

Project Review Discussion

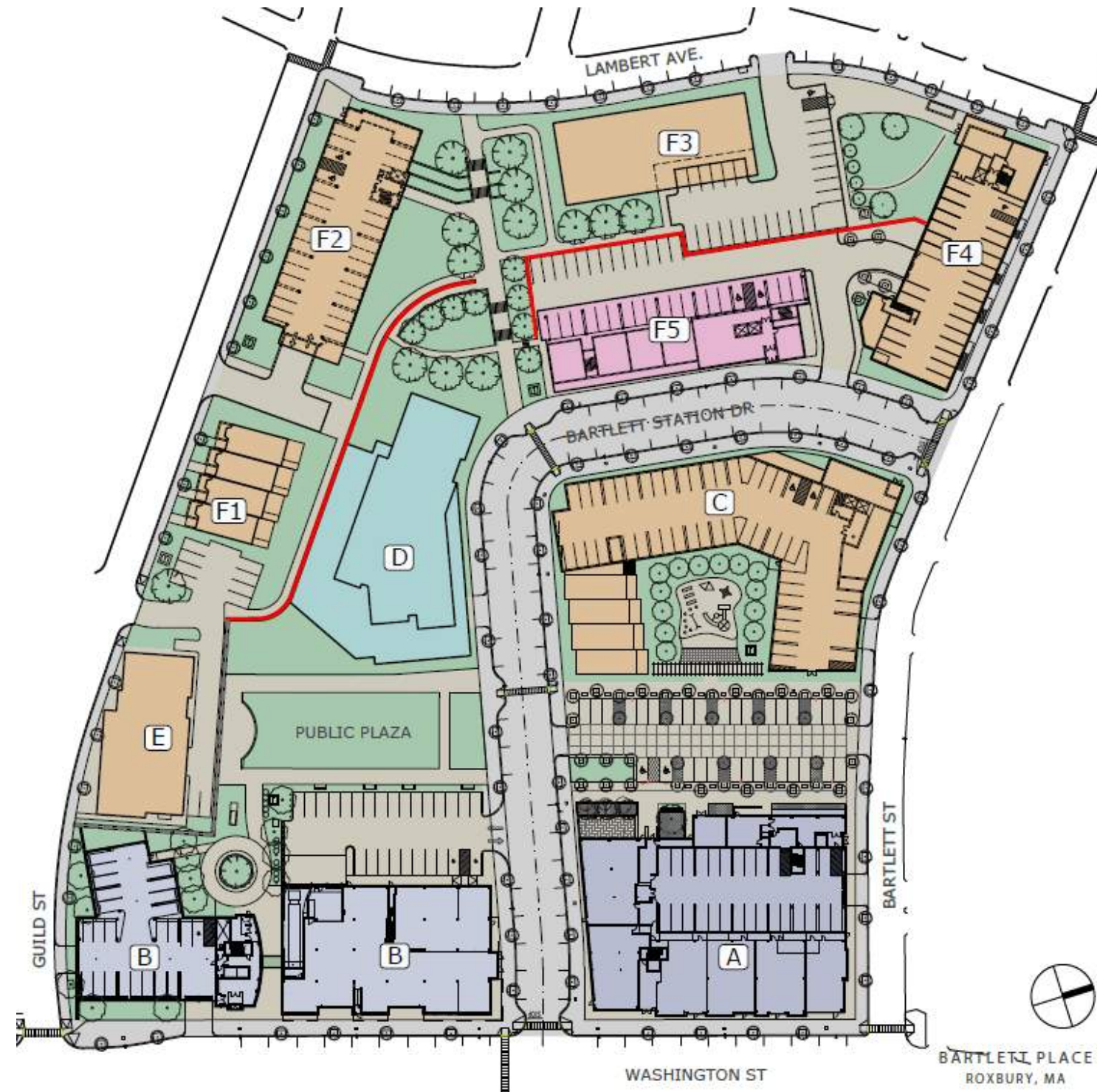


- BPDA Introduction
- Nuestra & Windale Introduction and Overview
- Master Site Overview
- Parcel D
- Q&A

September 25th , 2018

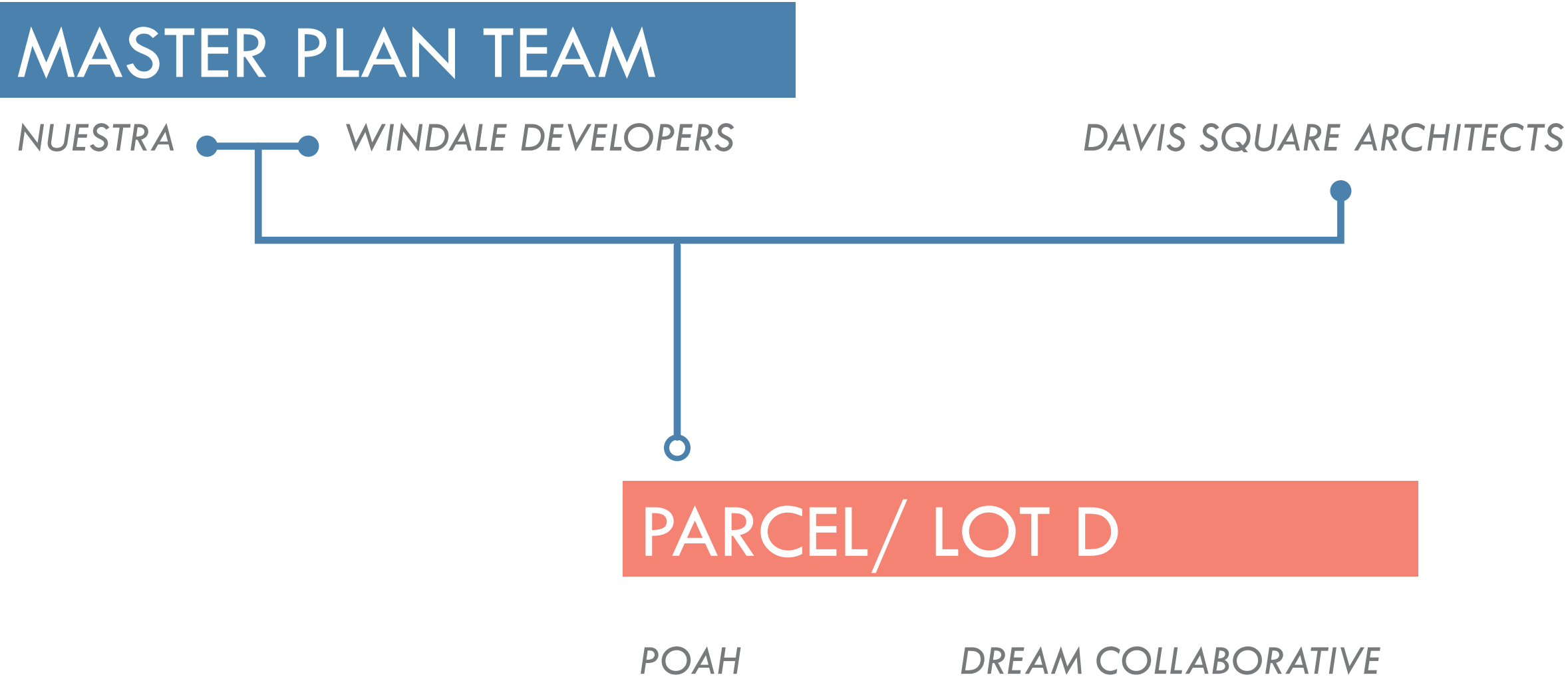


Master Site Overview



BARTLETT YARD LOT D - SENIOR HOUSING

PROJECT TEAM





Master Site Overview



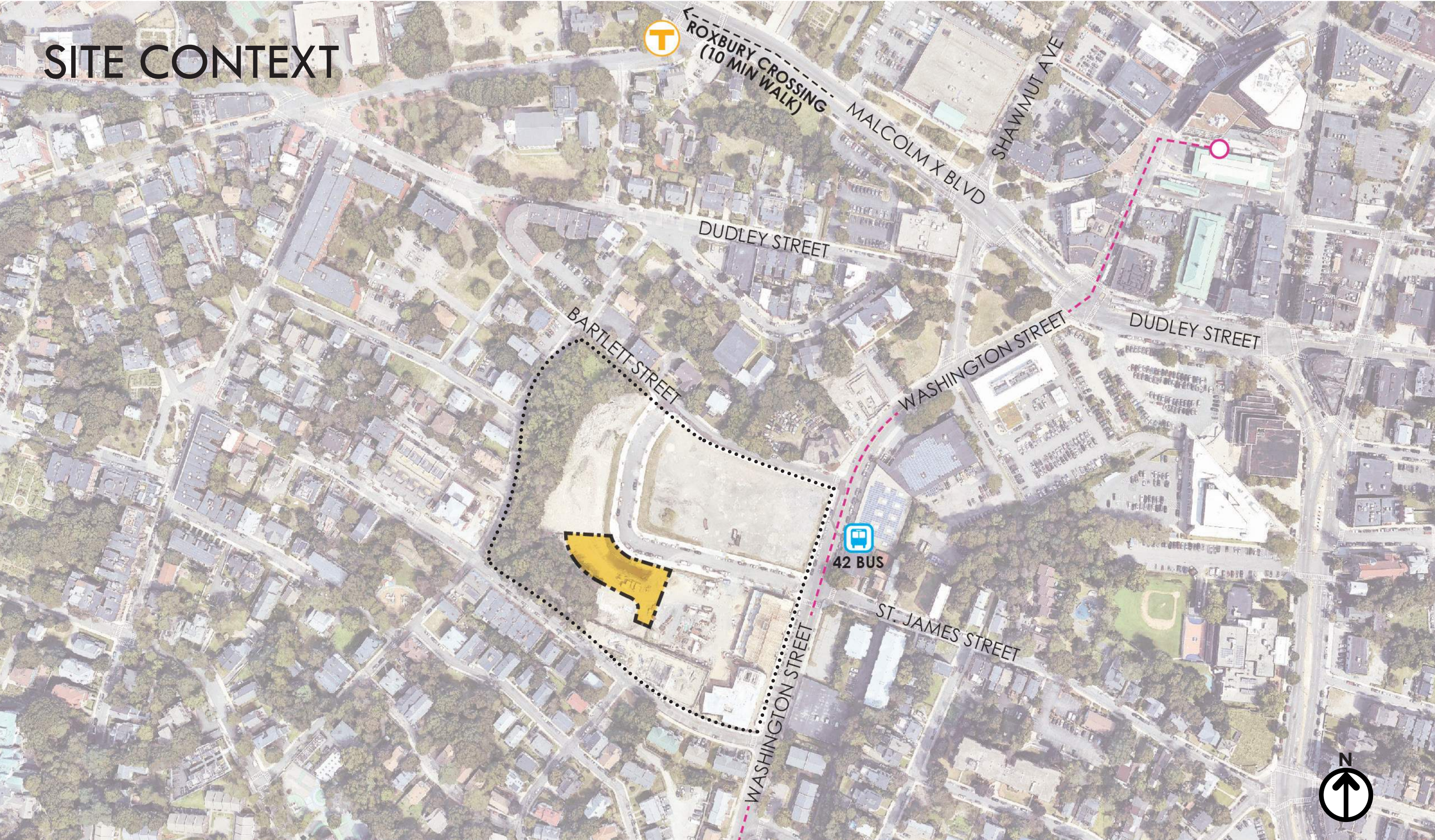
LOT D PROGRAM

- **52 residential units**
- **Affordability:** 80% of the units (42) to be restricted as affordable in perpetuity
 - 9 units reserved for households at 80% of AMI (\$69,400)* or below
 - 19 units reserved for households at 60% of AMI (\$51,780)* or below
 - 9 units reserved for households at 50% of AMI (\$43,150)* or below
 - 5 units reserved for households at 30% of AMI (\$25,890)* or below
- **1,200 SF** community art gallery space
- **17** covered parking spaces
- **Public outdoor landscape area**

*2-person household

Unit Type	Total	Affordable Units		Unrestricted Units	
		Total	Max. Tenant Rent	Total	Rent
1 BR	43	34	\$547-\$1,459	9	\$1,800
2 BR	9	8	\$625-\$1,667	1	\$2,205
Total Units	52	42		10	

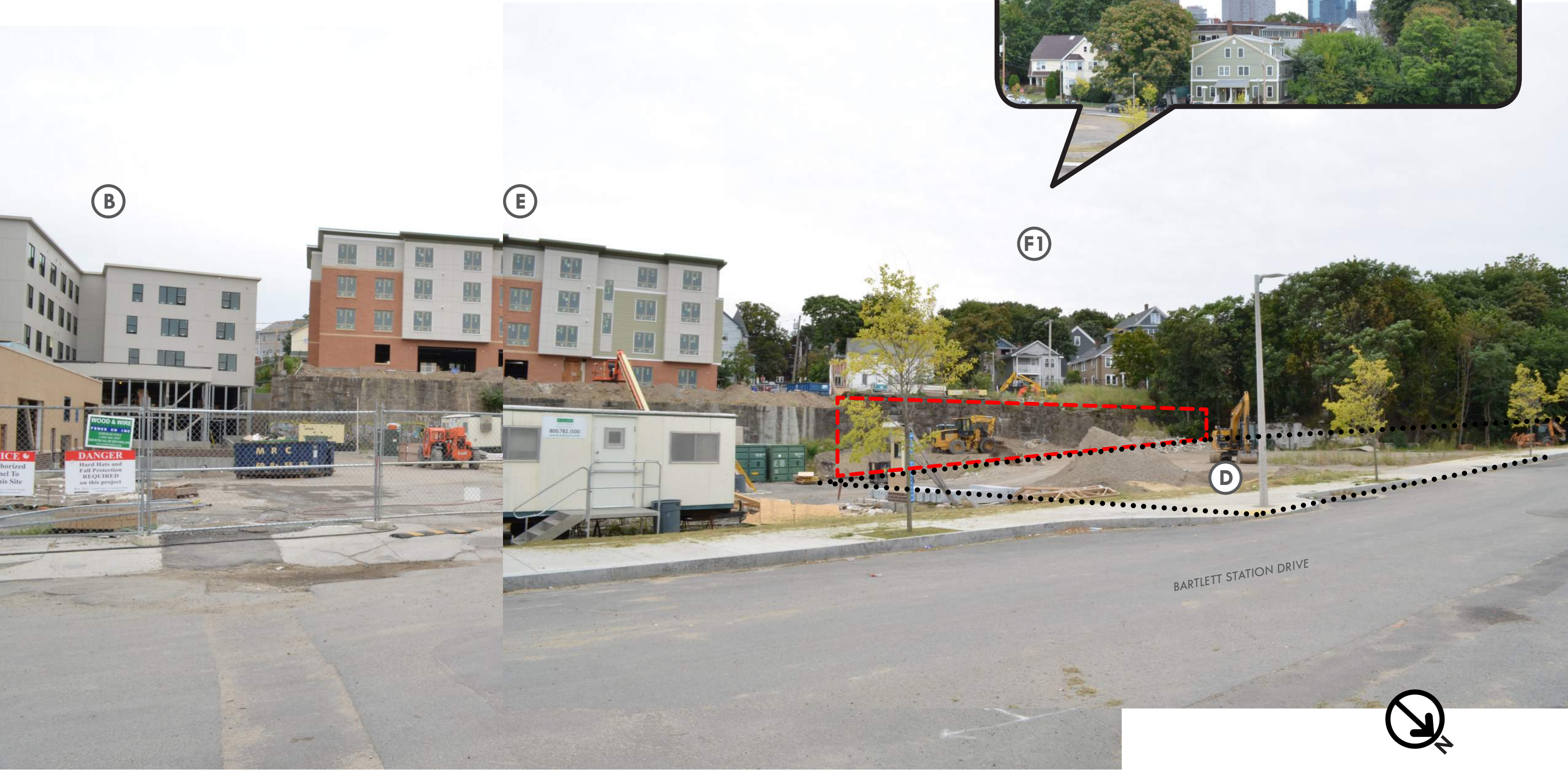
SITE CONTEXT



EXISTING CONDITIONS PHOTOS



CURRENT SITE CONDITIONS



SITE PLAN



BUILDING PLAN, LOBBY/ GARAGE



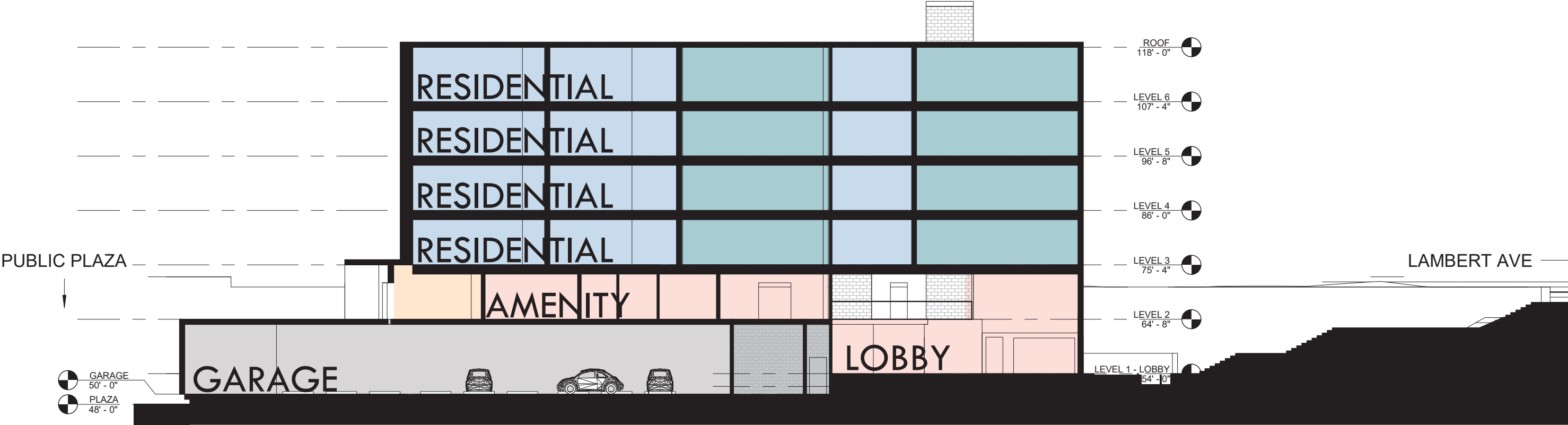
BUILDING PLAN, LEVEL 2 TERRACE



BUILDING PLAN, UPPER FLOORS



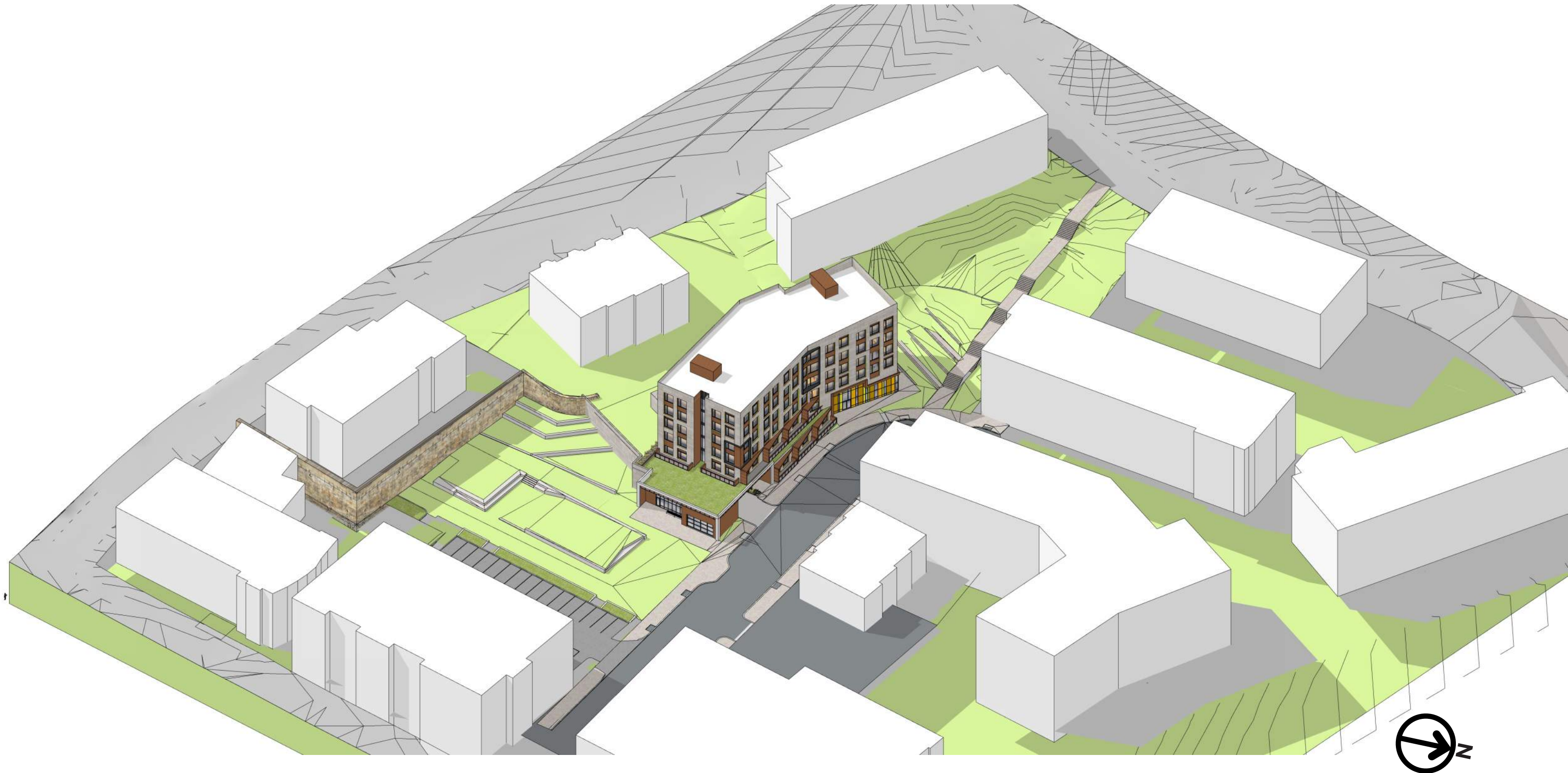
BUILDING SECTIONS



STREET LEVEL PERSPECTIVE



BIRDS EYE VIEW



STREET LEVEL PERSPECTIVE





Q&A



Reserve Slides
Follow



Projects in Construction:

- Bartlett B
- Bartlett E

Bartlett B



Bartlett B



Bartlett B



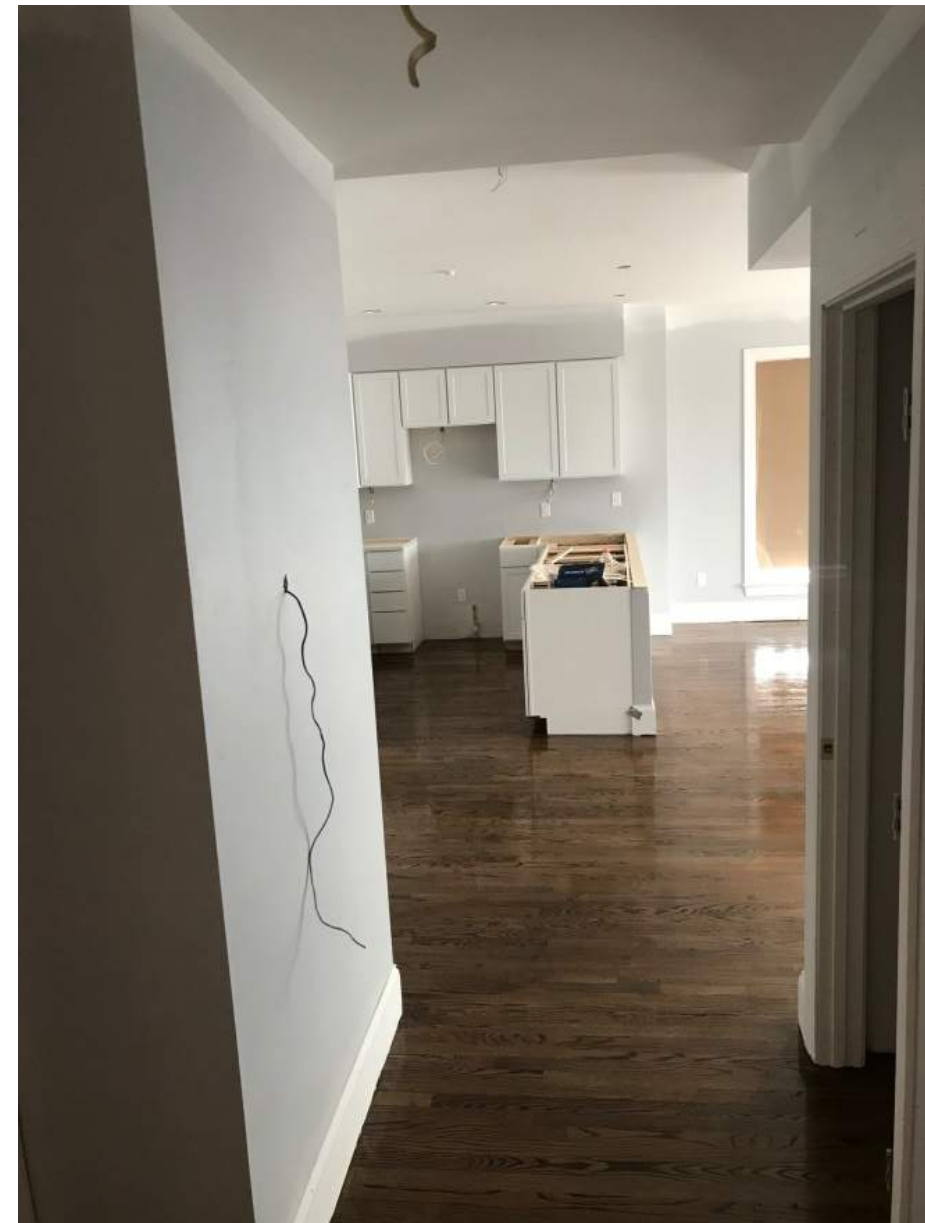
Bartlett E



Bartlett E



Bartlett E





- Program for building under Nuestra
- Bartlett Plaza



Program for building under Nuestra

	1 Bedroom							2 Bedroom							3 Bedroom						
	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	Mkt	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	Mkt	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	Mkt
B	2	1	2	3			15	6	2	14	2			6	4		1	1			1
E											1	1		11							3
A	3		2	1				7		9	2		4		2	5	2			5	
C											10	10		25							16
F4					1		8				1	1		15				1	1		12
F2											1	1		18				1	1		6

Arts Plaza

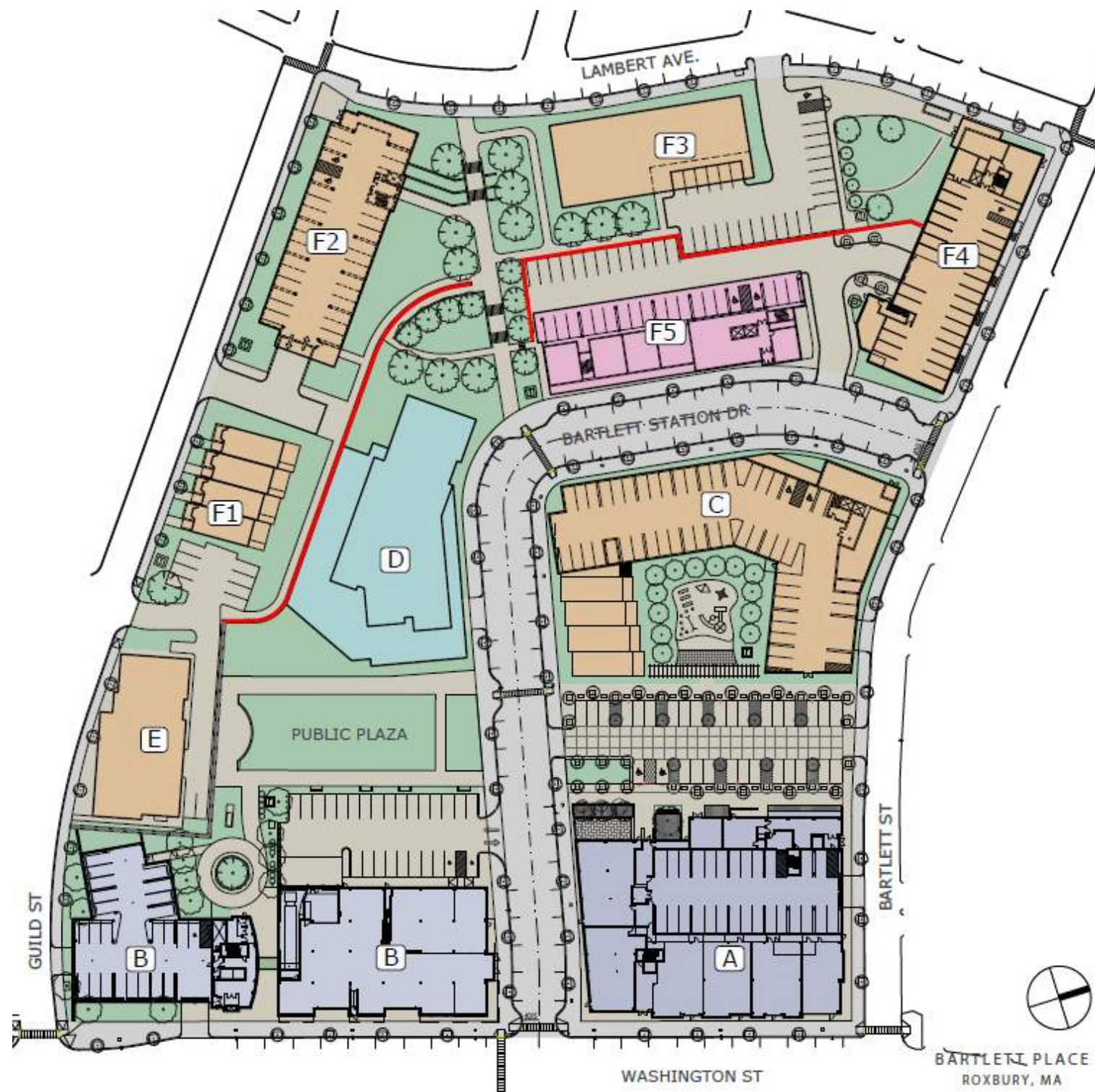




General Site Information:

- Current Program
- Proposed Affordability
- Site Plan Comparison
- Master Site Circulation
- Master Site Open Space
- Public Art Opportunities

Current Program



Phase	Building	Current/ Proposed Program		
		Type	Total Units	Commercial sf
1	B		60	13,878
	A		42	32,596
2	C	H	61	
3	E	H	16	
4	D	R-S	52	1,300
5	F4	H	40	
	F2	H	28	
	F5	R	44	
	F3	H	16	
	F1	H	8	
5	F1-5		136	-
Total			367	47,774

Proposed Affordability



Bartlett Station Program - Income Mix

Category	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI	Market	Total
Maximum income - example for HH of 3	\$29,150	\$48,550	\$58,250	\$67,950	\$77,650	\$97,050	\$116,450	NA	NA
Number of units in category	42	21	72	TBD	46	28	9	149	367

Note: 2018 income limits provided by BPDA

2018 income restrictions and rest for a 2 bedroom



Maximum Affordable Rents

Bedrooms	30 % AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
2	\$ 697	\$ 1,213	\$ 1,456	\$ 1,459	\$ 1,824	\$ 2,084	\$ 2,501

<https://www.boston.gov/search?utf8=%E2%9C%93&query=HUD+income+limits&facet%5B%5D=documents>

Maximum Affordable Sale price

	80% AMI	100% AMI
2	\$ 217,000	\$ 281,600

<https://www.boston.gov/search?utf8=%E2%9C%93&query=HUD+income+limits&facet%5B%5D=documents>

Area Median Income Per Household Size

Household Size	30 % AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
2 Person	\$ 25,900	\$ 43,150	\$ 51,780	\$ 60,410	\$ 69,000	\$ 86,250	\$ 103,500
3 Person	\$ 29,150	\$ 48,550	\$ 58,260	\$ 67,970	\$ 77,600	\$ 97,050	\$ 116,450
4 Person	\$ 32,350	\$ 53,900	\$ 64,680	\$ 75,460	\$ 86,250	\$ 107,800	\$ 129,350

<https://www.boston.gov/search?utf8=%E2%9C%93&query=HUD+income+limits&facet%5B%5D=documents>

2018 income restrictions



Area Median Income Per Household Size

Household Size	30 % AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1 Person	\$ 22,650	\$ 37,750	\$ 45,300	\$ 52,850	\$ 60,350	\$ 75,500	\$ 90,550
2 Person	\$ 25,900	\$ 43,150	\$ 51,780	\$ 60,410	\$ 69,000	\$ 86,250	\$ 103,500
3 Person	\$ 29,150	\$ 48,550	\$ 58,260	\$ 67,970	\$ 77,600	\$ 97,050	\$ 116,450
4 Person	\$ 32,350	\$ 53,900	\$ 64,680	\$ 75,460	\$ 86,250	\$ 107,800	\$ 129,350
5 Person	\$ 34,950	\$ 58,250	\$ 69,900	\$ 81,550	\$ 93,150	\$ 116,450	\$ 139,700
6 Person	\$ 37,550	\$ 62,550	\$ 75,060	\$ 87,570	\$ 100,050	\$ 125,050	\$ 150,050

<https://www.boston.gov/search?utf8=%E2%9C%93&query=HUD+income+limits&facet%5B%5D=documents>

2018 Rents and sales



Maximum Affordable Rents

Bedrooms	30 % AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1	\$ 581	\$ 1,011	\$ 1,213	\$ 1,277	\$ 1,521	\$ 1,824	\$ 2,188
2	\$ 697	\$ 1,213	\$ 1,456	\$ 1,459	\$ 1,824	\$ 2,084	\$ 2,501
3	\$ 806	\$ 1,401	\$ 1,681	\$ 1,642	\$ 2,107	\$ 2,345	\$ 2,814

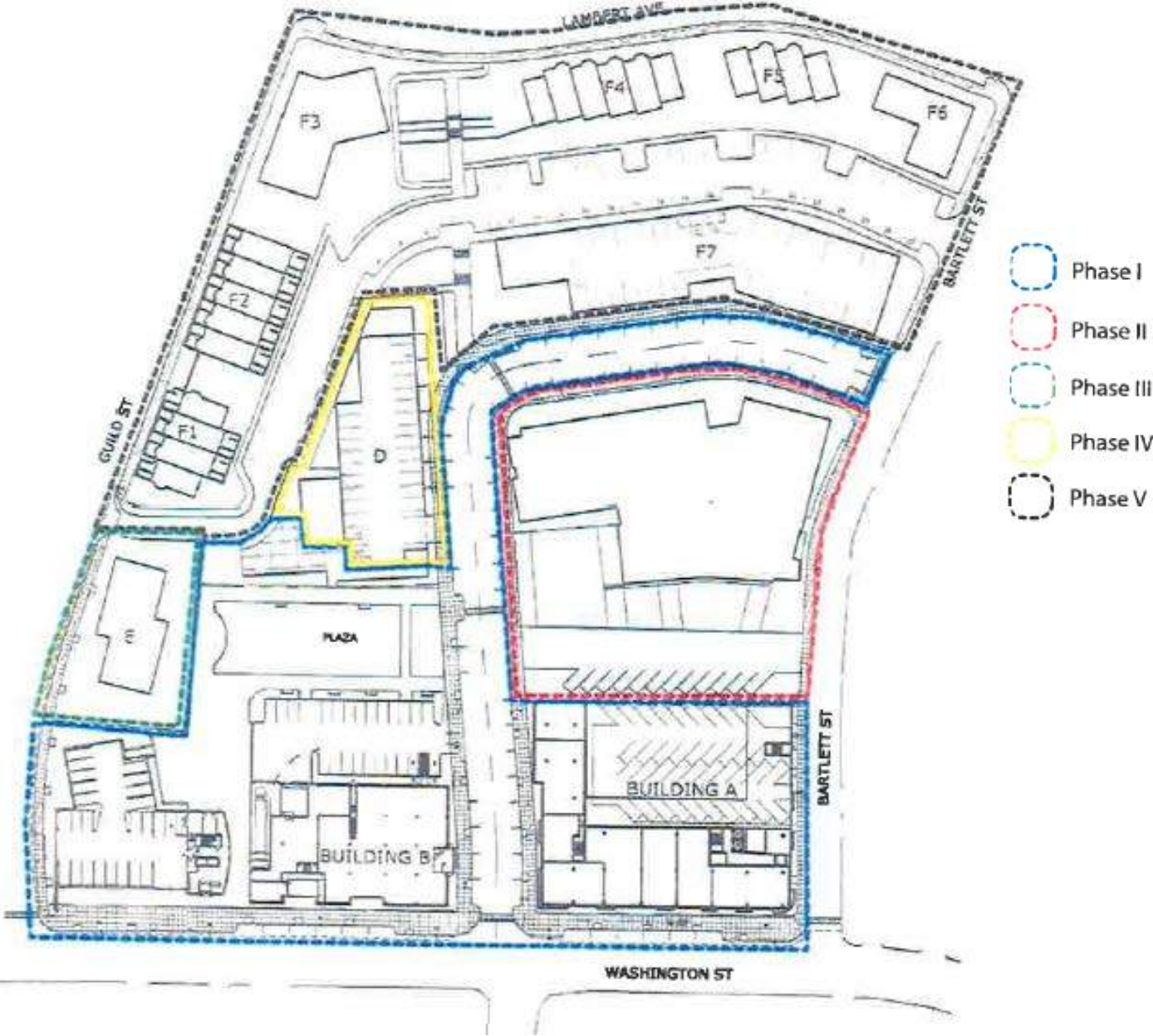
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Maximum Affordable Sale price

	80% AMI	100% AMI
1	\$ 182,100	\$ 243,200
2	\$ 217,000	\$ 281,600
3	\$ 250,900	\$ 320,100

<https://www.boston.gov/search?utf8=%E2%9C%93&query=HUD+income+limits&facet%5B%5D=documents>

Site Plan Comparison



Approved PDA- June 9,2016



Current



Program Comparison

Phase	Building	Approved June 9, 2016					Current/ Proposed Program					
		Total Units	Commercial sf	Parking sf	Total sf	FAR	Total Units	Commercial sf	Parking sf	Total sf	FAR sf	FAR
1	B	57-63	12,000	18,500	110,000	1.7	60	13,878	17,476	104,752	104,752	1.67
	A	39-45	33,000	16,000	110,000	1.4	42	32,596	8,255	92,931	92,556	1.03
2	C	56			60,000	1.1	61		17,186	106,208	106,208	2.65
3	E	13-19			29,000	2.1	16			27,732	27,598	2.09
4	D	42			67,000	2.9	52	1,300	7,152	61,717	49,572	1.52
5	F4	107			154,000	1.2	40		8,320	57,745	46,375	1.62
	F2						28		10,815	52,390	38,982	1.46
	F5						44			57,000	57,000	2.00
	F3						16			25,600	25,600	1.26
	F1						8			12,800	12,800	0.74
5	F1-5	107			154,000	1.2	136	-	19,135	205,535	180,757	1.49
Total		323	45,000	34,500	530,000	1.4	367	47,774	69,204	598,875	561,443	1.55

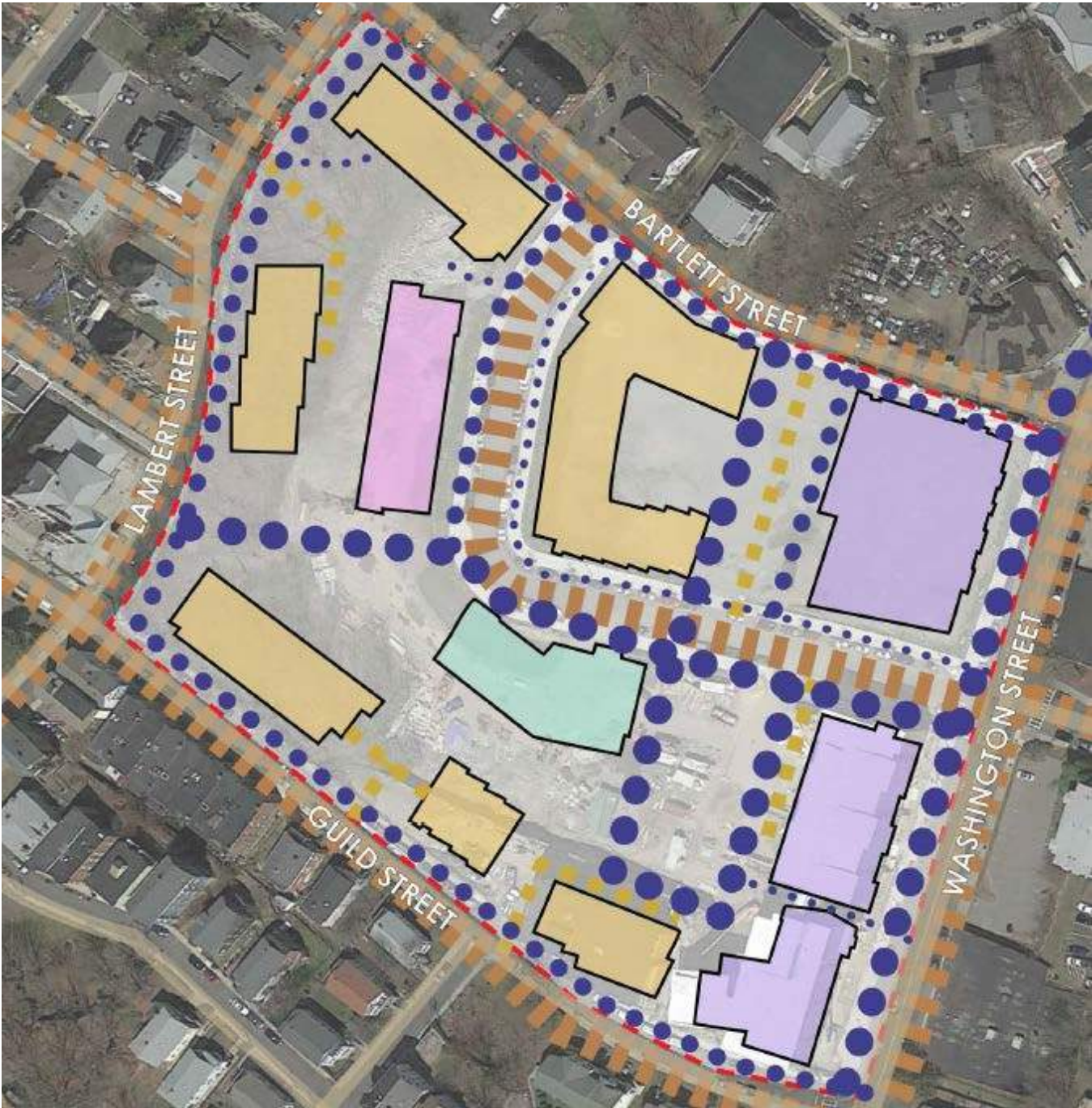


		Units					
		194 Affordable		209 Affordable (<=100% AMI)			
		129 Moderate-Market		158 Moderate to market (120 % AMI and			
		323 Total		367			
				Parking			
				325 Buildings			
				23 Lamber			
				45 Bartlett Station			
				18 Washington St			
Total parking	375	Tallest building	70'	411 Total Parking	Tallest building	62'	
				Plaza sf include in Parcel B			
				Internal road sf included in Parcel A			
				Artist loft in Parcel C			





Master Site Circulation



Public Art Opportunities

