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WORK EXPERIENCE:

Designer

Disegno Gioffredo

05/19-present

- Design kitchen and bathroom remodeling projects, assisting customers with the most efficient, cost-effective yet beautiful solutions, on schedule and within budget.
- Design small remodling projects and additions to older structures with unexpected issues and quickly devise alternate solutions to minimize schedule delays and cost overruns.

Designer Margolis + Fishman, Inc. 10/18-03/19

Cambridge, MA

- Collaborated with registered architects and project manager to design complex laboratory buildouts, offices and a multifamily residential project.
- Coordinated with colleagues to fix errors found in plans and reconciled differences between plans and elevations with close attention to detail.
- Assiduously reviewed plans, elevations, and documentation on multiple projects concurrently utilizing time management skills. Quickly made corrections under tight deadline pressures.
- Researched codes and regulations from local to federal levels for affordable worker housing on Cape Cod.
- Developed cover pages, titleblocks and standards for eventual adoption of Revit-based BIM.

EDUCATION:

Wentworth Institute of Technology

Boston, MA

3-year Masters of Architecture with an urbanism emphasis.

Minneapolis, MN

Minneapolis Community and Technical College, Architectural Technology

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Dean's List, spring 2014 through spring 2015; Phi Theta Kappa Honor Society, fall 2014 and spring 2015 Coursework: Design Studio, Architecture History, Revit, AutoCAD, Residential and Commercial Construction Topics, Architectural Orientation, and Mathematics

University of Minnesota

Minneapolis, MN

Bachelor of Arts, Economics (worked to finance 100% of education)

COMPUTER SOFTWARE SKILLS: Revit, AutoCAD, Photoshop, Illustrator, InDesign, Sketchup, Bluebeam, Word, Excel, Outlook, and PowerPoint.

OTHER RELATED EXPERIENCE:

AutoCAD Tutor

10/14-05/15

Minneapolis Community and Technical College

Minneapolis, MN

- Patiently assist first semester students with drafting software to enhance their learning and ensure success in completing assignments.
- Provide feedback to architecture instructors on which topics students are struggling with, enabling them to adjust instruction and increase student comprehension.

PRIOR WORK EXPERIENCE:

Vice President, Public Finance Analyst

10/02 - 8/13

Northland Securities, Inc.

Minneapolis, MN

- Successfully founded, with 12 other industry veterans, using knowledge, experience and entrepreneurial skills, a full-service brokerage firm to provide sound investment advice and suitable investments for clients.
- Designed database to which I linked Word documents for municipal bond underwriting department that improved accuracy of disclosure documents and increased productivity.
- Collaborated effectively with Web design consultant to create enhancements to company website that provided an
 interface for bond traders and enabled them to download municipal bond disclosure documents and information
 necessary to prepare bids on bond offerings.
- Managed up to 20 projects concurrently for eight bond underwriters using planning and organizational skills to produce accurate and timely bond offering disclosure documents that were disseminated to bond traders and clients.

COMMUNITY INVOLVEMENT:

Jamaica Plain Historical Society – volunteer historical researcher Jamaica Plain Neighborhood Development Corp.

2019-present 2018-present

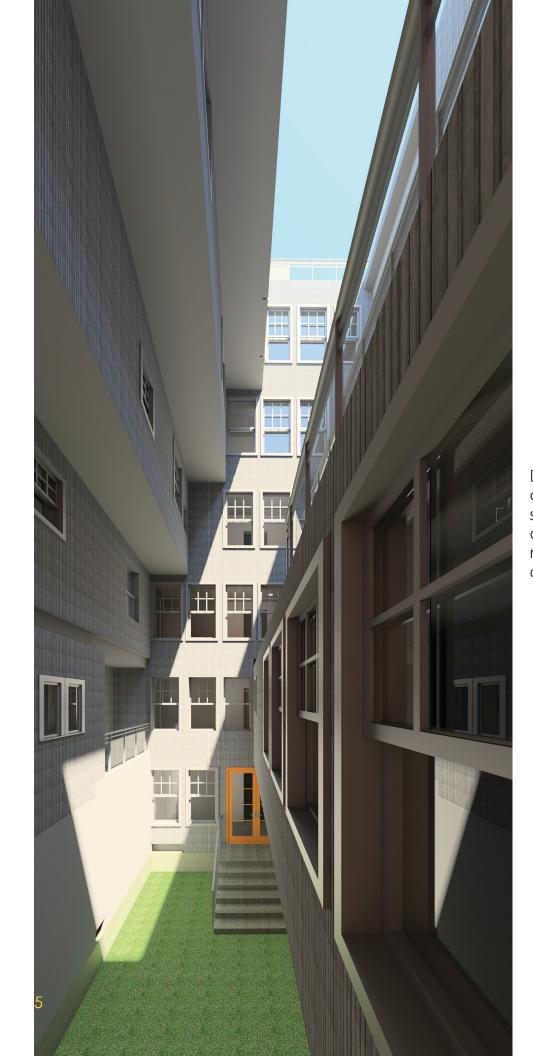
Volunteer advocate at community meetings supporting affordable housing.

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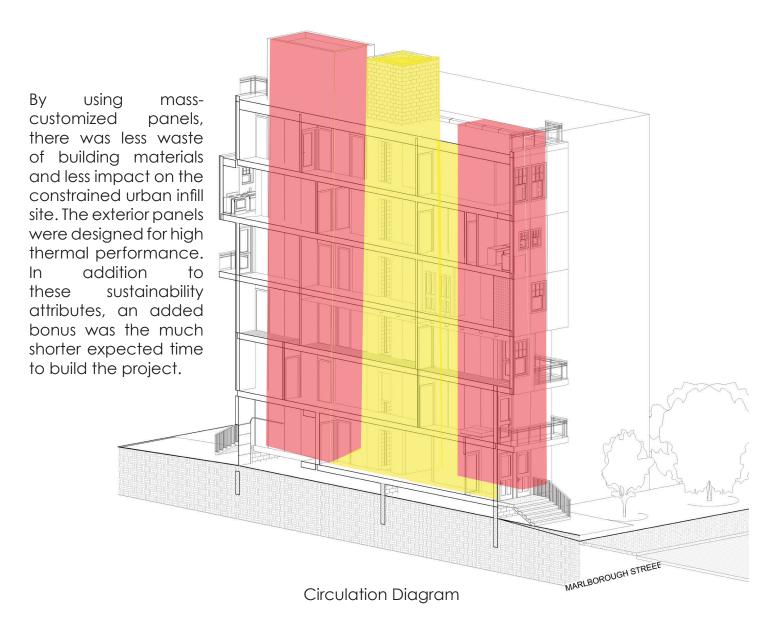
This project was designed using mass-customized, prefabricated wall, floor and roof panels. The panels were affixed to a basic post-and-beam structural frame. The site was 46 feet wide and 112 feet deep. There were party walls on both sides and the maximum allowable height was 65 feet. A void was created between front and rear building volumes to allow for natural lighting and cross-ventilation. The site faced slightly to the southeast and circulation was concentrated on the east side of the building. A four-foot by four-foot grid was used for arranging structural elements, but also configuring living spaces and proportions at the human and larger project scales.



During part of the year, the courtyard is bathed in natural sunlight. Windows in the front and back of units allowed for natural ventilation any time of year.









Since the height was restricted to 65 feet, the floor-to-floor height was limited to 10 feet to maximize the number of units. The finished project consisted of four studios, six one-bedroom and three two-bedroom units ranging from 300 to 897 square feet.

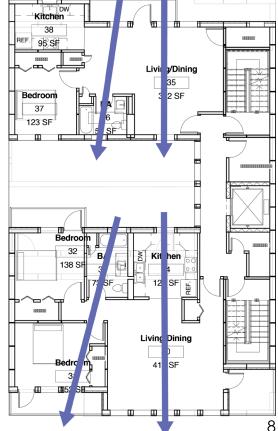
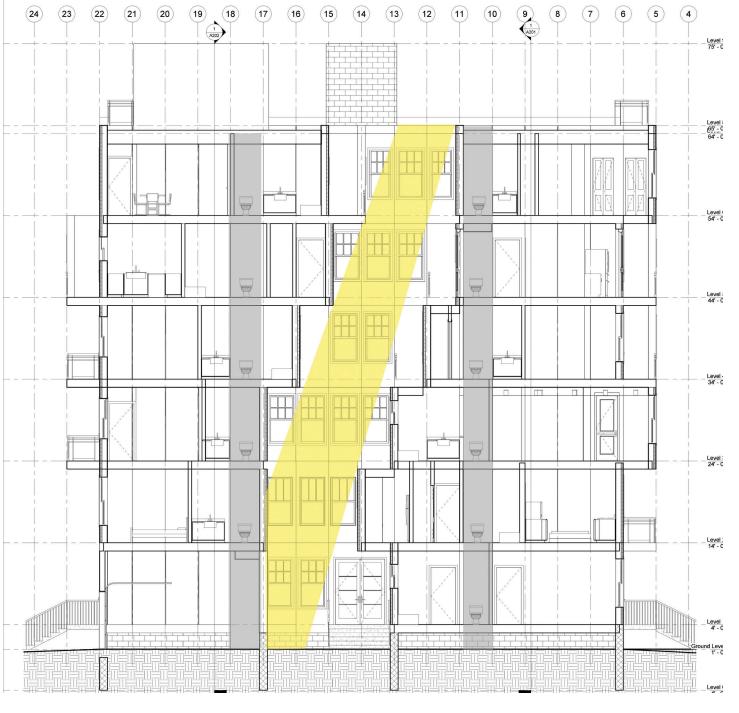


diagram at right showing cross-ventilation



Section above showing daylighting in core, and plumbing stacks

Tactical Urban Intervention





This low-budget, big-impact project was located on a neglected plot of land of just over one-half acre at the corner of Melnea Cass Boulevard and Tremont Street, on the border between the South End and Roxbury neighborhoods of Boston. The site was part of a larger, coordinated, studio-wide urban plan for a disadvantaged area of the city. The site was somewhat triagular in shape, which informed the unique intervention designed for it. The site had mature conifer trees planted in a regular grid pattern approximately 14-16 feet apart. A concerted effort was made not only to preserve the existing trees, but to add more trees and vegetation to enhance the landscape. The other feature of the site was a bus stop, which was incorporated into the project.

NEIGHBORHOOD GROUPS

United Neighbors of Lower Roxbury

Kev initiatives:

- Community development: transforming vacant lots into vibrant public spaces

 Engagement of over 75 volunteers per year to conduct neighborhood improvements in partnership with local residents and educational institutions. Hosting of regular neighborhood cleanups and social events.
- Running of summer programs for youth in partnership with other organizations.

Focuses on the well-being of children, youth and families through diversity, leadership, and youth development.

The American City Coalition
Roxse Tenants Council

ARTS & CULTURAL ORGANIZATIONS

Roxbury Repertory Theater uses cast and crew diverse in age, race, and theater experience. Their non-union artists bring unique backgrounds and new opinions to the theater.

Madison Park Development Corporation Hilbernian Hall and arts programs:

MassQ Ball, pre-Mother's Day marketplace, Town Hall meetings, garden tea party, theater, Summer Fun & Sun Safety Awareness Day, community cook-outs.

ACT Roxbury social revitalization of Lower Roxbury by engaging institutions and artists. Outreach programs include the annual Roxbury Film Festival; Roxbury Open Studios; Discover Roxbury tours; and the "Roxbury Literary Annual."

CITY DEPARTMENTS AND AGENCIES

Boston CreatesArtists in Residence Program embeds working artists in City departments and agencies;

Partner with and strengthen neighborhood-based cultural organizations; Need for flexible rehearsal and performance spaces;

Support individual artists through direct grants; Artist Resource Desk in City Hall

Boston Cultural Plan Mayor's Office of Arts & Culture

Boston Art Commission Boston Cultural Council

Pooled Fund for Dance and Theater Facilitate exhibition, performance, and convening opportunities for artists in municipally-owned spaces in neigh-

borhood settings; Office of Neighborhood Services

Chief of Arts and Culture partnering with neighborhood, community development, and other civic organizations; Arts in child and family development:

arts and culture mentorship program for youth and young adults;

Boston Artist in Residence program with Boston Centers for Youth and Families; grants to schools working with nonprofits and/or teaching artists to expand, sustain or keep access to arts education for BPS students.

Roxbury Strategic Master Plan (2004)
The Plan proposes to capitalize on Roxbury's position as the epicenter of African-American culture in New England through the promotion of existing facilities and the creation of new venues. The Plan proposes strategies that leverage the community's rich cultural heritage with active, viable institutions and committed residents eager to patronize new options for enjoying performances within the neighborhood.

HOUSING

Commonwealth Land Trust

CLT owns and manages over 350 units of affordable housing and provides on-site case management services. Boston Housing Authority (BHA)

Madison Park Development Corporation is a community-based, non-profit that independently develops affordable housing for low and moderate-income residents. MPDC also has arts programs.

COMMUNITY GROUPS United Neighbors of Lower Roxbury Lower Roxbury Coalition Madison Park Development Corp. CITY OFFICES, AGENCIES ARTS & CULTURAL & ADVOCATES **ORGANIZATIONS** Mayor's Office of Arts & Culture Boston Art Commission Roxbury Repertory Theater Roxbury Center for the Boston Cultural Council Performing Arts

An extensive amount of research was done to understand the surrounding neighborhood and assess residents' needs. A meeting was also held with Michael Evans, Program Director of the Mayor's Office of New Urban Mechanics to learn the long-range plans the City has for the area.

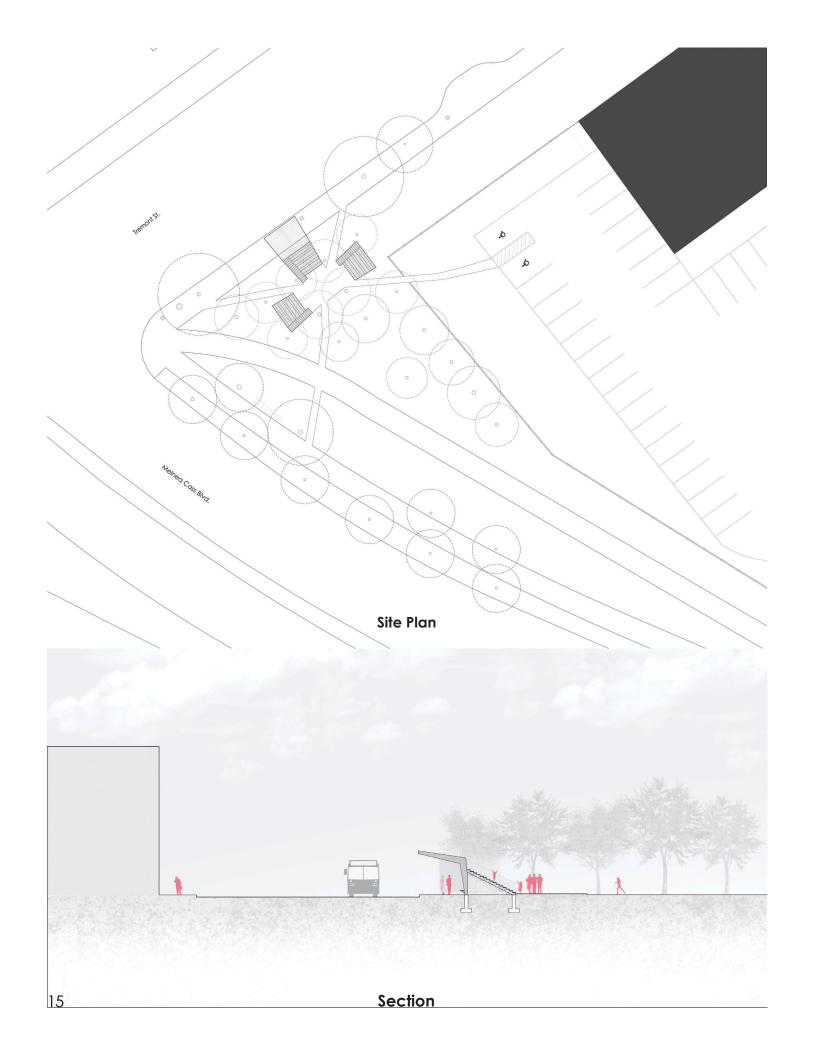


Area Building Uses

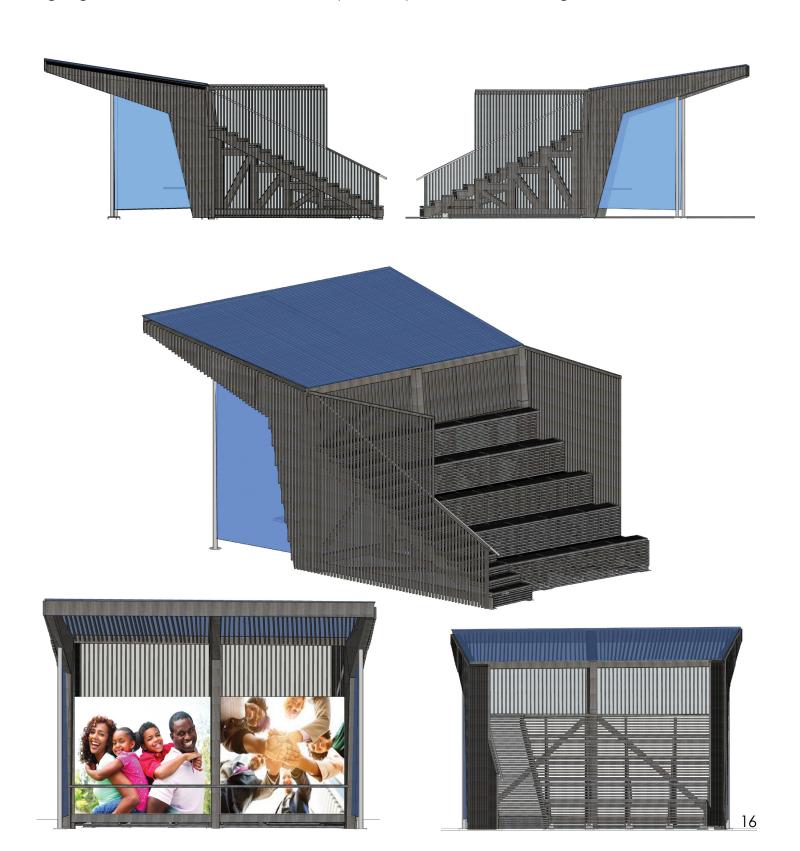
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Urban Plan

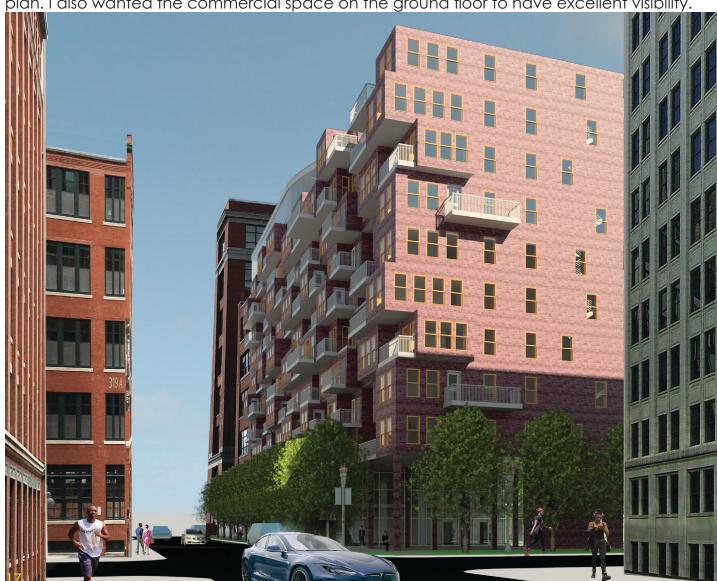


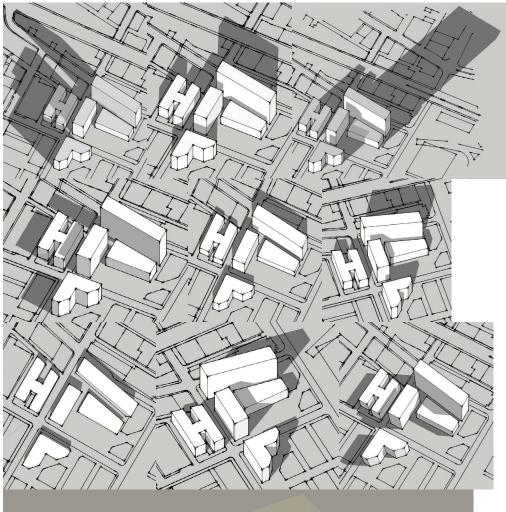
One of the structures served two functions: seating and bus shelter. The idea was that by tying together seating for performance art and a bus shelter, the intervention would draw people from the area to occupy the space instead of just passing through it. The seating was designed with flexibility in mind so that the city could disassemble the bleachers and store them during the winter, if it so desired. Since the existing bus shelter already had electricty, lighting was incorporated into the project for evening performances. The design also had signage to announce to residents and passersby of the site's exciting new function.



Mixed-use Residential

This project was part of a studio-wide assignment to create an urban plan for the underutilized former industiral site of Fort Point Channel in Boston. Part of the planning process involved researching the various historic and other zoning district overlays at the site. Another consideration was that the "Big Dig" goes underneath part of the site, thereby making building foundations problematic through that swath of the site. Different scenarios were explored, some of which assumed that the Post Office across the channel could be relocated. One of the constraints was that the existing Gillette manufacturing facility had to stay. Once the preliminary site analysis and planning work was completed, we were split into groups to further develop alternate proposals for the area. In the next and final phase, each person in the respective groups chose one of the conceptual building volumes and developed the specific site into a building project that fulfilled the requirements of the urban plan. Since one of my areas of interest is multiple dwellings, I chose a site on the main arterial street (A Street). The building volume I was to develop was conceived of as being approximately 184 feet long, 64 feet wide and 125 feet tall. Part of my reason for choosing the specific site was its proximity next to open space in front of an adjoining community center that was called for in the master plan. I also wanted the commercial space on the ground floor to have excellent visibility.

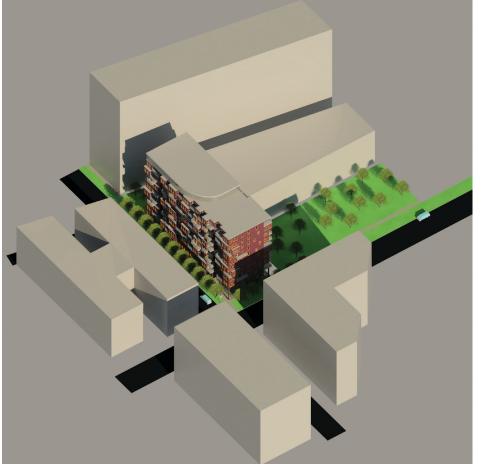




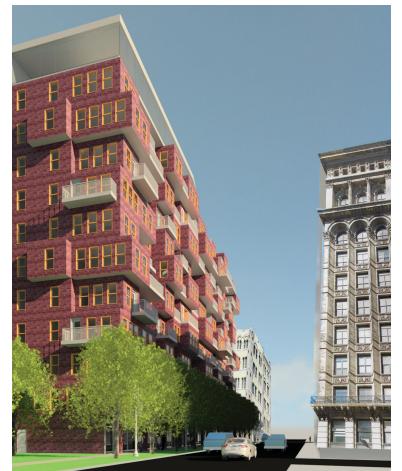
Winter solstice at 8 am noon & 3 pm

Equinox at 9 am 1 pm & 4 pm

Summer solstice at 9 am 1 pm & 4 pm



Part of the site analysis included sun studies to determine the light and shadows from nearby buildings at various times of the day and year, which was especially important for a residential building.



Building Form

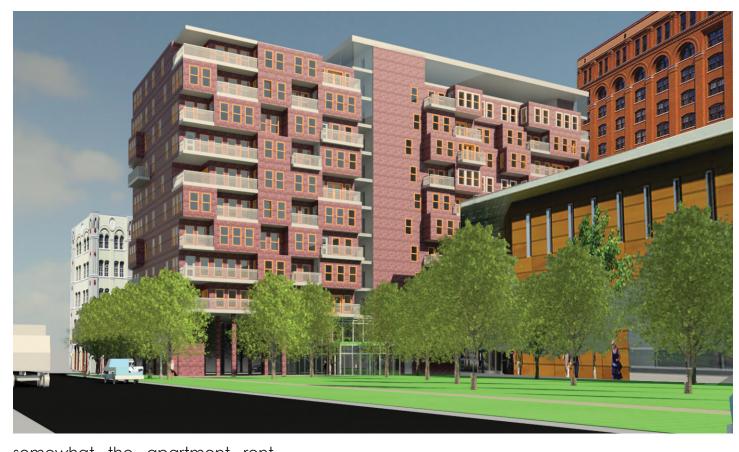
Since 64 feet is a rather deep floor plate for a double-loaded corridor apartment building, the design strategy employed was "pushing and pulling" the facades so that daylight could reach farther into the spaces. This also afforded the opportunity to vary apartment floor plans somewhat so that there were no banal "pancake" floors. In the area adjacent to the green space in front of the community center there is a two-story void that connects a critical corner location streetscape to the green open space, and which activates the main entrance to the building. The commercial/retail space along A Street is set back so that pedestrians can take cover in inclement weather.

Program

As part of this project, studio members were required to devise their own programs for their buildings. This building was designed to be a community, as much as possible, within the larger new neighborhood that was created in the master plan. Laundry facilites were shared to encourage tenant interaction, and reduce costs and the rent that would be needed to make the project economically viable. The approximate 9,000 squre feet of commercial space was meant to subsidize

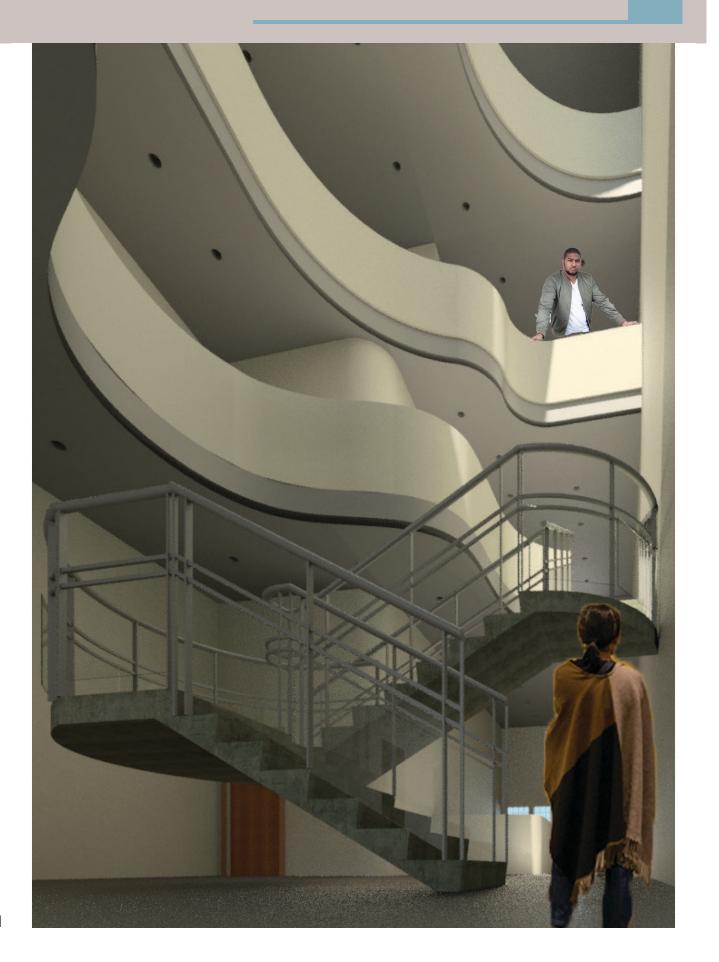


Photography Gallery

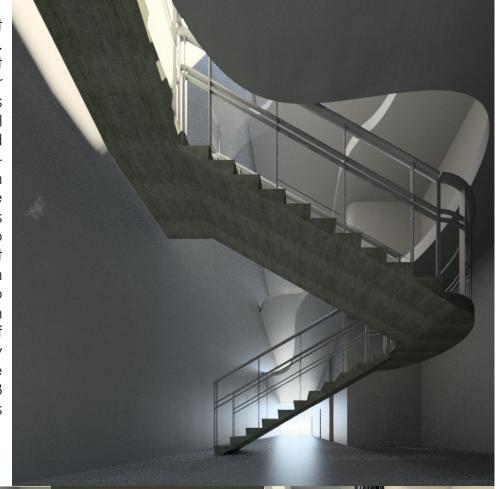


somewhat the apartment rent, and at the same time, provide commercial tenants that could provide desired services for residents. Some of the other amenities included a fitness center, top floor community room, rooftop garden and ample storage space. The building had a variety of apartment sizes for all different types of families from one person to several. Apartments ranged from small studios of 400-600 square feet to 3-bedroom apartments of approximately 1,200 square feet. There were 26 studios, 42 onebedroom, 18 two-bedroom and 7 three-bedroom units for a total of 93 apartments. In order to arrange these different configurations, the floors were divided into "modules" of 16 feet by 18 feet. Since the building was located in a historic warehouse district, brick was used as the cladding for the building envelope.



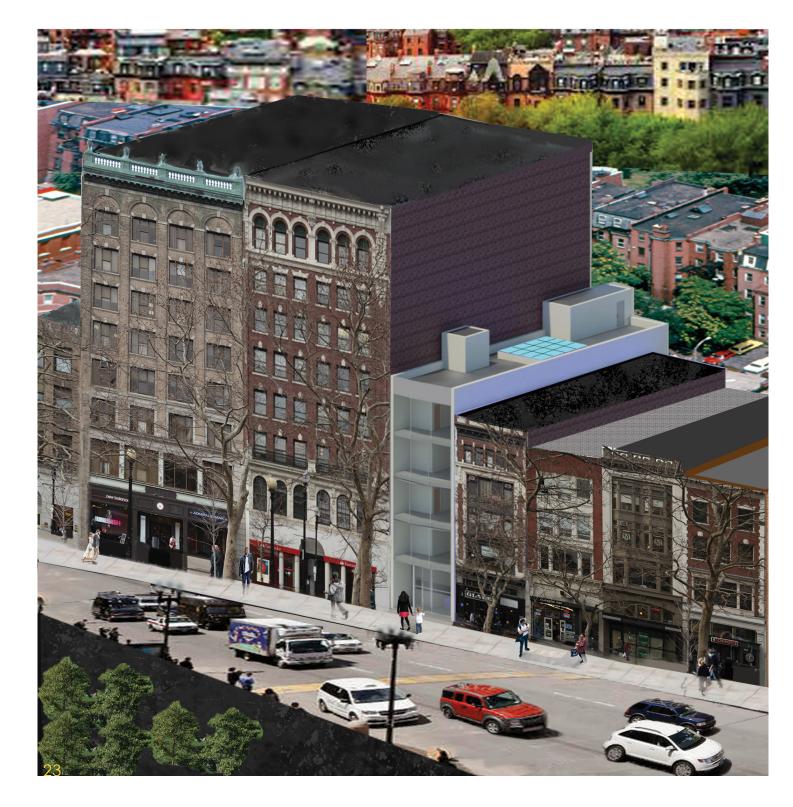


This was an interesting project on Copley Square in Boston. During the site analysis, it was noted that this particular block of Boylston Street has a mixture of architectural styles from highy ornamented Neo-classical to bland, midcentury and Post Modern office buildings. Since the Hancock Tower is just across the square, rather than try to blend in with the adjacent buildings from the late 19th century, it was decided to go for a more sleek, modern aesthetic. The challenge of the site was that it was very narrow compared to the depth. The site was only 23 feet wide and the depth was 87 feet.





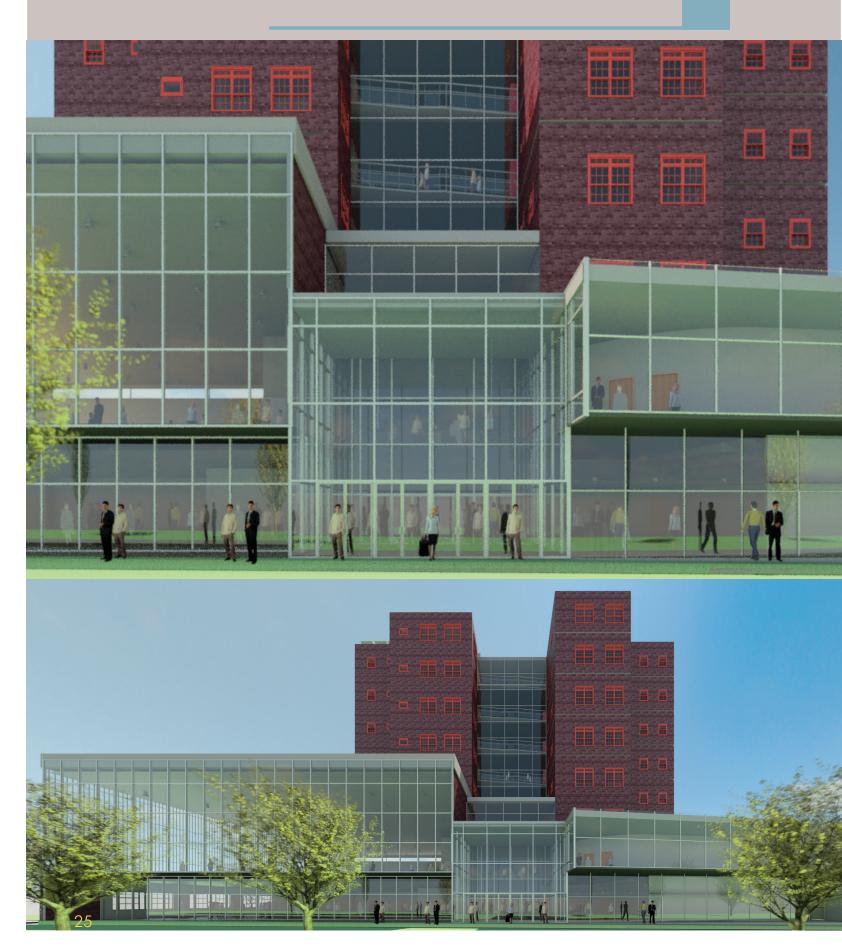
It was decided early in the process that there should be a void in the middle of the building mass that separated the front and rear volunes to provide a light well to bring daylight into the back of the space. The other factor affecting light was the tall building adjacent to the site. For this reason, the skylight is over the eastern two-thirds of the building. The building width is conceptually split in thirds. The exit stairs, elevator, circulation bridge between front and rear, as well as restrooms were on the west side of the building. The minimum width of the exit stairs determined the width of the gallery spaces. By creating the void, it scaled the width and depth proportions of the front and rear gallery spaces nicely.



For the front of the building, which faced southeast, curtain wall was used to maximize daylight. Subtle alternating angles from floor to floor created some visual interest. The rear stairway was made an occupiable space in which photography could be exhibited. The upper floors are cantileverd slightly over the rear to allow additional space for program.



Non-profit Transitional Mixed-use Housing



Pine Street Inn is a well-known charitable organization in Boston. We were asked to design a mixed-use development for Pine Street Inn that primarily provided transitional housing for its clients, but also incorporated rentable commercial space and a community center for clients as well as the general public. The site was adjacent to their facilities in the South End at the corner of E. Berkeley Street and Albany Street. Though it wasn't part of the program requirements, a small auditorium suitable for performing arts was included. The community center space was designed to be large and tall enough to accommodate a basketball court.



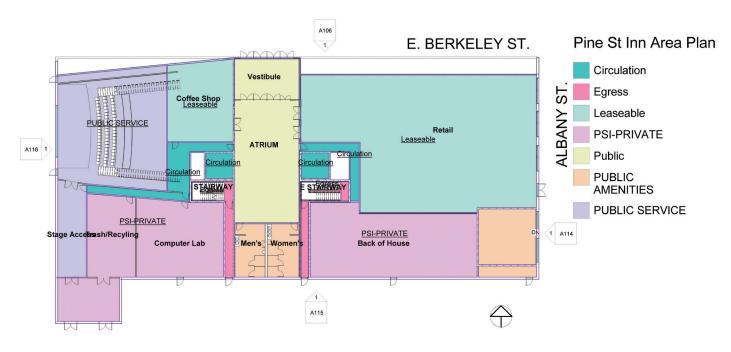


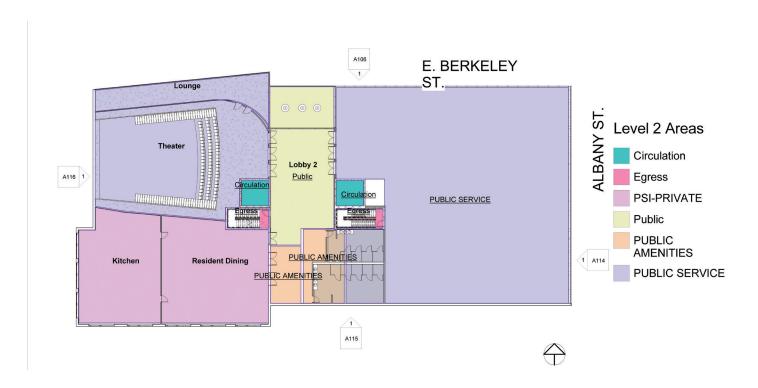
Brick cladding was for chosen the building envelope to fit in with the character of the Pine Street Inn's historic building and warehouses nearby. Curtain wall and channel glass were used to tie in with the new construction, also nearby, as well as provide maximum daylight.



Site

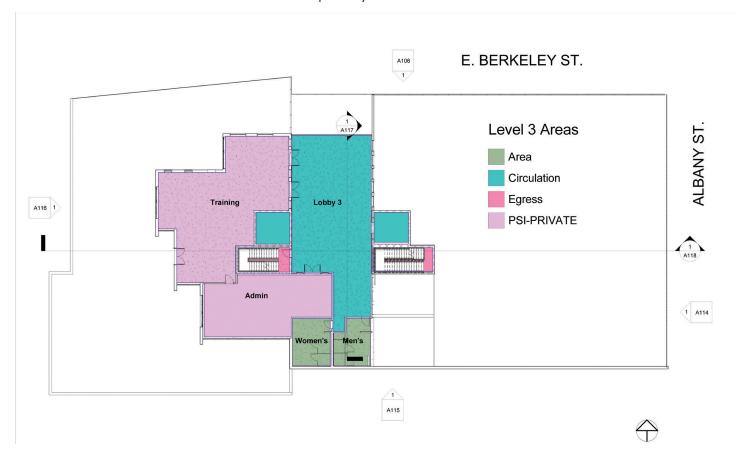
The site was nearby the Pine Street Inn's historic headquarters. The South End is a designated historic district with large brick warehouses from the late ninteenth and early twentieth centuries nearby. The area is undergoing dramatic change with the building of numerous large, mixed-use apartments and condominiums.

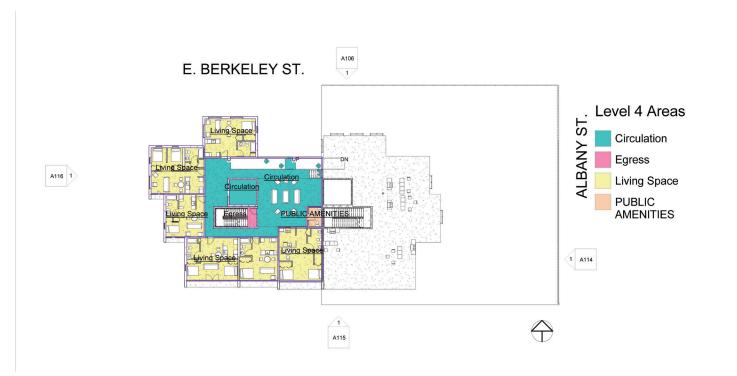




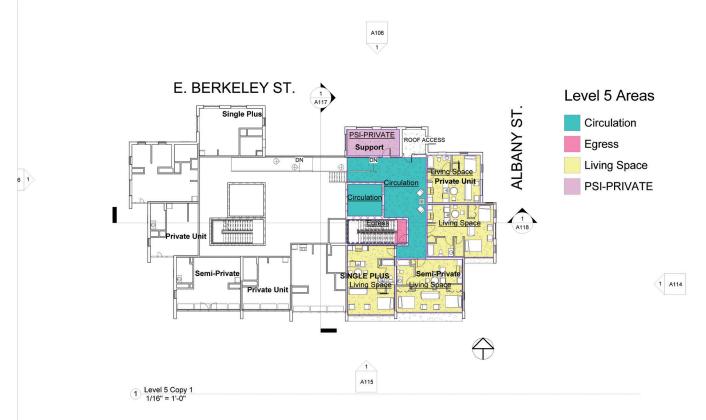
Program

One of the primary considerations with respect to program was separating the private spaces for Pine Street Inn residents and staff from the public areas. Diagrams and plans show the different areas based on use and occupancy.

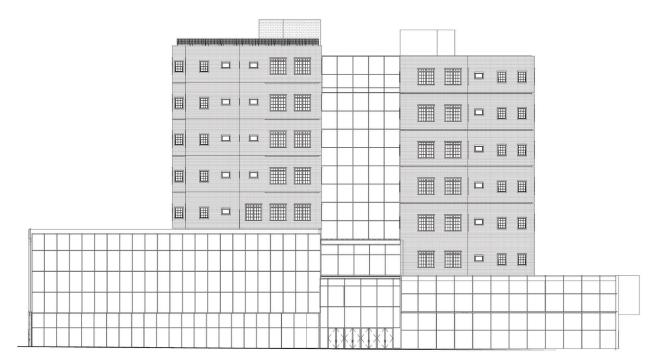




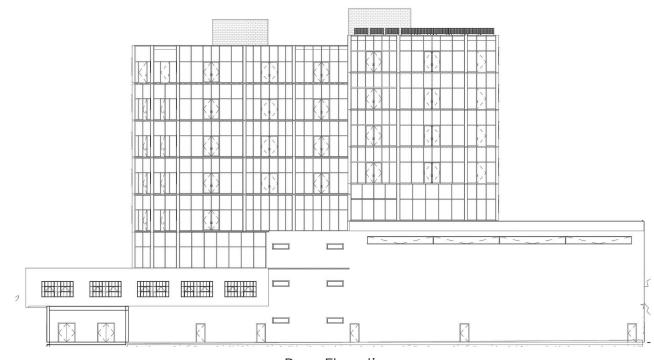
There were three types of housing units, private for one person, larger single-plus for one and semi-private for two people. The units ranged in size from a small private unit of 278 square feet to a semi-private unit of 415 square feet. All of the units had small kitchens and en suite bathrooms. Forty of the fifty units had some southern exposure with balconies on the rear side of the building. This project could easily be converted into a market-rate, micro-unit development.





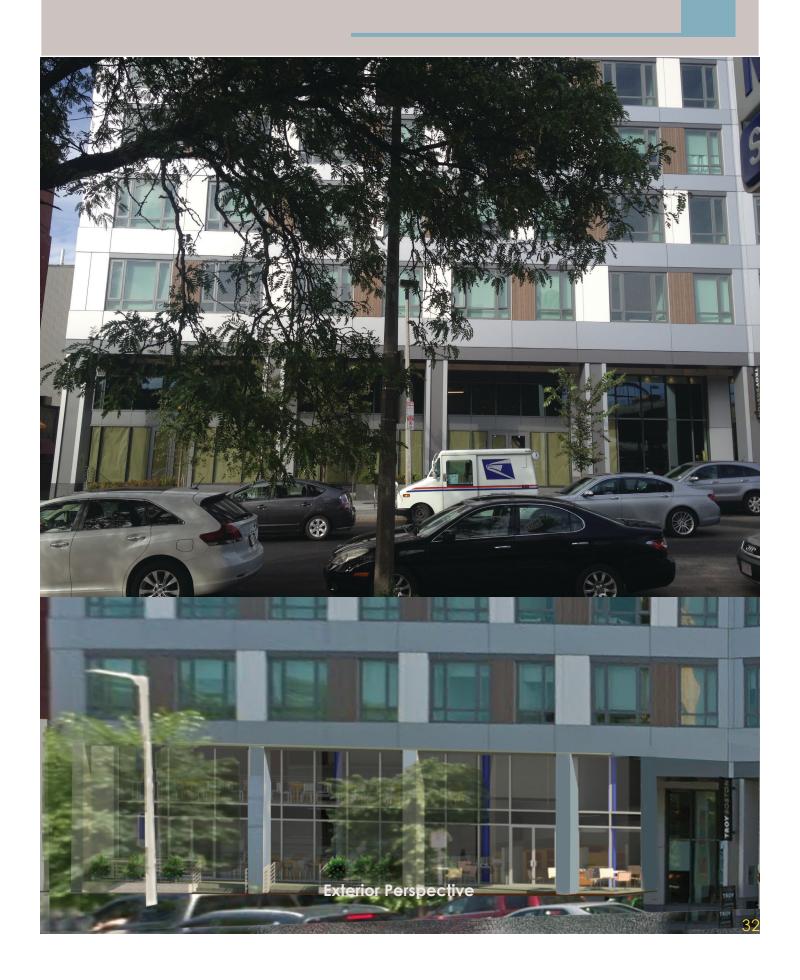


E. Berkeley Street Elevation

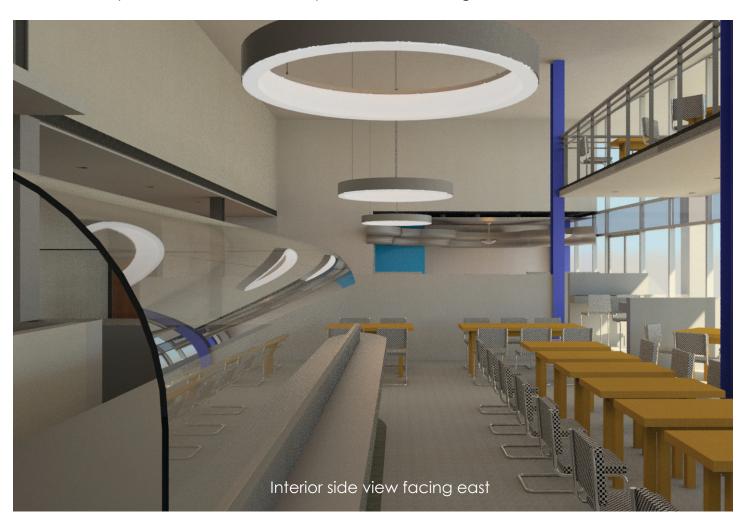


Rear Elevation

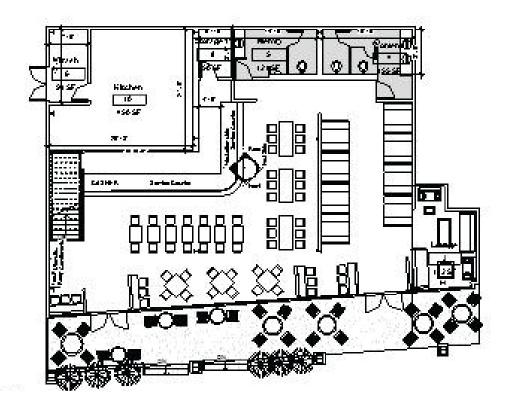
Restaurant



For this project we were asked to design a restaurant for a vacant space in the Troy Boston apartment building in the South End. The concept was for a high-end, self-service café with fresh, delicious, locally sourced, organic food and decadent desserts that would appeal to tenants of Troy Boston and other nearby residential buildings.

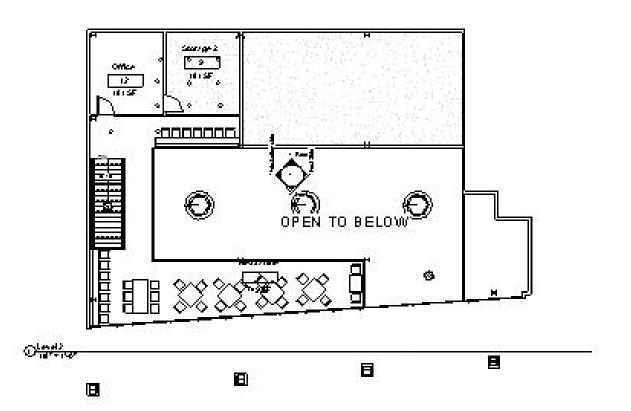






Program

On the ground level there are the kitchen/trash/recycling areas, restrooms, lounge and seating; on the mezzanine level is the office, storage and more seating. There is an outdoor seating area as well.



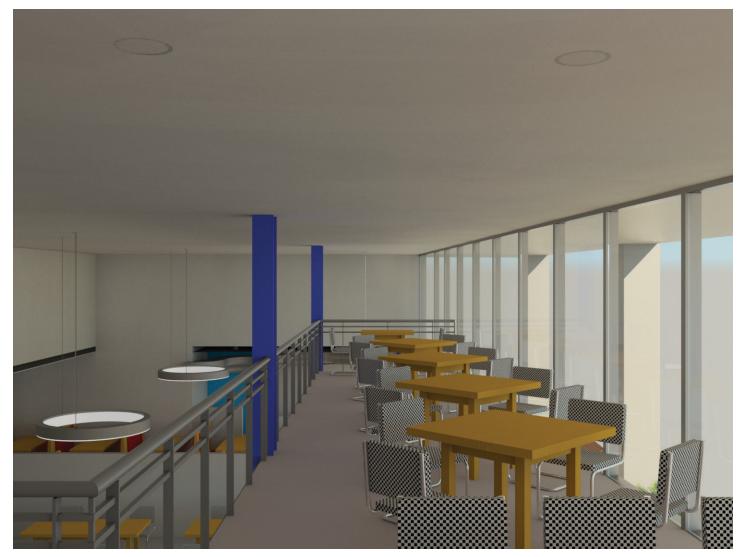


Interior Renderings



Below: View from the office on the mezzanine level facing the front





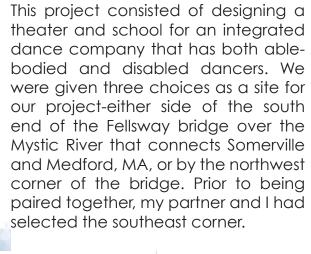
Mezzanine level seating

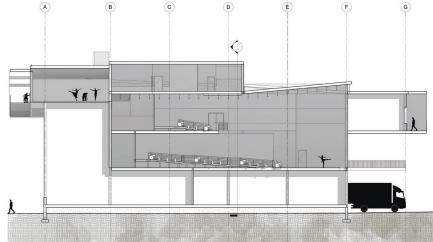
Elevated side view





Due to its close proximity to the river, the ground floor of the building has a small footprint on higher ground farthest from the river's edge. In addition to mitigating the effects of sea level rise, raising the majority of the building mass allows users of the park pathway to walk under the building, creating a link between the it and the site at the human scale.









The program consisted of a 300-seat theater, four rehearsal studio spaces, teacher training room, physical therapy, offices, dancer and staff kitchen and lounge, entrance lobby, small box office, audience lounge as well as mechanical and utility spaces. One of the defining design considerations was making public and private spaces as accessible as possible.





Entrance lobby and audience lounge areas with elevator.



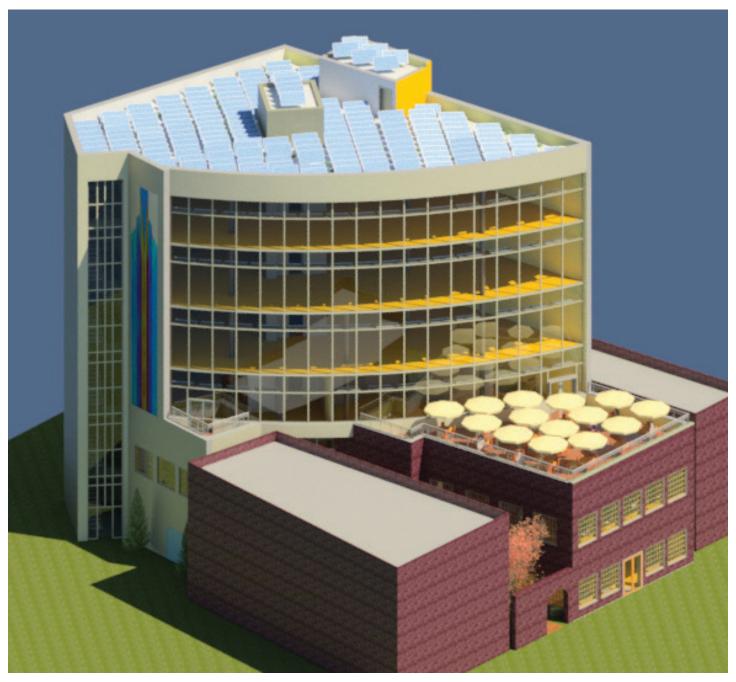
The rehearsal studio spaces are arranged

Surrounding the studio and primary dance and staff spaces is an accessible ramp system providing barrier-free circulation for disabled and ablebodied occupants alike.

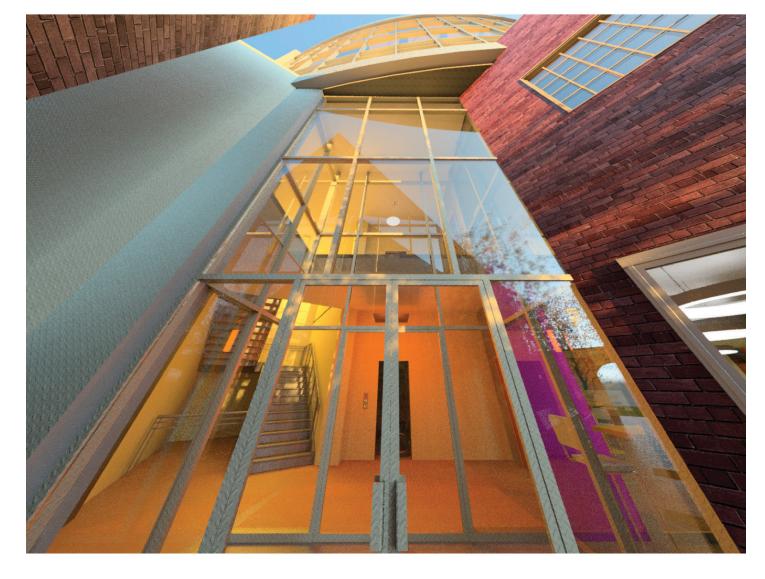


Mixed-use Commercial

This mixed-use project included retail, restaurant and office space. The site was an urban infill space on the edge of downtown Minneapolis that was a surface parking lot between existing low-rise commercial buildings that had been built in the 1920s. The retail and restaurant section was conceived as a separate volume from the office portion of the project. The scale, components and materials of the retail and restaurant portion of the project were designed to fit more harmoniously with the existing buildings it adjoined. The more sleek, modern office portion of the project is set back from the street and consists of a small tower.



By making the office portion taller, it was possible to create a small courtyard and still meet the program requirements for the amount of office space. The restaurant portion of the project included a rooftop deck for outdoor dining. The retail portion of the project faces the street to maximize visibility. The office tower portion of the project has the windows oriented to the south to maximize passive winter heating in the cold Minneapolis climate. Light shelves were added to maximize daylight in the space, reduce glare and reduce solar gain in the summer.



View looking up from the outside entrance to the lobby of the office portion of the project.

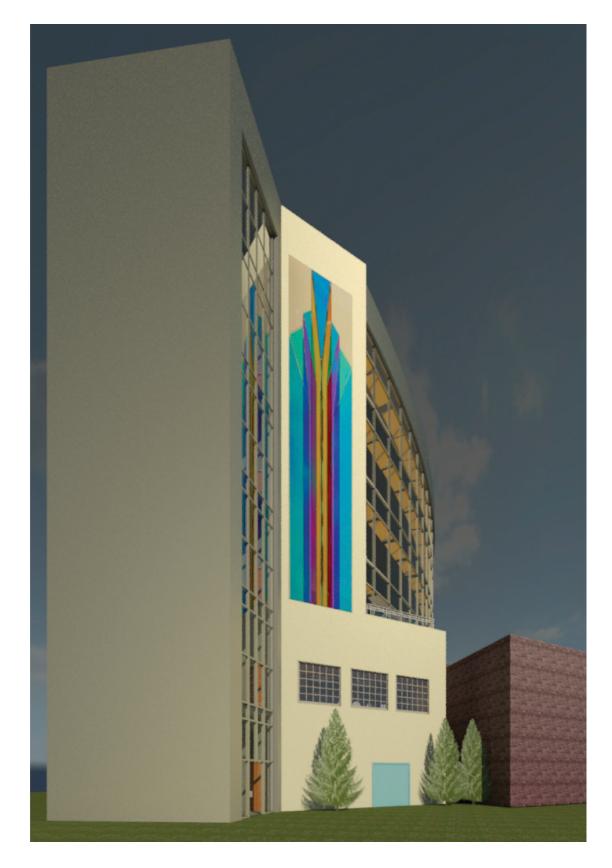
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Bar area of the restaurant on the ground floor



View of one of the office floors



On the 10th Street side, where the loading dock is located, there is an easement to allow access to the loading area of the Orpheum Theater.



View of the rooftop outdoor dining area on the third level

View from third floor office looking out at private balcony



Rendering of conference room