

TREEHOUSE AT BETHANY

A MULTIGENERATIONAL COMMUNITY IN FRAMINGHAM



DEVELOPMENT TEAM

STUDENTS

Callie Clark, Master of Urban and Regional Policy, Northeastern University

Lauren Costello, Master of Urban and Regional Policy, Northeastern University

David Dang, Master of Architecture, Boston Architectural College

Rania Gaafer, Master of Architecture, Boston Architectural College

Ryan Hanslik, Master of Architecture, Boston Architectural College

Redi Hasanaj, Bachelor of Architecture, Boston Architectural College

Samantha Levy, Master of Urban and Regional Policy, Northeastern University

Jamie Li, Master of Architecture, Boston Architectural College

Gary Pascoa, Master of Public Administration, Northeastern University

Gelyn Strileckis, Master of Architecture, Boston Architectural College

FACULTY ADVISORS

Claes Andreasen, Arrowstreet, Instructor at BAC

James Connolly, Associate Professor, Northeastern University

Joel Dixon, Arrowstreet, Instructor at BAC

Alicia Sasser Modestino, Associate Professor, Northeastern University

DESIGN MENTOR

Michael Wolfson, Vice President, Meander Studio

FINANCE MENTOR

Christopher Lippert, Vice President & Construction Lending Manager, Middlesex Savings Bank

DEVELOPMENT PARTNERS

Judy Cockerton, Founder + CEO, Treehouse Foundation

Kerry Homstead, Community Facilitator, Treehouse Foundation

Alexis Smith, Rose Fellow, JCHE

Rhonda Spector, Director of Project Management, JCHE

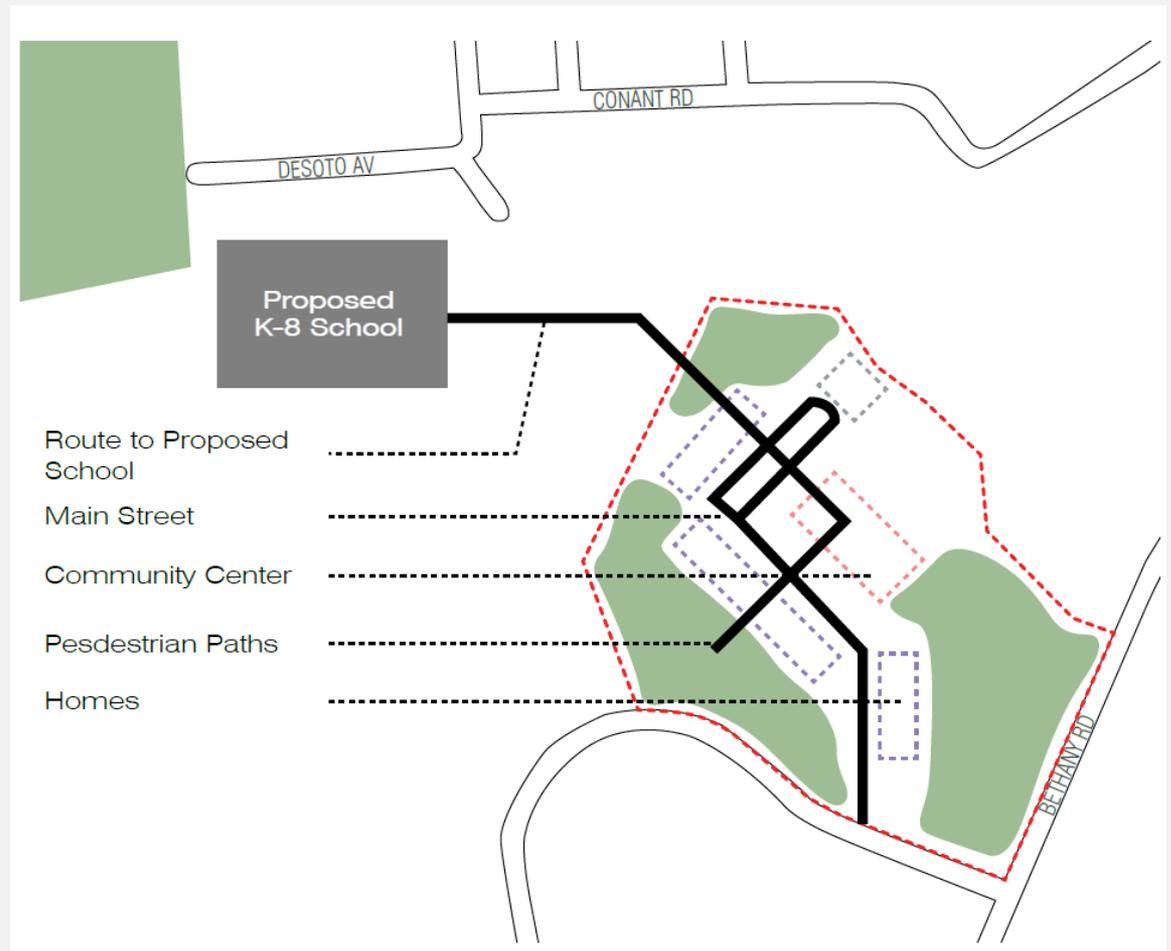
SITE & CONTEXT

7 acres

80 housing units

- **50** for seniors earning from 30-110% AMI
- **10** market-rate senior units
- **15** for families with adopted foster children earning at or below 60% AMI
- **5** for youth transitioning out of foster system earning at or below 30% AMI

10,000 + square foot community center



GUIDING PRINCIPLES

“TIKKUN OLAM”



Social Resilience + Innovation

Accessibility + Inclusivity

Versatility + Stability

Community + Trust

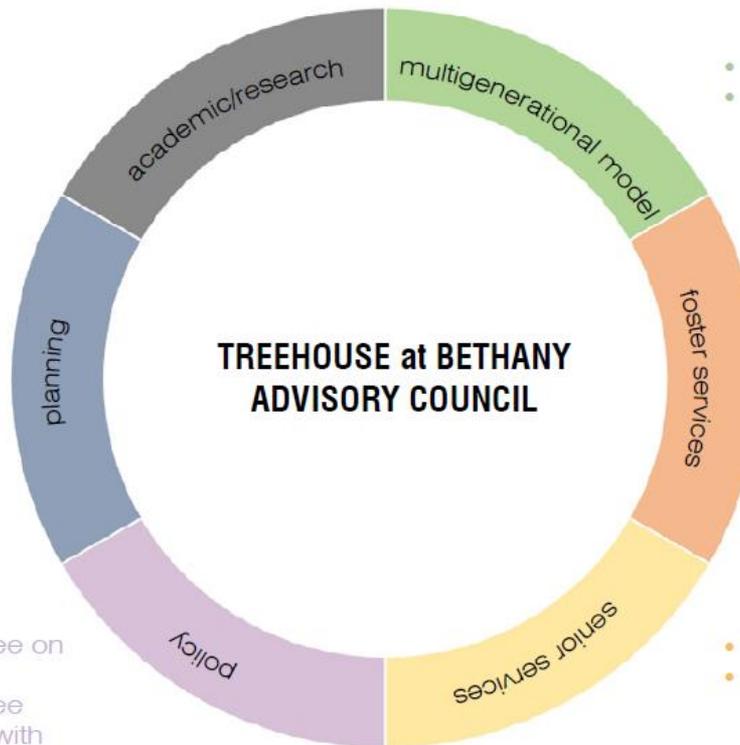
OUTREACH & COMMUNITY CONNECTION



- Community Outreach Coordinator, Framingham State University
- MassBay Community College, Framingham Campus

- Erika Jerram, Framingham Office of Planning and Economic Development
- Helen Lemoine, Leadership MetroWest

- Representative from Joint Committee on Housing
- Representative from Joint Committee on Children, Families and Persons with Disabilities

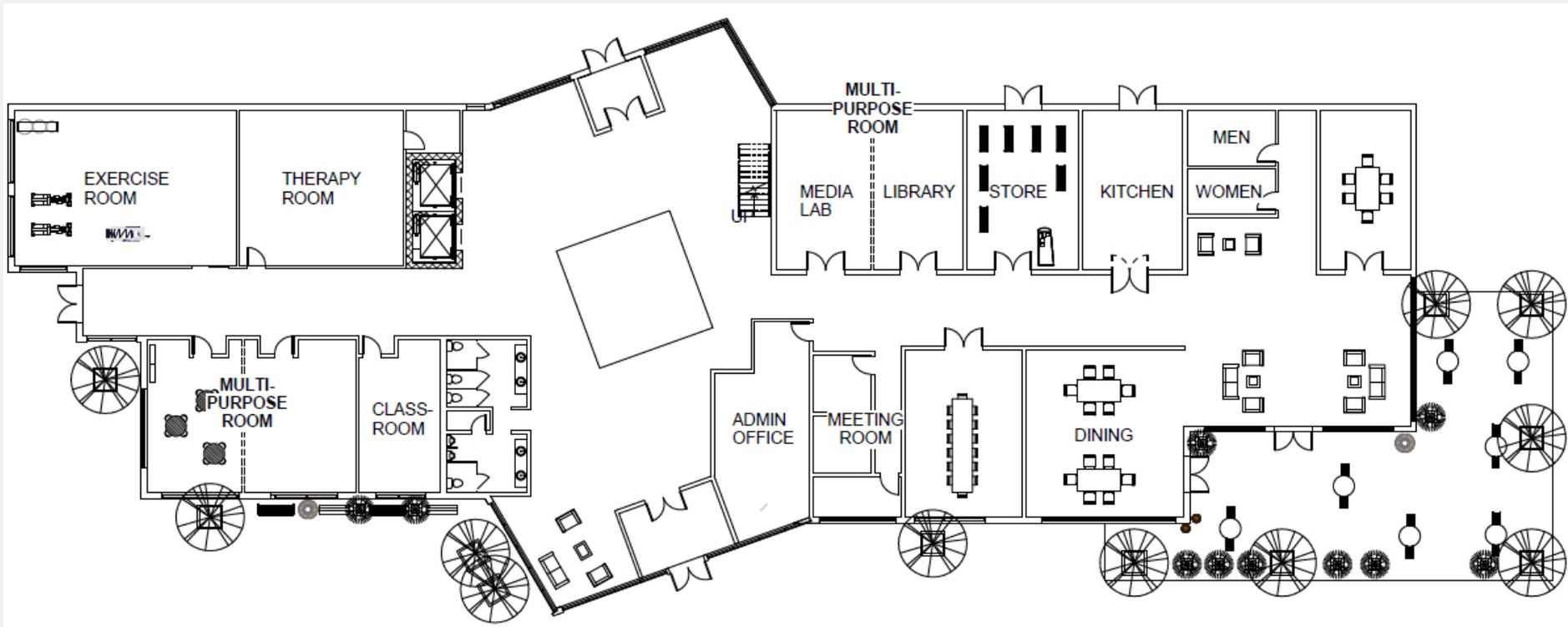


- Kerry Homstead, Treehouse Foundation
- Mark Dunham, Generations of Hope

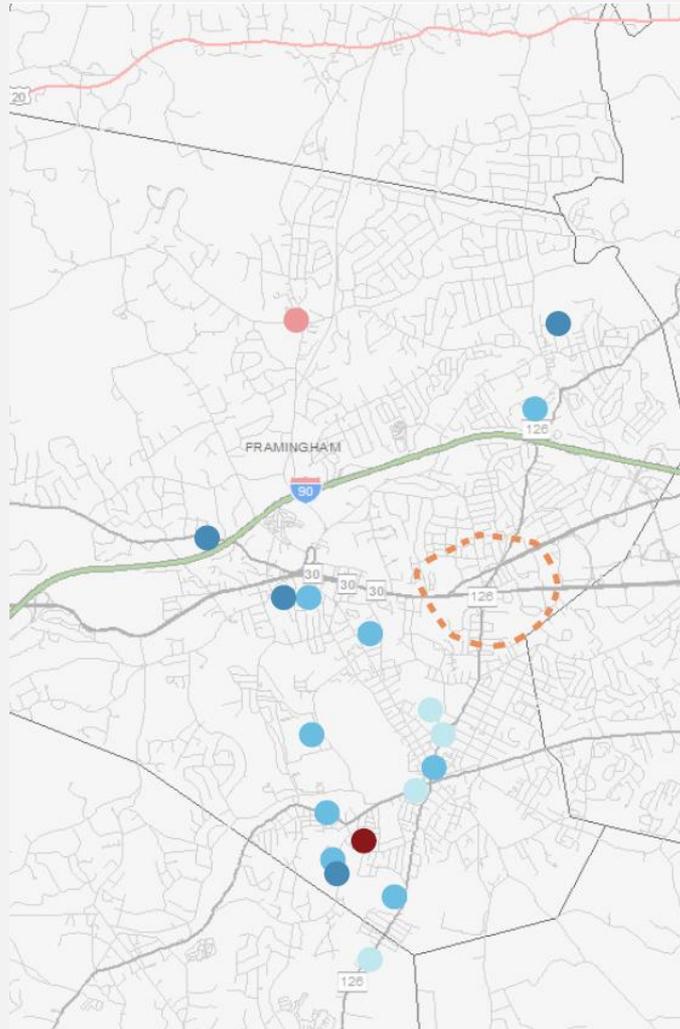
- Lauren Frey, Plummer Home
- Department of Children and Family Services Framingham Representative

- Debbie Cutler + Rhonda Spector, JCHE
- Grace O'Donnell, Callahan Center

COMMUNITY LIVING *WITHIN* TREEHOUSE AT BETHANY



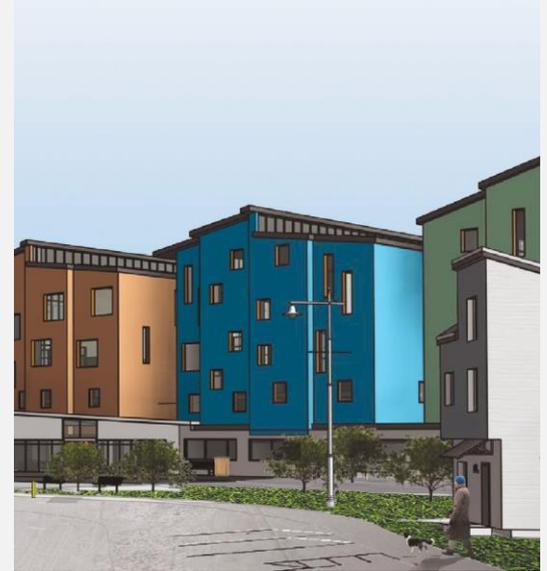
COMMUNITY LIVING *OUTSIDE* TREEHOUSE AT BETHANY



Framingham Amenities

- Proposed Site
- Shillman House
- Social Activities
 - Callahan Center
 - Greater Framingham Community Church
 - Grace Congregational United Church of Christ
 - Edwards Church UCC
 - Temple Beth Am
- Educational Institutions
 - Framingham Public Library
 - Framingham State University
 - Framingham High School
- Daily Basics
 - MetroWest Medical Center
 - Market Basket
 - Commuter Rail
 - Cushing Memorial Park
- Downtown Framingham

MULTIPLE HOUSING TYPOLOGIES



SUSTAINABILITY

1 Roofing System



2 Skylights



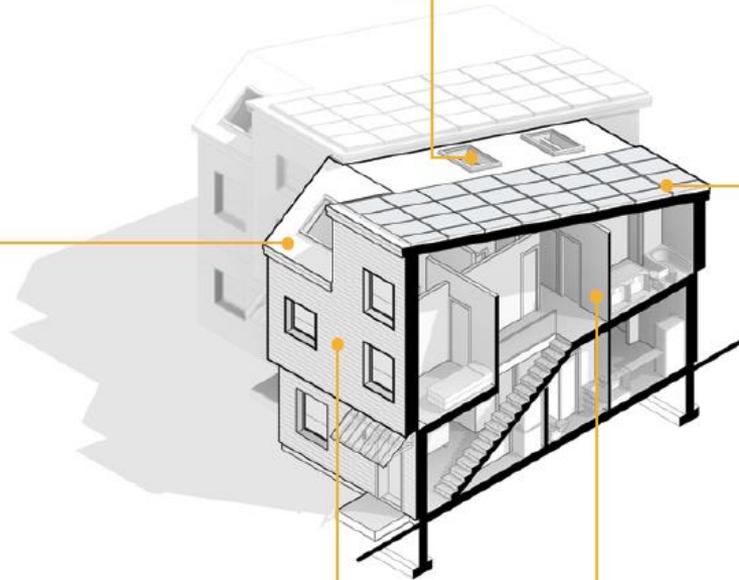
3 Solar Panels



4 Facade Material Detail

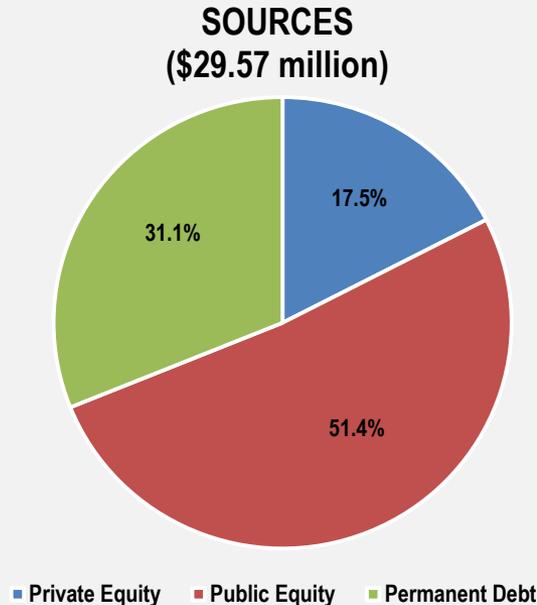


5 Double Insulation



- Rain water management
- Ground heat exchange
- Radiant concrete slab
- Modular “stacked” floor plan
- Energy efficient windows

FINANCIALS



Hard costs/sq. ft.: \$261
Total development costs/sq. ft.: \$346
Operating costs/unit: \$9,665
Gas utility savings: 57.6%
Electric utility savings: 49.6%

- Utilization of public equity, private equity and permanent debt
Refundable entrance deposits for market-rate apartments
Passive design and \$1.5M in other energy investments equate to:
- 57.6 percent gas utility savings
 - 49.6 percent electric utility savings



“There is this notion of a ‘community of resilience.’ This model is the ultimate sustainability strategy in which opportunities are offered to extend the conventional definitions of sustainability by using human capital in a sustainable way.”

Mark Dunham

External Affairs Counsel

Generations of Hope, Washington D.C.