

HARRISON ALBANY BLOCK

IMPACT ADVISORY GROUP

November 16, 2016

LEGGAT MCCALL PROPERTIES | BENTALL KENNEDY | MULTI-EMPLOYER PROPERTY TRUST | THE BOZZUTO GROUP | cbt



GAMBRO + ADDITION

Office: 76,800 sf
Retail: 5,200 sf

BUILDING B

Retail: 3,000 sf
Retail/Cultural: 3,000 sf
Total Units: 295

BUILDING A

Retail: 2,600 sf
Total Units: 305

575 ALBANY

Retail: 5,200 sf
Total Units: 50

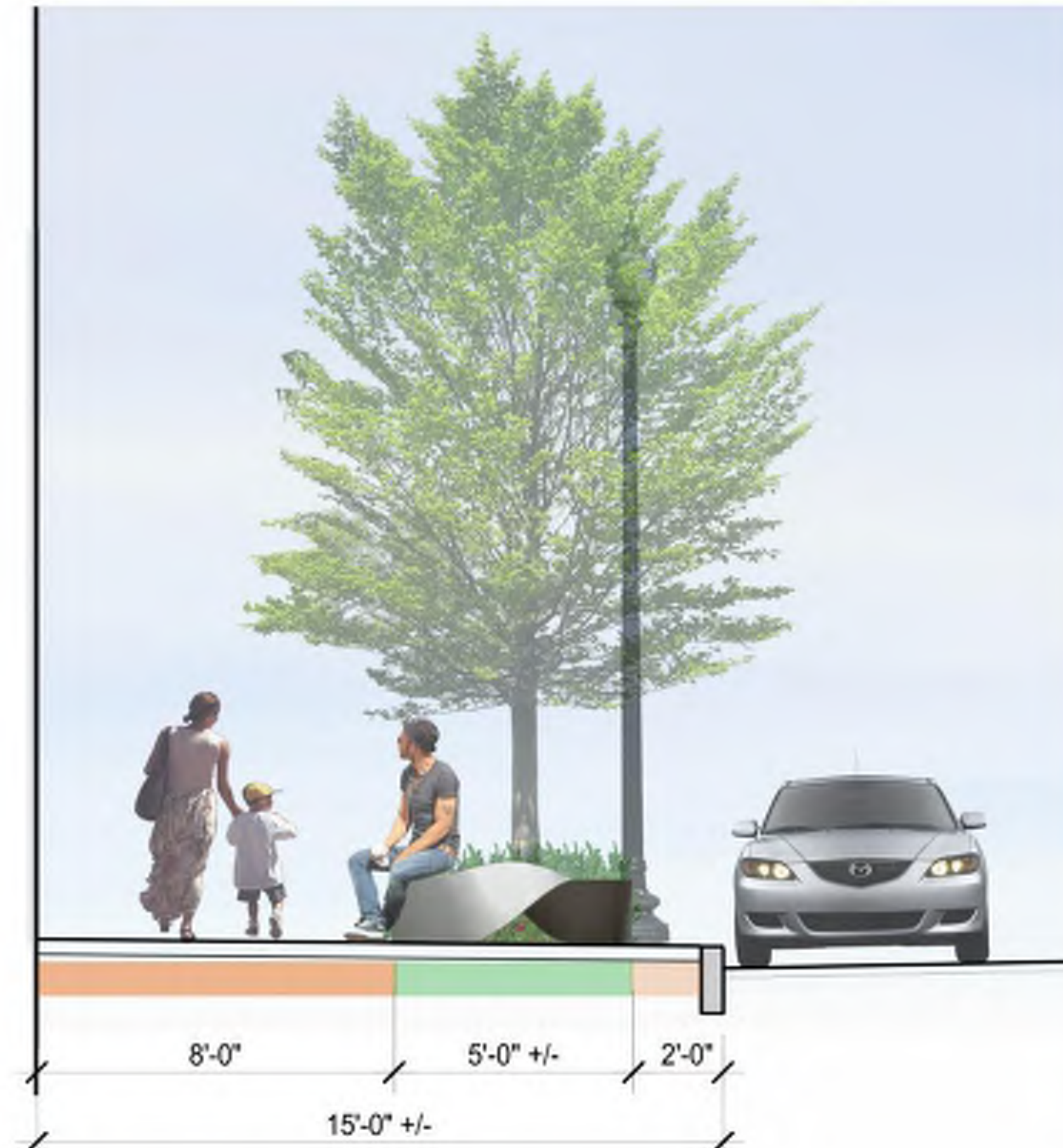
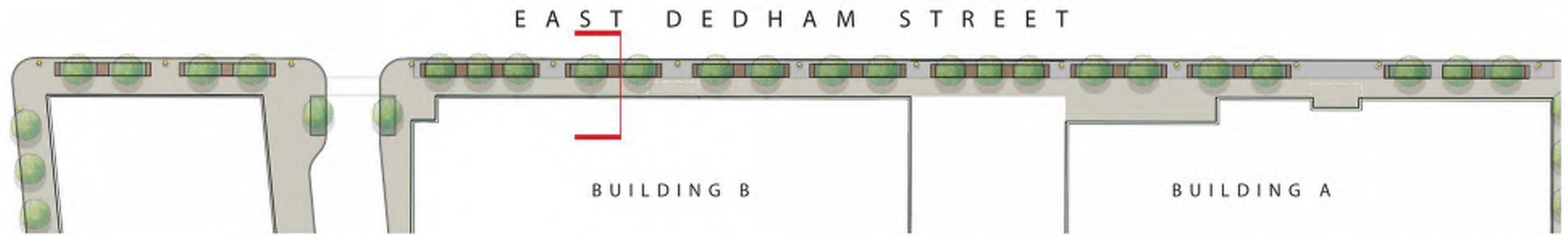


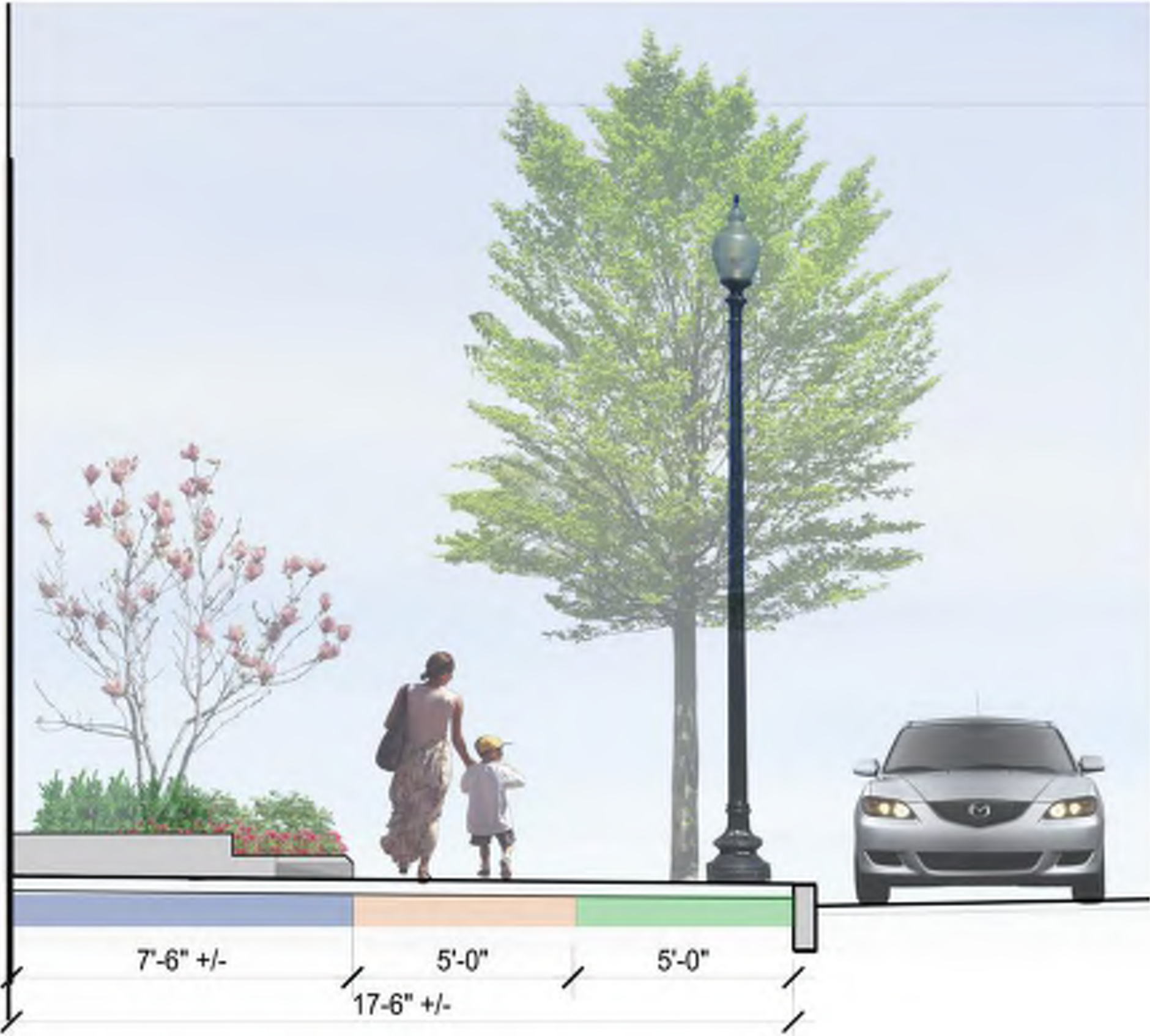
FAR: 5.09

Total Units: 650

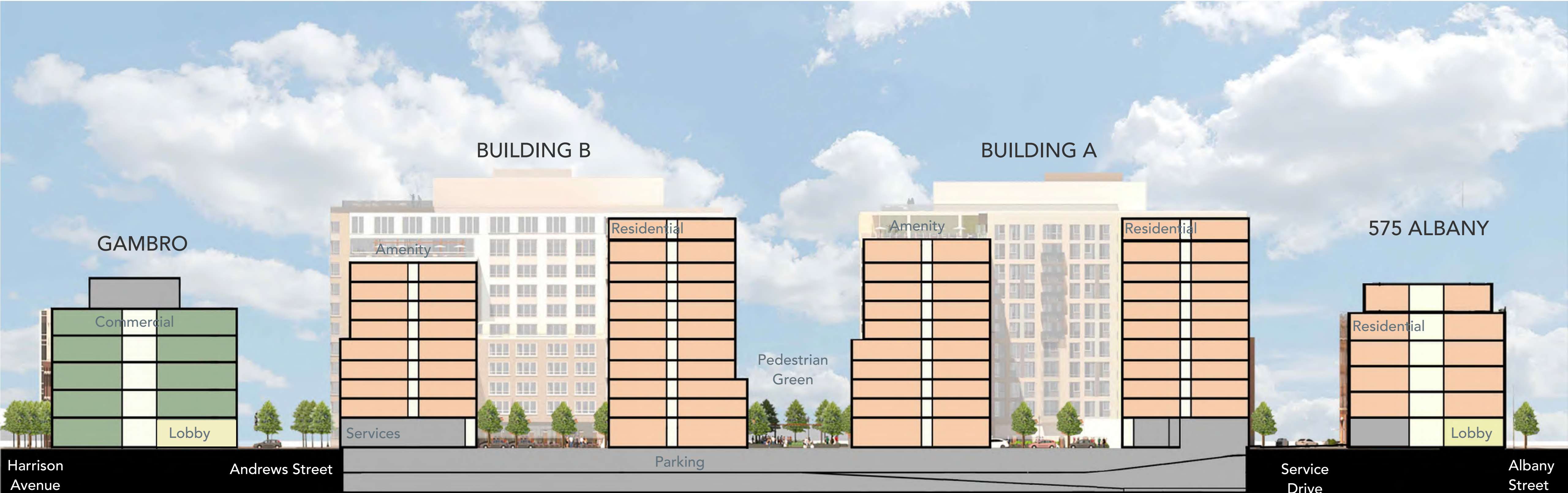


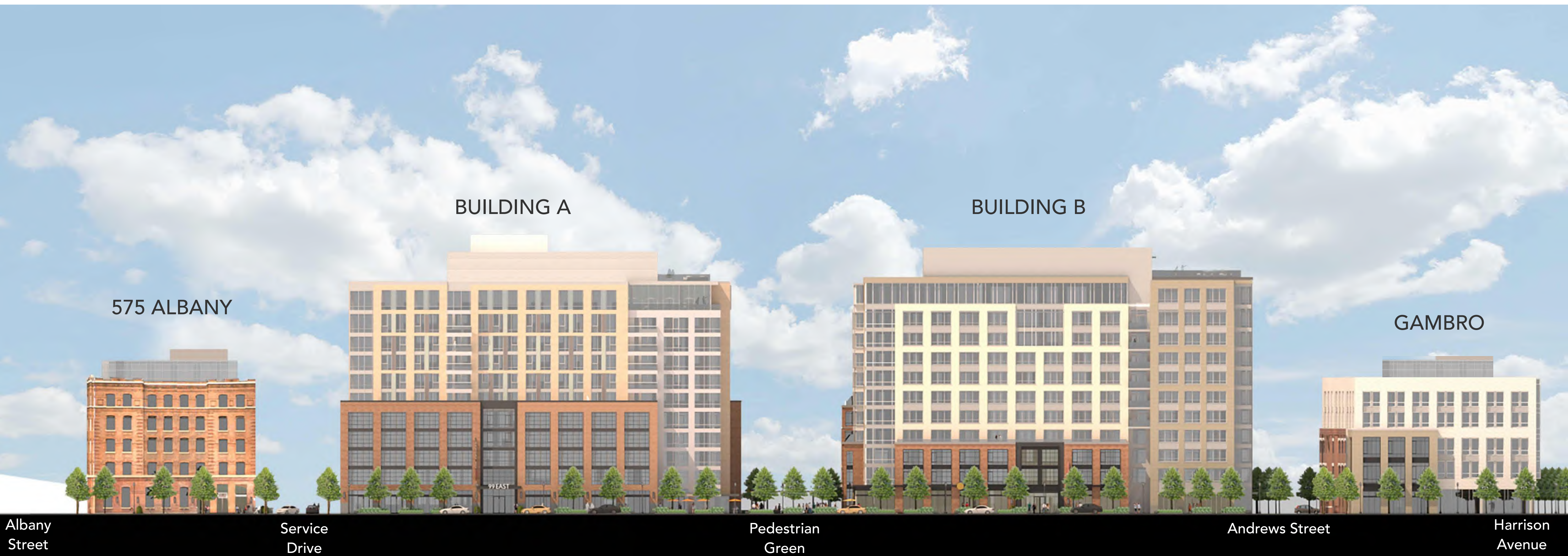






Residential	Lobby
Commercial	Circulation
Amenity	Services





ALBANY STREET ELEVATION



HARRISON AVENUE ELEVATION





Harrison Avenue Andrews Street Pedestrian Green Service Drive Albany Street



















HOUSING CREATION

- 650 residential including 65 affordable units.

PUBLIC REALM, URBAN DESIGN AND ARCHITECTURE

- Creation of a vibrant transit- and pedestrian-oriented mixed-use development.
- Publicly accessible through-block pedestrian green.
- Continuation of the Harrison/Albany Street Corridor.
- Thoughtful contemporary design.
- Replacement of existing surface parking lot with below grade parking.
- Replacement of Andrews Street with two new mid-block connectors.
- New public spaces and active ground floor uses.

USE OF SUSTAINABLE PRACTICES

- Bicycle storage for residents/patrons & Hubway
- Car sharing
- Storm water infiltration into ground
- Project designed to meet LEED Silver

CREATION OF RETAIL AND CULTURAL SPACE TO ACTIVATE THE EAST DEDHAM STREETSCAPE

CREATION OF SUBSTANTIAL OPEN SPACE

- Pedestrian Green open to the between E. Canton Street and E. Dedham.

PARKING / TRANSPORTATION

- 650 car below grade two-level parking.
- Subject to availability, spaces available to residents on a monthly and/or nights and weekends basis, and for parking during snow emergencies.
- Provide each initial new resident with 60 day bus/transit pass (estimated at \$100,000)
- Request BTM to install signage at approximately 100 parking meters in the area restricting all spaces to RPP (Resident Parking Permit) during evenings/Sundays.
- Provide BTM with ongoing parking utilization data.
- All loading/unloading activity will be located internal to the buildings.

EMPLOYMENT AND ECONOMIC OPPORTUNITIES

- **Approximately 1,350 construction jobs and 290 new permanent jobs.**
- **\$30 million in property taxes over the first 10 years after completion.**

\$13,000,000 - Estimated payment to Housing Fund and/or towards the creation of additional affordable housing.

\$900,000 - estimated Inflow and Infiltration payment to the Boston Water and Sewer Commission

\$1,200,000 - for off-site public benefits and transportation mitigation as follows

Off-Site Work performed by proponent

- » Streetscape improvements on south side of East Canton Street and north side of East Dedham Street. (Estimated at \$350,000)

Payments to BPDA to be administered by the BPDA

- » To BPDA for traffic analysis / engineering and improvements in the area – \$500,000
- » For improvements to Franklin Square - \$250,000
- » To a community fund to be used within a 1 mile radius of the project - \$100,000