

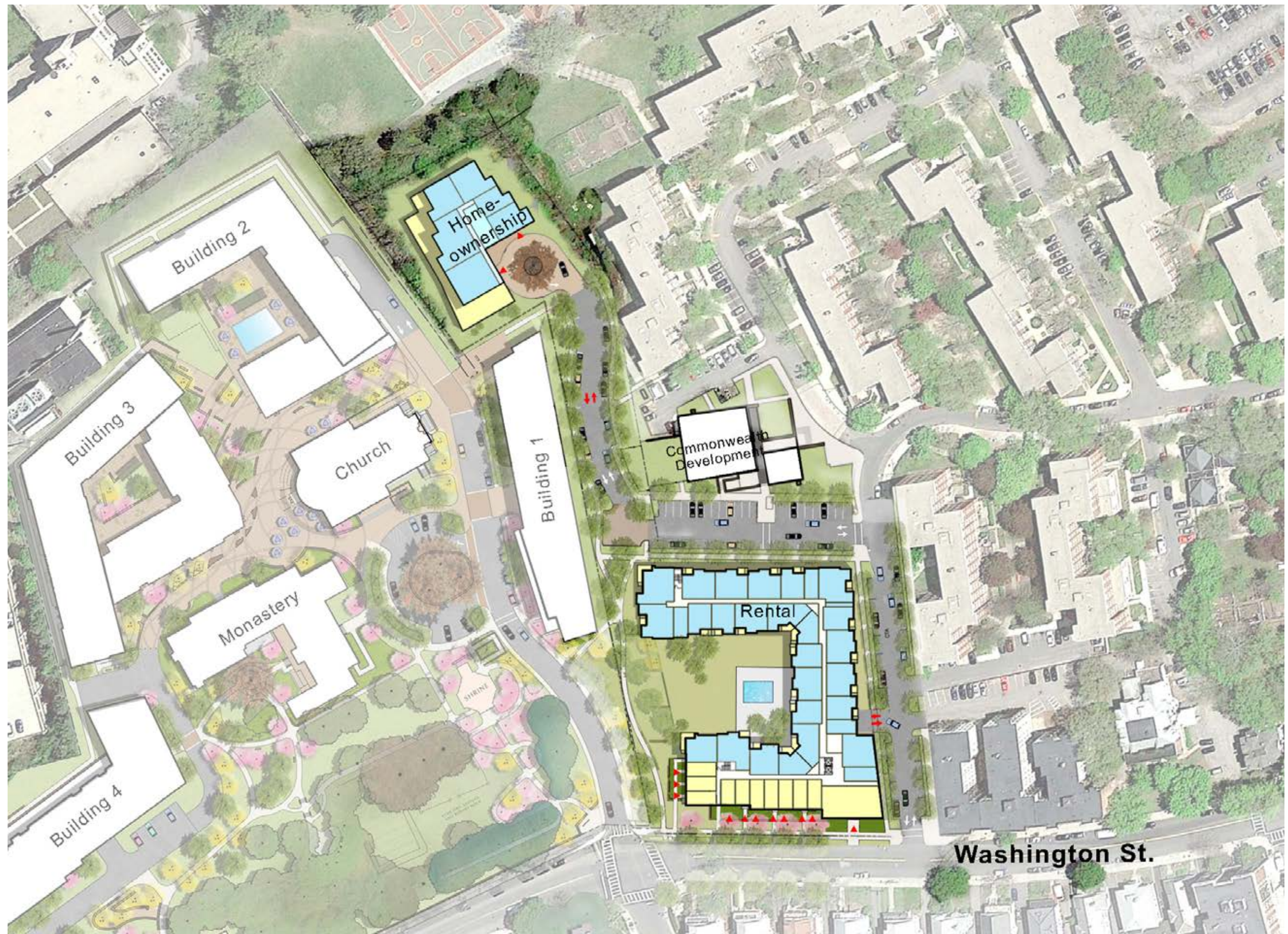


Avalon Brighton

139 Washington Street
CBT Architects / AvalonBay Communities
July 18, 2018 IAG PRESENTATION



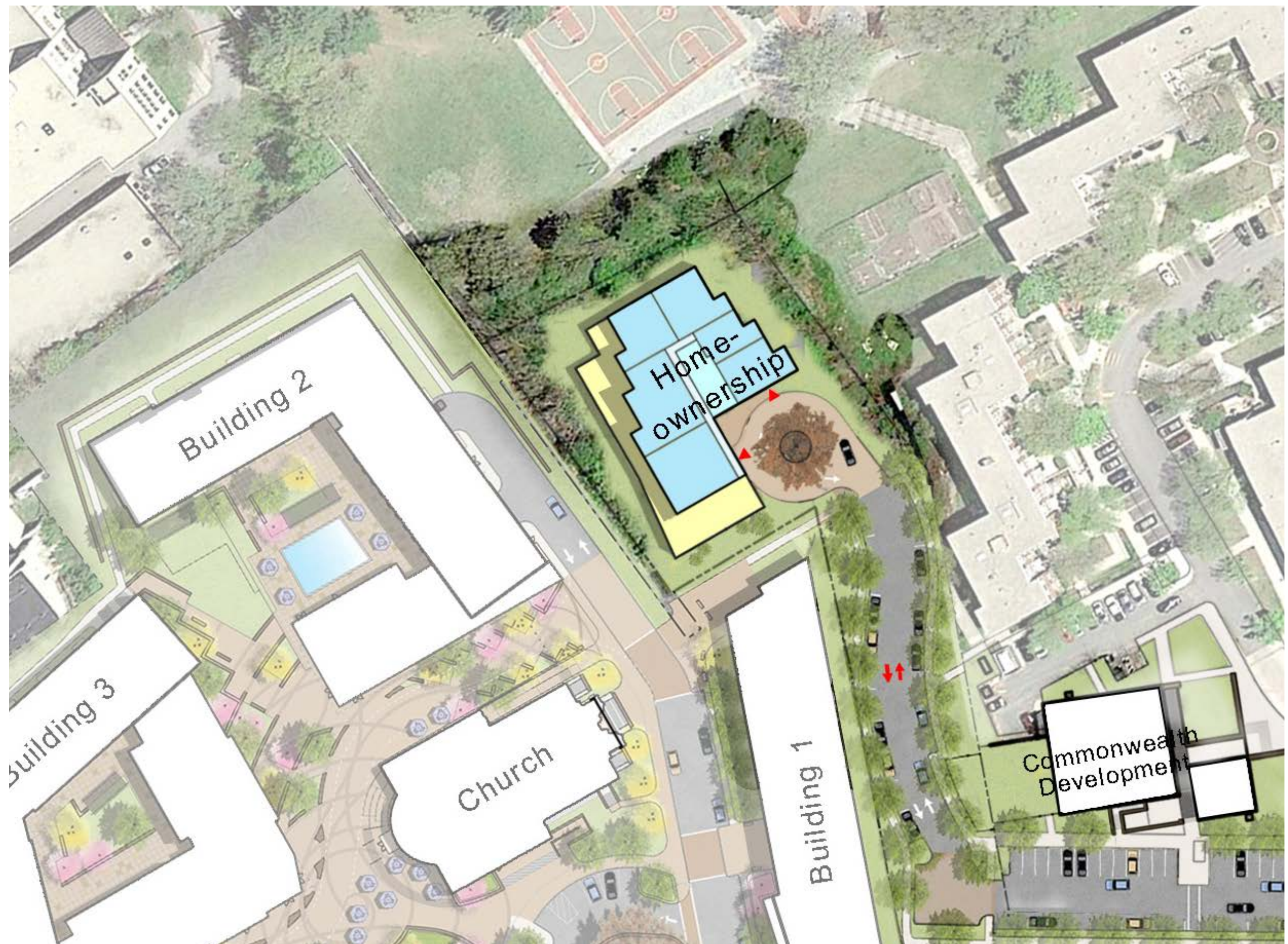
139 Washington St. / Brighton





139 Washington St. / Brighton

Washington Street









139 Washington St. / Brighton







139 Washington St. / Brighton

Responses to Previous Comments

1 Density	Reduced density by over 20%
2 Open / green space	Increased open space to 51% of site Added publicly accessible open spaces
3 Transiency of residents	Reduced rental by 40 units Increased home ownership Designed & managed to encourage long-term residency
4 Traffic and congestion	No Washington St. access – All from Fidelis
5 Parking	Increased parking ratio to include visitor parking
6 Architecture	Increased setbacks / Modified building shape
7 Pedestrian connections	Added sidewalks and connections to neighbors

Revisions to Proposed Plan

	BAIA Presentation June 2016	PNF October 2016	DPIR June 2017	Alt. Option July 2018
Rental Units	287	220	180	180
Home Ownership Units	0	30	30	48
Parking Ratio	0.8 spaces / unit	1.0 spaces / unit	1.05 spaces / unit (210 resident spaces, 10 visitor spaces)	1.05 spaces / unit (228 resident spaces, 11 visitor spaces)
No. Stories on Washington	6	5	5	5
Loading Dock	Outdoor, parallel parked	Inside building	Inside building	Inside building
Open Space	-	37%	51%	51%

Commonwealth Development Coordination

Community Improvements

- Fidelis Way
- Community Center Drive
- Outdoor recreation area
- Interior improvements





Existing

- 1 Parking Lane
- 1.5 Travel Lanes
- Aging / Overgrown Trees
- One Sidewalk / Not Accessible

Fidelis Way
Existing Conditions



Proposed

- 2 Parking Lanes
- 2 Travel Lanes
- New Accessible Sidewalk
- Wider Sidewalk
- Safe Place to Wait for Bus
- Slower Speeds of Traffic
- Widening into Archdiocese Property
- New Street Trees / Landscaping
- Sidewalk Bump-outs to Increase Safety

Fidelis Way Proposed



Existing

- *Overcrowded Parking*
- *Sidewalk on One Side Only*
- *Informal Path to Monastery*

Community Center Drive

Existing Conditions



Proposed

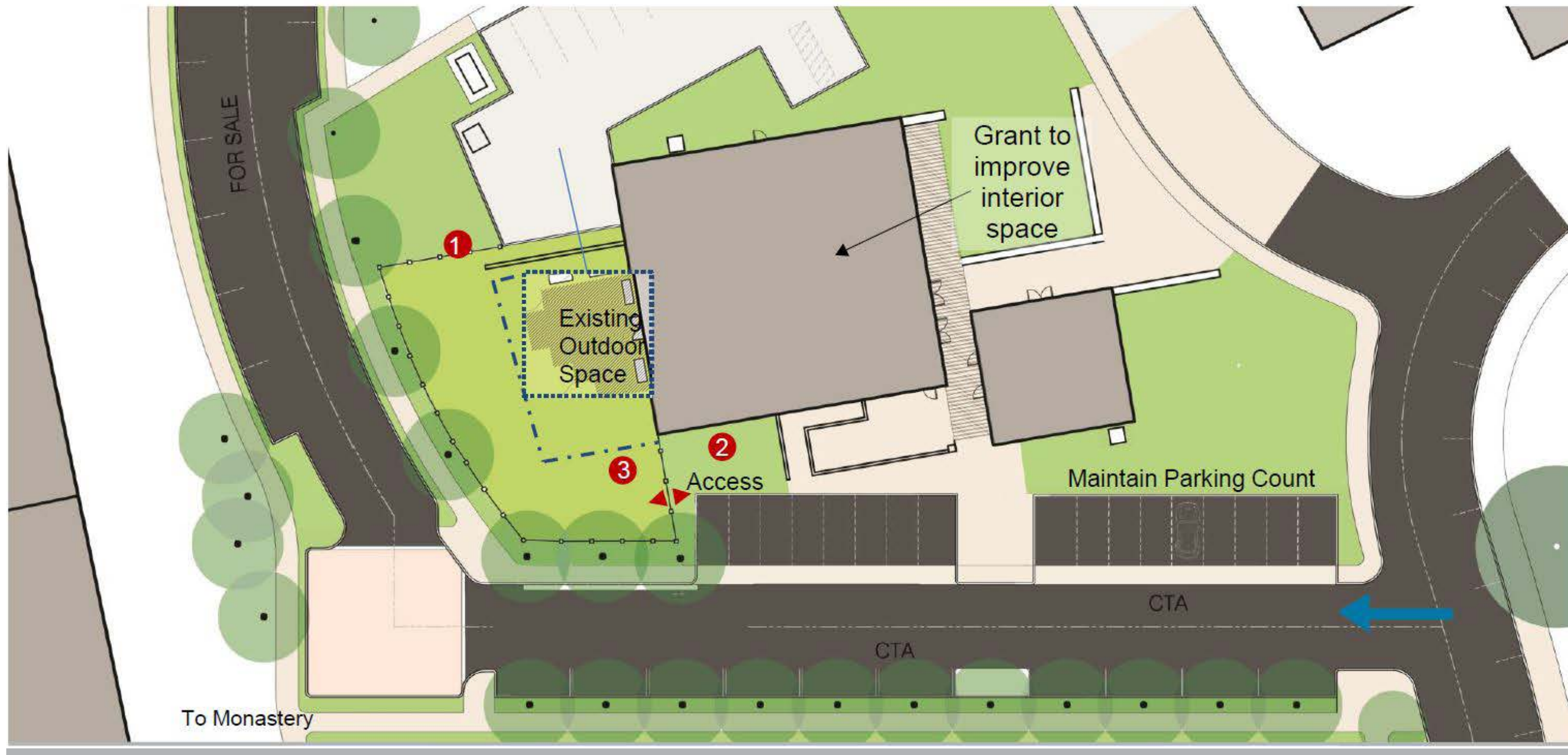
- Continuous Accessible Sidewalk
- New Fence for After-School Area
- 2 Lanes of Traffic

- Widening into Archdiocese Property
- Enhanced safety
- Retain parking; Parallel Parking

- Crosswalk
- Landscape Improvements
- Safer Parking (Properly Sized Spaces)

Community Center Drive

Proposed



Baseline

- ① Perimeter Fence
- ② Controlled Access

- ③ Outdoor Area Larger By Expanding into Archdiocese property

CTA Community Center Improved Outdoor Space



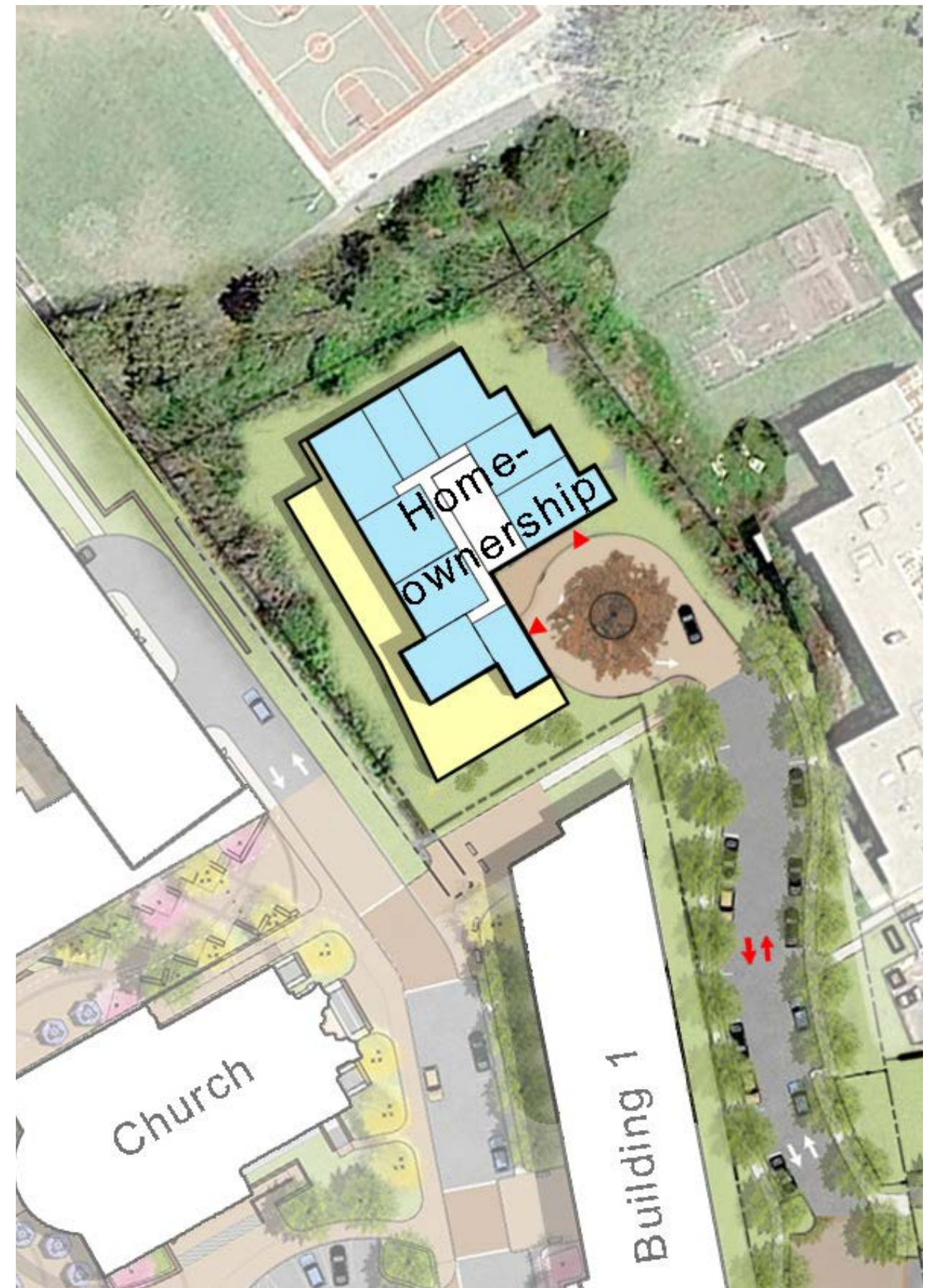
139 Washington St. / Brighton







Homeownership | 30 Units



Homeownership | 48 Units



Homeownership | 30 Units



Homeownership | 48 Units



Homeownership | 30 Units



Homeownership | 48 Units

Avalon Demographics

- Avalon communities are not highly transient
- What makes a transient rental apartment?
 - Small units
 - Built for roommates
 - Leases for September 1
 - No on-site management



Avalon Demographics

- Who lives in similar Avalon communities?
 - 70% over 35 years old
 - Average income over \$150,000 / year
 - 95% of apartments are non-roommate
 - 30% of apartments include children
- How long do residents live there?
 - Average: 3-4 years
 - Over 5 years: 25%



Avalon Demographics

Management advantages

- Professional on-site management
- No undergraduates
- No September 1 turnover
- Leases are staggered throughout the year
- Move-ins occur throughout the month
- Loading dock managed by on-site team



Avalon Demographics

Design advantages

- **High percentage of family style apartments**
 - **Avalon: 50%+ 2&3 BR**
 - **Others: 15%-40% 2&3 BR**
- **Larger units**
 - **Avalon: 915 SF Average**
 - **Others: 750 SF Average**
- **Management office in building**
- **Enclosed loading dock**



