance, and resolving land ownership disputes.

Prior to joining Smolak and Vaughan, Stephanie had served of counsel to Freeman Davis LLC in its Boston office and had been both an associate and partner at Rubin and Rudman LLP in its Environmental and Land Use Department.

In addition to her practice, Stephanie has presented seminars to commercial and residential real estate brokers through the Greater Boston Real Estate Board/Commercial Brokers Association continuing education series on the topics of zoning and building code as well as wetlands regulation. Ms. Kiefer has also authored several articles on changes to wetlands regulations, standing in environmental appeals, brownfields redevelopment and environmental issues in lending, appearing in Banker and Tradesman, Massachusetts Lawyers Weekly and the Association of Massachusetts Wetlands Scientists newsletters.

AREAS OF EXPERTISE

Land Use and Development Law
Environmental Permitting and Appeals
Zoning and Subdivision Law and Appeals
Affordable Housing and Smart
Growth Zoning

BAR ADMISSIONS

Commonwealth of Massachusetts
U.S. District Court, Massachusetts

EDUCATION

Vermont Law School, M.S.E.L., magna cum laude, 1995
Boston University, J.D., 1994
Ohio University, B.S./B.A. in Journalism and French, summa cum laude, 1991

MEMBERSHIPS

Massachusetts Bar Association
American Bar Association
Real Estate Bar Association
Boston Area Vermont Law School Alumni Association

NATURALIST – LEC Environmental Consultants, Inc.

LEC Environmental Consultants, Inc. (LEC) is a multidisciplinary ecology-based environmental consulting firm dedicated to providing an interface between the natural sciences and land-use management.

Successfully coupling these two disciplines requires an accurate interpretation and articulation of local, state, and federal regulations. LEC's diversity of experience and strong scientific foundation enable them to find creative solutions to contemporary environmental challenges and regulatory requirements.

LEC is committed to finding expedient, economical, and environmentally responsible solutions to foster land use within the jurisdiction of the ever-changing environmental laws and regulations.



Richard A. Kirby, Senior Wetland Scientist

A member of the LEC team since 1999, Richard Kirby has been devoted to conducting ecosystem evaluations, wetland boundary determinations, riverfront studies, wildlife habitat evaluations, construction monitoring, wetland restoration and replication monitoring, and preparing environmental permit applications following federal, state, and local regulations for an array of residential, commercial, and infrastructure projects. Richard is adept at managing and guiding complex projects through the environmental permitting processes and has provided expert testimony at the Massachusetts Department of Housing and Community Development Housing Appeals Committee, Division of Administrative Law Appeals, and DEP Adjudicatory Process.

Richard received a Bachelor of Arts Degree in Biology from Boston University, has taken graduate courses in Soil Science at the University of Massachusetts, and has lectured at the Massachusetts Municipal Association on Wetlands Protection in Massachusetts.

TRAFFIC ENGINEERS – MDM Transportation Consultants, Inc.

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

Since our founding in June of 2003, MDM has provided transportation services on over 500 individual projects ranging from peer reviews for Cities and Towns to major infrastructure improvements for public and private sector Clients. MDM provides a complete range of planning and engineering services required for successful transportation projects, from start to finish. We offer reliable, expert services from the initial project feasibility to concept design, local and state permitting, as well as engineering design and construction services. Our expertise spans both the public sector and private land development markets, with an emphasis on facilitating, permitting and implementing complex transportation projects. Our solid approach results in viable, cost-effective transportation solutions for every type and size project.



Robert J. Michaud, P.E.

Mr. Michaud is a Managing Principal in charge of MDM’s Transportation Planning and Permitting practice. Mr. Michaud has over 25 years of experience directing and participating in numerous transportation planning and engineering projects in New England. Included in his experience are studies and permitting which encompass traffic operations and analysis for complex land development projects, roadway corridor improvements, parking studies, traffic impact and access studies, transportation air quality studies, expert witness testimony, and transportation peer reviews for municipalities. He has conducted these efforts for State agencies, Cities and Towns, and private sector Clients. Mr. Michaud is a registered *Professional Engineer* in Massachusetts, Rhode Island and New Hampshire.

6.2

Applicant's Certification

6.2 Applicant's Certification

All questions for Certification have been answered "No". Additional information is not required.

7.1

Narrative Describing Municipal Contact

7.1 Narrative describing any prior contact (if any) with municipal officials

RE: Thorndike Place

- On March 23, 2015, Oaktree met with the Town of Arlington officials to present plans for Thorndike Place.

Participants included:

Town of Arlington

- Adam Chapdelaine, Town Manager
- Andrew Bunnell, Redevelopment Board, Chair
- Wayne Chouinard, P.E., Town Engineer
- Douglas Heim, Town Counsel
- Carol Kowalski, Director of Planning

Oaktree:

- Art Klipfel, President; Gwen Noyes, SVP Marketing; Chryse Gibson, EVP

SEB:

- Robert Engler, President

Borrego Solar (Civil Engineer):

- David Albrecht, P.E., C.E.

- On May 21, 2015 Oaktree is meeting with the Arlington neighbors at the Hardy School from 7-9 pm to present the plans to date.

7.2

Evidence of Submission to the Town of Arlington



May 19, 2015

Kevin Greeley, Chair
Board of Selectmen
730 Massachusetts Avenue
Arlington, MA 02476

Robert Engler
1/20/15

RECEIVED
MAY 20 2015


*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing NEF
Project: Mugar site.
Applicant: NBM Realty, LLC.*

Dear Chairman Greeley & members of the Board of Selectmen:

SEB, LLC is representing Arlington Land Realty, LLC. for the purpose of developing a mixed income 219 unit rental development and includes a 12 unit for-sale townhouse development, titled "Thorndike Place" off Dorothy Road in East Arlington (the "Mugar" land).. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to provide notification to the Town of Arlington that a request for site approval letter has been made by the applicant to MassHousing as the administrator/subsidizing agency for the New England Fund Program.. I have enclosed for your review a copy of the Site Eligibility Application that is being submitted to MassHousing at the same time you are receiving your copy. MassHousing will contact you in short order and provide you with a time frame within which to offer comments on this proposal.

We look forward to discussing this project again, as we have already begun that process and will continue following receipt of a Site Eligibility letter from MassHousing, should one be forthcoming.

Sincerely,


Robert Engler
Consultant to Arlington Land Realty, LLC

7.3

Copy of Notification to DHCD



May 19, 2015

Ms. Catherine Racer, Associate Director
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA. 02114

*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing NEF
Project: Thorndike Place, East Arlington, MA*

Dear Kate:

SEB is representing the applicant, Arlington Land Realty, LLC., for the purpose of developing a 219 unit rental development and including a 12 unit townhouse for-sale component off Dorothy Road in East Arlington. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to notify the Department that a request for site approval letter has been made by the applicant to MassHousing under the New England Fund Program.

According to the Rules of the Housing Appeals Committee, MassHousing cannot issue a site approval letter until at least 30 days has elapsed from the time of notification to the Arlington Board of Selectmen. Shortly after that time period, we are hopeful that MassHousing will issue a site approval letter so that the applicant can file a comprehensive permit application with the Arlington Zoning Board of Appeals. Any comments received from the Town will be considered by MHP during this 30-day comment period as well as comments from the neighborhood, with whom we are meeting on May 21.

We will notify you when the site approval letter is issued. In the interim, please contact me directly should you have any questions.

Sincerely,


Robert Engler

cc: Town of Arlington

7.4-7.5

Checks

53-59-113 1318

Oaktree Greenline LLC

ESShield™ Check Fraud Protection for Business

DATE May 19 2015

PAY TO THE ORDER OF Mass Housing for Processing Fee \$ 2500 -

exactly twenty-five hundred DOLLARS

Cambridge Trust Company
CAMBRIDGE, MASS.

MEMO ARL 40B -#1 Shirley Ann Dwyer MP

⑆011300595⑆ ⑈1128619948⑈ 1318

53-59-113 1319

Oaktree Greenline LLC

ESShield™ Check Fraud Protection for Business

DATE May 19, 2015

PAY TO THE ORDER OF Mass Housing for Technical Assistance/Modification Fee \$ 9,070.00

exactly nine thousand seventy DOLLARS

Cambridge Trust Company
CAMBRIDGE, MASS.

MEMO ARL 40B -#2 Shirley Ann Dwyer MP

⑆011300595⑆ ⑈1128619948⑈ 1319

7.6

W-9

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type
 See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ARLINGTON LAND REALTY LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) C/O MUGAR ENTERPRISES 222 BERKELEY STREET	Requester's name and address (optional)
6 City, state, and ZIP code BOSTON, MA 02116	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number
47-4037465

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 5/19/15
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