

CALL-CAROLINA

79 Call Street DND RFP Meeting
April 30, 2018



CALL – CAROLINA
JAMACIA PLAIN, MA

APRIL 30, 2018



D/R/E/A/MCOLLABORATIVE
Architecture | Urban Development | LEED Consulting

AGENDA

1. JPNDC Background – Erica (JPNDC)
2. MassDOT Process to Date – Erica (JPNDC)
3. Project Site and Description / Tenure – Kristen (JPNDC)
4. Affordability / Project Schedule – Matt (JPNDC)
5. Design – Jonathan (DREAM Collaborative)
6. Questions

JPNDC MISSION

“To promote equitable development and equal opportunity in Jamaica Plain and adjacent neighborhoods through affordable housing, organizing, and economic opportunity initiatives that improve the lives of low- and moderate-income people and create a better community for all.”



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JPNDC Homeownership: Creighton Commons



JPNDC Homeownership: Lamartine Homes



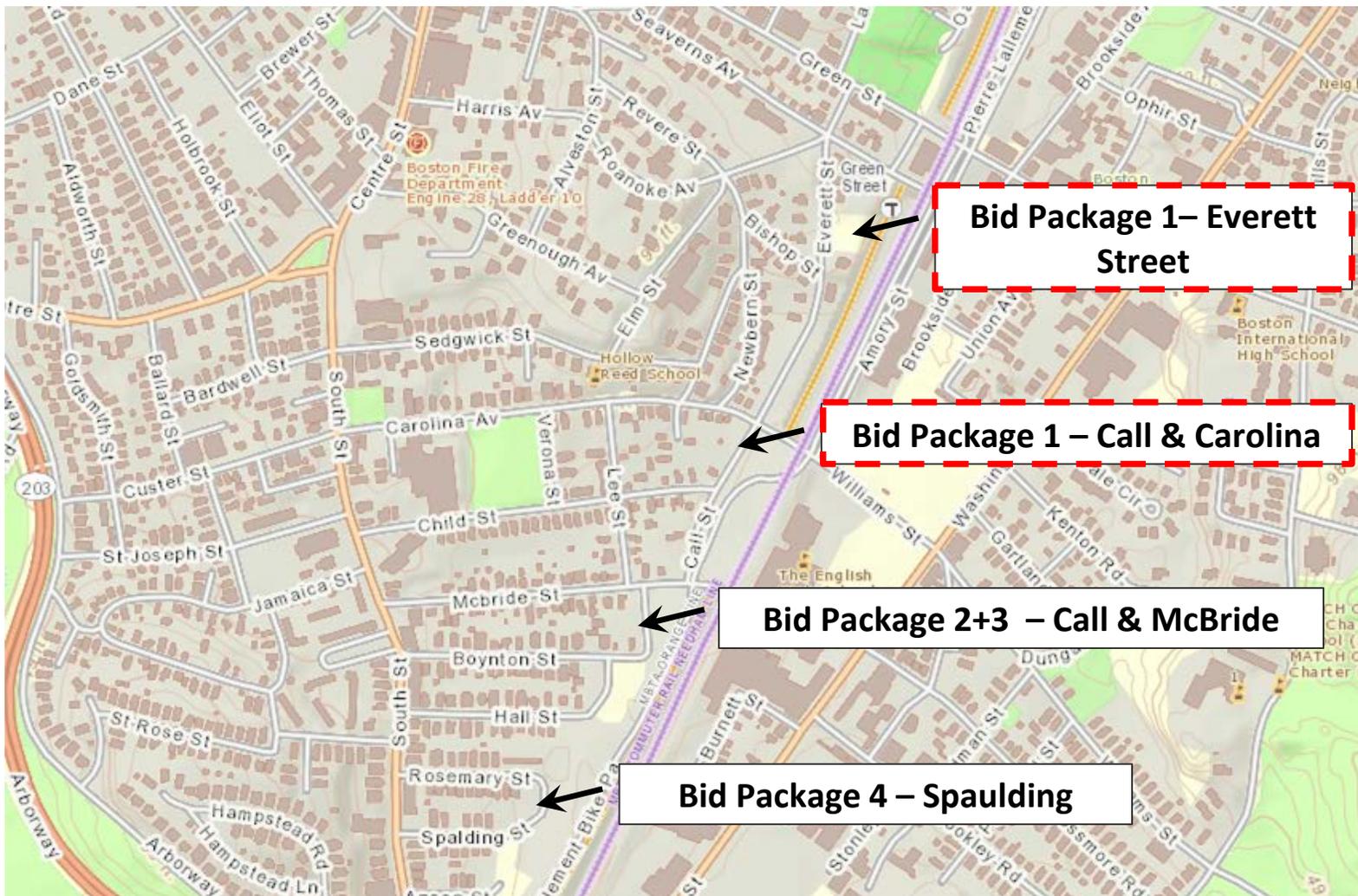
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MassDOT PROCESS TO DATE



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CALL-CAROLINA

A new construction homeownership / rental housing development with 100% affordability

4 homeownership units

4 rental units

- (2) 3 story, 4 unit buildings, each with (3) 4BR units and (1) 2BR unit
- (1) accessible unit (MAAB Group 2)
- (6) off-street parking spaces, including one accessible space
- Open green space



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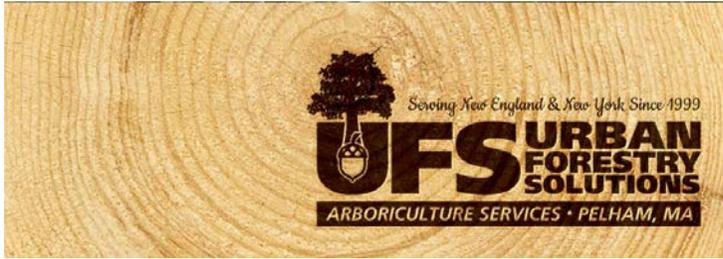


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CALL AND CAROLINA

| Address | Square Feet | Owner | Zoning |
|----------------------------|---------------|----------------|---------|
| 71-77 Call Street (B106-6) | 4,123 | MassDOT | 3F-5000 |
| 81 Call Street (B106-2) | 8,367 | MassDOT | 3F-5000 |
| Call and Carolina | 12,490 | | |
| 79 Call Street | 1,380 | City of Boston | 3F-5000 |
| TOTAL | 13,870 | | |



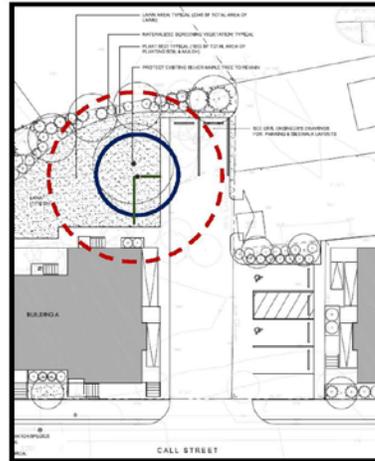


Dave Hawkins, Former Tree Warden for the City of Boston, Owner of Urban Forestry Solutions

Discussion and Recommendations

Retaining trees on this site may be better served by focusing on the large silver maple rather than the smaller maple and elm. Both trees have a significant lean and are encroaching toward the abutting property and utility lines. This lean is due to being suppressed by the larger maple and seeking sunlight to the west. If these trees were to fail, they would hit the wires and possibly some structures on the abutting property. Failure would most likely occur during severe weather events and once the surrounding trees are cleared, they would be more exposed to the weather possibly making more susceptible to failure. Removal of these trees would also reduce competition for water and nutrients for the larger maple.

Retaining and protection the large silver maple is dependent on protecting its root system from damage and loss due to construction. According to the current building plan, this may not be possible. The driveway and two western most parking areas are 6 to 8 feet from the trunk and the building's edge is about 15 feet from the trunk. Both distances will likely be less to accommodate excavation and equipment.



Landscape Plan L-100

The illustration to the left shows the maple as marked on the plan (blue circle) and the maximum distances to the driveway and building (green line).

The red circle indicates the estimated critical root zone, or the area of undisturbed soil needed to sustain the tree – in this case a 25 to 30 feet radius from the trunk. The actual root system most likely extends well beyond this especially to the east where roots could be 50 or more feet from the trunk. Industry standards for protecting trees during construction recommend 1 to 1.5 feet of radii per inch caliper. In this case that would amount to 40 to 60 feet.



Site Illustration (not to scale)



The outlined area represents approximately 5000 square feet of unmaintained woodland. The circled area is the general location of the 3 large trees.

Site Photographs (taken 4/3/18)



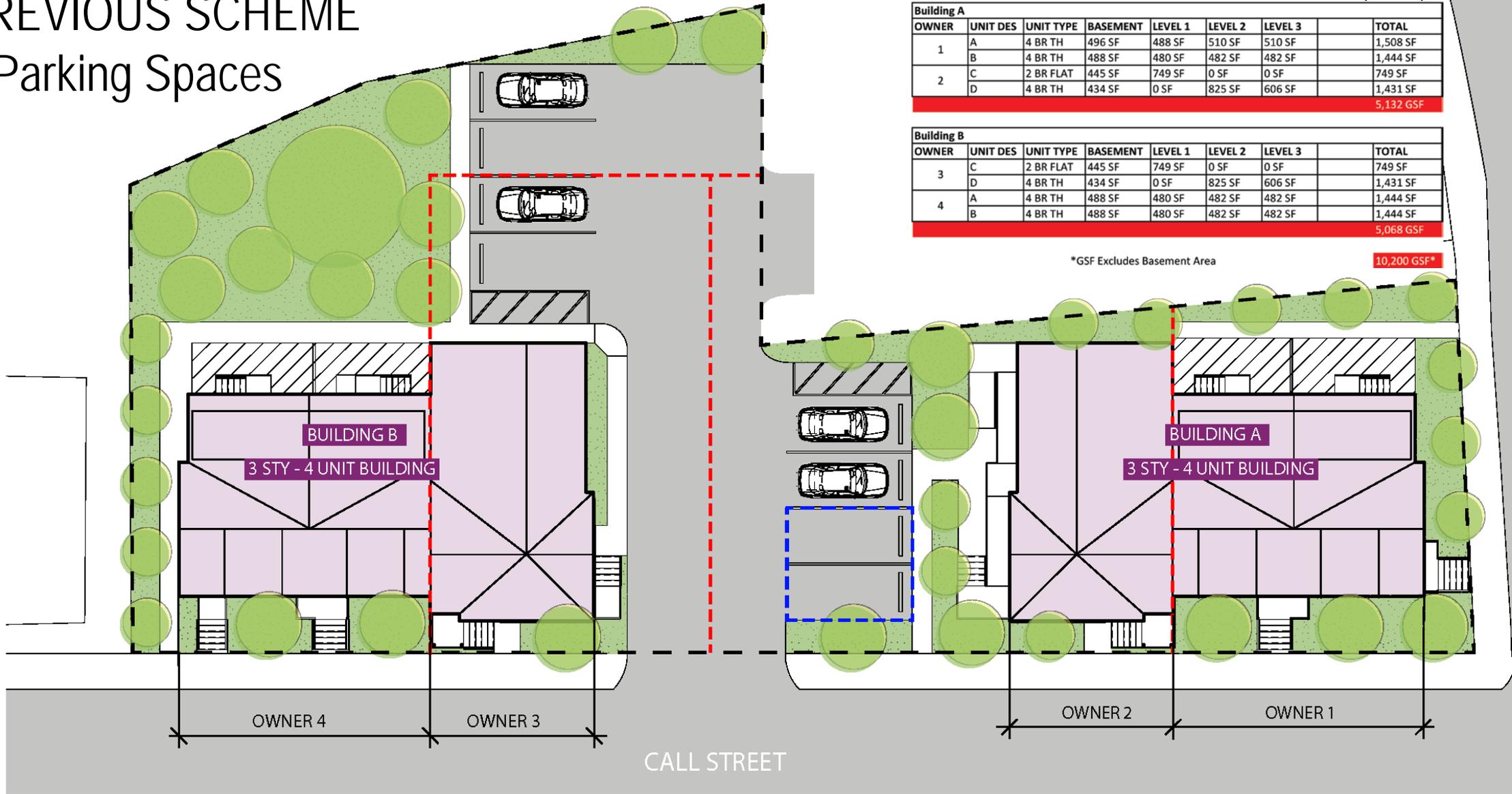
View of the building lot looking southwest. Circled are the subject trees



PREVIOUS SCHEME

8 Parking Spaces

71 - 85 Call Street Jamaica Plain, MA



| Building A | | | | | | | |
|------------|----------|-----------|----------|---------|---------|---------|-----------|
| OWNER | UNIT DES | UNIT TYPE | BASEMENT | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
| 1 | A | 4 BR TH | 496 SF | 488 SF | 510 SF | 510 SF | 1,508 SF |
| | B | 4 BR TH | 488 SF | 480 SF | 482 SF | 482 SF | 1,444 SF |
| 2 | C | 2 BR FLAT | 445 SF | 749 SF | 0 SF | 0 SF | 749 SF |
| | D | 4 BR TH | 434 SF | 0 SF | 825 SF | 606 SF | 1,431 SF |
| | | | | | | | 5,132 GSF |

| Building B | | | | | | | |
|------------|----------|-----------|----------|---------|---------|---------|-----------|
| OWNER | UNIT DES | UNIT TYPE | BASEMENT | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
| 3 | C | 2 BR FLAT | 445 SF | 749 SF | 0 SF | 0 SF | 749 SF |
| | D | 4 BR TH | 434 SF | 0 SF | 825 SF | 606 SF | 1,431 SF |
| 4 | A | 4 BR TH | 488 SF | 480 SF | 482 SF | 482 SF | 1,444 SF |
| | B | 4 BR TH | 488 SF | 480 SF | 482 SF | 482 SF | 1,444 SF |
| | | | | | | | 5,068 GSF |

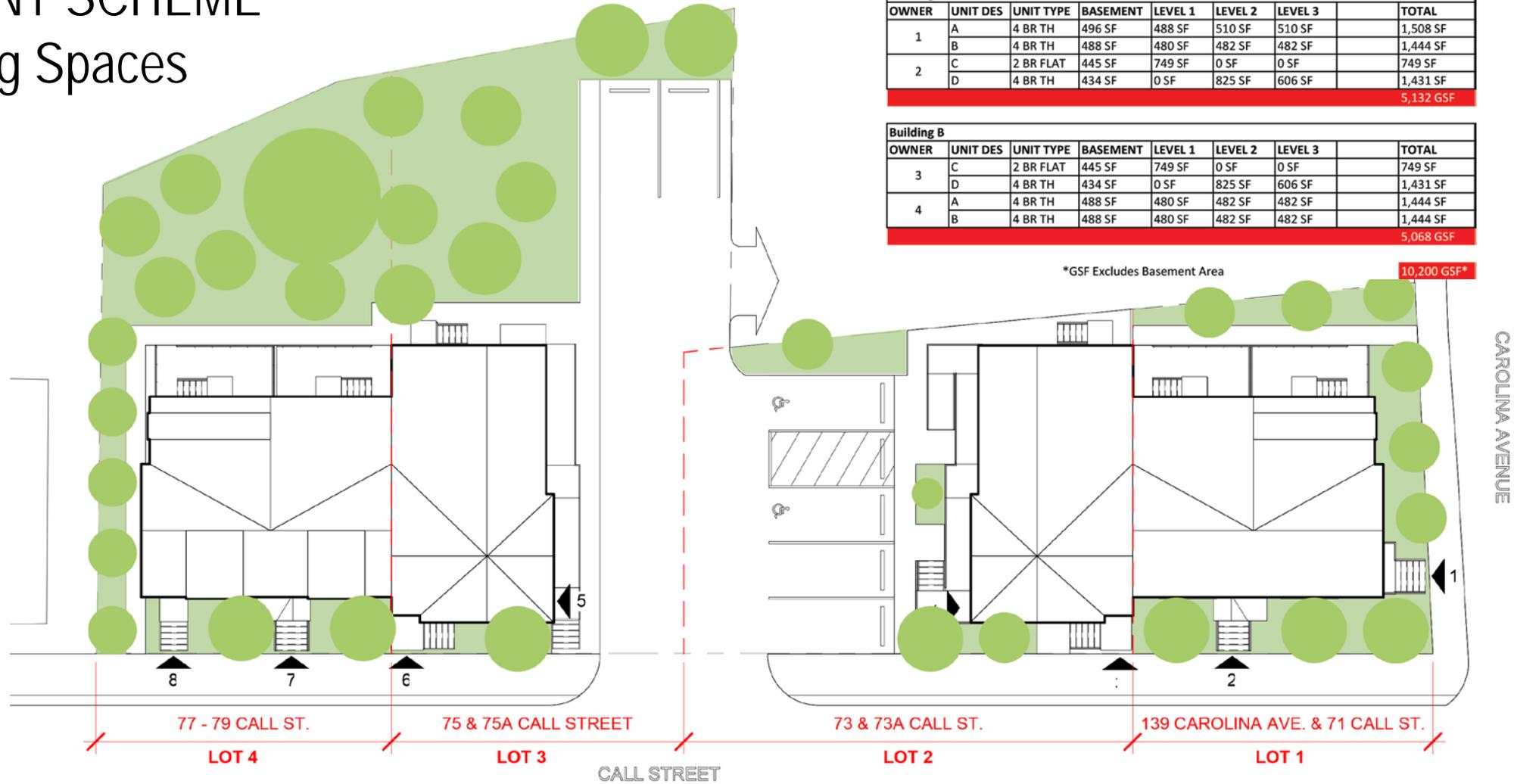
GSF Excludes Basement Area 10,200 GSF

CAROLINA AVENUE

CALL STREET

CURRENT SCHEME

6 Parking Spaces



| Building A | | | | | | | |
|------------|----------|-----------|----------|---------|---------|---------|-----------|
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| | | | | | | | 5,068 GSF |

*GSF Excludes Basement Area **10,200 GSF***

UNDERGROUND RAINWATER RECHARGE



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DEVELOPER'S BUDGET

| | | |
|------------------------------|-------------|-------------------|
| Jamaica Plain NDC | | |
| Call - Carolina | | |
| Budget Summary | | |
| Updated: | 2/20/2018 | |
| | | |
| Development Budget | | |
| | | |
| <u>Uses of Funds (Costs)</u> | | <u>% of total</u> |
| Acquisition | \$1 | 0.0% |
| Base Contract Hard Cost | \$2,040,000 | 64.5% |
| Other Hard Costs | \$152,000 | 4.8% |
| Soft Costs | \$617,999 | 19.5% |
| Overhead / Fee payable | \$100,000 | 3.2% |
| Overhead/Fee Contributed | \$251,250 | 7.9% |
| Total Development Cost | \$3,161,250 | |
| Residential TDC per unit | \$395,156 | |
| | | |
| <u>Sources of Funds</u> | | |
| Sale Proceeds | \$1,910,000 | 60.4% |
| City subsidy | \$1,000,000 | 31.6% |
| Mass Save rebates | \$0 | 0.0% |
| Overhead / Fee Contribution | \$251,250 | |
| Total Sources | \$3,161,250 | |
| | | |
| Surplus / Deficit | \$0 | |
| Sources as % of TDC: | 100.0% | |

AFFORDABILITY 1

- Four homeownership units @ maximum 80% Area Median Income
- Four rental units @ maximum 60% AMI Area Median Income

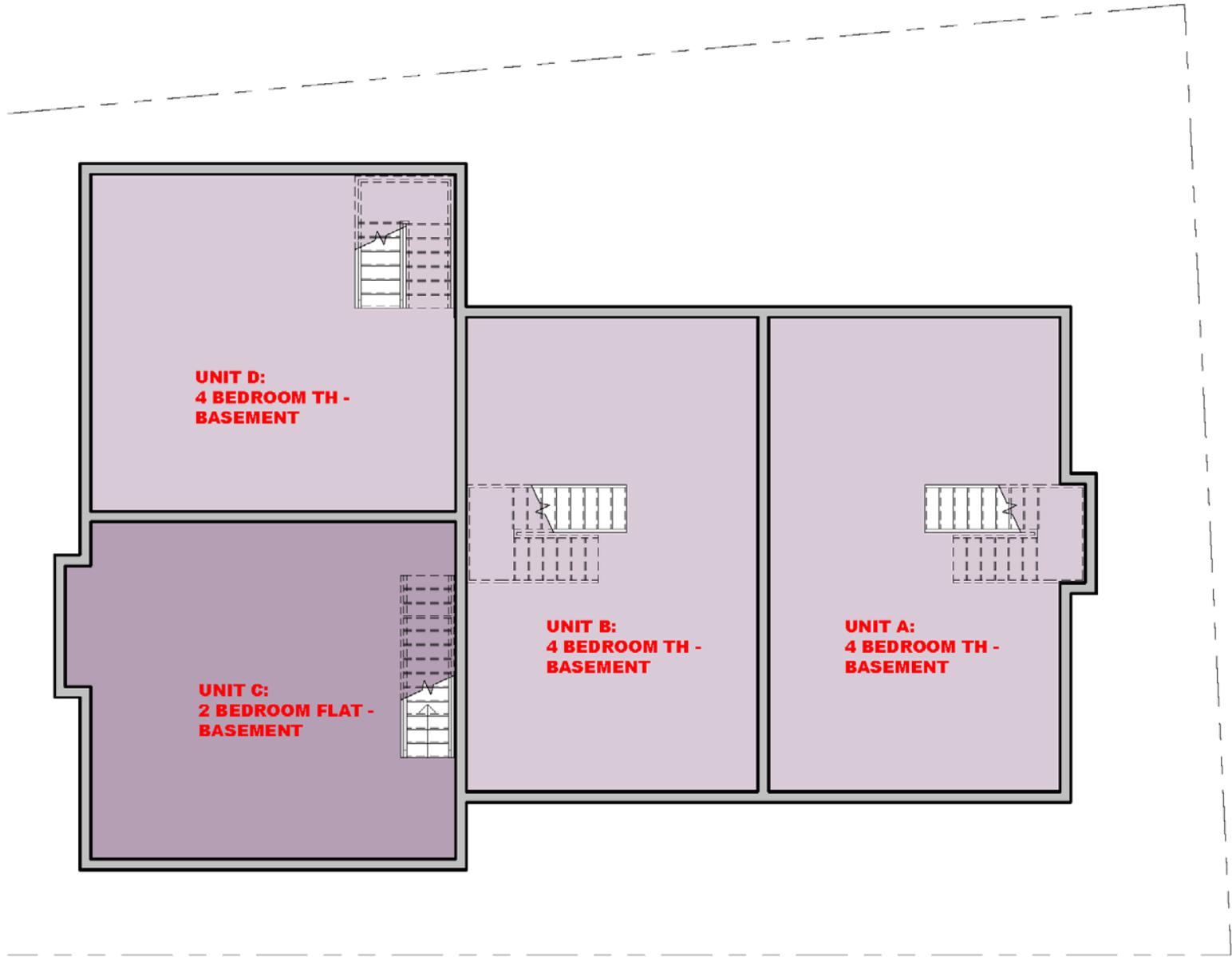
| Household Size | 80% AMI Limit | 60% AMI Limit |
|----------------|---------------|---------------|
| 2 | \$66,200 | \$49,680 |
| 3 | \$74,450 | \$55,860 |
| 4 | \$82,700 | \$62,040 |
| 5 | \$89,350 | \$67,020 |
| 6 | \$95,950 | \$72,000 |
| 7 | \$102,550 | \$76,980 |
| 8 | \$109,200 | \$81,900 |

AFFORDABILITY 2

| Jamaica Plain NDC | | | | | | |
|---|----------------------------------|-----|-----------|----------------------------------|-----|-----------|
| Call - Carolina | | | | | | |
| Development Budget: Affordability Summary | | | | | | |
| Updated: 2/20/2018 | | | | | | |
| | 4BR onwer unit / 4BR tenant unit | | | 4BR onwer unit / 2BR tenant unit | | |
| | Conventional | | | Conventional | | |
| Sale Price | | | \$490,000 | | | \$465,000 |
| Total Housing Payments | | | \$3,035 | | | \$2,898 |
| Rental Income (60% AMI max): Amt, Undrwrtn % | \$1,800 | 75% | -\$1,350 | \$1,396 | 75% | -\$1,047 |
| Net Housing Payment | | | \$1,685 | | | \$1,851 |
| Household Income monthly (min) | housing cost %: | 30% | \$5,617 | | 30% | \$6,170 |
| <u>Owner Household (1 person per bedroom)</u> | | | | | | |
| 100% AMI (four persons) | | | \$103,400 | | | \$103,400 |
| Household Income MAX (80% AMI, annual) | | | \$82,700 | | | \$82,700 |
| Household Income MIN (annual, \$) | | | \$67,404 | | | \$74,040 |
| Household Income MIN (% of 100% AMI) | | | 65% | | | 72% |
| Marketing Window (annual, \$) | | | \$15,296 | | | \$8,660 |
| Marketing Window (%) | | | 15% | | | 8% |
| <u>Tenant Household (1 person per bedroom)</u> | | | | | | |
| 100% AMI (four persons / two persons) | | | \$103,400 | | | \$82,700 |
| Household Income MAX (60% AMI, annual) | | | \$62,040 | | | \$49,680 |
| Household Income MIN (annual, \$) | | | \$54,000 | | | \$41,880 |
| Household Income MIN (% of 100% AMI) | | | 52% | | | 51% |
| Marketing Window (annual, \$) | | | \$8,040 | | | \$7,800 |
| Marketing Window (%) | | | 8% | | | 9% |

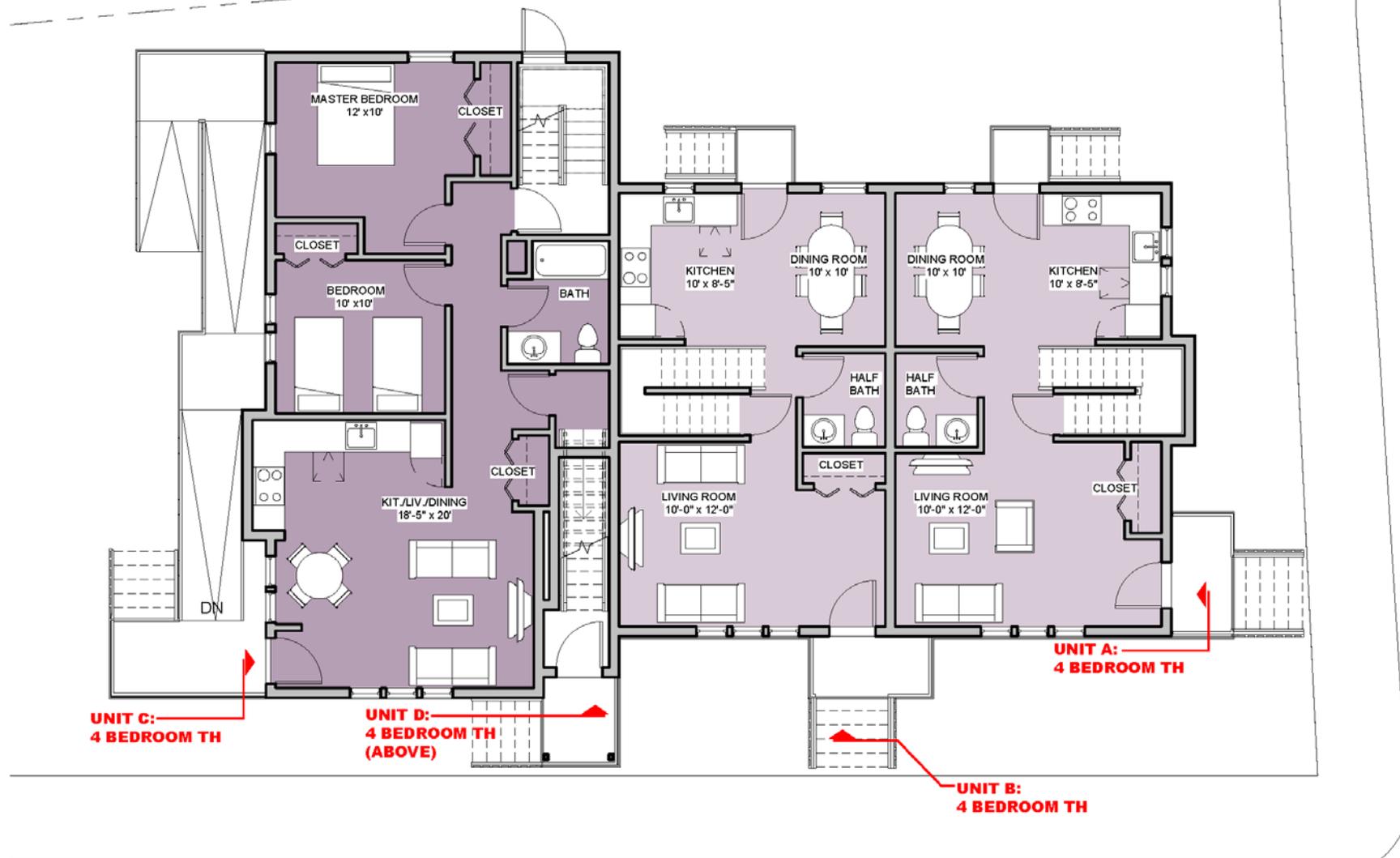
PROJECT SCHEDULE

- ✓ JPNDC Community Mtg #1 (for proposal to Mass DOT) October 10, 2017
- ✓ Mass DOT Designation November 8, 2017
- ✓ Boston DND Community Mtg (for RFP content) December 14, 2017
- ✓ Boston DND RFP released January 29, 2017
- ✓ JPNDC Community Mtg #2 January 29, 2017
- ✓ JPNDC presentation at JPNC Housing Committee February 20, 2018
- ✓ Boston DND Proposal Due March 8, 2018
- ✓ Submit Building Permit Application March 20, 2018
- ✓ **Boston DND Community Mtg (to present RFP proposals)** **April 30, 2018**
- Submit Appeal to Zoning Board of Appeals May 2018
- JPNDC presentation at JPNC Zoning Committee** **June 6, 2018**
- Boston DND Designation to JPNDC (anticipated) June 2018
- ZBA Hearing (at City Hall)** **July 2018**
- ZBA Approval (after appeal period expiration) August 2018
- Building Permit and Construction Start September 2018
- Construction Completion September 2019
- Occupancy October 2019



BASEMENT





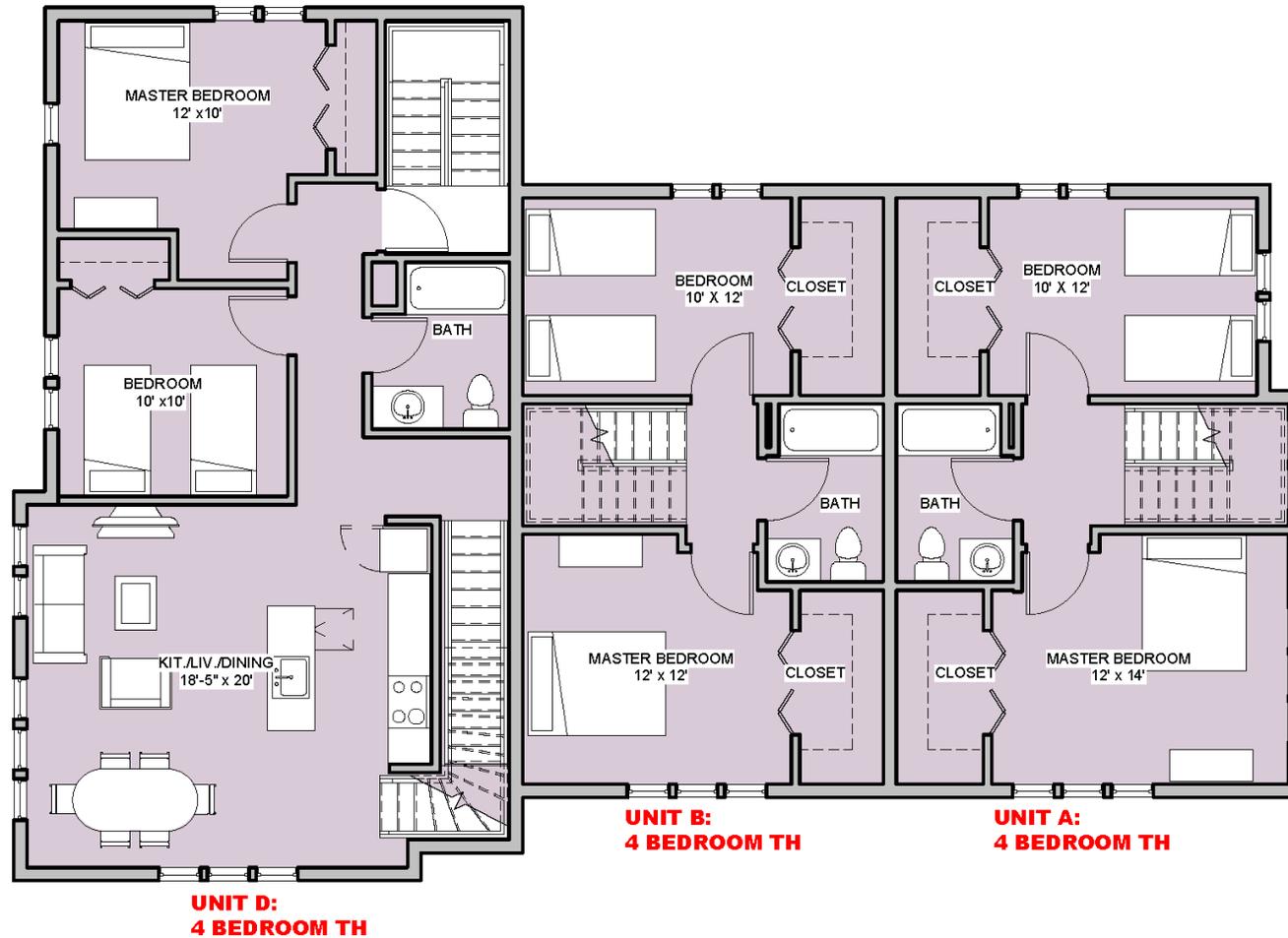
FIRST FLOOR

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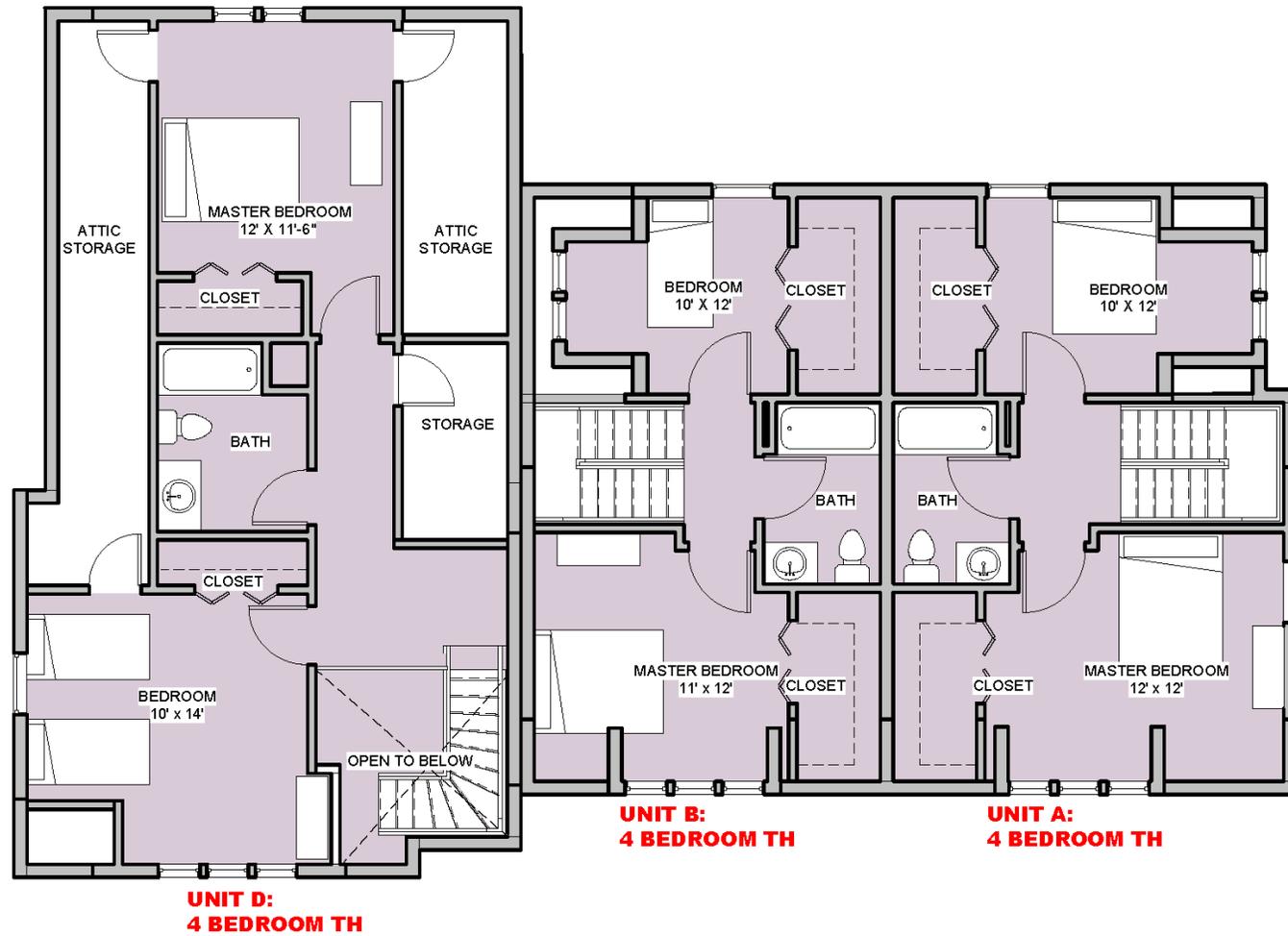
SECOND FLOOR

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THIRD FLOOR

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ANTICIPATED ZONING RELIEF

(Jamaica Plain Neighborhood Zoning District 3F-5000)

- Multi-Family Residential Use
- Maximum Floor Area Ratio
- Minimum Lot Area
- Usable Open Space
- Dimensional Setbacks
- Off-Street Parking Ratio

Help JPNDC Bring Affordable Housing to Jamaica Plain!

+ Attend and voice support at JPNC Zoning
Committee Meeting: June 6, 2018.

Thank You

Questions / Comments?



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