

566 COLUMBUS AVE., BOSTON DEVELOPMENT OVERVIEW

IAG MEETING

09 DECEMBER 2019

PROJECT TEAM

DEVELOPERS

New Boston Ventures: Dennis Kanin & David Goldman
Boston Innovations Land: Richard Taylor

ARCHITECTS

J. Garland Enterprises: Jonathan Garland
Bargmann Hendrie + Archetype: Joel Bargmann

COMMUNITY LIAISON

Jovita Fontanez

ARTICLE 80 COORDINATION

BEVCO: Beverly Johnson

COMMUNICATIONS LIAISON

Joyce Ferriabough Bolling

COMMUNITY OUTREACH

Exclusive Real Estate: Harry Collings

PROJECT TEAM

PERMITTING

Epsilon Associates: Cindy Schlessinger & Talya Moked

MARKETING & SALES

Sprogis & Neale Real Estate: John Neale & Brad Sprogis

LANDSCAPE ARCHITECT

Carol R. Johnson Associates: John Amodeo

CIVIL ENGINEER

Nitsch Engineering: Judith Nitsch

TRANSPORTATION & PARKING

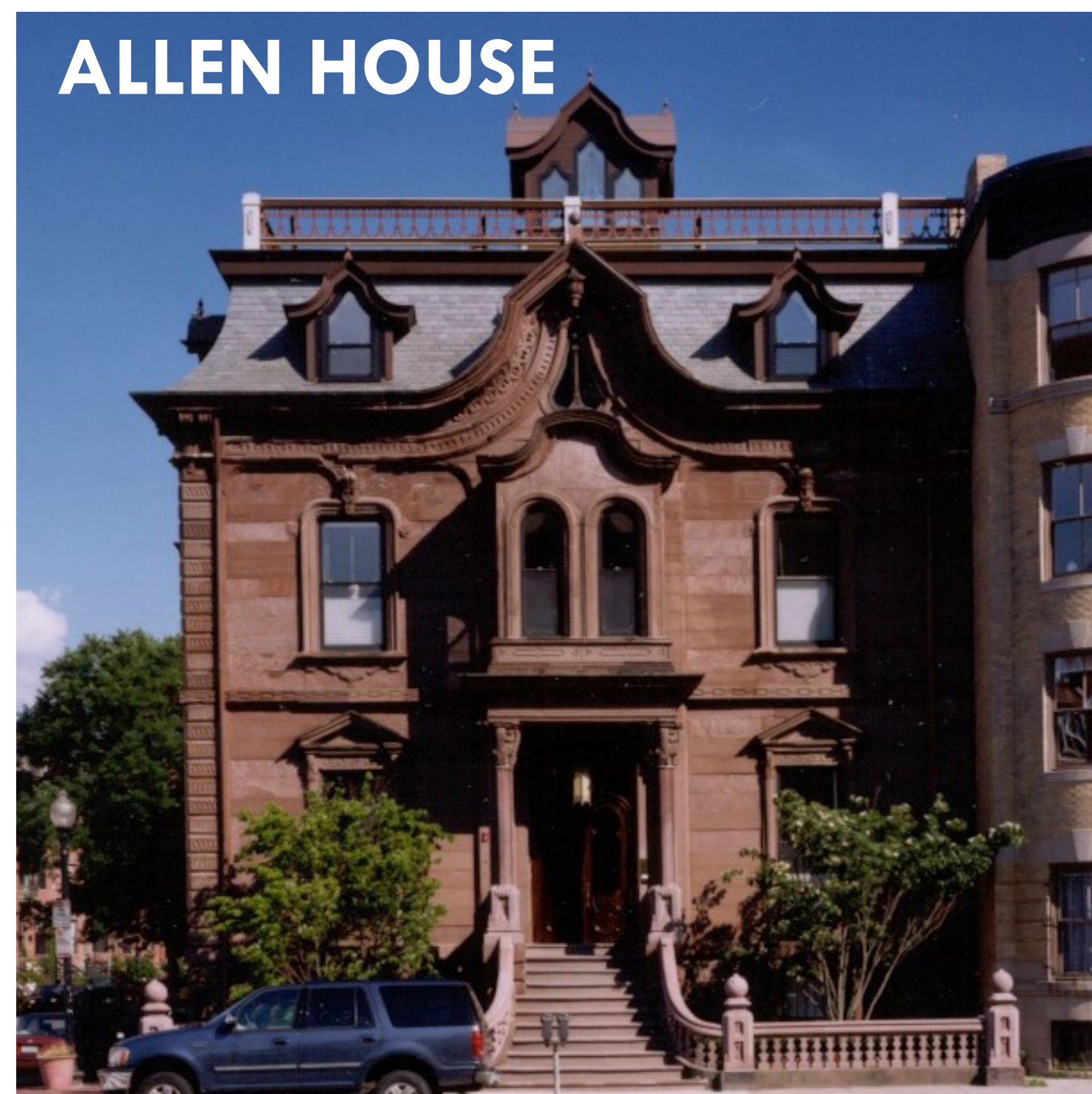
Howard Stein Hudson: Tom Tinlin & Ian McKinnon

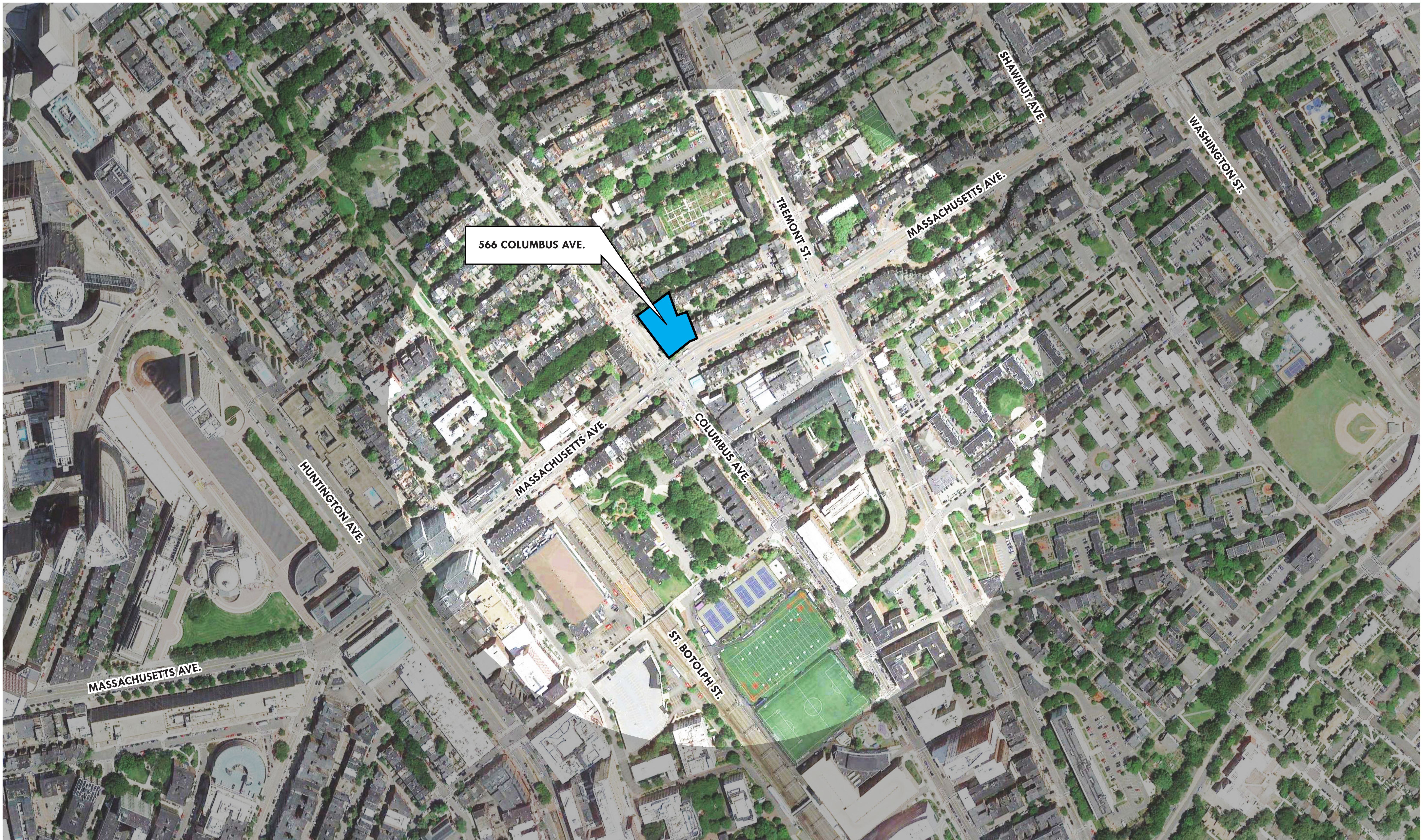
SUSTAINABILITY CONSULTANT

The Green Engineer Inc.: Chris Schaffner & Sarah Michelman

INTERIOR DESIGN

Wolf In Sheep: Alina Wolhardt





DEVELOPMENT PROGRAM

- **DEVELOPMENT PROGRAM:**

- 66 Homeownership Units, 17% Income-Restricted (Exceeds City Requirements)
- 42 Parking Spaces
- 6 Stories
- Compliant with Current Zoning

- **GROUND FLOOR ACTIVATION:**

- Express Cafe
- 4,800SF of Non-Profit Community Space In Perpetuity (Donated by Developer)
- Publically Accessible Artist Live/Work Gallery



MASSACHUSETTS
&
HUNTINGTON

334 - 335 MASS AVE.
16 STORY BUILDINGS

MASSACHUSETTS
MID-BLOCK

400 MASS AVE.
6 STORY BUILDING

MASSACHUSETTS
&
COLUMBUS

566 COLUMBUS AVE.
6 STORY BUILDING

MASSACHUSETTS
&
COLUMBUS

430 MASS AVE.
5 STORY BUILDING

MASSACHUSETTS
&
TREMONT

781 TREMONT ST.
7 STORY BUILDING

MASSACHUSETTS & WASHINGTON

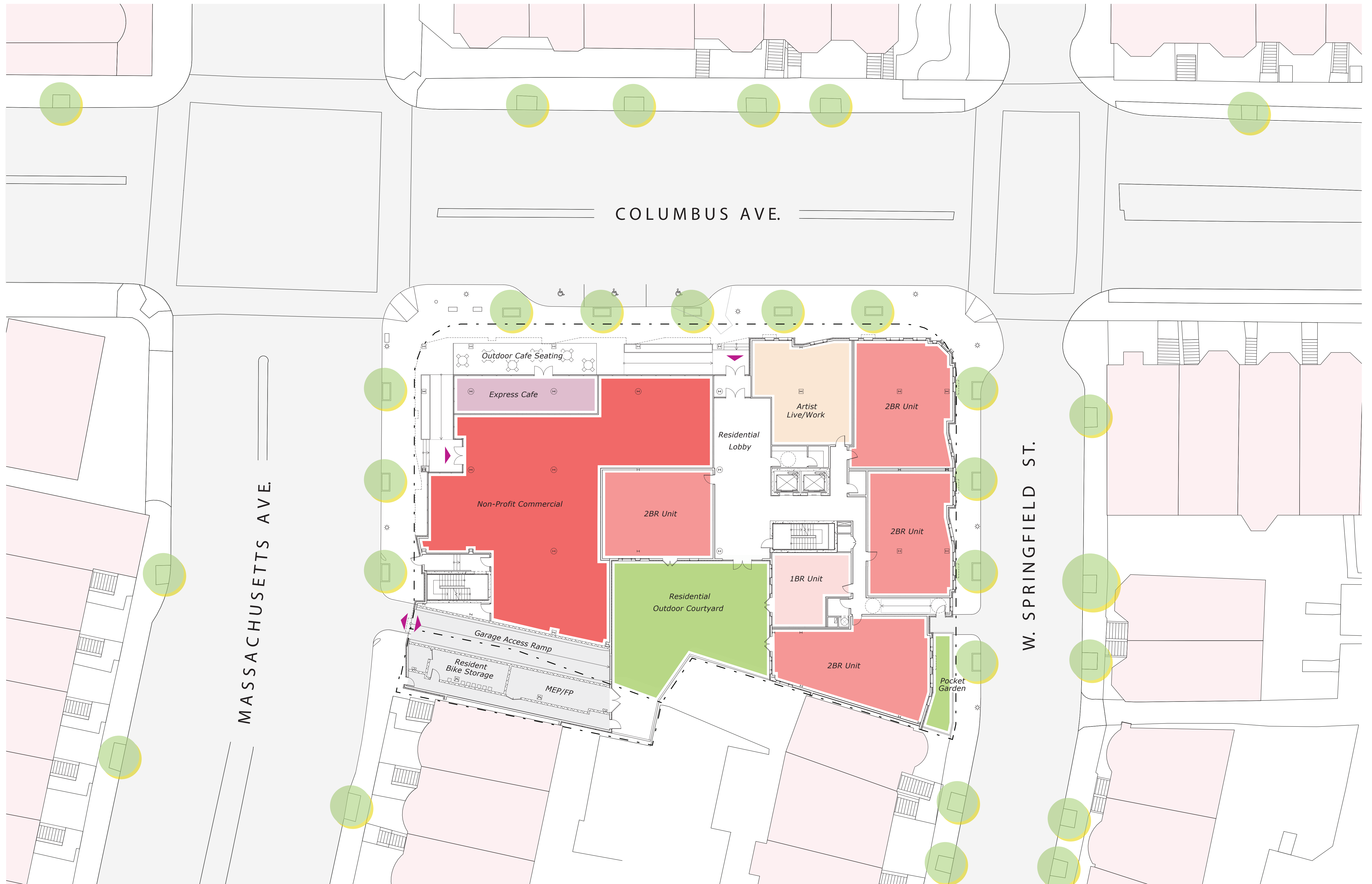
1759 WASHINGTON ST.
5 STORY BUILDING
1723 WASHINGTON ST.
6 STORY BUILDING

MASSACHUSETTS
&
TREMONT

782 TREMONT
6 STORY BUILDING

MASSACHUSETTS
&
SHAWMUT

585 MASS AVE.
5 STORY BUILDING

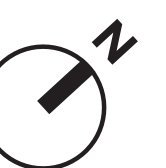
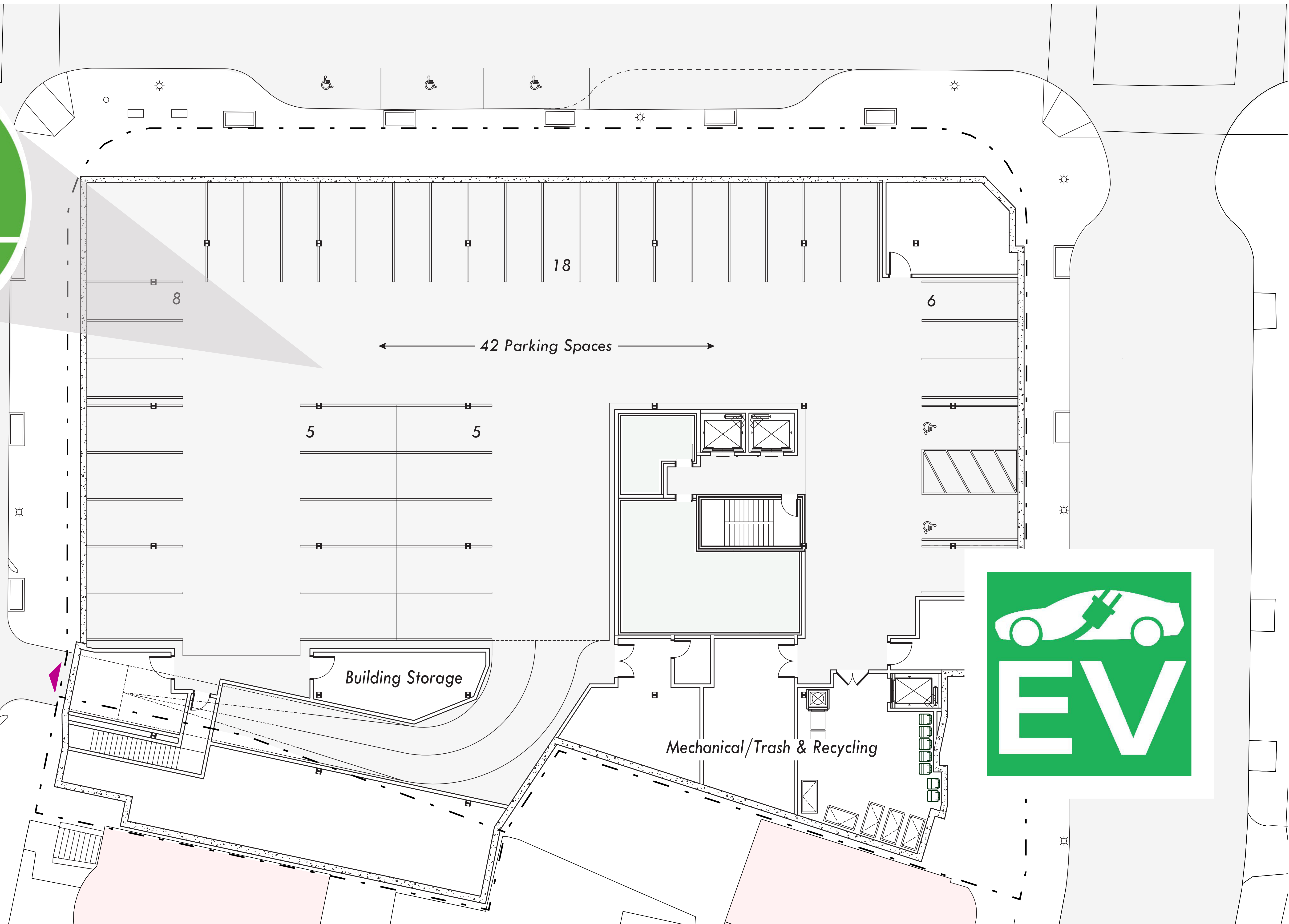








MASSACHUSETTS AVE.



MASSACHUSETTS AVE.

W. SPRINGFIELD ST.

Artist
Live/Work

Artist
Live/Work

Artist
Live/Work

Artist
Live/Work

2BR Unit

Artist
Live/Work

Artist
Live/Work

Artist
Live/Work

2BR Unit

Artist
Live/Work

1BR Unit

Artist
Live/Work

Artist
Live/Work

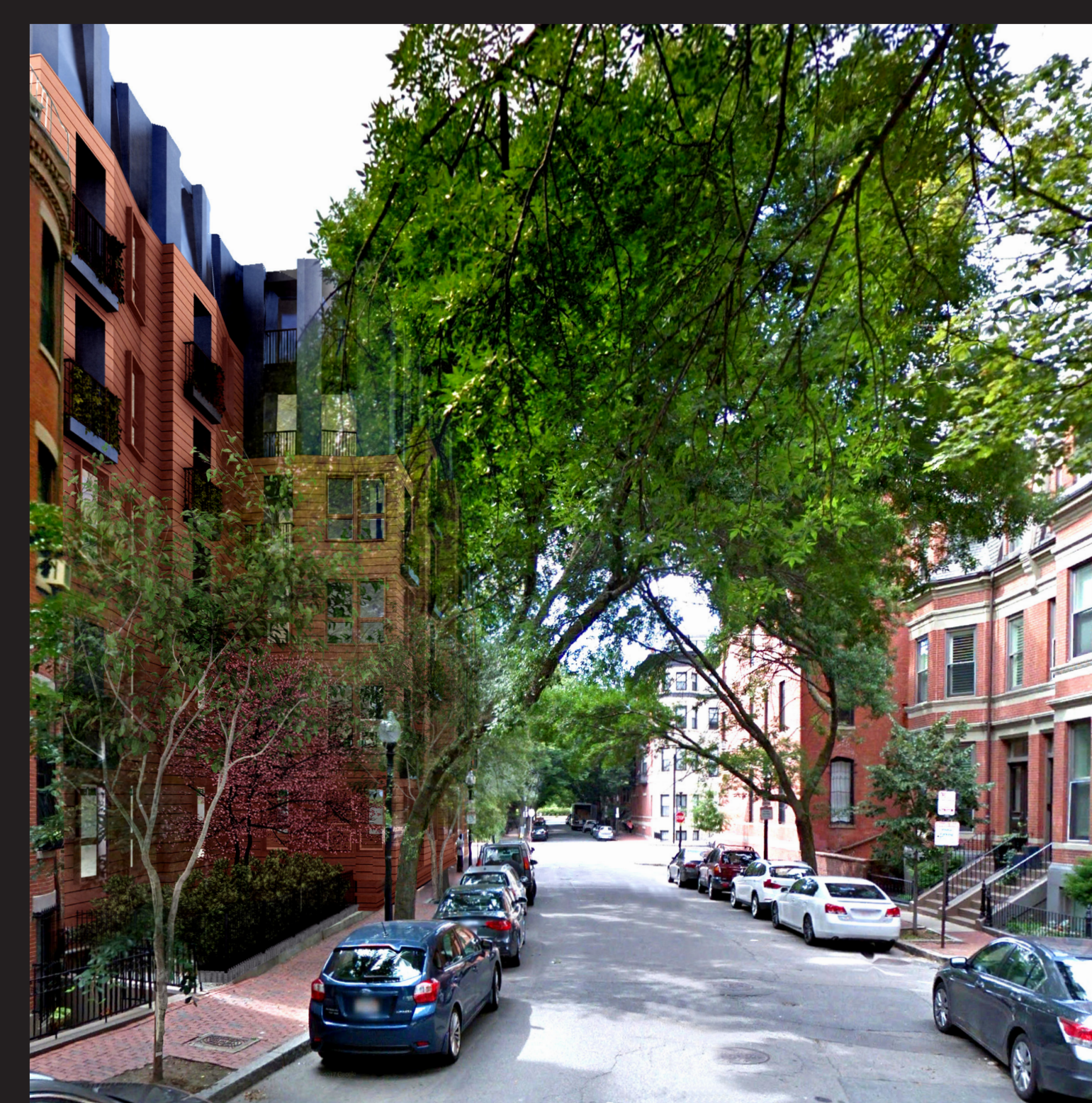
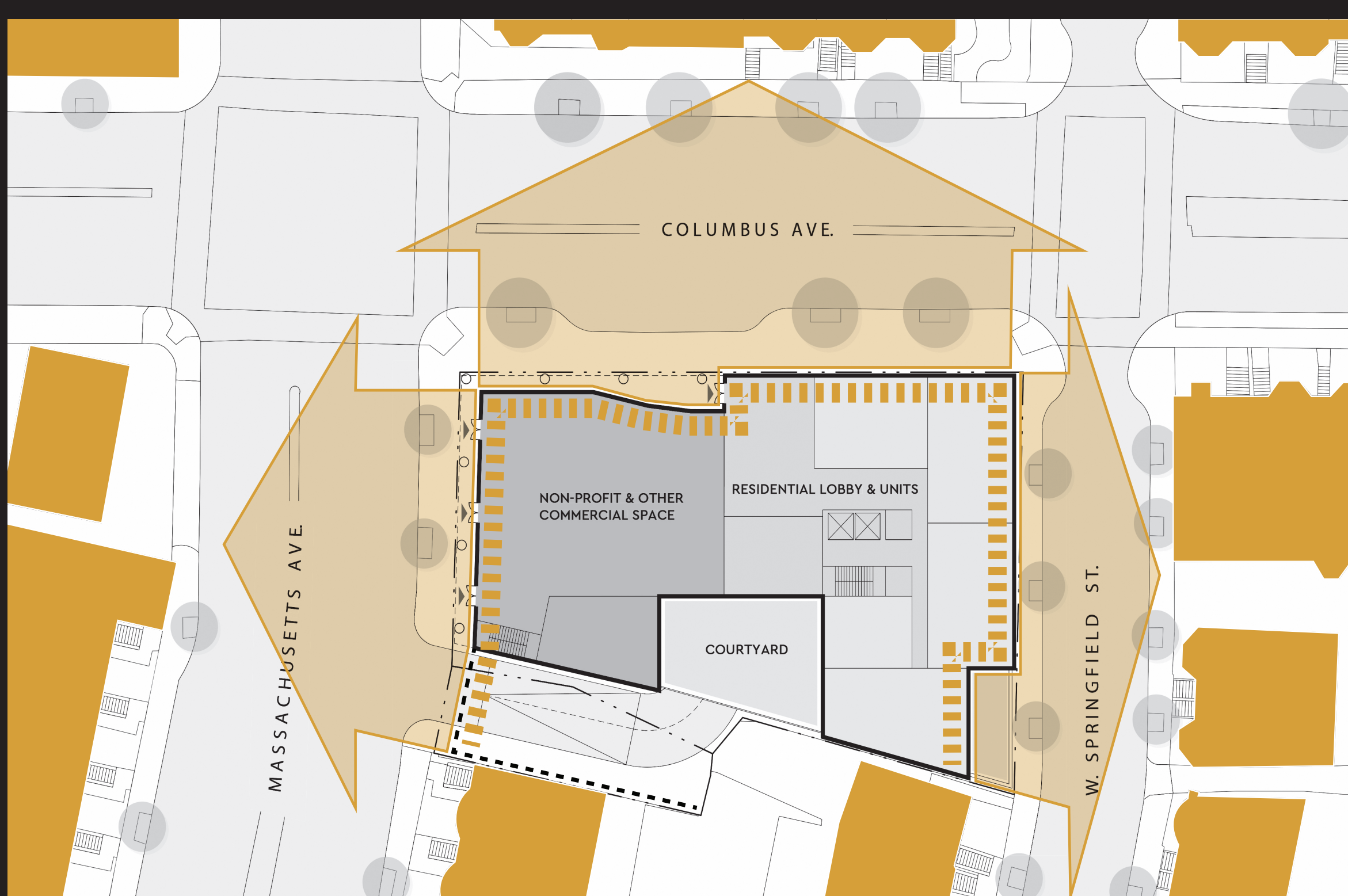
2BR Unit





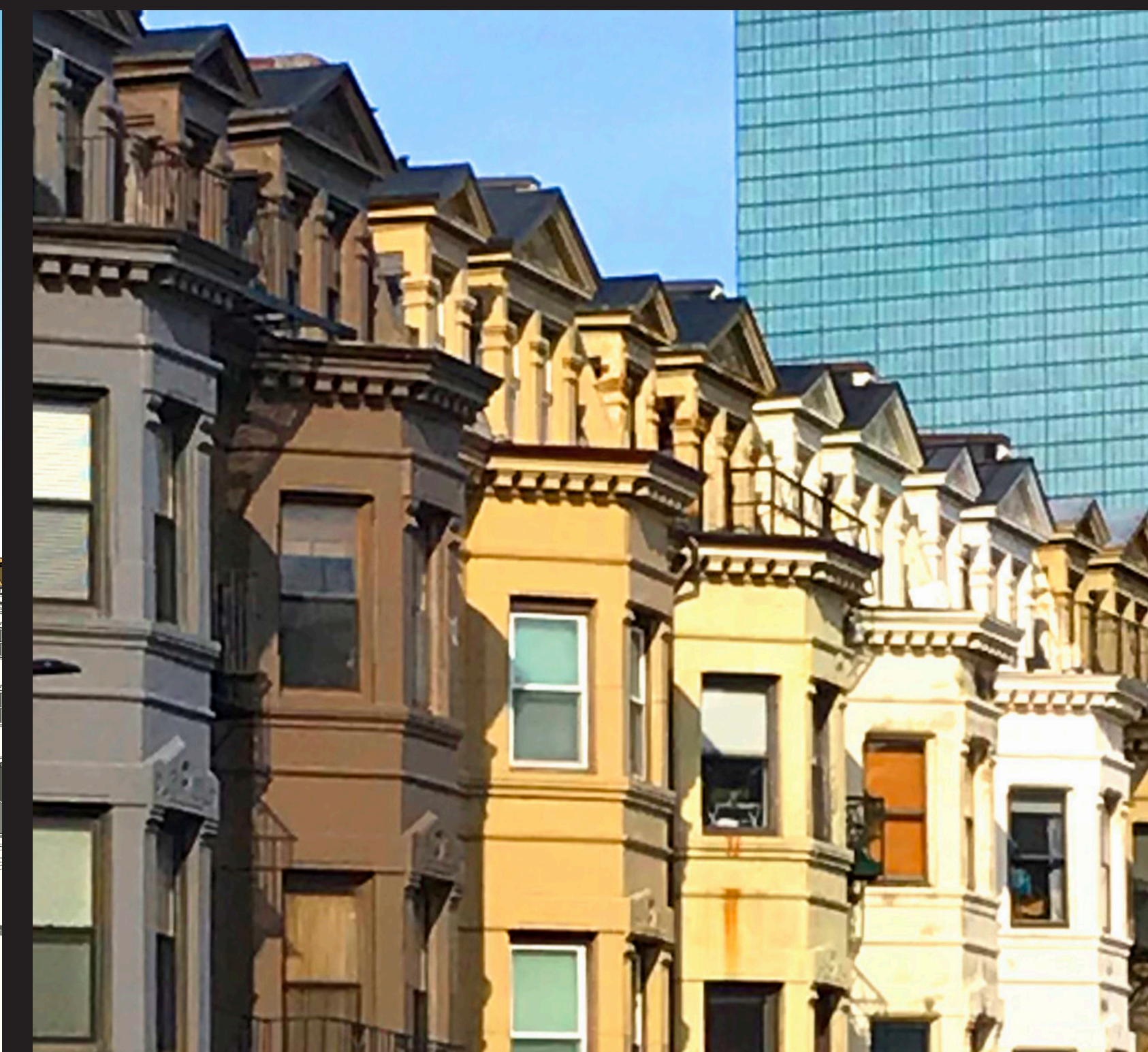
ACTIVATING THE PUBLIC REALM

SOCIAL ENTERPRISE CAFE & OUTDOOR SEATING | ARTIST LIVE/WORK & GALLERY | NON-PROFIT & OTHER COMMERCIAL SPACE



A BUILDING WITH "MULTIPLE FRONTS"

BOULEVARD NATURE OF MASSACHUSETTS & COLUMBUS AVENUE | RESIDENTIAL SCALE OF WEST SPRINGFIELD STREET

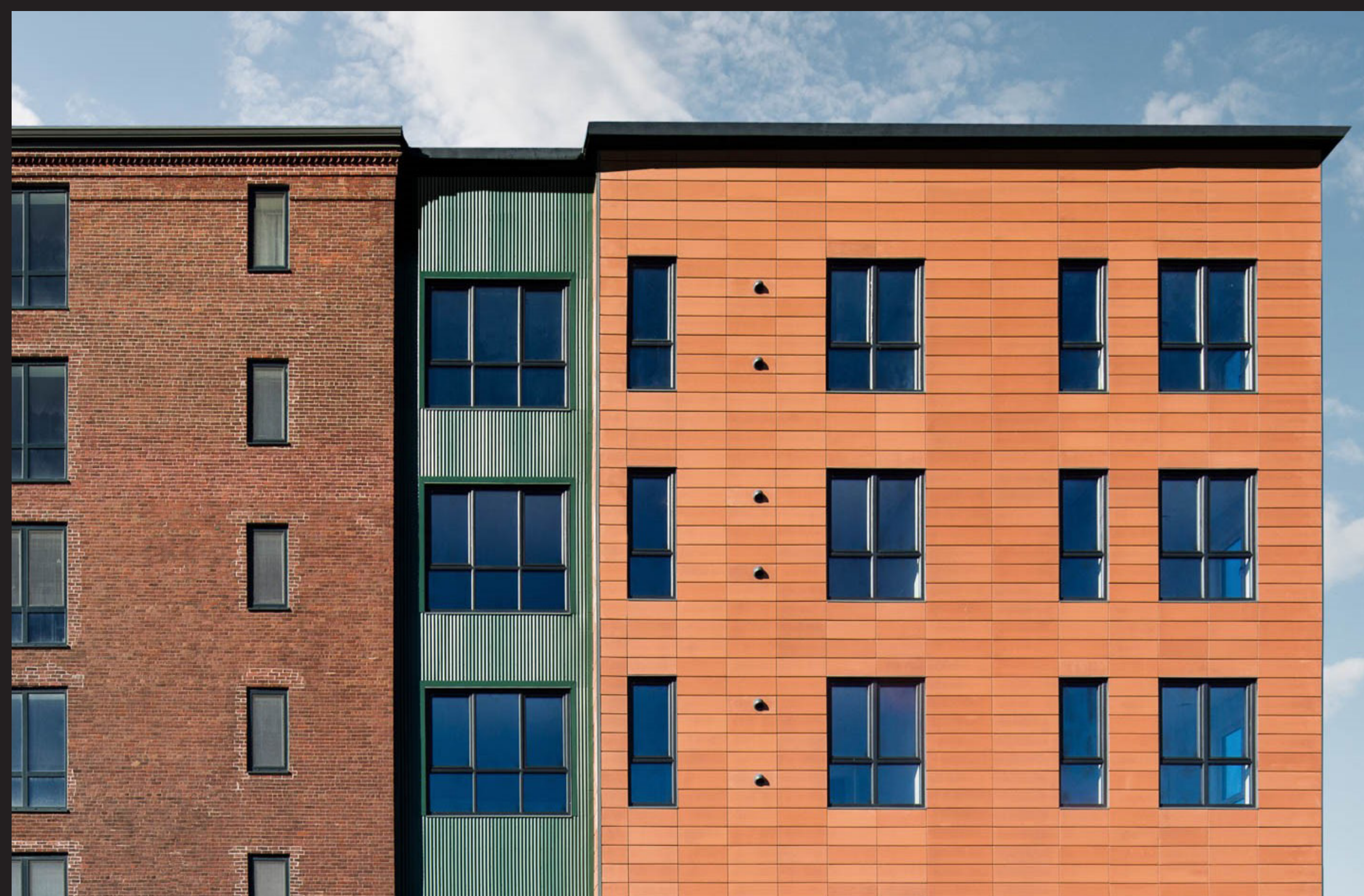


EXPRESSION OF ATTIC STORY

MASSING SETBACK |

DISTINCTIVE ROOF LINE |

MODULATION, RHYTHM & CONTRASTING MATERIALITY CONSISTENT WITH SOUTH END CHARACTER



WARM TONE MATERIALITY

BOSTON BRICK |

TERRACOTTA PANELS W/ ANALOGOUS REDS & WARM BROWNS









OUR COMMITMENT TO PRESERVING THE MURAL

- A MURAL ADVISORY GROUP HAS BEEN FORMED TO GUIDE THIS PROCESS -



SUSTAINABLE
SITES



WATER
EFFICIENCY



INDOOR
ENVIRONMENTAL
QUALITY



MATERIALS &
RESOURCES



ENERGY &
ATMOSPHERE

GREEN BUILDING INITIATIVES

1. LOCATION & TRANSPORTATION

- Electric vehicle parking and charging stations
- On-site Zip Car car sharing
- Covered bike storage for 1 bike per unit as well as the maintaining of BlueBikes for public use
- Close proximity to multiple public transportation options in addition to a 1-year T-pass subsidy

2. SUSTAINABLE SITES

- Landscaped courtyard and pocket park with drought tolerant plants requiring limited irrigation

3. WATER EFFICIENCY

- Mitigation plan includes capture, storage and recharge of rainwater from the building roof(s).
- Low flow and high efficiency plumbing fixtures

4. ENERGY & ATMOSPHERE

- Lighting will include daylight dimming, efficient controls and LED fixtures
- High performing building envelope, efficient mechanical and electrical systems
- Demonstrating an approximate 22% site energy use savings

5. INDOOR ENVIRONMENTAL QUALITY

- Healthy interior environment through the use of low-VOC finish materials
- Maintained through an efficient ventilation system

COMMUNITY BENEFITS

• EXISTING NON-PROFIT TENANT RELOCATION AND OTHER ASSISTANCE

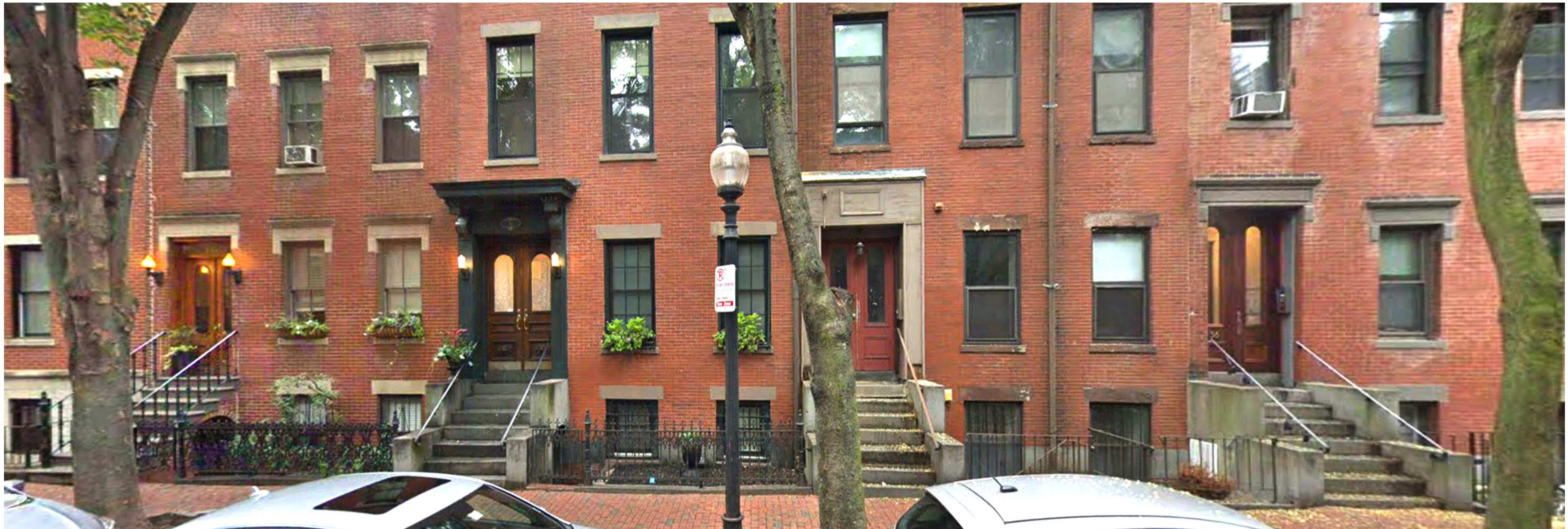
- Our team has worked diligently with each of the existing tenants over the last six months and **we have found acceptable space for ALL 6!!!**
- 4 of the 6 tenants have already moved in and are operating in new space
- Full relocation expenses
- Re-design and Build-out where required
- Rental subsidy where required
- TDC and Resilient Sisterhood have both signed LOI's and have been provided with relocation expenses, build-out and rental subsidy

COMMUNITY BENEFITS



• ADDITIONAL OFF-SITE INCOME-RESTRICTED HOMEOWNERSHIP

- Our team is currently pursuing **4 additional income-restricted homeownership** units in the South End on City-owned property, at 34 East Springfield St.
- Increases overall number of income-restricted units to **over 20%**





Street-level view southeast of Allen House, located at 1682 Washington Street at Worcester Square (1966). —*Courtesy of The Bostonian Society*



AFTER



“In my new role as an affordable housing expert for a national organization called Grounded Solutions Network, I have yet to see another private developer who has maintained the philosophy and commitment which the New Boston Ventures team demonstrates. I wish that there were more developers who shared NBV’s philosophy and commitment as it would make communities stronger.”

– Jason Webb Former Director Dudley Neighbors Incorporated

The results of the development could not have gone any better. We sold that they want to have happen that the New Boston Team would be the as an affordable housing expert for a national organization called Grounded Solutions Network that has the philosophy and commitment as the New Boston Ventures team. I wish that there were more developers who shared NBV’s philosophy and commitment it would make communities stronger.

If you have any questions, I am more than happy to talk more about it. Contact me at jasonjwebb@gmail.com or 617-792-6881. I highly support the New Boston Ventures team.

Respectfully
Jason Webb

Jason Webb
Former Director



Dudley Neighbors Inc.

Current Senior Community and Capacity Building Specialist



Grounded Solutions Network

June 16, 2019

JASON J WEBB

To Whom it May Concern:

I am writing this letter of support of New Boston Ventures from my experience of working with them on building 60 units of permanent affordable homeownership units in the Roxbury and Dorchester neighborhoods in Boston. This work spanned over 10 years from 1995 - 2009 and was organized into 5 different developments. These developments were a partnership between the Dudley Street Neighborhood Initiative the community organizers and planners, Dudley Neighbors Inc the Community Land Trust tasked with keeping these homes permanently affordable.

My role in these developments changed over time, I started as a community resident and Board Member of Dudley Neighbors Inc to be the Director for the organization during our final development project named Brookford Dalin Dean Homes. In all the years that New Boston Ventures and the principles of David Goldman and Dennis Kanin worked with me and the community I witnessed a team that was committed to affordable housing and was a true partner in getting projects done.

Their commitment to the community and affordable housing was clear on every project because of their philosophy of doing a development in the same way they would regardless to who was buying the unit. This came out when it came to the design and what elements would go into the units. The New Boston Venture team would take pride in saying that they would not put a product in the affordable units that they would put into one of their market rate units they build. The community in all of these developments picked the New Boston Ventures team because they knew that the team stood behind the product they were going to deliver.

One of the examples on their commitment to affordable housing and the community was with our last project of 18 units of affordable homeownership. These homes went through a full community design process and the New Boston team was selected as the developers, now what the community of the New Boston team did not expect that the housing market would crash. I remember the New Boston Team along with myself and a community rep being called into a state agency to speak with us on the likely hood of the project going forward. The question came up to the New Boston Team “Do you feel like you will be able to sell these units?” Without a blink David and Dennis both said “We have confidence that the community will sell these with us and we will get the all sold”. Leaving the meeting we all knew that we had a tall task, but it was the New Boston team that felt like we could get it done because of the community’s commitment. Also leaving the meeting the New Boston team knew that we needed to do things different like the image below describes to help sell these units.



For our last development named Brookford Dalin Dean Homes, the New Boston Ventures developed these marketing postcard that helped with marketing and staged the homes.

14549 GREATER GROVES BLVD • CLERMONT, FL • 34714
CELL 617-792-6881

COMMUNITY BENEFITS

- ✓ • **AFFORDABLE ARTIST LIVE/WORK HOUSING**
50% Neighborhood Preference through the City's Diversity Preservation Policy
- ✓ • **CONTRIBUTIONS TO NEIGHBORHOOD NON-PROFIT ORGANIZATIONS**
- ✓ • **COMMITMENT TO HONORING THE MURAL**
- ✓ • **180 NEW CONSTRUCTION JOBS** Exceeds Boston Residents Jobs Policy (BRJP)
- ✓ • **EQUITY PARTICIPATION FROM COMMUNITIES OF COLOR**
- ✓ • **CONTINUATION OF USES' SERVICES & PROGRAMS**
- ✓ • **OPENING UP CLOSE TO 5,000 SF ON FIRST FLOOR FOR NON-PROFIT COMMUNITY PROGRAMS IN PERPETUITY (DONATED BY DEVELOPER)**

THANK YOU