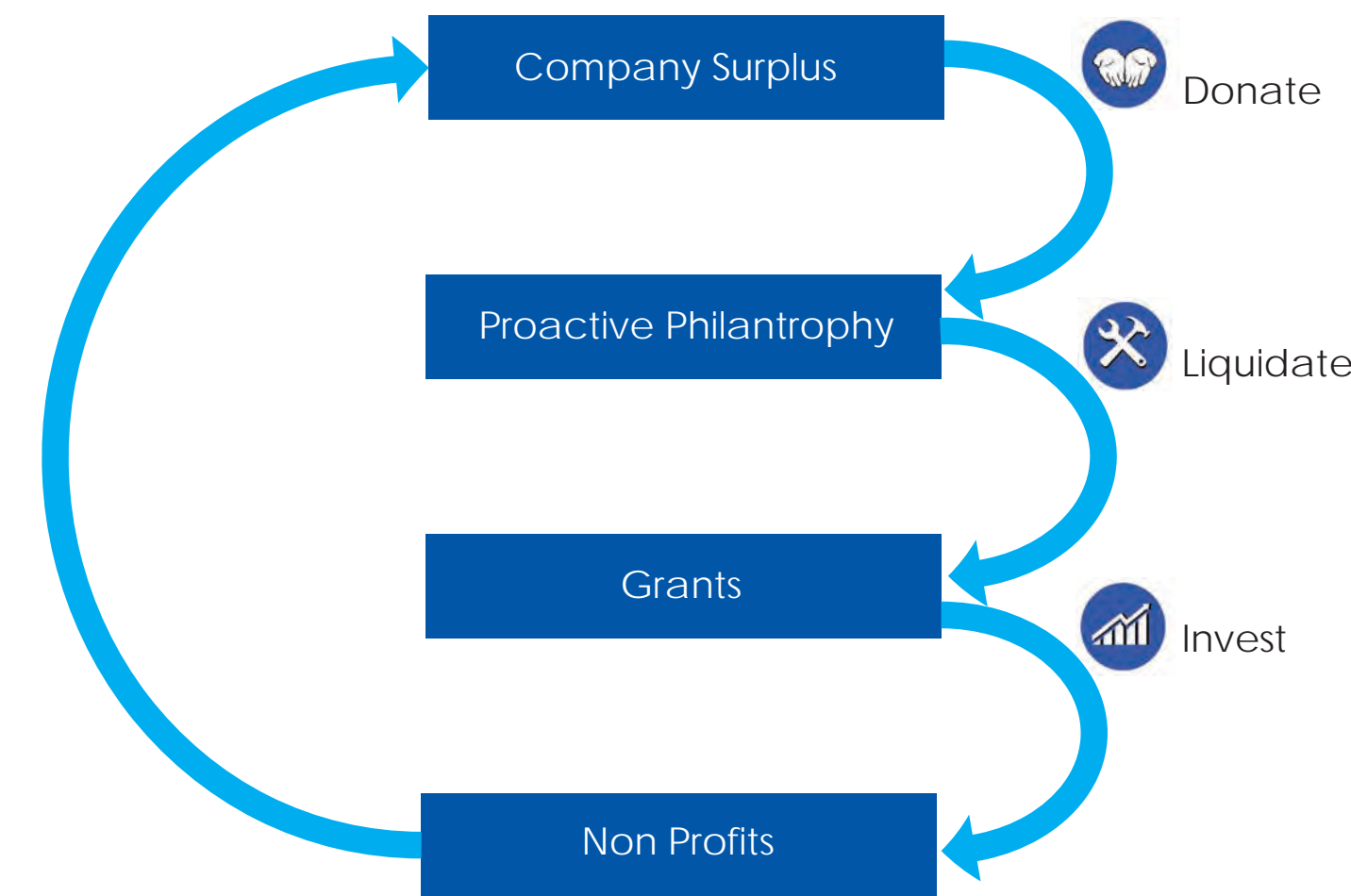


Client Proactive Philanthropy

Company name - Proactive Philanthropy
 President, CEO - Edward McPherson
 Company Type - 501c3 Nonprofit/Charitable Organization
 Location - Marshfield, MA
 Mission statement - Proactive Philanthropy believes that anything can be accomplished by combining capital and expertise. We focus on creating the capital.
 Vision statement - Proactive Philanthropy develops solutions to social problems that need to be addressed to improve our collective quality of life
 Goal - Proactive Philanthropy acquires surplus capital from companies by providing tax incentives, liquidates the acquisition, then issues grants to nonprofits with the proceeds

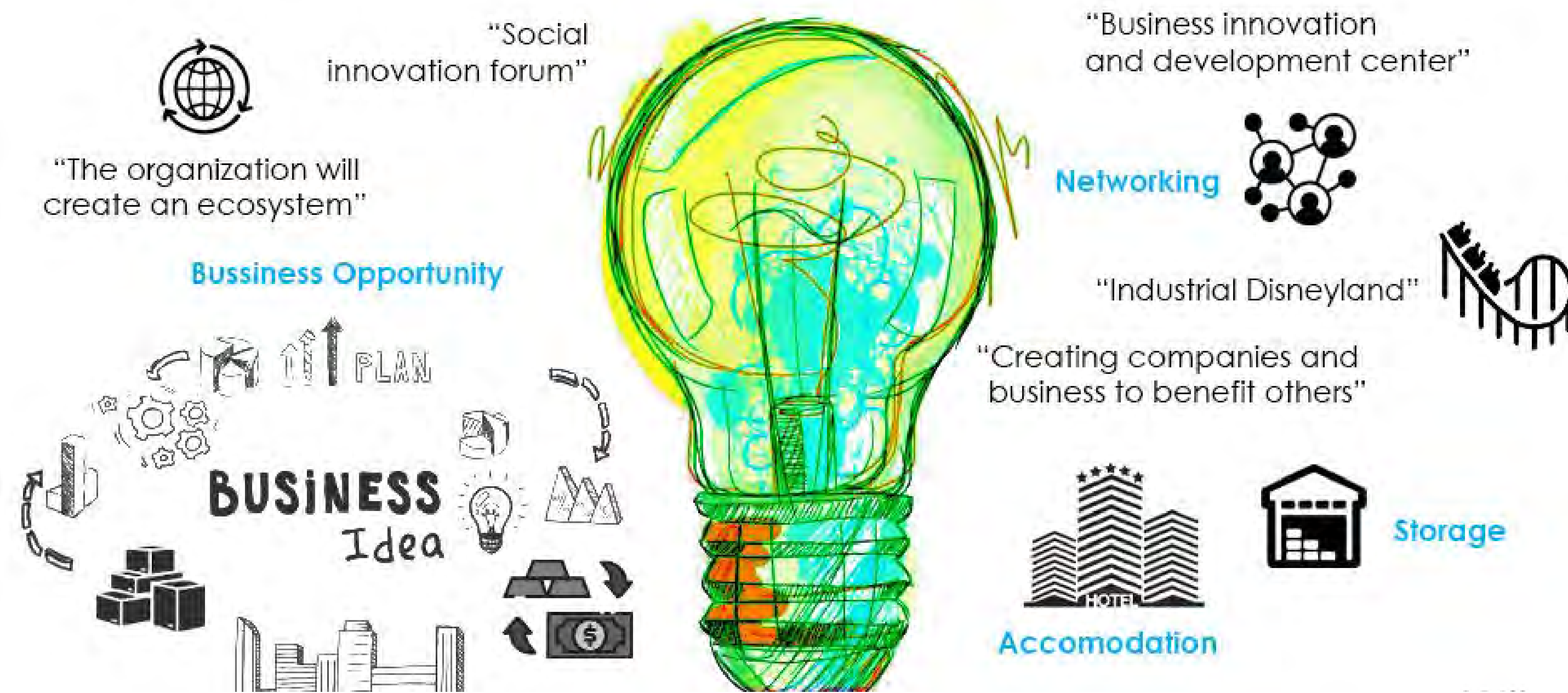


Business Process



“The time is now to begin making improvements to society and social issues that parallel the advancements that we have achieved technologically over the last 20-30 years.” - Proactive’s Executive Summary

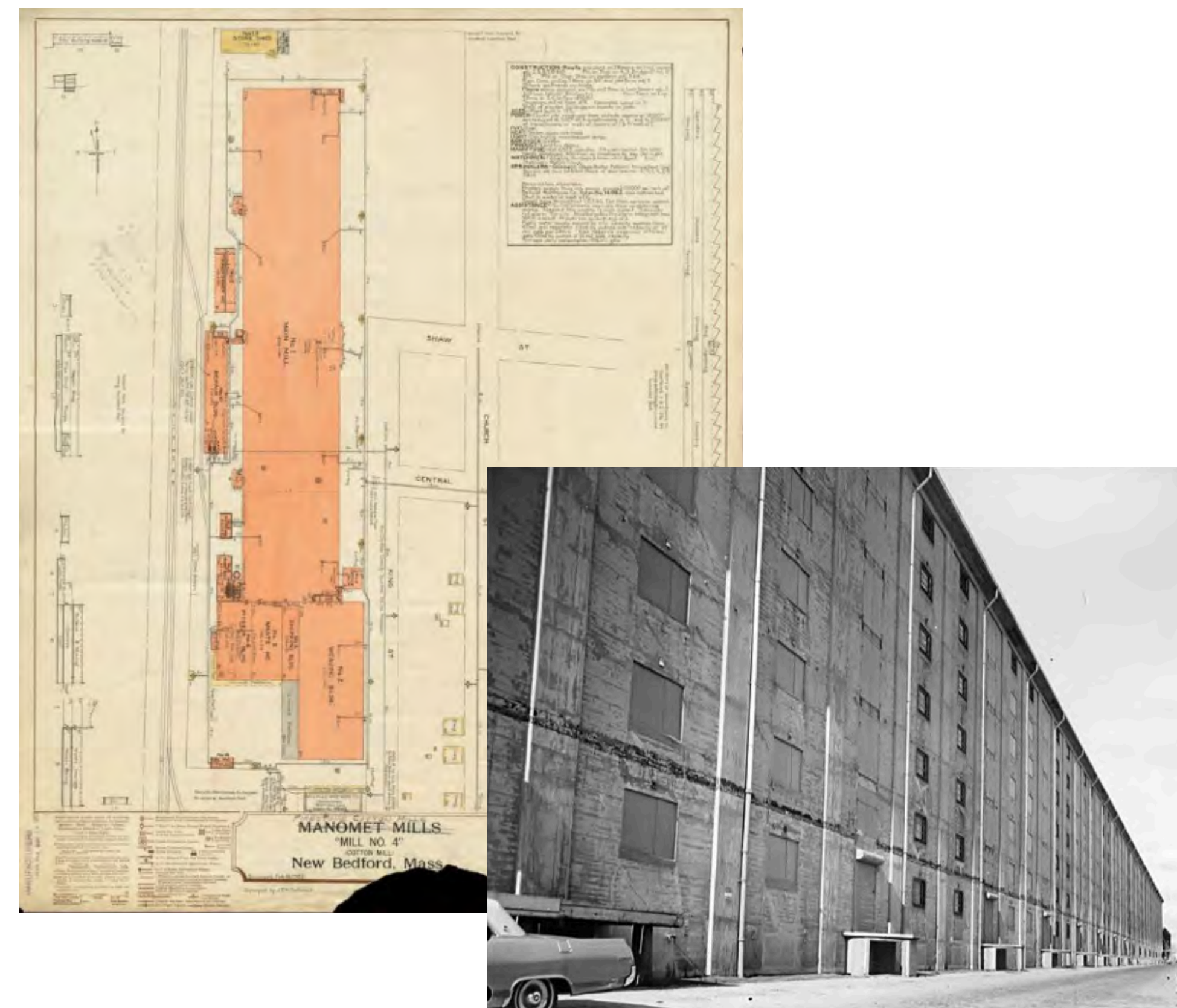
Project Goals



1. Build the space and facilities for motivated individuals to start socially impactful businesses
2. Create an innovation hub for entrepreneurs to pursue their passions
3. Provide storage space for surplus goods acquired by Proactive Philanthropy
4. Produce an inspiring model for similar projects to build upon in the future

Project Overview

Location - 25 -117 King St. New Bedford, MA
 Building Names - Building 19, Chamberlain Manufacturing
 Total Area - ~1.2 million SF
 Current Use - storage space for local companies and nonprofits



Project History

- 1916 - Belleville Warehouse was built for William Whitman by CR Makepeace & Co in 1916 ("One story of Belleville reinforced-concrete, half an acre in area, built every five days")
- 1922 - Manomet Mills builds its fourth building, located on King St, it is the largest spinning mill in the world
- 1927 - Firestone Rubber Co purchases Manomet Mill No. 4
- 1929 - Firestone Rubber Co purchases Belleville Warehouse
- 1945 - The General Services Administration of the US Govt purchases both buildings and uses them to produce and store artillery shells
- 1987 - Belleville Warehouse is purchased by Building 19
- 2015 - Proactive Philanthropy acquires Building 19 and Chamberlain building

New Bedford Site Precedent Projects

Adaptive Reuse Projects

Project Name - Warehouse Hotel
Description - A 37 room hotel on the banks of the Singapore River constructed within an old 1895 storage warehouse. It is called a 'godown' (Asian term for warehouse) and was a disco club in the 1980s.
Location - Singapore
Architects - Asylum

Project Timeline - Completed January 2017
Lessons Learned -

- the hotel is an example of a beautiful retrofit that could provide inspiration for a hotel in the New Bedford mills
- well-done reuse projects can turn an old building into a sought-after and lucrative destination

Project Name - Mass MoCA
Description - A 230,000 square foot museum in a converted factory complex that was once Arnold Print Works, and later Sprague Electric Co.
Location - North Adams, MA, USA
Architects - Bruner Cott & Assoc.
Project Timeline - Speculation in 1986, a year after Sprague vacat-

ed. Originally completed 1999. Expansion completed May 2017 (added Building 6).
Lessons Learned -

- Mass MoCA attracts visitors from all over the US
- the complex hosts numerous events including multiple music festivals and weekly performances



Before



After



Before



After

Incubator Spaces

Project Name - Greentown Labs
Description - A 33,000 square foot green technology incubator space
Location - 444 Somerville Ave, Somerville, MA, USA
Architects - Silverman Trykowski Associates
Project Timeline - Established in 2011, moved to a building in Somerville in 2012

Lessons Learned -

- used correctly, old factories make perfect spaces for innovation
- located near a tech school, there are many intelligent people looking to form startups
- Greentown has become the largest cleantech innovation hub in North America

Project Name - Artisan's Asylum
Description - A 40,000 square foot 501 (c)3 non-profit community workspace established in an old envelope factory building
Location - 10 Tyler St, Somerville, MA, USA
Architects - unknown
Project Timeline - founded in 2010 by an engineer, an artist, and friends who needed an affordable

place to build and make things
Lessons Learned -

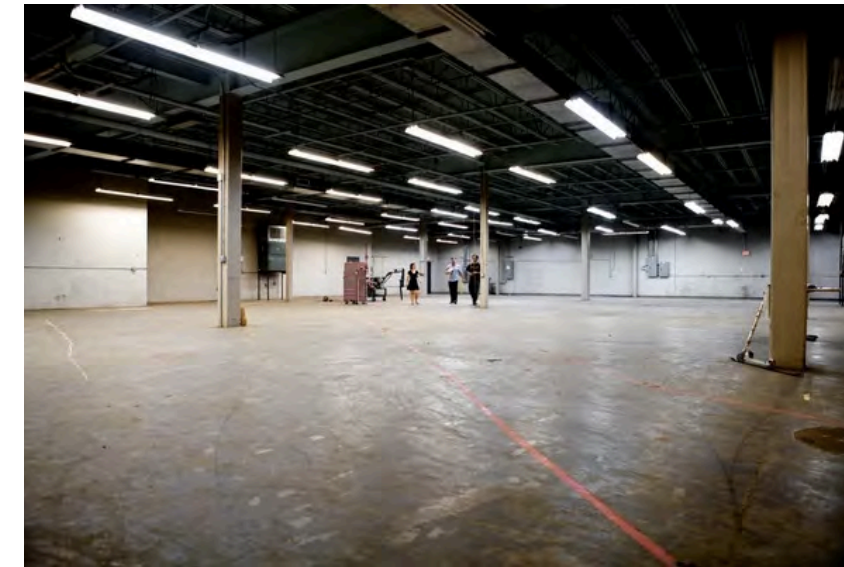
- artists have formed a tightly-knit community in this old warehouse and work symbiotically to create inspirational art
- veteran artists teach the surrounding community their skills through 30-40 public classes a month



Before



After



Before



After

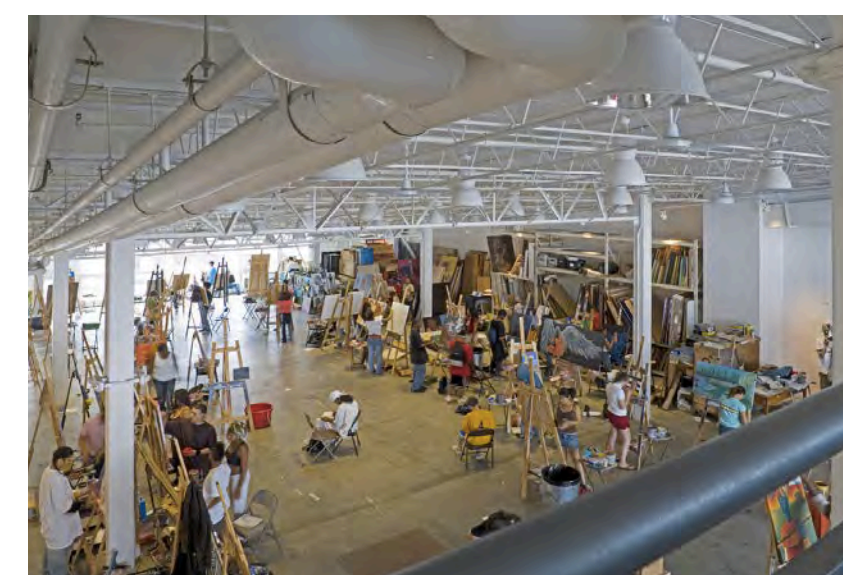
Social Good Spaces

Project Name - Butaro Hospital
Description - A 65,014 square foot hospital to bring medical care for the Burera district. With a population of over 340,000, this district had no prior medical facility and had some of the worst health conditions in Rwanda.
Location - Burera District of Rwanda
Architects - Mass Design Group
Project Timeline - Completed 2011
Lessons Learned -



What is a social good space?

- the community worked together to build this much needed facility which was completed a full year ahead of schedule
- the projects provided such a benefit to its district (community) that the Rwandan President himself cut its opening ribbon



Social good spaces are built for the betterment of communities and society as a whole. They include homeless shelters, schools, hospitals, and affordable housing. They provide creative solutions to societal issues of today.

Project Name - Artists for Humanity Epicenter
Description - A LEED Platinum building created for Artists for Humanity with studio, gallery, a large event space. Artists for Humanity is a non-profit youth arts and enterprise organization that empowers youth to create and monetize their artwork.
Location - Boston, MA, USA
Architects - Arrowstreet
Project Timeline - Completed 2005
Lessons Learned -

- lucrative and sought after event space for entrepreneurial artists
- Artists for Humanity are an influential and sustainable non-profit organization that serve as a great model for social change



Potential Program

Suggested Spaces

Community Space



Storage for Donated goods



Cafeteria



Rooftop Garden



Makerspace



Computer Lab



Conference Room

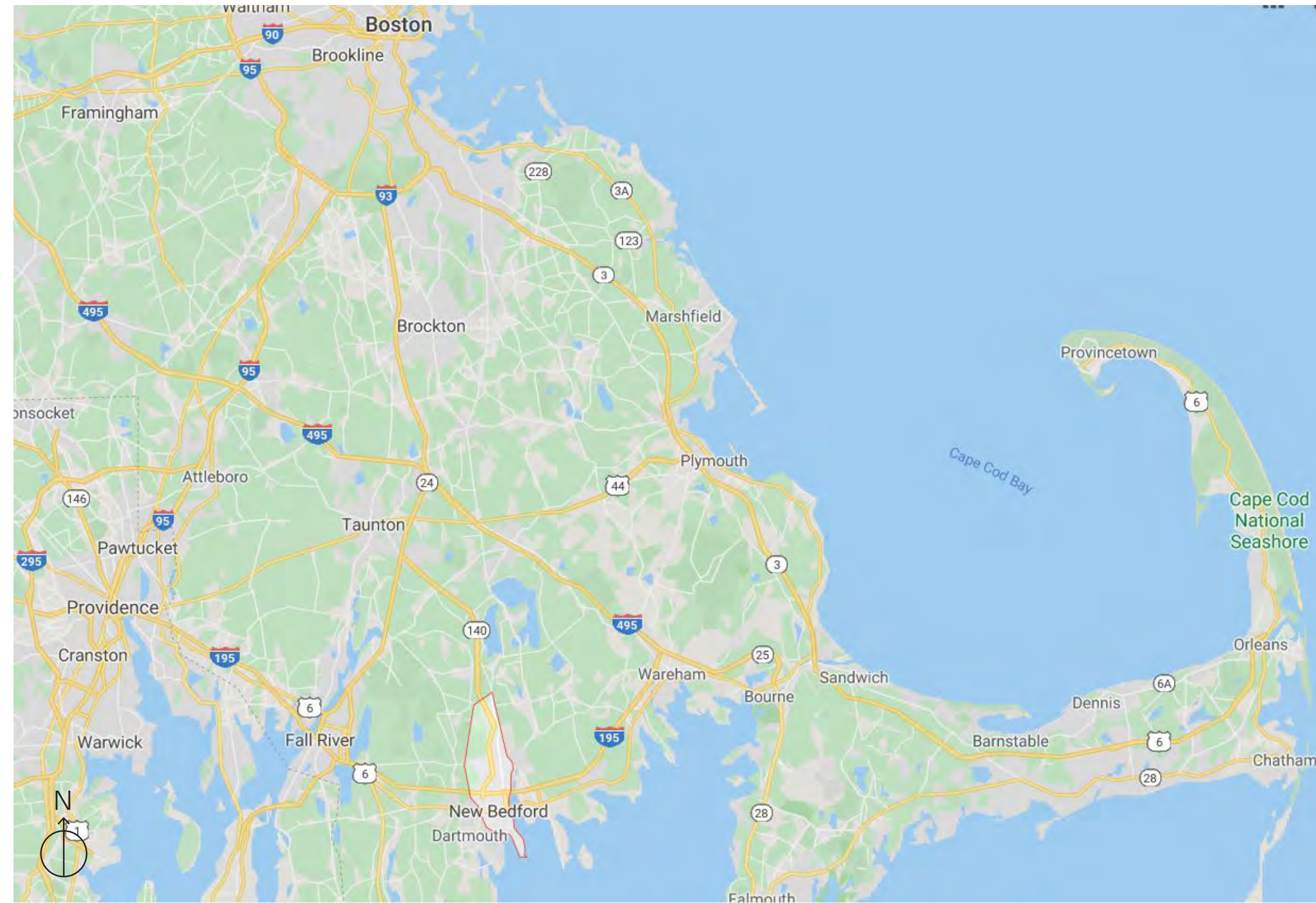


Research Lab



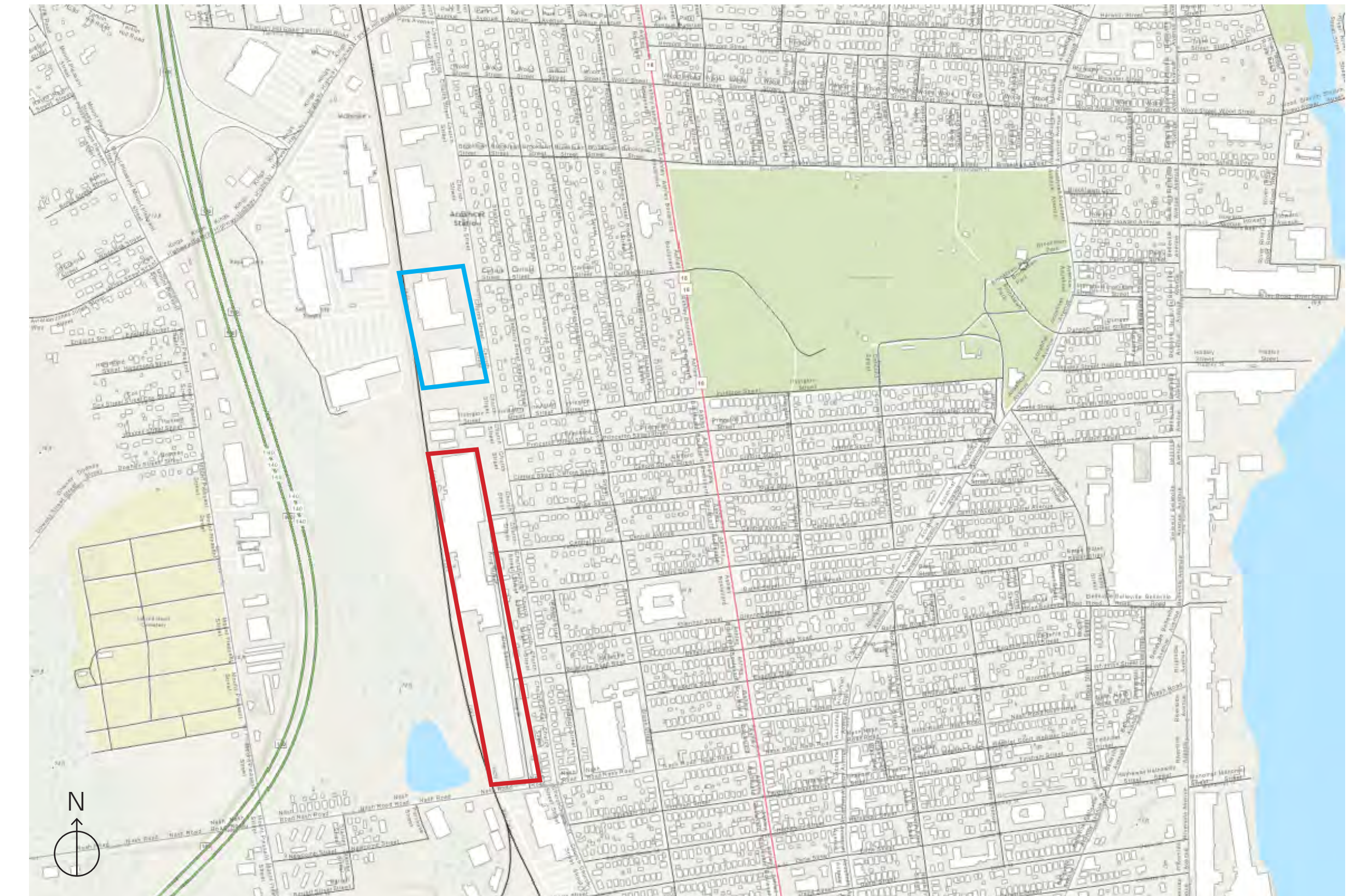
Accommodation

New Bedford Site Assets

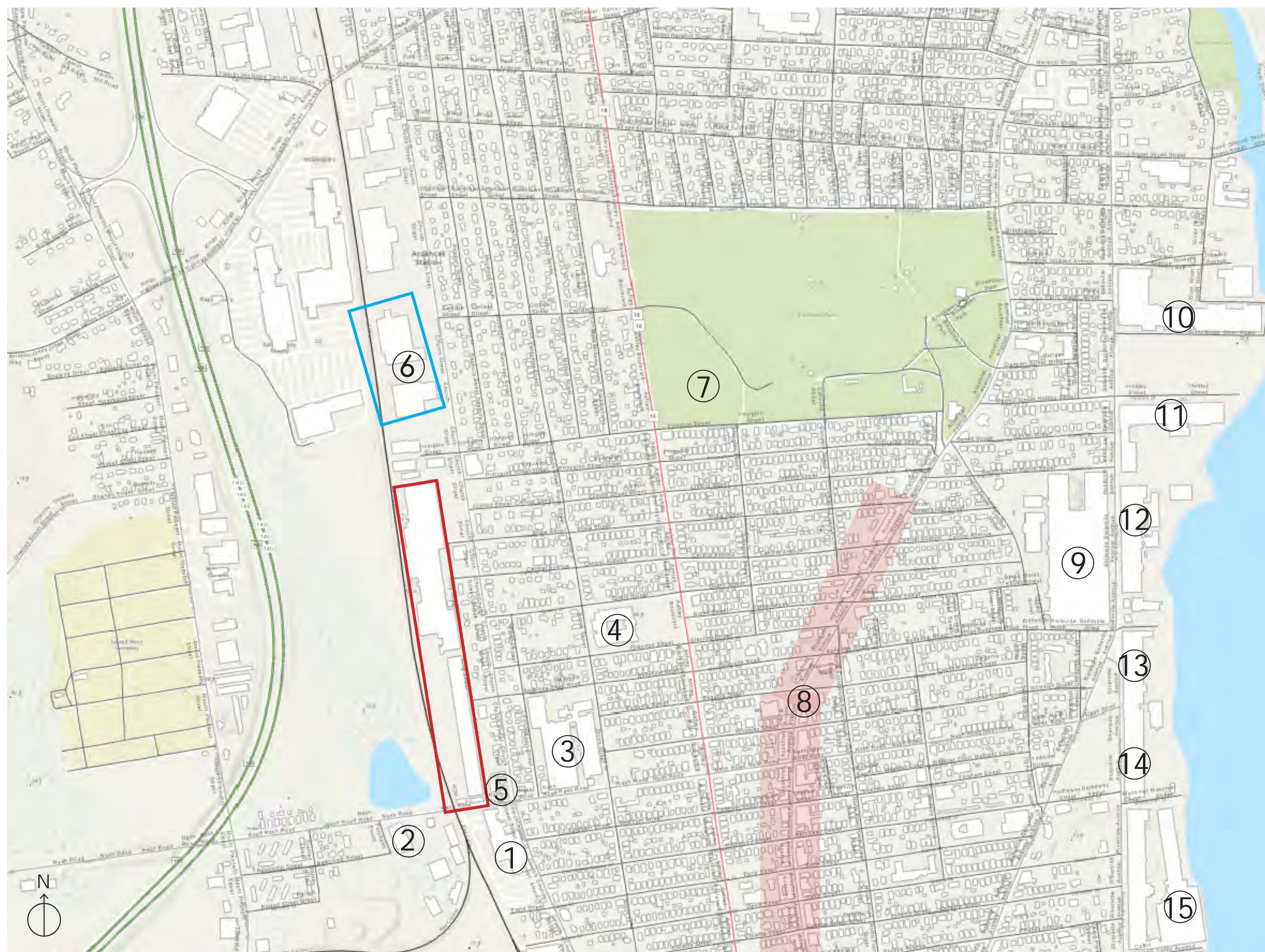


Travel Times

- Boston: 1 hour 20 minutes
- Framingham: 1 hour 15 minutes
- Brookline: 1 hour 10 minutes
- Brockton: 45 minutes
- Providence: 45 minutes
- Waltham: 1 hour 30 minutes
- Plymouth: 40 minutes
- Dartmouth: 10 minutes
- Fall River: 20 minutes



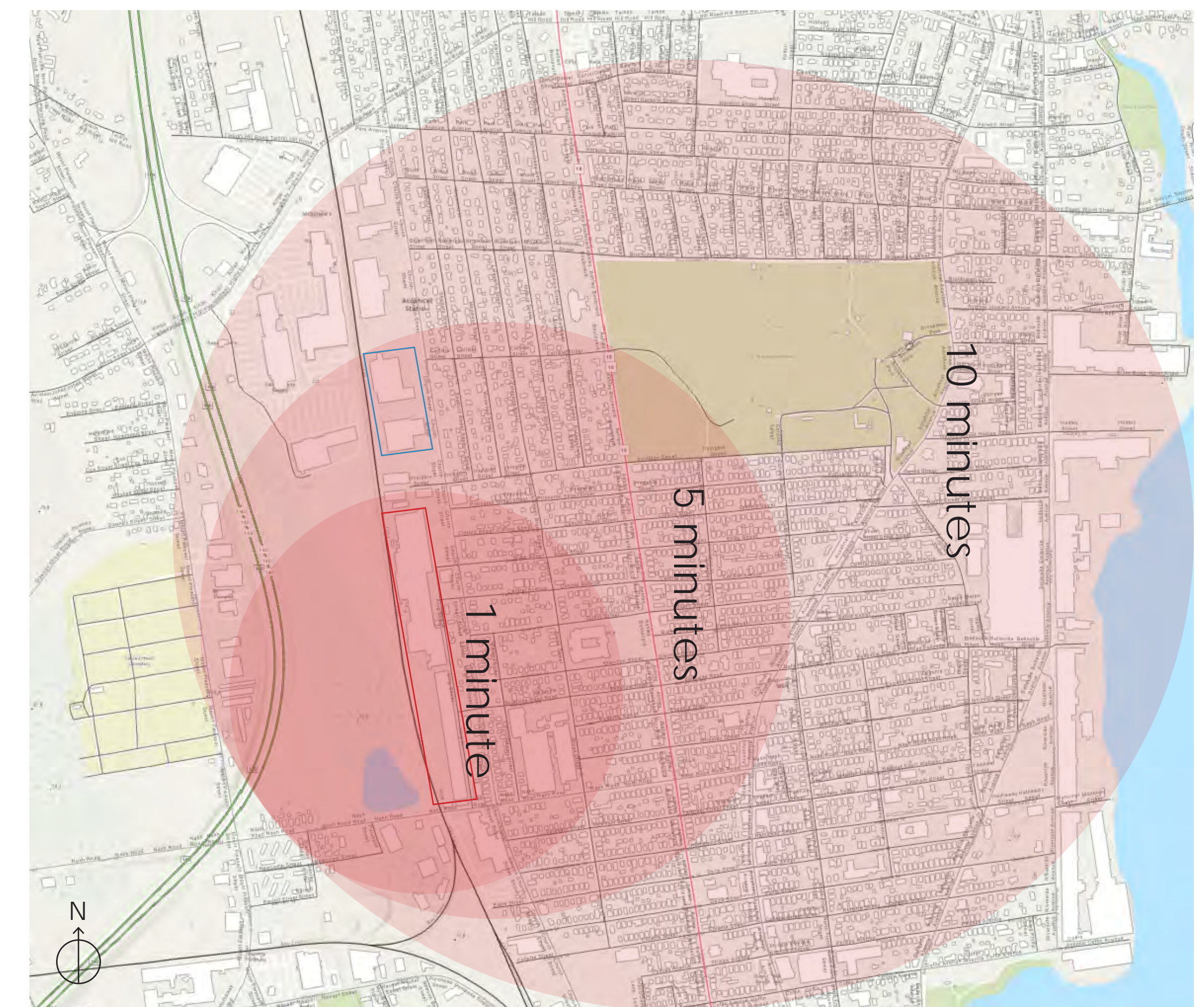
Proximity to Planned MBTA Station █ Site █ New Bedford Train Station



Surrounding Amenities

Legend

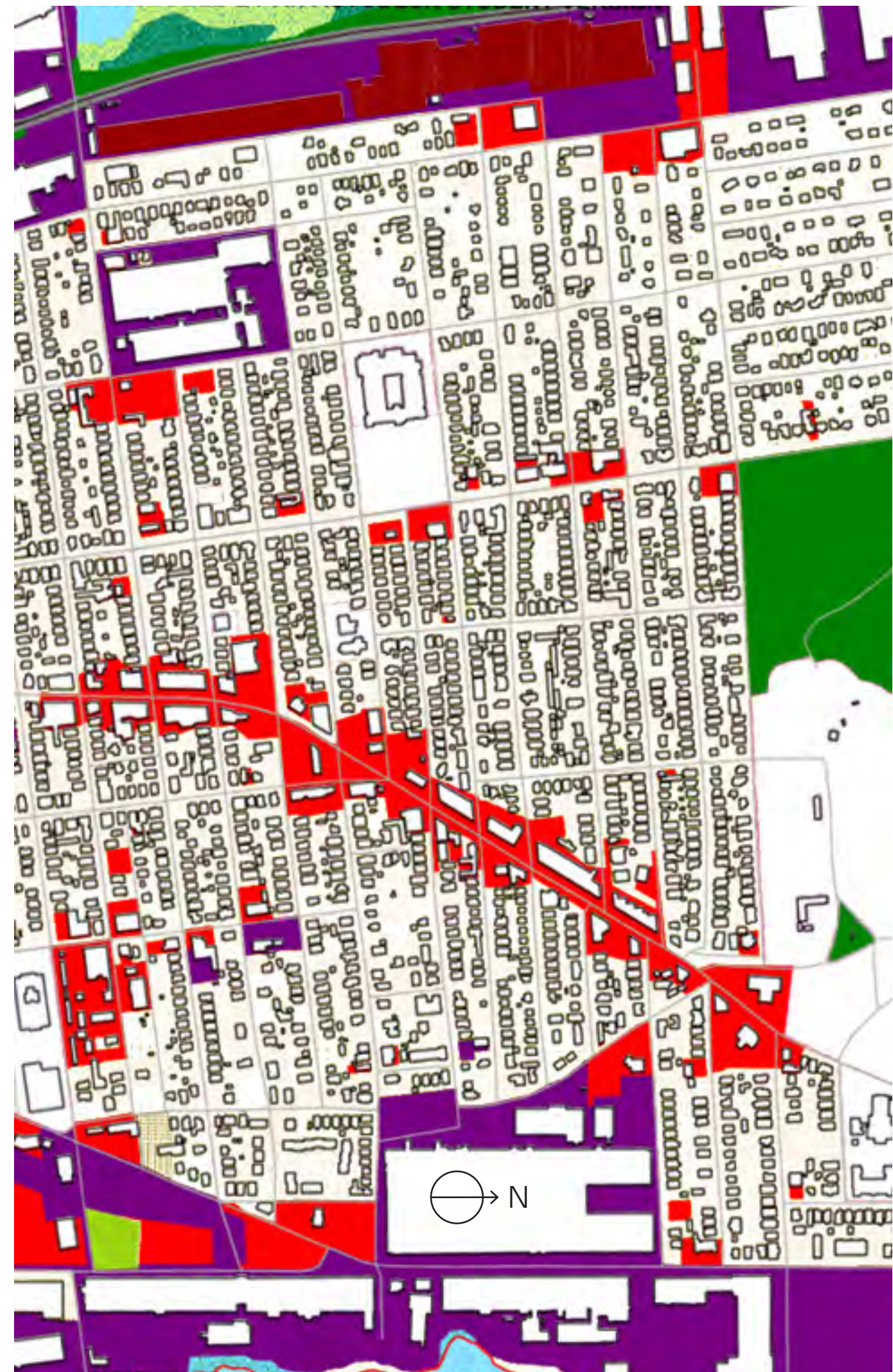
1. Luzo Maxi-Market
2. Concord Electric Supply New Bedford
3. Southcoast Flea Market
4. Abreham Lincoln School
5. Dupre Inc
6. New Bedford Train Station
7. Brooklawn Park
8. Mixed used commecial strip
9. Run of the Mill Boutiques and Consignment Shops
10. Precix Inc
11. Acushnet Co
12. Cinelab Inc
13. Riverbank Lofts
14. Manomet Place
15. Victoria Riverside Town house Lofts



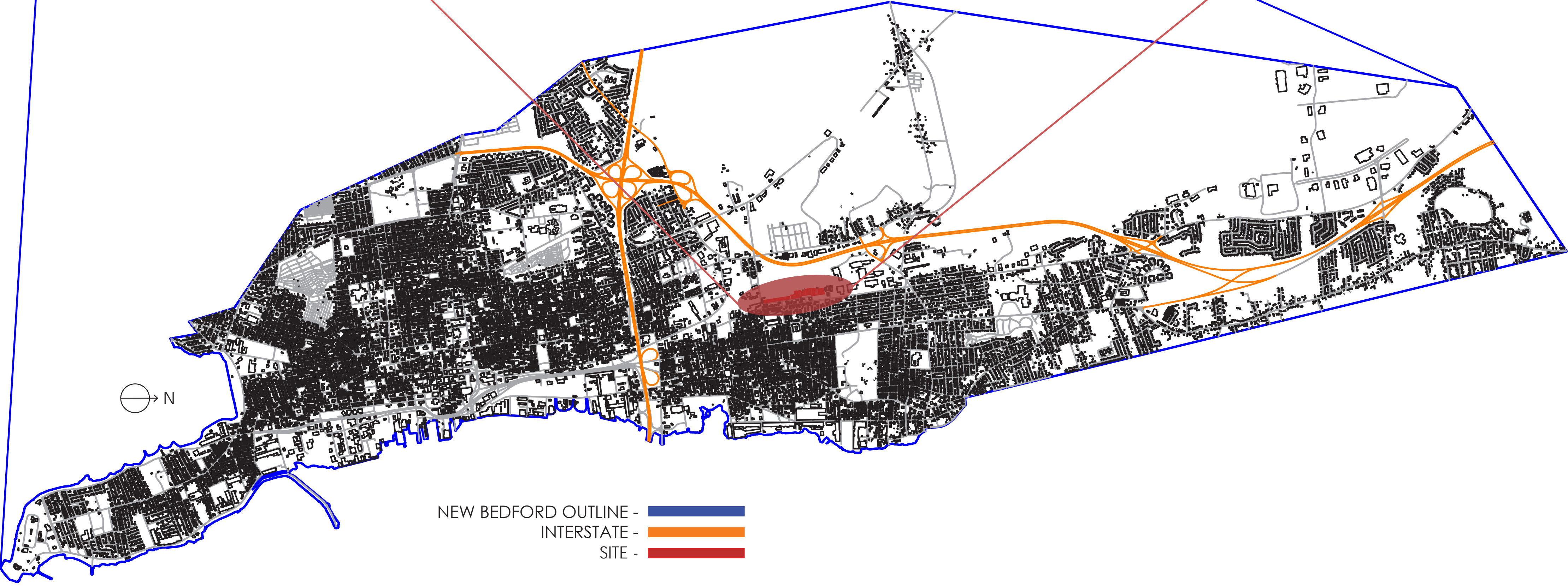
1- 10 Minute Driving Radius

New Bedford Site Analysis

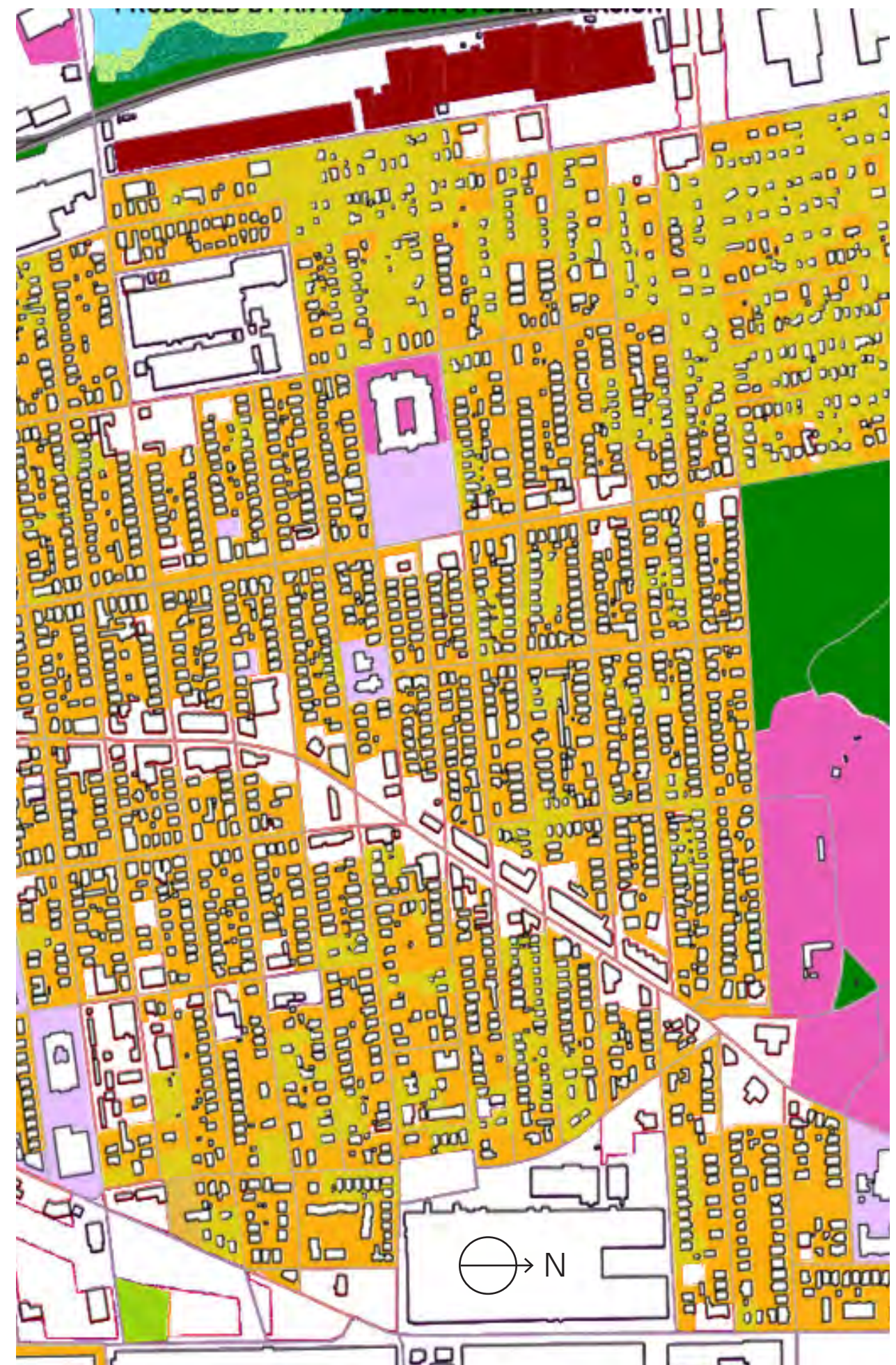
The New Bedford area has a ton of history, from the whaling industry to military supply production the area still showcases the cause and affect of its past. Especially when looking at its water front, a majority of the area was industrial and as you move from that downtown area it starts to transform into more commercial use. Then both high and low dense residential areas began to form before transitioning into another industrial area closer to interstate routes and a railroad track.



- Building 19
- Chamberlain MFG
- Grassland
- Woodland
- Industrial Area
- Commercial Area
- High Residential Area
- Low Residential Area
- Recreational Area
- Urban Public Area



- NEW BEDFORD OUTLINE -
- INTERSTATE -
- SITE -



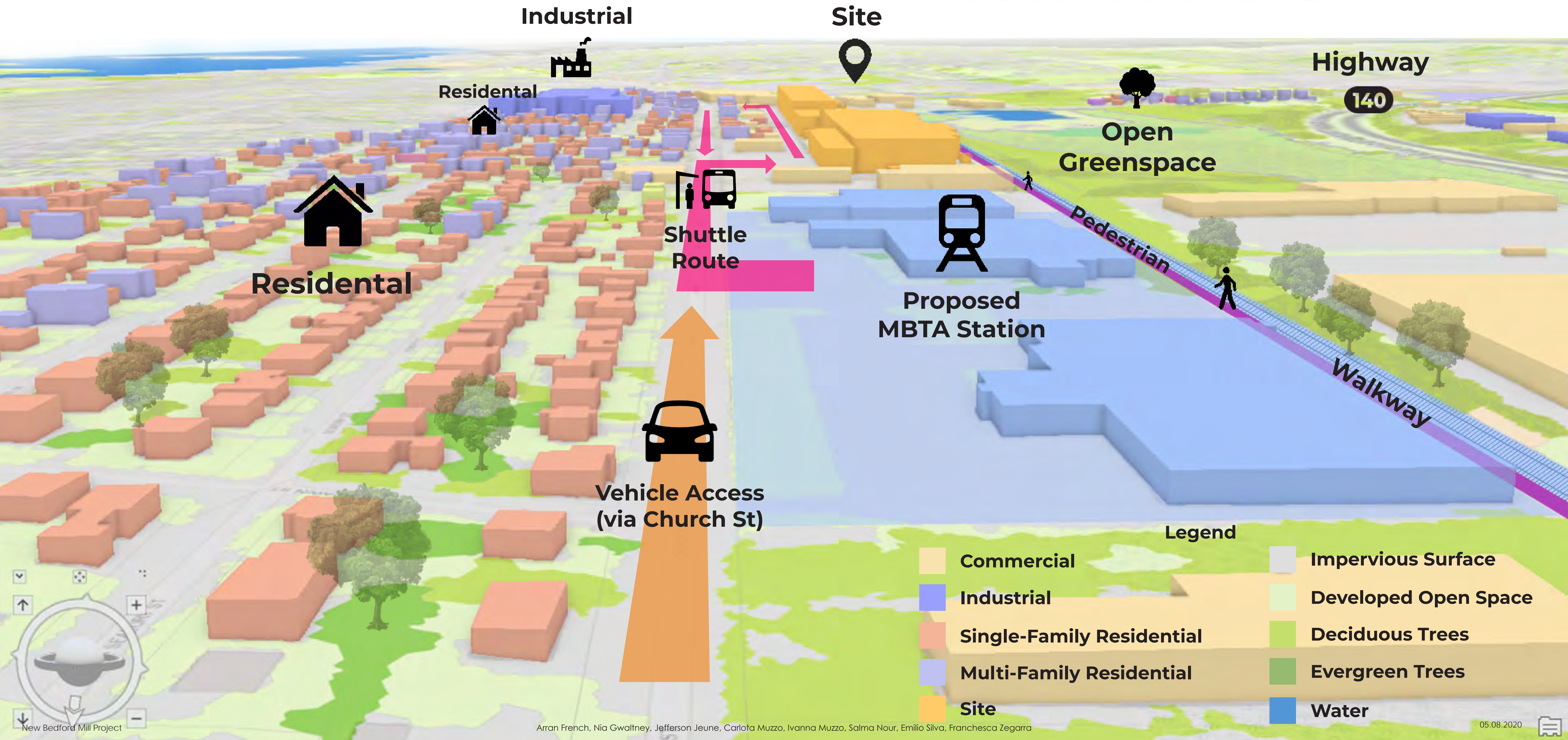
New Bedford Site Program

To the east, the site is surrounded by single and multi-family residential housing. To the west, there is a large, undeveloped greenspace and large commercial buildings. There is also a highway (MA-140) and an airport a bit farther west. Vehicles will mainly access the site via Church St and Nash Rd which turn onto King St.

Proposed MBTA Station



- UNIQUE ELEMENTS**
- Neighborhood Connectivity
 - Access from Church Street for Vehicles, Bikes and Pedestrians
 - Emergency Egress only off the south end of the Platform
 - Parking count 354
- LANDSCAPE PROPERTIES**
- Native Species
 - Low to No Maintenance
 - Non-Invasive
- RESPONSE TO FEEDBACK**
- Elimination of Trees Near the Tracks
 - Meadow Mix / "No-Mow Lawn" Seed Mixes
- Emergency Egress



Legend

Commercial	Impervious Surface
Industrial	Developed Open Space
Single-Family Residential	Deciduous Trees
Multi-Family Residential	Evergreen Trees
Site	Water

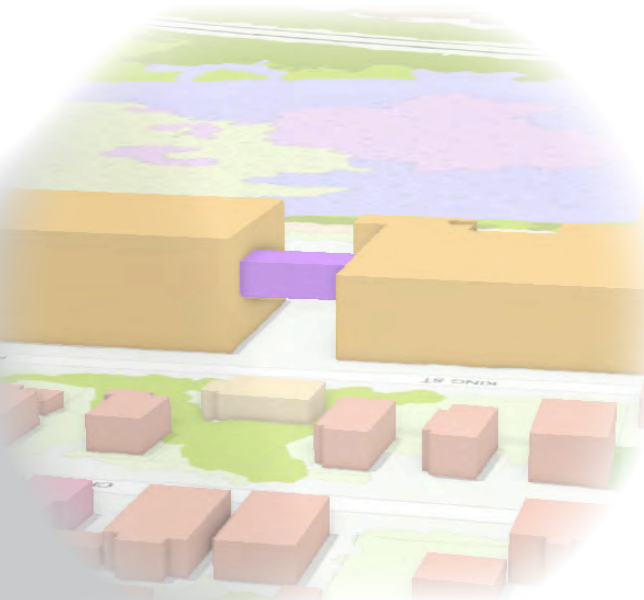
New Bedford Site Program

Shuttle Route & Building Removal

Access



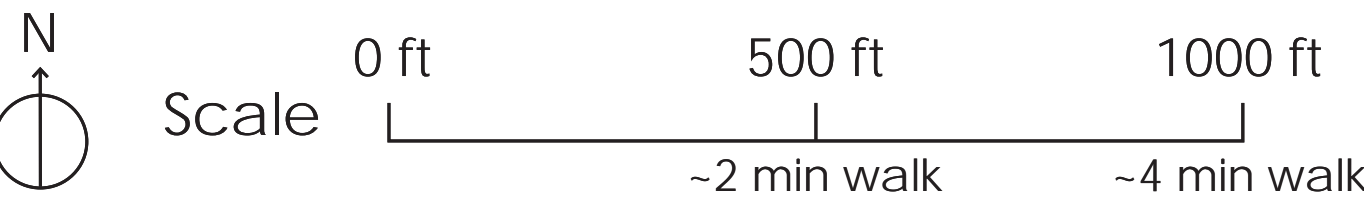
- Legend**
- | Site Border
 - Parking*
 - To be removed**
 - Truck Bays
 - Pedestrian Path
 - ⋯ Entrances***
 - Greenspace****
 - Planned MBTA Station
 - Pedestrian Bridge



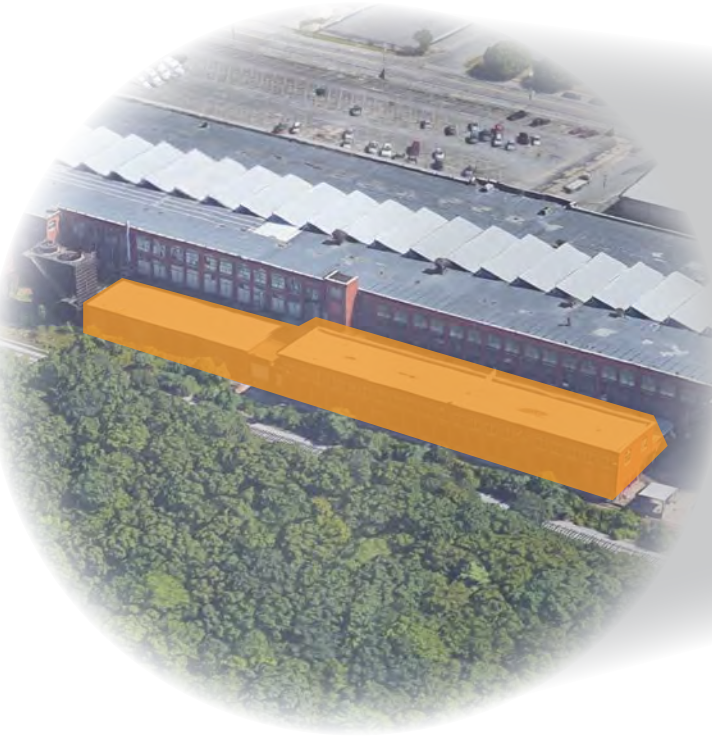
Pedestrian Bridge

Notes

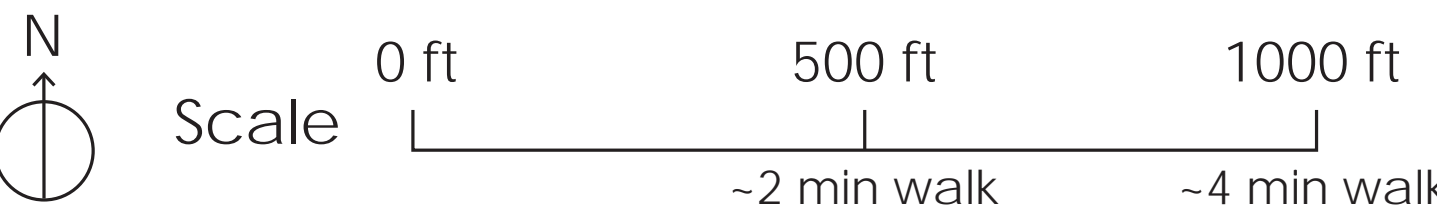
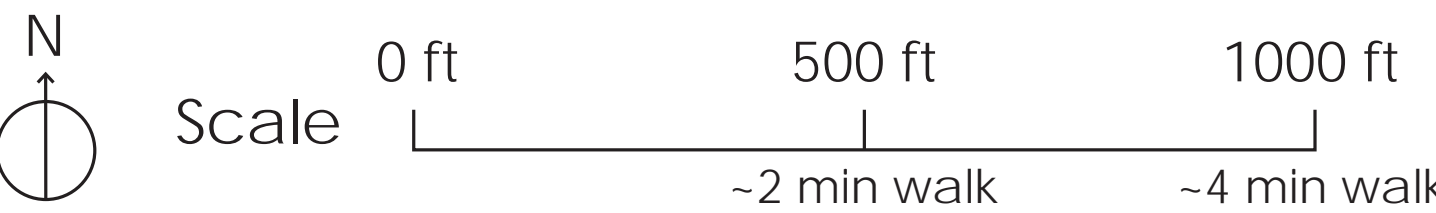
- *Parking will include priority space and charging stations for hybrid and electric vehicles
- **The removed building to the south will allow for increased vehicle and pedestrian access from the south. The northern one will free space for the linear pedestrian park which is a vital corridor from the MBTA Station to the site
- ***Entrances must be welcoming and allow people to see what is inside to attract visitors and newcomers
- ****Greenspace above Building 19 will be a greenroof and community garden



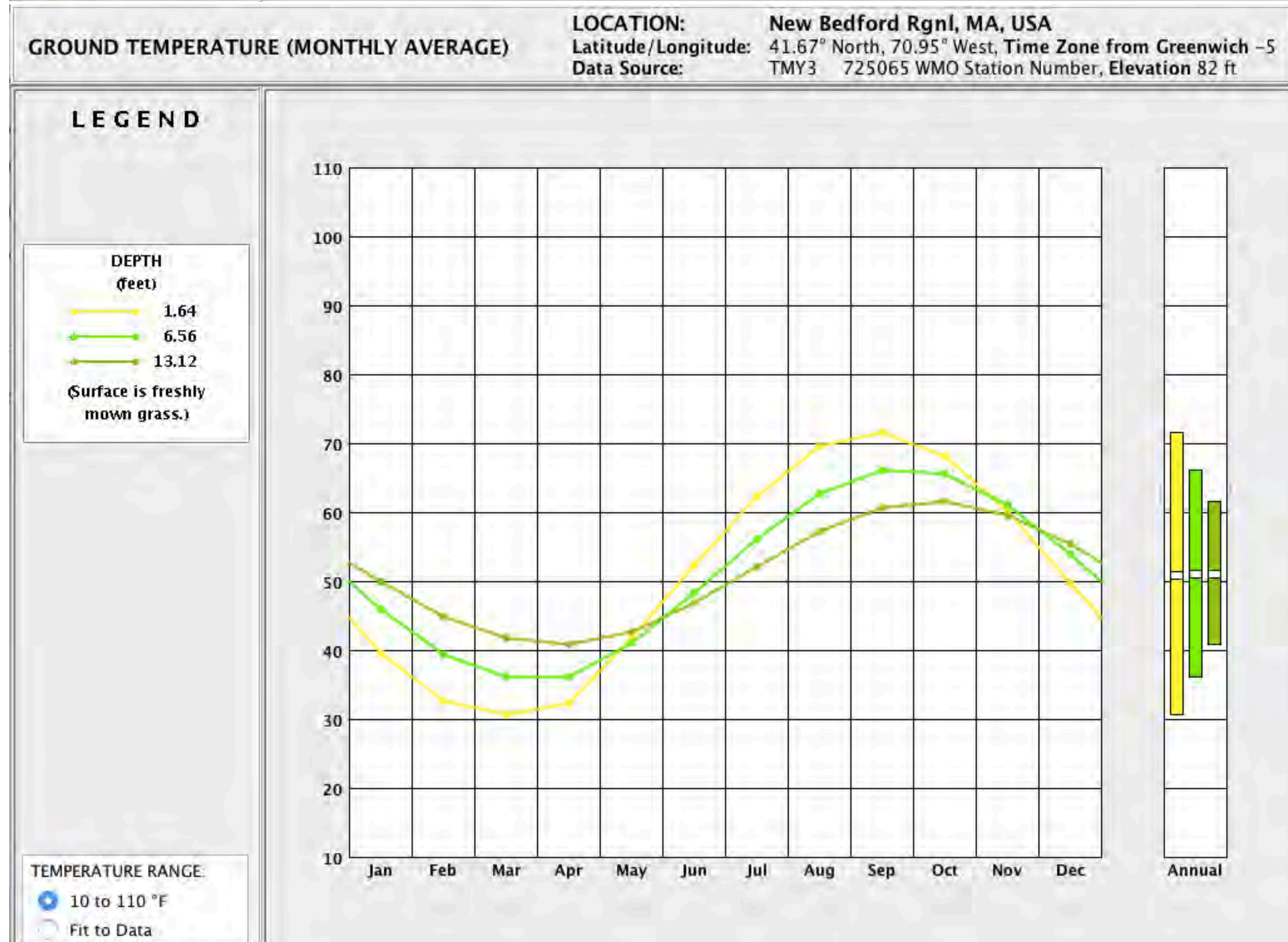
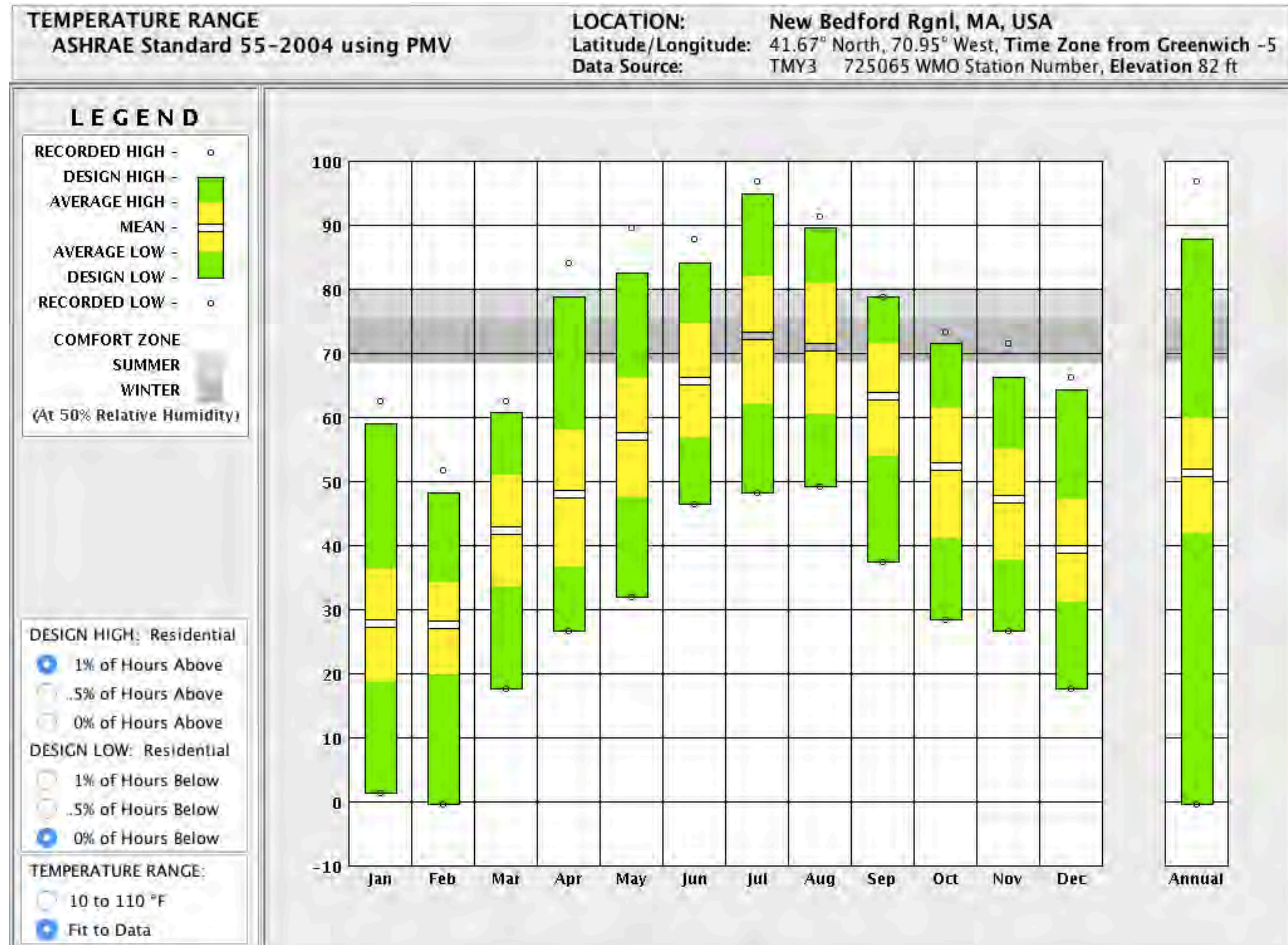
- Legend**
- | Site Border
 - Planned MBTA Station
 - Shuttle Path
 - Shuttle Stop
 - To be removed



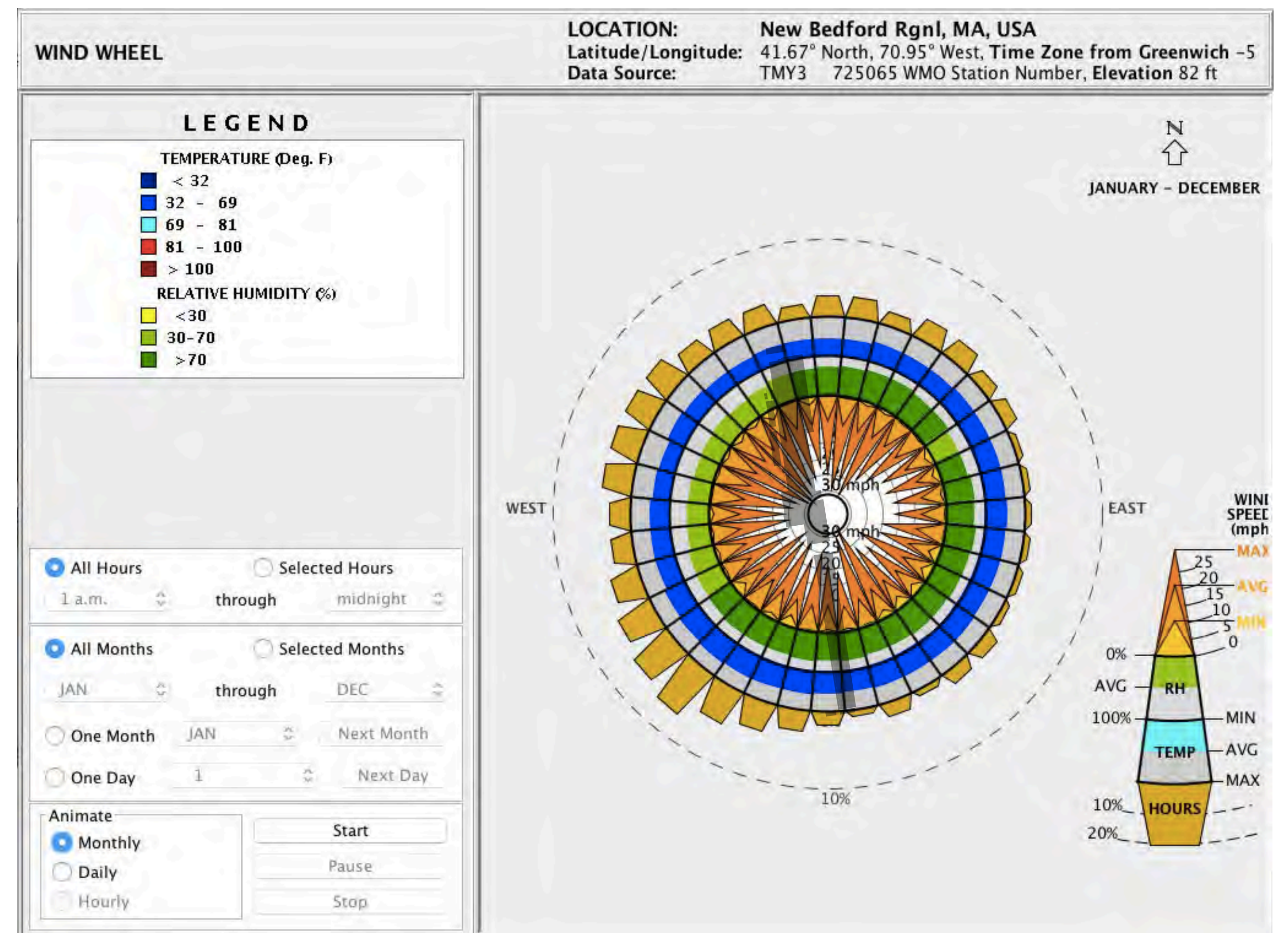
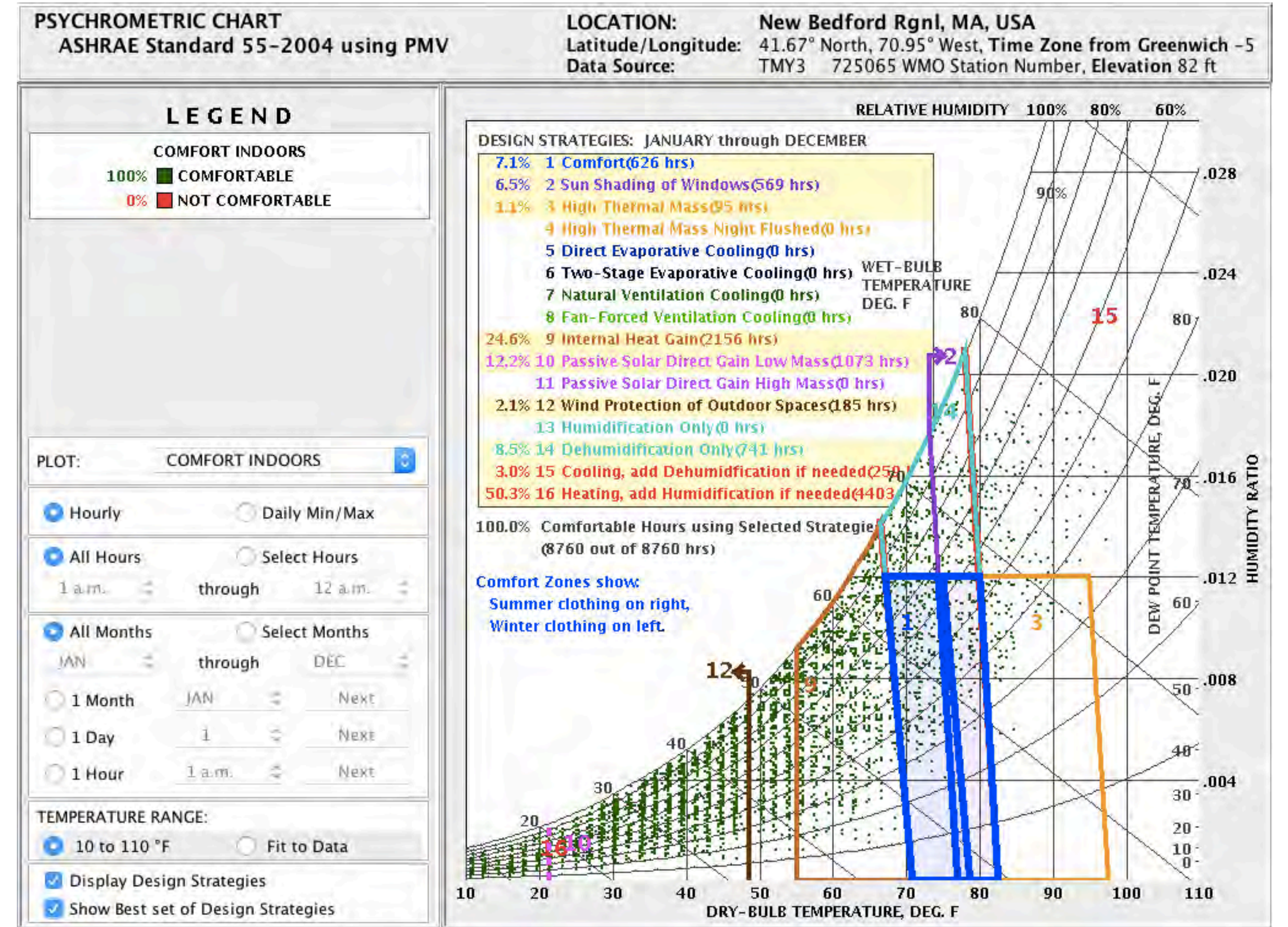
Buildings to be removed



New Bedford Site Climate

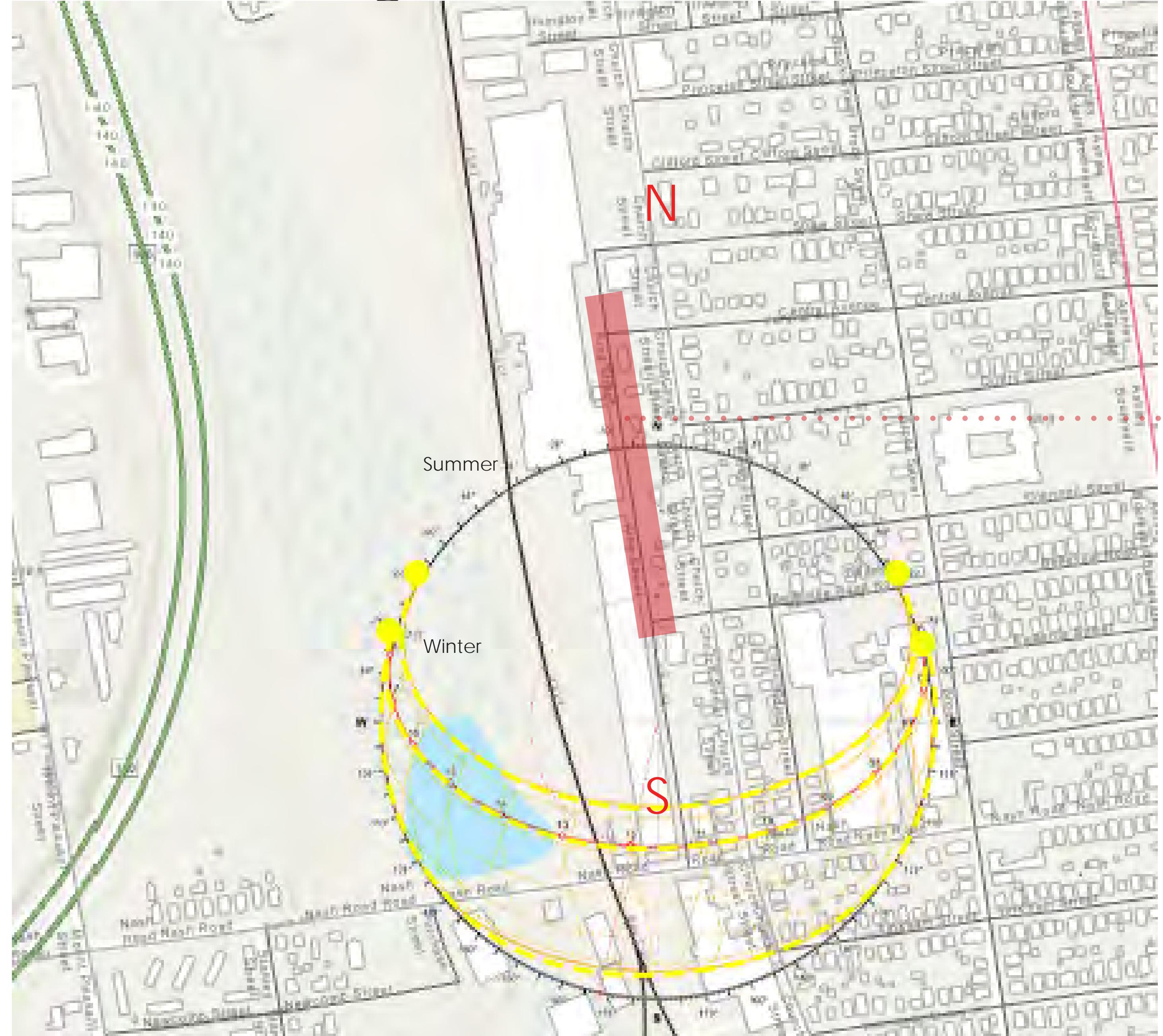


These climate charts display information that importantly define how to design the mill building retrofit to adapt with the climate. The chart to the top left displays the annual temperature variations for New Bedford. Temperatures range from 0 to 97 degrees Fahrenheit, with February as the coldest month and July as the warmest. The ground temperature diagram to the bottom left displays the ground temperature year-round. At 13.12 ft below the surface, temperatures stay between 44 and 61 degrees and is highest in mid-autumn. Utilization of this ground temperature could be used to dampen seasonal temperature swings. The Psychrometric chart to the top right outlines the sustainable strategies that are most useful for lowering heating and cooling costs in the building. The most effective strategy involves capturing internal heat gain, the heat released from people, lights, and machinery. This strategy will heat the building for nearly 25% of the year with no need to use electricity. It will require adequate insulation of the walls, floors, and, most importantly, roof, but is a low cost and effective strategy to lower heating loads. Operable windows and ventilation will be required to flush out this heat in the summer months. The building can also benefit from passive solar heat gain and dehumidification. The Wind Rose to the bottom left shows that the area experiences the most wind from the southwest. These winds are cold and humid. They could work to cool the building in the summer but must be blocked in the winter.



New Bedford Site Climate

Sun Path Diagram



Phoenix Valley

The Phoenix Valley is a great example of an integrated PV array and green-roof. With the roof square footage on Building 19 we could also use a similar design, Building 19 is longer meaning that the have more space to accommodate both.



The Bullitt Center

The Bullitt Center is a commercial office building that provides a net-positive energy working environment. The building is powered by a 244 kW solar array on the rooftop, consist of 575 PV panels.



100 Cummings Center

The Cummings Center in Beverly, MA provides similar services like the ones we plan on having in the project. It also includes energy-saving designs and PV arrays on most of the building occupying 2 million square foot site.



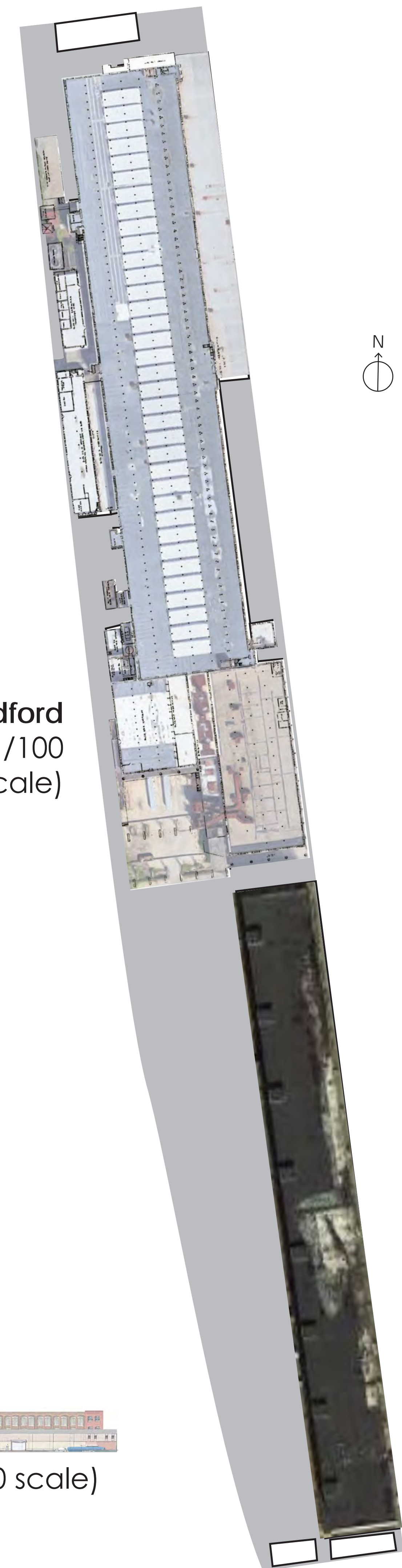
The Kendeda Building

The Kendeda Building provides an unconventional design, where the PV array is extending over the edge of the roof and also provides shading below. The PV array provides 330 kW and consists of 917 solar panels that generates 455,000 kWh per year.

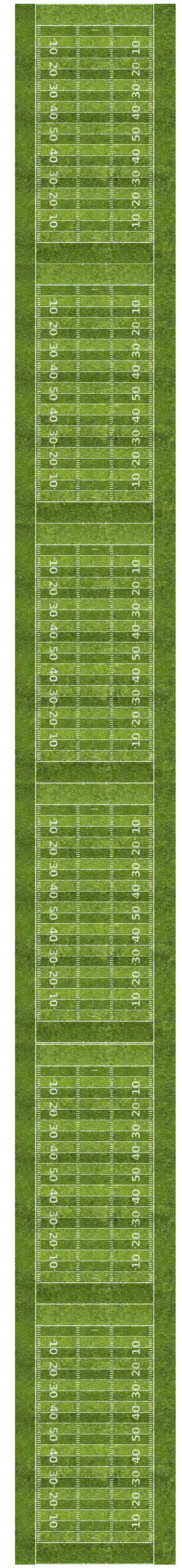
New Bedford Site Scale



(1/100 scale)



New Bedford Site (1/100 scale)



Six Football Fields (1/100 scale)



Building 19 West Elevation (1/100scale)



The White House East Elevation (1/100 scale)



Chamberlain Manufacturing West Elevation (1/100 scale)

Building 19 Exterior



East Facing Facade



West Facing Facade



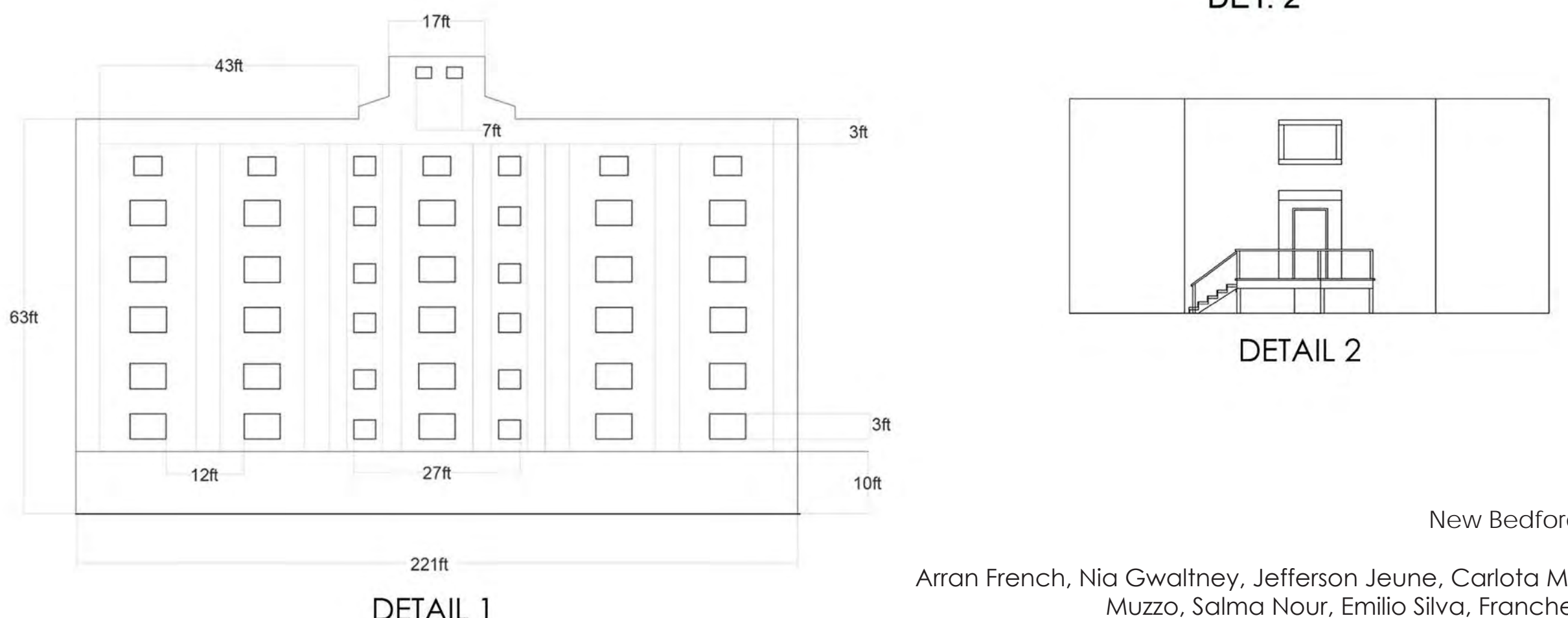
West Facing Facade



East Facing Facade

Loading Area
 Loading Area with Stairs

- Building 19:**
- Windows are blocked on either side of the facades (done to accomodate for the building's previous functions)
 - Loading Docks still function properly on the back side. The ones of the front side have been closed off.
 - Although the building was constructed in two phases 1816 and 1817, the building has a unified facade both in the front and back side

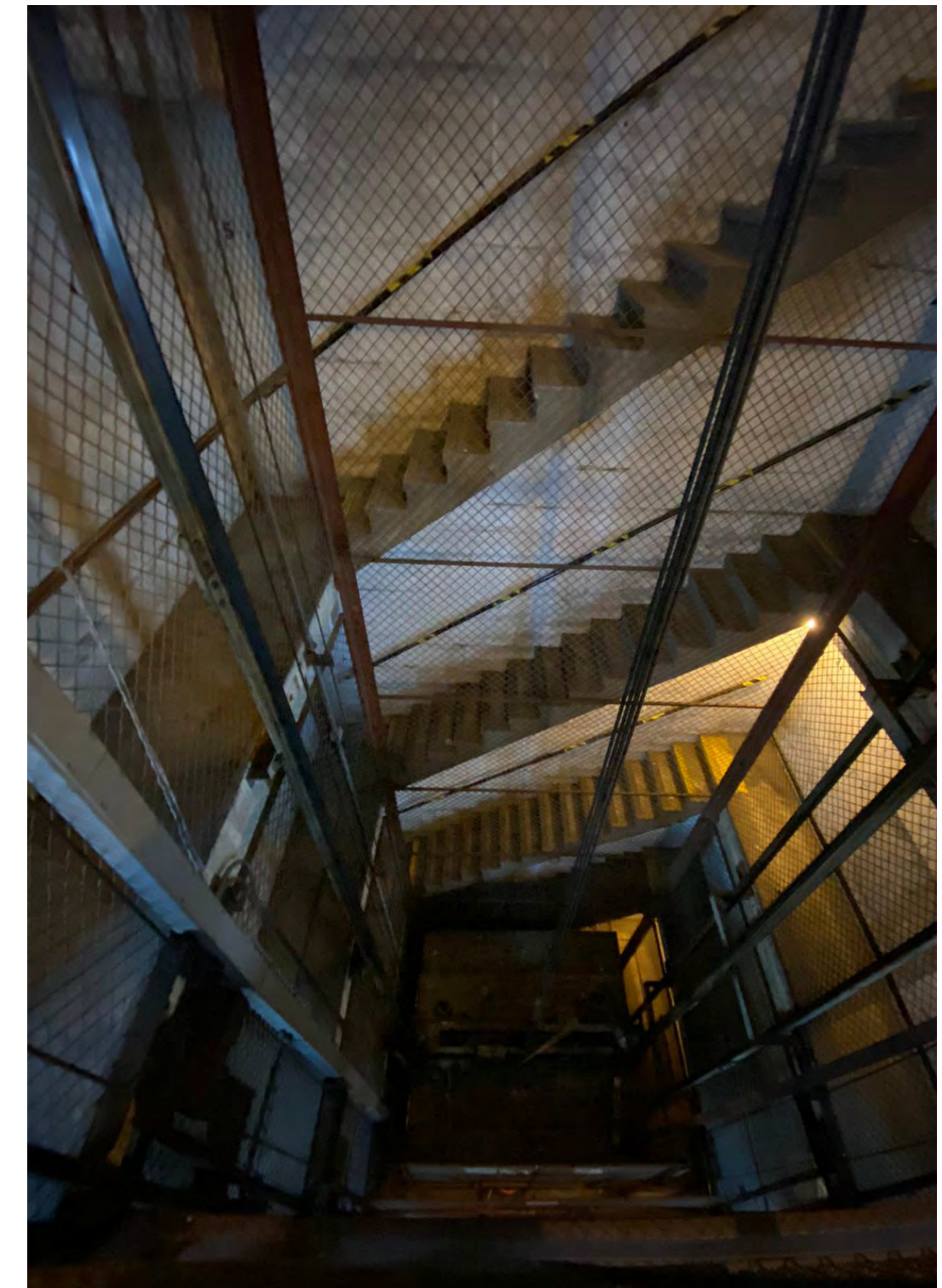
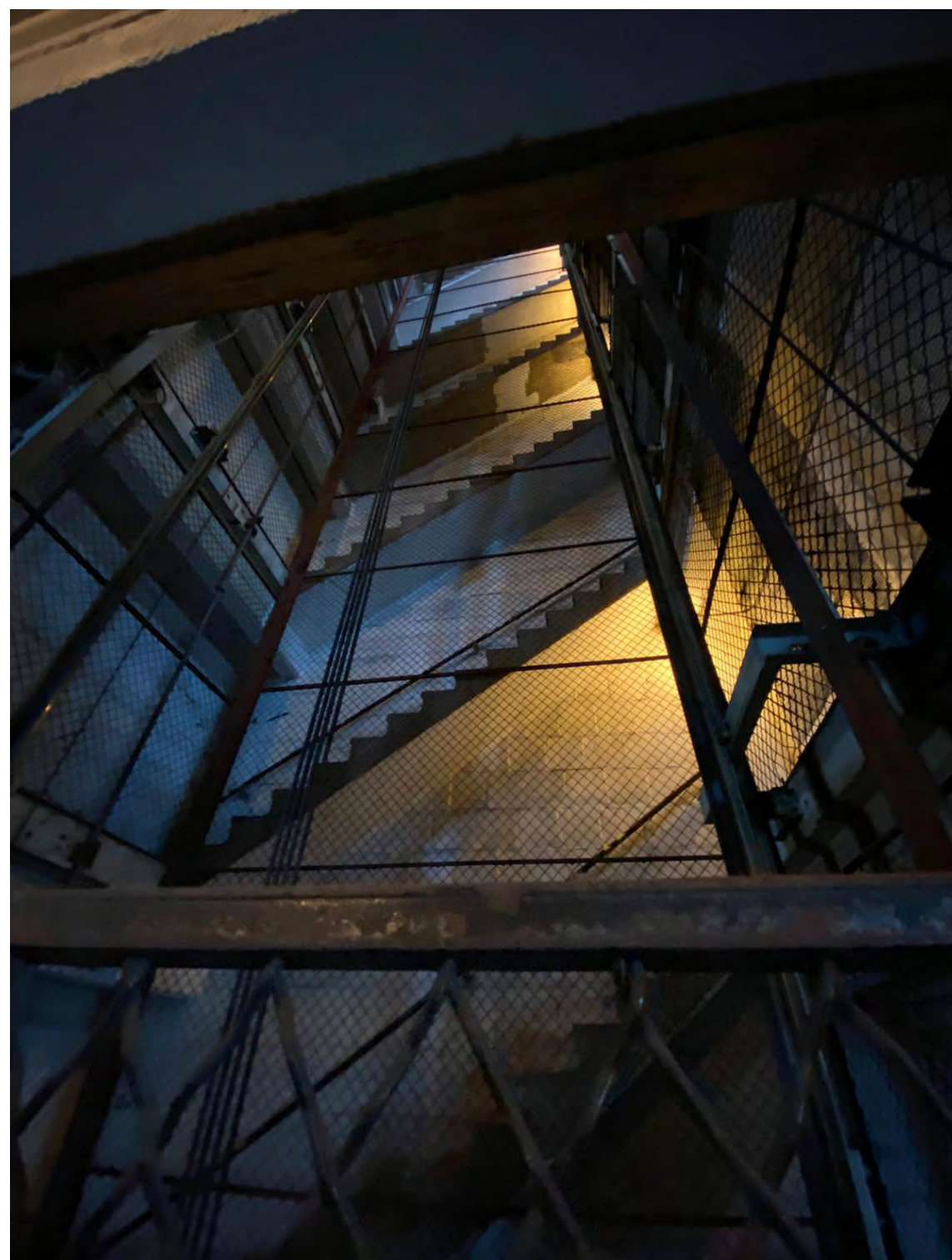


Building 19 Interior



<https://www.walmart.com/ip/Canvas-Print-Belleville-Warehouse-Massachusetts-New-Bedford-Stretched-Canvas-10-x-14/866097993>

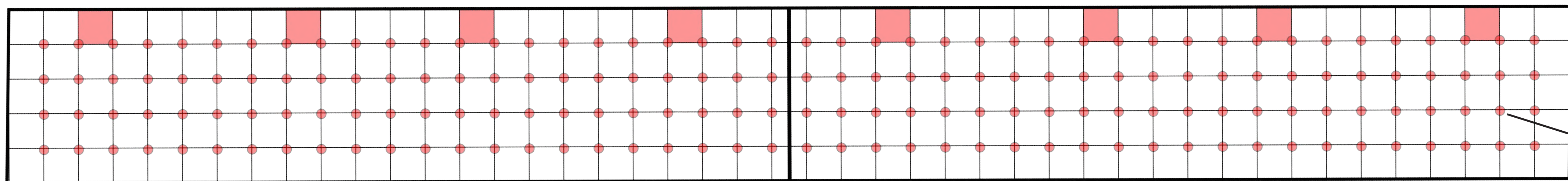
Belleville Warehouse is a building designed out of concrete. Consist of 9 large floors that are connected by a sequence of stairs and elevators. Different thickness and size of columns are included in all the floors, and these change depending on the height of the ceiling



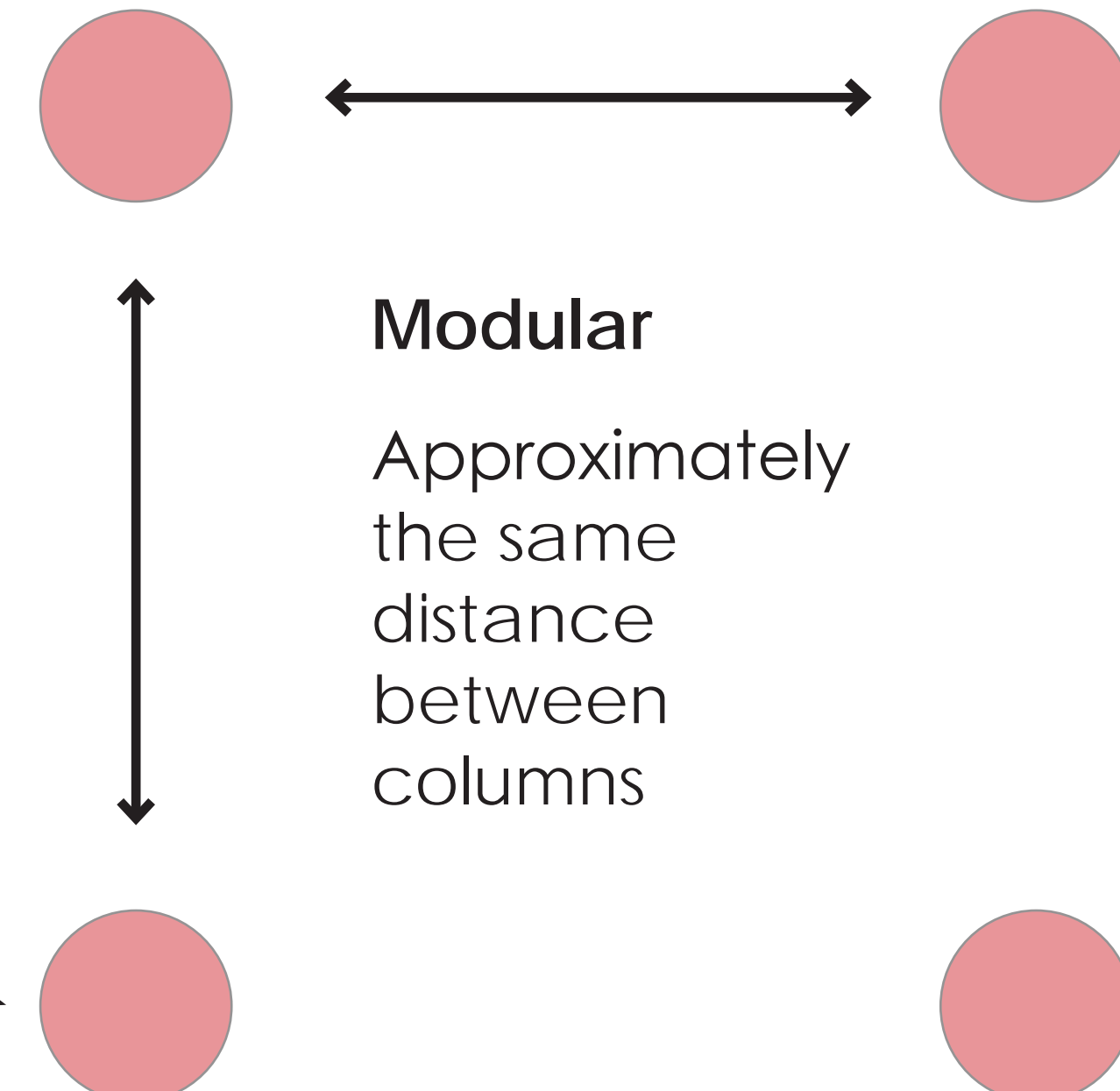
Site

Floor Plan

Columns gets thinner and taller within the higher levels of the structure.

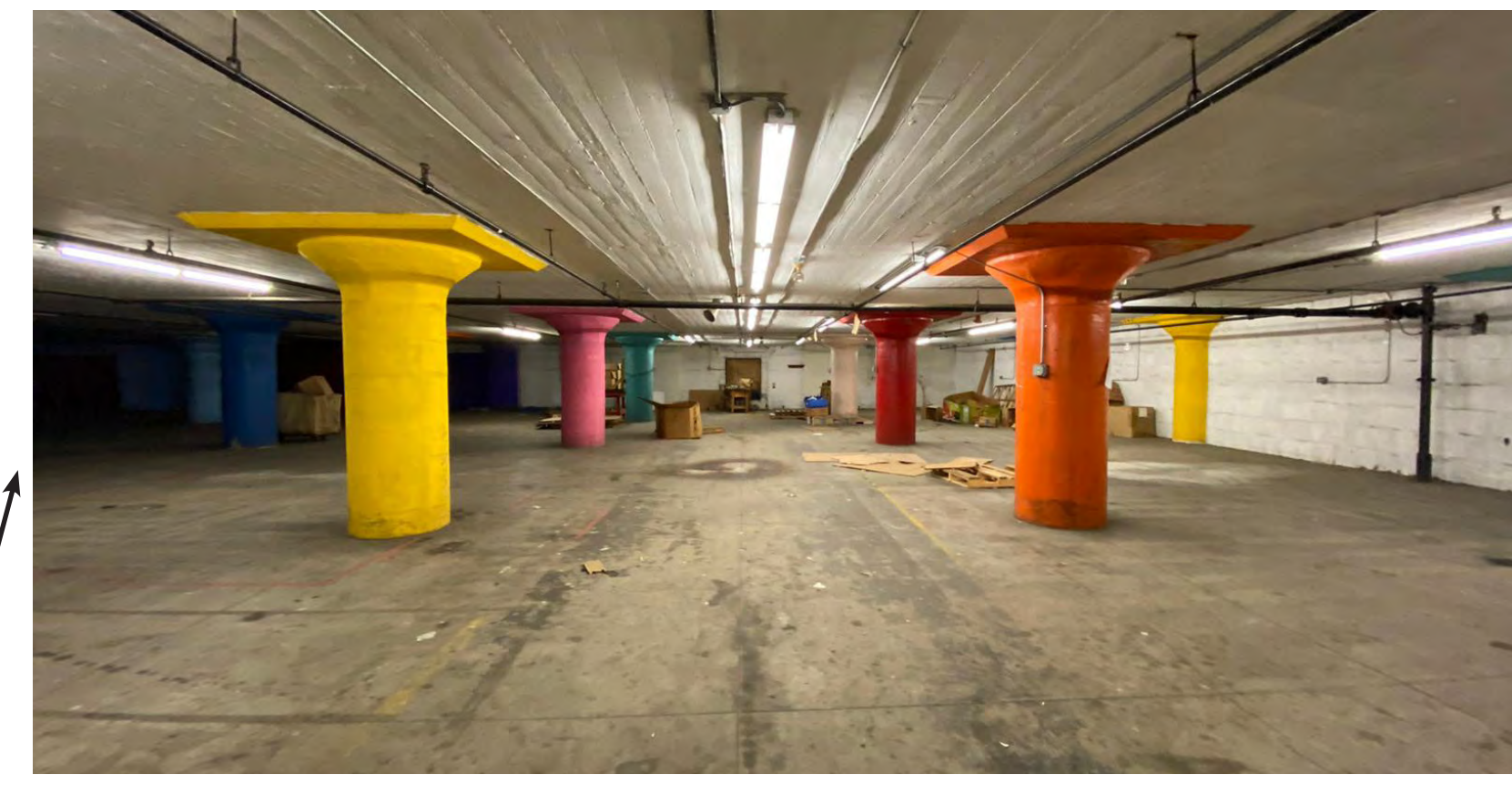
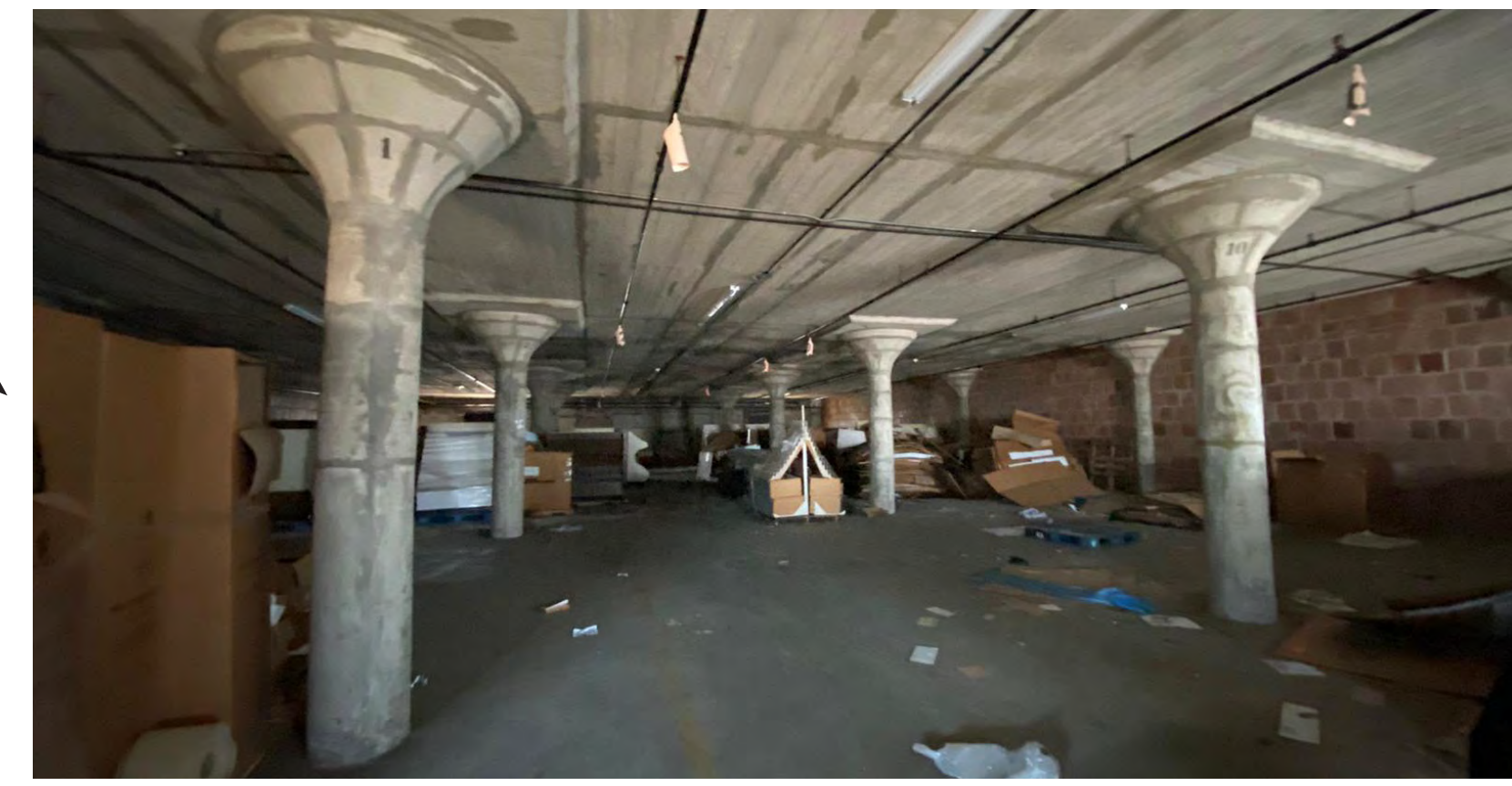
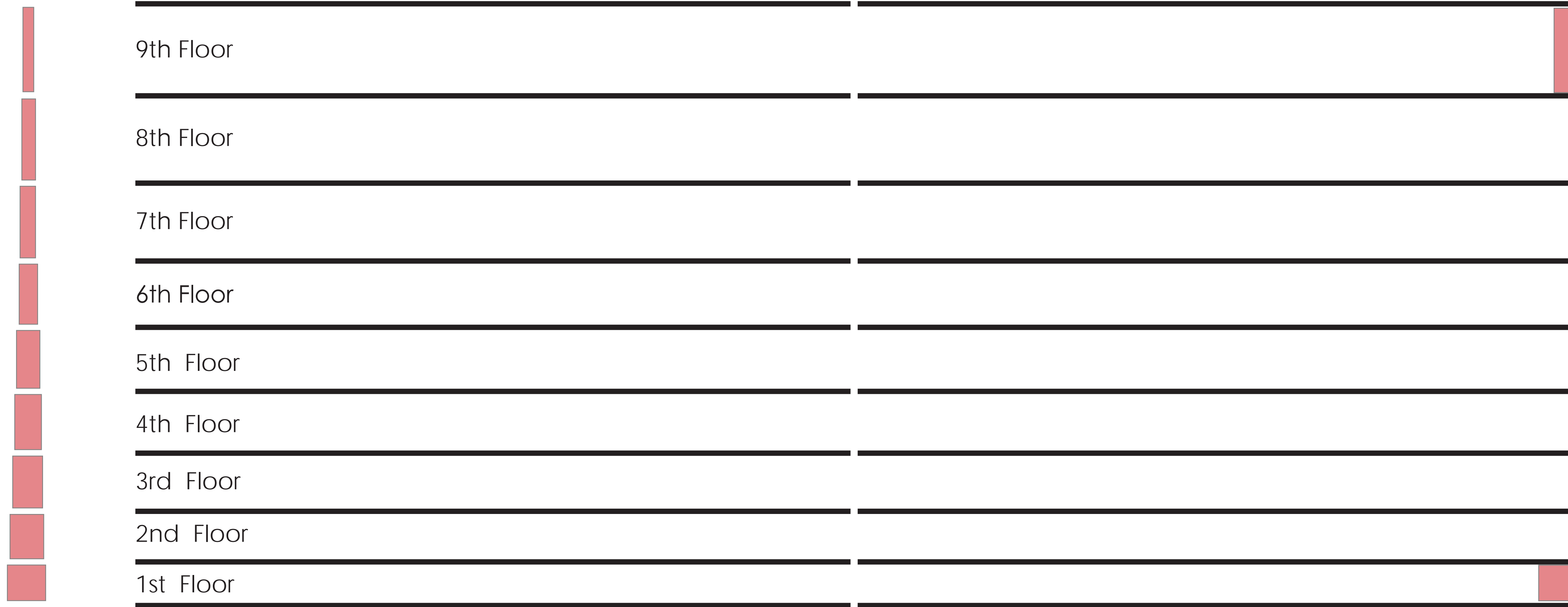


Vertical Circulation



Section

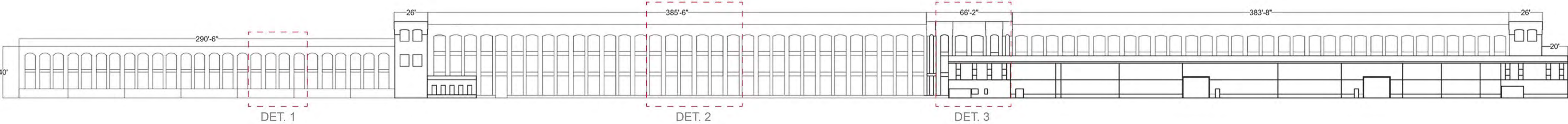
Opening that marks the division



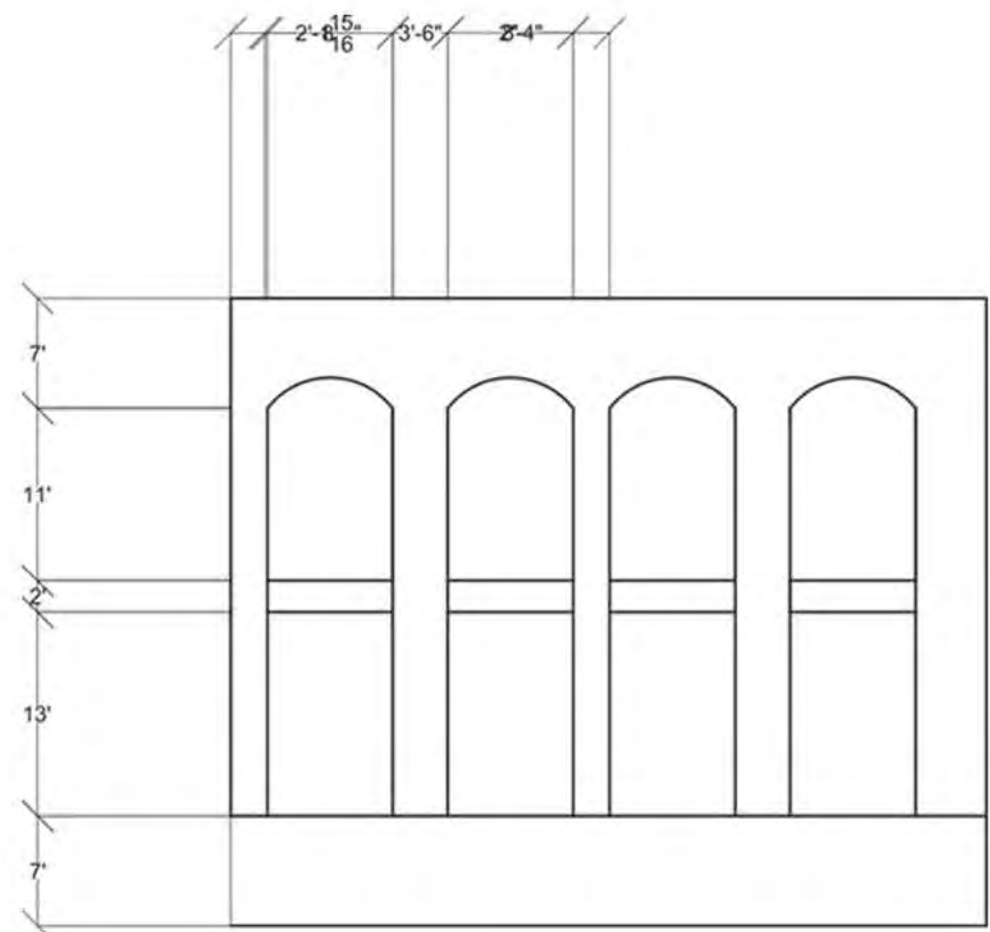
Chamberlain Manufacturing Exterior



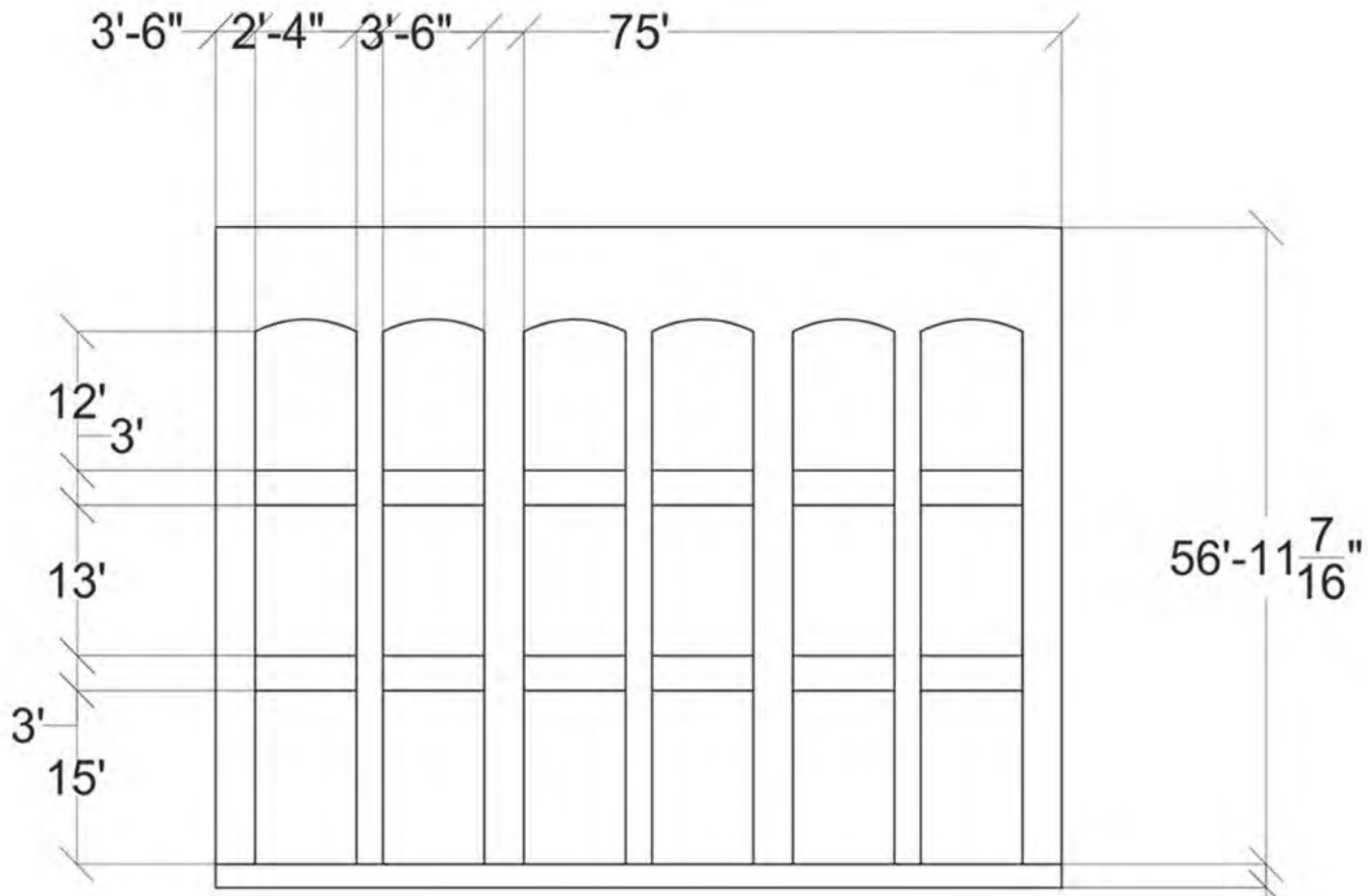
East Facing Facade



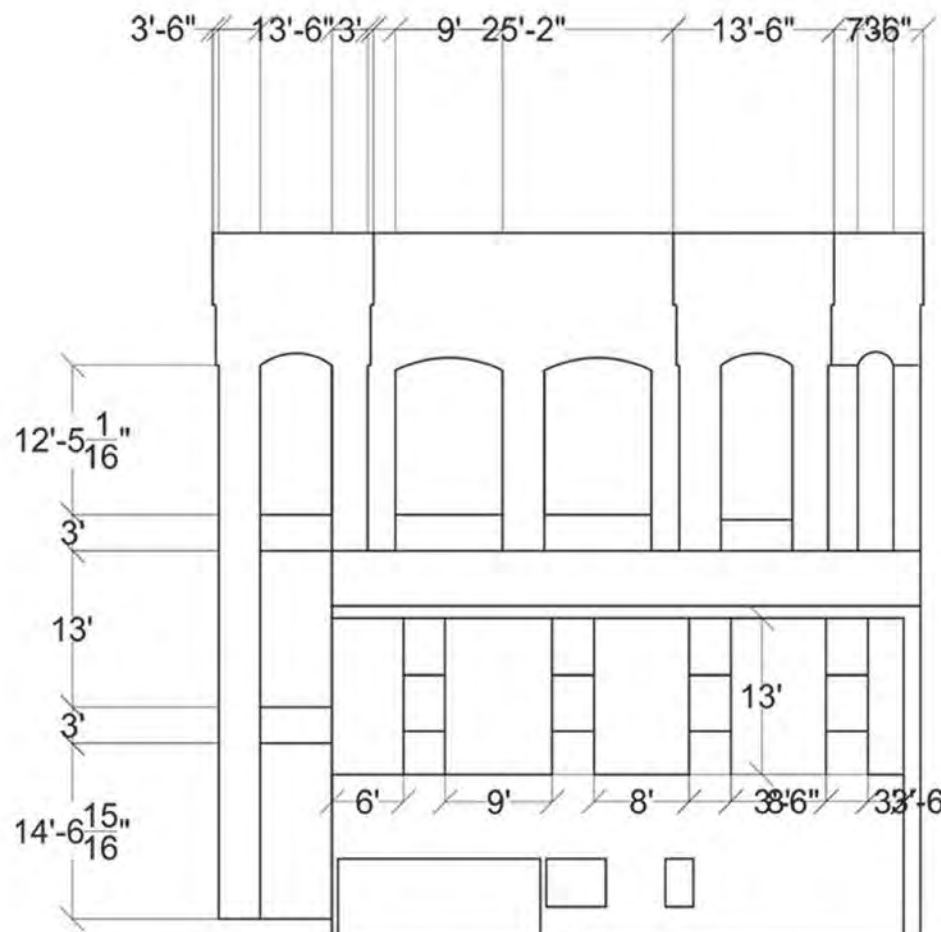
East Facing Facade



DETAIL 1



DETAIL 2



DETAIL 3

Chamberlain Manufacturing:

- There are multiple modifications/additions done on the back facade of the building.
- The back side of the building has a very dense and tight feel to it, due to the additions
- Majority of windows are broken, however, the size and style of them are a great asset to the building.
- More varied facade, with different heights and characteristics.

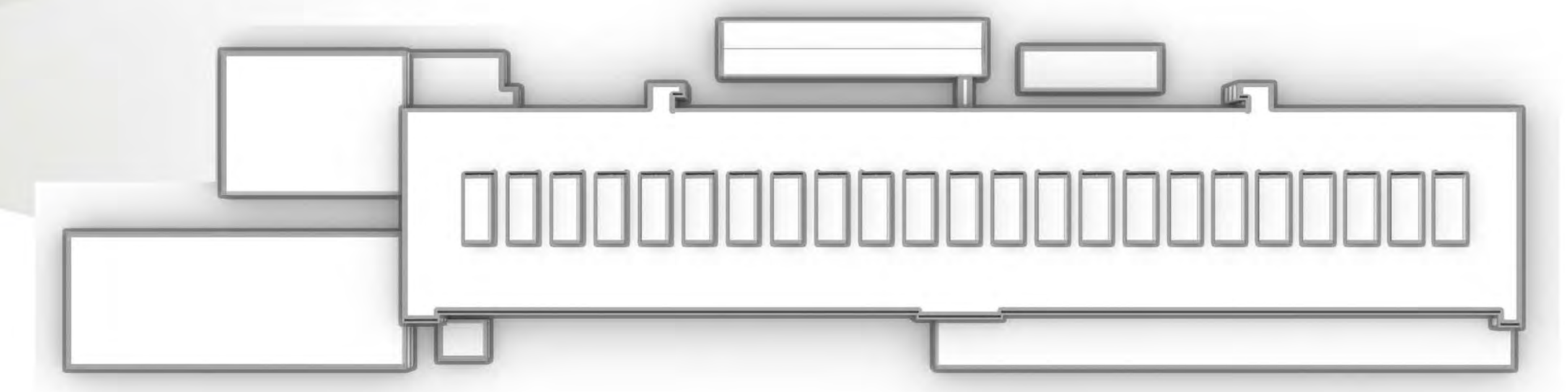
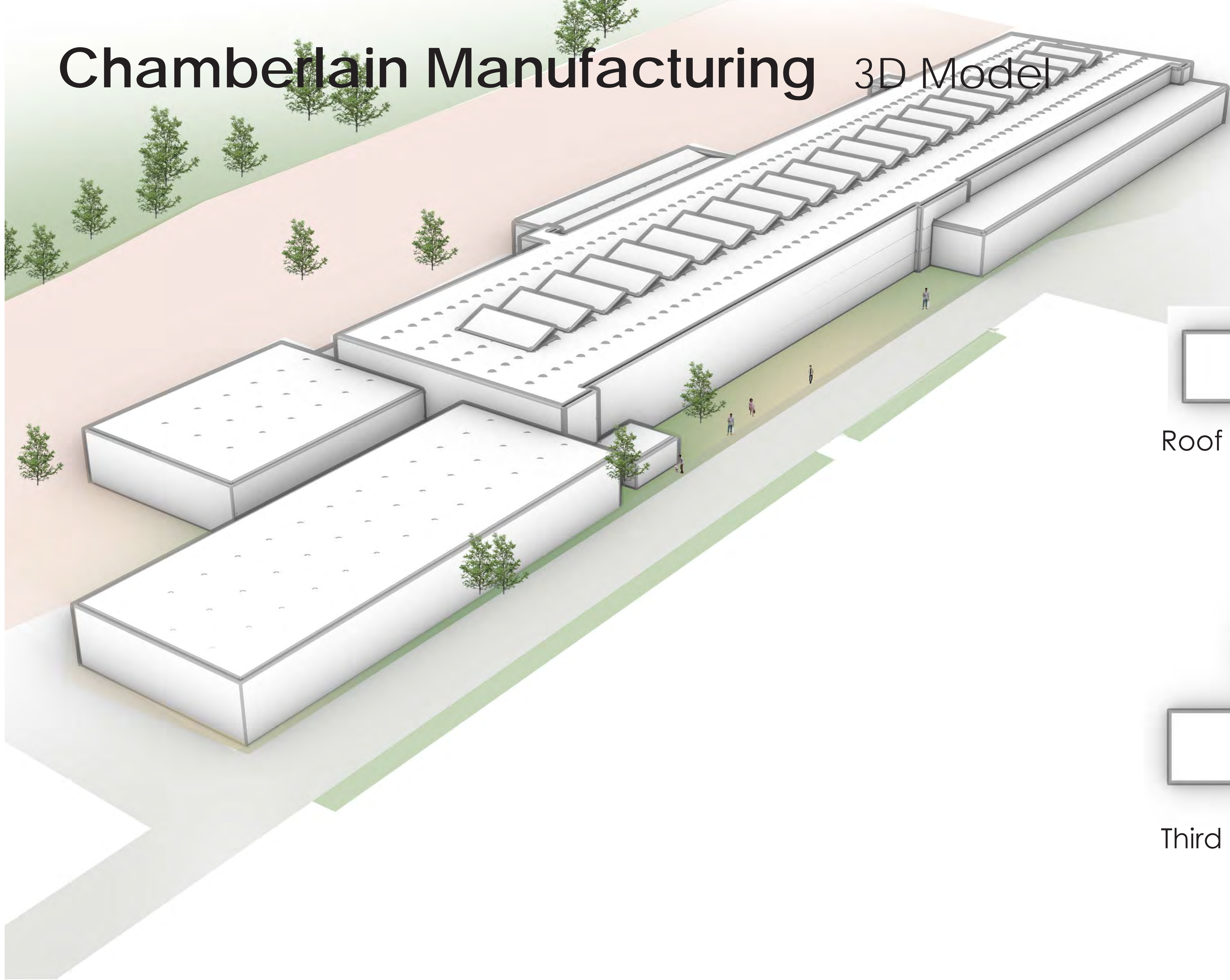
Chamberlain Manufacturing 3D Model



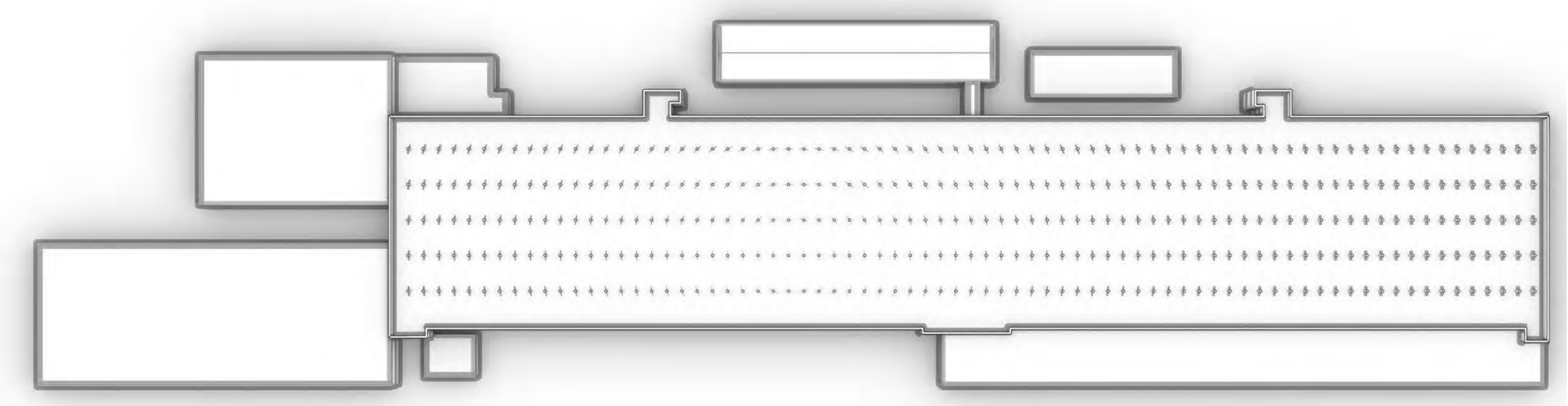
As we explored the many possibilities for the revival of Chamberlain building, we focused on associating its potential with programs that can enrich the community while tightening together their common interest for growth. We believe this building can become a design center destined for the community of New Bedford, a place that can provide a great environment for work, entertainment, productivity, business and education, while giving locals the opportunity for self-expression and improvement.

The more we begin to wonder what this great mill building can be, the more we see its great potential for spaces where creativity can sprout.

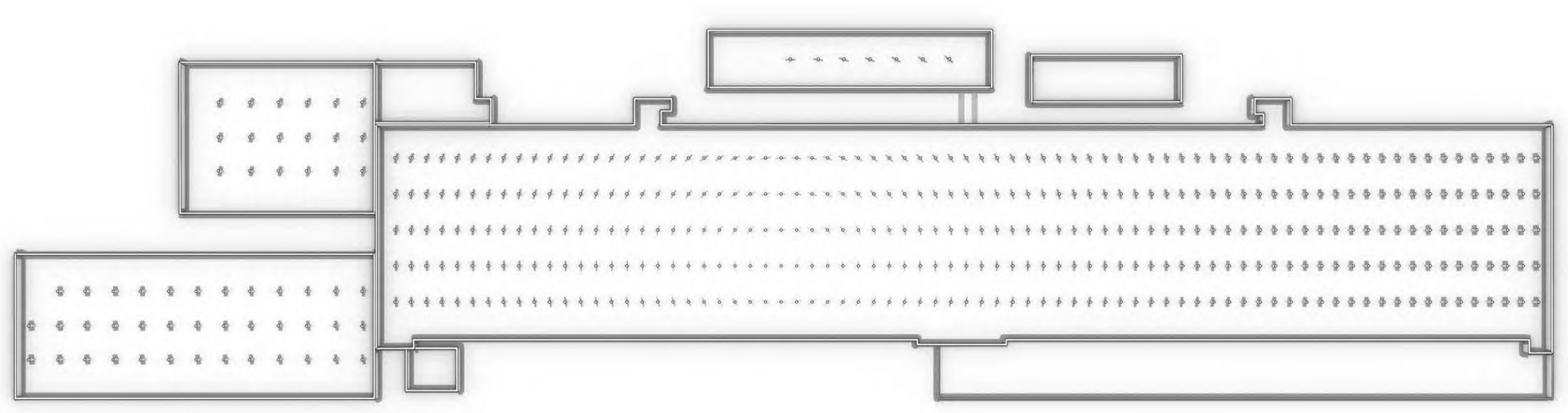
Chamberlain Manufacturing 3D Model



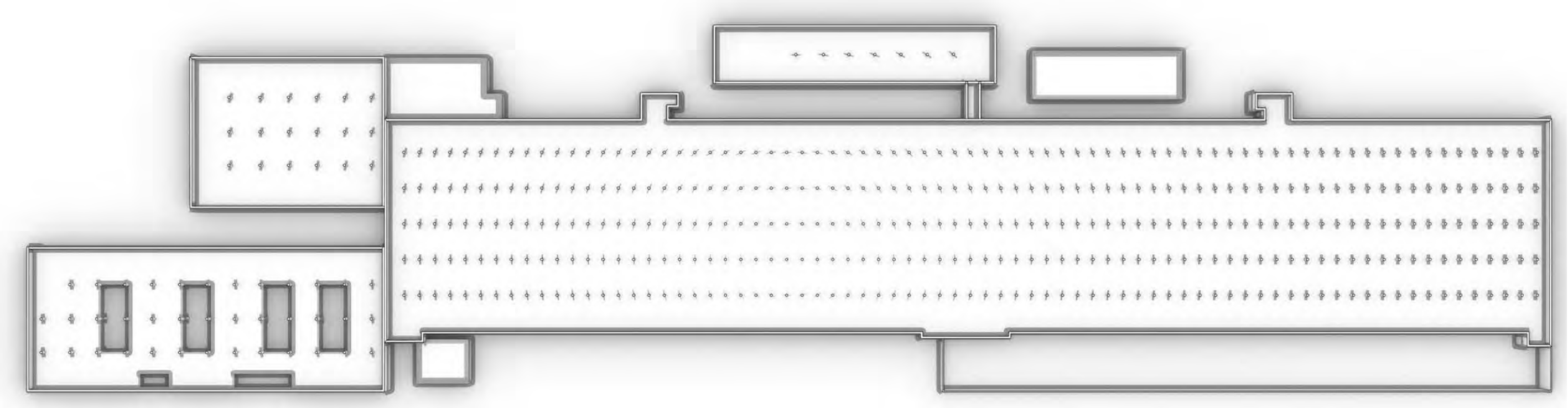
Roof



Third floor



First Floor

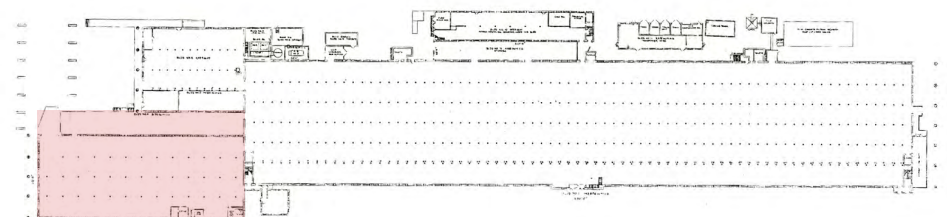


Second Floor

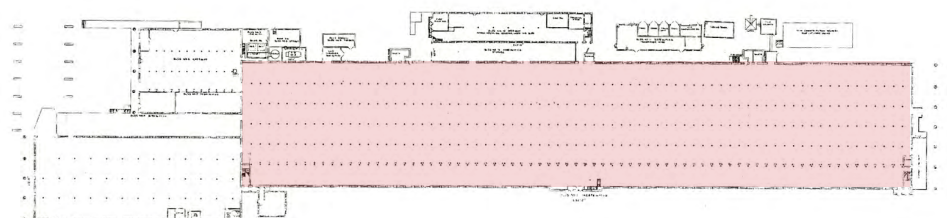
Chamberlain Manufacturing Interior

Building Plan

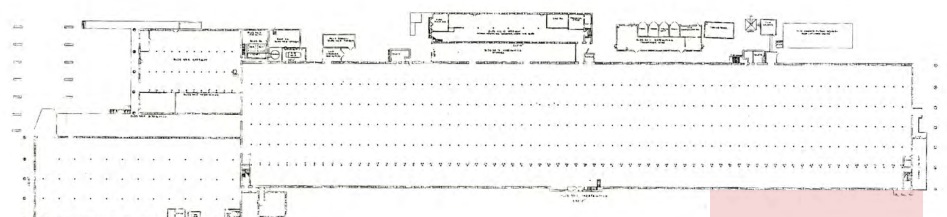
Subdivision into zones



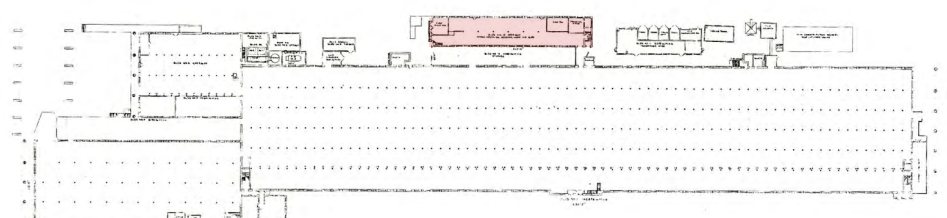
Zone 1



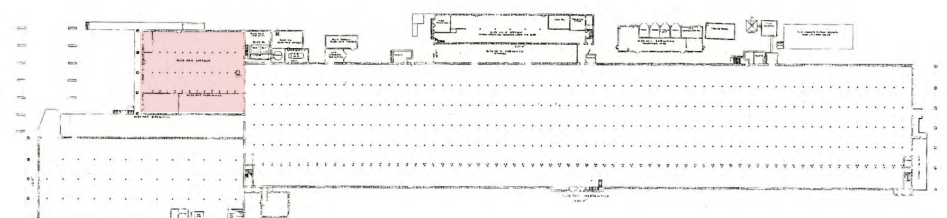
Zone 2



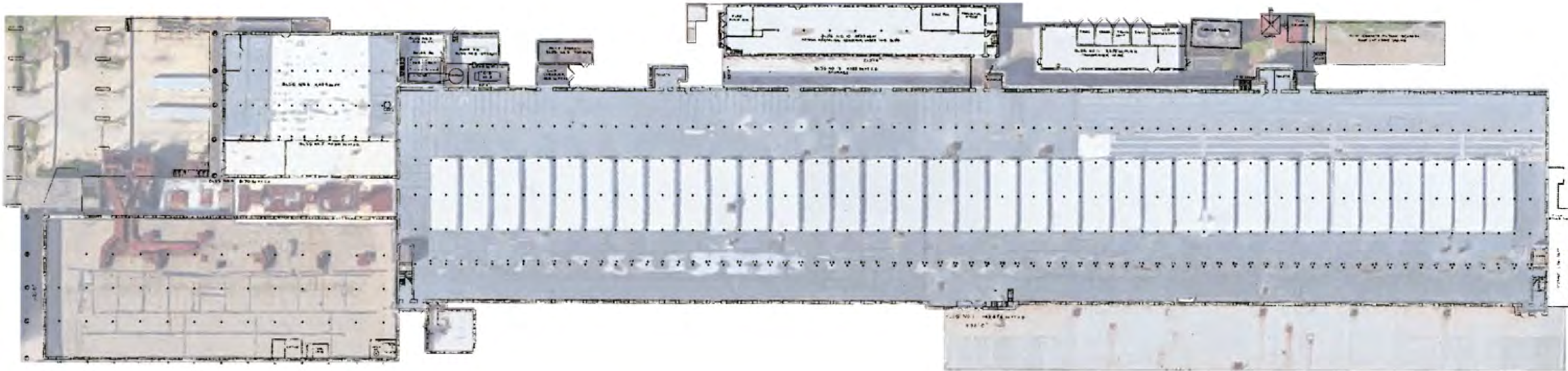
Zone 3



Zone 4



Zone 5



Brick, wood, steel and concrete are the materials found on the Chamberlain Building. The building consists of three wide floors that are subdivided by different spaces. Each floor has multiple thin wood columns that appear to be in good condition. Along with steel beams, the wood columns function as the main structural element.



Zone 2



Zone 1

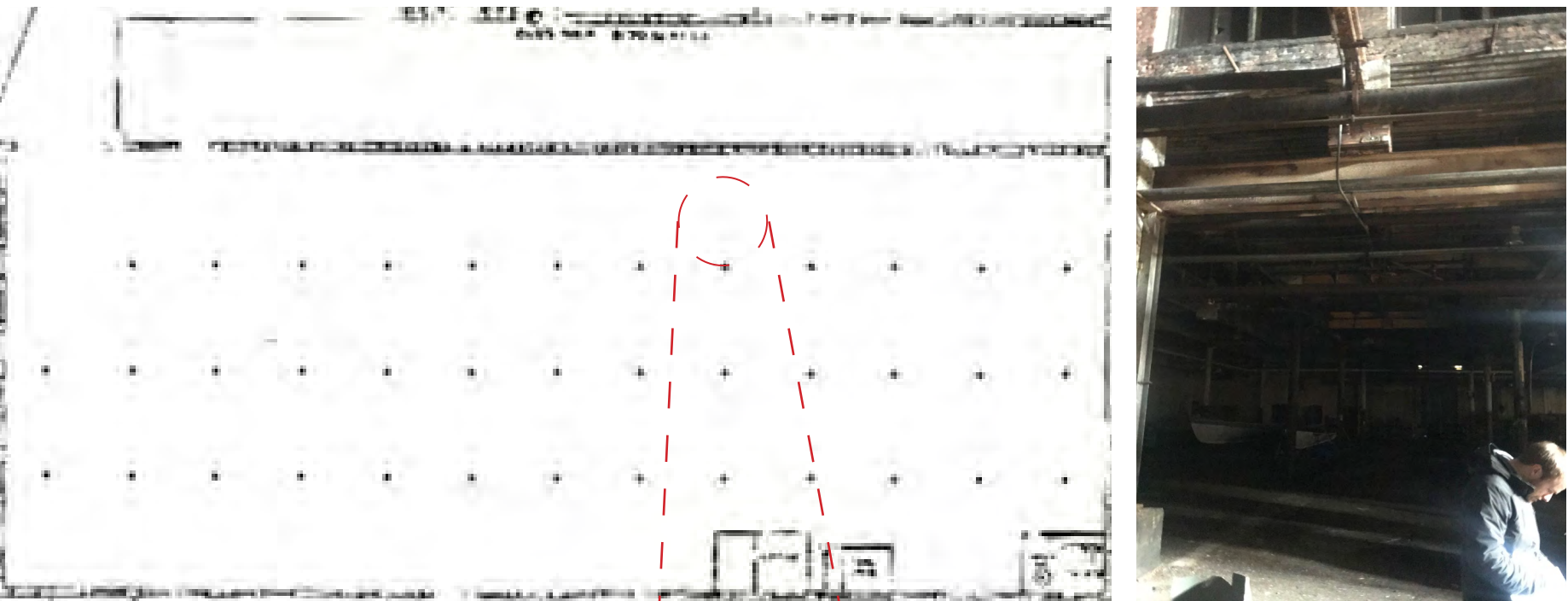


Zone 1

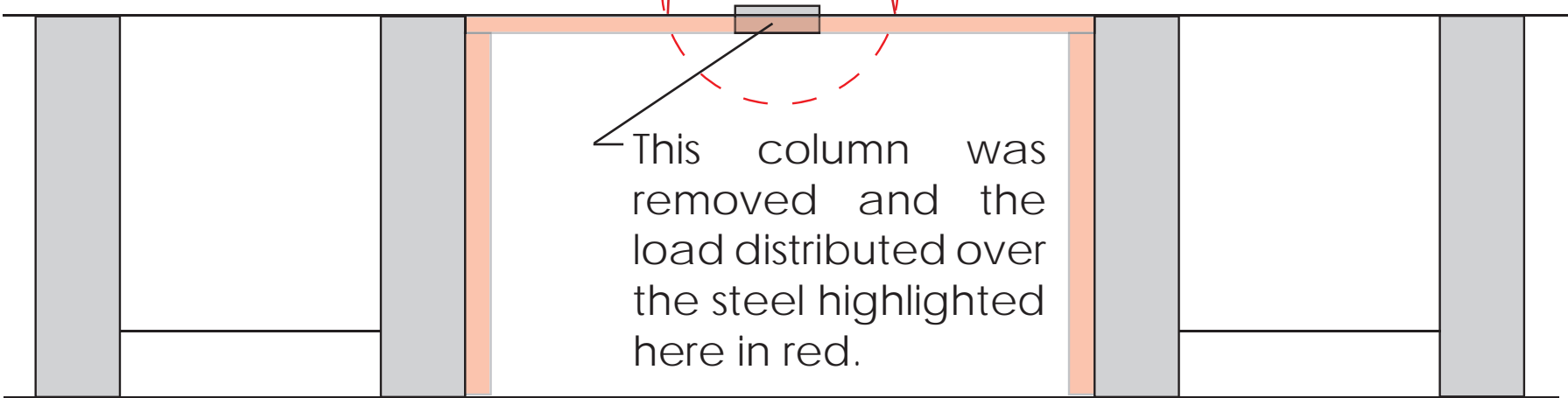


Site

Main structure removed

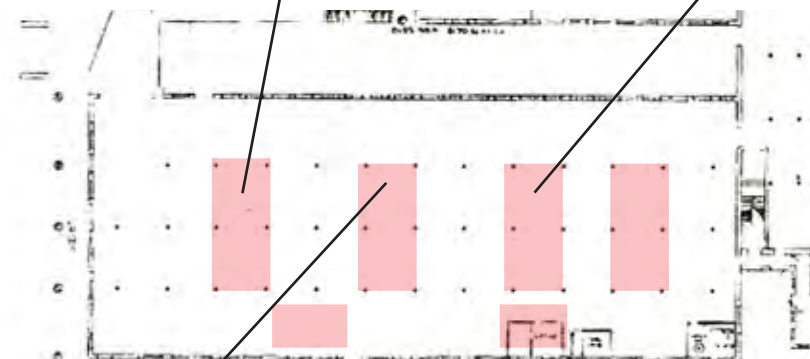


Zone 1 - Level 1

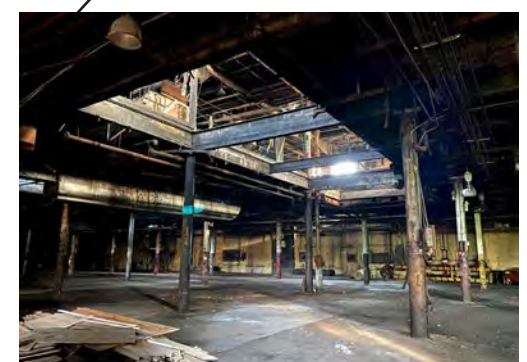


This column was removed and the load distributed over the steel highlighted here in red.

Zone 1, levels 1 and 2 visually connected

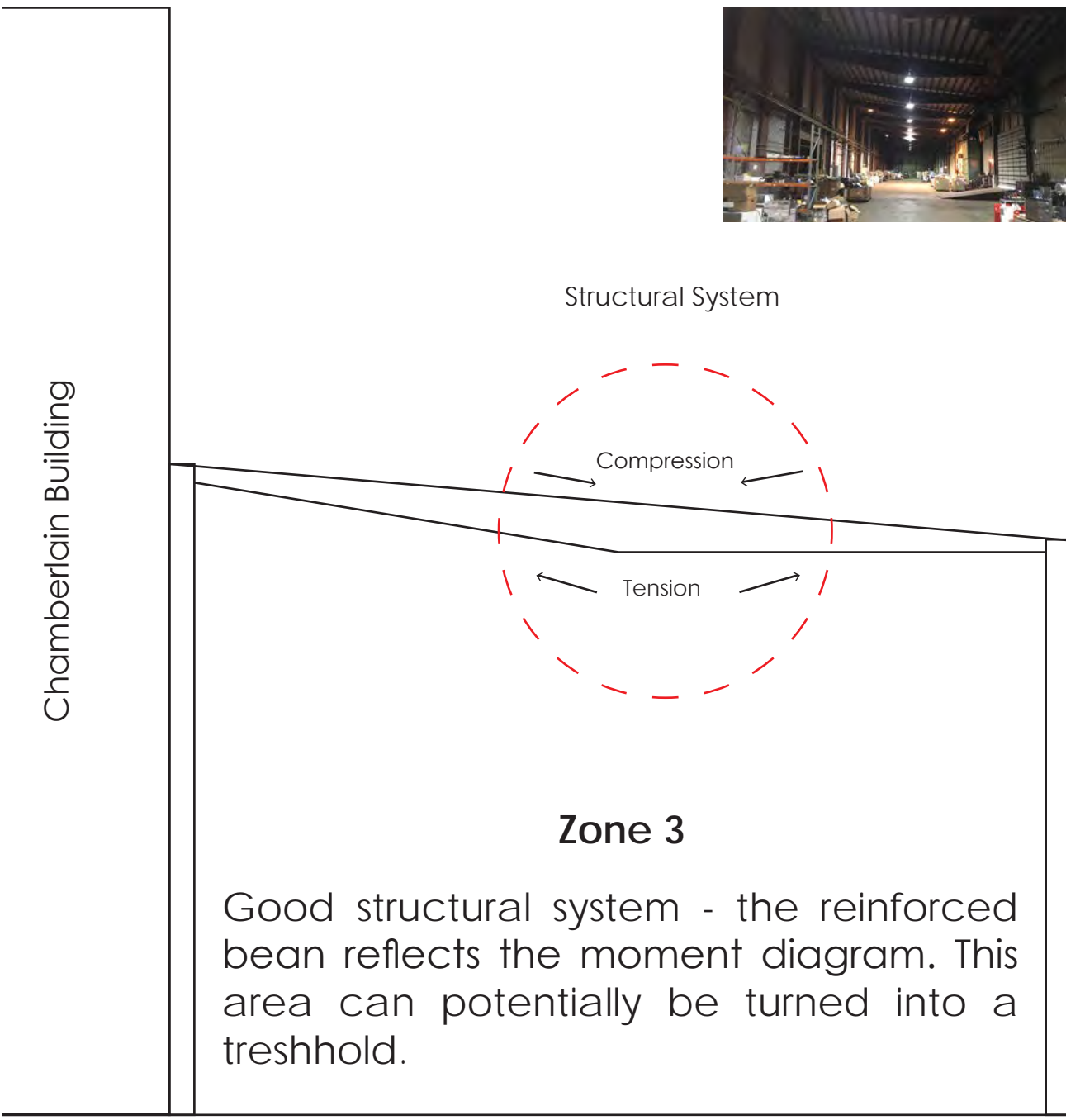


Zone 1



The voids have good potential for visually connection level 1 and 2 visually, and bring natural light throughout in case a open is made on the ceiling.

Potential for a major threshold

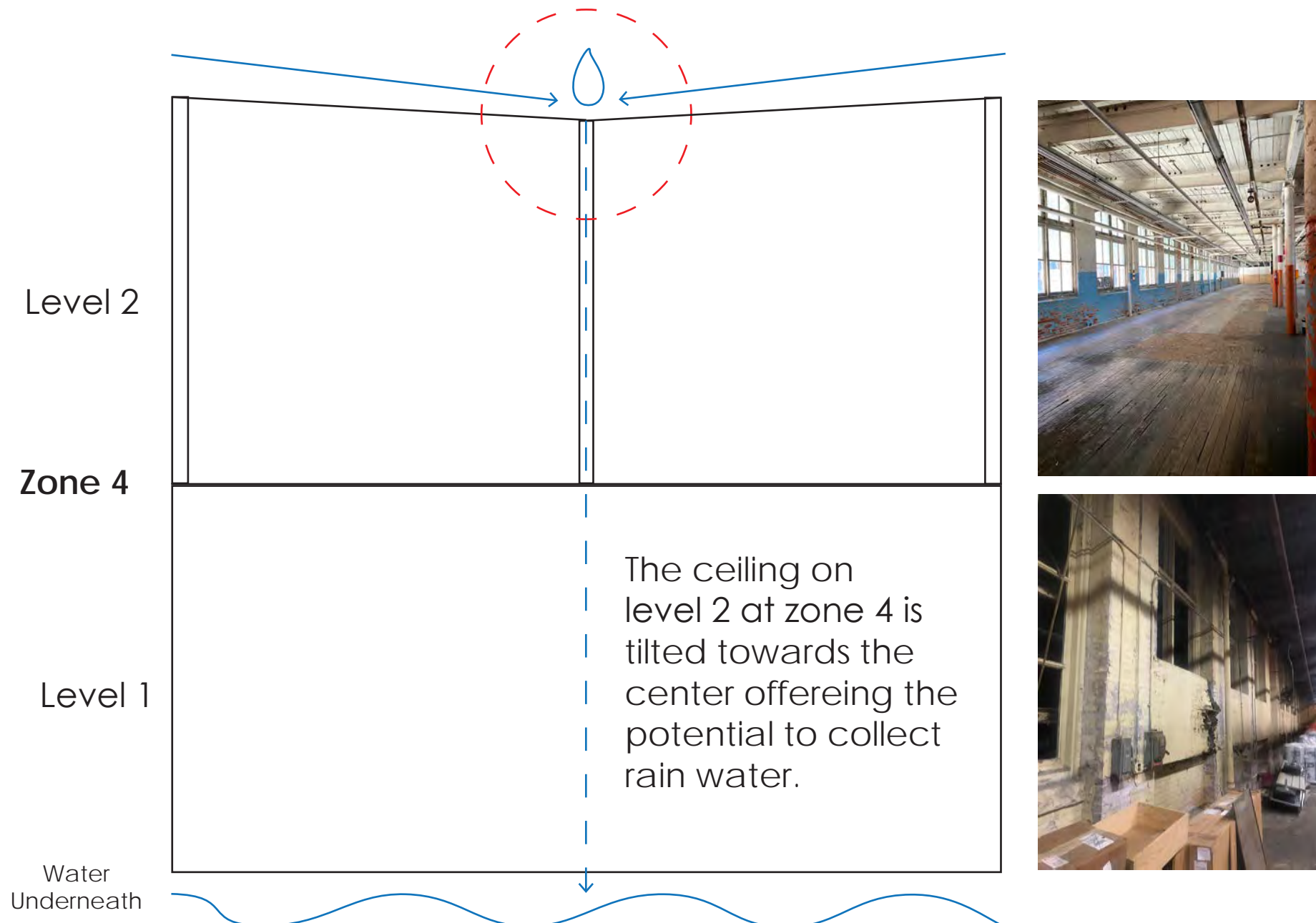


Chamberlain Building

Zone 3

Good structural system - the reinforced beam reflects the moment diagram. This area can potentially be turned into a threshold.

Potential for water collection



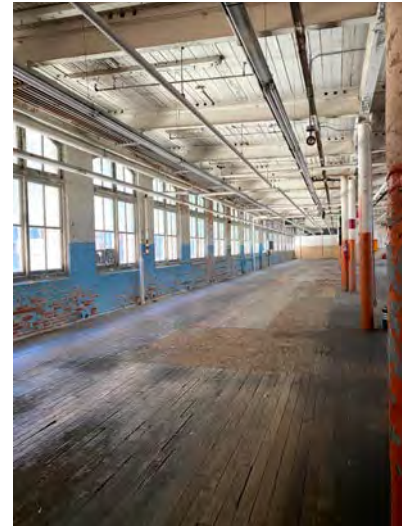
Level 2

Zone 4

Level 1

Water Underneath

The ceiling on level 2 at zone 4 is tilted towards the center offering the potential to collect rain water.



New Bedford Site Program

Programming Brainstorm



Affordable Housing



Leisure Centre



Mini-Golf Course

Program Sectors	Program Activities	Notes /Precedents	Building (#19 or Chamberlain Manufacturing)
Business and Commerce	Business centre and Office Space		Chamberlain
	Conferencing and Event spaces		Chamberlain
	Restaurants and food places	Local and chain (socially conscious chain) or just local? What type of service?	Chamberlain
	Co-working spaces? Including shared conference rooms?	Rent out spaces?	Chamberlain
Recreational	Rooftop garden & recreational activities	(Planting) Garden that serves the community?	Potentially connect the two building roofs for an extended rooftop garden area
	Mini golf	Indoor? Or outdoor? -transformational space?	Chamberlain?
	Indoor sports		Chamberlain
	Recreational Centre (Indoor soccer, squash, Indoor Basketball...etc) (in UK these are called 'Leisure Centres')		Chamberlain
Accommodation	Rock Climbing Gym		Chamberlain
	Skate Park?	Roller skating? Or Ice skating?	Chamberlain
	Hotel and short term accommodation	Tie in the work of the entrepreneurs into the accommodations, i.e displaying their work	Ed's Favorite section of Chamberlain Building? - Too beautiful for a hotel, some type of co-working space?
	Residential Housing		Building 19
	Affordable Housing	Residents can work in the building complex in exchange for housing and pay	Building 19
	Homeless Shelter? Tiny Homes?		Building 19
	Student Housing?		Building 19
Elderly Housing	There is a large elderly demographic in the US and a huge need for elderly housing. Could be interesting to integrate entrepreneurs with elderly for shared history.		Building 19



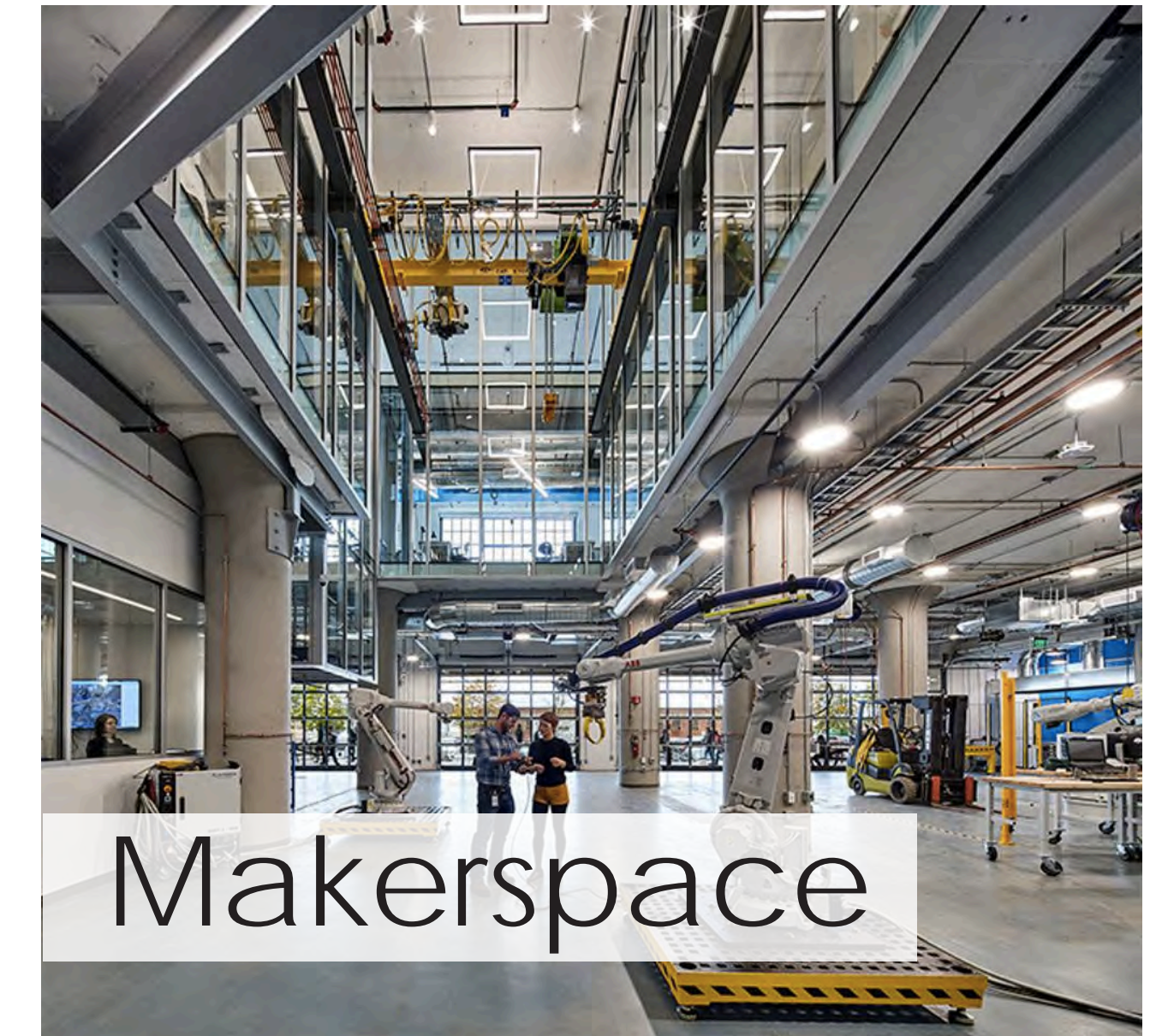
Event Space

Industrial	Manufacturing	Ideal space for mfg in the old metal forge area of Chamberlain	Chamberlain
	Marker space and workshops		Chamberlain
	Outdoor work area		Chamberlain
Arts, Crafts & Performance Arts	Artist's Studios	Gallery space Rent Space for artists work	Chamberlain
	Exhibition Space/ Gallery	Precedent Projects- Mass MoCA	Chamberlain
	Sculpture park	In neighboring park	Chamberlain
	Art supply/museum store		Chamberlain
	Annual Arts/Artists Festival of Fair	Curating different shows and arts activities Precedent Projects- Mass MoCA	Chamberlain
	Performance Theatre Movie Theatre		Chamberlain
Education & Research	Classrooms	Can double as presentation spaces/ conference rooms	Chamberlain
	Wet Lab	Sterile space for flexible research	Building 19
	Workshops and Makers Lab	For entrepreneurs to test their theories of change Wood craft 3D printing / VRAY Precedent projects - Artisan's asylum, AutoDesk Buildspace	Building 19
Health & Wellness	First aid clinic & Community Health Centre?	Homeless rehabilitation space	Chamberlain
	Yoga/meditation space	This can be part of recreation/wellness program	Chamberlain
	Gym	Combine with track/ recreational field/rock climbing gym	Chamberlain

Infrastructure Amenities	Solar Panels (renewable energy generation)		Chamberlain/ Building 19
	Onsite water treatment (bioswale)	Neighboring park can be used for rainwater/ wastewater mgmt	Chamberlain Building 19
	Rainwater/ greywater collection		Chamberlain/ Building 19
Community Amenities	Kitchen and Restaurant services?		Chamberlain
	Rooftop/community Garden	Grow food for the community	Chamberlain/ Building 19
	Central meeting areas		Chamberlain
	Community Hall - for presentations and small events	Could double as classrooms/ conference rooms	Chamberlain
	Dedicated history preservation areas/storytelling (Sculptures, Gallery exhibition)	Have a historical exhibition during the building opening	Chamberlain/ Building 19
	Worship space		Chamberlain
Commercial activities	Shipping and receiving docks		Building 19
	Storage of goods for Proactive Philanthropy and External Groups	Should this eventually be allocated to one building?	Building 19
	Retail Space?	Second-hand clothing/ social good retailers	Building 19
	Convention Center		Chamberlain
Other Sectors			



Wet Lab



Makerspace



Commissary

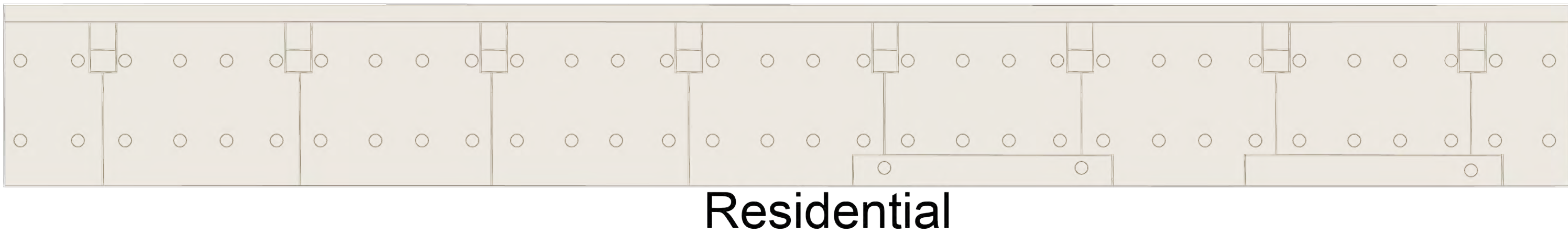


Community Garden

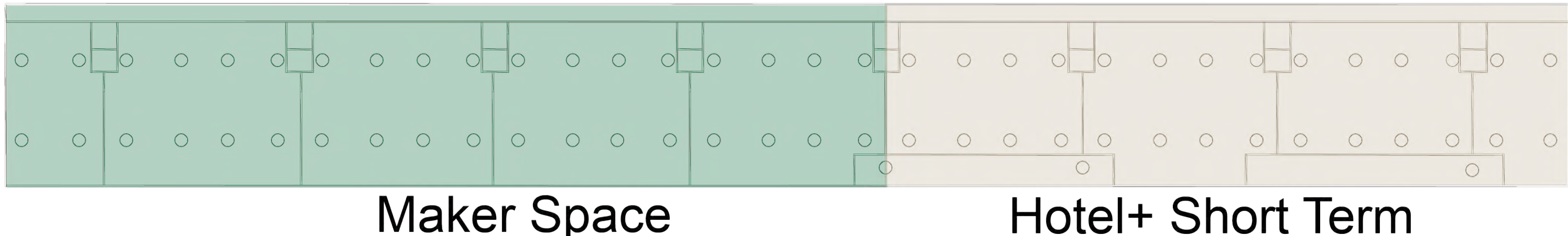
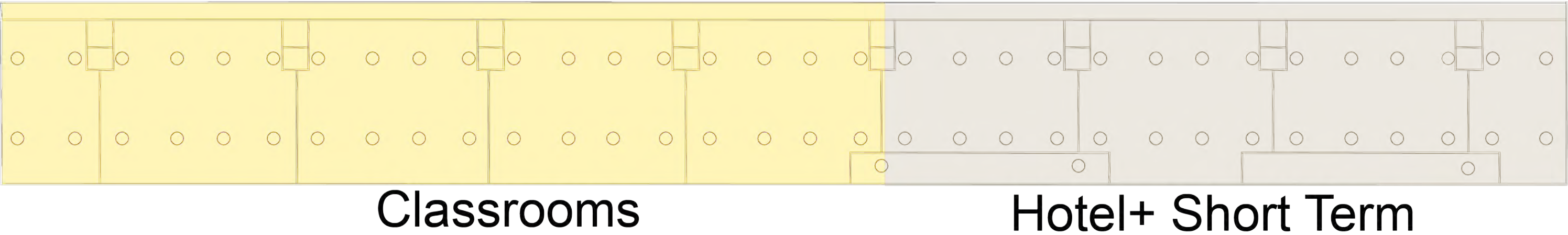
Overflow Space

Building 19 Program

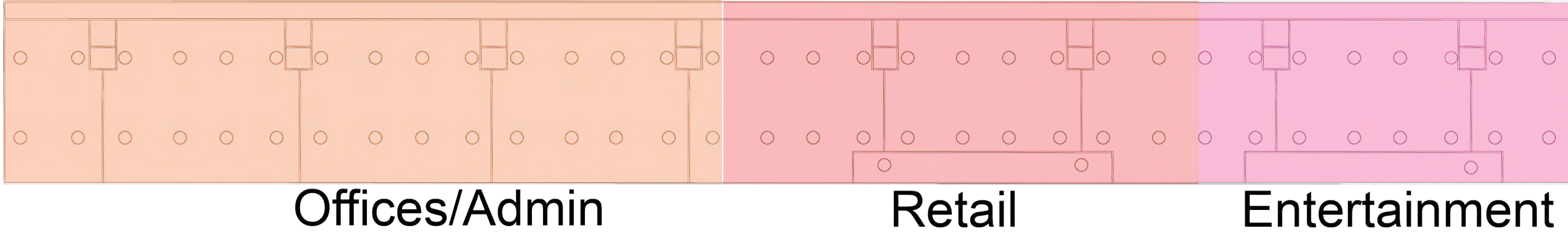
Level 5-7



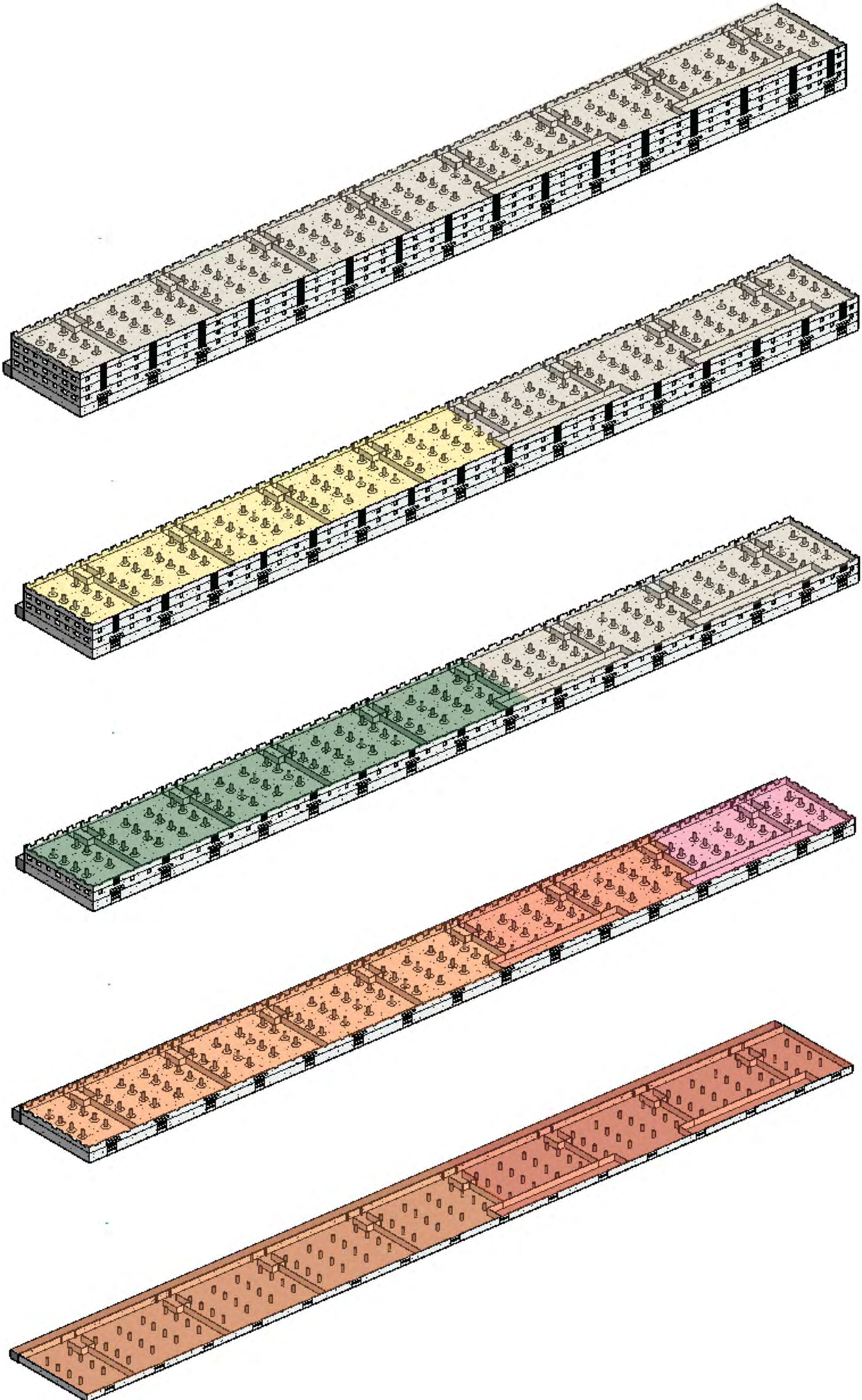
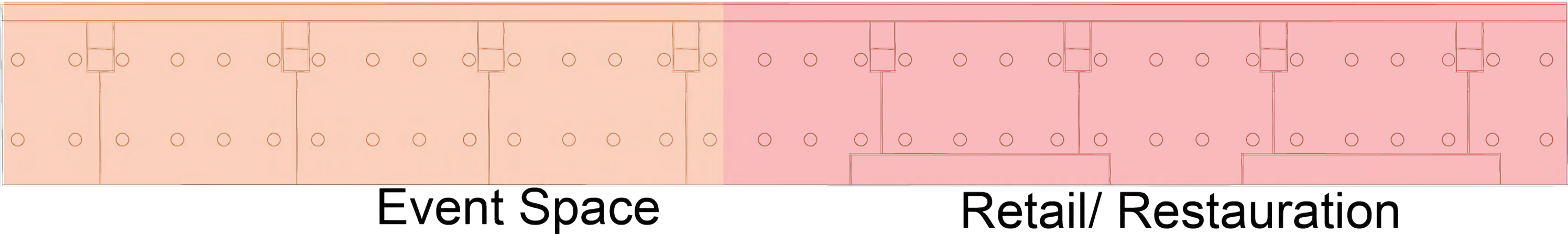
Level 4



Level 2

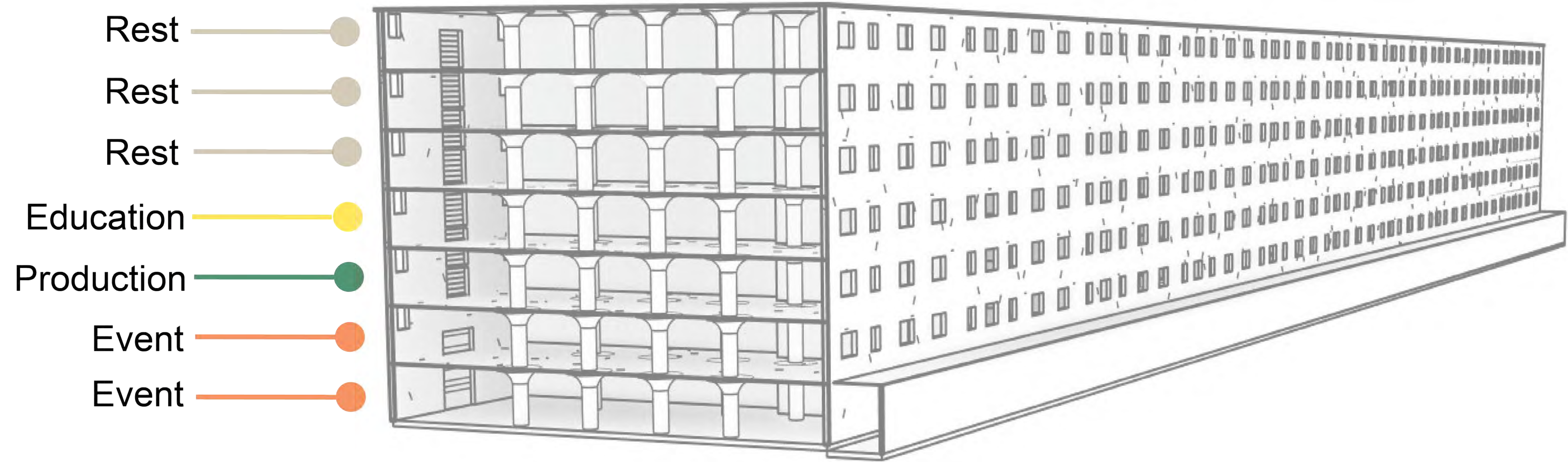
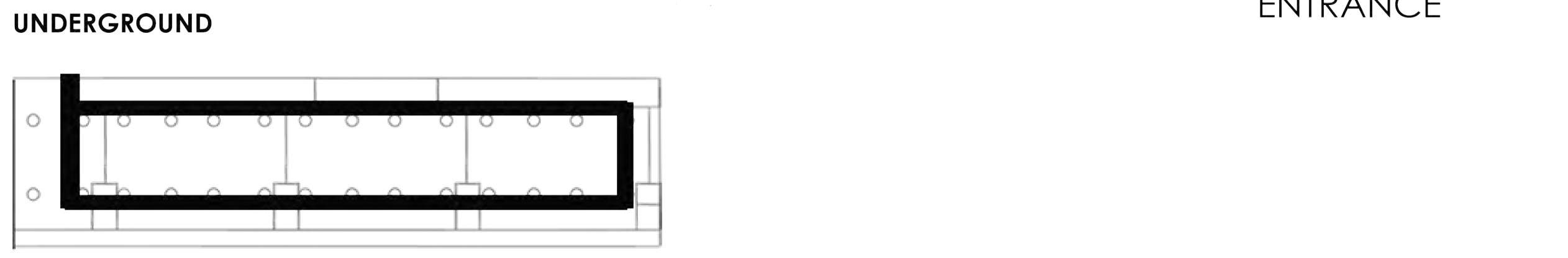
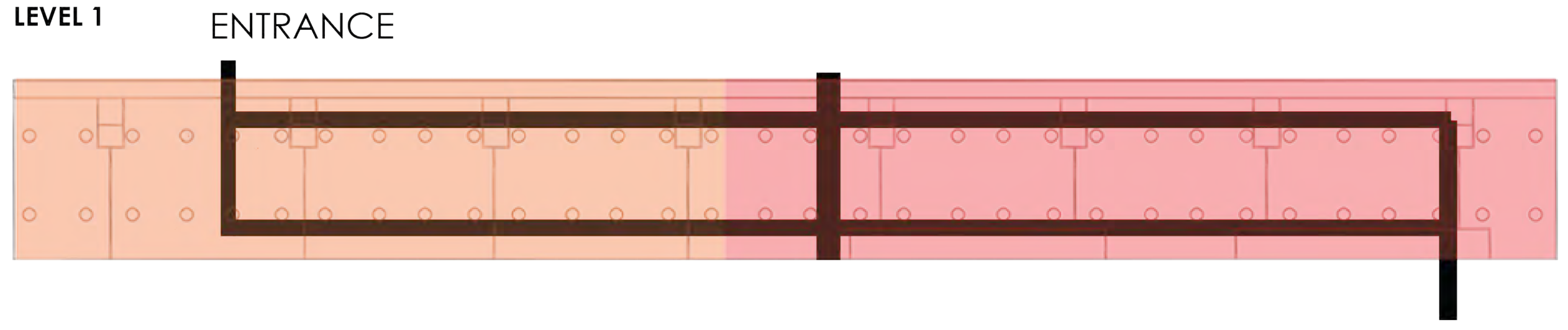
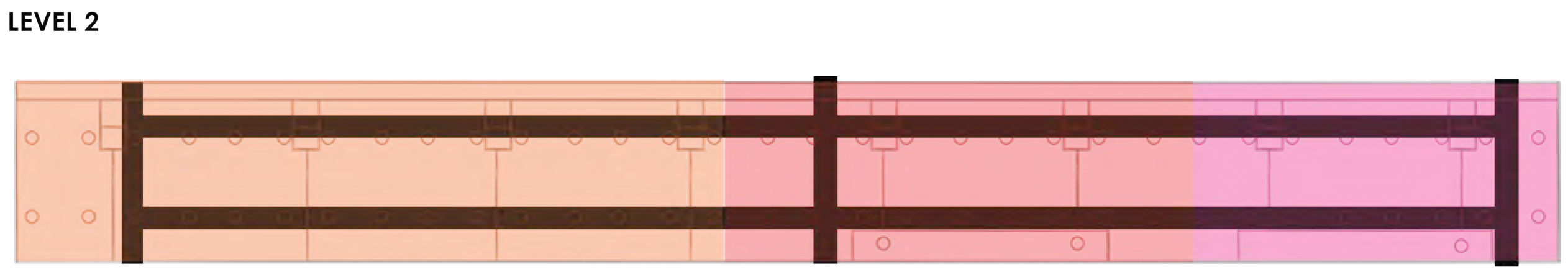
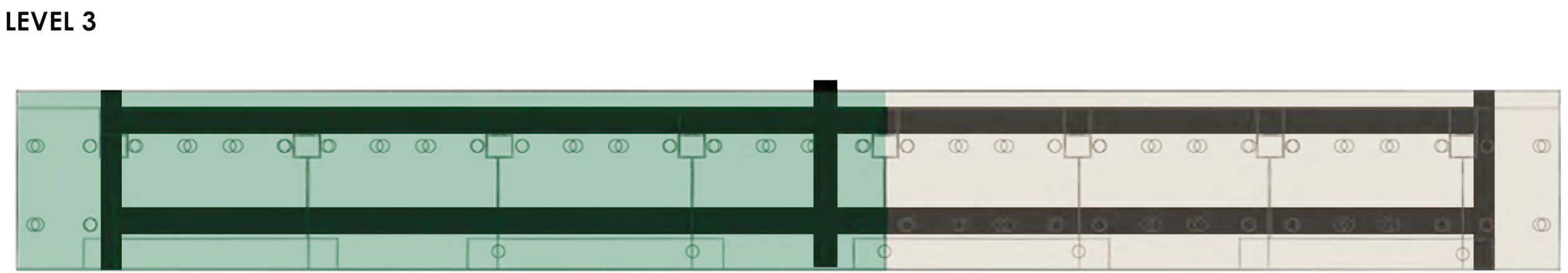
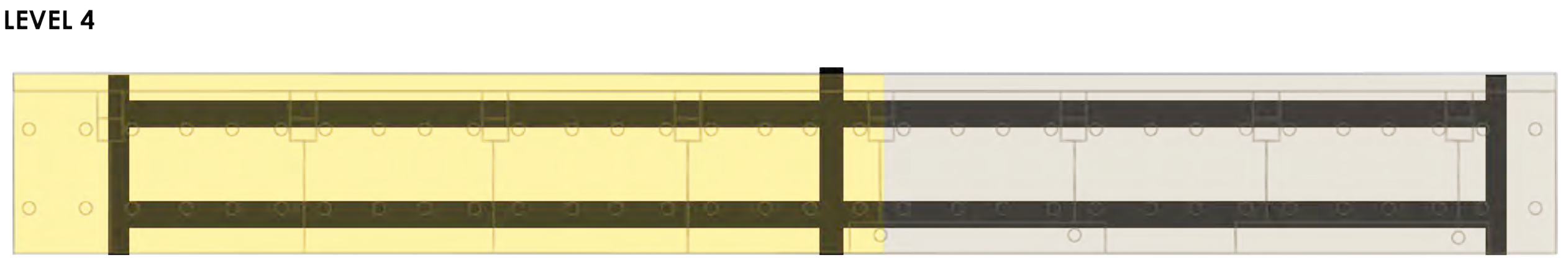


Level 1



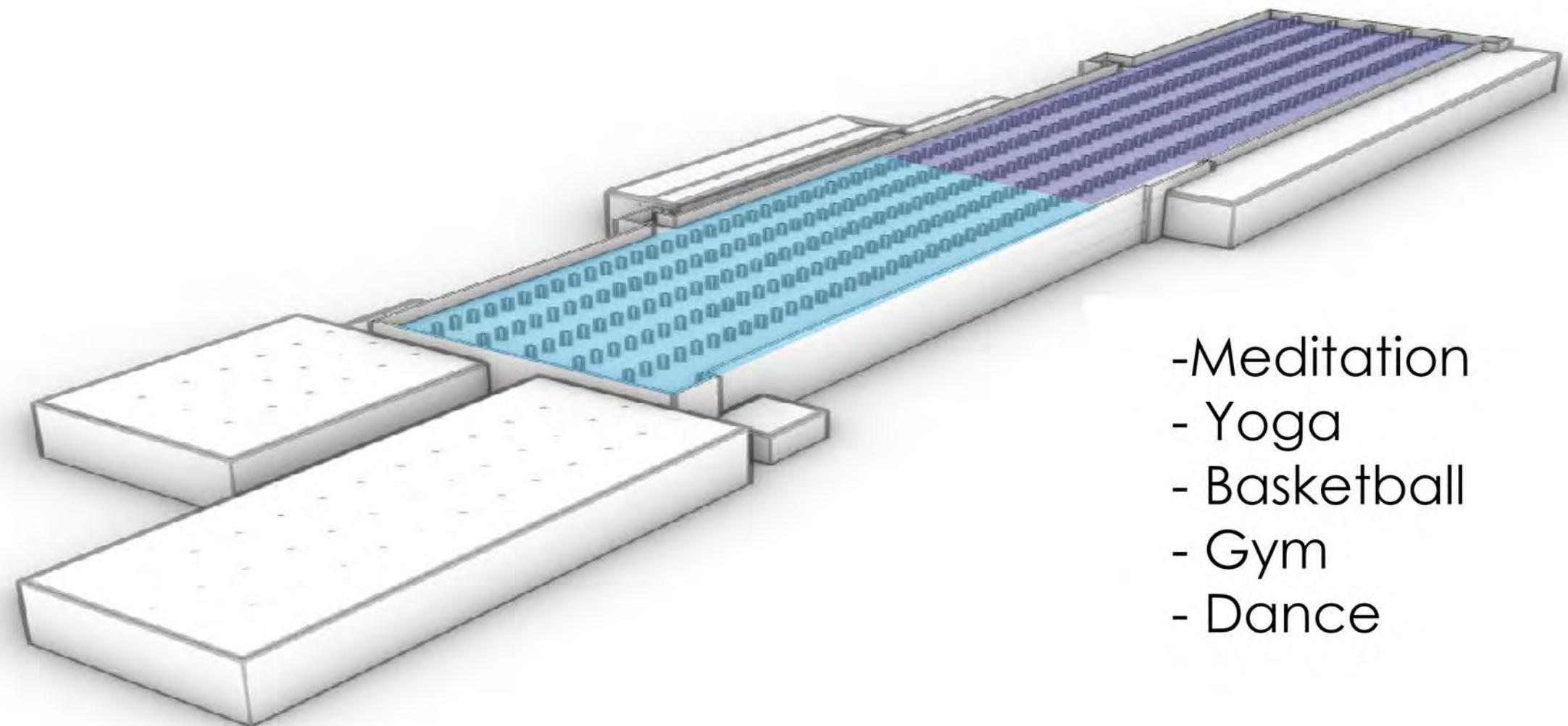
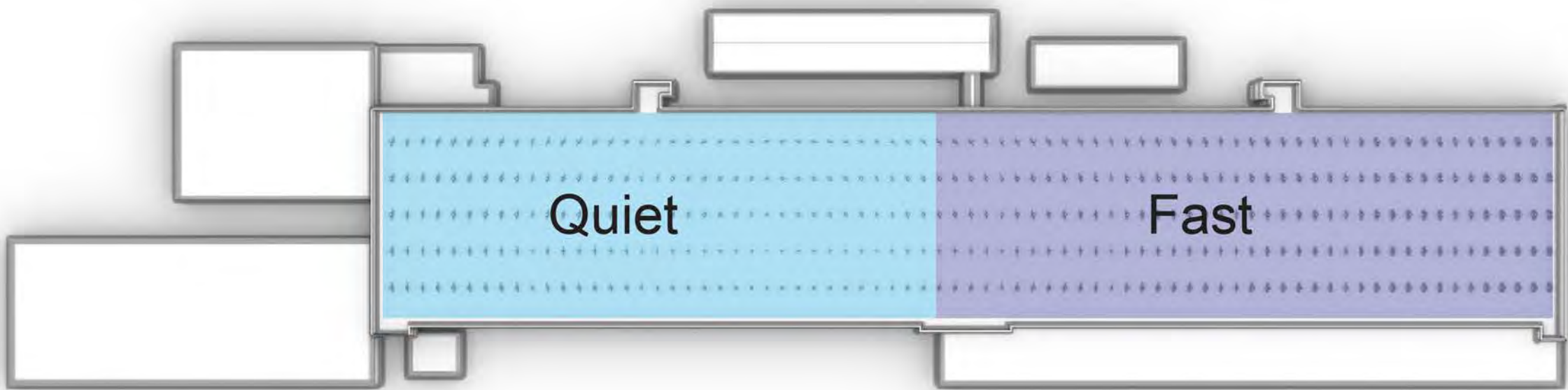
Building 19 Program

PUBLIC CIRCULATION



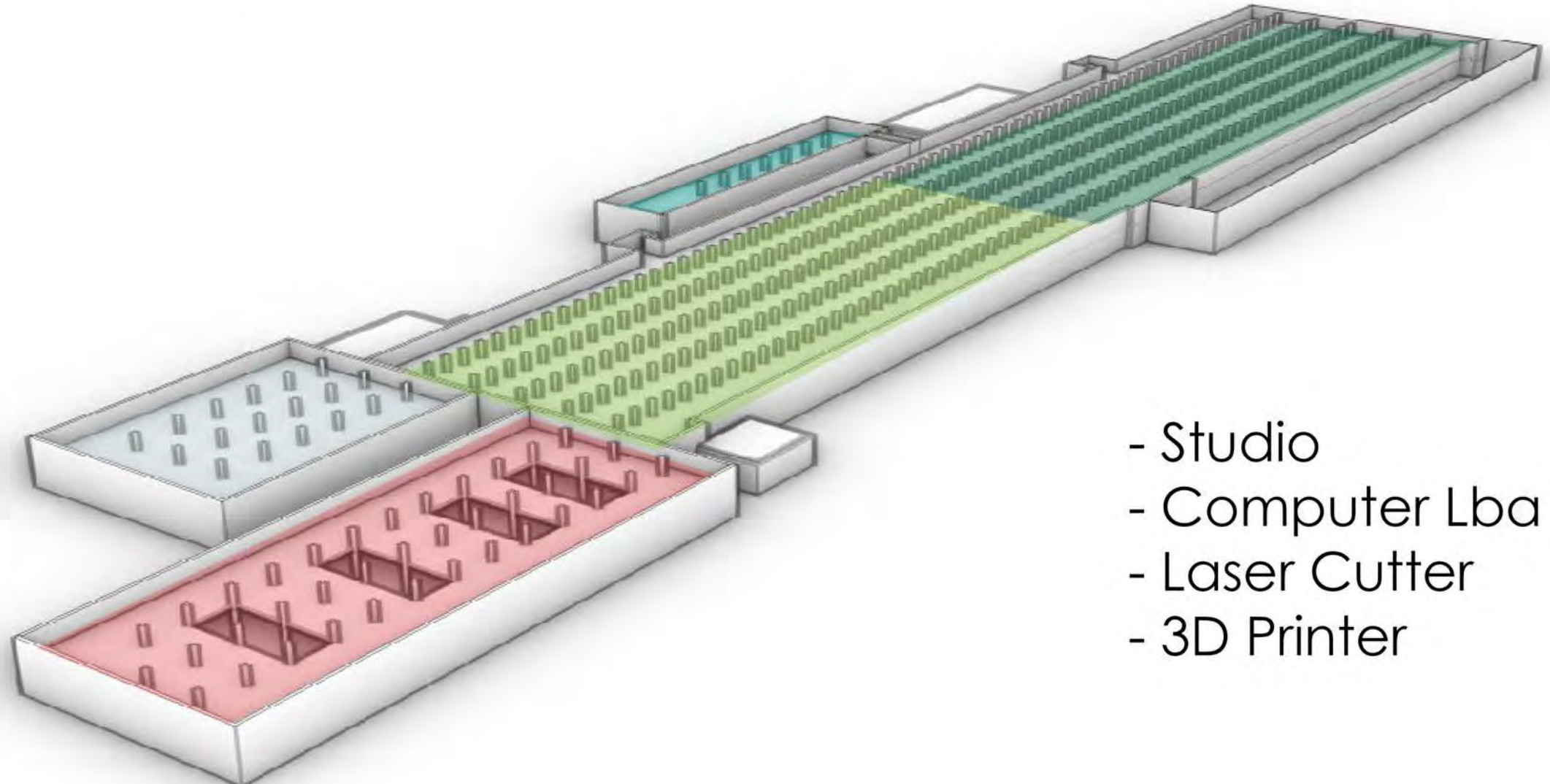
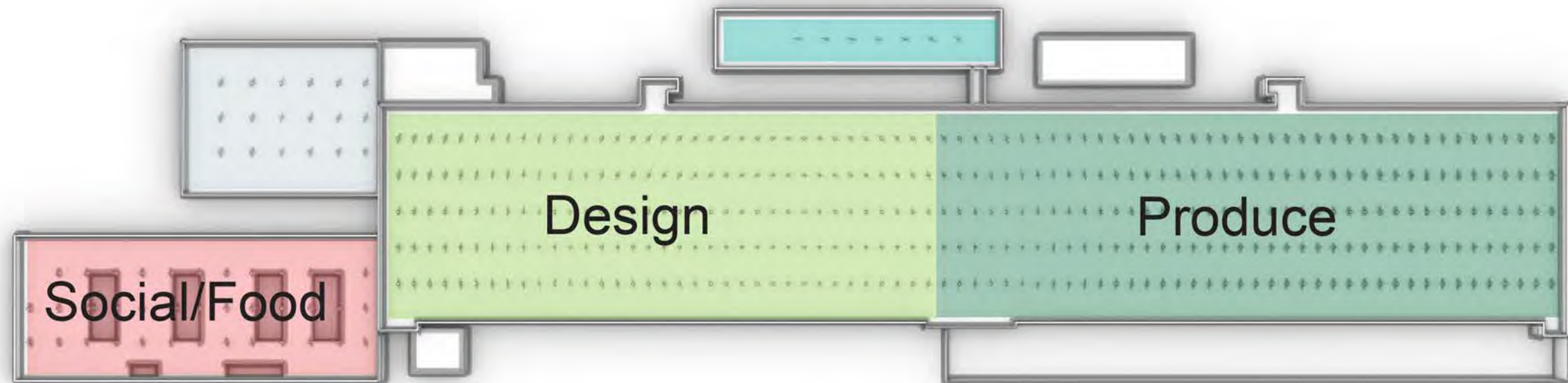
Chamberlain Manufacturing Program

Level 3 - Rest and Play



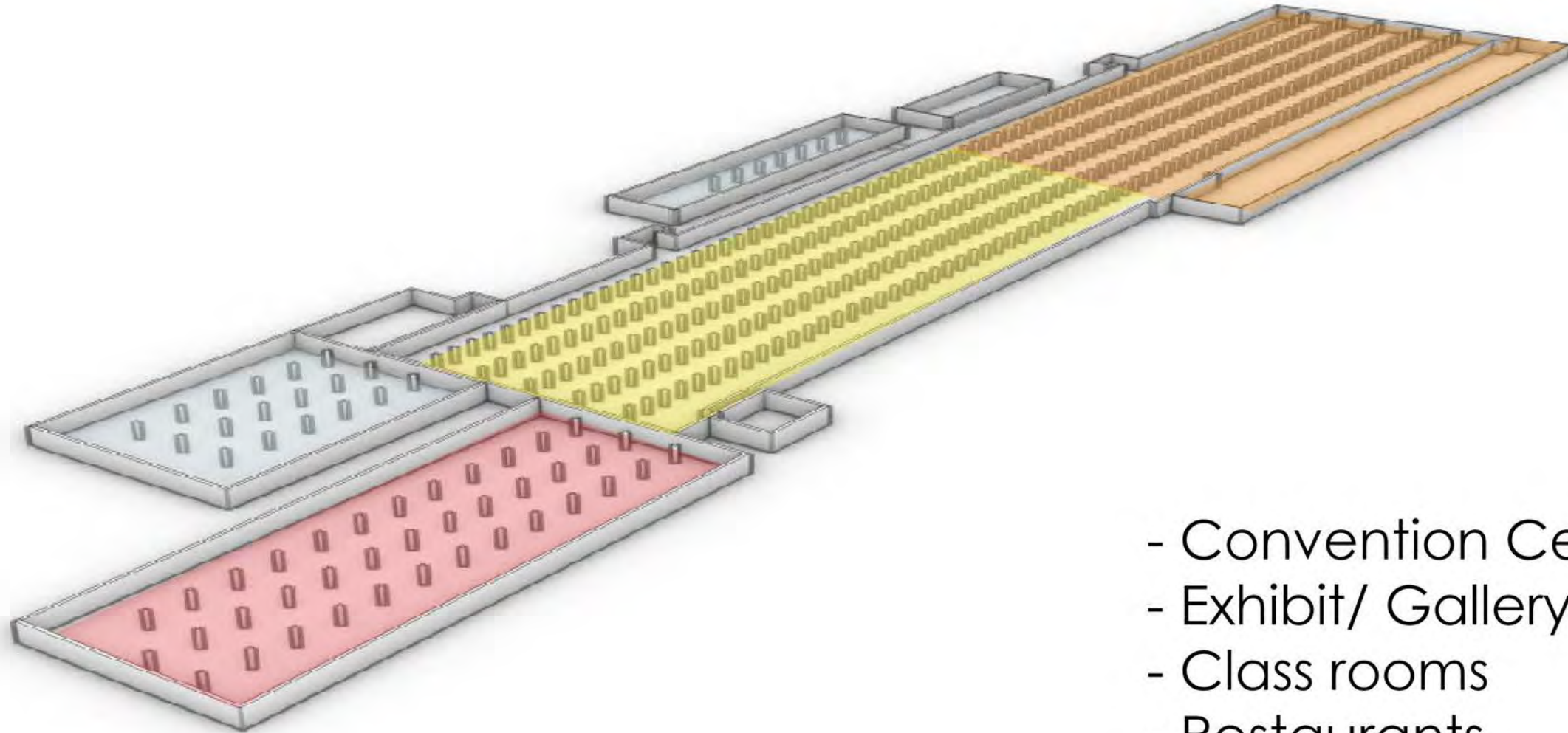
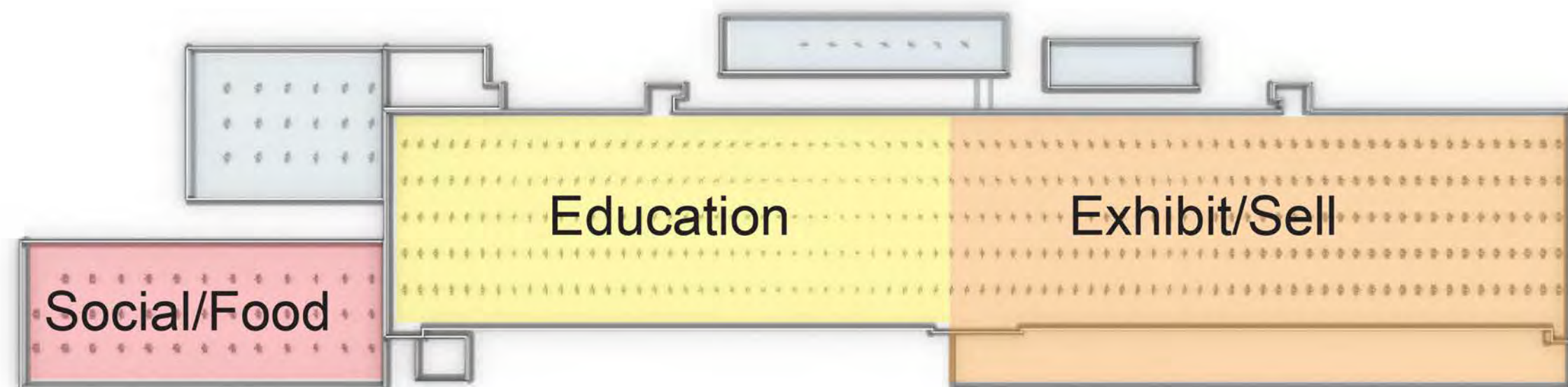
- Meditation
- Yoga
- Basketball
- Gym
- Dance

Level 2 - Creativity



- Studio
- Computer Lab
- Laser Cutter
- 3D Printer

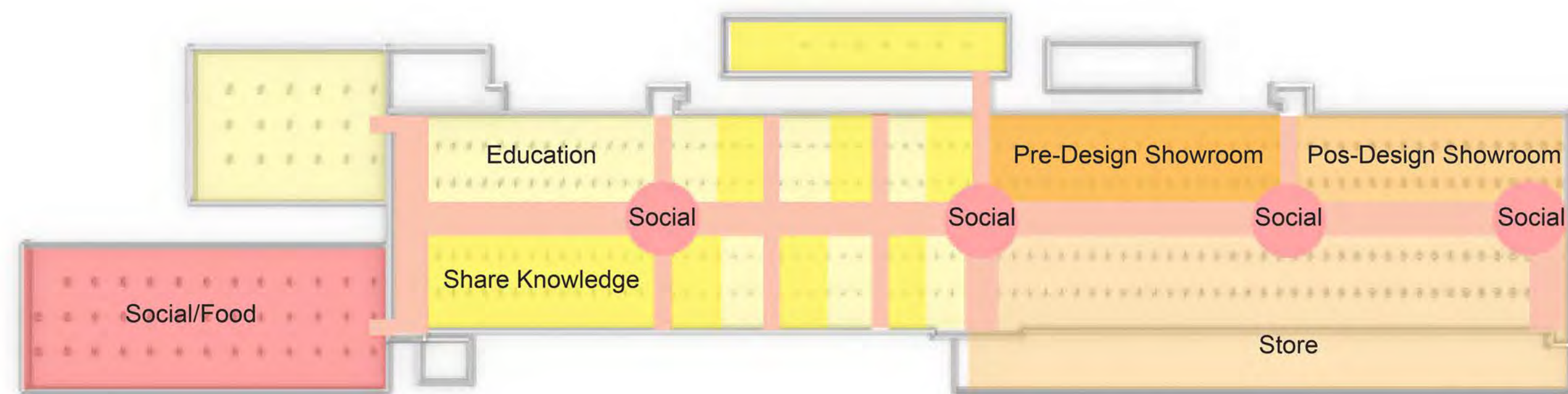
Level 1 - Education / Exhibit / Sell



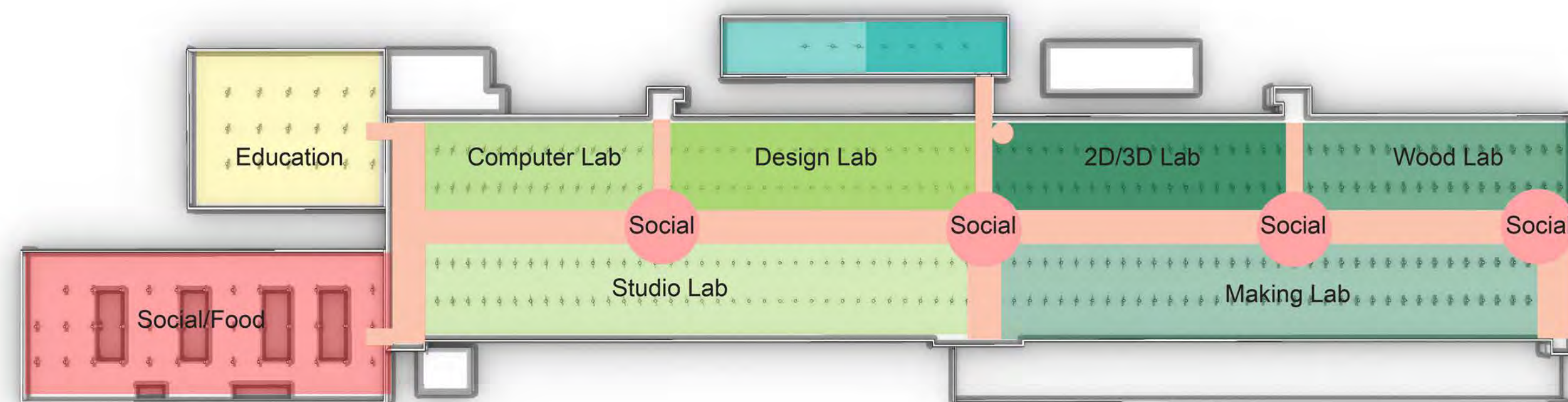
- Convention Center
- Exhibit/ Gallery
- Class rooms
- Restaurants

Chamberlain Manufacturing Program

Level 1 - Education / Exhibit / Sell



Level 2 - Creativity



Level 3 - Rest and Play

