

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: _____

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):

5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington’s history, culture, architecture or archeology.

Funding Considerations

6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

7.) Town Projects: Is the proposed project for a town-owned asset? Yes ___ No ___
If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

8.) Public Benefits: Describe the public benefits of the project. _____

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters. _____

11.) Permits: Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received. _____

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

13.) Affordability Level(s):

_____ % of area median income no. of units _____
_____ % of area median income no. of units _____
_____ % of area median income no. of units _____

14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

Certification

19.) This application was prepared, reviewed, and submitted by:

Name: _____

Ph: _____ Email _____

I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]

Signature: Jan Rad _____

Date: 12.1.22 _____

10 hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.

Number all pages.

5. Project Team Continued:

The team will be led by Ian Rasch, owner and founder of Alander Group. Ian has over 20 years of real estate investment and development experience, including property development, financing, managing joint ventures, and leasing. Prior to founding Alander Group and Framework Properties, he was Vice President, Director of Development at Allegrone Companies. He had previously been Principal at Propeller Group in New York City where he repositioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. His work experience also includes Project Management at Turner Construction in New York. He holds an MS in Real Estate Finance and Construction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.

Alander Group is focused on mixed-use and commercial properties in downtown locations. Recent economic development projects include the adaptive reuse and expansion of 47 Railroad Street, a transformative project in downtown Great Barrington. The mix of retail and residential uses with a very high level of sustainability and a central downtown location appeals to a broad demographic and is drawing people back downtown. 47 Railroad Street contains a unique and distinctive quality of live-work-shop choice with 13 residential units and 10,000 square feet of storefront retail located in the downtown core of Great Barrington. It is a prime example of Alander's commitment to sustainable development solutions that has a meaningful contribution to vibrant, healthy, and equitable communities in downtown districts. Alander is also developing Manville Place, a new build project that will address the "missing middle" of housing in Great Barrington. It will offer 1, 2, and 3 bedroom rental units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces. The project features three new, energy-efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote walkability throughout the neighborhood.

In his prior role as the Vice President and Director of Development at Allegrone Companies, Ian Rasch managed the redevelopment of both the Onota Building and the Frank Howard Building, two award-winning adaptive reuse projects in downtown Pittsfield. These projects have brought 40 new residential units to downtown and over 10,000 square feet of first floor retail and commercial space, transforming vacant spaces into vibrant, diverse and dynamic new uses. These projects utilized both State and Federal Historic Tax Credits as well as the Housing Development Incentive Program through DHCD. Alander Group is also a full-source construction provider, both self-performing on their own projects and for other clients. They have extensive experience in complex restoration and renovation projects, coordination of phased construction in occupied sites, new construction, mixed use construction, and fast-track construction projects in all market segments. Their comprehensive and diversified services transform visions into physical spaces where communities thrive and grow. Alander currently employs between 15 and 25 office and field personnel at any given time, including 5 site supervisors and foremen, each with over 20 years of construction experience.

6. Consistency Continued:

Aside from the end use of mixed income housing, preserving this historic structure for housing and retail directs development to the village center; conserves land resources; improves an existing, under-purposed structure; enhances the neighborhood curb appeal; improves property values; and promotes economic development. The visible public benefits of the project remain a restored historic building at a gateway location. These street level improvements enhance the curb appeal of the property and the neighborhood and eliminate blight on Main Street, all of which are public benefits of historic preservation.

Additionally, the project now creates an opportunity for mixed income housing in a downtown core, which will provide a wide range of housing options for all segments of the population, and reinforces economic integration and contributes additional economic synergy in the downtown setting.

Due to the historic significance of the building and its new end use as housing and retail, the project is now positioned to meet multiple Community Preservation Purposed - a restored historic building that provides much needed housing diversity in Great Barrington, in an existing downtown setting that concentrates growth away from open space.

8. Public Benefit Continued:

Market and planning studies indicate a pent-up demand for all housing types, leaving at need residents with limited options in an increasingly challenging economy. With CPA support, the project will deliver much needed units to the market now, and begin to help fill the housing gap that so many residents are facing while at the same time being a cost effective and market-based strategy to increase affordable housing.

Over last 25 years, an increasing number of cities and towns have moved away from housing that concentrates families and children in neighborhoods of poverty. Alander Group is committed to addressing the need for mixed-income housing that facilities and preserves economic integration, creates well-maintained and amenity rich housing options and increases community acceptance of workforce housing. The project at 343 Main Street will create Great Barrington's first downtown Mixed-Income housing community with 13 new apartments.

Upon redevelopment, the property will be fully occupied and updated to modern code, making it accessible to persons with disabilities and transforming it into an attractive housing opportunity and retail destination. In its new, improved condition under for-profit ownership, the property will be assessed at a higher value and will contribute more substantially to the town's commercial tax revenue, spreading the benefit of the project across all Great Barrington taxpayers. There are also well-established environmental benefits to reusing an existing building and infrastructure resources versus building new, something less directly tangibly measurable but critical to all Great Barrington residents in this era of climate change.

9. Leverage Continued:

In the case of 343 Main Street, Alander Group has leveraged \$4.5 million in private investment, and additional CPA funding to support the creation of affordable units will carry forward that investment to all segments of the population. In addition, the applicant recently acquitted and is planning for a similar redevelopment plan for 322 Main Street, which the Committee is familiar with. Together, these two projects are positioned to bring \$12,750,000 total new investment, 35 new mixed income units, 135 construction jobs, 9 new permanent jobs and 9 revitalized retail storefronts to downtown, plus harnessing the economic benefit and community and civic impact of 35 households of diverse income levels to support the local small business economy.

16. Other Continued:

The barriers to downtown development in small cities and rural downtowns are multifaceted. Often working with obsolete, vacant and disinvested historic properties, the costs of rehabilitation and the challenges to raising the required capital for these disinvested, downtown projects can be overwhelming. In general, rehabilitating historic structures is more expensive than building new. In locations with lower revenue generation potential, in particular in more rural communities, inevitably gaps between construction cost and revenue potential emerge and are difficult to close. Conventional financing is often unrealistic as a stand-alone option for funding these projects. To be successful, these projects often require layers of state and federal grants and earmarks, in addition sometimes to philanthropic dollars. Those investments, while

outweighing the appraised value of the property itself, are critical as they represent an investment in the heritage and identity of a community, as well as the desire to provide housing opportunities to those who need it most. This investment catalyzes something that is difficult to define or measure in financial terms, but becomes a valuable pathway to a more connected and whole community, in addition to galvanizing further investment in and restoration of other nearby properties, as well as furthering economic integration for all income levels.

Rental Analysis Downtown Great Barrington

Market Rate, 100% AMI, 80% AMI, 65% AMI

Market Rate Rents (2022) for Downtown Great Barrington Apartments			
Unit Size (SF)		750	975
Bedrooms		1	2
Market Rent/SF/Month	\$	3.15	\$ 3.15
Monthly Market Rent	\$	2,363	\$ 3,071

"Affordable" Monthly Rents (2022) Berkshire County MA, Novogradac			
Unit Size (SF)		750	975
Bedrooms		1	2
100% of Area Median Income	\$	1,612	\$ 1,842
80% of Area Median Income	\$	1,290	\$ 1,474
65% of Area Median Income	\$	1,048	\$ 1,197

Monthly Gap Between Market Rate and "Affordable Rents"			
Bedrooms		1	2
100% of Area Median Income	\$	(751)	\$ (1,229)
80% of Area Median Income	\$	(1,073)	\$ (1,597)
65% of Area Median Income	\$	(1,315)	\$ (1,874)

Annual Gap Between Market Rate and "Affordable Rents"			
Bedrooms		1	2
100% of Area Median Income	\$	(9,006)	\$ (14,751)
80% of Area Median Income	\$	(12,870)	\$ (19,167)
65% of Area Median Income	\$	(15,774)	\$ (22,491)

10 Year Gap Between Market Rate and "Affordable Rents"			
Bedrooms		1	2
100% of Area Median Income	\$	(90,060)	\$ (147,510)
80% of Area Median Income	\$	(128,700)	\$ (191,670)
65% of Area Median Income	\$	(157,740)	\$ (224,910)

20 Year Gap Between Market Rate and "Affordable Rents"			
Bedrooms		1	2
100% of Area Median Income	\$	(180,120)	\$ (295,020)
80% of Area Median Income	\$	(257,400)	\$ (383,340)
65% of Area Median Income	\$	(315,480)	\$ (449,820)

AFFORDABLE FUNDING OPTIONS

CPA Only + Additional Potential Funding

OPTION 1: CPA FUNDING ONLY: 80% of Area Median Income

Funding Amount	\$250,000
Bedrooms	1
Number of Units	1
Deed Restriction Term	20 Years
Subside Value over 20 Years	\$ (257,400)

OPTION 2: CPA FUNDING ONLY: 80% of Area Median Income

Funding Amount	\$250,000
Bedrooms	1
Number of Units	2
Deed Restriction Term	10 Years
Subside Value over 10 Years	\$ (257,400)

ADDITIONAL POTENTIAL FUNDING SOURCES

CPA Funding Amount: 80% of Area Median Income	\$250,000
ARPA Funding Amount: 65% of Area Median Income	\$150,000
Affordable Housing Trust Funding Amount: 100% of Area Median Income	\$90,000
Total	\$490,000
Bedrooms	1
Number of Units	4
Deed Restriction Term	10 Years
Subside Value over 10 Years	\$ (505,200)

Project Budget and Schedule

Property: 343 Main Street
Address: Great Barrington, MA 01230

Development and Project Summary

Redevelopment Program

- Historic Redevelopment of 343 Main Street in Downtown Great Barrington into 13 Residential Apartments and 2 Retail Spaces
- Downtown Great Barrington has very low retail vacancy and minimal new apartment construction in recent decades
- The Proposed Rehabilitation will incorporate energy-efficiency measures and biophilic and resilient design principles
- 20% of the Apartments will be income-restricted at 80.00% of Area Medium Income
- Market study suggests pent up demand for both market-rate and income-restricted Apartments
- Proposed development is by right under current zoning

Gross Square Footage:	22,000 SF
Residential Area:	83%
Commercial Area:	17%
Retail Units	2
2 Bedroom Units	1
1 Bedroom Units	10
Studio Units	2
Total # of units	15
Zoning and Use:	B district, Village Center Overlay District

Acquisition and Project Schedule

Purchase and Sale Closing: 343 Main Street Great Barrington	12/15/21
CPA Grant Award	06/01/22
Stabilization/Exterior Historic Work Begins	07/01/22
Finalize plans/Zoning Permits/Building Permit	08/01/22
UPP Grant Award	10/30/22
Interior Fitout Work Begins	12/01/22
Construction Complete - Certificate of Occupancy	12/01/23
Stabilized Occupancy	6/1/2023

Property: 343 Main Street
 Address: Great Barrington, MA 01230

SOURCES & USES SUMMARY

SOURCES & USES		
USES		
Site Acquisition	\$	1,450,000
Hard Costs, including Contingency	\$	3,500,000
Soft Costs	\$	300,000
		\$ 5,250,000
SOURCES		
Equity	\$	1,350,000
Great Barrington CPA Funds	\$	250,000
Mass Development Underutilized Property Program (UPP)	\$	500,000
Permanent Financing	\$	3,150,000
TOTAL DEVELOPMENT BUDGET		\$ 5,250,000

Property: 343 Main Street
 Address: Great Barrington, MA 01230

Development Budget Summary

DEVELOPMENT BUDGET		
ACQUISITION		
Site Acquisition	\$ 1,450,000	\$ 1,450,000
ENVIRONMENTAL COSTS		
Asbestos	Included Hard Costs	
Containment	\$ -	\$ -
HARD COSTS		
Direct Construction Costs	\$ 3,250,000	
Hard Cost Contingency	\$ 250,000	\$ 3,500,000
SOFT COSTS		
Architectural & Engineering	\$ 80,000	
Environmental	\$ 7,500	
Clerk/Inspections	\$ 6,500	
Legal Services	\$ 8,000	
Accounting	\$ 5,000	
Title/Recording	\$ 8,000	
Marketing	\$ 3,000	
Insurance	\$ 12,500	
Permits	\$ 6,500	
Operating Costs	\$ 15,000	
Reserves	\$ 20,000	
Real Estate Taxes	\$ 12,000	
Finance Costs	\$ 99,000	
Appraisal & Market Study	\$ 5,000	
Developer Fee & Overhead	\$ -	
Soft Cost Contingency	\$ 12,000	\$ 300,000
TOTAL DEVELOPMENT BUDGET		
	\$ 5,250,000	\$ 5,250,000

Plans and Elevations

Code Compliance Structural and MEP



June 7th, 2022

Mr. Ian Rasch
Alander Construction
40 Railroad Street
Great Barrington, MA 01230

RE: Chapter 34 Code Report

Proposed Commercial Building Renovation
BCC South County Center Building
343 Main Street
Great Barrington, MA 01230

Mr. Rasch,

At your request, I have performed a Chapter 34 Review on the existing commercial building, in connection with the proposed alterations; located at 343 Main Street in Great Barrington, MA. This Chapter 34 Review was conducted in compliance with the 780 CMR Massachusetts State Building Code 9th Edition, 2015 International Existing Building Code and Massachusetts Amendments. This project is based, in part, on the attached plans, site, and building inspections, performed by myself in 2021 and 2022.

Introduction to Chapter 34 and the International Existing Building Code:

Chapter 34 of the Massachusetts State Building Code pertains to any repair, alteration, relocation, addition and/or change of use of any existing building that has been previously occupied legally. The provisions of this chapter are intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the proposed work.

The investigation is created in compliance with Section 104.2.2.1 of the building code, which requires an investigation and evaluation be conducted in accordance with the provisions of 780 CMR 34, which is subject to any proposed work regulated by 780 CMR 34, which is subject to 780 CMR 107, as a condition of the issuance of the building permit. This section specifies that the results of the investigation and evaluation, along with any proposed compliance alternatives, must be submitted to the local building inspector in written report form.

Existing Building Description:

The previously occupied Berkshire Community College's (BCC) satellite campus, South County Center (SCC), is located at 343 Main Street in Great Barrington, MA in the B-2 Zone (General Business Zone). As of December 2022, the building is owned by 343 Main Street, LLC. The main level, previously occupied by BCC, is currently vacant and contains 7 classrooms, meeting space, and offices. The lower level is rented to two other business, CHP a dental office, and Elements, a jewelry making space. All three have separate exterior entrances and the two floors are not interconnected. The existing uses of the building are B (Educational occupancies for students above the 12th grade), B (Clinic, outpatient) and F-2 (Low hazard factory) per Chapter 3 of 780 CMR.



The building is a one story structure fronted on the Main Street (West elevation) and is a two story structure on the East elevation. Due to the West-East slope, portions of the North and South Elevations are also two stories. There is an adjacent vacant building attached to a small portion of the single story portion of the South Elevation. The building was originally constructed in 1922-1923 as an automobile dealership and was added onto and expanded into a repair garage shortly thereafter. The historic name of the property is the Whalen & Kastner Garage.

The building frame is comprised multi-wythe brick bearing walls, with a concrete foundation. The main floor structure is comprised of concrete floors and beams. The flat roof is supported by steel trusses and beams with a wood plank roof deck and membrane roof. Interior partitions are mainly drywall non-load bearing partitions, but the front portion of the building does have some masonry partitions. The main floor is 11,530 sf and the lower floor is 10,380 sf.

Since it is unknown if the roof deck is 2" thick or not, the construction type cannot be classified as IIB, therefore it would best classified as Type IIIB under IBC 602.2. The building also features a previously approved NFPA 13 Sprinkler System and Manual Fire Alarm System with Occupant Notification.

Proposed Project Scope of Work:

The proposed scope of work is the selective renovation of more than 50% of the floor area of the existing building to support new uses. On the lower level, the existing CHP dental facility and Elements jewelry making space will be converted to (6) residential apartments with an elevator lobby and accessory storage and MEP spaces. The street facing level portion of the existing upper level BCC adult education space will be converted to provide two new commercial retail rental spaces. The remainder of the upper level will also be converted into (7) residential apartments with a street access lobby. No additions to the building's footprint are proposed. The existing exterior egress stair on the rear of the building will be demolished, as the proposed interior staircase will provide a second means of egress for the structure.

Chapter 3 of 780 CMR would designate these new uses as R-2 (residential apartments), M (mercantile retail spaces), and S-2 (low hazard accessory storage). Both Changes in Occupant and Occupancy Classification will occur throughout the building. Upgrades to the existing sprinkler and fire alarm systems will also be required.

Chapter 34 Compliance:

The compliance of this chapter allows one of three methods to be chosen, including the Prescriptive Compliance Method, the Work Area Compliance Method or the Performance Compliance Method. Application of one of these methods shall be the sole basis for assessing the compliance of work performed under a single permit and the methods may not be applied in combination with each other. The other option is, when approved by the building official, alterations complying with the laws in existence at the time the building or affected portion of the building was built, shall be considered in compliance with the provisions of this code.

Based on this information and the proposed scope of work, Chapter 5 Work Area Compliance Method was used in this analysis, including IEBC Chapter 1, 5-13 (as applicable).



Classification of Work (IEBC Chapter 5):

In reviewing the requirements listed in this section, the proposed work must comply with **Section 1** Scope & Administration, 503 Alteration Level 1 (**Chapter 7**), Section 504 Alteration Level 2 (**Chapter 8**), 505 Level 3 (**Chapter 9**), and 506 Change of Occupancy (**Chapter 10**). Each Chapter and subsection has been reviewed thoroughly and any resulting work has been included in the proposed scope of work.

Findings:

As a result of the full code review of all applicable chapters, the following work is required for compliance.

1. **Modification of the existing NFPA 13 Fire Suppression System to comply with the proposed layout.**
2. **The installation and reconfiguration of the fire alarm system to comply with the code for new construction.**
3. **Compliance for means of egress including exit signage, emergency lighting, and exit access.**
4. **Adequate light, exhaust, and ventilation as the scope includes the modification/installation of new HVAC systems and lighting and new uses.**
5. **Compliance of all interior finishes and compliance with smoke and flame spread requirements.**
6. **The entire building must to comply with 521 CMR – Accessibility.**
7. **Compliance with the 2018 IECC for all new energy elements including insulation, lighting, windows, doors, and HVAC.**
8. **The building must undergo a structural investigation to determine compliance with new gravity loads and lateral force resistance systems.**
9. **Exterior walls must be evaluated to determine compliance with fire separate requirements.**
10. **Interior fire separation walls and partitions must be constructed with the required fire ratings discussed in this report.**

For a full understanding and breakdown of each Chapter and applicable code section, refer to the tables that follow this report.

Conclusion:

In conclusion, it is my opinion that these improvements must be incorporated into the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on my interpretation of Chapter 34 of the Massachusetts State Building Code.

If you have any questions or need clarification regarding this matter, please feel free to contact me.

Sincerely,

Michael Valenti, Assoc. AIA
37 Valentine Road
Pittsfield, MA 01201
(315)-396-1342



IEBC CHAPTER 1 Scope & Administration

Code Section & Description	Requirement	Compliance
101.5 Construction Safeguards	All construction work must comply with Chapter 15 of this code.	The contractor is responsible for compliance with this section. Refer to the table listed further in this report.
101.6 Appendices	The code official may require compliance with the IEBC appendices if adopted.	To date, these sections are not adopted and must only comply if required by other sections of this code.
101.7 Correction of Violations	Required upgrades by any other code or licensing rule are not required to conform to this code.	This section is not applicable to this project.
M.G.L. 148, 26G (102.2)	When existing buildings or portions thereof undergo additions or alterations, M.G.L. 148, 26G may apply with respect to sprinkler requirements.	The existing building is fully sprinklered with an approved system. Changes in spatial configuration of the existing building will require modification to the existing sprinkler system.
M.G.L. 148, 26F ½ (102.2)	Carbon monoxide alarms must comply with 527 CMR & Chapter 9 of the IBC with MA Amendments.	The proposed plans will illustrate compliance with this section.
M.G.L. 148, 26G ½ (102.2)	This section describes the requirements for sprinklers in existing buildings, but only in nightclub use groups.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26H (102.2)	This section describes the requirements for sprinklers in existing lodging or boarding houses.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26I (102.2)	This section describes the requirements for sprinklers in existing multiple dwellings.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.

IEBC CHAPTER 10 Change of Occupancy and Occupancy Classification

Code Section & Description	Requirement	Compliance
1001 General	The change of occupancy including whether or not a change of classification occurs, must comply with the appropriate sections of this Chapter.	The entire existing building will undergo a change of use and change of occupancy classification, therefore, sections 1002-1012 will apply.



<p>1002 Special Use & Occupancy</p>	<p>This section addresses with the additional requirements of listed special uses and occupancies.</p>	<p>A portion of the building is changing its use to a Special Use Group, therefore, the entire building must comply with the requirements of section 420 of the IBC. This section discusses requirements for fire separation between uses and dwelling units.</p> <p>Walls Between Dwelling Units: 0.5 Hour Rated Interior Corridors: 0.5 Hour Interior Vertical Exit Stairways: 1 Hour Horiz. Assembly, Between R-2: 0.5 Hour Horiz. Assembly Between Uses: 1 Hour</p>
<p>1003-1005 Materials, Fire Protection & Egress</p>	<p>These sections refer to section 1012 listed below.</p>	<p>Refer to section 1012, listed below.</p>
<p>1006 Accessibility</p>	<p>This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR 3.</p>	<p>The proposed work amounts to more than \$100,000 and more than 30% of the full and fair cash value of the building. Therefore, the entire building must comply with 521 CMR.</p>
<p>1007.1 Gravity Loads</p>	<p>Buildings subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads shall comply with the gravity load provisions of the IBC.</p>	<p>The proposed M (Mercantile) Uses on the upper level will result in an increase in gravity load requirements per the IBC. Therefore, that space will need to be structurally evaluated for the new use (100psf).</p>
<p>1007.2 Snow & Wind Loads</p>	<p>If the change of occupancy where such change in the nature of occupancy results in higher wind or snow occupancy categories based on Table 1604.5 of the IBC shall be analyzed and shall comply with the applicable wind or snow load provisions of the code for new construction.</p>	<p>The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.</p>
<p>1007.3 Seismic Loads</p>	<p>If the change of occupancy results in the building being assigned to a higher risk category based on Table 1604.5 of the IBC, the building shall comply with the requirements for IBC level seismic forces as specified in Section 301.1.4.1 for the new risk category.</p>	<p>The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.</p>



1008 Electrical	When a building undergoes a change of occupancy, certain special occupancies will require additional upgrades to comply with the electrical code.	None of the listed special uses are applicable to this project.
1009 Mechanical	If the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the IMC, the new occupancy shall comply with the intent of the respective IMC provisions.	The proposed uses have additional exhaust and mechanical ventilation requirements, therefore this section is applicable. The proposed plans will illustrate compliance with this section.
1011 Other Requirements	Light and ventilation shall comply with the requirements of the IBC for the new occupancy.	All lighting and ventilation will comply with the code of new construction within the work area.
1012.1.1 Compliance	The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.	As the existing building is considered unseparated, the entire building will require compliance with chapters 10 and 9. The most restrictive use for the building is use group R-2 (Residential).
1012.2.1 Fire Sprinkler System	An automatic fire sprinkler system must be provided throughout the change of use area based on the code for new construction when there is a different fire protection system threshold requirement in Chapter 9 of the IBC.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
1012.2.2 Fire Alarm & Detection	A fire alarm and detection system must be provided within the new use group space based on the code for new construction. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs per the code for new construction.	The existing manual fire alarm system must be modified to comply with the code of new construction based on the new layout.
1012.3 Interior Finish	The interior finish of walls and ceilings in the new space shall comply with the code for new construction.	All finishes will comply with this section.
1012.4 Means of Egress	Hazard categories regarding life safety and means of egress shall be in accordance with Table 1012.4.	The means of egress for the building will comply with the code for new construction. The proposed plans will illustrate compliance with this section.



<p>1012.5 Height & Area</p>	<p>Hazard categories in regard to height and area shall be in accordance with Table 1012.5.</p>	<p>The Heights and Areas hazard category for the proposed use is higher than the existing hazard category of the existing building, therefore the Heights and Areas requirements for building must comply with the code for new construction. The existing building is below the required new thresholds, therefore the building is deemed acceptable as is.</p>
<p>1012.6 Exterior Wall Ratings</p>	<p>Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1012.6.</p>	<p>The Exterior Wall hazard category for the proposed use is higher than the existing hazard category of the existing building, therefore exterior wall assemblies must be evaluated and comply with the code for new construction.</p>
<p>1012.7 Enclosure of Vertical Shafts</p>	<p>Enclosure of vertical shafts shall be in accordance with Sections 1012.7.1 through 1012.7.4.</p>	<p>There are no existing vertical connections between the two levels of the building, therefore, this section is not applicable. The new vertical stair connection for the residential lobby will need to be constructed in compliance with the IBC. IBC Section 1019.3, exception 1, allowed for the proposed stairway to remain unenclosed because it is only connecting two stories and there are no other interconnections in the building.</p>

IEBC CHAPTER 9 Alterations Level 3

Code Section & Description	Requirement	Compliance
<p>902 Special Use/Occupancy</p>	<p>This section deals with high rise buildings, boiler/furnace rooms in specific use groups and emergency controls.</p>	<p>The reconfiguration of the building will result in the deletion of the boiler system for newer technologies, therefore, is not applicable.</p>
<p>903.1 Existing Shafts & Vertical Openings</p>	<p>Existing stairways that are part of the means of egress must be enclosed from the highest work area floor to the level of exit discharge.</p>	<p>Refer to section 1012.7, listed above.</p>



903.2 Fire Partitions in Use Group R-3	Fire separation in Group R-3 occupancies must be upgraded.	This building is R-2, M, and S-2 use group(s) and therefore, is not applicable.
903.3 Interior Finish	Interior finish in exits serving the work area shall meet the code for new construction from the work area to the level of exit discharge.	All finishes in exits will comply per the code of new construction.
904.1 Sprinklers	Sprinklers are required throughout all work areas when required by the code for new construction.	Refer to M.G.L. 148 26G, listed above.
904.2 Fire Alarm & Detection	Fire alarms and detection systems must be provided in accordance with the code for new construction.	Refer to section 1012.2.2 listed above.
905.1 Means of Egress	Means of egress lighting and exit signs must be installed per the code for new construction.	The proposed scope of work will include code compliant signage and emergency lighting.
906 Accessibility	This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR.	Refer to section 1006, listed above.
907.2 New Structural Elements	All new structural elements must comply with the code for new construction.	Any proposed structural work will comply per the code for new construction. The proposed plans will illustrate compliance with this section.
907.3 Existing Gravity Carrying Structural Elements	Alterations shall not reduce the capacity of existing gravity load-carrying structural elements unless it is demonstrated that the elements have the capacity to carry the applicable design gravity loads required by the <i>IBC</i> . Existing structural elements supporting any additional gravity loads as a result of the alterations, including the effects of snow drift, shall comply with the <i>IBC</i> .	Refer to section 1007.1, listed above.
907.4 Structural Alterations	All structural elements of the lateral-force-resisting system in buildings undergoing Level 3 structural alterations or buildings undergoing Level 2 alterations as triggered by Section 807.5 shall comply with this section.	The building is considered a Limited Structural Alteration (Less than 30% of the floor area) per sections 907.4.2 and 907.4.4, therefore the lateral-force resistance systems can comply with 807.5 below.



<p>907.4.3 - 907.4.6 Seismic Hazards</p>	<p>When located in specific seismic design categories, existing masonry walls, roof system anchorage, and parapet walls must be evaluated to comply with IBC level seismic forces per section 301.1.4.2.</p>	<p>The site is located in seismic design category B, therefore this section is not applicable.</p>
<p>908 Energy Conservation</p>	<p>Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.</p>	<p>Renovations, Repairs, and Alterations to existing commercial buildings must fully comply with the 2018 IECC. The provided plans will illustrate compliance with this section.</p>

IEBC CHAPTER 8 Alterations Level 2

Code Section & Description	Requirement	Compliance
<p>801.3 Compliance</p>	<p>All new construction elements, components, systems and spaces shall comply with the code for new construction.</p>	<p>The proposed work complies with this section.</p>
<p>802.1 Special Use & Occupancy</p>	<p>Alteration of buildings classified as special use and occupancy shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.</p>	<p>This building is considered a special use of occupancy. This section allows the proposed alterations subject to Chapter 8 to conform to the requirements of just this chapter.</p>
<p>803.2 Building Elements & Materials</p>	<p>This section describes the requirements for existing vertical openings and which ones are required to be rated.</p>	<p>Refer to section 1012.7, listed above.</p>
<p>803.3 Smoke Compartments</p>	<p>This requirement is for Institutional uses only</p>	<p>This building is R-2, M, and S-2 use group(s) and therefore, is not applicable.</p>
<p>803.4 Interior Finish</p>	<p>The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the IBC.</p>	<p>All wall and ceiling finishes comply with the smoke and flame spread requirements.</p>
<p>803.5 Guards</p>	<p>This section requires any floor area more than 30" above the floor below which is required to have guards, or those in which the existing guards are in danger of collapsing, shall be provided.</p>	<p>There are no existing floor areas in the work area above 30", therefore, this section is not applicable. Proposed areas over 30" will comply with the code for new construction.</p>



803.6 Fire Resistance Ratings	Where automatic sprinklers are installed reductions may be allowed in fire resistance rated construction. Must comply with IBC. Specific documentation is required.	Fire rated construction will comply with the code for new construction.
804.2 Sprinklers	Same as Level 3 work listed above.	Refer to M.G.L. 148 26G, listed above.
804.3 Standpipes	Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet above or below the lowest level of fire department access, a standpipe system shall be provided.	This section is not applicable, as the building is less than 50' tall.
804.4 Fire Alarm & Detection	Same as Level 3 work listed above.	Refer to section 1012.2.2, listed above.
805 Means of Egress	This section refers to the Hazardous Means of Egress section listed above. In addition, sections 805.7 and 805.8 require compliance for emergency lights and exit signs in accordance with the code for new construction. Sections 805.9 and 805.11 require compliance for guards and handrails.	The proposed plans will illustrate all means of egress are compliant with the code for new construction. Proposed dead end corridors are allowed to be 50' or less when the building is equipped with a fire suppression system.
806 Accessibility	Same as Level 3 work listed above.	Refer to 1006, listed above.
807 Structural	Same as Level 3 work listed above.	The proposed plans will illustrate compliance with this section where applicable. Furthermore, the proposed alterations will not increase the design lateral loads of the building or result in a prohibited structural irregularity.
809 Mechanical	This section requires all reconfigured spaces shall be provided with natural or mechanical ventilation in accordance with the code for new construction.	Refer to section 1009, listed above. In addition, the proposed plans will illustrate compliance with this section.
811 Energy Conservation	Same as Level 3 work listed above.	Refer to section 908, listed above.



IEBC CHAPTER 7 Alterations Level 1

Code Section & Description	Requirement	Compliance
701.2 Conformance	The existing building may not be altered such that the building becomes less safe than its existing condition.	This section is compliant.
701.3 Flood Hazard Area	In flood hazard areas, alterations that constitute substantial improvements shall require that the building comply with Section 1612 of the IBC.	The existing building is not located in a flood hazard area and therefore, this section is not applicable.
702.1-702.3 Finishes	All newly installed interior wall finishes, floor finishes and interior trim materials shall comply with the code for new construction.	Refer to section 803.4, listed above.
702.4-702.5 Windows and Emergency Escape	These sections are applicable for the replacement of windows and window control devices in residential uses where there are requirements for emergency escape and rescue openings.	The scope of work includes the replacement of all windows. There are no conditions where a window control device would be required.
702.6 Materials & Methods	All new proposed work shall comply with materials and methods requirements of the codes for new construction, including IBC, IECC, IMC and 248 CMR, pertaining to material standards, installation and connection, joints, penetrations, continuity of any element, component or system in the building.	The construction drawings reflect compliance with this section. Furthermore, the contractor and subcontractors will provide compliance.
703 Fire Protection	Alterations shall be done in a manner that maintains the level of the existing fire protection provided.	The proposed alterations will improve the level of existing fire protection systems.
704 Means of Egress	Same as Level 3 work listed above.	Refer to sections 1012.4 and 905.1, listed above.
705 Accessibility	Same as Level 3 work listed above.	Refer to section 1006 listed above.
706 Reroofing	Materials and methods of application used for recovering or replacing existing roof coverings shall comply with the requirements of chapter 15 of the IBC or the exceptions in this section.	As the roof is being replaced, 706.3 exception 5 allows for the existing built up roof to remain in place and act as a substrate. One layer of this roof will be removed as part of the scope of work.
707 Structural	This section is applicable where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required.	Refer to sections 907.2-907.6 and 807, listed above.
708 Energy Conserv.	Same as Level 3 work listed above.	Refer to section 908, listed above.



IEBC CHAPTER 15 Construction Safeguards

Code Section & Description	Requirement	Compliance
1501.2 Storage & Placement	All construction equipment and materials must be stored and placed so as not to endanger the public, workers or adjoining property.	The general contractor is responsible for compliance with this section.
1501.3 Alterations, Repairs & Additions	If the building will remain occupied during construction, all required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during construction. Adequate substitute provisions shall be made if any of these required elements or devices are being altered or repaired.	
1501.4 Manner of Removal	Waste materials shall be removed in a manner which prevents injury or damage to person, adjoining properties and public right of ways.	
1501.5 Fire Safety during Construction	Fire safety during construction shall comply with the requirements of the IBC and the applicable provisions of 527 CMR – Massachusetts Fire Code.	
1501.6 Protection of Pedestrians	Pedestrians shall be protected during construction and demolition activities including walkways, barricades, railings, barriers, etc.	
1502.1 Protection of Adjoining Property	All adjoining property must be protected from damage during construction and demolition.	
1503 Temporary Use of Streets, Alleys and Public Property	The temporary use of streets or public property for the storage or handling of materials or equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter. All construction materials and equipment shall not be placed or stored so as to cause an obstruction to the existing surroundings.	
1504 Fire Extinguishers	All structures under construction, alteration or demolition shall be provided with not less than that required and must be sized properly.	
1505 Means of Egress	Required means of egress shall be maintained at all times during construction, unless alternative egress systems are provided.	
1506 Standpipe Systems	Buildings required to have standpipe systems shall be provided with at least one during construction.	



1507 Sprinkler Systems	Portions of buildings where sprinklers are required, the building may not be occupied until the system has been tested and approved.	
1509 Water Supply for Fire Protection	An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.	



MEMORANDUM

PROJECT: 343 MAIN STREET, GREAT BARRINGTON, MA
DATE: July 12, 2022
RE: Mechanical, Electrical and Plumbing (MEP) Upgrades

Ian,

As requested, we have outlined the proposed MEP upgrades for the renovations to the existing two-story, 21,500 +/- SF, 343 Main Street building in Great Barrington, MA. The post renovation building will include 13 apartments and various residential support spaces (lobbies, laundry room, storage spaces, etc.) as well as two commercial tenants. A new elevator will also be installed. The scope of work will generally include:

HVAC

- A high-efficiency variable refrigerant flow (VRF) heat pump system equipped with heat recovery to provide heating and air conditioning will be provided for the apartments and retail spaces. The VRF units will include fan coil type heat pump installed concealed above the finish ceiling, wall-mount ductless and cassette type units, as applicable to each space.
- The indoor units will be provided with a multi-speed fan and will be connected, via refrigerant piping, to the outdoor unit, which will be equipped with variable-speed, inverter compressors. The outdoor units will be strategically located on concrete pads at grade level or on the roof as required to accommodate maximum refrigerant pipe length constraints defined by the respective manufacturer.
- Each indoor VRF unit will be provided with thermostats equipped with time-of-day schedules that define unoccupied/occupied schedules and user-interface to permit local set-point adjustments. Each VRF system will be equipped with a central controller with web-access. The central controller will allow for remote monitoring of systems, global set-point adjustments and alarms.
- Each residential unit will also be equipped with an exhaust hood in the kitchen with integral exhaust fan. Hoods will be recirculating type.



- Energy recovery ventilators (ERV) will be provided to bring code required outdoor air into the building and will also be used for bathroom exhaust. The ERV's will be equipped an enthalpy cross-counterflow heat exchanger, electric heating coil, frost protection, bypass for free-cooling and two supply/exhaust fans with ECM motors.

Electrical

- The electrical service will be upgraded. Metering will also be reconfigured.
 - The service will include thirteen (13) apartment meters, two (2) retail tenant meters and one (1) owner/house meter.
- Each individual apartment will be provided with a 30-circuit, 100A panelboard. Each panel will feed all individual apartment loads (with the exception of the VRF condenser) including general convenience receptacles, local HVAC, electric stove and lighting.
- LED lighting will be installed throughout the interior spaces. A variety of different luminaires will be employed to distribute lights in a controlled way that will be efficient enough and will correspond to the architectural solutions in respective spaces. Occupancy sensors will be provided where required by code. Exit signs and egress lighting will be of LED type with battery back-up.
- LED lighting fixtures in each apartment will include residential type fixtures able to accommodate a minimum of 2700 lumen lamps. All lighting fixtures will be controlled by manual rocker-type wall switches.
- Receptacles in individual apartments will be provided so that no point along the floor line in any wall space is more than 6 feet, measured horizontally from an outlet in that space, including any wall space 2 feet or more in width. All receptacles in bedrooms and living spaces will be tamper resistant type and provided with arc-fault circuit-interrupter protection. Two (2) 20 Amp small appliance circuits will be provided to serve receptacles outlets at the kitchen counter area. GFCI receptacles will be provided in vicinity of sinks per NEC. Each bathroom will be equipped with a dedicated 20 Amp circuit feeding a GFCI receptacle at the vanity.



- The design of the fire alarm system will be based on engineering criteria as defined by *International Fire Code 2015, NFPA 72-2013* and *The Commonwealth of Massachusetts State Building Code 780 CMR, 9th Edition*. The fire alarm system will include an addressable control panel with addressable devices. The system will be supported by standby batteries, which will support 24-hours of full supervisory operation followed by 5 minutes of alarm. Alarms will be annunciated at the fire alarm control panel located at the main entry. Manual pull stations will be provided at every building exit. Audio/visual notification appliances will be located in all public and common areas. All devices will be in compliance with the Americans with Disabilities Act (ADA). Smoke detectors will be provided in common spaces. Carbon monoxide detectors will be installed where required by 527 & 248 CMR. Heat detectors will be provided in the kitchen and in basement.

Plumbing

- The domestic water service will be upgraded. The buildings' water service will include isolation valves, pressure regulating valves and water meter in accordance with local water department standards. Domestic water systems will include copper piping with either soldered joints or press type fittings for piping larger than 1-inch. Branch piping 1-inch and smaller will be PEX tubing. Piping insulation will be installed on all domestic cold and hot water piping.
- Interior drainage, waste and vent (D.W.V.) piping will consist of cast-iron, no-hub type or wrought copper with soldered joints for above-slab locations. Below slab piping will be cast-iron hub-and-spigot type.
- Vent piping will be combined into common stacks and extended to 18-inches above the roof. PVC drainage, waste and vent piping will be provided where allowed by the MA Plumbing Code.
- Domestic hot water will be provided from a central, high efficiency, condensing, gas-fired boiler coupled to indirect storage tank(s). Hot water will be stored at a temperature of 140°F. A thermostatic mixing valve will be installed downstream of the service water heating plant to safely control the domestic hot water supply temperature to the buildings. Hot water return (recirculation) will be incorporated into the distribution system to meet energy code requirements.



- Water closets will be floor-mount, vitreous china, flush tank type. Lavatories will be vitreous china, vanity mounted, with two handle center set faucets. Bath tubs and showers will be acrylic construction with acrylic surrounds. Stainless steel sinks with single control center set faucet and separate hand spray will be provided in kitchens. Faucets and fixtures will be the low-flow water-sense type and be equipped with manual controls.

Fire Protection

- An automatic wet-type sprinkler system will be installed to provide full protection of the building. The design of the fire protection system will be based on engineering criteria as defined by NFPA 13-2013. The fire protection system design for both buildings will also comply with The Commonwealth of Massachusetts State Building Code 780 CMR, 9th Edition and the design will primarily be based on a “light hazard” occupancy classification. Exceptions will be necessary for spaces such as common area mechanical rooms, storage and other similar spaces, which will likely be classified as “ordinary hazard” occupancies.
- The duration requirements for residential/light hazard are 30 minutes and for ordinary hazard, 60 minutes. These duration figures assume all building fire alarms are connected to a UL Listed, constantly attended, central station. The sprinkler system zone controls and alarms will be located in the buildings where readily accessible by the fire department.
- The sprinkler control and service entrance equipment will include, but not be limited to: reduced pressure type backflow assembly, riser check valve with 2” drain and upper/lower pressure gauges, flow switch, flow alarm, valve/tamper supervisory switches, etc. An exterior Siamese hose connection (4” Storz) will be provided at the exterior of the building to permit fire department connection. All fire protection system controls, alarms, switches, etc., will be connected to the proposed fire alarm system.

Please contact me at 413.743.9500 ext. 304 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Trzcinski'.

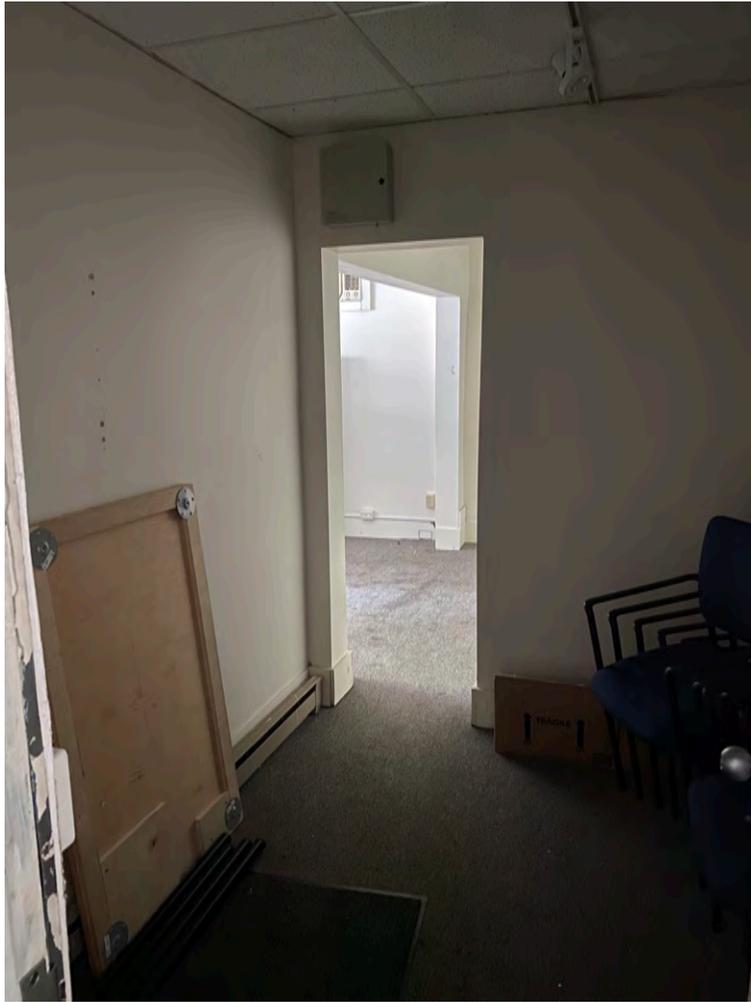
MIKE TRZCINSKI, P.E., C.P.D., LEED A.P.
Partner

Photographs and Renderings











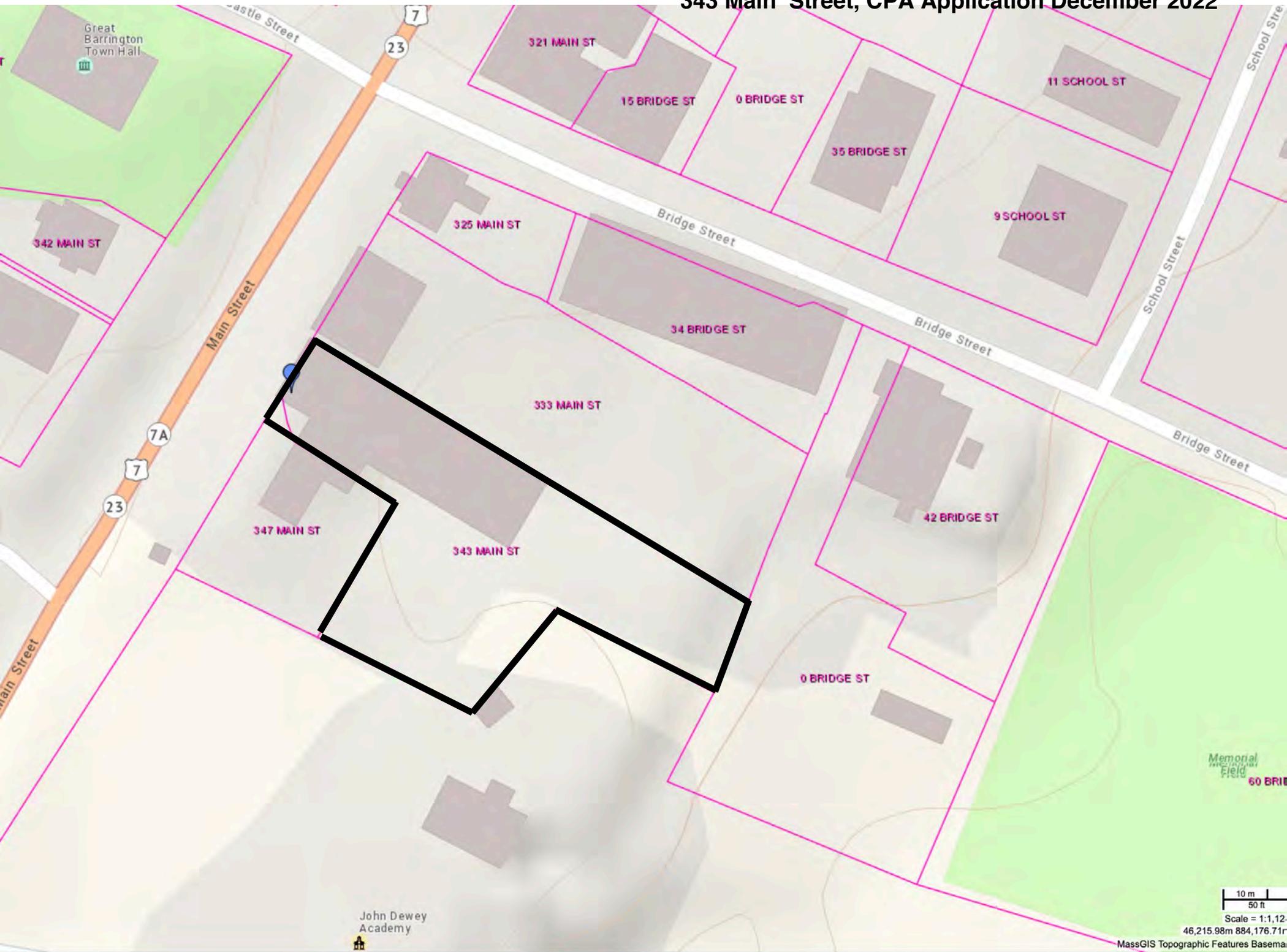
343 Main Street, Renderings
CPA Application Dec 2022





Map

343 Main Street, CPA Application December 2022



John Dewey Academy

10 m
50 ft

Scale = 1:1,120

46,215.98m 884,176.71m

MassGIS Topographic Features Basemap

Site Control

QUITCLAIM DEED

BERKSHIRE COMMUNITY COLLEGE FOUNDATION, INC., a Massachusetts nonprofit corporation having its principal place of business at 1350 West Street, Pittsfield, Massachusetts 01201, for consideration paid in the amount of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,450,000.00), hereby grant to 343 MAIN STREET, LLC, a Massachusetts Limited Liability Company, whose mailing address is P. O. Box 627, Great Barrington, Massachusetts 01230, with QUITCLAIM COVENANTS, the land situated in the Town of Great Barrington, Berkshire County, Massachusetts, bounded and described in Exhibit A attached hereto.

This conveyance does not constitute all or substantially all the assets of Berkshire Community College Foundation, Inc.

343 Main Street, Great Barrington, Massachusetts

EXHIBIT A

All right, title and interest to the premises located on the easterly side of Main Street, which are shown on the following plans:

1. "PLAN SHOWING A PORTION OF LAND OF ROBERT K. WHEELER GREAT BARRINGTON MASSACHUSETTS OCTOBER 1968, scale 1" = 10' Kelly and Granger, Engineers", recorded in the Berkshire Southern District Registry of Deeds in Map File #38.
2. "PLAN OF LAND OF ROBERT K. WHEELER IN GREAT BARRINGTON, MASSACHUSETTS MAY 1973 SCALE 1 = 20' Kelly and Granger, ENGINEERS & SURVEYORS of Great Barrington, Massachusetts", recorded in said Registry in Map File #31.

Excepting, however, the parcel containing 0.406 acres shown on a plan of land entitled "Plan of Land Surveyed for William L. Sydney and Isodore Goodman, Great Barrington, Massachusetts, December 1985, Scale 1" = 20', Kelly-Granger-Parsons and Associates, Inc., Great Barrington, Mass.", and recorded in said Registry in map Book 7, Page 179 (hereafter called the "0.406 acre parcel).

TOGETHER WITH a 20' easement for ingress and egress and all the purposes of a way between Main Street and the premises herein conveyed, which easement is bounded and described as follows:

Beginning at a point on the easterly side of South Main Street which point is 42' northeasterly of the southwesterly corner of the 0.406 acre parcel;

Thence S-48-21-46-W a distance of 20' to a point in said easterly line of Main Street;

Thence S-45-38-15-E 22' northerly from and parallel to the southerly boundary line of the 0.406 acre parcel a distance of 130 +/- to a point in the westerly boundary line of the premises herein conveyed;

Thence N-48-21-46-E a distance of 20' to a point in said westerly line of the premises herein conveyed;

Thence N-45-38-15-W 20' northerly from and parallel to the second course herein described to the point and place of beginning.

SUBJECT TO an easement for the benefit of the 0.406 acre parcel for ingress and egress on foot and by vehicle to the building on said 0.406 acre parcel, over the parcel herein conveyed, which easement is bounded and described as follows:

Beginning at a point in the easterly side of the 0.406 acre parcel which point is N-48-21-46E 26.94' from the southeast corner of the 0.406 acre parcel;

Thence S-41-39-14E 20' to a point;

Thence N-48-21-46E 70' to a point;

Thence S-41-39-14E 20' +/- to a point;

Thence N-48-21-46E 35' +/- to a point in the southerly line of the building on the parcel herein conveyed;

Thence N-41-46-21W 40' along the southerly line of said building to an iron pipe to be set;

Thence S-48-21-46W 105' +/- to the point and place of beginning;

Subject to a party wall agreement between C-I-M Limited Partnership and Isodore Goodman contained in a Corrective Deed dated July 20, 1987 and recorded in the said Registry of Deeds in Book 644, Page 312.

TOGETHER WITH the right to enter the 0.406 acre parcel for purposes of maintenance, repair and replacement to the wall and supporting abutments on the northerly property line of the 0.406 acre parcel.

Subject to a Right of Way for the benefit of the 0.406 acre parcel, for all purposes, over a triangular shaped parcel northerly of the northwesterly corner of the 0.406 acre parcel described as follows:

Beginning at a point in the easterly line of South Main Street, said point being the most northwesterly corner of the premises described in a deed from Whittaker to Sydney and Isadore Goodman dated September 15, 1968 and recorded in the Berkshire Southern District Registry of Deeds in Book 452, Page 259;

Thence Southwesterly to a point in the corner of the building on the southerly line of the premises herein conveyed;

Thence Northwesterly along the Southerly line of premises conveyed to said easterly line of South Main Street;

Thence Northerly along the easterly line of South Main Street to the point of beginning.

TOGETHER ALSO with the use of a Right of Way from the general northeasterly area of the above described premises northeasterly over land now or formerly of Wheeler and Taylor Realty Company, and land now or formerly of the Home Insurance Co. to Bridge Street.

That portion of the Right of Way over land now or formerly of Wheeler and Taylor Realty Company, being a strip 20 feet in width northerly of and contiguous to the northeasterly 20 feet of the northerly line of the above described premises.

That portion of the Right of Way over land now or formerly of the Home Insurance Company being a strip 30 feet in width easterly of said 20 foot strip above described, and running over land now or formerly of the Home Insurance Company between land now or formerly of the Dempseys and Wheeler and Taylor Realty Company northerly to Bridge Street.

TOGETHER WITH the right to pass and repass on foot for ingress and egress of the building on the premises herein conveyed, in an area in the northwest corner of the 0.406 acre parcel bounded, as follows:

Northerly by the northerly boundary of the 0.406 acre parcel,

Southerly by a line 3 feet southerly from and parallel to the existing building on the parcel herein conveyed,

Westerly by Main Street, and

Easterly by a line 30 feet easterly of and parallel to Main Street, provided; however, that this easement is SUBJECT TO any leases now existing on the 0.406 acre parcel.

SUBJECT TO the rights in the owner of the 0.406 acre parcel, his successors and assigns to continue to use an existing flue connection for heating purposes, in a chimney on the premises conveyed herein; provided, however, that so long as said flue connection is in place, the owner of the 0.406 acre parcel shall repair and maintain same.

SUBJECT TO the covenant to indemnify and hold harmless Isodore Goodman and his successors and assigns as set forth in the deed of C-I-M LIMITED PARTNERSHIP to the grantor herein dated July 20, 1987 and recorded with said Registry of Deeds in Book 644, Page 316.

Being the same premises conveyed to the grantor herein by deed of C-I-M LIMITED PARTNERSHIP dated July 20, 1987 and recorded with said Registry of Deeds in Book 644, Page 316.

SUBJECT TO an easement in favor of Massachusetts Electric Company dated July 18, 2018 and recorded with said Registry of Deeds in Book 2483, Page 270.

SUBJECT TO an Order of Taking by the Town of Great Barrington dated September 4, 2013 and recorded with said Registry of Deeds in Book 2215, Page 212.

WITNESS our hands and seals this 15th day of December 2021.

Witness:

BERKSHIRE COMMUNITY COLLEGE
FOUNDATION, INC.

S.J.

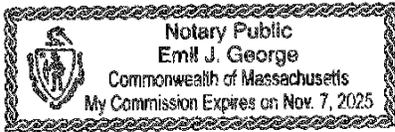
By: Eugene A. Dellea
Eugene A. Dellea, President

By: _____
Tess Sorrentino, Treasurer

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

On this 15th day of December 2021, before me, the undersigned notary public, personally appeared, Eugene A. Dellea, as president of Berkshire Community College Foundation, Inc, proved to me through satisfactory evidence of identification, which were () valid driver(s) license(s), (X) personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed, and the free act and deed of Berkshire Community College Foundation, Inc.



[Signature]
NOTARY PUBLIC
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

On this _____ day of _____ 2021, before me, the undersigned notary public, personally appeared, Tess Sorrentino, Treasurer of Berkshire Community College Foundation, Inc, proved to me through satisfactory evidence of identification, which were () valid driver(s) license(s), () personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed, and the free act and deed of Berkshire Community College Foundation, Inc.

NOTARY PUBLIC
My Commission Expires:

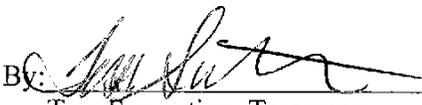
WITNESS our hands and seals this 13th day of December 2021.

Witness:

BERKSHIRE COMMUNITY COLLEGE
FOUNDATION, INC.



By: _____
Eugene A. Dellea, President

By: 
Tess Sorrentino, Treasurer

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

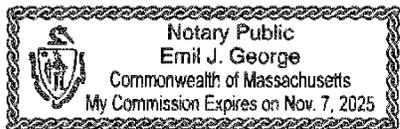
On this _____ day of _____ 2021, before me, the undersigned notary public, personally appeared, Eugene A. Dellea, as president of Berkshire Community College Foundation, Inc, proved to me through satisfactory evidence of identification, which were () valid driver(s) license(s), () personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed, and the free act and deed of Berkshire Community College Foundation, Inc.

NOTARY PUBLIC
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

On this 13th day of December 2021, before me, the undersigned notary public, personally appeared, Tess Sorrentino, Treasurer of Berkshire Community College Foundation, Inc, proved to me through satisfactory evidence of identification, which were () valid driver(s) license(s), (X) personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed, and the free act and deed of Berkshire Community College Foundation, Inc.





NOTARY PUBLIC
My Commission Expires:

Letters of Support



House of Representatives
State Representative Smitty Pignatelli

Fourth Berkshire District

State House, Room 166 Boston 02113-1053

December 1st, 2022
Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

To Whom It May Concern:

I write to you in support of Alander Group's applications for Community Preservation Act Funding for 322 and 343 Main Street. Funding from CPA will help support the creation of affordable housing and the restoration of historic exterior elements and will help bridge the gap between project costs and conventional project financing. Without this grant funding, the projects will be unable to succeed to their fullest capacity.

322 and 343 Main Street are staples in historic downtown Great Barrington. They are both mostly vacant, underutilized and in need of rehabilitation and renovation. If granted funding through the Community Preservation Act, these buildings will become the area's first mixed income housing/historic preservation projects and will serve a regional need for this type of housing. The projects will bring together public and private financing to provide multiple public benefits in impactful ways- from housing to historic preservation to supporting the small business economy that is so important in the region.

The town of Great Barrington has proven their commitment to redeveloping downtown spaces, from renovating blighted properties, creating a walkable downtown, and creating expanded employment opportunities. The mixed income housing and retail tenancies proposed at 343 and 322 Main Street will provide affordable housing, create, and retain jobs, drive foot traffic and provide small business opportunities to help Great Barrington to support their downtown goals and priorities, and allow the town to maintain its presence as a cultural center in Berkshire County. The Alander Group is a locally owned commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations, with a demonstrated strong financial performance through value-added repositioning, sustainable building techniques and enhancement of livable community.

Affordable Housing and Historic Preservation Funding from the Community Preservation Act are essential sources for these projects. The efforts to rehabilitate these historic Main Street buildings and create a hub of activity will undoubtedly have a positive impact on the Great Barrington downtown as well as the local economy, which has suffered at the hand of the COVID-19 pandemic. I urge you to support this project's application and thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Smitty".

Smitty Pignatelli | State Representative | 4th Berkshire District



BRPC

Berkshire Regional Planning Commission

JOHN DUVAL, Chair
MALCOLM FICK, Vice-Chair
SHEILA IRVIN, Clerk
BUCK DONOVAN, Treasurer
THOMAS MATUSZKO, A.I.C.P.
Executive Director

December 1, 2022

Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Dear members of the Community Preservation Committee,

As the Executive Director of Berkshire Regional Planning Commission (BRPC), I am pleased to write this letter of support for Alander Group's application for Community Preservation Act support for redevelopment of 343 Main Street and 322 Main Street. The redevelopment of these locations will place a total of 35 mixed-income residential units and 9 retail spaces within walking distance of shopping, dining, and workplaces, facilitating downtown revitalization that is critical to Great Barrington's continued success, while at the same time restoring two historically significant buildings.

It has long been said that we cannot build our way out of a housing crisis. Create additional affordable housing in existing, underutilized space is part of the solution. However, the cost of construction and level of debt required to complete this combined project would preclude the inclusion of affordable units without subsidy.

In a 2020 survey, Berkshire County identified a deficit of over four thousand units of affordable housing. Great Barrington's Housing Production plan showed a year ago that the deficit was over 260 households and that 43% of renters were housing cost burdened. We know that because of COVID-19, those numbers are getting steadily worse. They will not rebound without direct intervention. Alander Group is an important partner in creating a range of housing options to solve the rapidly accelerating housing shortage at all income levels.

Given the housing crisis facing Berkshire County, BRPC is recommending that Community Preservation Act funds throughout the county be prioritized for housing development. Consistent with that approach, BRPC strongly supports Alander Group's CPA request, which would build upon their previous success.

Sincerely,

Thomas Matuszko
Executive Director

Background Information

COMPANY INFORMATION



COMPANY INFORMATION

Alander Group is a commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations. The company takes a long term investment approach and is committed to strong financial performance through value-added repositioning, energy conservation, and building strong communities.



Ian Rasch

Ian has over 20 years of real estate investment and development experience, including property development, finance, managing joint ventures, property management, and leasing. Prior to founding Alander Group and Framework Properties, Ian was Vice President, Director of Development, at Allegrone Companies where he oversaw the full range of real estate planning, development and investment activities.

Prior to this he was a Principal at Propeller Group in New York City where he redeveloped and re-positioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. Previously, he was a Senior Project Manager at Turner Construction in New York where he worked on The Hearst Tower, The Memorial Sloan-Kettering Breast and Imaging Center and The Verdesian Residential Tower- the first residential high-rise in the United States to achieve Platinum LEED Status.

Ian has received numerous industry awards including Green Cinderella Award (National Grid), Building Brooklyn Award (Brooklyn Chamber of Commerce), + Housing Award (American Institute of Architects), and Paul E. Tsongas Award (Preservation Massachusetts). In addition, he has collaborated with the American Institute of Architects on educational programs and served on the task force of various green pilot and incentive programs including the US Green Building Council, New York State Energy Research and Development Authority, EPA Energy Star, the Kresge Foundation, the Enterprise Foundation and PlaNYC sustainability and resiliency blueprint for New York City.

Ian holds a M.S. in Real Estate Finance and Construction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.



Owner
Framework Properties

Architect
INC Architecture & Design

Size
65,000 sq ft
48 Residential Units

Status
Pre Development

Project Cost
\$15,000,000

Manville Place

The Manville Place Project will address the "missing middle" of housing in Great Barrington, MA - offering 1-, 2-, and 3-bedroom rental housing units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces.

The project features three new, energy efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote walkability throughout the neighborhood. Key design elements include oversized windows for natural lighting, open-concept kitchens, Energy Star for Homes Certification, and four-season landscape design.





Owner
Framework Properties

Architect
INC Architecture & Design

Size
26,000 sq ft
13 Residential
5 Retail

Status
Complete 2017

Project Cost
\$7,510,000

47 Railroad Street Great Barrington, MA

The Adaptive Re-use and Expansion of 47-51 Railroad Street is one of the most exciting and transformative real estate projects in Downtown Great Barrington, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

The project created 13 market-rate apartments and 10,000 square feet of storefront retail and is an example of sustainable development solutions that have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.



10 MAPLE AVENUE, GREAT BARRINGTON MA



Owner

Alander Group

Category

Medical Office

Size

12,000 SF

Status

Completed 2018

Project Cost

\$3,500,000

10 Maple Avenue, Great Barrington

10 Maple Avenue is a medical office building located in Downtown Great Barrington, Massachusetts. The building is occupied by Berkshire Health Systems and includes a Dialysis Center, Wound Care & Hyperbaric Medicine and Outpatient Rehabilitation Center.

780 MAIN STREET, GREAT BARRINGTON MA



Owner

Alander Group

Category

Medical Office

Size

16,500 SF

Status

Completed 2020

Project Cost

\$4,100,000

780 Main Street, Great Barrington

East Mountain Medical is a Rural Health Clinic of Fairview Hospital in Great Barrington Massachusetts, providing comprehensive primary care services to the Berkshires. The site includes lab services and a blood drawing station.

343 MAIN STREET, GREAT BARRINGTON MA



Owner

Alander Group

Category

Mixed-Use

Size

22,000 SF

Status

In Progress

Project Cost

\$5,250,000

343 Main Street, Great Barrington

Situated in downtown Great Barrington, 343 Main Street is a mixed-use redevelopment project that will convert a former auto dealership into 13 thoughtfully designed residences and 2 retail spaces. With floor to ceiling windows for plenty of natural lighting, open-concept kitchens and resilient design practices, 343 Main offers stylish downtown accommodations to live, work and entertain.

50 PROSPECT LAKE ROAD, EGREMONT MA



Owner

Alander Group

Category

Hospitality/Glamping

Size

40 Cabins + Club House +
Retail Market

Status

In Progress

Project Cost

\$6,000,000

50 Prospect Lake Road, Egremont

Located in the scenic Berkshires, Prospect Lake Park will be redeveloped into a modern landscape hotel set along 2,000 feet of lake shore with 40 Scandinavian-Inspired Cabins and 20 Glamping Sites. Whether seeking tranquility or a base for adventure, our curated amenities and accommodations provide space to recharge, congregate or simply sit back and let the views set in. Take a dip in the lake, unwind in a private sauna or hot tub, enjoy fishing, paddle boarding, wildlife viewing, bocce ball or relax in the clubhouse or around the community fire pit.





Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros
Werenfels Architects

Size
50,000 sq ft
25 Residential
6 Retail

Status
Completed 2017

Project Cost
\$6,900,000

Onota Building

The Historic Redevelopment of The Onota Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location; it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive reuse project will convert this underutilized building into 25 market-rate apartments and 8,000 square feet of storefront retail. Utilizing approximately \$2.4 million dollars in State and Federal Historic Tax Credits and \$600K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development. Total Developmental Costs are approximately \$6.9 million dollars.

This development is striving to be an example of sustainable development solutions, to have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.





Owner

Allegrone Real Estate

Architect

Durkee Brown Viveiros Werenfels Architects

Size

30,000 sq ft
14 Residential
5 Retail

Duration

Ten Months

The Howard: Historic - Sustainable - Artful

The Historic Redevelopment of The Frank Howard Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive re-use project converted this underutilized building into 14 market-rate apartments and 10,000 square feet of storefront retail, utilizing approximately \$1.9 million dollars in State and Federal Historic Tax Credits and \$400K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development.

This development is an example of sustainable development solutions and has a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.





Owner

Allegrone Real Estate

Architect

Clark & Green Architecture Design

Size

32,000 sq ft

Duration

In-Progress

1.5.0 Business Center

Environmentally responsible, thoughtfully designed and conveniently located, 1.5.0 Business Center is the new height in efficient green office space. Registered as LEED Platinum, 1.5.0 features floor plans with an abundant of natural light, geothermal and solar technologies, and fiber optic wiring to support the latest technology.

The 30,000 square foot building is the reinvention of a classic 1959 building joined with a new addition built of innovative, ecologically sound materials. Carefully planned efficiencies and green attributes greatly reduce the buildings carbon footprint for ultimate year-round savings on utility costs.

The green components of this building include a minimal impact on stormwater system and ecosystems, plenty of outdoor greenspace, a green roof and roof deck, water efficiency inside and out, efficient fixtures and water-conscious landscaping, geothermal heat and AC, photovoltaic solar, occupancy sensors and timers, regional and recycled content materials, optimal indoor air quality and ventilation, and low emitting materials.

- 
SUSTAINABLE SITE
 - Minimal impact on stormwater system and ecosystems
 - Plenty of outdoor greenspace for gathering
 - Green roof and roof deck
- 
WATER EFFICIENCY
 - Smarter use of water, inside and out
 - Efficient fixtures and water-conscious landscaping
- 
ENERGY & ATMOSPHERE
 - Energy-wise strategies: renewable and clean
 - Geothermal heat and AC
 - Photovoltaic solar
 - Occupancy sensors and timers, monitored systems
- 
MATERIALS & RESOURCES
 - Promoting waste reduction, reuse and recycling
 - Regional and recycled content materials
- 
INDOOR ENVIRONMENTAL QUALITY
 - Optimal indoor air quality and ventilation
 - Abundance of natural daylight and views
 - Low emitting materials
- 
INNOVATION IN DESIGN





Owner

Allegrone Real Estate

Architect

Durkee Brown Viveiros Werenfels
Architects

Size

9,000 sq ft

Duration

Completed in 2012

Berkshire Loan & Trust Building

Built in 1923, the Berkshire Loan & Trust Building is an excellent example of Classical Revival architecture. The three-story historic marble office building, in the heart of downtown Pittsfield, was renovated in 2012 by Allegrone Construction Co. Inc., into Class A office space. The building features an elegant two-story foyer with modern finishes and state-of-the-art mechanical systems.

Located next to Park Square and across from the Beacon Cinema, the building is situated in Pittsfield's Downtown Arts Overlay District, with proximity to shopping, restaurants, entertainment and business services.





Owner
Construct Inc.

Architect
Studio One Architects

Size
12,500 sq ft
11 Residential

Status
Complete 2017

Project Cost
\$3,725,000

316 State Road Great Barrington, MA

The Forest Springs Project included new construction of 11 affordable family rental units in three buildings on 12 acres of vacant land located at 316 State Road in Great Barrington, MA. The development included four 1 bedrooms, five 2 bedrooms and two 3 bedroom units, with two ADA accessible units and two sensory impaired units. The energy consumption target for all units is Net Zero. The project included the following funding sources: Housing Stabilization Funds, Affordable Housing Trust Funds, Facilities Consolidation Funds, Community Preservation Act Funds and Federal Home Loan Bank Boston - AHP Subsidized Permanent Mortgage.





Owner
Valley CDC/HAP Housing

Architect
Dietz & Company
Architects

Size
46,000 sq ft
38 Residential

Status
Complete 2015

Project Cost
\$7,102,000

Parsons Village Housing

38 Units - 46,000 SF - Net Zero Housing

Parsons Village in Easthampton is Massachusetts first Net Zero Affordable Housing Project. At 46,000 Square feet, the houses consist of 38 units with studio, one, two, and three-bedroom apartments, as well as a community center and small park. Energy-efficient and sustainable building practices were used in its construction; units use 53 to 60 percent less energy than a standard new home of the same size which required intensive focus on thermal envelop sealing techniques from initial structure to finish.





Owner
Berkshire Housing
Development Corp.

Architect
Dietz & Company Architects

Size
44,000 sq ft
40 Residential

Status
Complete 2015

Project Cost
\$8,496,000

Highland Woods Housing

40 Units - 44,000 SF - Net Zero Housing

Highland Woods in Northern Berkshire County is Massachusetts second net zero affordable housing project. At 44,000 square feet, this three story structure consists of 40 units of affordable housing for residents displaced by tropical storm Irene. Strict thermal envelop and sustainable building practices were used in its construction.





Owner

CDC South Berkshire

Architect

Dana Bixby Architecture

Size

8,00 sq ft,
11 Residential

Status

Completed 2009

Project Cost

\$1,950,000

Hillside Avenue Housing

Allegrone was selected as Construction Manager by the Community Development Corporation of South Berkshire to construct three residential buildings consisting of eleven housing units totaling 8,800 square-feet. The challenging site required extensive ledge removal as well as installation of a StormTech Water detention system for storm water management beneath the parking lot to accept all storm water generated by completed development.

This project is a model of Smart Growth for rural towns. The units consist of one, two, three-bedroom units, one ADA-unit, and three acres of town-donated land (two acres of which is permanently preserved as open space). With all units being Energy Star Certified, these buildings are constructed with a tight thermal envelope and high-efficiency systems.





Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
14,000 SF
8 Residential
1 Commercial

Duration
Complete 2008

Greenbelt Brooklyn - 361 Manhattan Avenue

Located in the Williamsburg section of Brooklyn, Greenbelt was the first LEED – NC mixed-use development project to be completed in Brooklyn, NY in 2008. The mixed-use project re-used 50% of an existing one-story structure, creating a 4,000 square foot ground floor community facility dedicated to the arts while adding 10,000 SF of new construction for eight residential condominium units on four floors above.

Greenbelt was designed to reduce its environmental impact by enhanced Site Selection, Energy Efficiency, Water Conservation, Indoor Air Quality and sensitive selection of Materials and use of Resources. Greenbelt received Green Cindarella Award from National Grid and Building Brooklyn Award from the Brooklyn Chamber of Commerce.





Managing Member
Propeller Group

Architect
Gregory Merryweather Design

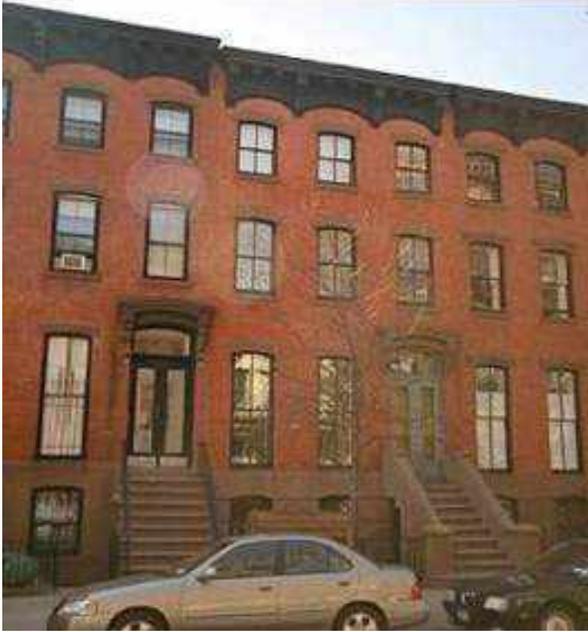
Size
3,050 SF
2 Residential Units

Duration
Complete 2005

107 Gates Avenue

Located in Clinton Hill's Historic District, 107 Gates was a two-family Brownstone that underwent a historic renovation. It included the creation of a luxury upper duplex and a lower garden apartment. The property was sold in 2005.





Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
3,440 SF
2 Residential Units

Duration
Complete 2009

316 Cumberland Street

Located in the Fort Greene Historic District in Brooklyn, NY, 316 Cumberland Street was converted back to its original historic use and format as a 2-family building. The project included the creation of a luxury upper triplex and a lower garden rental apartment. The property was sold in 2009.



**Managing Member**

Propeller Group

Architect

Thread Collective

Size

3,000 SF

1 Residential Unit

1 Commercial Unit

Duration

Complete 2009

11 Vanderbilt Avenue

Located adjacent to the Brooklyn Navy Yards, 11 Vanderbilt Avenue is a 1920's 2-story carriage house that was converted into a live-work artist loft consisting of a 1,300 SF ground floor studio space and 1,700 SF residential loft apartment above. The building was renovated using the latest in green technology including energy star windows, high efficiency boiler and tankless hot water heater, ducted air conditioning and low-voc paints for improved air quality. The property was developed for 11 Vanderbilt, LLC.



Step 1 Application

**GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE**

APPLICATION FOR CPA FUNDING – Step 1

Date Received (for office use only) _____

Applicant Name _____

Project Name _____

Project Address _____

Contact Person _____ Title: _____

Phone No. _____ Email _____

Brief Project Description (attach up to 1 additional page if necessary)

Estimated amount of CPA funding you are seeking: \$_____

When do you request the CPA funding be received by your project? _____

Property Owner (if different from applicant)

Owner's Name _____

Owner's Address _____

Phone No. _____ Email: _____

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

In the following chart, mark the box(es) that best apply to your project.

Boxes with an X through them are not CPA eligible activities.

Contact the Town Planner if you need more information.

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B				
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)		X		
PRESERVATION Protect personal or real property from injury, harm or destruction				
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	
REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds			Only applies if housing was acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

End of Step 1 application

Applicant is seeking \$250,000 in CPA funding to support the creation of at least 2 affordable rental housing units at 343 Main Street. With a local and regional housing gap in the Berkshires, this project seeks to leverage private and public investment to make mixed income housing more readily available and to promote and preserve economic integration in diverse settings.

The applicant is simultaneously applying for affordable housing funding from CPA for another downtown historic building that has adjacency to 343 Main Street, which will create more mixed income opportunities and contribute additional economic synergy to the downtown business district. At both projects, the cost of construction and level of debt required preclude the inclusion of affordable units without subsidy. CPA will be a critical source of that subsidy. Additionally, to further expand opportunities for residents particularly strained by current economic pressures, the applicant is also pursuing other funding to help offset the cost of providing units at deeper levels of affordability than required by CPA.

The new end use for 343 Main Street of both affordable and market rate residential apartments will fill a region-wide gap for affordable and in particular mixed income housing, and which will promote and preserve economic integration. The Berkshires lag in producing the number of affordable units that are needed regionally, this need is not being fulfilled because affordable projects often take 5 to 7 years to come to market, in part because of the backlog at state funding sources for affordable housing projects. Market studies indicate a pent-up demand for all housing types, leaving at need residents with limited options in an increasingly challenging economy. With CPA support, the project will deliver much needed units to the market now, and begin to help fill the housing gap that so many residents are facing while at the same time being a cost effective and market-based strategy to increase affordable housing.

Currently, and in order to stabilize the building and advance the preservation of the historic elements and features of 343 Main Street, the project is underway and will have a buildout schedule that aligns with the FY 2024 funding cycle. An award of affordable housing funding from CPA will help secure that at least 2 of the 13 planned units at 343 Main Street will be designated as affordable at 65 to 100% AMI, depending on what other sources become available. In combination with other sources, CPA becomes a viable and critical source because it will provide for the swiftest delivery possible, in the current affordable housing subsidy environment, of these much-needed units.

