



3368 Washington Street

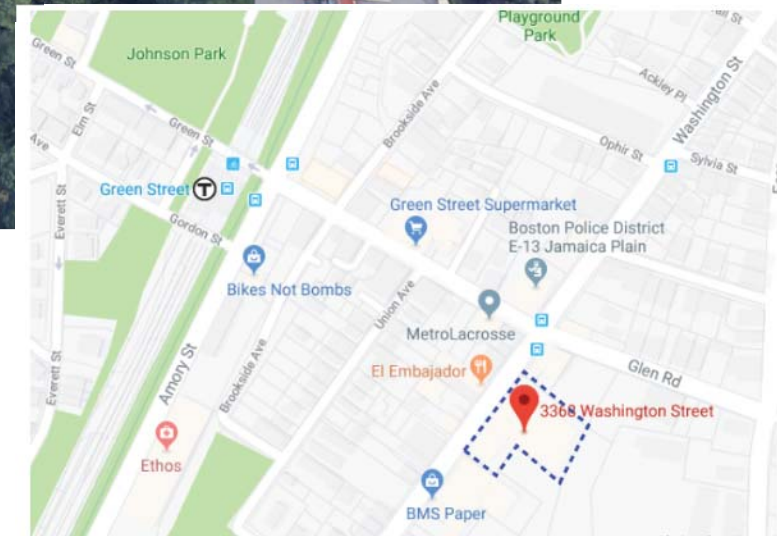
Article 80 Community Meeting #2

August 22, 2019



THE **COMMUNITY**
BUILDERS

Project Site – 3368 Washington Street



Program + Affordability – July 2019

Affordability Tier	0BR	1BR	2BR	3BR	Total	Percentage
30% AMI	141	-	3	5	149	67%
60% AMI	5	6	4	-	15	7%
80% AMI	29	18	10	-	57	26%
Total	175	24	17	5	221	100% <i>Income-restricted</i>

- Includes resident services, management office, resident amenity space, and community room
- ~ 60 - 65 parking spaces for staff + residents
- ~ 18,000 SF on the 1st floor for Pine Street's replacement office space

Revised Proposed Program – August 2019

PREVIOUS – July 2019

Affordability Tier	0BR	1BR	2BR	3BR	Total	Percentage
30% AMI	141	-	3	5	149	67%
60% AMI	5	6	4	-	15	7%
80% AMI	29	18	10	-	57	26%
Total	175	24	17	5	221	100% <i>Income-restricted</i>

REVISED – August 2019

Affordability Tier	0BR	1BR	2BR	3BR	Total	Percentage
30% AMI	141	5	6	5	157	67%
60% AMI	5	8	5	-	18	7%
80% AMI	34	24	3	-	61	26%
Total	180	37	14	5	236	100% <i>Income-restricted</i>

Current per drawings dated 8-6-2019

Revised Proposed Program - Continued

- Includes space for resident services, TCB management office, resident amenity space, laundry, and ~ 600 SF public community room
- 40 below-grade parking spaces for staff + residents
 - 18 for PSI staff; 22 for residents
- 144 covered bicycle parking spaces
- ~ 16,000 SF on the 1st floor for Pine Street's replacement office space

Proposed Maximum Incomes & Monthly Rent Amounts

Household Size	30% AMI	60% AMI	80% AMI
1	\$ 24,900	\$ 49,800	\$ 66,400
2	\$ 28,440	\$ 56,880	\$ 75,840
3	\$ 32,010	\$ 64,020	\$ 85,360
4	\$ 35,550	\$ 71,100	\$ 94,800
5	\$ 38,400	\$ 76,800	\$ 102,400

Note: Current per HUD income limits dated May 2019

Unit Size	30% AMI <i>(tenants pay 30% of income)</i>	60% AMI	80% AMI
0BR	\$622	\$1,245	\$1,660
1BR	\$666	\$1,333	\$1,778
2BR	\$800	\$1,600	\$2,134
3BR	\$924	--	--

Ownership and Management Structure

- Building to be developed and owned long-term by Washington Pine LLC
 - LLC will consist of managing member and LIHTC investor member
 - LLC's managing member will be jointly controlled by Pine Street and TCB
 - LLC will acquire land directly from PSI
- TCB will be property manager for building with 5-7 staff members
 - TCB presently manages 11,000+ units across the country
 - Staff includes FT Resident Services Coordinator as part of TCB's "Community Life" program
- PSI will enter into long-term contract with LLC to provide supportive services to 141 studios

On-Site Resident Support Services

- PSI has 94% retention rate across its permanent supportive units
 - HUD standard: 80%
- Services funded for all 141 PSI residents at \approx \$8,200 per unit, or about \$1.15M annually, for at least 20 years
- Items funded by reserve to include:
 - Case management
 - Services supervisor
 - Licensed clinician
 - 24/7 on-site staff coverage, including overnight counselor + security
 - Client transportation
 - Staff training
 - Program supplies + unit furnishings

On-Site Resident Support Services

- Behavioral health services to be provided by social workers (Masters' Level LCSW + LICSW) and Mental Health Clinicians
- 24/7 on-call system to allow connection to Program Supervisors
- Project will have ~9 PSI case managers for tenants
 - Lowest resident to CM ratio of all PSI projects
- Resident services to include:
 - Housing stabilization
 - Employment services
 - Connection to resources (including primary care, specialists, vocational programs)
 - Community/socialization activities
- PSI tenants in other programs will be able to access building during business hours to meet with their case management team
 - ~8 non-resident clients daily; majority arrive via public transit
 - Other activities may include resource fairs, tenant planning group, holiday gift distribution, etc.

Contracting + Hiring

- Project will adhere to the Boston Resident Jobs Policy as well as internal contracting and hiring benchmarks

Category	Project Goals
Minority Business Enterprise (MBE)	30%
Women Business Enterprise (WBE)	10%
Hiring – Minorities	40%
Hiring – Women	12%
Hiring – Local Residents	51% minimum

- Project will create ~480 construction jobs and ~15 permanent jobs in property management, case management, maintenance, and admin support

Sustainability + Green Design

- Proposed design features include:
 - Rooftop solar array
 - Energy Star, high-performance appliances
 - Compliance with Article 37
 - High-efficiency building envelope + insulation materials
 - High-efficiency lighting with vacancy sensors
 - Drought-resistant vegetation
 - 75% of demolition + construction waste will be recycled
 - Finishes will include zero and/or low VOC products only
- Preliminary scoring for LEED Silver certifiability

Proposed Development Schedule

- **Fall 2018:**
 - Begin conceptual + schematic design
 - Site due diligence underway
 - Began community engagement
- **Winter 2018-19:**
 - **December:** Met with DND and Mayor's Office; pre-filing agency reviews
 - **March 21:** Article 80 LOI submission
 - Continue community engagement + schematic design
- **Spring + Summer 2019:**
 - **June 6:** Article 80 PNF Submission
 - **June – September 2019:** Article 80 Large Project Review
- **Winter 2019-20:**
 - Complete design + select general contractor
 - Apply for and secure project financing + public subsidy
- **Q4 2020: Closing**
 - **November 2019 – April 2020:** construction documents
 - Closing timeline dependent on securing large amount of public funding in an accelerated timeframe

AUGUST 22ND BPDA PUBLIC MEETING

3368 WASHINGTON STREET / JAMAICA PLAIN

08/22/19

RODE



Pine Street Inn
Ending Homelessness

THE **COMMUNITY**
BUILDERS

BCDC 07.09.19

- / URBAN ANALYSIS
- / BUILDING MASSING
- / LANDSCAPE / PLAN LAYOUTS
- / FACADE STUDIES

BPDA 07.9.19

- / TRAFFIC AND TRANSPORTATION CONCERNS - FOLLOW UP TRANSPORTATION MEETING SCHEDULED
- / REDUCE CURB CUTS ALONG WASHINGTON
- / ACTIVATION OF CORNER FACING GREEN STREET INTERSECTION
- / INCREASE SIZE OF COURTYARD

COMMUNITY 07.18.19

- / POSITIVE RESPONSE TO DESIGN AND URBAN STRATEGY
- / BUT CONCERNS WITH JP ROX INTERPRETATION
- / MORE ACTIVATION OF STREET FRONT ALONG WASHINGTON
- / OVERALL MATERIALITY OF THE BUILDING

BCDC COMMITTEE 07.23.19

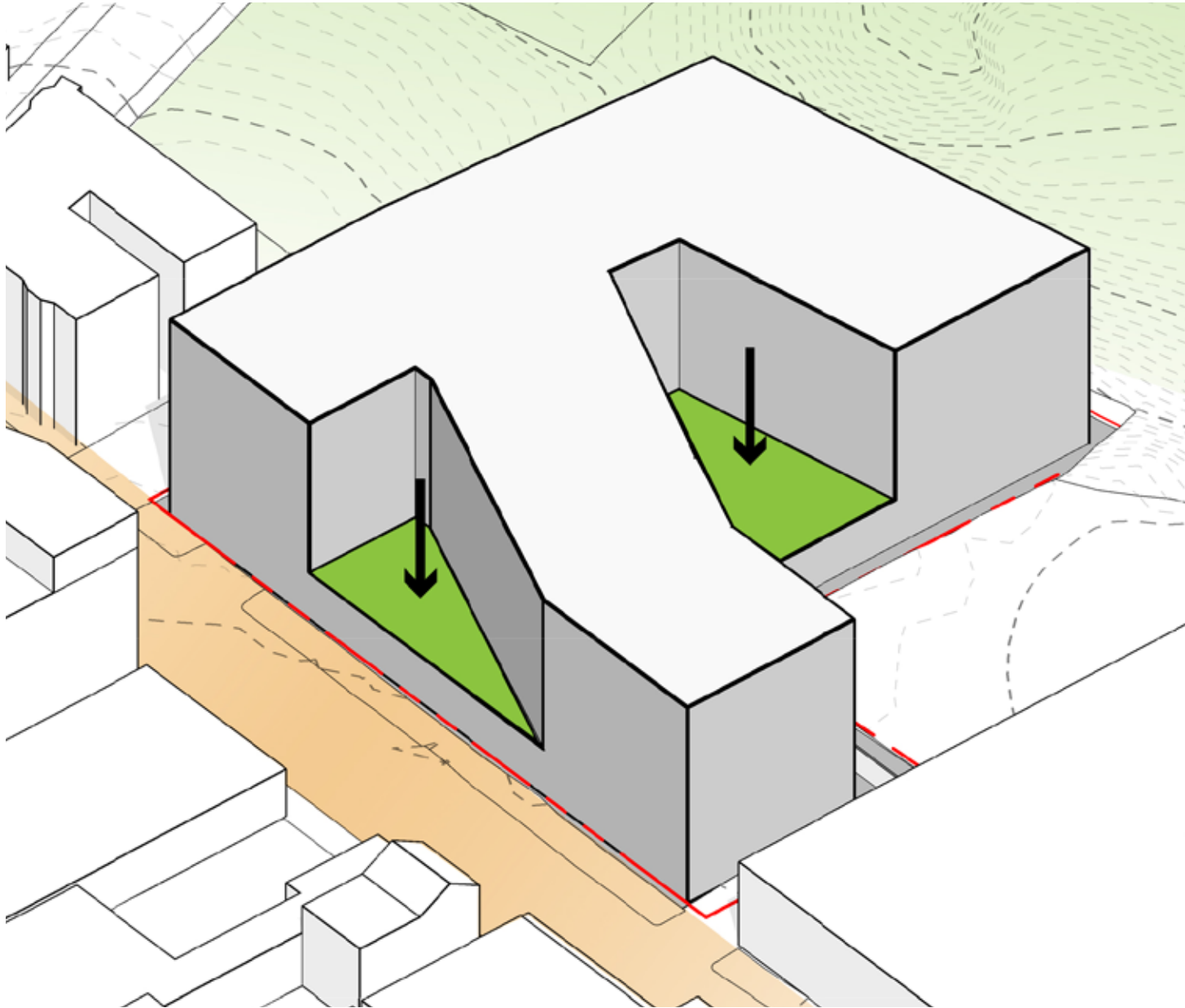
- / POSITIVE RESPONSE TO MASSING APPROACH
- / CONCERNS WITH PSI OFFICE DAYLIGHT
- / ENTRY PLAZA AND OPEN SPACE LANDSCAPING
- / CLARIFY DROP-OFF AND LOADING

IAG WORKING SESSION 08.07.19

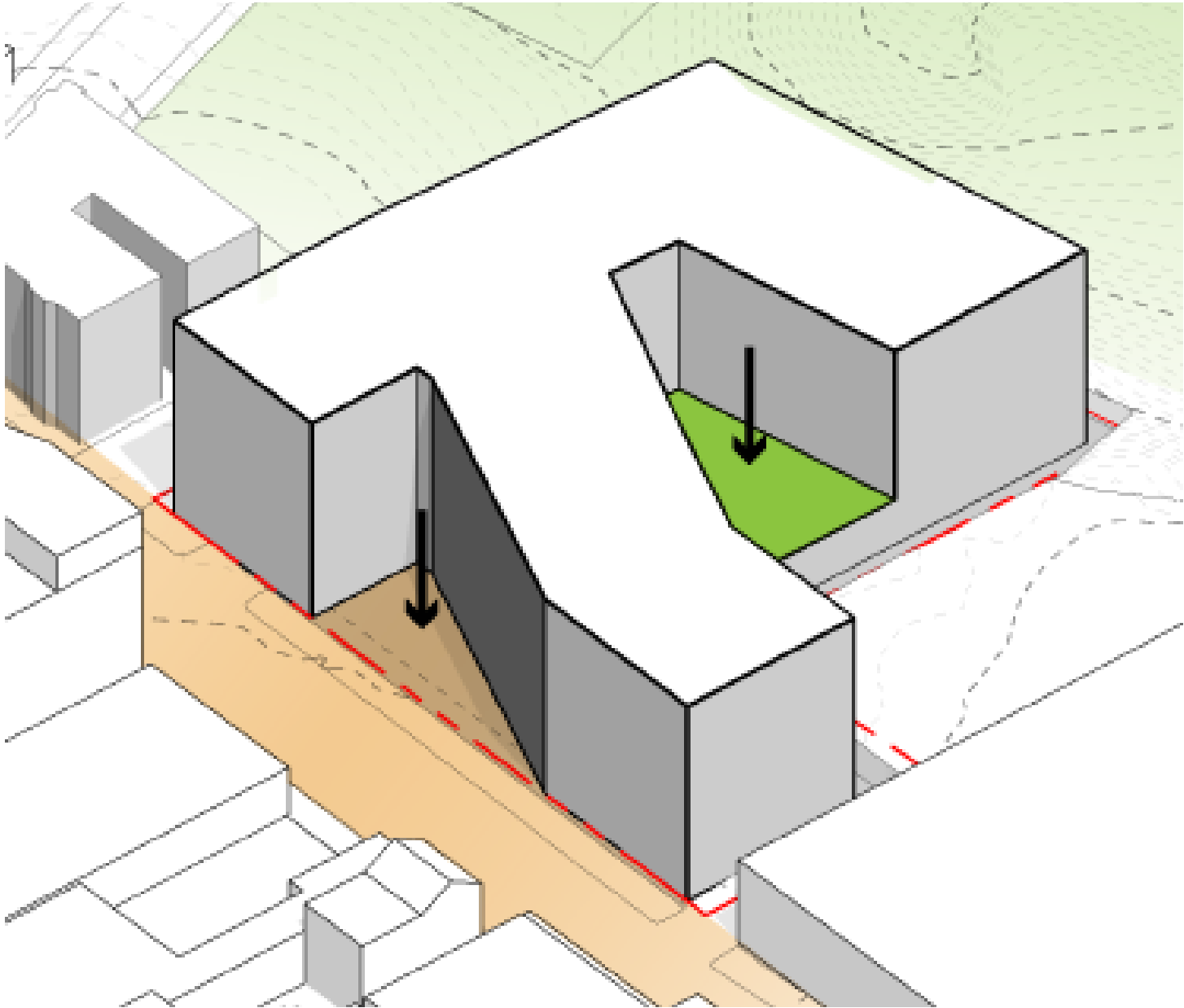
- / CONCERN WITH TRUCKS ENTERING EASEMENT
- / CONCERN WITH LACK OF RETAIL SPACE
- / CONFIRM TCB IS MANAGING BUILDING

BUILDING MASSING

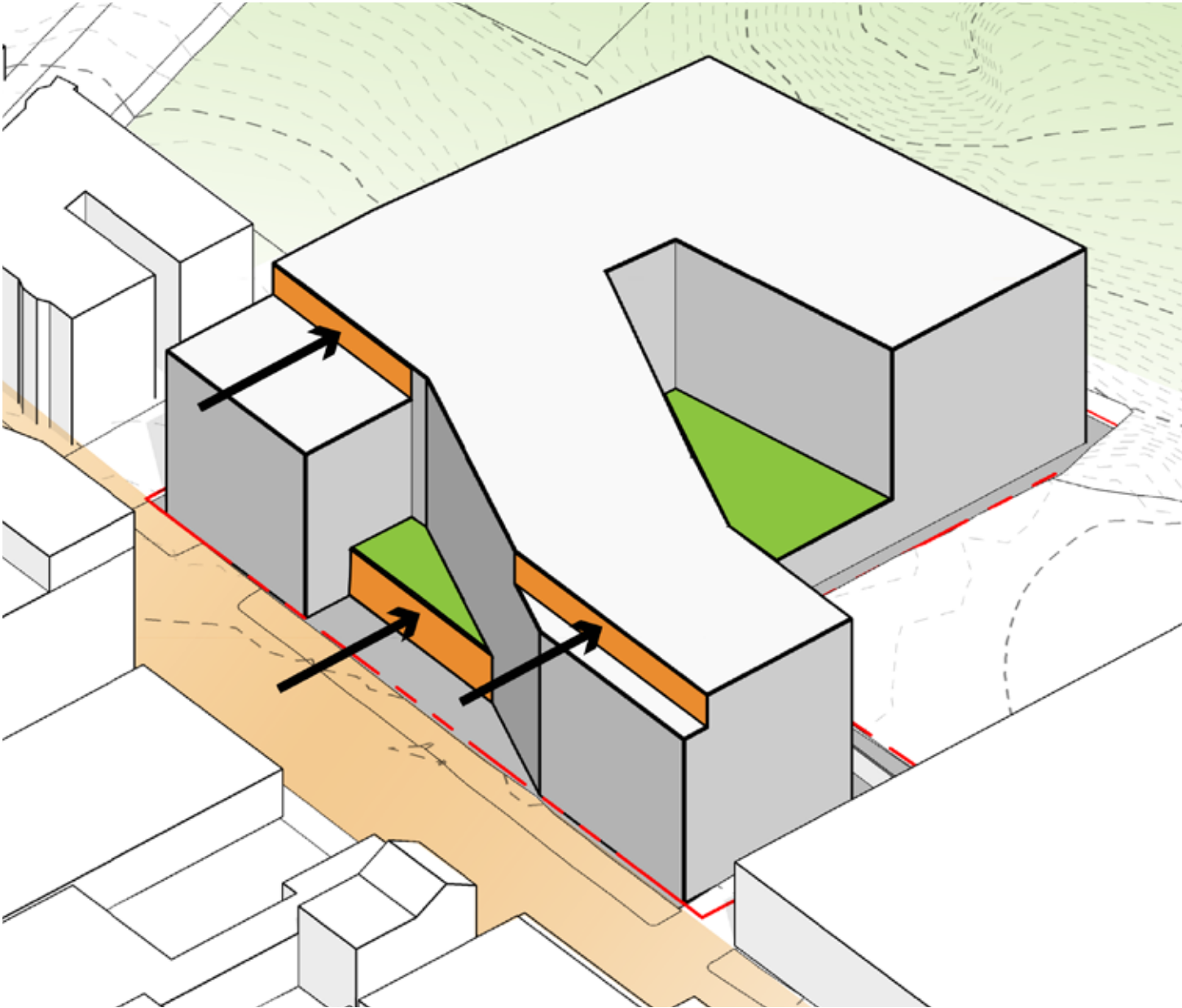
- / COURTYARD SCALE AND DISTANCE ACROSS WINDOWS
- / COUTYARD BUILDING TYPOLOGIES
- / SYMMETRY IN SETBACKS ALONG WASHINGTON STREET
- / VOLUME MASSES DISJOINTED
- / EVOLUTION OF MASSING



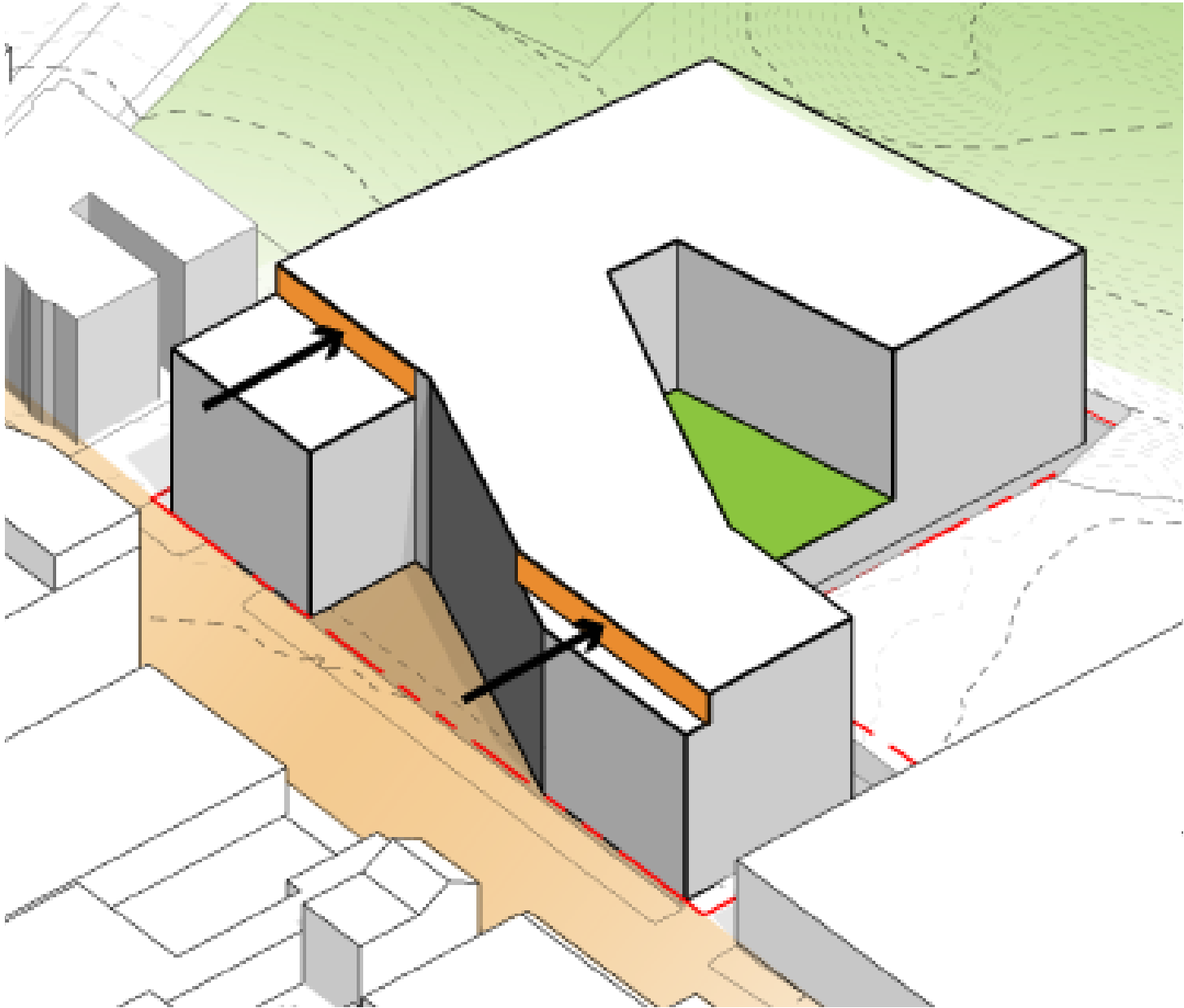
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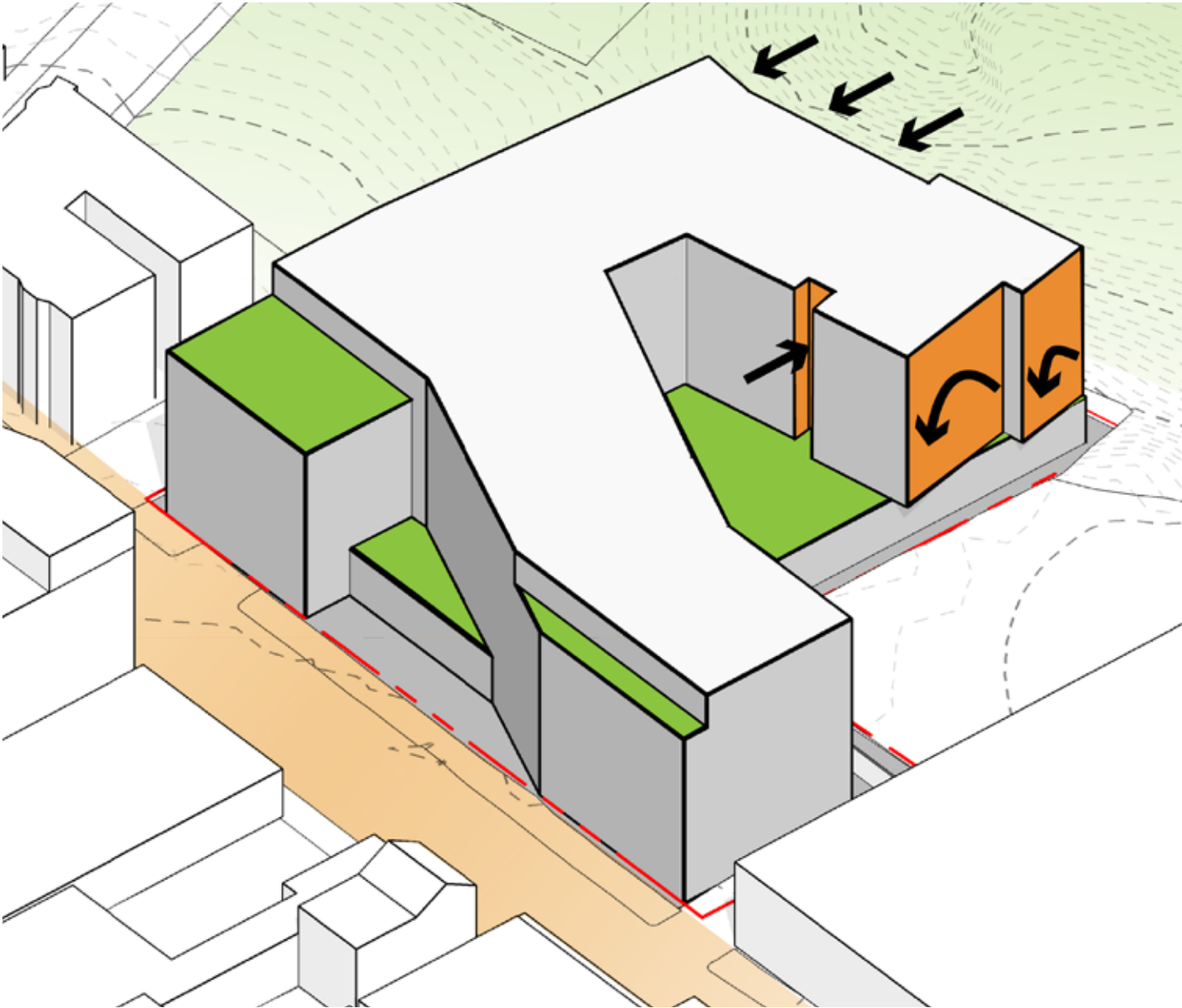
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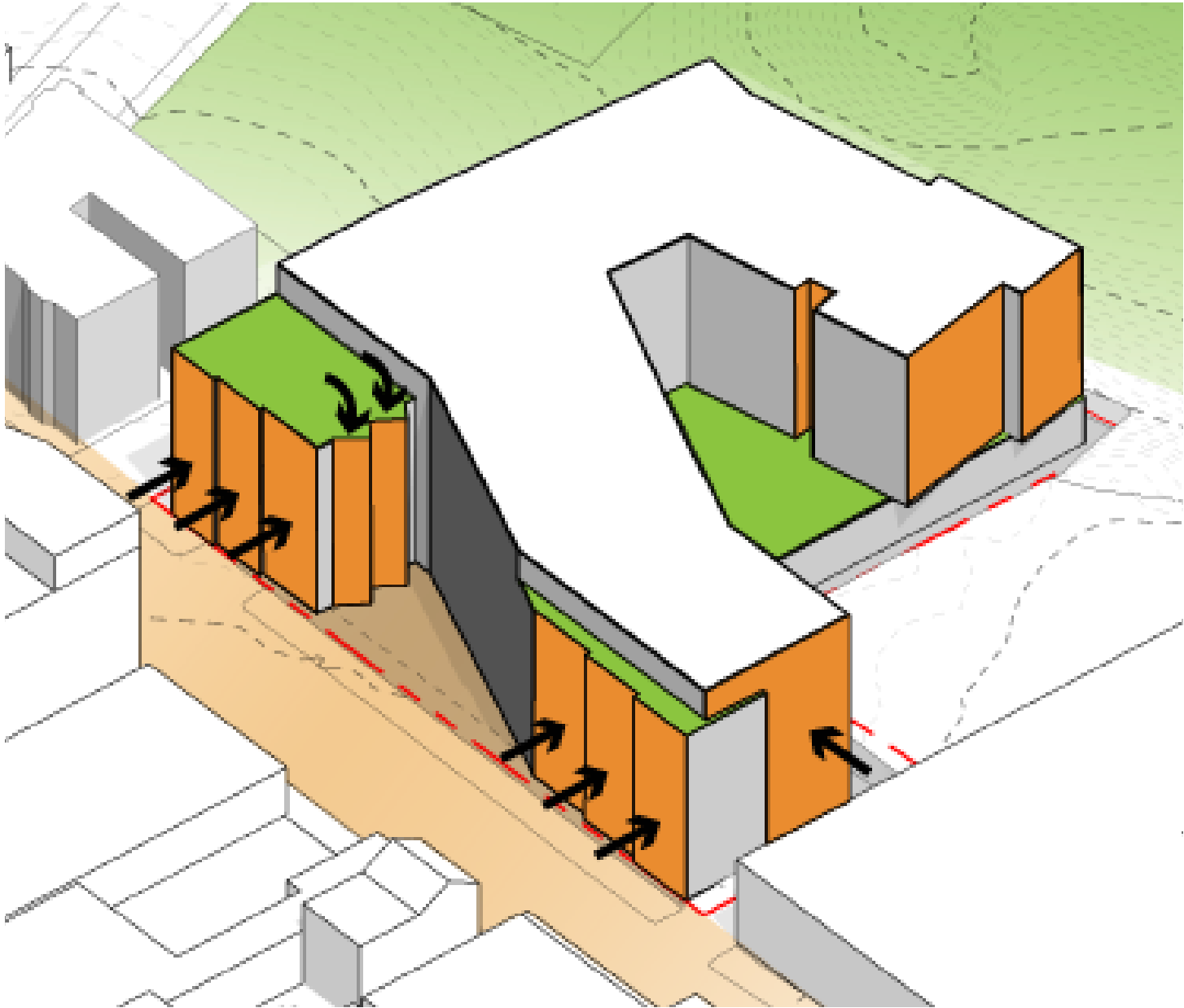
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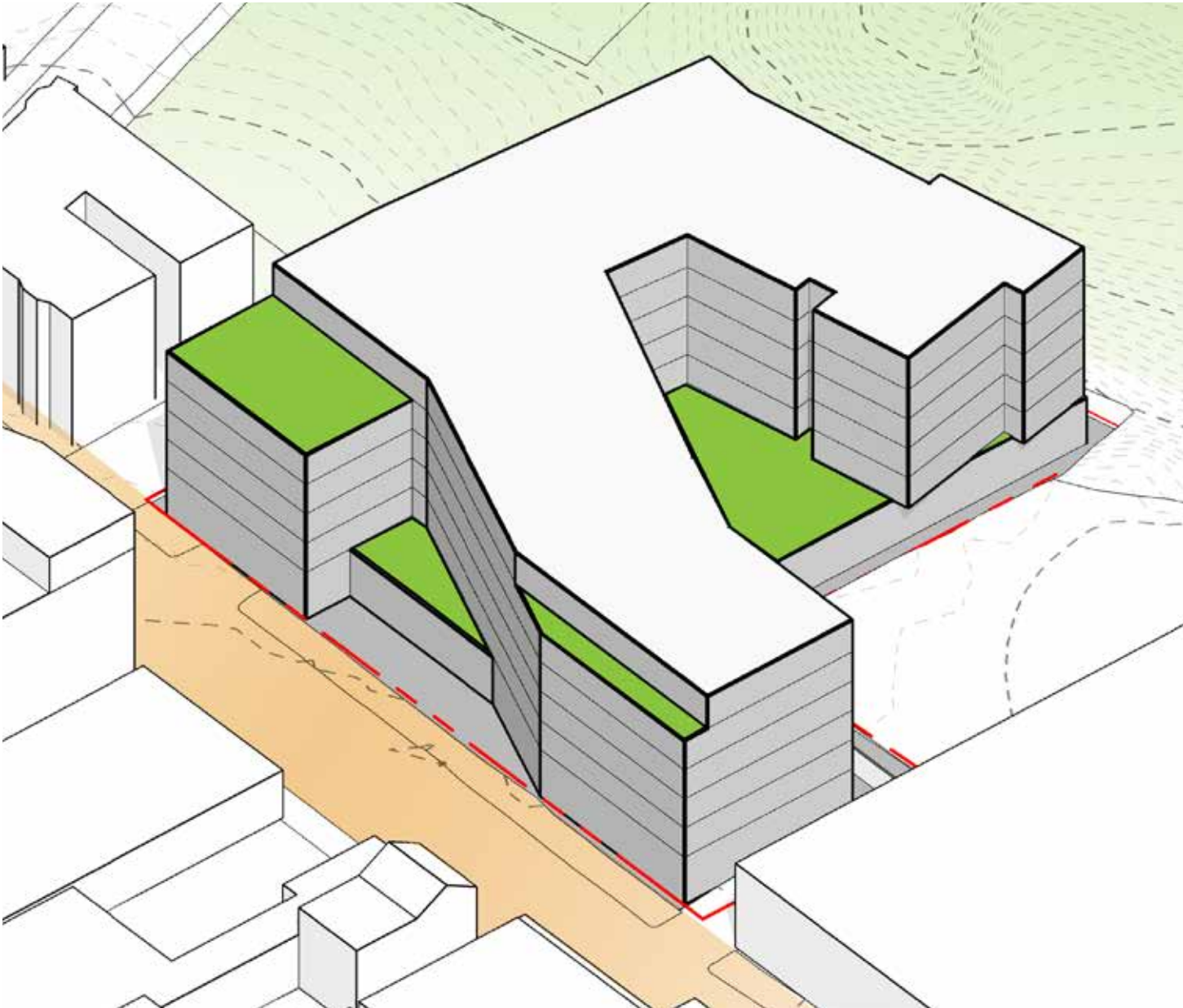
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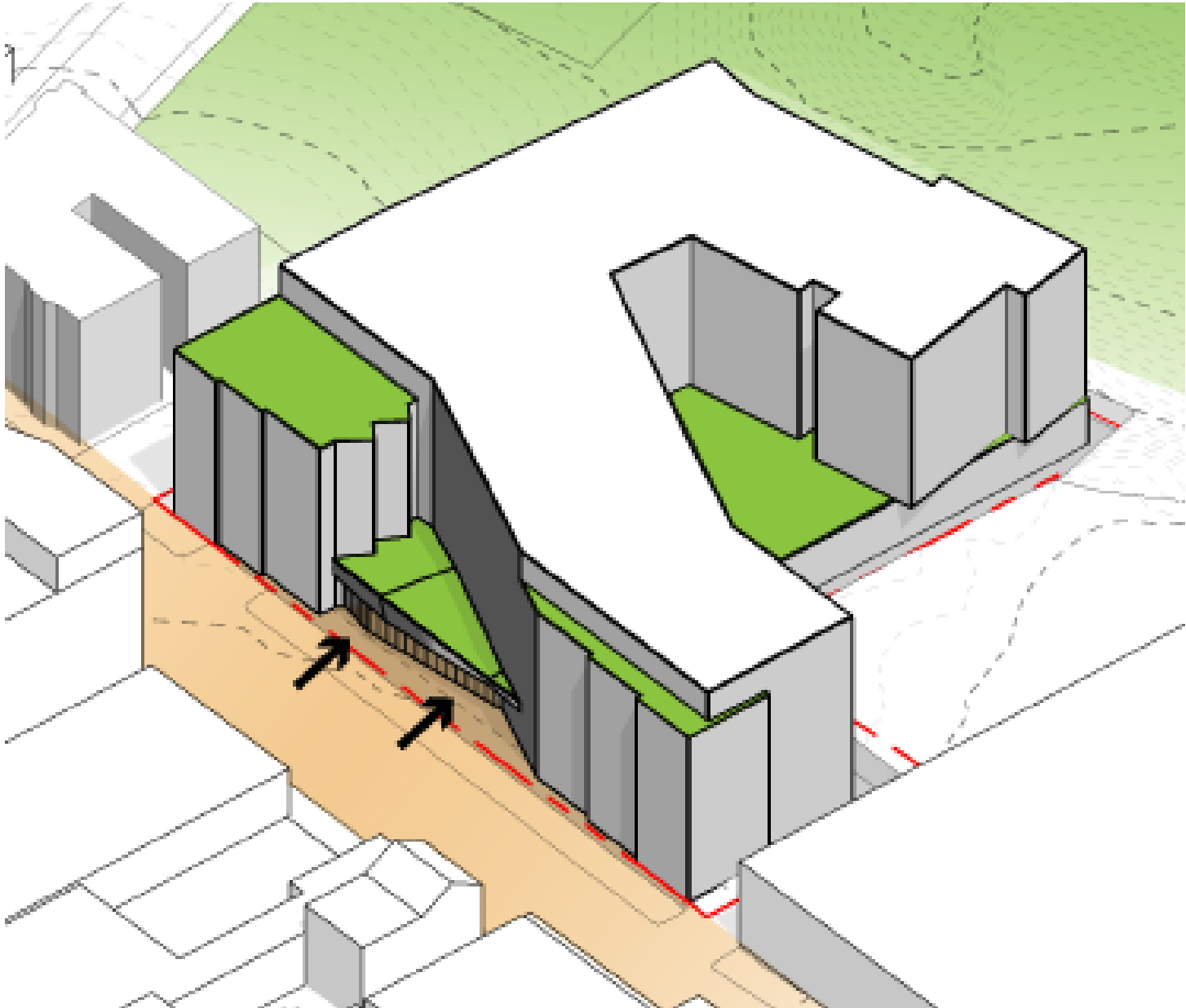
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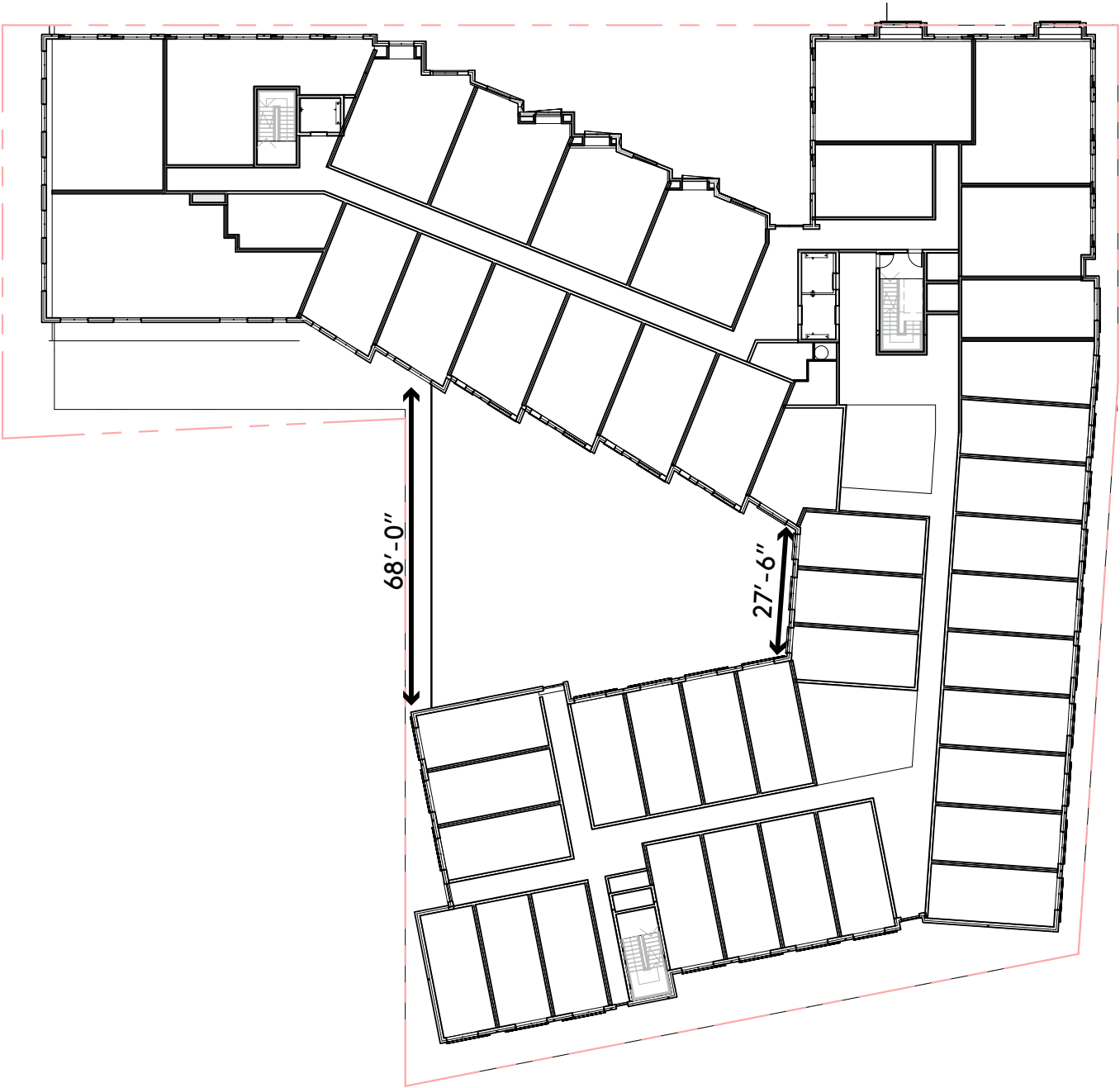
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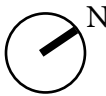
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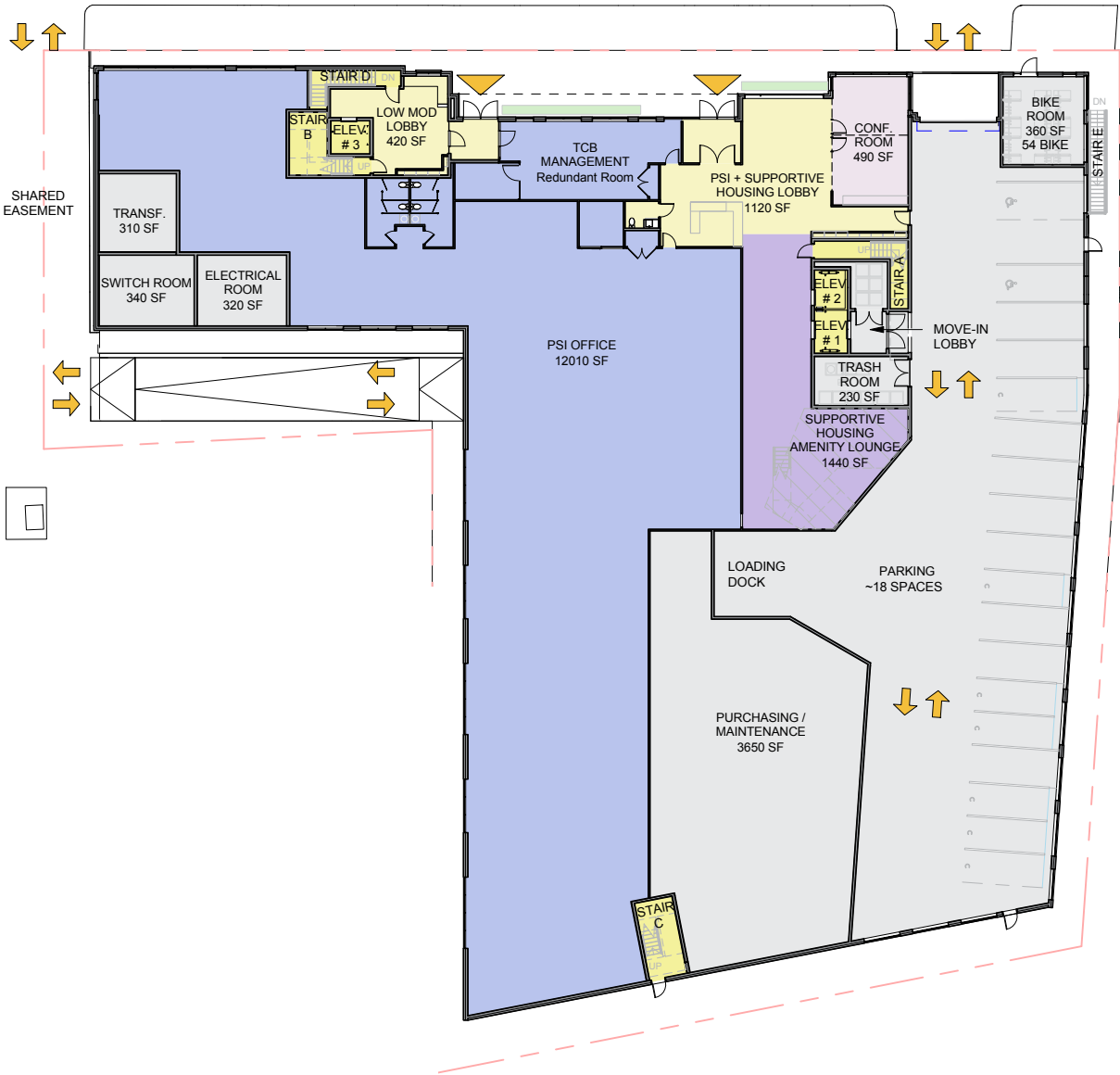


PLAN/LANDSCAPE

- / EVOLUTION OF PLAN
- / REDUCED CURB CUT ALONG WASHINGTON
- / ACTIVATED STREET EDGE
- / PROGRAM OF OPEN SPACES
- / DEPTH OF ENTRY PLAZA
- / INHABITABLE GREEN ROOF ABOVE ENTRY

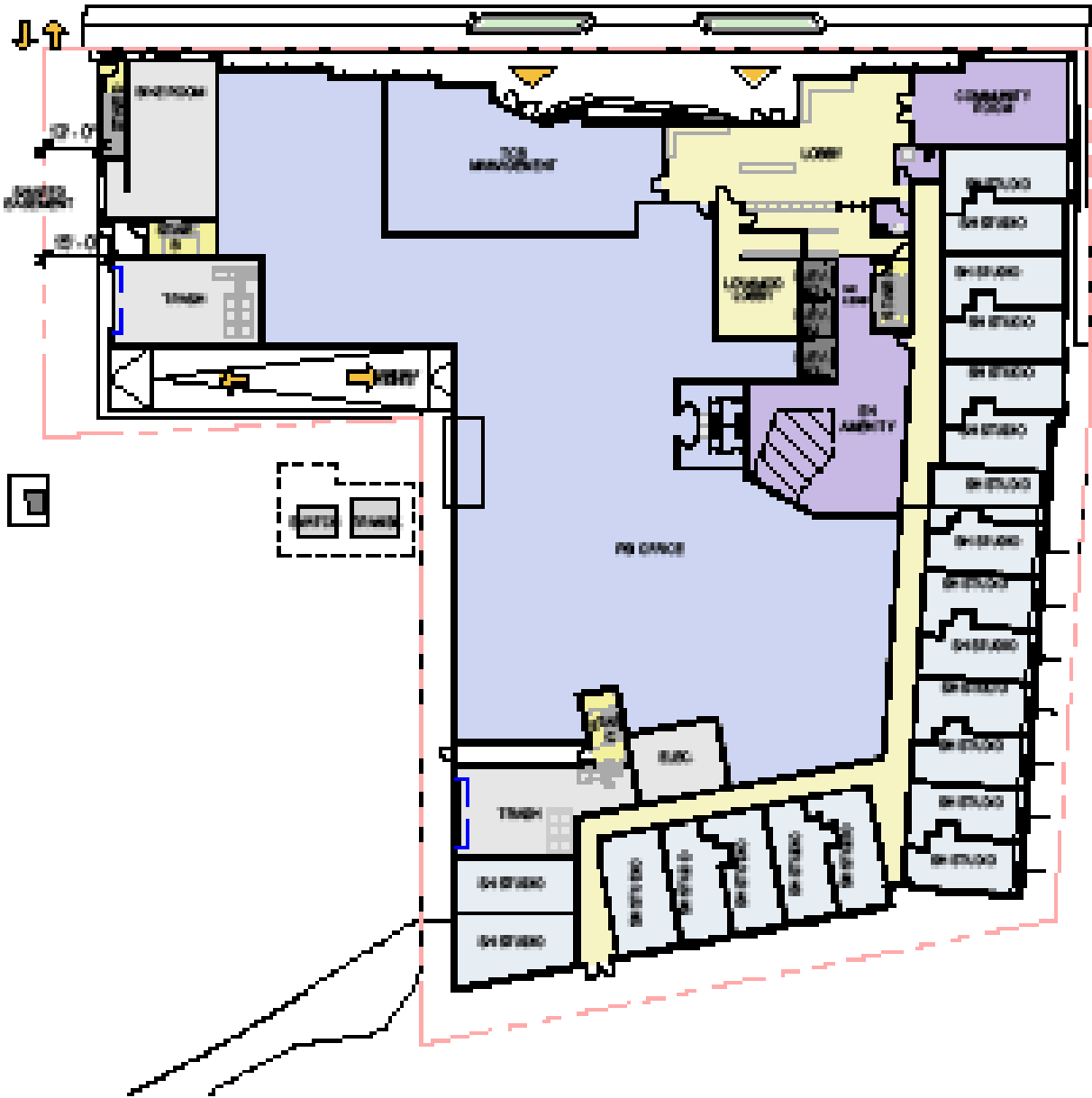


WASHINGTON STREET



/ PNF

WASHINGTON STREET



/ PROPOSED

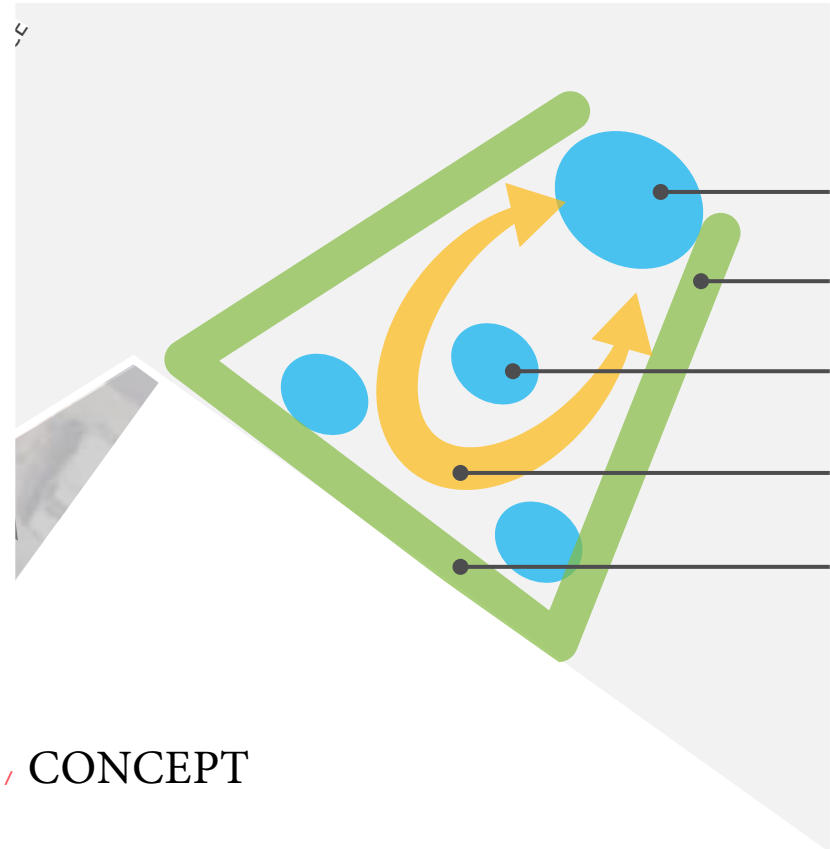
/ EXISTING STREET PARKING

/ PROPOSED PICK-UP AND DROPOFF ZONE
/ AT EXISTING CURB CUT

4'-0" LANDSCAPE

9'-6" PEDESTRIAN





/ CONCEPT



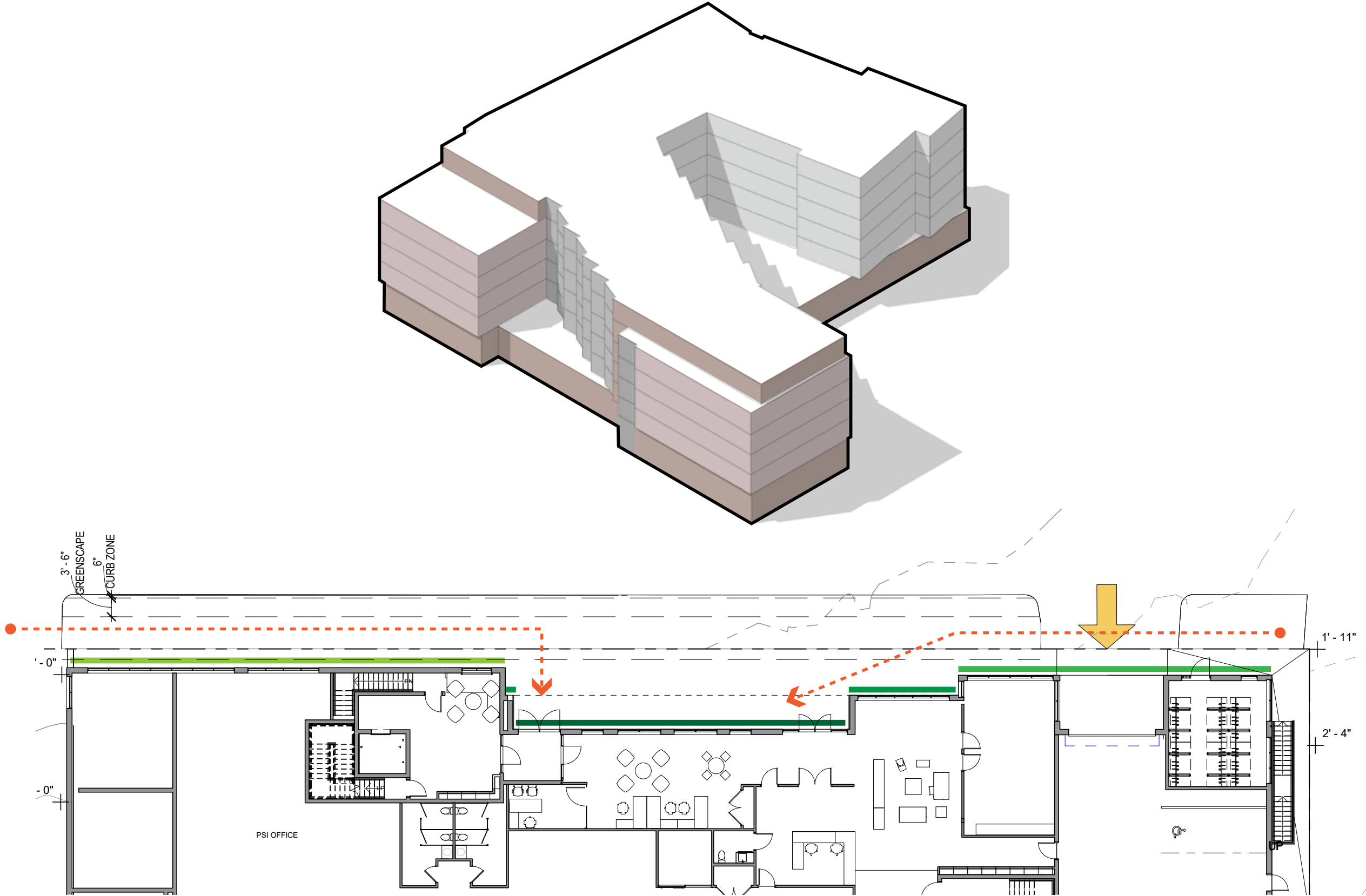
/ DESIGN

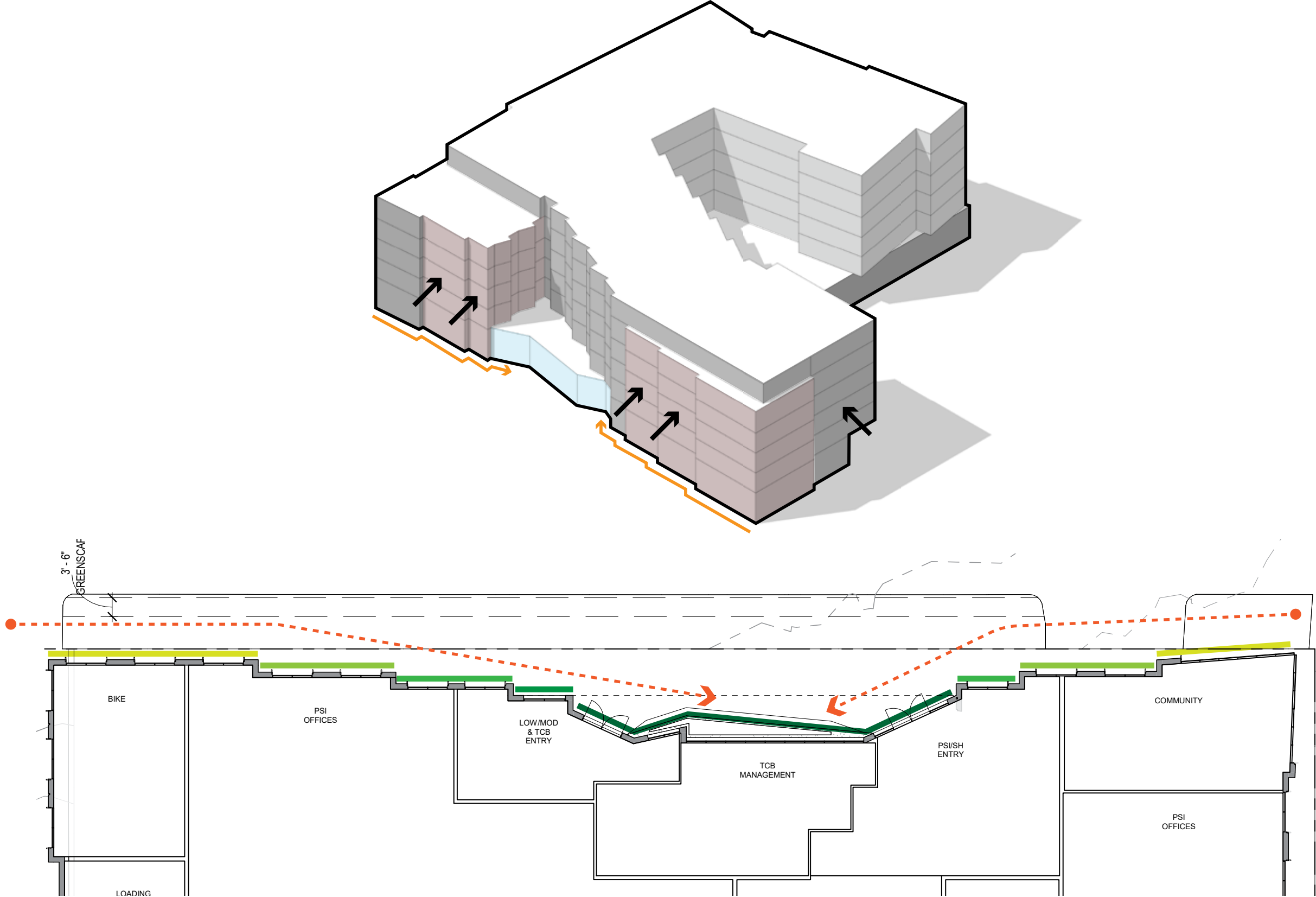


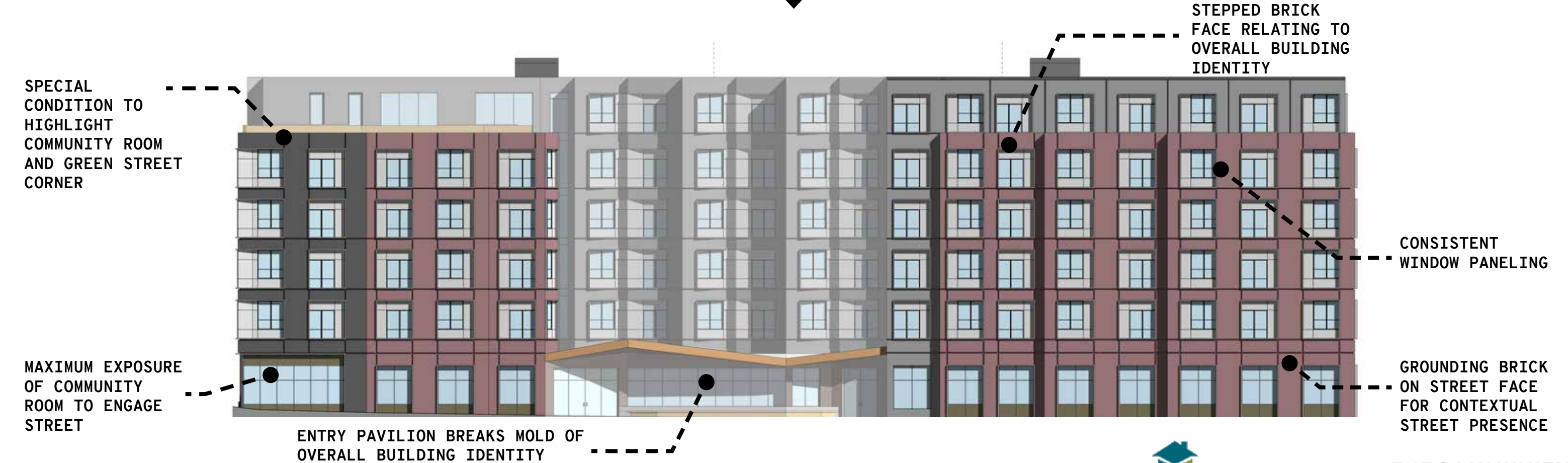
FACADE STUDIES

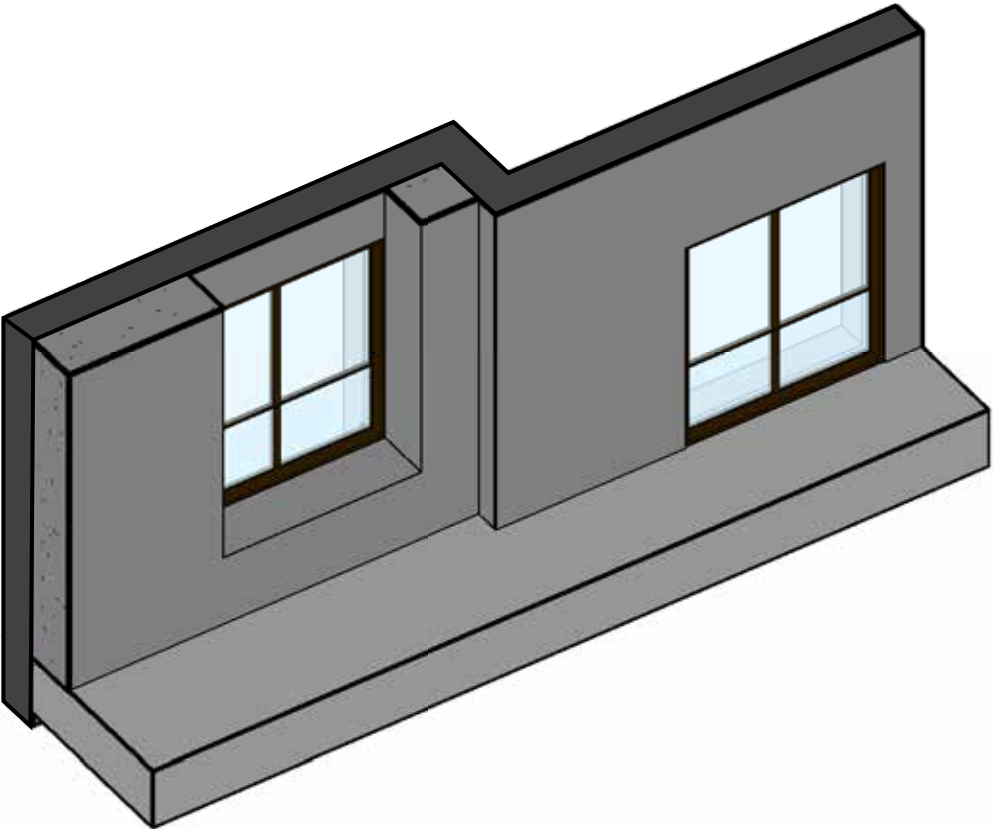
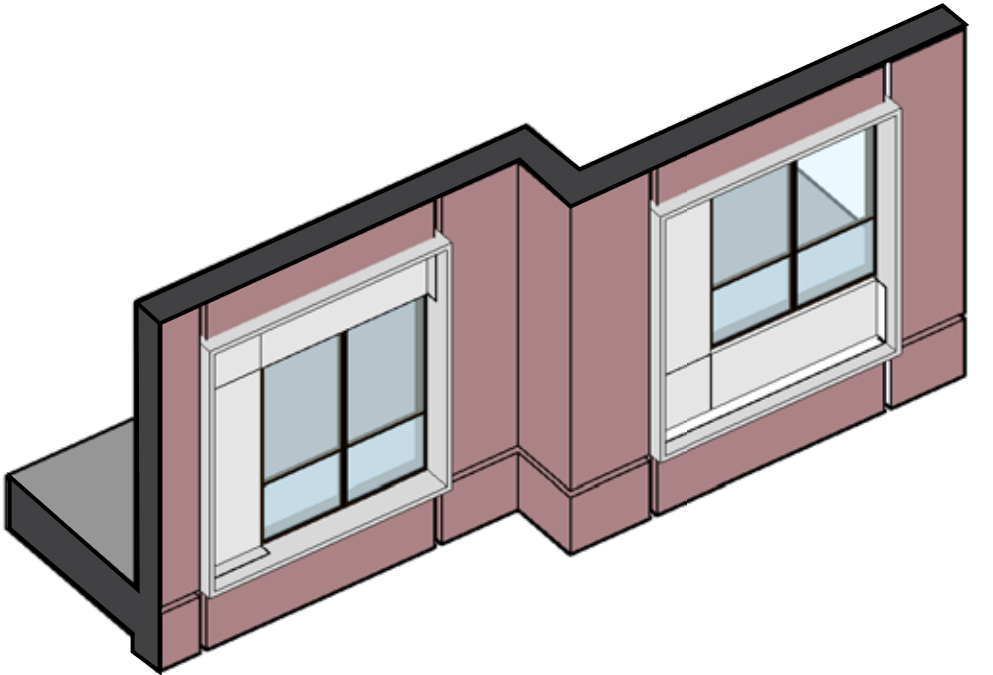
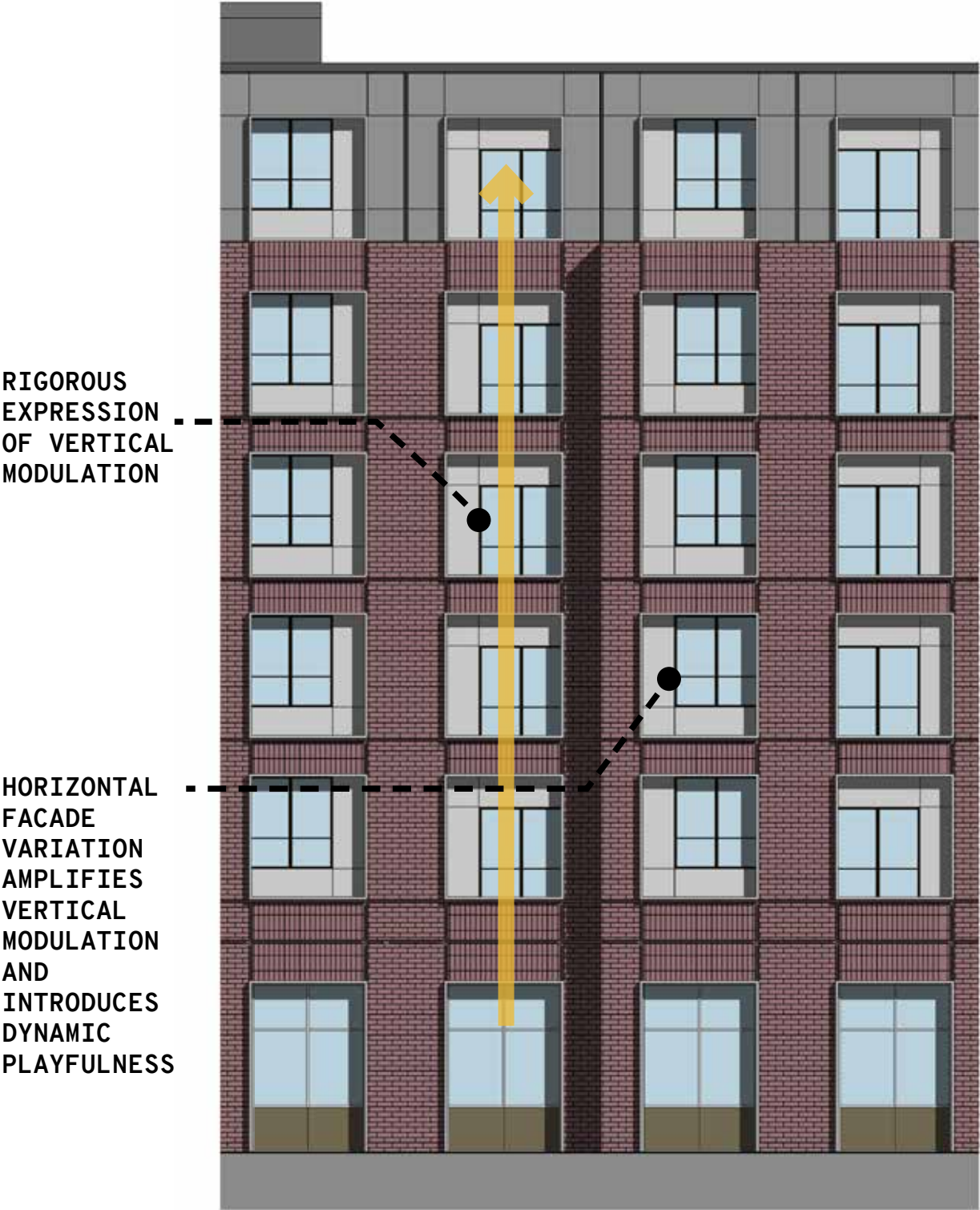
/ DEVELOPMENT OF ALL FACADES

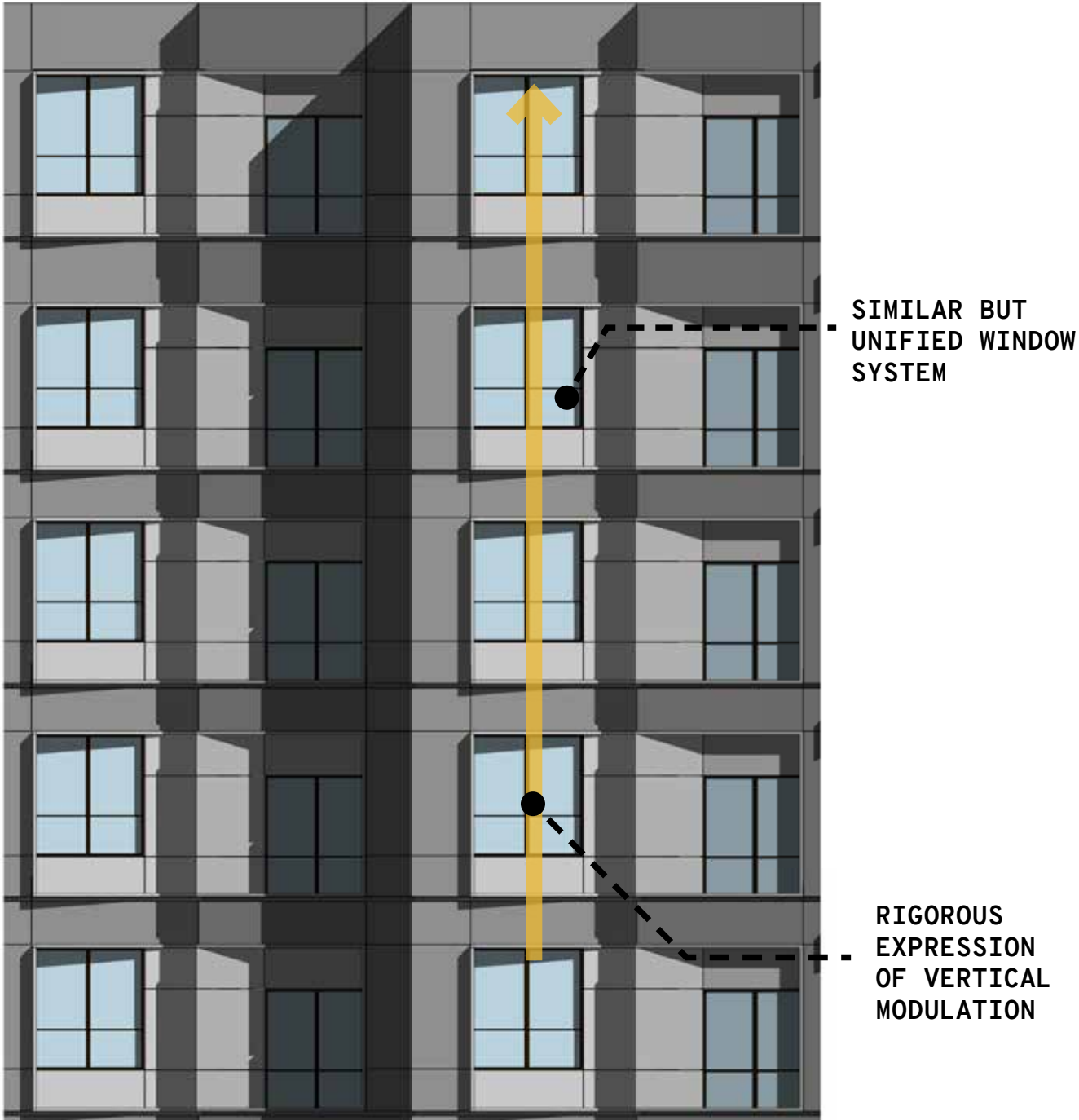
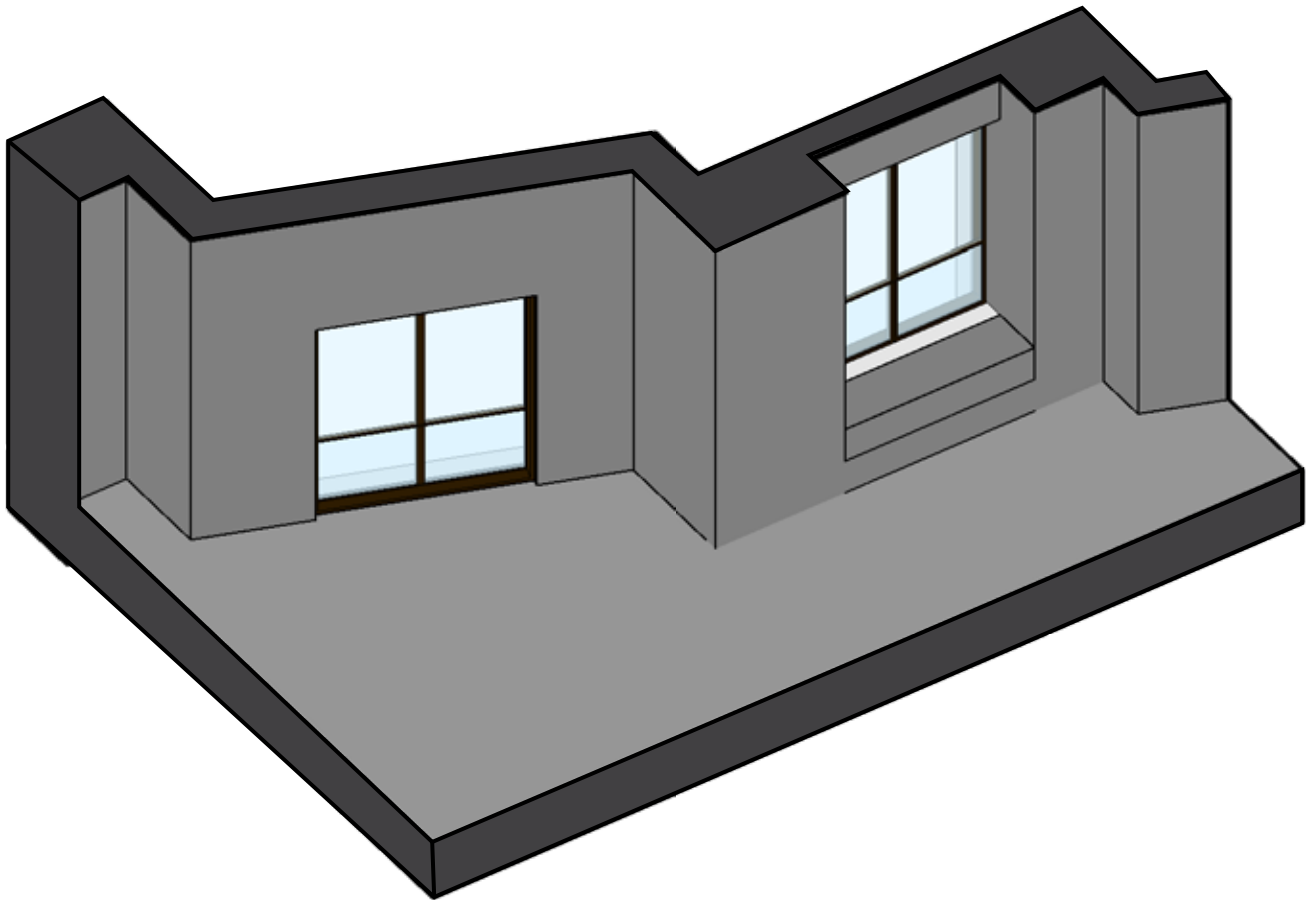
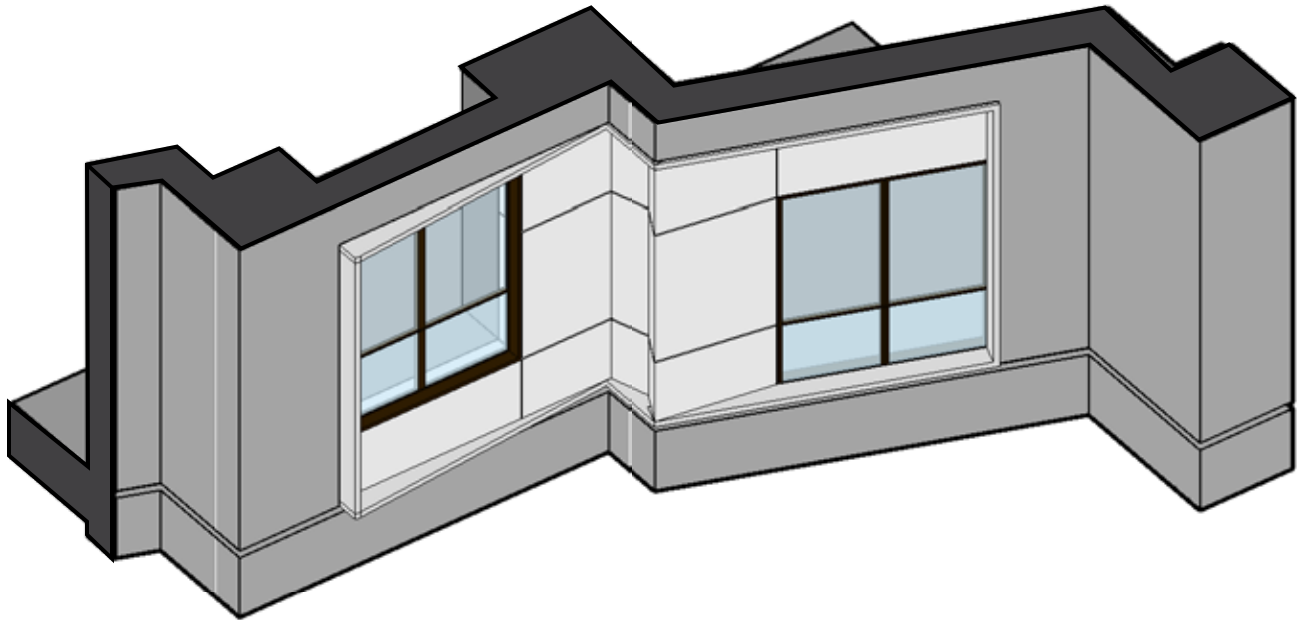
/ VERTICAL MODULATION OF FACADE

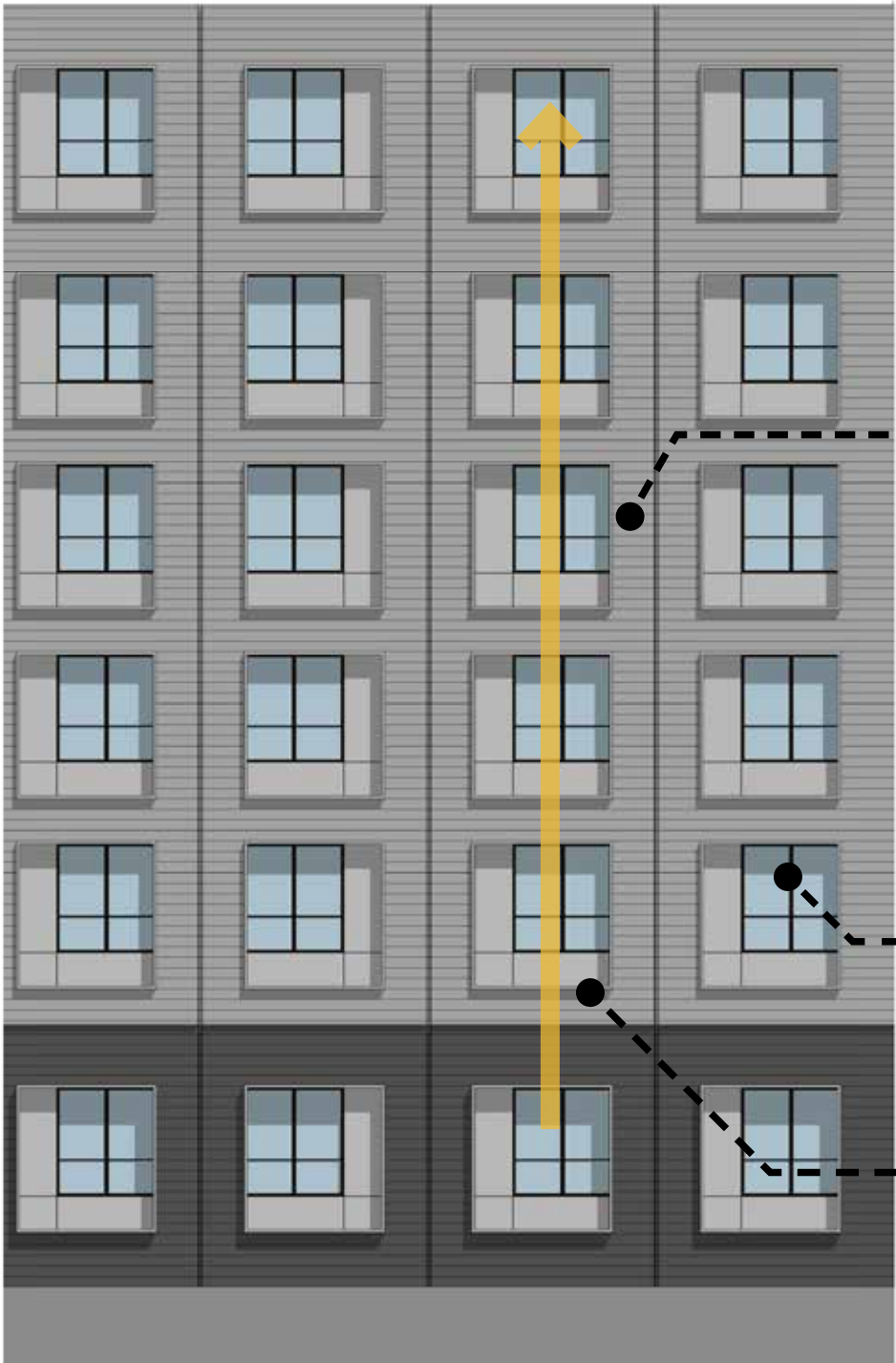
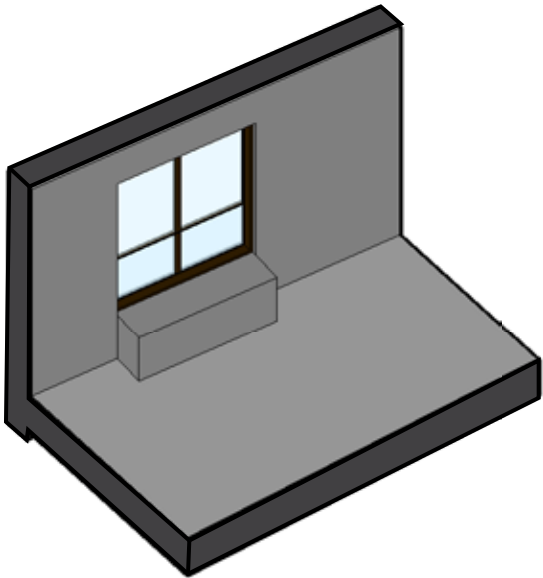
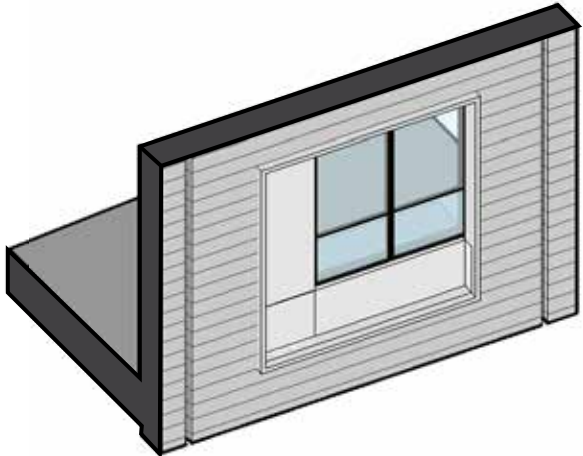












SIMILAR BUT
SIMPLIFIED
WINDOW SYSTEM

HORIZONTAL FACADE
VARIATION AMPLIFIES
VERTICAL MODULATION
AND INTRODUCES DYNAMIC

RIGOROUS
EXPRESSION
OF VERTICAL
MODULATION











/ PNF



/ PROPOSED



/ PNF



/ PROPOSED

