3368 Washington Street

Article 80 Community Meeting

July 18, 2019
Project Site – 3368 Washington Street
## Proposed Program + Affordability

<table>
<thead>
<tr>
<th>Affordability Tier</th>
<th>0BR</th>
<th>1BR</th>
<th>2BR</th>
<th>3BR</th>
<th>Total</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI</td>
<td>141</td>
<td>-</td>
<td>3</td>
<td>5</td>
<td>149</td>
<td>67%</td>
</tr>
<tr>
<td>60% AMI</td>
<td>5</td>
<td>6</td>
<td>4</td>
<td>-</td>
<td>15</td>
<td>7%</td>
</tr>
<tr>
<td>80% AMI</td>
<td>29</td>
<td>18</td>
<td>10</td>
<td>-</td>
<td>57</td>
<td>26%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>175</strong></td>
<td><strong>24</strong></td>
<td><strong>17</strong></td>
<td><strong>5</strong></td>
<td><strong>221</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

- 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

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

*Note: Current per HUD income limits dated May 2019*

#### Unit Size

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>30% AMI</th>
<th>60% AMI</th>
<th>80% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>0BR</td>
<td>$622</td>
<td>$1,245</td>
<td>$1,660</td>
</tr>
<tr>
<td>1BR</td>
<td>--</td>
<td>$1,333</td>
<td>$1,778</td>
</tr>
<tr>
<td>2BR</td>
<td>$800</td>
<td>$1,600</td>
<td>$2,134</td>
</tr>
<tr>
<td>3BR</td>
<td>$924</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>
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
Goal is to fund services to all 141 supportive housing units at ≈ $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
JP/ROX MASTER PLAN - URBAN DESIGN

*COURTESY OF JP/ROX MASTER PLAN

3368 WASHINGTON STREET / JAMAICA PLAIN / 07/18/19 /
JP/ROX MASTER PLAN - EXISTING LAND USE

*COURTESY OF JP/ROX MASTER PLAN

PLAN: JP/Rox Boundary
Existing Land Use
- Residential
- Residential Land
- Commercial
- Commercial Land
- Industrial
- Mixed Use (residential/commercial)
- Community/Institutional
- Open Space

Sources: Assessor's Department FY'15, Parks Department.

N

0 400 800 Feet
EXISTING CONDITIONS

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

3368 WASHINGTON STREET / JAMAICA PLAIN / 07/19 /
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
PROGRAM/PROJECT SUMMARY

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

<table>
<thead>
<tr>
<th>PROPOSED MAXIMUM HEIGHTS IN ELIGIBLE DENSITY BONUS AREAS (E.G. RDA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DENSITY BONUS AREA</td>
</tr>
<tr>
<td>--------------------</td>
</tr>
<tr>
<td>65''</td>
</tr>
</tbody>
</table>

[*] 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

<table>
<thead>
<tr>
<th>PROPOSED STEPBACKS: AREAS ELIGIBLE FOR DENSITY BONUS (E.G. RDA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLOOR LEVEL</td>
</tr>
<tr>
<td>5 TO 6</td>
</tr>
</tbody>
</table>

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 STORIES IN ELIGIBLE DENSITY BONUS AREAS (E.G. RDA)

<table>
<thead>
<tr>
<th>DENSITY BONUS AREA</th>
<th>STORIES</th>
<th>FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>65'</td>
<td>6</td>
<td>65'</td>
</tr>
</tbody>
</table>

(*) 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)

<table>
<thead>
<tr>
<th>FLOOR LEVEL</th>
<th>NUMBER</th>
<th>FRONT, SIDE, AND REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 TO 6</td>
<td>First Stepback</td>
<td>5’ Average Depth for Minimum 80% of the Length of Façade</td>
</tr>
</tbody>
</table>

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:
  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.
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.

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Frontage Zone</th>
<th>Pedestrian Zone</th>
<th>Greening/Furnishing Zone</th>
<th>Curb Zone</th>
<th>Total Width</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preferred</td>
<td>Preferred</td>
<td>Preferred</td>
<td>Preferred</td>
<td>Minimum</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>2'</td>
<td>6'</td>
<td>6'</td>
<td>16'-18'</td>
<td>7'</td>
</tr>
</tbody>
</table>

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
CONCEPT PLAN - OCCUPIABLE SPACES

1. Entry plaza + streetscape
2. PSI terrace - Intensive Green Roof Assembly
   - Large + intimate seating areas
   - Clear lines of sight
   - Planting buffer from apartments and parking lot views
3. TCB terrace - Extensive Green Roof Assembly
   - Large + intimate seating areas
   - Planting buffer from street
4. Level 2 extensive green roof
5. Level 6 extensive green roof

9.5' PEDESTRIAN ZONE + 42" GREENSCAPE
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
LEVEL 2 - 26,185 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
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 - VEHICULAR CIRCULATION - 1/32” SCALE**

**Access to Basement Parking Through Shared Easement**

**Loading Dock**
- Access to Purchasing/Maintenance

**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”

**Pine Street Inn**
Building Homes, Accessing Community Builders

**Rodé**
BASEMENT PARKING - 13,434 GSF
(40) PARKING SPACES
- INCLUDES (2) ACCESSIBLE VAN SPACES
- (19) TYPICAL PARKING STALL DIMENSION:
  - 8'-6" X 20'-0"
- (19) COMPACT PARKING STALL DIMENSION:
  - 7'-6" X 18'-0"

ARRIVAL
DEPARTURE
Thank You
Green St. Retail Connector: Strengthen and expand existing business uses with new active community serving businesses at street level.

Washington St Retail Cluster: Reinforce the Egleston Sq. Main Street district with new active community serving businesses at the street level along Washington St.

Green Street Retail Connection
6th Floor Setback (-35'). Landscaped Terrace for Residents
Active Commercial Setback Allows for Sidewalk Extension w/ Open Air Sidewalk Plaza
Landscaped Courtyard for Residents
6th Floor Setback (-10')

New Pedestrian/ Cyclist Connection
New Vehicular Connection
Residential Streetwall Edge
Semi-Active Streetwall Edge
Active Streetwall Edge
MBTA Orange Line

Conceptual/Proposed Buildings
Passive Open Space
Active Open Space
Green Corridor/Linear Bike/Ped.
SHADOW STUDY – VERNAL EQUINOX

EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING

3:00 PM
MARCH 21
ALTITUDE: 39.1
AZIMUTH: 223.2
N42.19, W71.05
SHADOW STUDY - SUMMER SOLSTICE

3368 WASHINGTON STREET / JAMAICA PLAIN / 07/18/19

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

EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING
SHADOW STUDY - SUMMER SOLSTICE

3:00 PM
JUNE 21
ALTITUDE: 56.5
AZIMUTH: 246.4
N42.19, W71.05
SHADOW STUDY - AUTUMNAL EQUINOX

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

EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING

Pine Street Inn
The Community Builders
SHADOW STUDY – AUTUMNAL EQUINOX

3368 WASHINGTON STREET / JAMAICA PLAIN / 07/18/19 /
SHADOW STUDY - WINTER SOLSTICE

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

EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING
SHADOW STUDY – WINTER SOLSTICE

EXISTING SHADOWS
PROPOSED SHADOWS
PROPOSED BUILDING

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

3368 WASHINGTON STREET / JAMAICA PLAIN / 07/18/19 /