



URBAN
INVESTMENT
ASSOCIATES, INC.

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V. Background Data on Participating Firms and Entities

DESIGN TEAM – LED BY ARROWSTREET

Arrowstreet is a 140-person, multi-disciplined design firm located in Somerville, Massachusetts. The firm would provide planning and architecture services for this project. Arrowstreet will lead the consultant team, comprised of experts in historic preservation, structural, mechanical, electrical, plumbing, civil, traffic, environmental, and geotechnical engineering, environmental permitting, site survey, landscape architecture, specifications, lighting consulting, and sustainable design.

The firm’s qualifications, in response to the criteria outlined in the RFP issued by the City of New Bedford, are as follows:

8. Understanding of mixed-use, pedestrian friendly, transit-oriented development

Some examples of Arrowstreet’s many current mixed-use, pedestrian friendly, transit-oriented projects include:



**Keen’s Crossing at Winooski Falls
Winooski, Vermont
HK Central Block, LP**

Winooski, a former mill town next to Burlington, Vermont, is experiencing a renaissance as public improvements and six blocks of new and renovated buildings bring life to the downtown riverfront. The owner commissioned Arrowstreet to design a new, 4-story building that would fit comfortably into this town center location, using materials and building details characteristic of Vermont downtowns that have evolved over time. The development includes 213 units of market-rate and affordable housing with underground parking. A prime example of “smart growth” redevelopment, the project is designed with active retail storefronts to encourage a pedestrian-focused lifestyle.



**CitySquare Mixed-Use Development
Worcester, Massachusetts
Berkeley Investments, Inc. / Starwood Capital Group**

Arrowstreet is master planner and architect for this 20-acre revitalization project in down-town Worcester. New construction totaling 1.8 million square feet will reposition the area as a lively mixed-use district. An outdated shopping mall will be demolished. The large project includes approximately 1,000 residences, 500,000 square feet of office and medical space, 350,000 square feet of retail, restaurant and entertainment venues, and 3,900 parking spaces. New streets and urban plazas reconnect CitySquare with the surrounding civic, commercial, and transportation resources to create a vital, new, around-the-clock neighborhood in Worcester.



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**Waterfront Square at Revere Beach
Revere Beach, Massachusetts
Eurovest Development**

The City of Revere and the MBTA have charged the developer and Arrowstreet with the redevelopment of this oceanfront community. A proposed mix of hotel, retail, and office space will generate revenue for this bustling location and a cultural center and a new residential building will create an around-the-clock district near a transit stop.

9. Experience with urban redevelopment projects

In addition to the urban redevelopment projects mentioned above, Arrowstreet has been actively involved in the redevelopment of the South Boston waterfront. Projects include:



**Pier 4 Waterfront
South Boston, Massachusetts
New England Development**

Arrowstreet is designing a major component of the new South Boston Waterfront District at Pier 4, a 1 million-square-foot, mixed-use project that includes office space, hotel, housing, and retail. The development of approximately 250 residences will contribute to the creation of an active 24-hour neighborhood, which capitalizes on its integration with the surrounding commercial, civic, and convention activities surrounding the port.



**Park Lane (formerly the Harbor Residences: Parcels G & J)
South Boston, Massachusetts
The Fallon Company**

Park Lane Seaport, a major residential development, is a significant contribution to the revitalization of the South Boston waterfront. Arrowstreet worked with The Fallon Company and Massachusetts Port Authority to create the master plan for this site on Boston's urban waterfront. The project provides for 465 residences in two buildings, with heights ranging from 13 and 21 stories tall. The project also includes street-level retail and below grade parking for 496 cars.



**CambridgeSide Master Plan
Cambridge, Massachusetts
New England Development**

This \$160-million, mixed-use project was the keystone of an East Cambridge redevelopment effort that combined an innovative shopping center with an office building, parking garage, and hotel. The development brought around-the-clock uses to a former industrial area by the Charles River. The master plan centered on a 3-story retail Galleria that opens onto public parks at both ends. By integrating the new public open spaces with private development, the project enriched street life in the area, improved traffic circulation, and provided access to



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the recreational amenities of the Charles River for surrounding neighbors. This project is a major element in the East Cambridge Riverfront Plan that received an Honor Award for Urban Design from the American Institute of Architects.

10. Familiarity with adaptive reuse and historic preservation

Arrowstreet has solid experience in adaptive reuse and historic preservation projects. Examples of their work include:



**Palfrey House, High Energy Physics Laboratory Offices
Cambridge, Massachusetts
Harvard University, Faculty of Arts and Sciences**

Arrowstreet designed the relocation and renovation of Palfrey House for use as office space for the High Energy Physics Department at Harvard University. The historic structure was built in the 1840's as a residence for the first Dean of the Divinity School. Harvard needed to move this structure to make possible the construction of the new underground North Campus Parking Garage. Arrowstreet's work included obtaining the Cambridge Historical Commission's approval not only for the renovation but also for the relocation of Palfrey House to its current location facing Hammond Street



**Exchange Conference Center
Boston, Massachusetts
Massport**

Arrowstreet transformed this historic waterfront building, which once housed New England's oldest daily fish auction, into a state-of-the-art conference center. The renovation created 20,000 square feet of sophisticated presentation and meeting space while preserving the magnificent proportions of the original spaces. Arrowstreet provided comprehensive architecture and interior design services for this project and assisted Massport in a successful review and project approval process with the Boston Landmarks Commission.



**International Cargo Port - Distribution Warehouse and Office Facility
South Boston, Massachusetts
International Airport Centers**

Arrowstreet transformed this vacant, decaying warehouse on the South Boston Waterfront into a modern warehouse and office center. The project created over 200,000 square feet of state-of-the-art warehouse storage space and 200,000 square feet of integrated, first-class, office space with panoramic views of Boston Harbor. The project included substantial traffic studies to segregate automobile access and parking from the 75-bay truck court traffic.



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11. Skill and experience designing structured parking that does not detract from urban vitality and design context

Arrowstreet's skill and experience designing structured parking has been demonstrated in projects such as:



**North Campus Parking Garage
Cambridge, Massachusetts
Harvard Planning & Real Estate**

Harvard University, facing a shortage of faculty and staff parking, commissioned Arrowstreet to design a new garage for more than 700 cars. The only land available for the project was in a residential neighborhood, and the site contained historic buildings. Therefore, public interest was high, including that of the Cambridge Historical Commission.

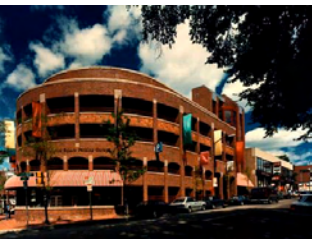
A "top down" construction system was selected because the dust and noise from excavation taking place below grade would have less impact than open pit excavation. This minimized environmental impacts on nearby residents. Each of the four glass-walled elevator lobbies incorporates imagery from one of Harvard's museums.

This project was the winner of a 2006 SEGD Merit Award, a 2006 Boston Society of Architects Interior Architecture / Interior Design Award, and a 2006 Concrete Reinforcing Steel Institute Design Awards Competition Merit Award.



**Parcel 7 Mixed-Use Vent Building
Boston, Massachusetts
Massachusetts Highway Department**

For this large and highly visible public project in downtown Boston, Arrowstreet was the lead designer for a team of four architects. The first phase of the project includes a 310-car parking garage, fresh air intake vents and exhaust vent stacks for the new underground Central Artery, office space on upper floors, and first level retail uses. Renovations to the Haymarket MBTA subway station, including a new lobby and handicap access, are incorporated into the design.



**Harvard Square Parking Garage
Cambridge, Massachusetts
Louis DiGiovanni**

The Harvard Square Parking Garage, winner of a Massachusetts's Governor's Design Award, stands on a prominent site at the entrance to Harvard Square. This mixed-use project, which combines parking for 210 cars with retail stores and an outdoor café, underwent a rigorous review process. Arrowstreet worked to satisfy public and city desires for a building that would contribute to street life and meet the client's financial goals. The garage's brick exterior blends with nearby Harvard University buildings, while its curved facade, red rails and candy-stripe awnings provide diversity and vitality. At the garage street level, lively retail shops and cafes animate the pedestrian areas.



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12. Urban design and master planning skills



Wayland Town Center
Wayland, Massachusetts

Streetscape, LLC [a division of KGI Properties, LLC]

Arrowstreet's design for this new town center incorporates the best characteristics of a traditional "Main Street" model. The pedestrian-oriented environment, made up of a network of appropriately scaled streets and public gathering spaces, utilizes vernacular architecture for a mix of uses that include small-shop retail, a supermarket, office space, a town building, and 120 residences. The proposed design, located on a 55-acre site bordering the Sudbury River, provides a focal point for the larger community and integrates with adjacent existing businesses along the Route 20 corridor. Arrowstreet has played a key role working with the local planning board to craft a zoning amendment that creates a new Town Center Overlay District with specific standards for an appropriate design approach.



Freeport Village Square

Freeport, Maine

Berenson Associates, Inc.

Arrowstreet's design for landowner L.L. Bean and developer Berenson Associates will bring 113,000 square feet of new lifestyle retail and 550 garage parking spaces to Freeport's downtown core. This is one of the first steps in implementing the town's Vision 2010 plan to enhance Freeport as a leisure travel destination. The proposed design takes advantage of the existing grade change over the site to efficiently create a two-level garage - the first in Freeport - underneath a retail plaza that will be comfortably on grade with Main Street. Historically, retail spaces in Freeport have been small - Village Square will provide larger retail areas to attract new tenants to the market.



Chestnut Hill Square

Newton, Massachusetts

New England Development

Arrowstreet was commissioned by New England Development to design a mixed-use development on an 11-acre site in the Chestnut Hill area of Newton, Massachusetts. Central to the project is the retail component, a two-level outdoor "Lifestyle Village Center" with a prominent presence on a major regional retail corridor, Route 9. Complementary uses include high-rise and mid-rise housing, and structured parking for 1,300 cars. Arrowstreet is working with the Massachusetts Highway Department, the City of Newton, and Town of Brookline to resolve complex traffic issues involving site access and egress. Arrowstreet's design site meets the challenge of a 20-foot grade change over the site by including multiple level access to many of the project components.



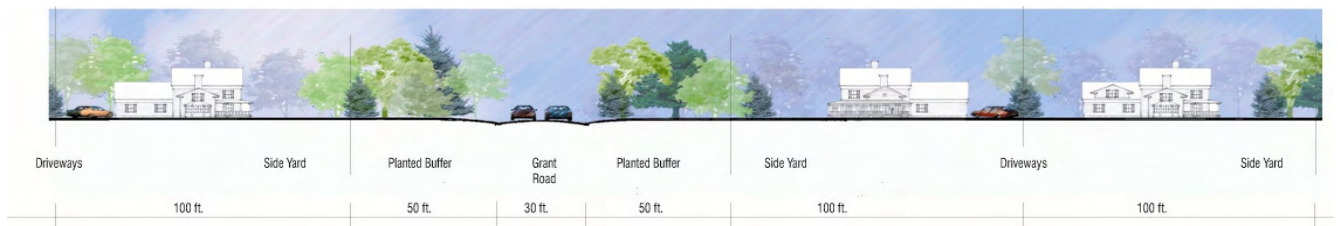
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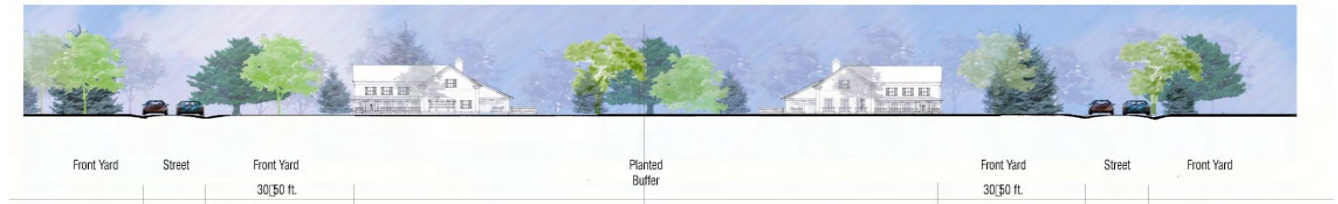
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**Grant Road Housing Master Plan
Devens, Massachusetts
MassDevelopment**

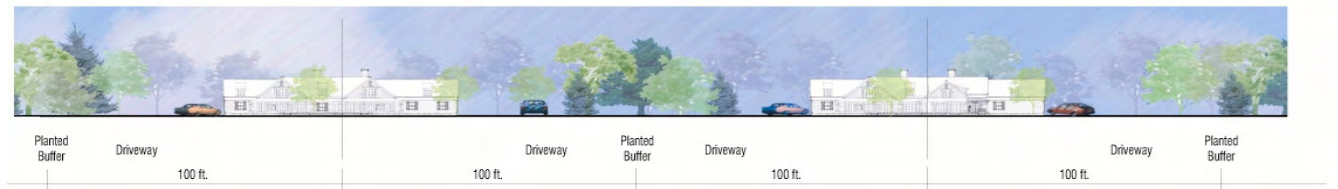
Arrowstreet’s master plan for a new housing community at the former Fort Devens preserves the tranquil and mature quality of the existing site topography. The clustered housing sites create identifiable neighborhoods, offering scenic views to the Nashua River and the Oxbow Wildlife Refuge. The project included a market study, site master planning, utility and infrastructure evaluations, budget estimates, and design guidelines. The design guidelines covered a range of information from general goals of the development to lot size specifications, road and streetscape design, parking, pedestrian paths, housing siting, lighting, and architectural design.



Typical Site Section at Grant Road



Typical Site Section at Residential Street



Typical Site Section between Duplex Units



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Jim Batchelor, Arrowstreet's designated Principal-in-Charge for this project, has a depth of experience with urban design and master planning projects. Mr. Batchelor has completed a number of award-winning projects for Harvard University as part of their North Campus Master Plan, including the aforementioned Palfrey House, High Energy Physics Laboratory Offices and North Campus Parking Garage. Other relevant projects Jim has completed include Shams Abu Dhabi, a major mixed-use, waterfront development in the United Arab Emirates; a major planning and design program for the US Navy's Subase Training Center on the waterfront in Groton, Connecticut; and the Parcel 7 Mixed-Use Vent Building in Boston, part of the Central Artery/Third Harbor Tunnel plan, which incorporates retail and office space with a parking garage, subway station, and major mechanical equipment for the Central Artery.