

Dear UMass Boston Partners and Colleagues:

On behalf of our team at Capstone Development Partners, we are excited to pass along the good news that our UMass Boston New Residence and Dining Hall was awarded the 2019 MFE Grand Award for Student Housing Project of the Year by *Multifamily Executive*. The project was selected from over 300 entries submitted for various awards, which were presented Thursday in Las Vegas.

This award, among the many other accolades this project has received, is a testament to the vision, planning, dedication and oversight of all of the members of this public-private partnership team. This project overcame its share of adversity, and yet with UMBA and UMass Boston's leadership, along with the exemplary collaboration of all parties, we were able to overcome these challenges to execute and deliver a tremendous project. We at Capstone are excited about the future direction of UMass Boston and hope that our collective good work on this project will lead to continued success and the establishment of a vibrant, 24/7 residential campus.

Again, special recognition and appreciation is due to the following organizations and individuals. Our apologies for anyone we have inadvertently overlooked.

The UMass System Presidents Office, President Marty Meehan and Executive Vice President Jim Julian.

The UMass Building Authority and Staff, Executive Director Patricia Filippone, Joe Naughton, Dave Mullen, Ralph Wallace, Carl Erickson.

UMass Boston, Former Chancellor Keith Motley, and Interim Chancellors Barry Mills and Katherine Newman, Vice Chancellors Gail DiSabatino, Kathleen Kirleis and Lisa Johnson, and Former Vice Chancellor Ellen O'Connor, John Sears, Sue Wolfson, Jennine Talbot, Dianne D'Arrigo, Dorothy Renaghan and Shaun Curry.

Provident Resources Group, Steve Hicks, Donovan Hicks and Debra Lockwood.

Elkus Manfredi Architects, David Manfredi, John Martin, Mike Gomes.

Shawmut Design and Construction, Kevin Sullivan, Mark Malmquist, Ludger Bain, Tim Hurdelbrink.

Capstone Development Partners, Bruce McKee, Tonia Christensen, Jordan Gaston, Nicole Ivanovich, Wendy McKee, Lisa Baxter.

COCM, Sandy Hill, Alton Irwin, Tara Wilkinson, Melynda Davis, Brian Kraft

Congratulations to all!

L. Jeff Jones, Principal

David Morrisey, Sr. Construction Manager

William R. Davis, Executive Vice President

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Multifamily Executive

UMass Boston Focuses on Live-Learn Experience for Students

2019 MFE Awards, Student, Grand: University of Massachusetts Boston New Residence and Dining Hall

By **Scott Sowers**



Robert Benson

The University of Massachusetts Boston, traditionally known as a commuter campus, has always wanted to offer its students a full "live-learn" experience by adding on-campus housing. Like other urban universities, finding affordable housing near the school is a challenge for UMass Boston students. To help deal with this issue, a new residence and dining hall was added via a public-private partnership.

The new residence and dining hall consists of two separate residential buildings on a single site near the primary campus entrance. The first building is a standalone rectangular form, while the second is an L-shaped structure with the ground-floor dining hall filling the inside of the L.

The exteriors feature contemporary architecture using a mix of masonry and metal-panel cladding. The interior finishes include polished concrete floors, solid surface counters, and natural woods. The first floor of each building consists of amenity spaces with dining areas, meeting rooms, and lounges.

Each residential floor is organized around a centralized common area lounge. The project accommodates several intentional live-learn spaces, seminar and group study rooms, and campus administrative offices.

Eight different unit types with varying price points were created, including single, double, triple, and quadruple occupancy rooms. Fully furnished units include a bed, a dresser, a desk, a chair, and closet space for each student. Residential rooms offer large windows with views of the campus and downtown Boston.

The project achieved LEED Gold certification for its green efforts and features, including brownfield site redevelopment, cool roofing, and vegetated open space. Plumbing fixtures are low-flow, the building envelope is tight, and lighting is LED.

PROJECT DETAILS

Location: Boston

Developer: Capstone Development Partners

Architect: Elkus Manfredi Architects

Builder: Shawmut Design and Construction

Opened: August 2018

Number of units: 486

Unit mix: Single, double, triple, and quadruple units

Rents: \$4,448 to \$6,364 a semester

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The 28,000-square-foot dining space is efficiently designed to serve as additional study or function space during non-dining hours. The glass, south-facing wall can swing open during warm weather via terrace doors, enabling diners to sit out on the pedestrian concourse. Purposefully designed multipurpose conference, seminar, and tutoring rooms were important priorities for the chancellor and the school administration.

The Beacon's Walk serves as a pedestrian spine for the buildings and includes patios, a promenade, and green space. Building common areas spill into these outdoor spaces, activating the landscape and the pedestrian experience.

2019 MFE AWARDS





