



July 27, 2017

Ms. Sheila Dillon
Chief of Housing and Director of Neighborhood Development
26 Court St.
Boston, MA 02108

Dear Sheila and reviewers,

NOAH is very pleased to be able to submit this application for mixed-use, mixed-income, ownership/rental housing and gallery spaces for East Boston's artist community and our community at-large. We believe our 41-unit project, titled '**Aileron**,' will set a classy standard for quality design and livability for the edgy creekside of Eagle Hill. We've listened closely to our neighbors and local artists to include as many elements as we can in order to make Aileron both a comfortable home and a dynamic, creative culture for the arts. In fact, we believe it will become a destination both for artists in the region and East Boston residents who will welcome this refreshing addition to their transforming neighborhood. It would be a great rush to be able to work collaboratively with residents, the City and artistes to bring this long-held community dream to reality.

We have included all the checklist items requested, but we want readers to quickly visit the architectural renderings articulated by our local design team. If your memory can recall the overgrown brush and 'Easter-island-like' blocks on the site defended by a rusted, twisted, barbed-wire chain-link fence, you will appreciate the physical *and* social transformation Aileron makes to the entire vicinity. Aileron could not be more eye-catchingly different. It literally presents a welcoming and open atmosphere where residents and visitors can gather, share their art, throw open the windows and let creativity spill onto the street. Ground floor windows will serve as mirrors to passersby. Working artists can open the gallery and studio windows to invite people to participate in their creative processes. Community meetings or events can be held in several colorful gallery spaces where there is art in the making or other art forms present such as dance or music being celebrated. Aileron's design and its buoyant atmosphere will surely bend the curve for affordable, workforce and market rate housing.

Regarding the housing, we have blended 33 rental units and 8 condominiums in two buildings into one project, though financing is markedly different as our proformas will show. The TDC for both combined is \$16,829,143. These will be homes for sure – functional, clean, squared-off, safe, even colorful – and they will also be homes in a community which exudes personality, verve and energy. We think that is what the RFP, the community, and the City is seeking. We hope our interpretation meets, *nee* exceeds, what people have been imagining for these many years!

Being an organization raised in the community, and from working with our neighbors to enliven Condor St and the Chelsea Creek for these past 20 years, we *think* we have our finger on the pulse of our

neighbors. By way of history, we think it is worth noting that it was NOAH that wrote the letter to the Hess Oil Corporation in 2001, which initiated the disposal of the oil giant's empty, aged oil tanks and a donation of their property to the City. Then, in 2006, after we bought a similarly overgrown private lot and converted it into a rewarding, tax-paying home for working people, we celebrated the development of 14 attractive condos on Border/Condor Sts. We also worked hand-in-glove with Eagle Hill residents and the City from 2003-05 to transform the dangerous, inaccessible, fenced-off hang-out known as the Urban Wild into the safe, 3.5 acre, green, landscaped park with kayaking and fishing access to the Chelsea Creek. In short, NOAH has been working with our community for more than a generation to bring recreational, economic, housing, and now artistic uses to Eagle Hill and East Boston residents. Aileron would be another jewel in our mutual efforts to make over the area while we assist in creating durable and aesthetic assets for our community and the City as a whole. It is exciting to consider the possibility, so why not express it?!

We want to emphasize, while NOAH's response to the RFP shapes a design that we believe ties in many of the community requests, we very much continue to look forward to working with our community to further refine Aileron's development plans through the (<50,000 gsf) zoning process. While the timeline for zoning and financing put forth in the RFP appears aggressive to us, and the financing will be rather complex requiring unusual public/private investments, with the neighborhood's energy and City's wherewithal, we are eager to begin the march. Yes, being selected to participate, would be an undeniably satisfying experience for NOAH. We are hopeful.

Respectfully,

Philip R. Giffie,
Executive Director