

Innovations

Open House

Wednesday
March 1
2023

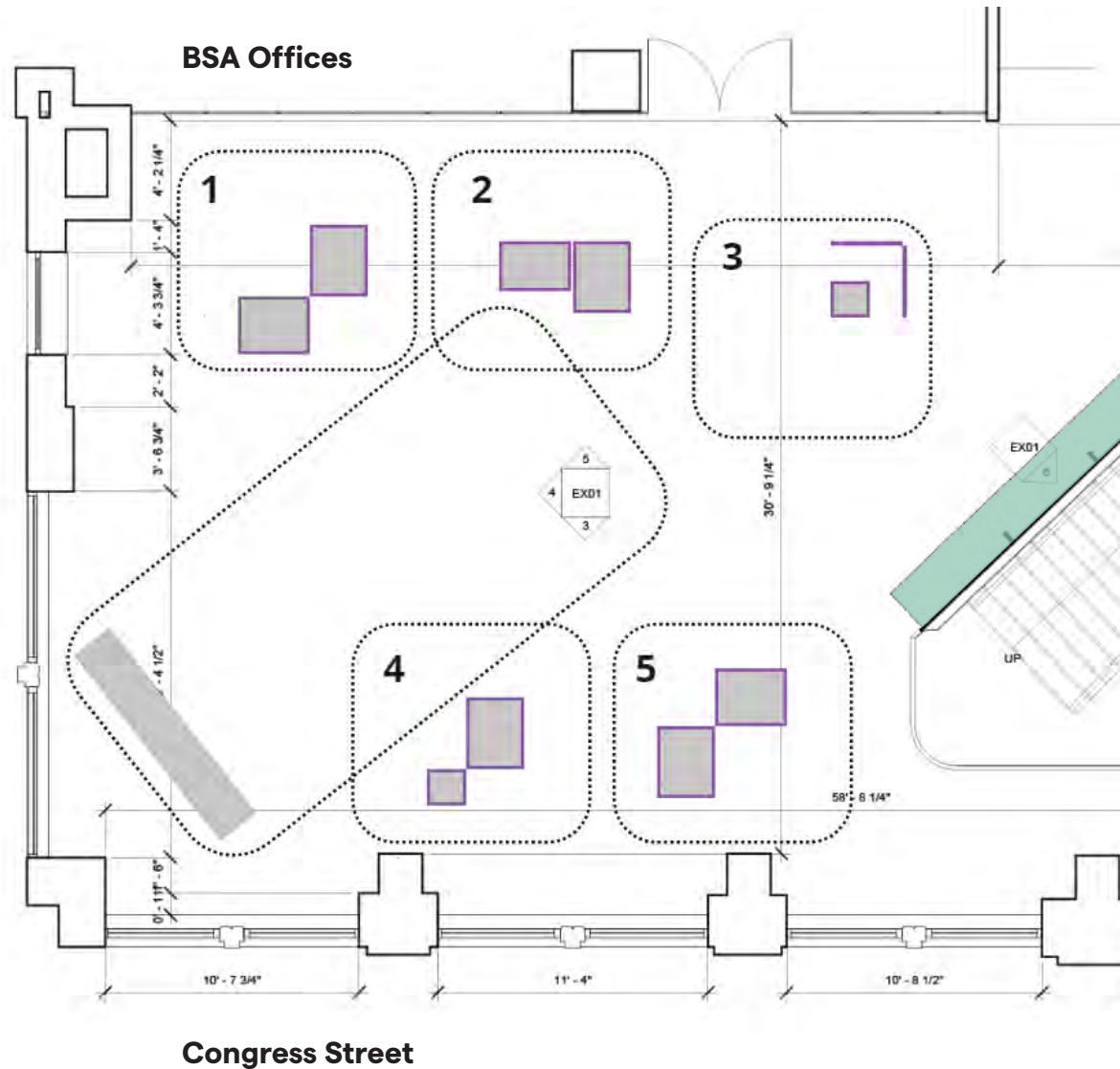
HOW MIGHT WE
DO ARCHITECTURE
DIFFERENTLY?

BSA



Salt Gallery Plan

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CENTERING LIVED EXPERIENCES

**See You
in the Future**

Melissa Teng
George Halfkenny
Sabrina Dorsainvil
Stephen Walter





In 2021, “Mass and Cass” was declared a public health crisis after tents and drug-use were seen in the open, becoming one of Boston’s most politicized yet poorly understood places. Its stigmas are entangled with over 200 years of racialized, anti-drug, and anti-poverty campaigns, which continue to disproportionately harm folks who are BIPOC, disabled, or caught in the criminal justice system.

We know that street-based, unhoused, and drug-using communities have always cared for one another, despite dehumanization and disinvestment. Justice and injustice are spatialized. Our project builds on previous work and engages the Mass / Cass community to imagine and prototype healing and caring spaces through programming and storytelling.

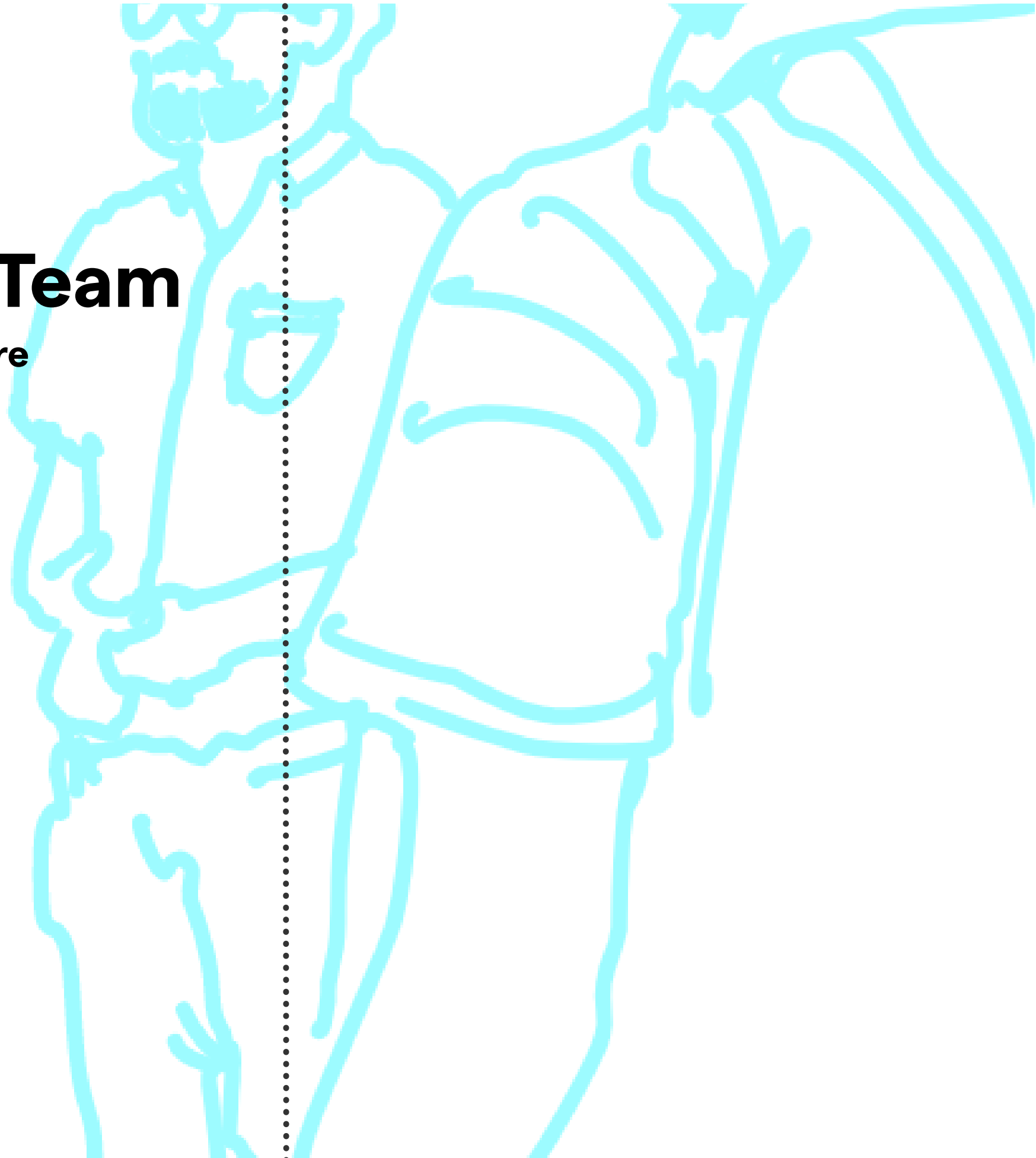
We seek this opportunity to expand our goals:

1. To amplify the lived experiences, care practices, and design wisdom of our street-based neighbors and workers;
2. To counter the area's crisis narrative which breeds hopelessness and discounts its communities' civic agency;
3. To reactivate an anchor space through participatory, culturally-competent, and creative workshops, both to build creative capacity and experiment with healing and just architectures together.



Meet the Team

See You in the Future



See You In The Future is a 4-person collective that emerged over years, via collaboration, persistence, and magic.

We are a majority queer, BIPOC team that brings a range of experience to bear and a deep familiarity with the Mass / Cass intersection itself, along with lived experience of its intersecting challenges of homelessness, substance use, incarceration, and mental health conditions.

Our specific roles fluctuate and get remixed over time, but we make all creative, administrative, and logistical decisions as a group.

Melissa Teng (she/they): artist, designer, researcher, organizer, urban planning graduate student. Current Affiliation: Artist-in-Residence, City of Boston.

George Halfkenny (he/him): Storyteller, Certified Peer Specialist, restorative justice practitioner, communicator. Current Affiliation: Director of Outreach, Kiva Centers.

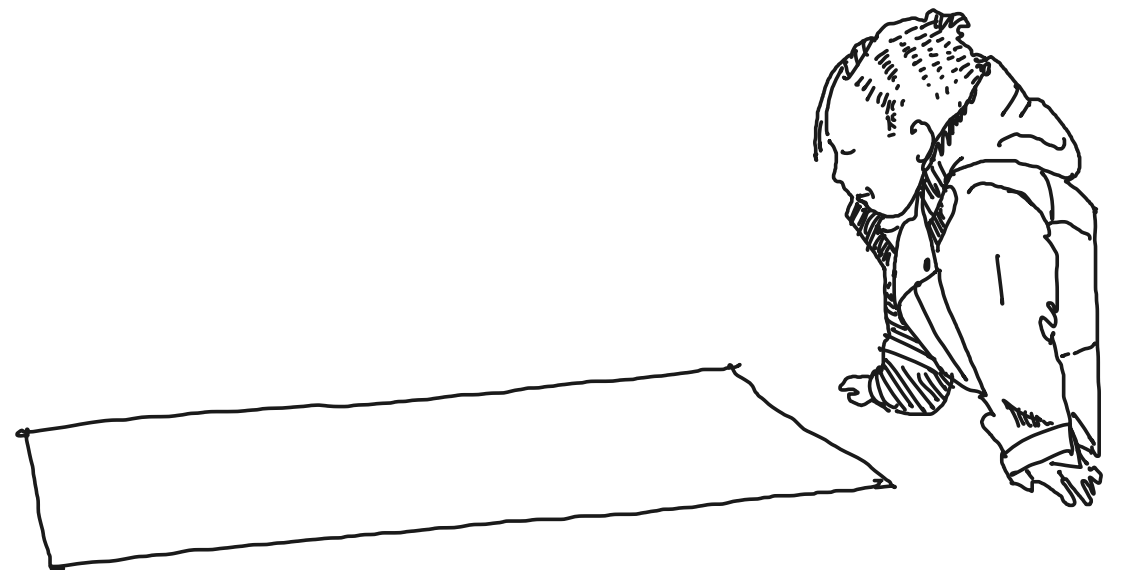
Sabrina Dorsainvil (she/they): muralist, artist/illustrator, civic designer, questioner. Current Affiliation: Director of Design Strategy and Creative Practice, Agncy.

Stephen Walter (he / they): civic designer, researcher, media maker, innovator, troublemaker. Current affiliation: Director of Special Projects, Brookline Interactive Group.

REIMAGINING COMMUNITY INVESTMENT

Families for Justice as Healing

Andrea James
Sashi James
Mallory Hanora





Right now, the only resource people in our neighborhoods are offered is more policing and different forms of incarceration. Those systems have only caused harm, trauma, and economic devastation. This project is an opportunity to build out community-led solutions and collectively designed infrastructure that will help stop the flow of people into jail and prison and create safe and healthy spaces for people when they come home.

Our vision for this collaboration with the BSA is to experiment with ways that architects can support the vision of a world beyond jails and prison by working with communities impacted by incarceration and criminalization.

Meet the Team

**Families for
Justice as Healing**



Families for Justice as Healing is led by incarcerated women, formerly incarcerated women, and women with incarcerated loved ones. Our mission is to end the incarceration of women and girls. Families for Justice as Healing is unapologetically focused on women and girls, and we are abolitionists.

Families for Justice as Healing leads advocacy to decarcerate women and girls in Massachusetts. We organize in the most incarcerated communities in the Commonwealth to transform the way we respond to harm and develop alternatives to police, courts, and incarceration.

Andrea James (she/her), Founder of Families for Justice as Healing and Founder and Executive Director of The National Council for Incarcerated and Formerly Incarcerated Women and Girls

Sashi James (she/her), Director of Reimagining Communities for Families for Justice as Healing and The National Council

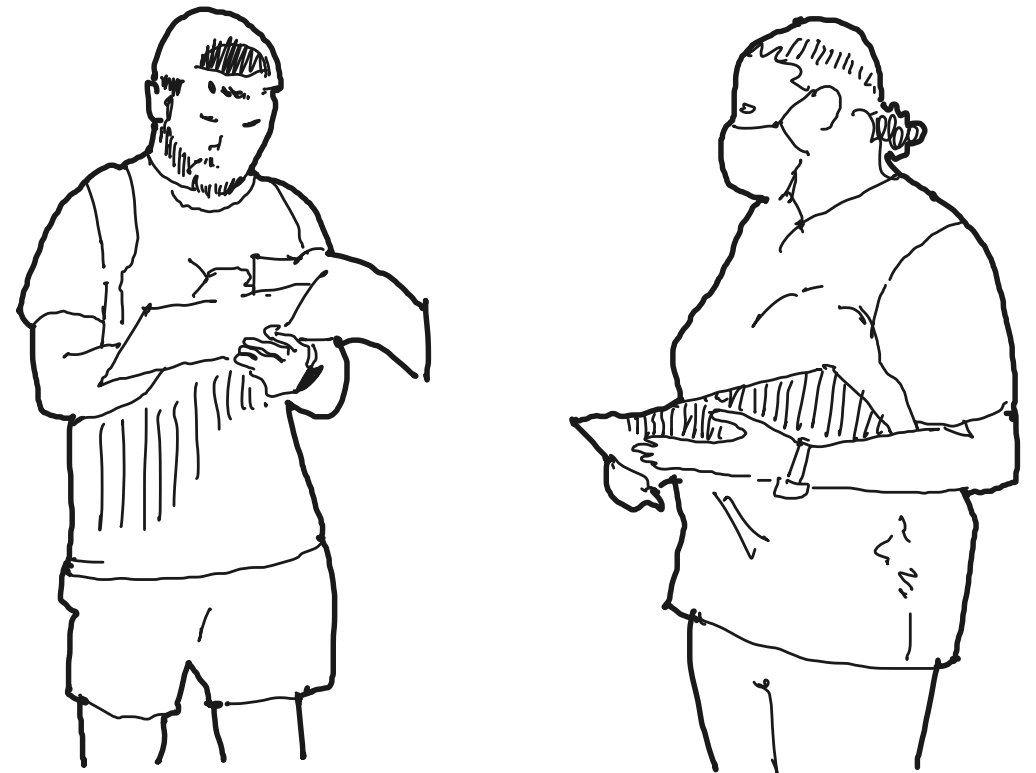
Mallory Hanora (she/her), Director of Families for Justice as Healing

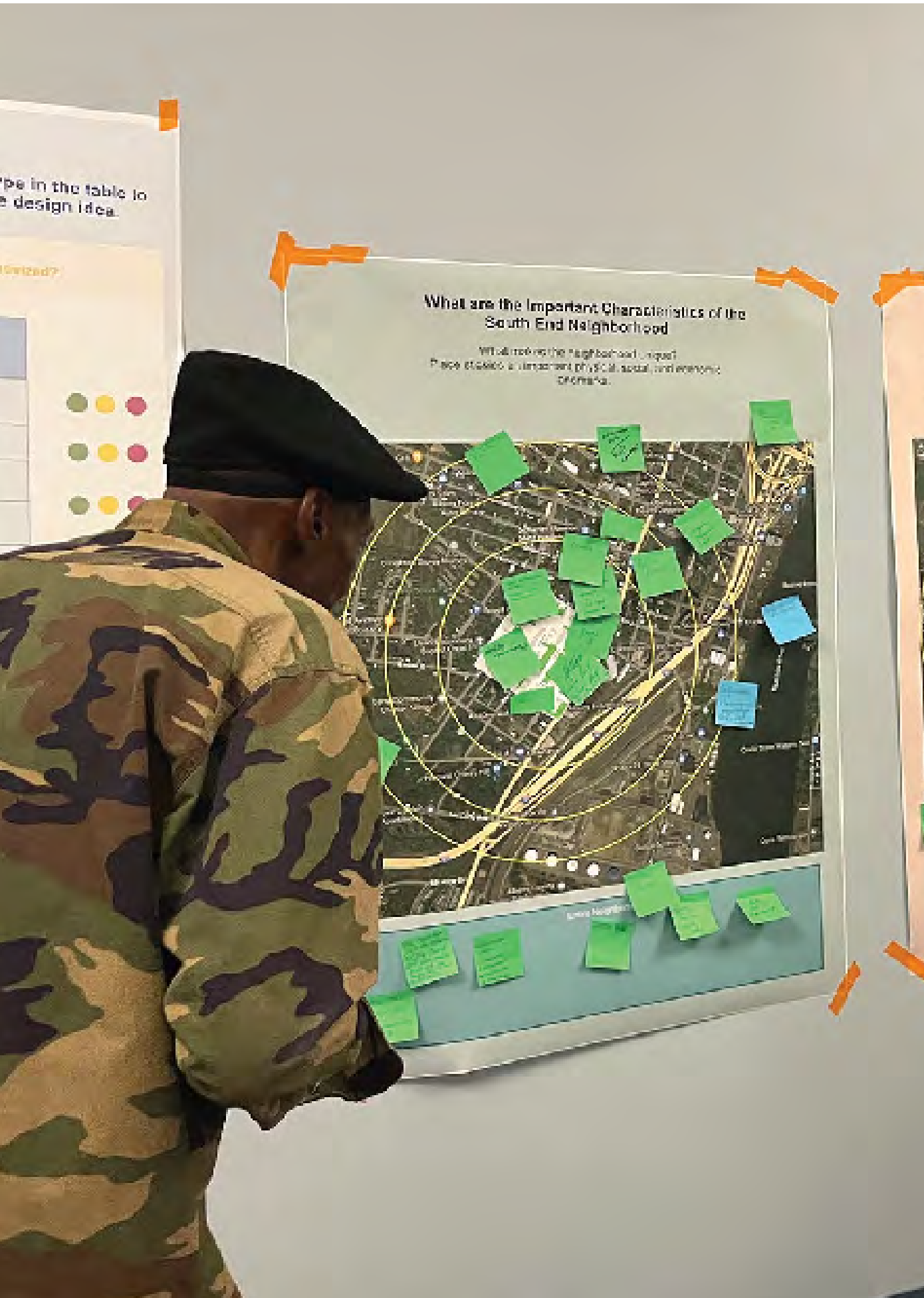
Our formerly incarcerated members and the residents of the Humboldt Ave Corridor

Past the Parcel

Caroline Shannon
Adele Houghton

EMPOWERING CIVIC PARTICIPATION





The current public approvals and entitlements process in Boston is problematic for all stakeholders.

For developers, the lengthy entitlements process introduces uncertainty and risk into a project. For the City, the time to build reduces the tax basis and disincentivizes investment. For local communities, the lack of coordination and semi (at best) transparency of the process results in perpetuation of existing inequities and stands in the way of collective action to address community concerns. For the design community, the length and complexity of the public approvals process can result in a diluted design.

Seriously interrogating and renegotiating how to center community benefit in cooperation agreements (Article 80 projects) is necessary to build an equitable and sustainable Boston.

Past the Parcel: Community Benefits for Health, Equity, and Climate focuses on innovation in the public engagement and community benefits requirements of the approvals and entitlements process in Boston. The current process, where excessive costs, delays, and regressive tendencies are common, is ripe for innovation.

This project will have two key lines of work: Research, focusing on analysis and critique of the existing process; and Innovation, focusing on prototyping and piloting improvements based on the research findings.

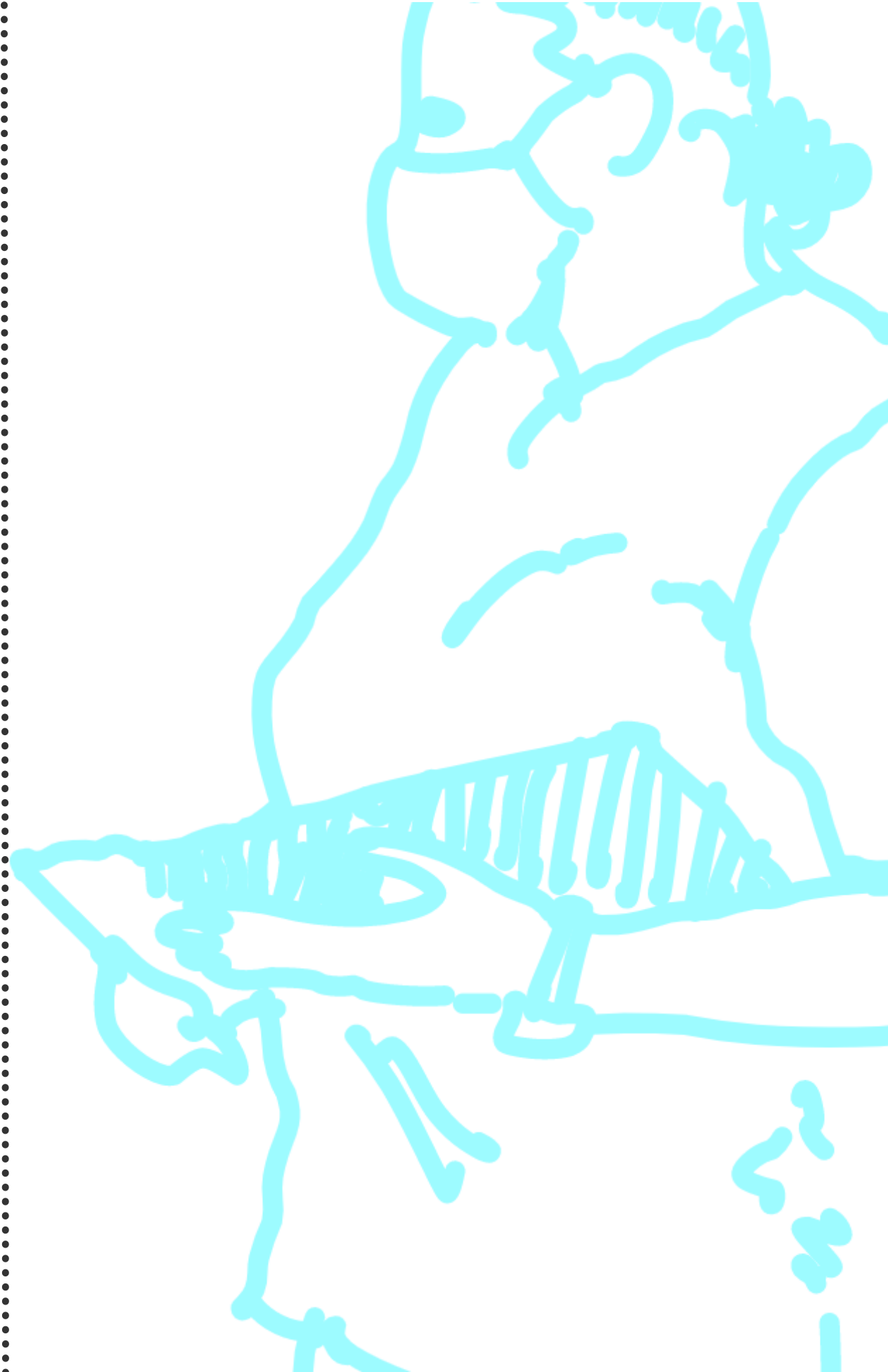
The project will engage diverse stakeholders to advance a vision of progressive development that supports local health, equity, and climate priorities.





Meet the Team

Past the Parcel



Caroline Shannon (she/her)

AIA, MPH, LEED AP, WELL AP, EDAC
Gensler, Strategist & Architect

Caroline is an architect dedicated to creating transformational spaces and experiences that support health, equity, and resilience. Her work extends across boundaries of disciplines and geography. To further her work at the intersection of the built environment and public health, she is currently pursuing her Masters in Public Health in Health Policy at the Harvard T.H. Chan School of Public Health. She has extensive experience in community engagement and facilitation, including living and working for three years in an informal settlement in Rio de Janeiro and leading construction administration for the University of Global Health Equity in Rwanda.

Adele Houghton (she/her)

FAIA; MPH; LEED AP BD+C, O+M, ND
President, Biositu, LLC
DrPH '23 Harvard School of Public Health

A registered architect and green building professional, Adele works at the intersection of public health, climate change, and the built environment. Her research investigates the gap between the goals of local climate change and chronic disease policies, on the one hand, and the priorities of individual building project teams on the other. In 2005, she joined the *Green Guide for Health Care*, the first best practices toolkit in the U.S. to take a health-centric approach to green building design and operations. She founded Biositu, LLC, in 2008 to expand this approach beyond the health care sector. Biositu, LLC is a strategic consulting company dedicated to leveraging environmental sustainability to enhance community health.

CALIBRATING SOCIAL EQUITY

FMRA Transit Matters

Jason Lee

Jarred Johnson





A social equity framework is a plan of action to address issues of social, civic, racial, and environmental justice that accompanies an architectural or urban design project. It describes measures that the architect and developer will take beyond the construction of their project that will contribute to the civic and social health of the community.

While many municipalities mandate contributions to public art funds, affordable housing funds, and public space, there are no standards or requirements for more direct contributions to the local community or to community based organizations. As a result, there is little incentive for developers and architects to really understand the needs of the local community and collaborate with them to address those needs.

A social equity framework fills this gap. The purpose of this project is to research and develop a first draft of such a framework with the eventual goal of deploying it for all design and construction projects in the greater Boston area (and beyond). Similar to how the USGBC developed LEED accreditation, ultimately we envision a certification system that promotes/mandates the inclusion of social equity considerations in all architectural and urban design projects.

Long ago, the environmental justice movement recognized the connection between marginalized, often POC communities, and sites of environmental degradation. The development of a social equity framework that can be used in all architecture and urban design projects is by definition incorporating the learnings from the environmental justice movement, and the values of equity and justice embedded within.



Meet the Team

FMRA and
Transit Matters



Jason Lee (he/him) is the founder of FMRA, a civic design firm that helps clients design for equity in the civic realm. FMRA has worked with clients in education, affordable housing finance, financial literacy, state budget finance, community development, and more.

Jason is also a partner at Building Consultation Services (BCS), an owner project management firm that focuses on large scale multifamily residential design and construction. At BCS, Jason is overseeing four multifamily residential projects ranging in size from 114 to 278 units.

Previously, Jason was an architect and urban designer of social/affordable housing and planning in Europe and Asia for 9 years.

Jarred Johnson (he/him) is the Executive Director of TransitMatters - A non-profit transit advocacy and watchdog organization.

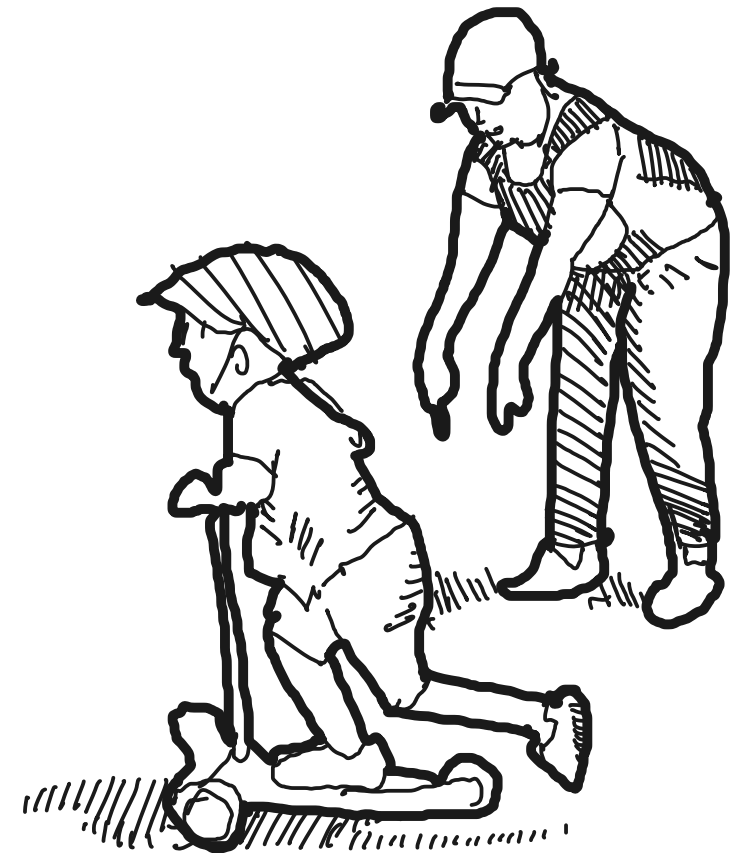
He has served as a community engagement coordinator and real estate project manager for a Boston-based affordable housing developer. Before that, Jarred helped to start the “Love Your Block” mini-grant project and helped write the City of Boston’s first Volunteer Plan as a part of the Civic Engagement Office.

Jarred has a wealth of grassroots organizing experience working on various presidential, state, and Cherokee tribal races. Most recently, Jarred served on Governor Maura Healey’s transition team.

JUMP STARTING CIRCULAR ECONOMIES

Arrowstreet Structure Tone

Kate Bubriski
David Ascher
Akshaya Kathires
Michael Orbank
Jennifer Teranto



78%

of carbon emissions
could be reduced
by a 90% waste
diversion rate

2026

landfill capacity
in Massachusetts
is projected to
be full

15M

Boston
spaces
construc
Q1 of

Boston is among the most expensive housing markets in the country. Economic inequities run deep here. Well-maintained affordable housing is key to addressing this.

Climate is intrinsically linked to equity, as historically disenfranchised communities bear disproportionate negative impacts of industrial pollution and climate change.

Designing for low embodied carbon through a circular economy can address both challenges. But where do we start?

To establish the evidence base and tools needed for circularity, we propose a concept project, **Jumpstarting Circularity**, including field testing and troubleshooting methods, techniques, and business models, resulting in a framework and tool for use by the industry.



The existing linear construction economy is inherently unsustainable, creating significant pollution and waste. Transitioning to a circular approach will greatly reduce the environmental impact of construction on Boston-area residents.

Circularity minimizes carbon emissions, resource consumption, and waste by focusing on durable building design, deconstruction, and reuse, rather than demolition, at the end of a building's useful life. This concept extends further to include new building materials, requiring the adoption of products that store carbon and can be either decomposed or reused/repurposed.

This project will address circularity in both tenant fitouts, one of the largest offenders of waste producing categories, as well as affordable housing that is in the most need of construction and retrofit.

15M S.F

Boston office
spaces under
construction in
Q1 of 2022

2,859

publicly owned
affordable housing
units require capital
improvements



Meet the Team

Arrowstreet
Structure Tone
Recycle Works



Arrowstreet is an architecture firm with expertise in multifamily and commercial architecture with a focus on sustainability, resilience, and wellness. Lead by Kate Bubriski, Arrowstreet's practice in embodied carbon, materials research, and engagement uniquely suits them to this project.

Structure Tone (STO) is a national construction firm with deep roots in Boston. STO's Sustainability Manager, Michael Orbank, focuses on developing strategies for circularity through interiors projects. He also participates in CLF Boston Deconstruction and Reuse Working Group.

RecyclingWorks is a recycling and reuse assistance program funded by the Massachusetts Department of Environmental Protection that helps businesses and institutions reduce waste and maximize reuse and recycling opportunities.

Arrowstreet – Project lead and facilitator, design and deconstruction document production, graphic design

Kate Bubriski (she/her), Director of Sustainability and Building Performance

David Ascher (he/him), Designer

Akshaya Kathiresh (she/her), Designer

STO Building Group – Estimating and construction lead

Michael Orbank (he/him), Sustainability Manager

Jennifer Teranto (she/her), Vice President of Sustainability

RecyclingWorks – Recycling and Reuse Assistance

Abbey Massaro, Waste Reduction Consultant