



3368 Washington Street

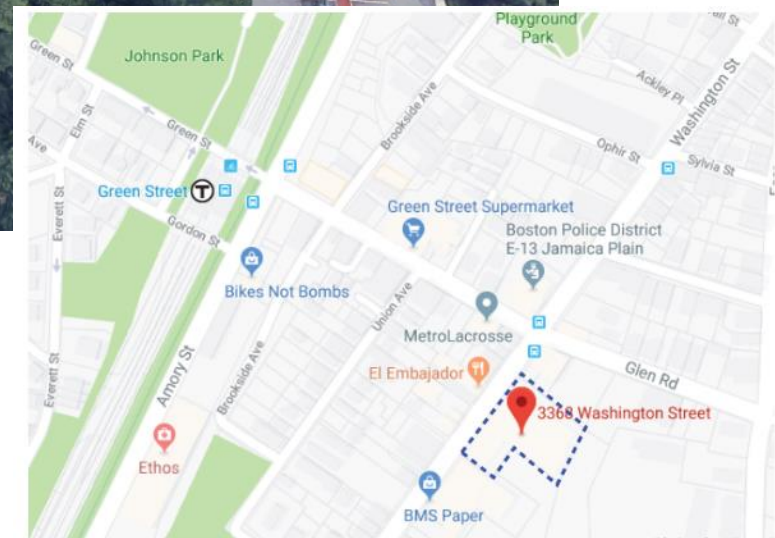
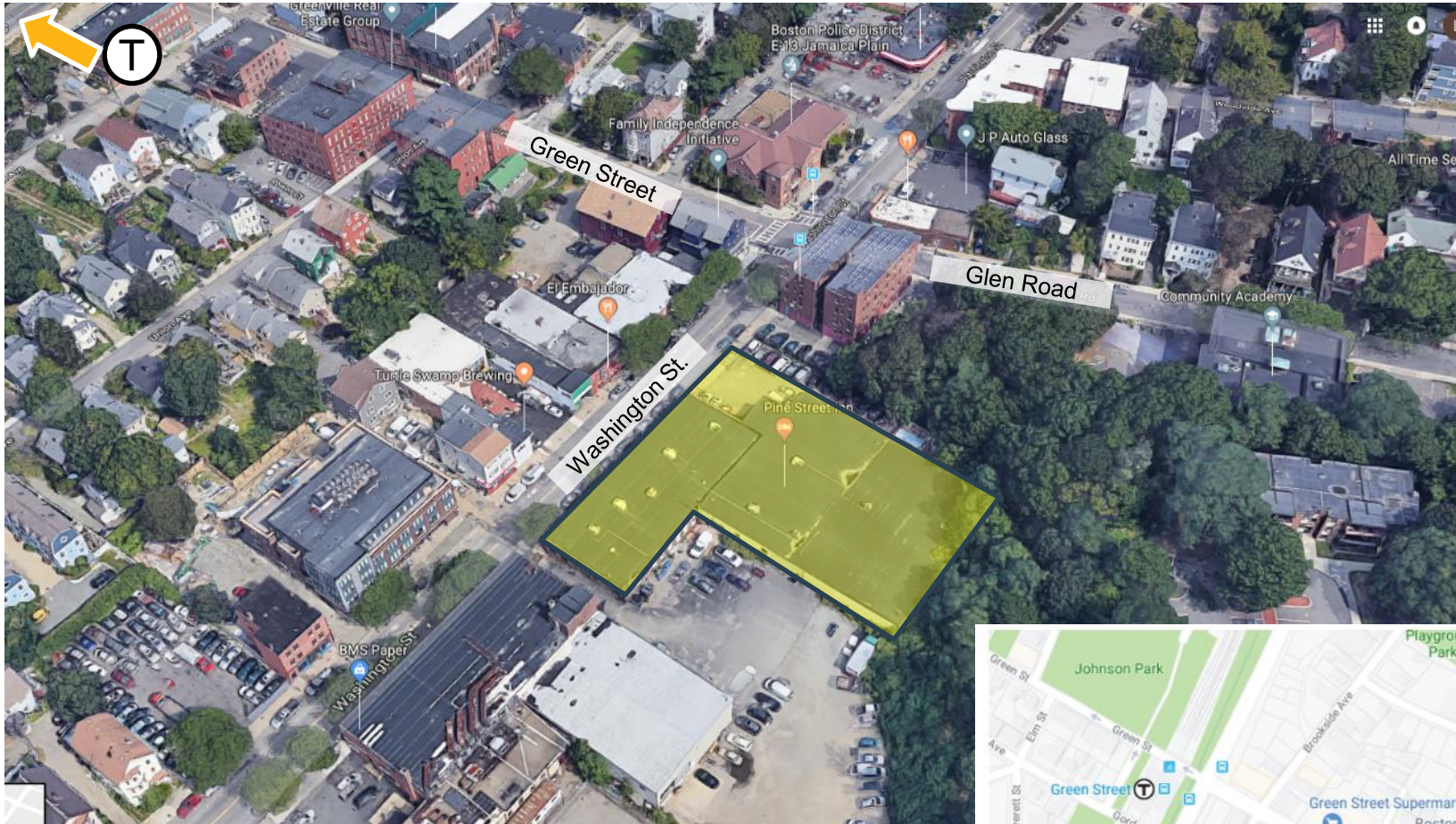
Article 80 Community Meeting

July 18, 2019



THE **COMMUNITY**
BUILDERS

Project Site – 3368 Washington Street



Proposed Program + Affordability

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>

- Creates 141 studio units for chronically homeless individuals
- Includes resident services, TCB management office, resident amenity space, and community room
- 60 parking spaces for staff + residents
- ≈ 15,000 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	--	\$1,333	\$1,778
2BR	\$800	\$1,600	\$2,134
3BR	\$924	--	--

Who Can Live in 80% AMI Units?

- In addition the 141 supportive housing units, the project will include 80 units for low- and moderate-income individuals and families that could include:



Construction laborer + cashier + one child
2BR unit at 80% AMI



Waitress + certified nursing assistant
1BR unit at 80% AMI



HVAC technician
studio unit at 80% AMI



Web developer + stay-at-home dad + two children
2BR unit at 80% AMI

Designated Support Services Reserve

- Goal is to fund services to all 141 supportive housing units at \approx \$7,500 per unit, or about \$1M annually
- Services funded by reserve to include:
 - On-site case management
 - Services supervisor
 - Licensed clinician
 - 24/7 on-site staff coverage, including overnight counselor + security
 - Client transportation
 - Staff training
 - Program supplies + unit furnishings

Proposed Development Schedule

- **Fall 2018:**
 - Begin conceptual + schematic design and site due diligence
 - **Nov. 29:** Submitted DHCD pre-application
 - **December:** Met with Mayor's Office, DND, elected officials; pre-filing agency review
- **Winter 2018-19:**
 - **March 21:** Article 80 LOI submission
 - Continue community engagement and schematic design
- **Spring + Summer 2019:**
 - **June 6:** Article 80 PNF submission
 - **June – September 2019:** Article 80 review (BPDA/ZBA/DND, etc.)
- **Winter 2019-20:**
 - Complete design & select general contractor
 - Apply for and secure project financing and public subsidy
- **Q4 2020: Closing**
 - **October 2019 – April 2020:** construction documents
 - Closing timeline dependent on securing large amount of public funding in an accelerated timeframe

JULY 18TH ARTICLE 80 COMMUNITY MEETING

3368 WASHINGTON STREET / JAMAICA PLAIN

07/18/19

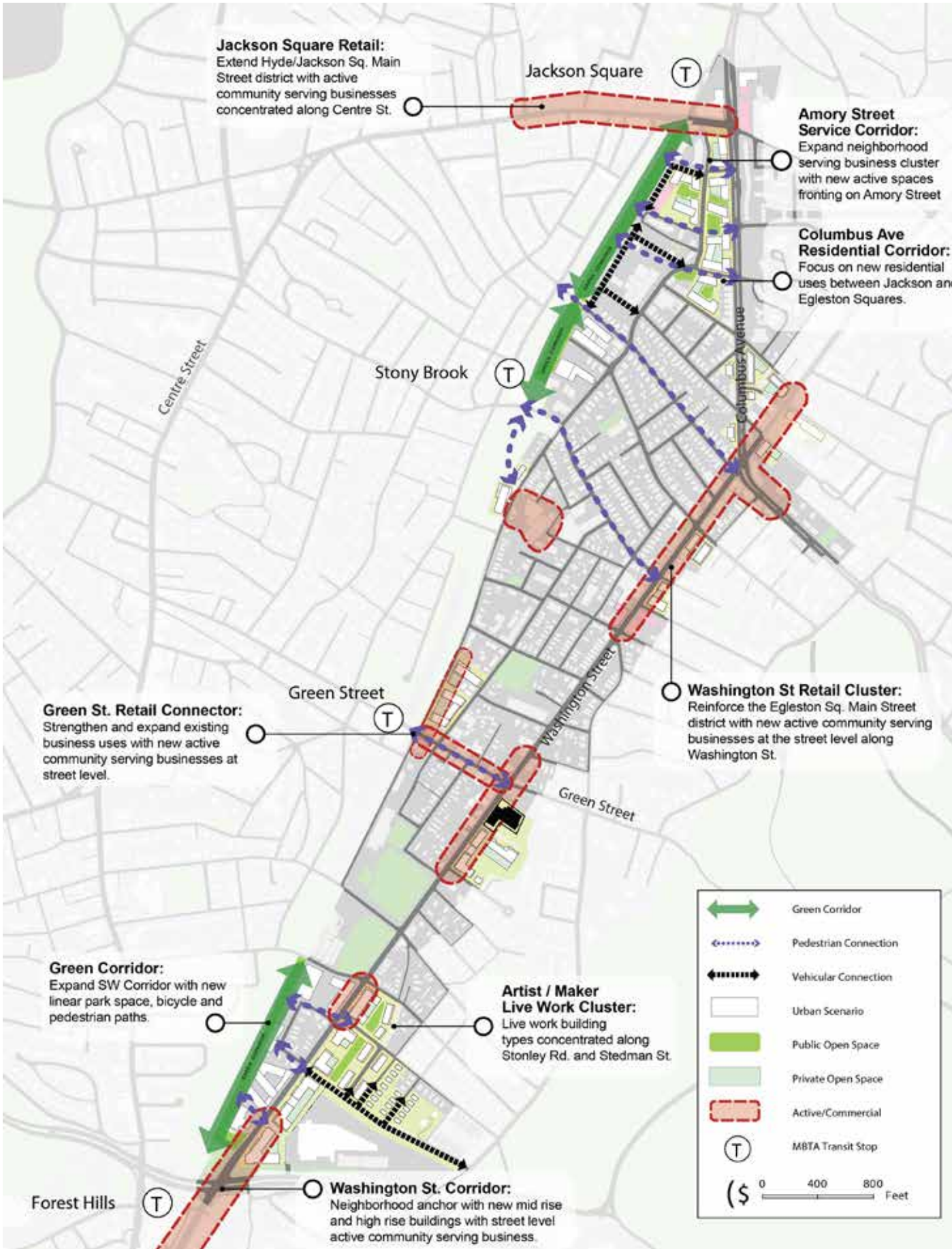
RODE

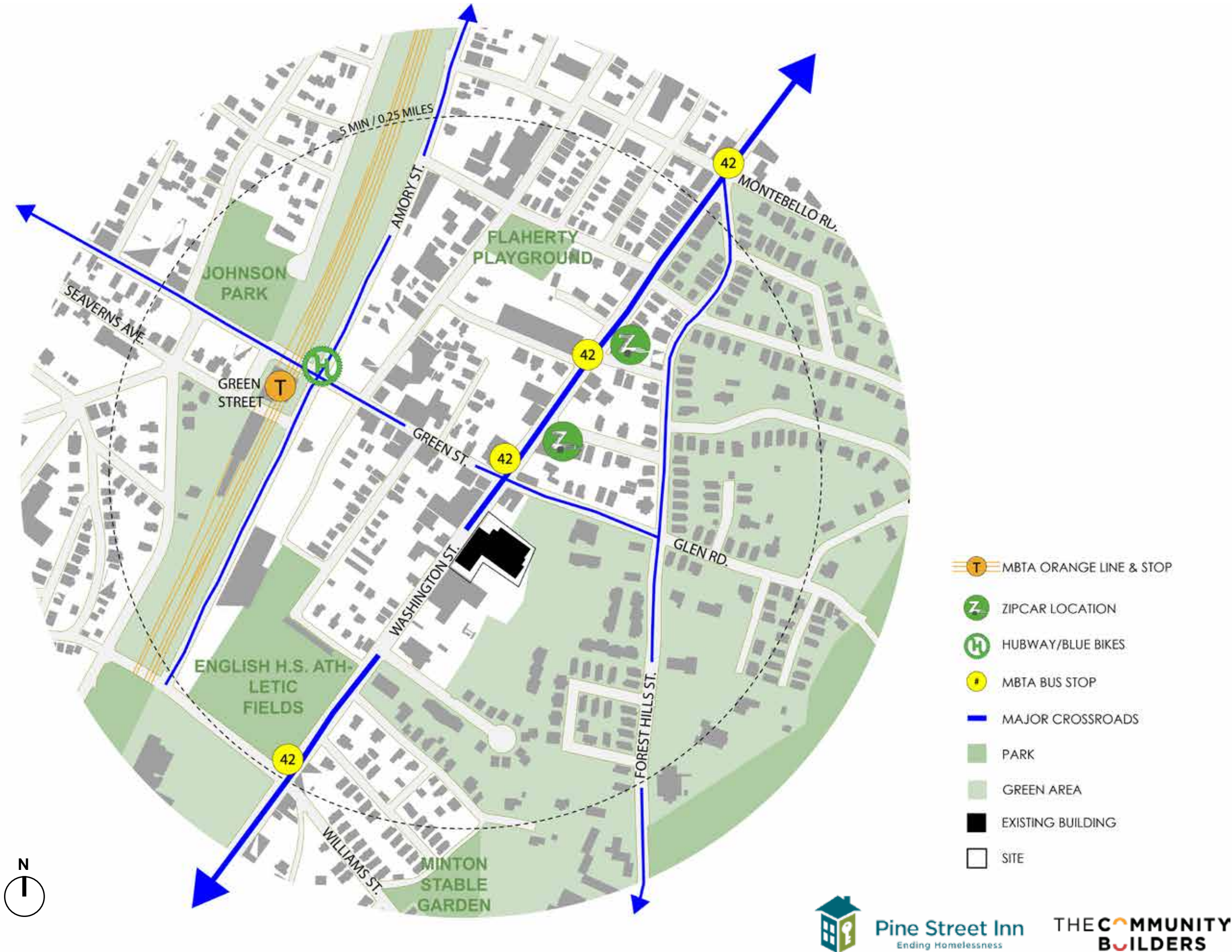


Pine Street Inn
Ending Homelessness

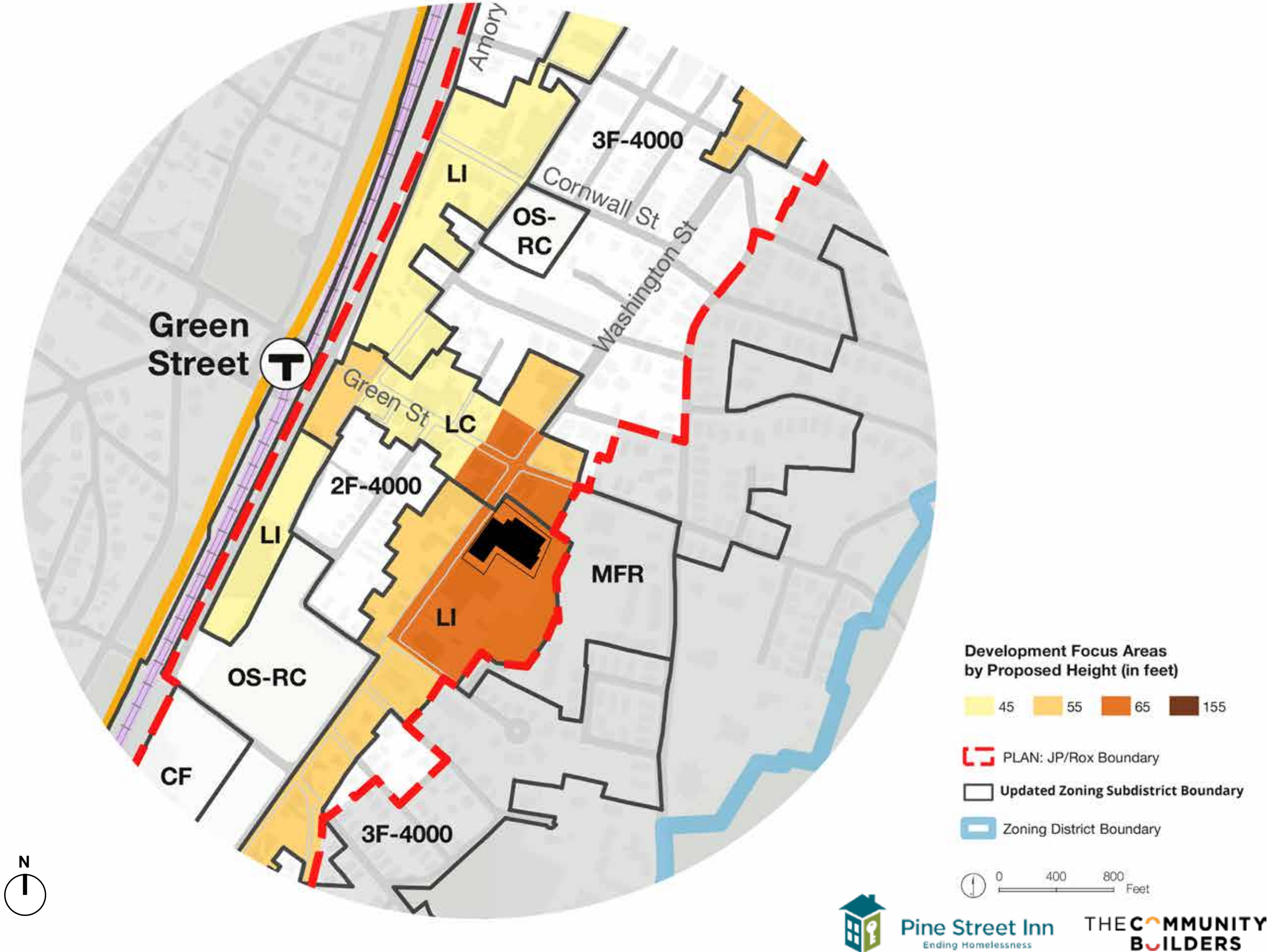
THE **COMMUNITY**
BUILDERS

*COURTESY OF JP/ROX MASTER PLAN

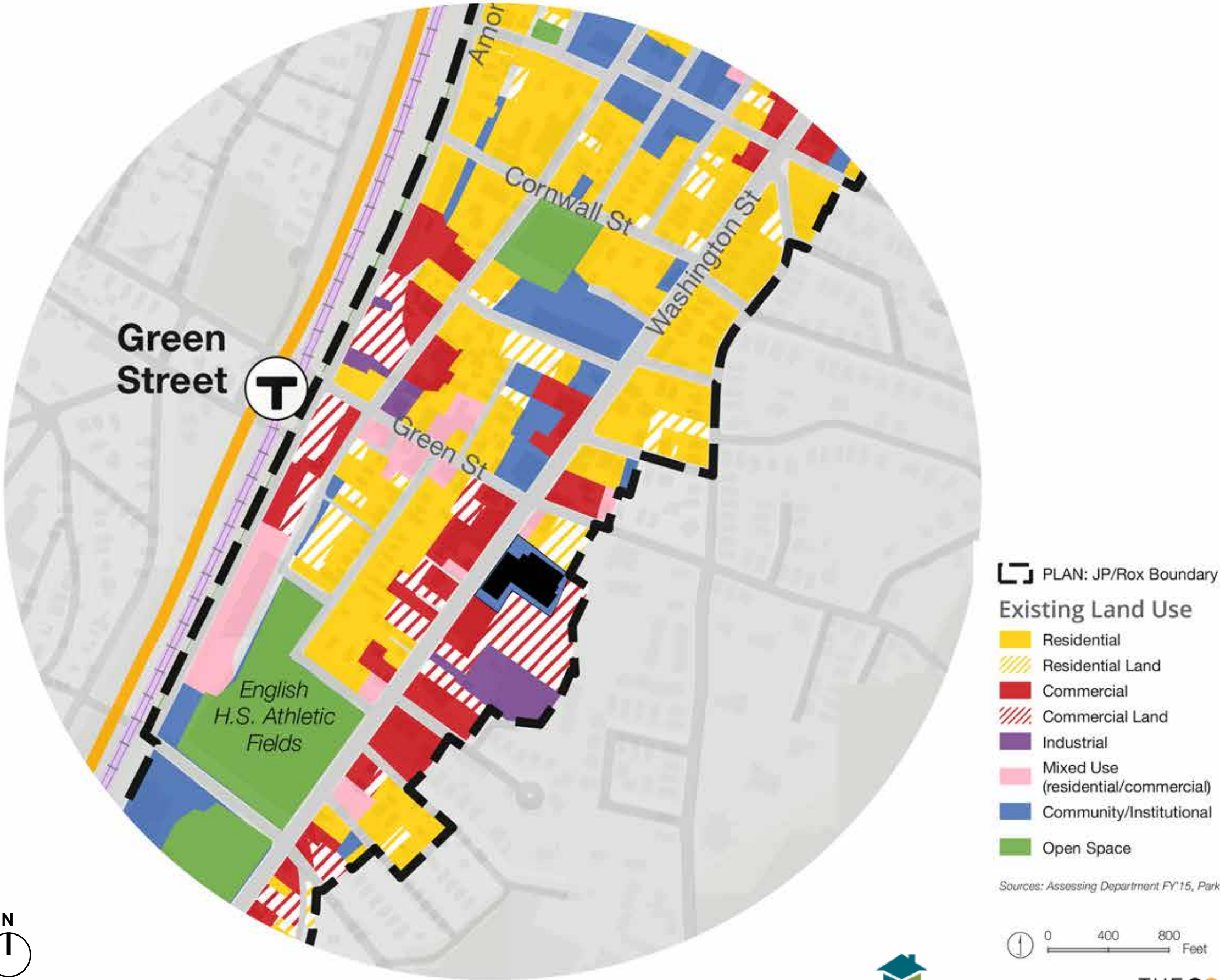




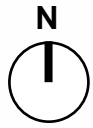
*COURTESY OF JP/ROX MASTER PLAN



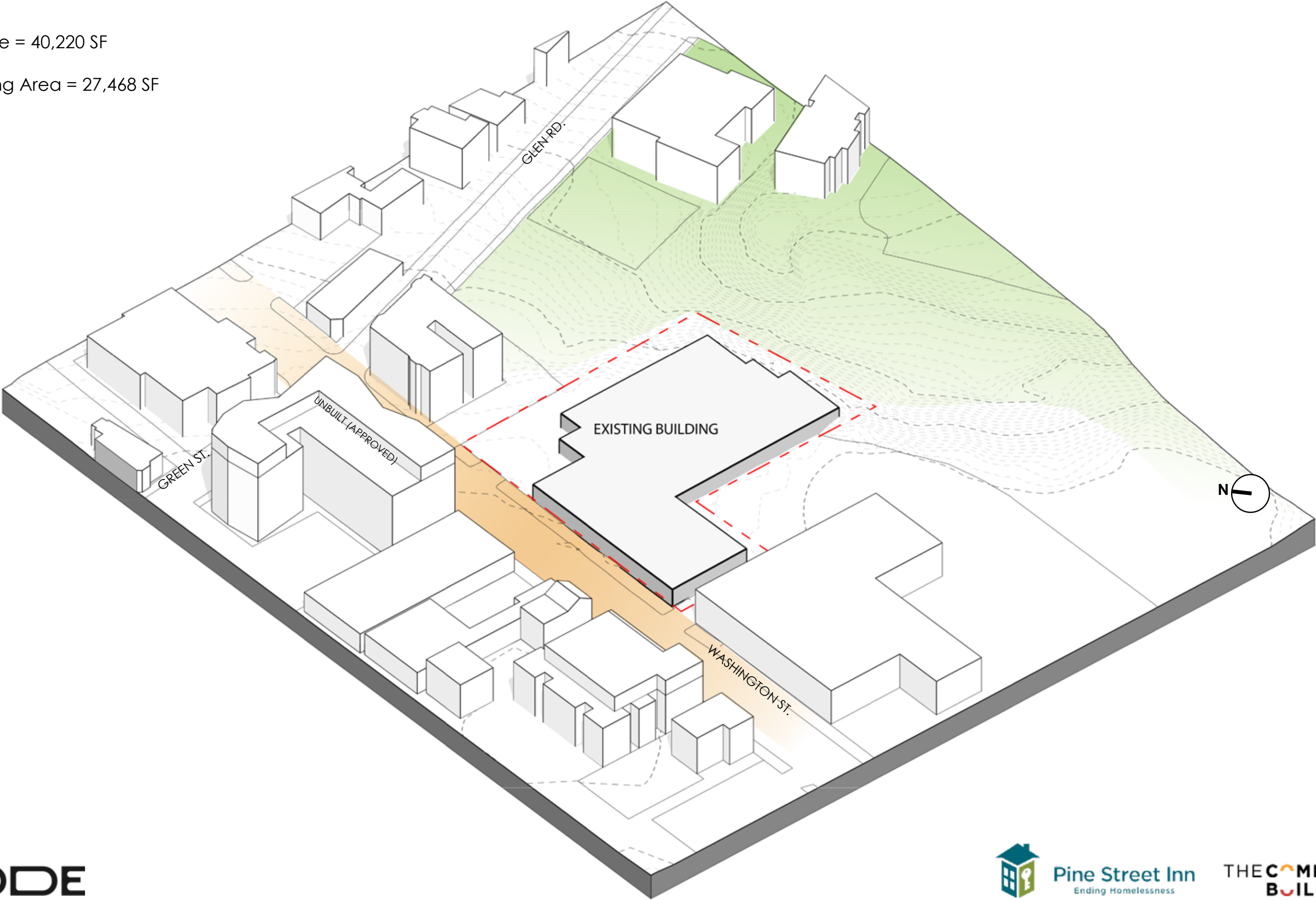
*COURTESY OF JP/ROX MASTER PLAN



*COURTESY OF BOSTON TAX PARCEL



- Lot Size = 40,220 SF
- Building Area = 27,468 SF





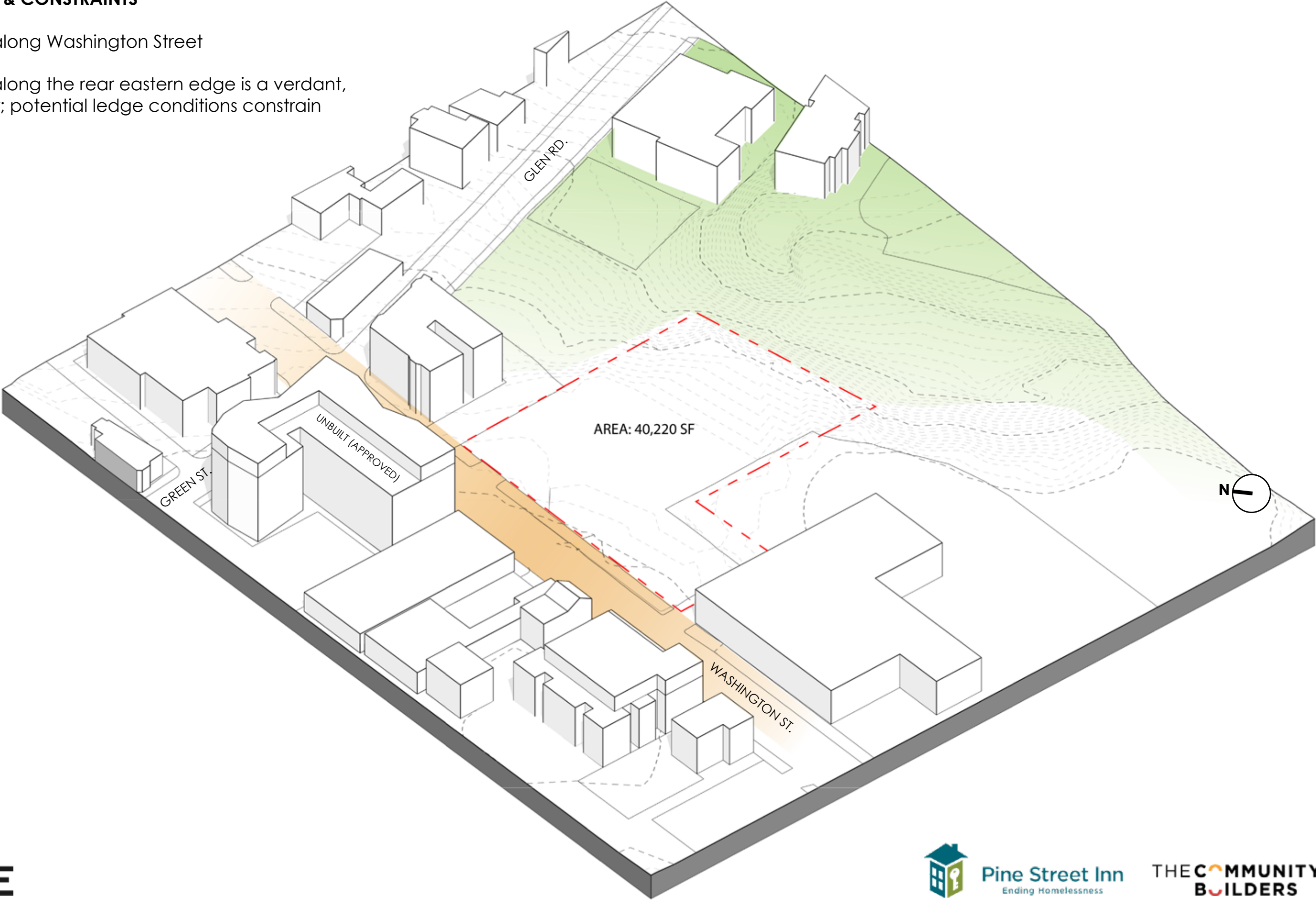






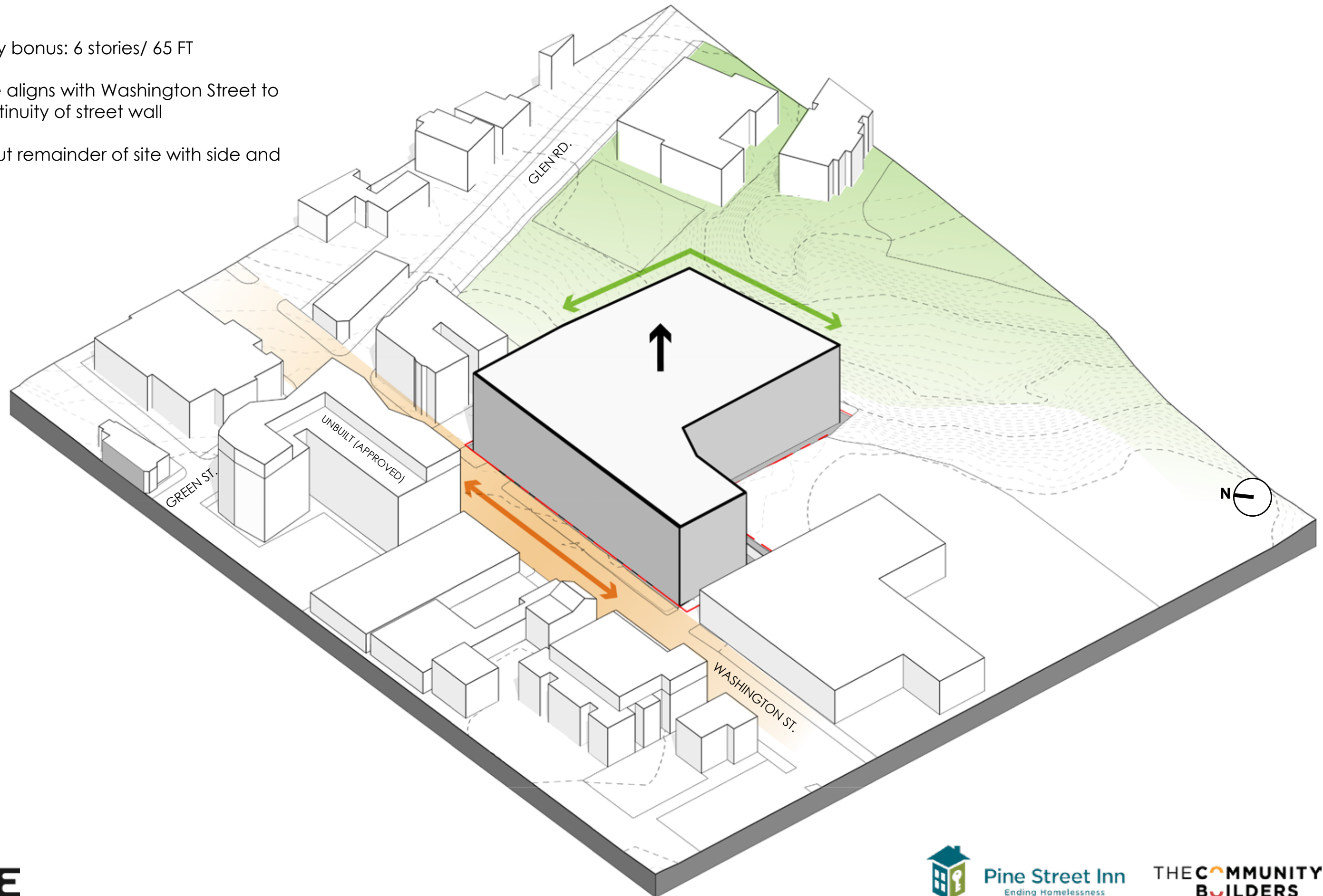
SITE BOUNDARIES & CONSTRAINTS

- Site frontage along Washington Street
- Steep terrain along the rear eastern edge is a verdant, vertical barrier; potential ledge conditions constrain excavation



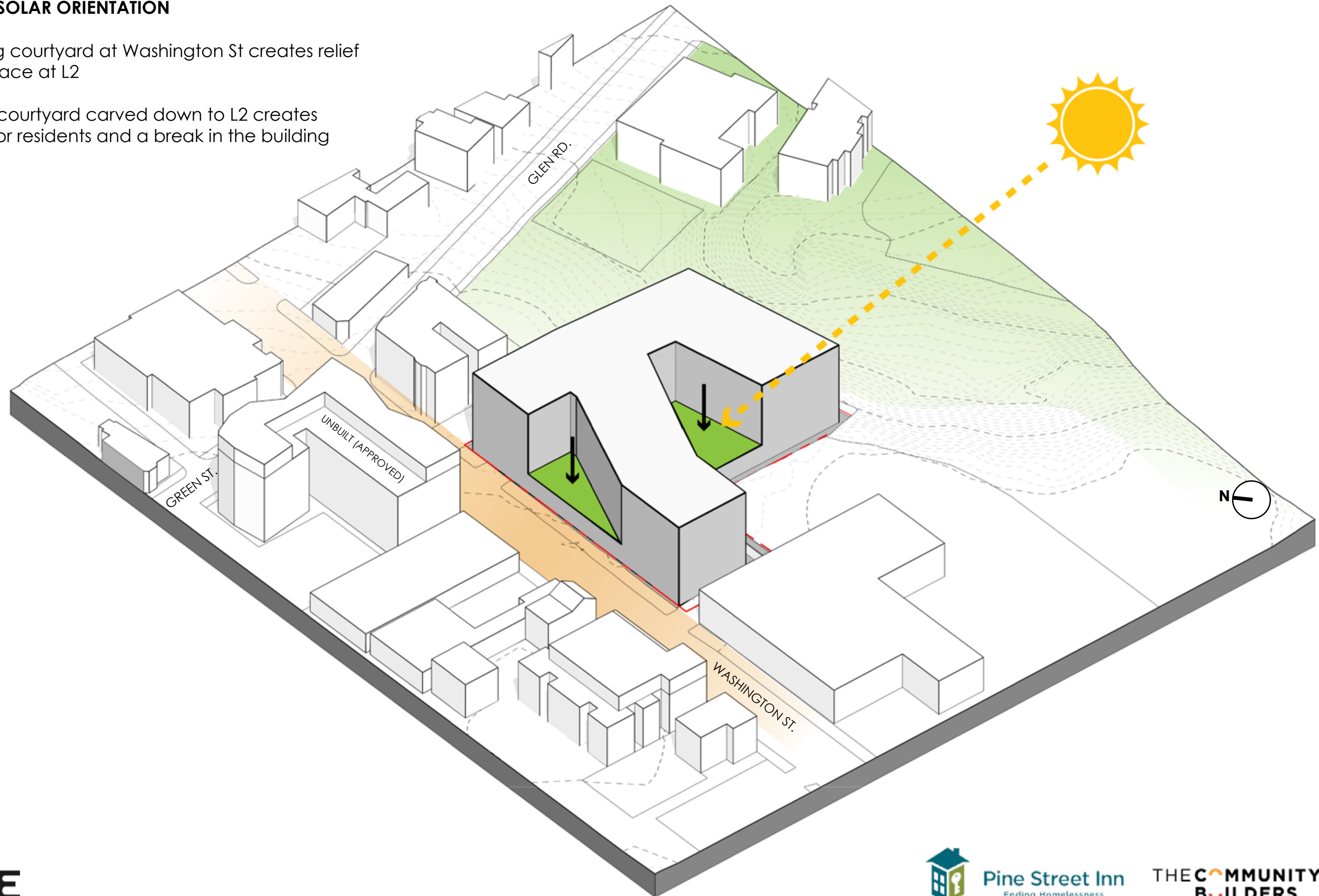
SITE MASSING

- JP/Rox density bonus: 6 stories/ 65 FT
- Building edge aligns with Washington Street to reinforce continuity of street wall
- Massing fills out remainder of site with side and rear setbacks



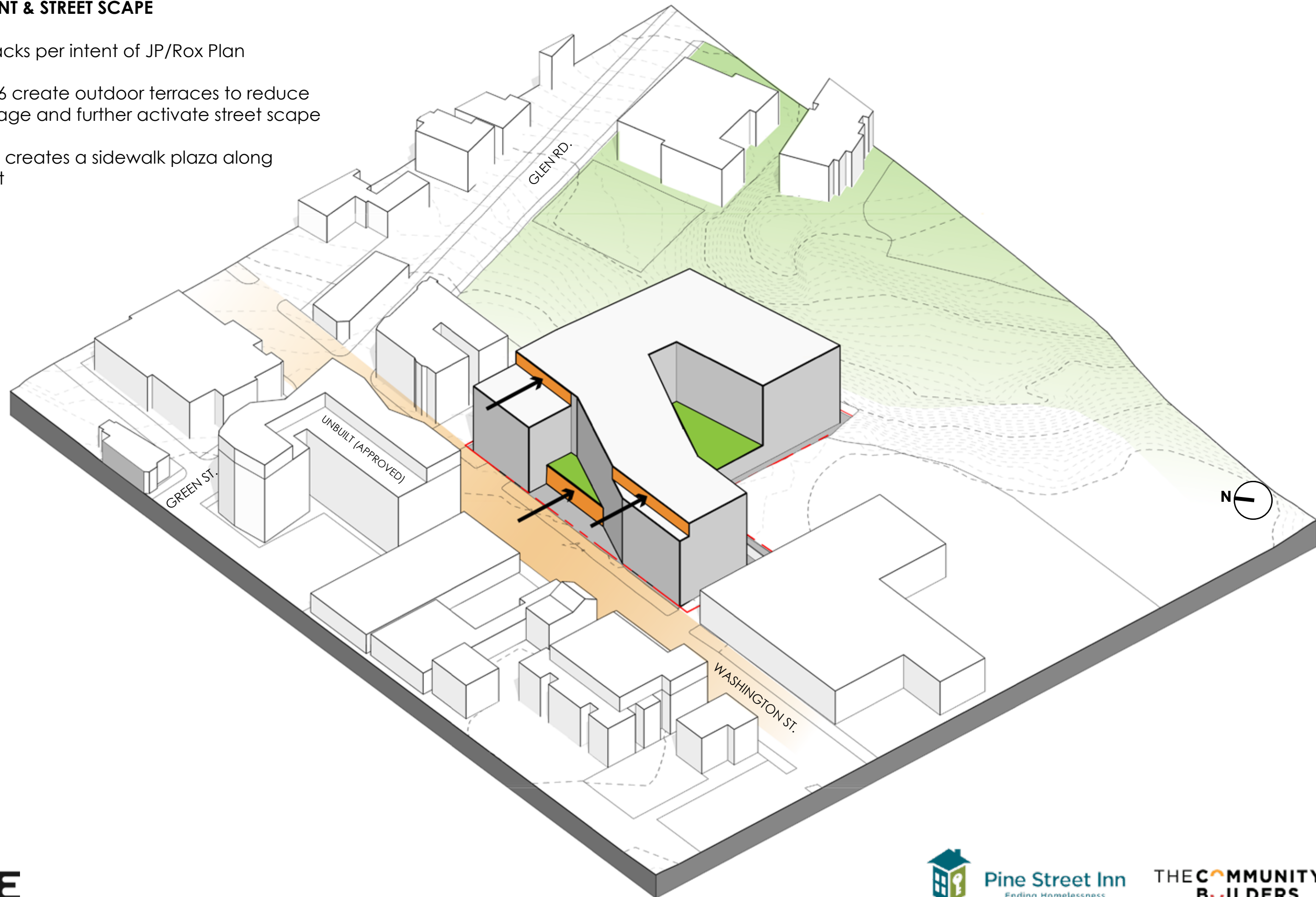
COURTYARDS & SOLAR ORIENTATION

- Exterior facing courtyard at Washington St creates relief and green space at L2
- South facing courtyard carved down to L2 creates natural light for residents and a break in the building

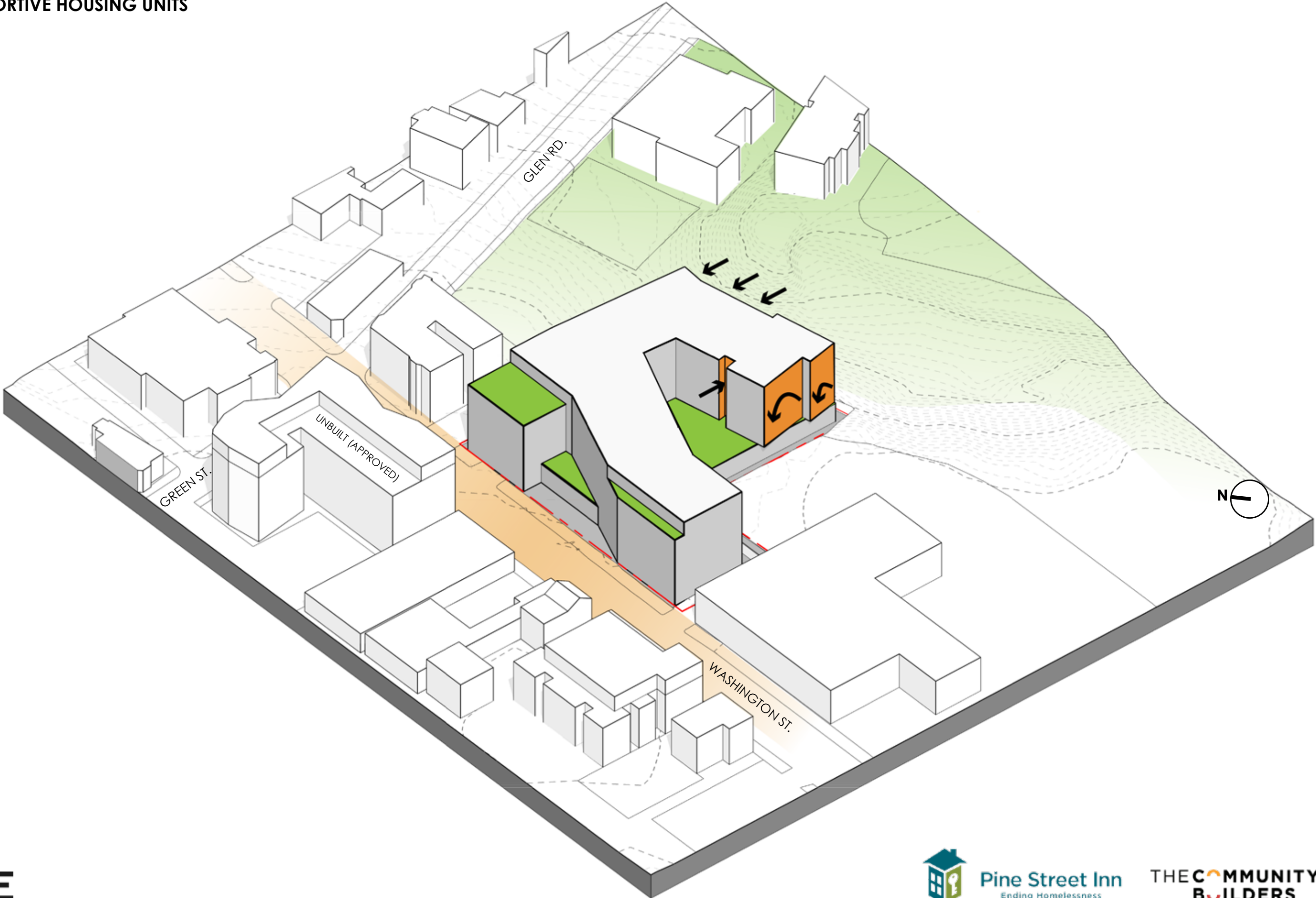


STREET ALIGNMENT & STREET SCAPE

- Building setbacks per intent of JP/Rox Plan
- Setbacks at L6 create outdoor terraces to reduce building frontage and further activate street scape
- Setback at L1 creates a sidewalk plaza along Washington St

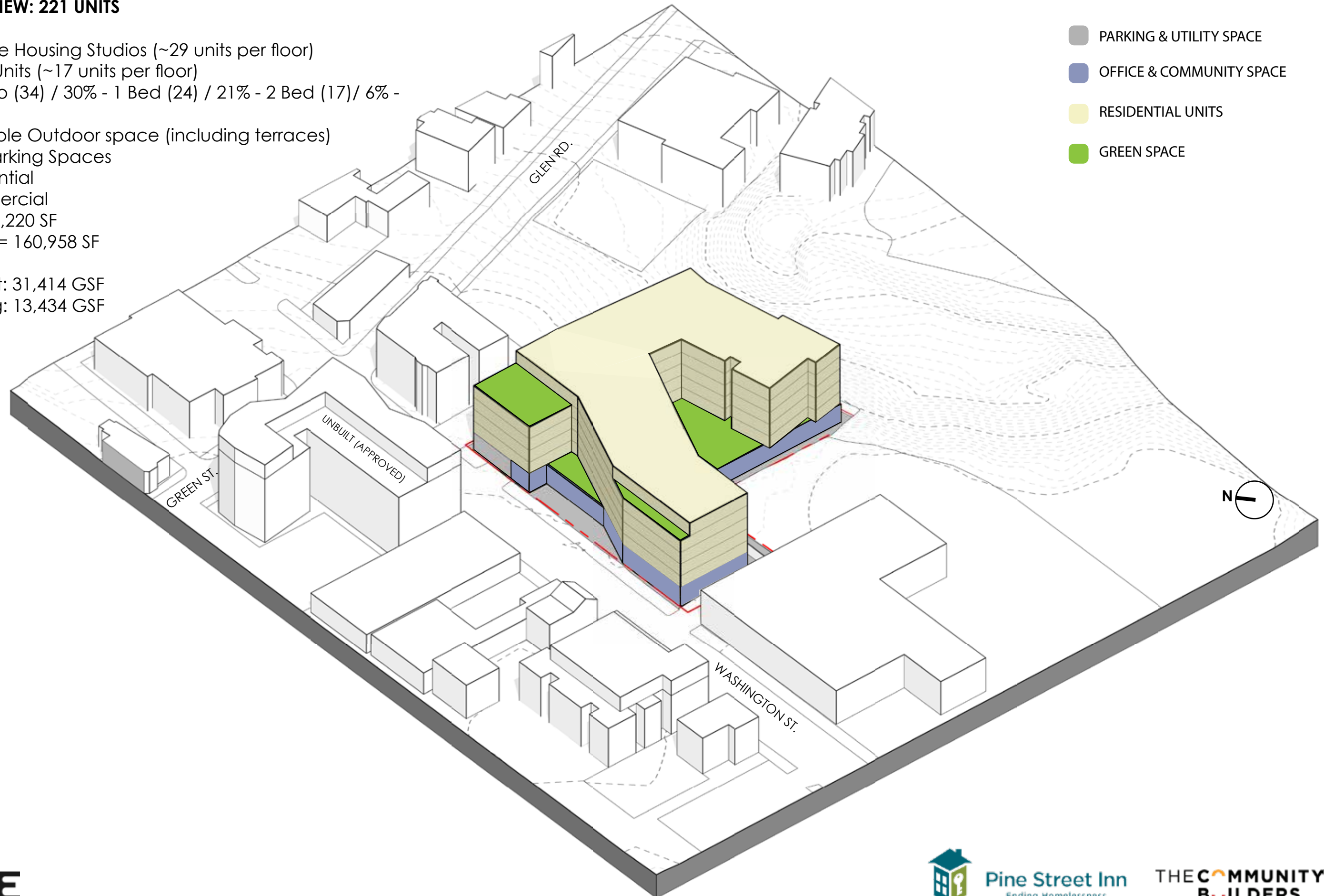


SCULPTING SUPPORTIVE HOUSING UNITS



PROJECT OVERVIEW: 221 UNITS

- 141 Supportive Housing Studios (~29 units per floor)
- 80 Low Mod Units (~17 units per floor)
 - 43% - Studio (34) / 30% - 1 Bed (24) / 21% - 2 Bed (17) / 6% - 3 Bed (5)
- 12,898 SF Usable Outdoor space (including terraces)
- Approx. 58 Parking Spaces
 - 40 Residential
 - 18 Commercial
- Site Area = 40,220 SF
- Building GSF = 160,958 SF
 - Excluding:
 - Basement: 31,414 GSF
 - L1 Parking: 13,434 GSF
- F.A.R. = 4.0



HEIGHT

JP/ROX: 6 Stories / 70 ft with commercial space at L1

PROPOSED MAXIMUM HEIGHTS IN ELIGIBLE DENSITY BONUS AREAS (E.G. RDA)		
DENSITY BONUS AREA	STORIES	FEET ^(a)
65'	6	65'

(*) Mixed-use buildings with commercial ground floor uses are allowed an additional 3' to 5' at the ground floor.

STEP-BACKS AT L5 AND L6

JP/ROX: 5 ft average depth for 80% of facade

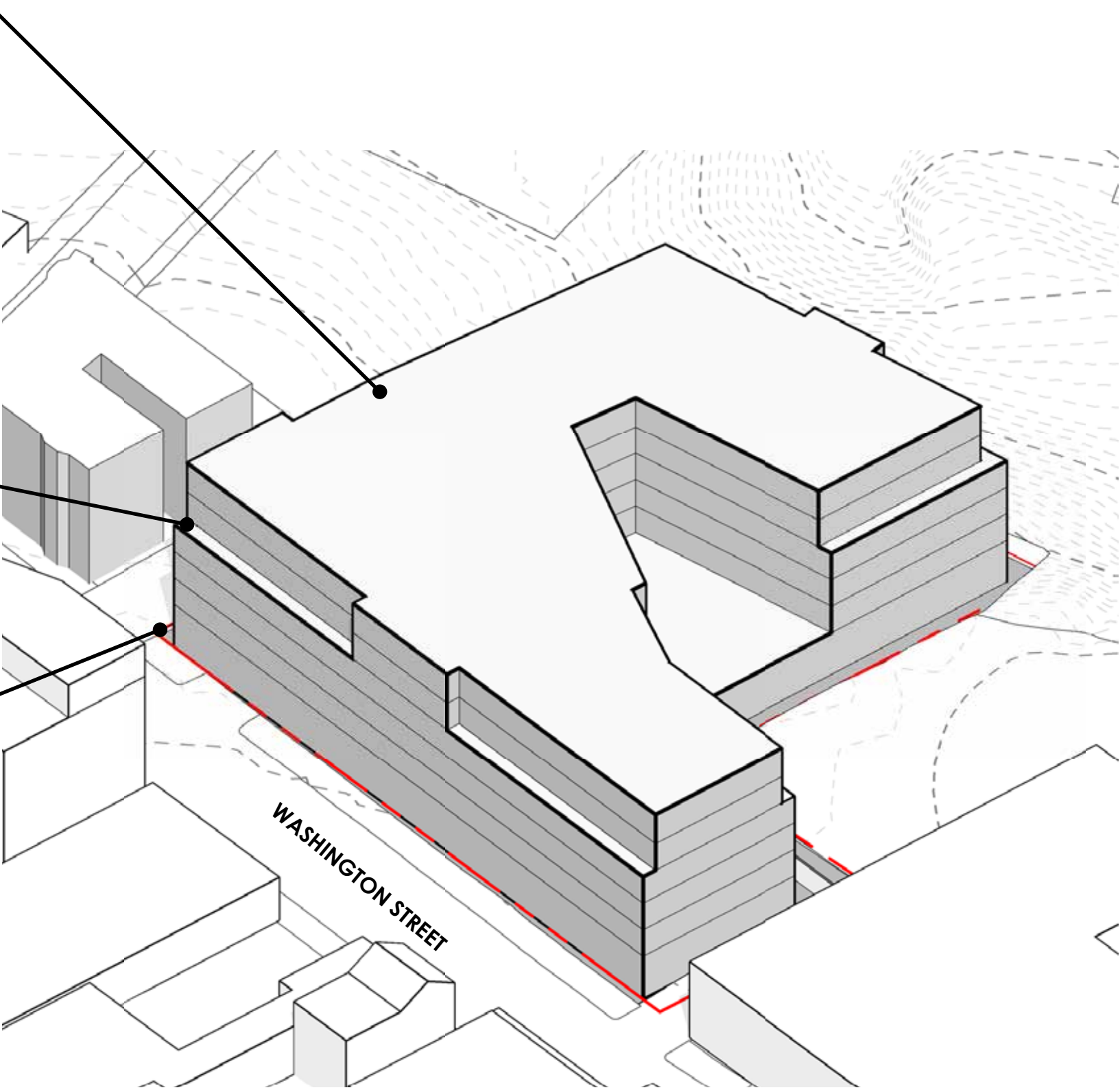
PROPOSED STEPBACKS: AREAS ELIGIBLE FOR DENSITY BONUS (E.G. RDA)		
FLOOR LEVEL	NUMBER	FRONT, SIDE, AND REAR
5 TO 6 ^(a)	First Stepback	5' Average Depth for Minimum 80% of the Length of Façade

SETBACKS

JP/ROX: Front: 0' to 10' / Side: 0' / Rear: 10' to 20'

- Front Setback - varied by area character:
3. Main Street / Active Commercial: 0' to 10' allow for outdoor seating.
- Side Yard and Read Yard Setbacks - varied by area character
3. Main Street / Active Commercial*: Side 0' / Rear 10' to 20'.

Note *: When the adjoining use is 1F, 2F or 3F residential zoning subdistrict, the setback should be 10' at an adjoining side yard and 20' at an adjoining rear yard.



HEIGHT

JP/ROX: 6 Stories / 70 ft with commercial space at L1
PROPOSED: 6 STORIES / 69'-11"FT - 100% Affordable

PROPOSED MAXIMUM HEIGHTS IN ELIGIBLE DENSITY BONUS AREAS (E.G. RDA)		
DENSITY BONUS AREA	STORIES	FEET ^(a)
65'	6	65'

(*) Mixed-use buildings with commercial ground floor uses are allowed an additional 3' to 5' at the ground floor.

STEP-BACKS AT L5 AND L6

JP/ROX: 5 ft average depth for 80% of facade
PROPOSED: 13 ft average depth for 80% of facade

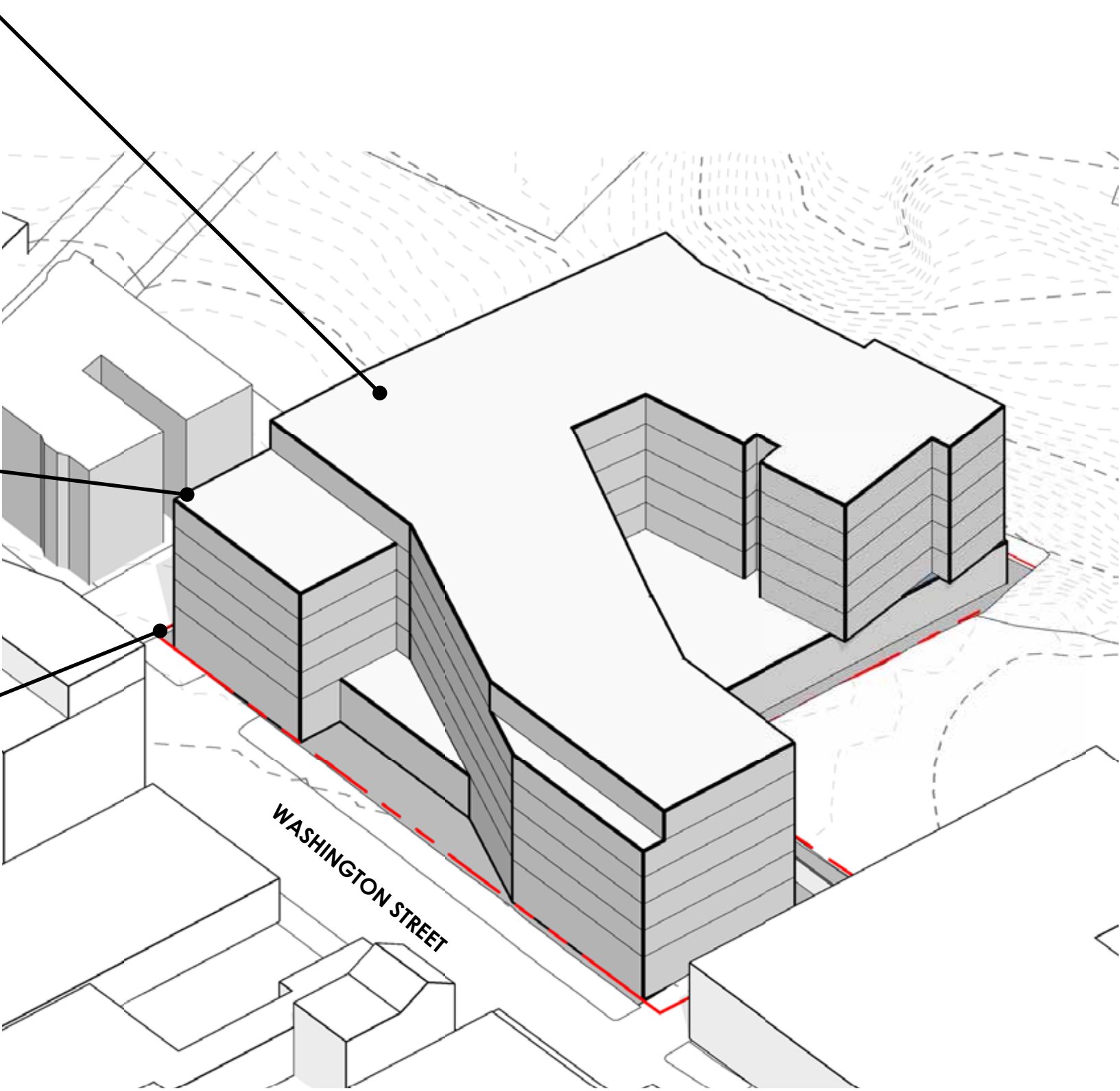
PROPOSED STEPBACKS: AREAS ELIGIBLE FOR DENSITY BONUS (E.G. RDA)		
FLOOR LEVEL	NUMBER	FRONT, SIDE, AND REAR
5 TO 6 ^(a)	First Stepback	5' Average Depth for Minimum 80% of the Length of Façade

SETBACKS

JP/ROX: Front: 0' to 10' / Side: 0' / Rear: 10' to 20'
PROPOSED: Front: 3.5' to 15' / Side: 7' / Rear: 10'

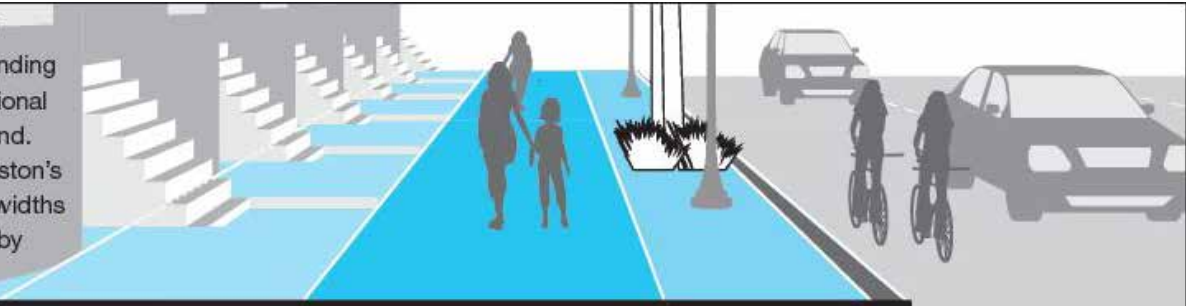
- Front Setback - varied by area character:
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Note *: When the adjoining use is 1F, 2F or 3F residential zoning subdistrict, the setback should be 10' at an adjoining side yard and 20' at an adjoining rear yard.

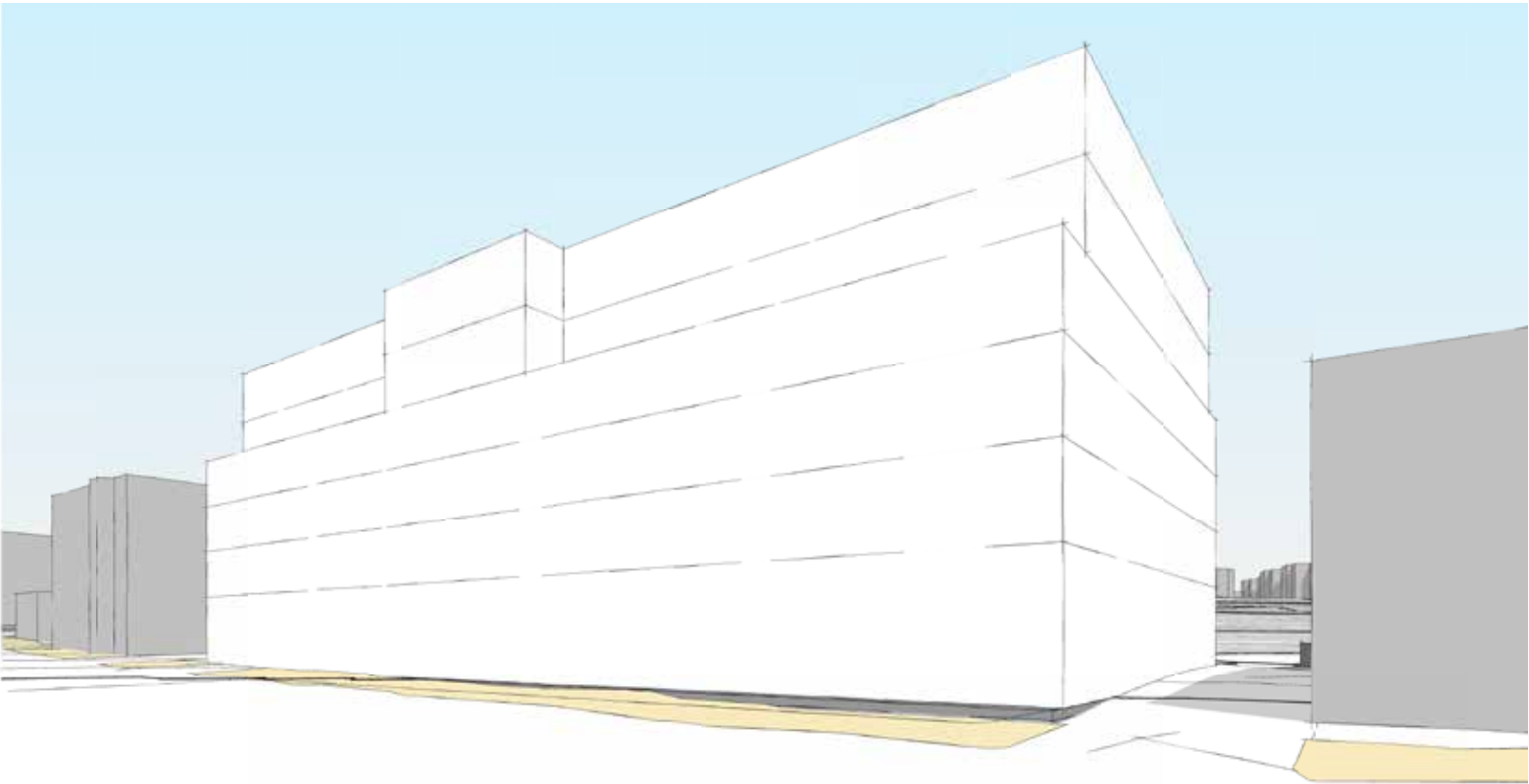


COMPLETE STREETS

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.



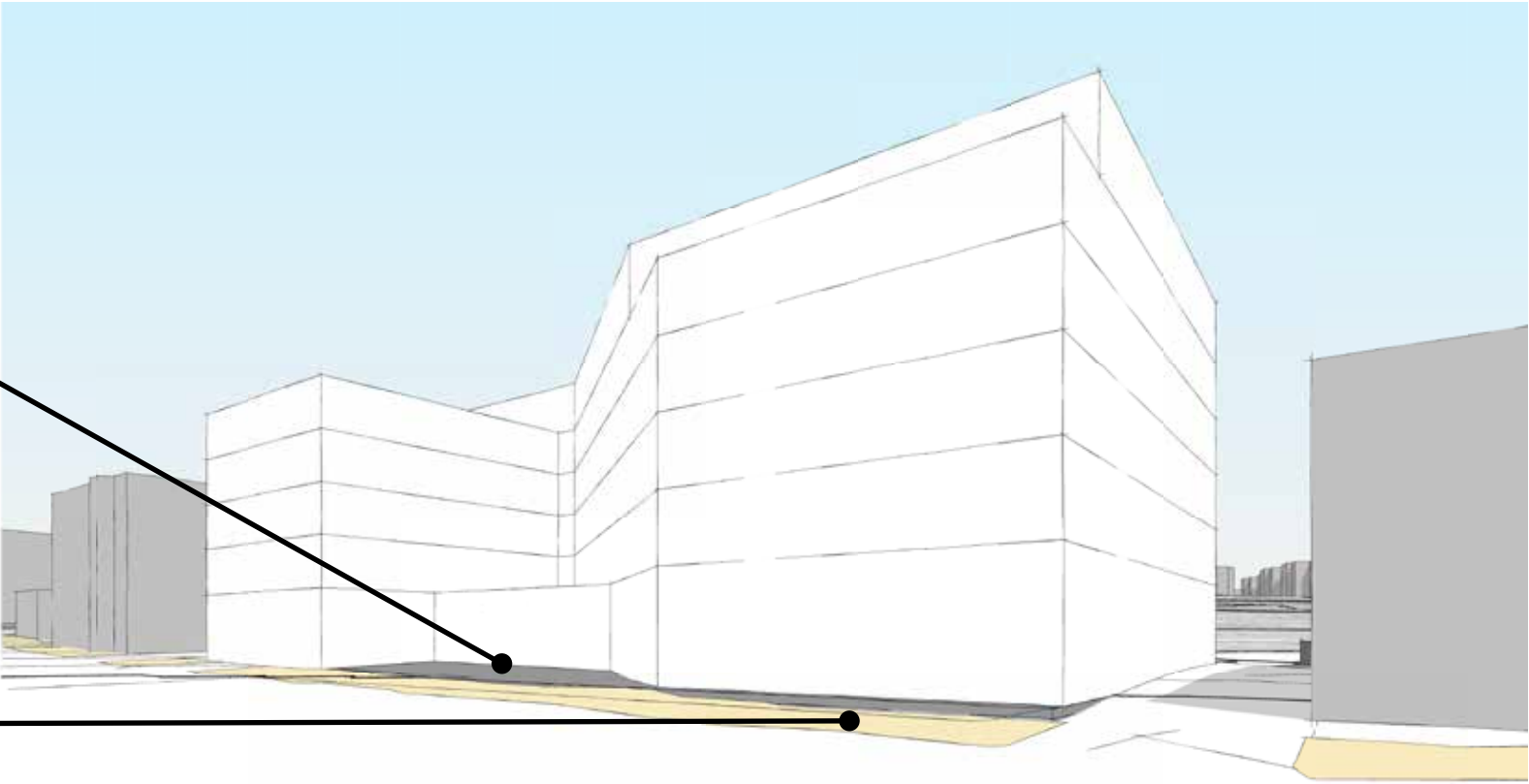
Street Type	Frontage Zone	Pedestrian Zone*	Greenscape/ Furnishing Zone	Curb Zone	Total Width	
	Preferred	Preferred	Preferred		Preferred	Minimum
Neighborhood Main	2'	8'	6'	6"	16'-6"	7'

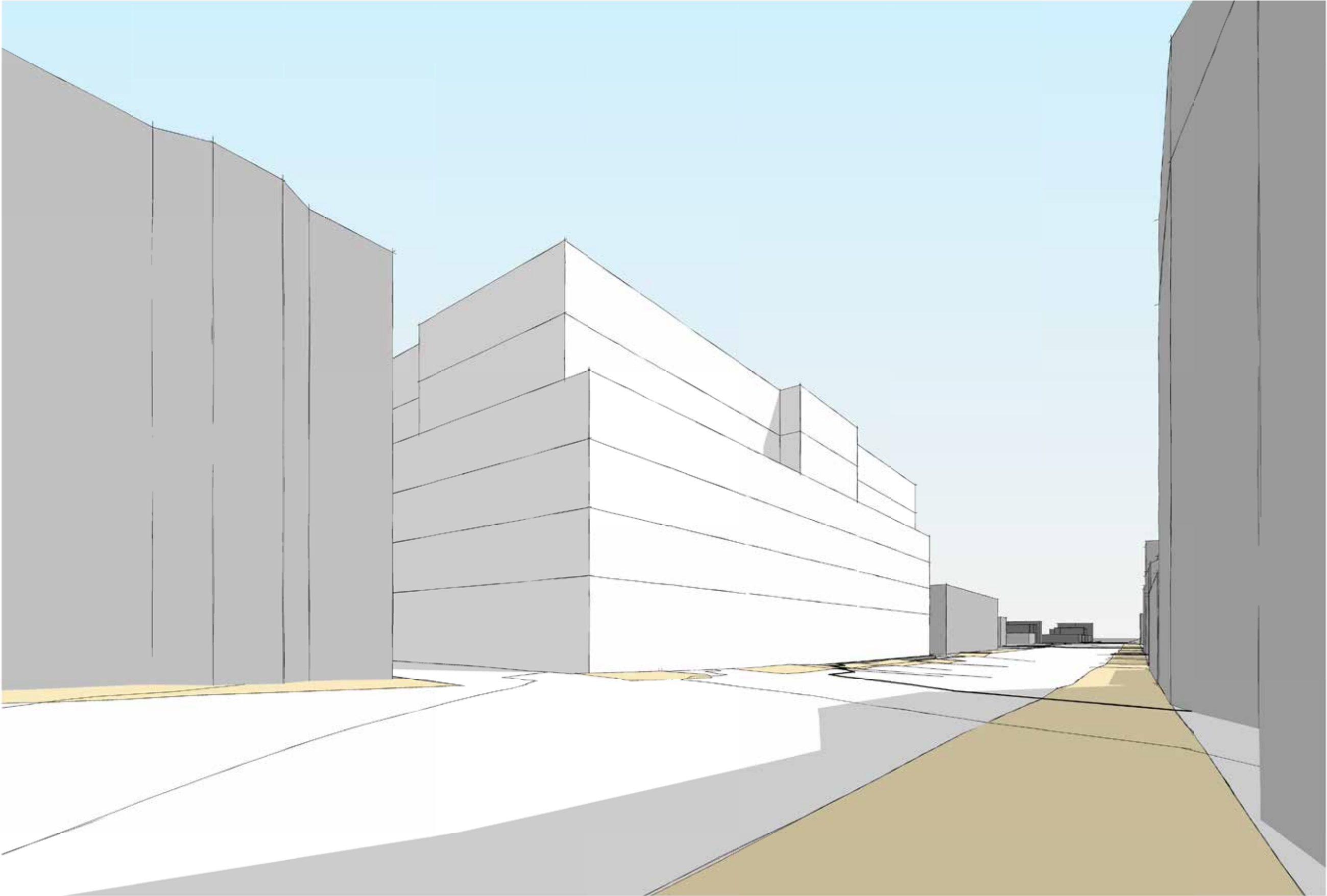


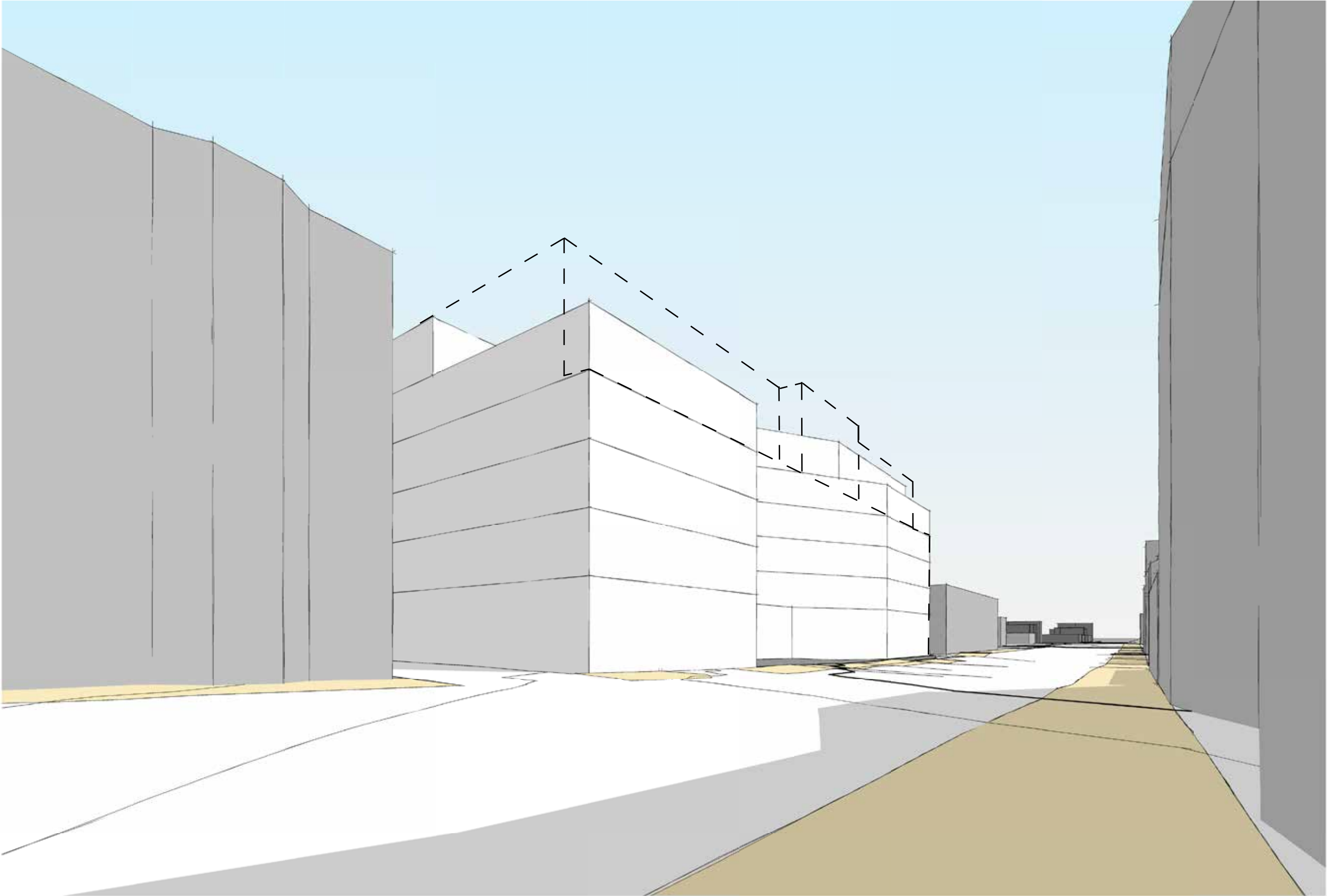
Active commercial setback allows for sidewalk extension with open air plaza.

COMPLETE STREETS

JP/ROX: 8 ft clear sidewalk
PROPOSED: 9.5 ft clear sidewalk















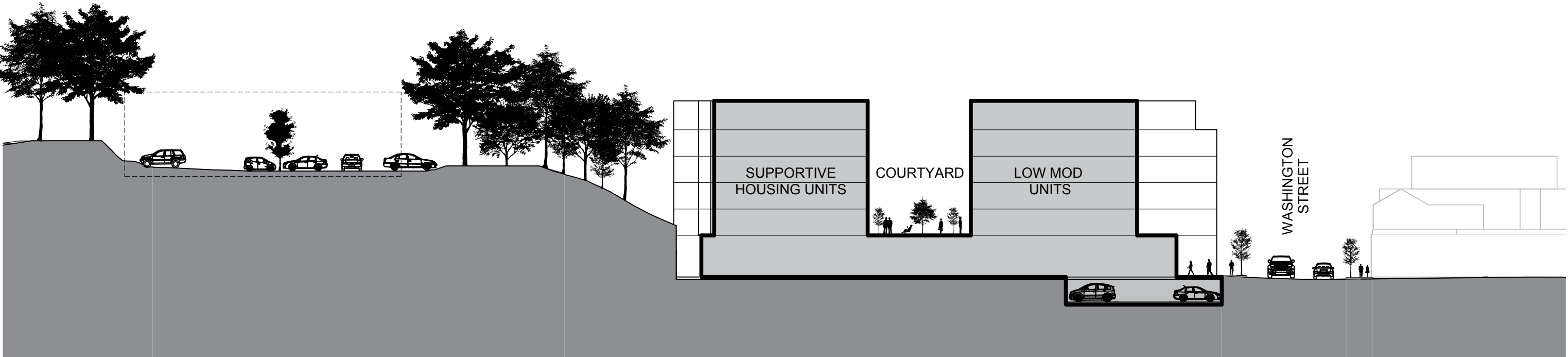


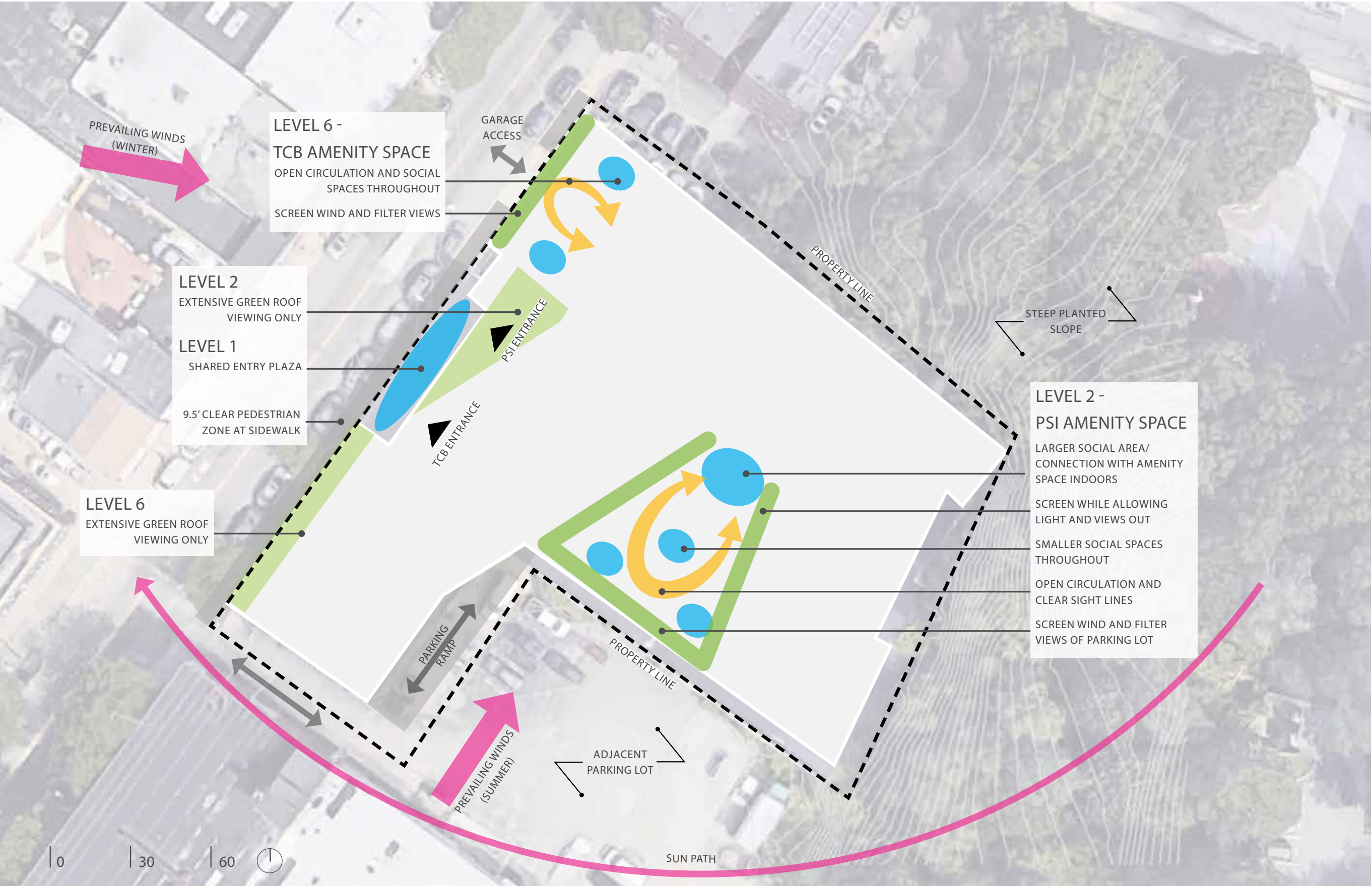




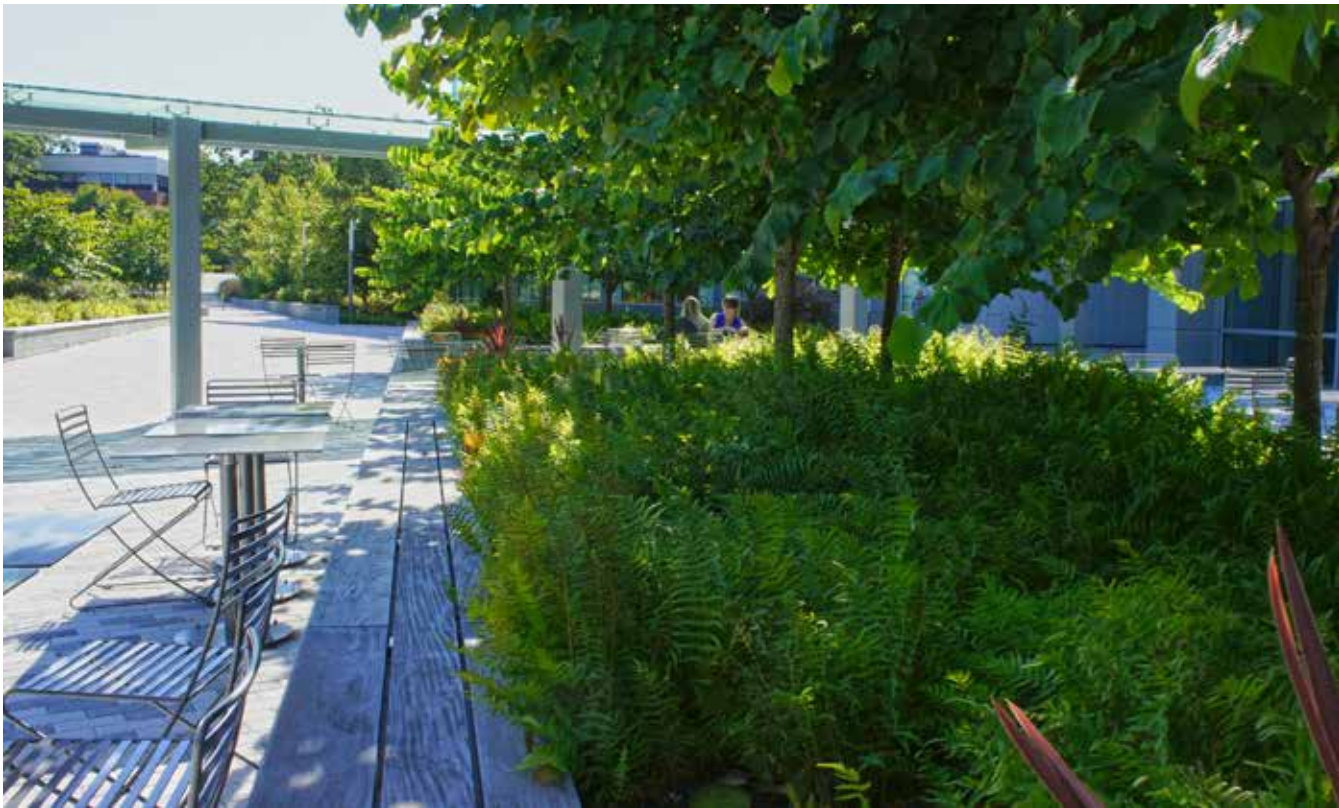




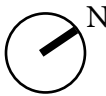
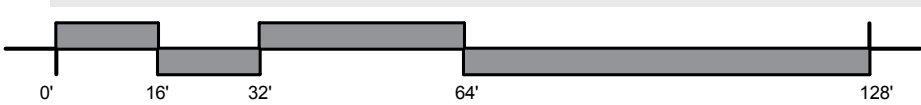




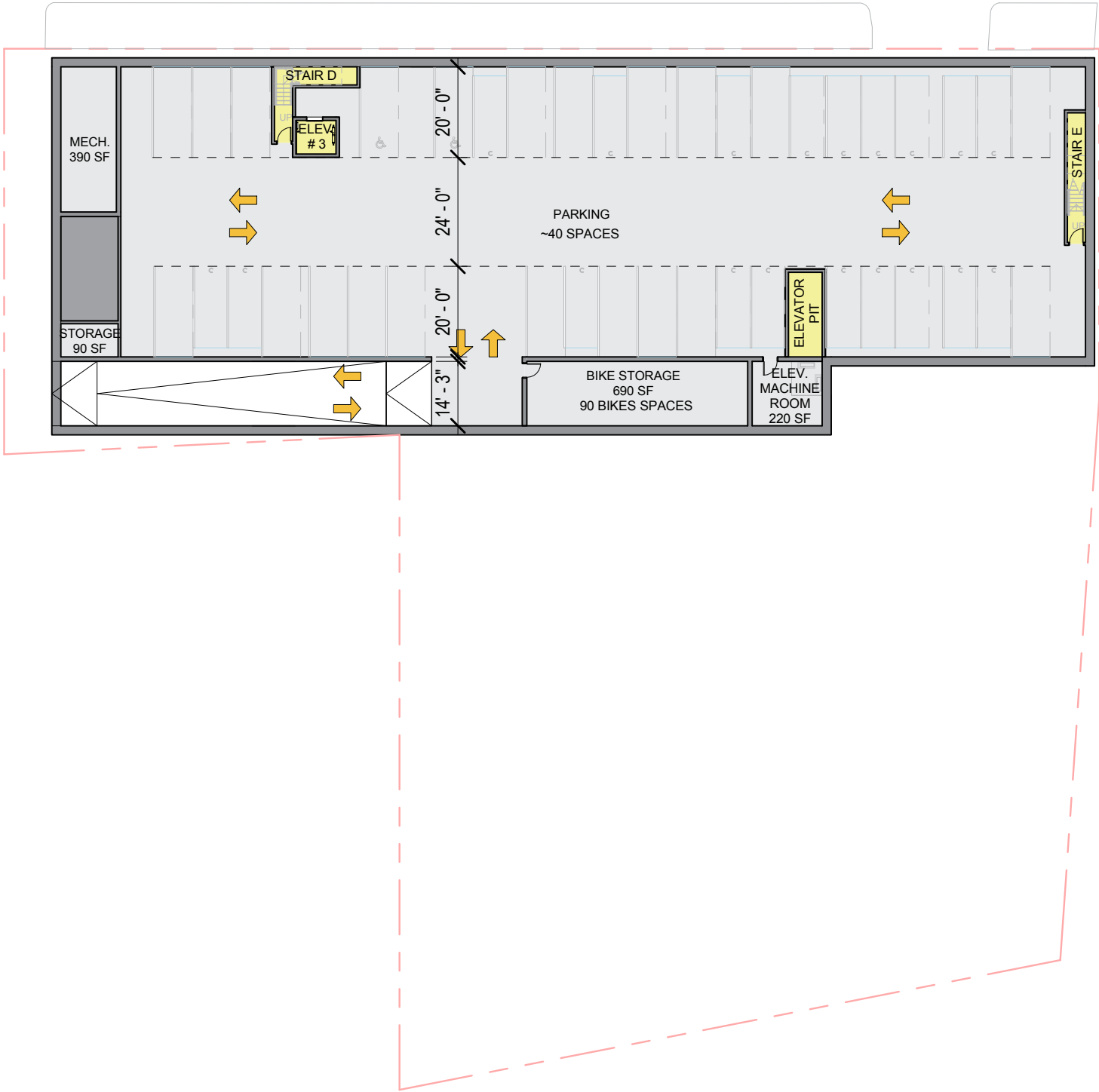








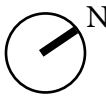
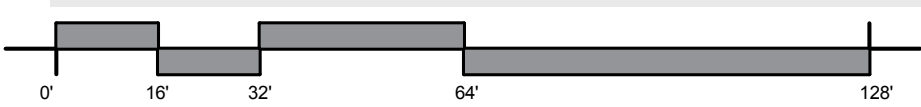
WASHINGTON STREET



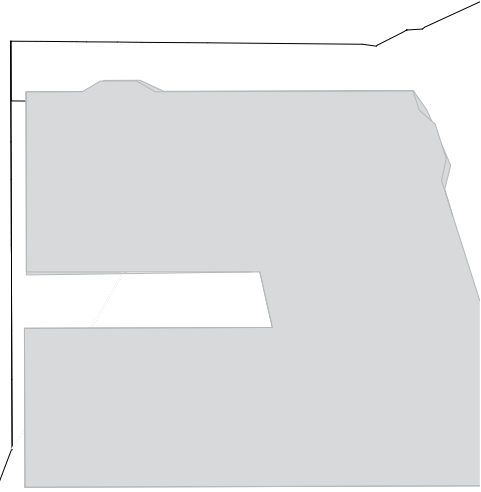
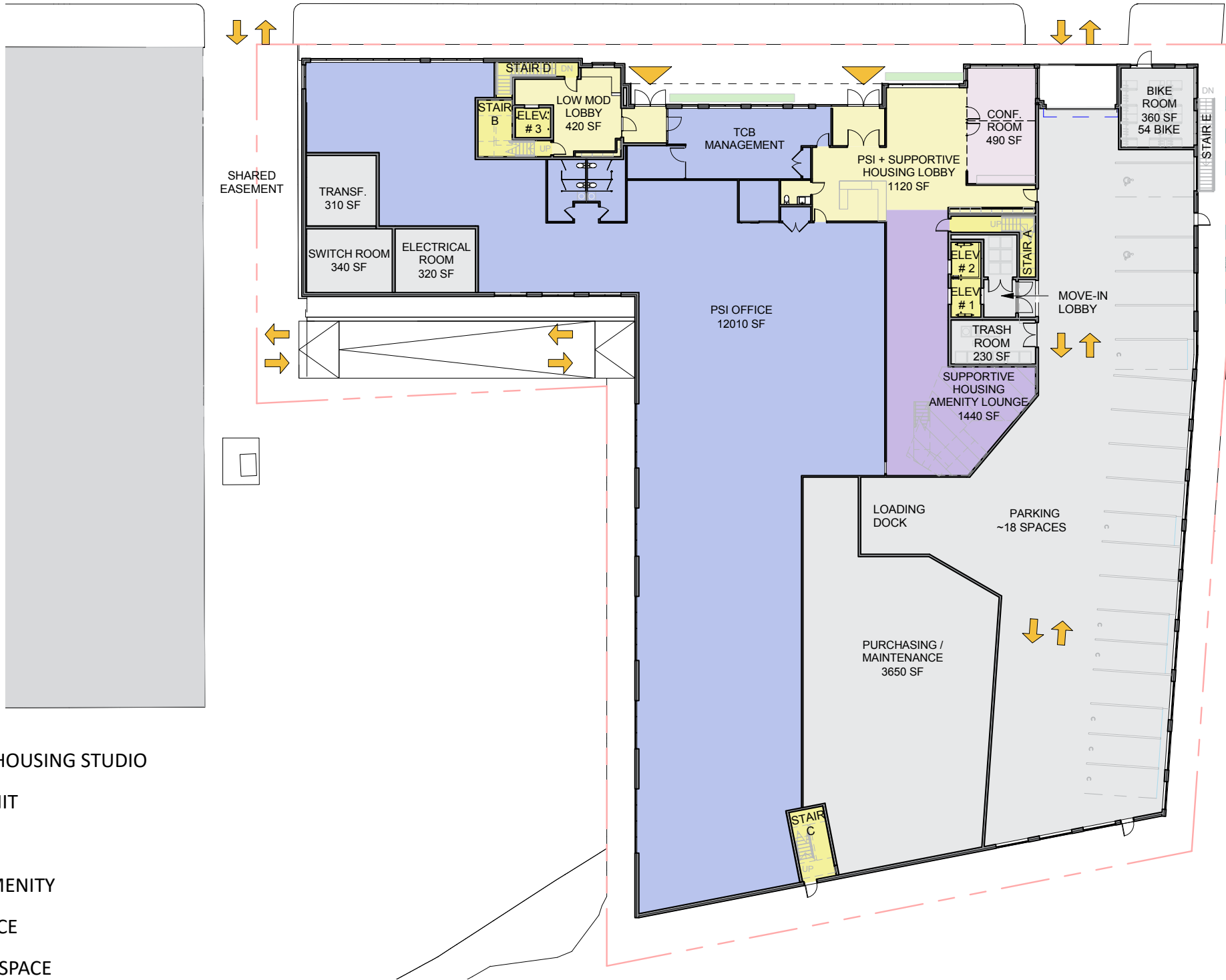
BASEMENT - 16,824 GSF
- INCLUDES PARKING - 13,434 GSF

LOW MOD BIKE STORAGE - 690 SF
- CAPACITY: 90 BIKES

- OFFICE SPACE
- SUPPORTIVE HOUSING STUDIO
- LOW MOD UNIT
- CIRCULATION
- OUTDOOR AMENITY
- SUPPORT SPACE
- COMMUNITY SPACE
- AMENITY SPACE



WASHINGTON STREET



LEVEL 1 - 31,412 GSF
- INCLUDES PARKING - 8,468 GSF

TOTAL OFFICE SPACE - 12,290 SF
- PSI OFFICE
- LEVEL 1: 10,920 SF
- LEVEL 1: 600 SF
- TCB MANAGEMENT OFFICE - 770 SF

LOW MOD LOBBY - 420 SF

PSI + SUPPORTIVE HOUSING LOBBY - 1,120 SF
- ACCESS TO CONFERENCE ROOM - 490 SF

SUPPORTIVE HOUSING AMENITY LOUNGE - 1,440 SF

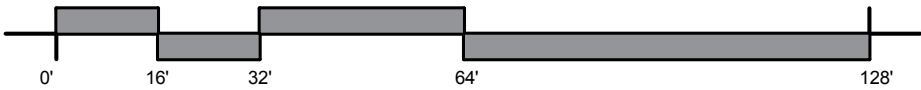
PURCHASING/MAINTENANCE - 3,650 SF

TRANSFORMER/ELECTRICAL ROOM - 960 SF

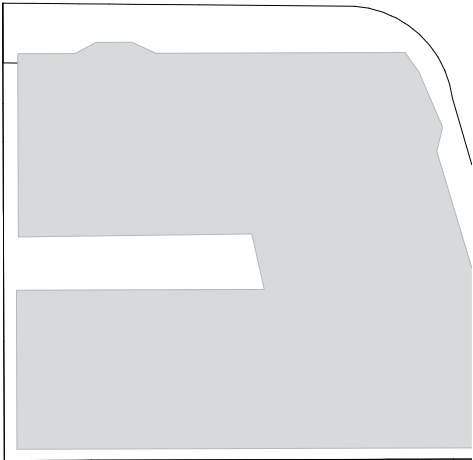
SUPPORTIVE HOUSING BIKE STORAGE - 690 SF
- CAPACITY: 54 BIKES

TRASH ROOM - 230 SF
- CAPACITY: (3) 2-YARD BIN

- OFFICE SPACE
- SUPPORTIVE HOUSING STUDIO
- LOW MOD UNIT
- CIRCULATION
- OUTDOOR AMENITY
- SUPPORT SPACE
- COMMUNITY SPACE
- AMENITY SPACE



WASHINGTON STREET



LEVEL 2 - 28,185 GSF

(17) LOW MOD UNITS (SEE TYPICAL FOR UNIT SF)

- (1) 3 BED @ AVERAGE 1260 SF
- (4) 2 BED @ AVERAGE 780 SF
- (5) 1 BED @ AVERAGE 580 SF
- (7) STUDIO @ AVERAGE 450 SF

LOW MOD AMENITY/SUPPORT - 260 SF

(25) SUPPORTIVE HOUSING UNITS (SEE TYP. UNIT FOR SF)

- (25) STUDIO @ AVERAGE 320 SF

SUPPORTIVE HOUSING AMENITY - 900 SF
- ACCESS TO OUTDOOR TERRACE - 3820 SF

SUPPORTIVE HOUSING AMENITY/SUPPORT - 260 SF

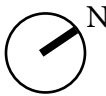
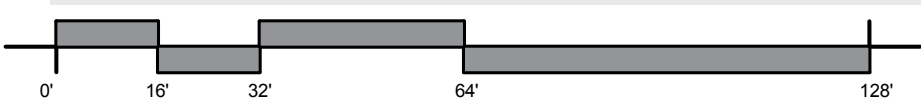
SUPPORTIVE HOUSING LAUNDRY CLOSET - 30 SF
- 1 UNSTACKED SET W/D

PSI OFFICES - 600 SF

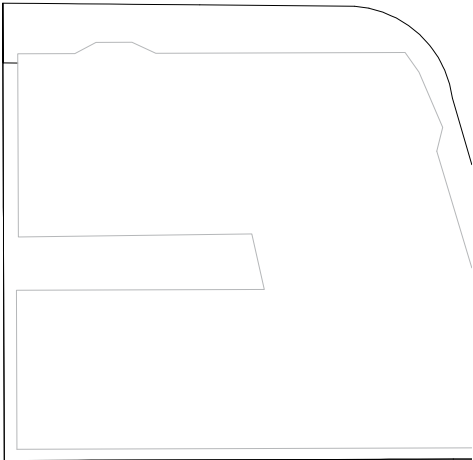
ACCESSIBLE TRASH ROOM W/CHUTE IN ALL LEVELS

- * POTENTIAL LOCATION OF 10% ACCESSIBLE UNITS
- ** POTENTIAL LOCATION OF 2% HEARING IMPAIRED UNITS

- OFFICE SPACE
- SUPPORTIVE HOUSING STUDIO
- LOW MOD UNIT
- CIRCULATION
- OUTDOOR AMENITY
- SUPPORT SPACE
- COMMUNITY SPACE
- AMENITY SPACE



WASHINGTON STREET



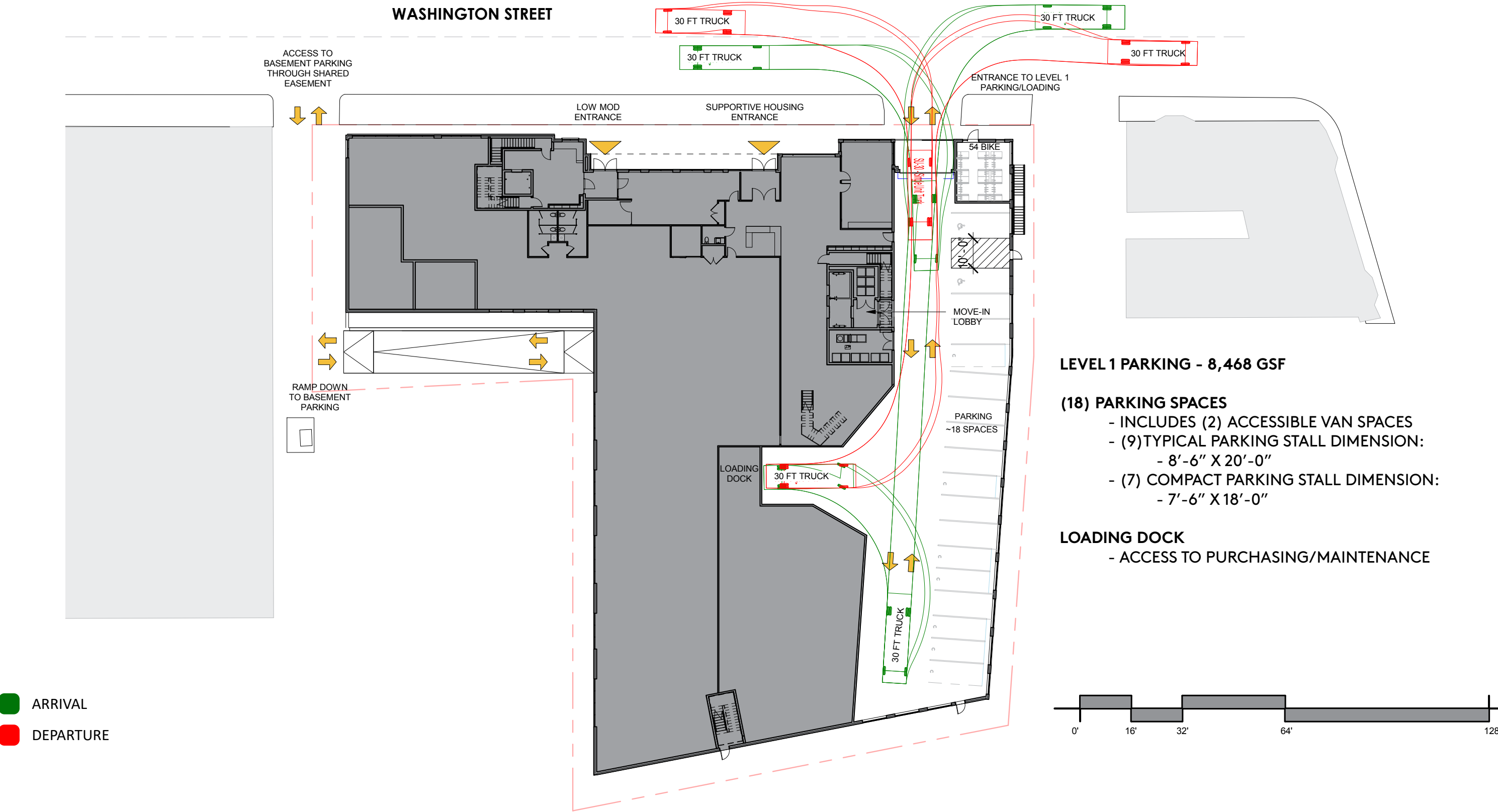
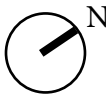
- OFFICE SPACE
- SUPPORTIVE HOUSING STUDIO
- LOW MOD UNIT
- CIRCULATION
- OUTDOOR AMENITY
- SUPPORT SPACE
- COMMUNITY SPACE
- AMENITY SPACE

- LEVEL 6 - 25,274 GSF**
- (12) LOW MOD UNITS (SEE TYPICAL FOR UNIT SF)**
- (1) 3 BED @ AVERAGE 1260 SF
 - (1) 2 BED @ AVERAGE 990 SF
 - (4) 1 BED @ AVERAGE 580 SF
 - (6) STUDIO @ AVERAGE 450 SF
- LOW MOD AMENITY LOUNGE - 460 SF**
- INCLUDES 1 ADA BATHROOM
 - ACCESS TO OUTDOOR TERRACE - 2120 SF
- LOW MOD AMENITY/SUPPORT - 260 SF**
- (29) SUPPORTIVE HOUSING UNITS (SEE TYP. UNIT FOR SF)**
- (29) STUDIO @ AVERAGE 320 SF
- SUPPORTIVE HOUSING LOUNGE - 450 SF**
- SUPPORTIVE HOUSING AMENITY/SUPPORT - 360 SF**
- SUPPORTIVE HOUSING LAUNDRY CLOSET - 30 SF**
- 1 UNSTACKED SET W/D

ACCESSIBLE TRASH ROOM W/CHUTE IN ALL LEVELS

* POTENTIAL LOCATION OF 10% ACCESSIBLE UNITS

** POTENTIAL LOCATION OF 2% HEARING IMPAIRED UNITS



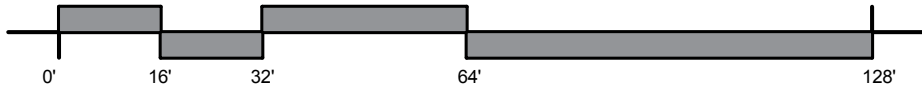
LEVEL 1 PARKING - 8,468 GSF

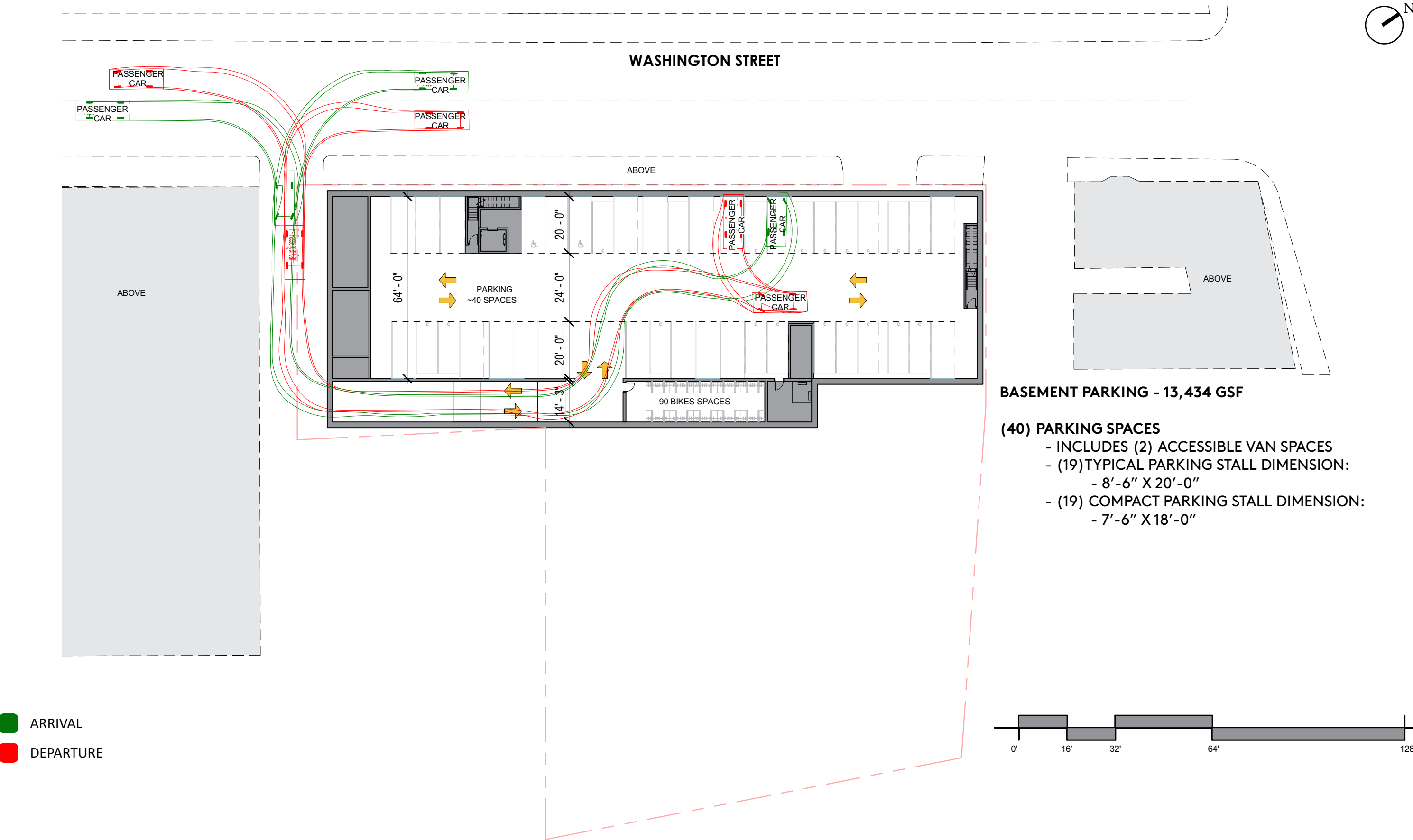
- (18) PARKING SPACES
- INCLUDES (2) ACCESSIBLE VAN SPACES
 - (9) TYPICAL PARKING STALL DIMENSION:
 - 8'-6" X 20'-0"
 - (7) COMPACT PARKING STALL DIMENSION:
 - 7'-6" X 18'-0"

LOADING DOCK

- ACCESS TO PURCHASING/MAINTENANCE

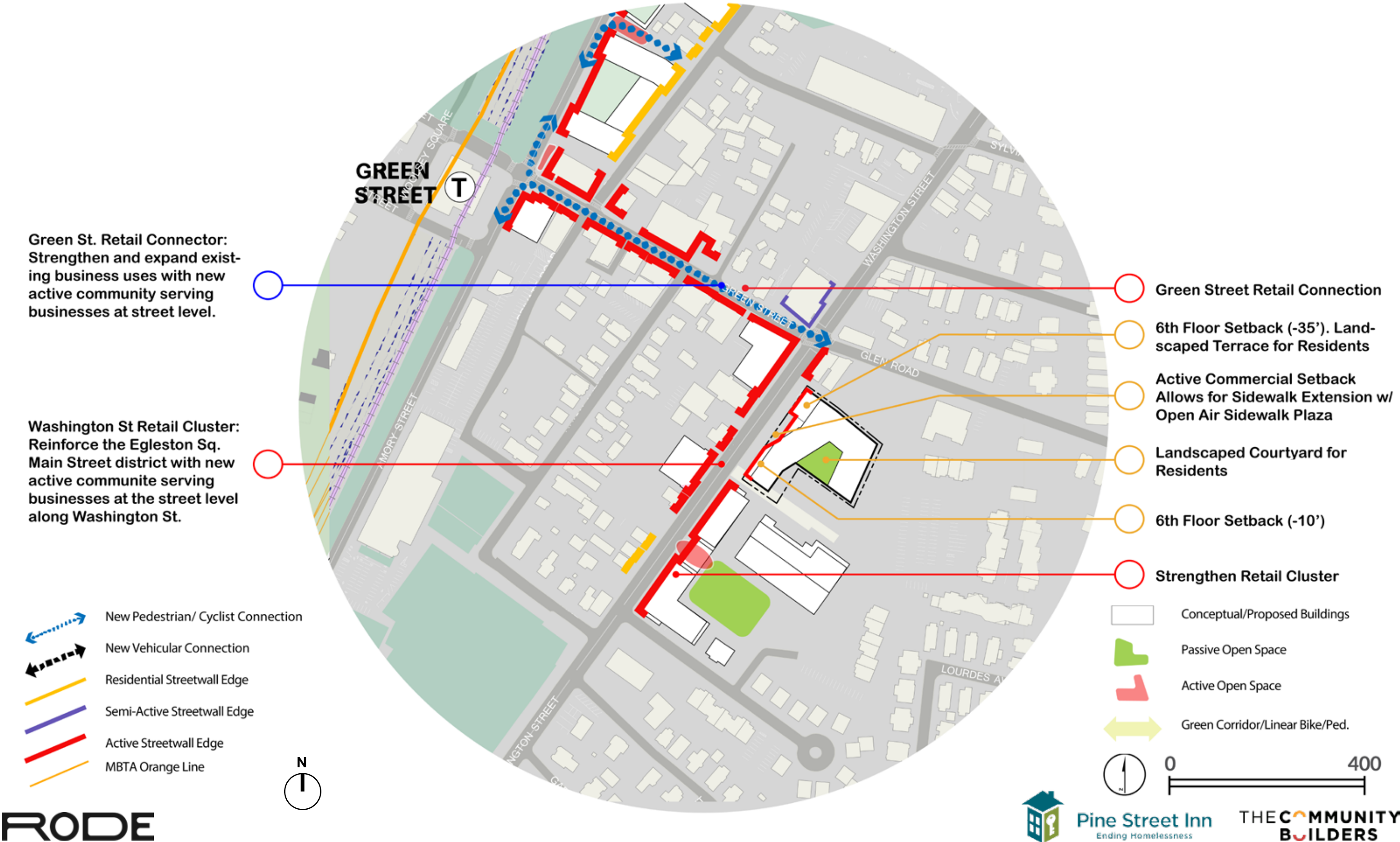
- ARRIVAL
- DEPARTURE

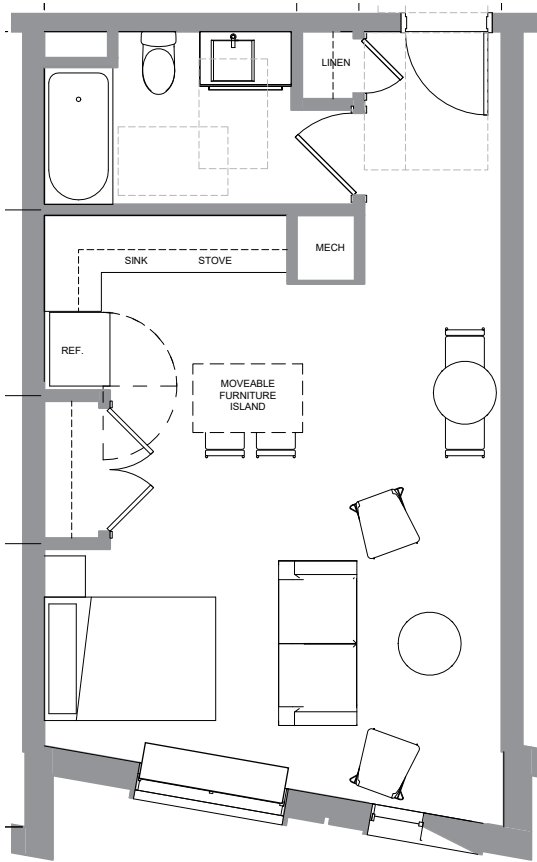
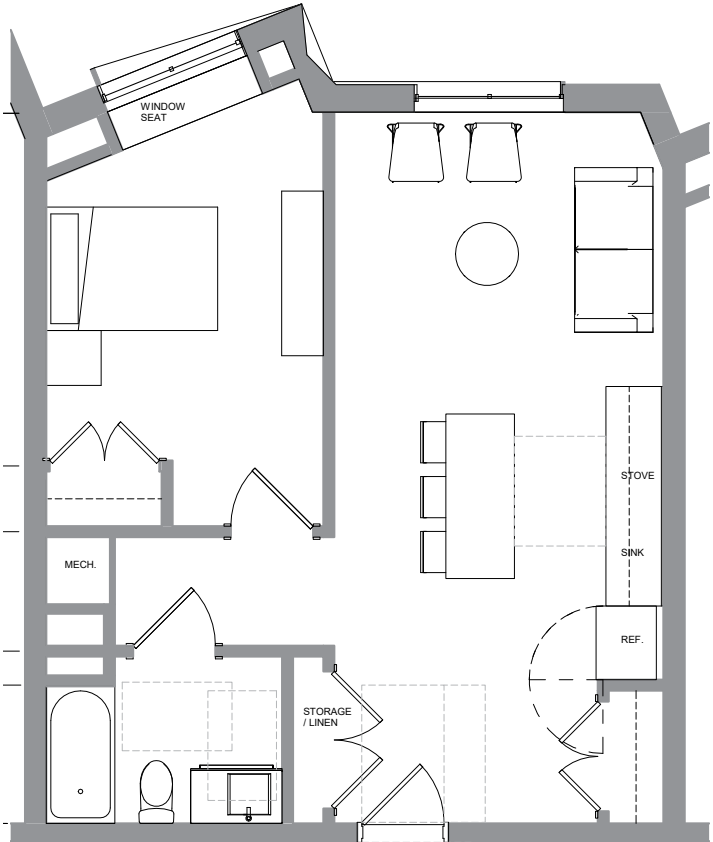




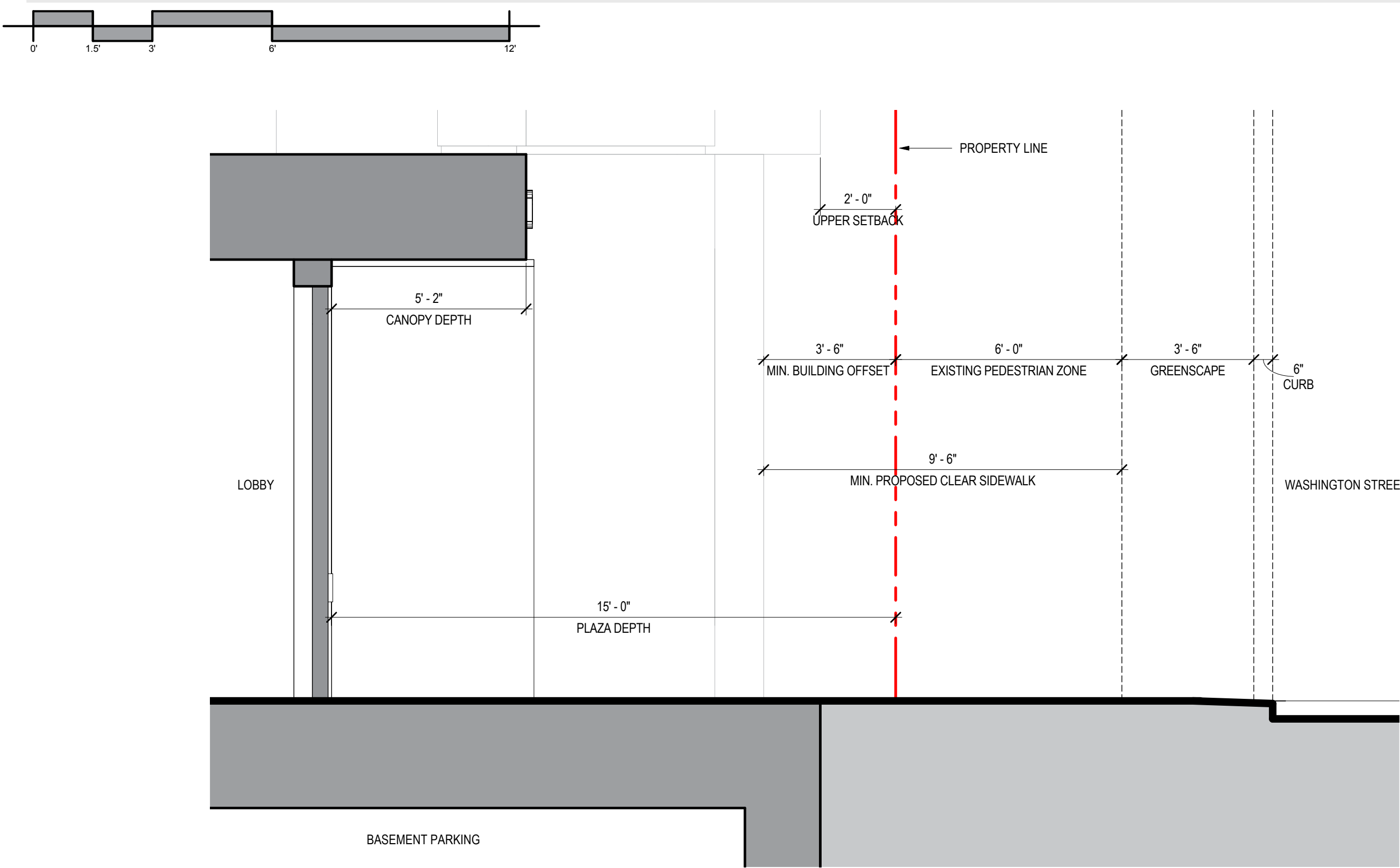


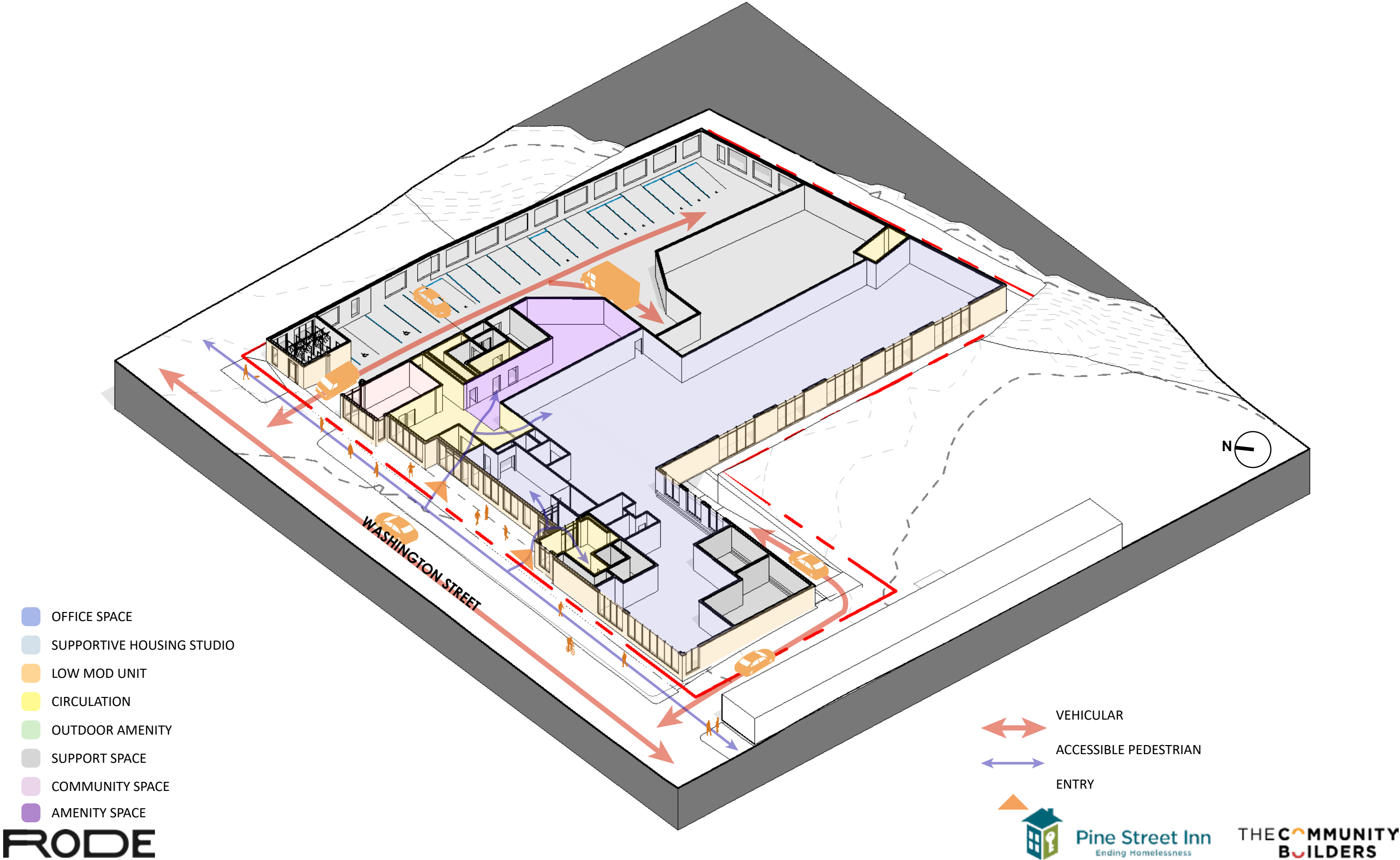
*COURTESY OF JP/ROX MASTER PLAN





Plans







- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

9:00 AM
MARCH 21
ALTITUDE: 23.4
AZIMUTH: 112.7
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

12:00 PM
MARCH 21
ALTITUDE: 46.4
AZIMUTH: 161.1
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING



3:00 PM
MARCH 21
ALTITUDE: 39.1
AZIMUTH: 223.2
N42.19, W71.05



- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING



9:00 AM
JUNE 21
ALTITUDE: 40.0
AZIMUTH: 93.5
N42.19, W71.05



- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING



12:00 PM
JUNE 21
ALTITUDE: 68.8
AZIMUTH: 149.5
N42.19, W71.05



- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING



3:00 PM
JUNE 21
ALTITUDE: 56.5
AZIMUTH: 246.4
N42.19, W71.05



- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING



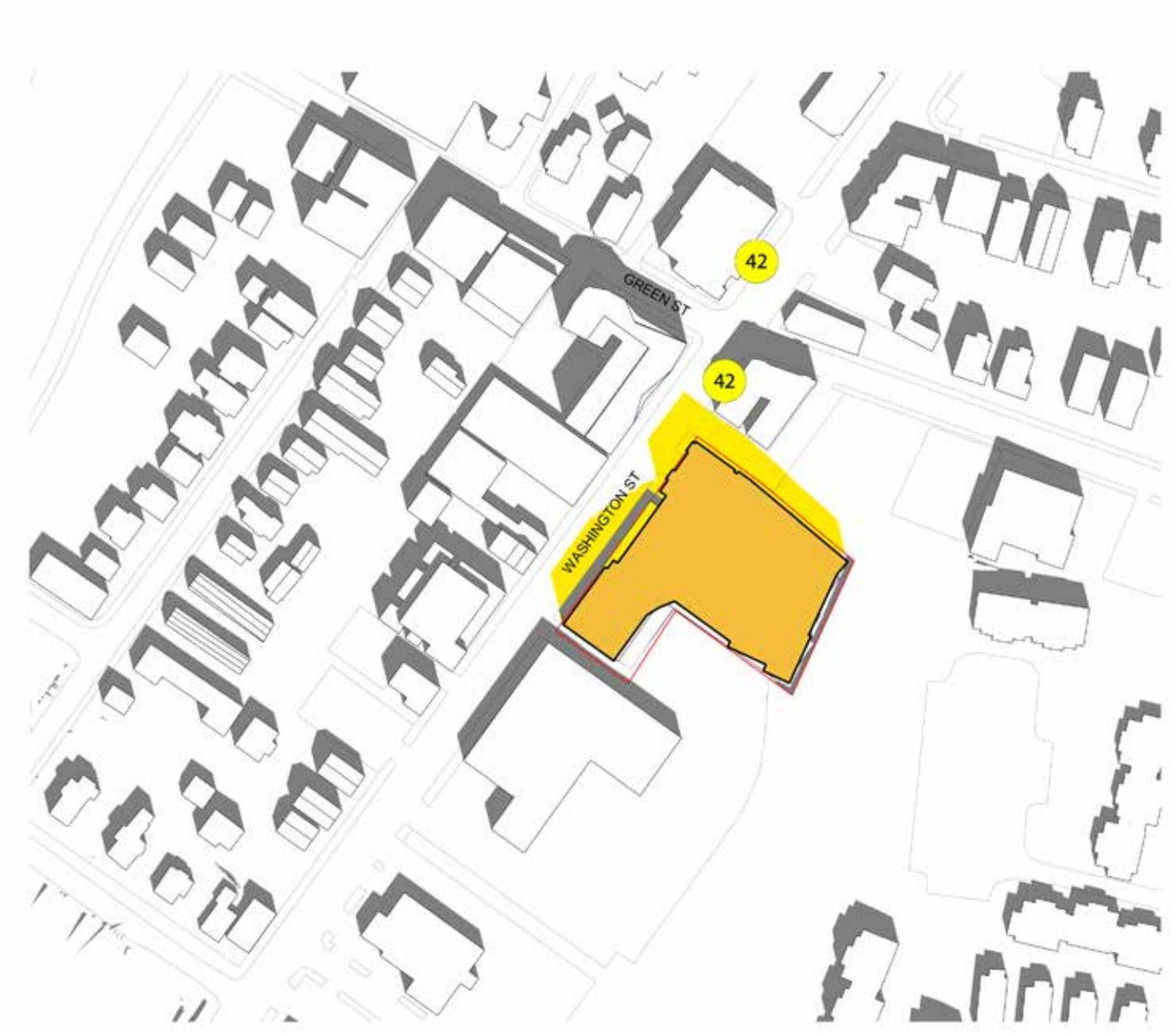
6:00 PM
JUNE 21
ALTITUDE: 23.8
AZIMUTH: 280.7
N42.19, W71.05



- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

9:00 AM
SEPTEMBER 21
ALTITUDE: 26.1
AZIMUTH: 115.2
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

12:00 PM
SEPTEMBER 21
ALTITUDE: 47.5
AZIMUTH: 166.1
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

3:00 PM
SEPTEMBER 21
ALTITUDE: 37.5
AZIMUTH: 227.2
N42.19, W71.05





■ EXISTING SHADOWS
■ PROPOSED SHADOWS
■ PROPOSED BUILDING

6:00 PM
SEPTEMBER 21
ALTITUDE: 7.4
AZIMUTH: 264.1
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

9:00 AM
DECEMBER 21
ALTITUDE: 14.4
AZIMUTH: 142.0
N42.19, W71.05





- EXISTING SHADOWS
- PROPOSED SHADOWS
- PROPOSED BUILDING

12:00 PM
DECEMBER 21
ALTITUDE: 24.2
AZIMUTH: 184.4
N42.19, W71.05





EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING

3:00 PM
DECEMBER 21
ALTITUDE: 10.1
AZIMUTH: 225.0
N42.19, W71.05

