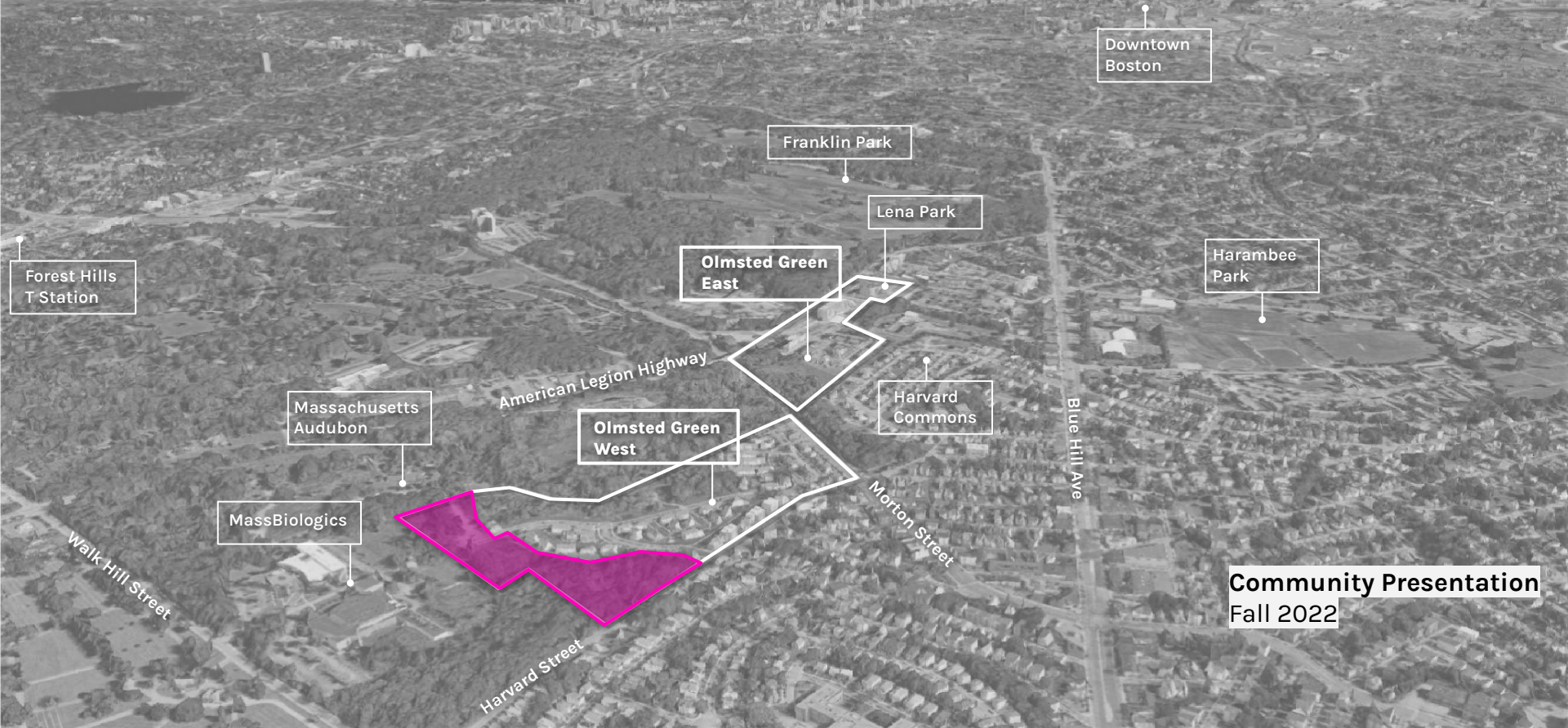


# Olmsted Village



Forest Hills  
T Station

Massachusetts  
Audubon

MassBiologics

Olmsted Green  
East

Franklin Park

Lena Park

Olmsted Green  
West

Harvard  
Commons

Hirambee  
Park

Downtown  
Boston

**Community Presentation**  
Fall 2022







# 2Life Communities

- Founded 1965
- Award-winning **developer, owner, property manager,** and **service provider**
- 1,378 apartments (83% ELI; \$11,150 median income); +210 under construction; +640 in pre-development
- Over 1,600 older adults from 30 countries
- **Aging in Community** with supports and services
- High capacity real estate team



**Boston, Brookline, Framingham,  
Lynn, Newton, Shirley, Waltham**







# Residential Program



## 265 New Affordable Homes

- **Brooke House:** 127 affordable apartments for seniors (2Life & LNB)
- **Treehouse at Olmsted Village:** 60 intergenerational apts (2Life)
  - 12 low & moderate income apts for foster-adoptive families
  - 8 affordable apts for youth aging out of foster care
  - 40 affordable apts for seniors
- **78 mixed-income homeownership units (LNB)**



# Community Benefits



- Brooke House:
  - 4,000 sf child care center (up to 55 licensed spots) + outdoor play area
  - 3,400 sf for HSNHC medical suite, convenience store, community gathering spaces, job training and placement services
- Treehouse:
  - 5,000 sf community center; open to larger foster-adoptive community
  - Offices, meeting spaces, computer center, library, community kitchen
- Extensive landscaping; passive/active outdoor spaces
- Preservation of existing “upland” wetlands and Audubon Woods
- Shuttle service; commuting hours & transporting community members
- Pedestrian crosswalk and signal at Harvard Street & Deering Road intersection
- Pedestrian & bicycle connection to Boston Nature Center



# Commitment to Sustainability

- **4 Passive House** and **LEED Gold** Certifiable Buildings (Brooke House, Treehouse, Russell House, Harvard Street Building A)
- **3 LEED Gold** Buildings (Mixed-Income Homeownership)
- **100% electric heat, air conditioning & hot water**
- Maximize On-Site **Solar Panels**
- Meet **Enterprise Green Communities** standards
- Committed to reducing emissions to **net-zero** by 2050



# Commitment to Diversity, Equity and Inclusion



- 600+ permanent and temporary jobs and training opportunities, priority for City of Boston and Mattapan residents
- Construction:
  - Worker Hour Goals: 51% Boston Residents, 40% People of Color, 12% Women
  - Construction Contracting Goals: 30% of hard costs to MBEs, 10% to WBEs
  - Capacity building Joint Ventures for local MBE contractors
- Numerous MBE/WBE/Community-Centric development team members
- Strengthen social equity/economics of Lena Park CDC via long term ownership stake
- Grow community equity and wealth through mixed income home ownership
- Provide equity investment opportunities to culturally diverse investors

# Mattapan Green Links Network





## PLAN: Mattapan

“strengthen the existing culture and stability of the community by supporting **affordable housing**, creating opportunities for **businesses** to thrive, and enhancing **connections** to improve the neighborhood's experience accessing jobs and **spaces where people gather.**”

### Identified opportunities:

- Invest in housing that respects the character of place
- Find opportunities for senior housing
- Foster connections to nature
  - Greenlinks
- Create spaces for people to gather
- Create 15 min neighborhoods
- Environmental justice



# Existing Site





# Site Conditions



## Development Summary

### Total

187 Affordable Rental Units  
248,700 GSF

78 Mixed-Income  
Home Ownership Units  
144,200 GSF

- 1 Treehouse**  
40 Senior Housing Units  
12 Foster Family Housing Units  
8 Transitional-Age Youth Units
- 2 Brooke House**  
127 Senior Housing Units
- 3 Russell House**  
42 Home Ownership Units
- 4 Warbler Townhome A**  
4 Home Ownership Units
- 5 Warbler Townhome B**  
4 Home Ownership Units
- 6 Harvard A**  
18 Home Ownership Units
- 7 Harvard B**  
10 Home Ownership Units





# Program Summary



- A** Multi-Use Path Gateway
- B** Nature Park
- C** Intergenerational Play
- D** Porch
- E** Treehouse Plaza
- F** Front Yards
- G** Woodland Edge















## Proposed Initial Stage - Master Development Schedule

- 2022 Q3 - Article 80 & Zoning (40R) submissions
- 2022 Q4 - 2023 Q1 - Article 80/Zoning approvals
- 2023 - Design Development, Construction Documents, Assemble financing
- Spring 2024 - Land Acquisition; Initiate Infrastructure work

## Anticipated Project Schedules

- 2022-2023 - Brooke House - Financing and Design
- 2024-2026 - Brooke House - Construction
- 2023-2027 - Treehouse and Homeownership Financing, Design and Construction



Thank You!