

Olmsted Village



Forest Hills
T Station

Downtown
Boston

Franklin Park

Lena Park

Olmsted Green
East

Hirambee
Park

Massachusetts
Audubon

American Legion Highway

Olmsted Green
West

Harvard
Commons

MassBiologics

Blue Hill Ave

Morton Street

**GMNC Housing & Development
Committee Presentation**
October 27, 2022

Walk Hill Street

Harvard Street



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**





Olmsted Village Housing



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
- 2023-2028 - Treehouse and Homeownership Financing, Design and Construction



Thank You!

Community Engagement to date

- Boston State CAC Meeting - monthly since early 2022
- Wellington Hill Neighborhood Association Meeting - 10/17/2022
- GMNC Zoning Committee Meeting - 10/20/2022
- Boston State CAC Meeting - 10/20/2022
- BPDA IAG Meeting - 10/24/2022
- BPDA Public Meeting - 10/26/2022
- GMNC Housing & Development Committee Meeting - 10/27/2022

What We Have Heard



- Great support for affordable homeownership
- Great support for affordable senior housing
- Wish for more TAY units
- Intergenerational village approach honors CAC original vision for the site
- Support for green/sustainability goals
- Excited about preservation of large amount of existing trees
- Multi-use path responds to community desire to have a better connection to Boston Nature Center
- Need for more information on traffic
- Clarity on community benefits (Olmsted Green & Olmsted Village)
- More details on affordability levels
- More details on tree preservation and landscape plans
- More details on DEI performance
- Concern about project's impact on wildlife
- Job training and job opportunities for neighborhood youth
- More details on tenant selection process for TAY units

Proposed Levels of Affordability - Brooke House at Olmsted Village

| | 1BR | 2BR | Total | % of Total |
|---|------------|------------|--------------|-------------------|
| Units up to 30% AMI <i>Supported with PBVs</i> | 12 | 1 | 13 | 10.2% |
| Units up to 50% AMI <i>Supported with PBVs</i> | 94 | 3 | 97 | 76.4% |
| Units up to 60% AMI | 14 | 1 | 15 | 11.8% |
| Resident Manager Units | 2 | - | - | 1.6% |
| Total Units | 122 | 5 | 127 | |

Proposed Levels of Affordability - Treehouse at Olmsted Village



| | TAY | Senior Units | | Family Units | | | Total | % of Total |
|---|----------|--------------|----------|--------------|----------|----------|-----------|------------|
| | Studio | 1BR | 2BR | 3BR | 4BR | 5BR | | |
| Units up to 30% AMI <i>Supported with PBVs</i> | 8 | 7 | - | - | - | - | 15 | 25.0% |
| Units up to 50% AMI <i>Supported with PBVs</i> | - | 12 | 1 | 3 | 3 | 2 | 21 | 35.0% |
| Units up to 60% AMI | - | 19 | 1 | - | - | - | 20 | 33.3% |
| Units up to 100% AMI | - | - | - | 3 | 1 | - | 4 | 6.7% |
| Total Units | 8 | 38 | 2 | 6 | 4 | 2 | 60 | |

Proposed Levels of Affordability - Mixed Income Homeownership

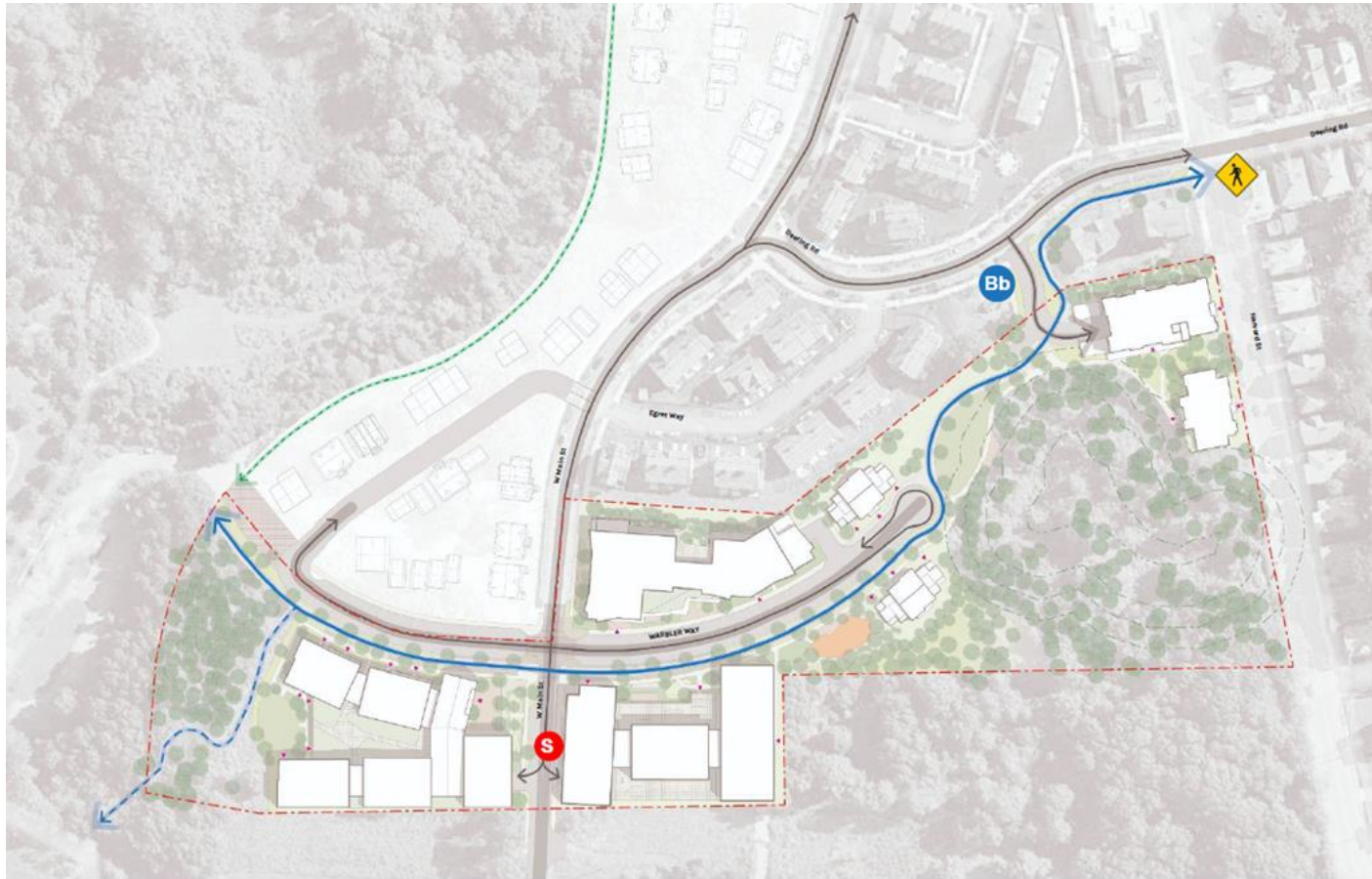
| | 1BR | 2BR | 3BR | Total | % of Total |
|----------------------|------------|------------|------------|--------------|-------------------|
| Units up to 80% AMI | 3 | 11 | - | 14 | 17.9% |
| Units up to 100% AMI | 3 | - | - | 14 | 17.9% |
| Units up to 120% AMI | 10 | 18 | 14 | 42 | 53.9% |
| Market/Unrestricted | - | 4 | 4 | 8 | 10.3% |
| Total Units | 16 | 44 | 18 | 78 | |











Traffic Impacts of Proposed Development



- Traffic impacts associated with new trips resulting from Olmsted Village are minimal
- HSH prepared a Comprehensive Transportation Analysis building upon background Article 80 Projects and City Initiatives
- Three access points to Site via Deering Road, West Main Street and Morton Street allow for flexibility
- Low Traffic generating land uses with variable time of day peaks (i.e. senior traffic peaks are 12-2pm)
- Path and Neighborhood Links with additional neighborhood Bluebikes station
- Forest Hills Commuter Shuttle and on-site amenities for Transportation Demand Management
- Off-site mitigation for Harvard Street

Traffic and Circulation Diagram



-  North
-  Multi-Use Path
-  Proposed Multi-Use Path
-  Vehicular circulation
-  Proposed Pedestrian Connection (by others)
-  Property Line
-  Buildings Entries
-  Proposed Blue Bike
-  Proposed Shuttle Stop
-  Signalized Crosswalk

Trip Distribution Diagram



Landscape



A Joint Venture between 2Life Communities and Lena New Boston

Landscape



Landscape



A Joint Venture between 2Life Communities and Lena New Boston

Existing Tree Diagram



- Existing Trees
- Removed Trees

Proposed Parking

| | Enclosed Parking | Surface Parking |
|------------------------|-------------------------------|------------------------|
| Brooke House | 23 spaces | 5 on-street |
| Treehouse | 62 spaces | - |
| Russell House | 36 spaces | 6 on-street |
| Warbler Townhomes 1 | - | 4 on-street |
| Warbler Townhomes 2 | - | 4 on-street |
| Harvard St. Building A | 19 spaces | 9 surface |
| Harvard St. Building B | Parking shared with Harvard A | - |
| Warbler Way | - | 32 on-street |
| Total | 140 spaces | 60 spaces |

2Life Current M/WBE and Worker Hour Data



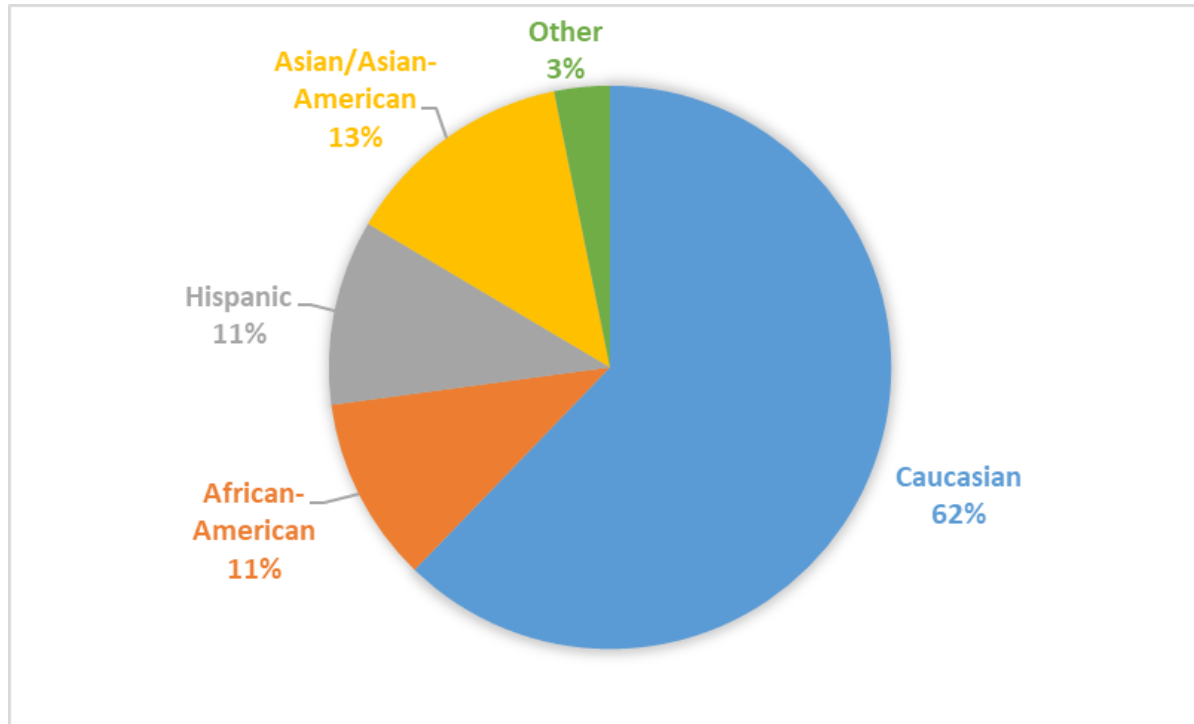
J.J. Carroll, Brighton (31% Complete) Dellbrook JKS - General Contractor

| Category | Goal | Current (As of 9/30/2022) |
|-----------------------|------|------------------------------|
| MBE Subcontracts | 30% | 42% |
| Minority Hiring | 51% | 50% |
| City of Boston Hiring | 51% | 25% |
| WBE Subcontracts | 10% | 3% |
| Women Hiring | 15% | 5% |
| Section 3 | 25% | 9% |

Golda Meir Expansion, Newton (57% Complete) Colantonio Inc. - General Contractor

| Category | Goal | Current (As of 9/30/2022) |
|------------------|------|------------------------------|
| MBE Subcontracts | 20% | 24% |
| Minority Hiring | 20% | 23% |
| WBE Subcontracts | 10% | 26% |
| Women Hiring | 10% | 1% |
| Section 3 | 25% | 10% |

2Life Staff Demographics



2Life staff reflect the language and ethnicity of residents

Olmsted Green Historical M/WBE and Worker Hour Data

Olmsted Green 41 Unit HO (Worker)

| | Goal | Actual |
|-----------------|------|--------|
| Section 3 | 30% | 20% |
| Minority | 50% | 73% |
| Female | 10% | 9% |
| Boston Resident | 50% | 45% |
| Neighborhood | BFE | 28% |

Olmsted Green 41 Unit HO (Business)

| | Goal | Actual |
|-----------|------|--------|
| Section 3 | 10% | 15% |
| MBE | 40% | 41% |
| WBE | 10% | 9% |
| Local | 10% | 13% |

Olmsted Green 100 Unit MIR (Worker)

| | Goal | Actual |
|-----------------|------|--------|
| Section 3 | 30% | 22% |
| Minority | 50% | 68% |
| Female | 12% | 3% |
| Boston Resident | 51% | 32% |
| Neighborhood | 20% | 14% |

Olmsted Green 100 Unit MIR (Business)

| | Goal | Actual |
|-----------|------|--------|
| Section 3 | 10% | 28% |
| MBE | 40% | 47% |
| WBE | 10% | 12% |
| Local | 20% | 31% |

Olmsted Green 47 Unit (Worker)

| | Goal | Actual |
|-----------------|------|--------|
| Section 3 | 30% | 24% |
| Minority | 50% | 63% |
| Female | 12% | 3% |
| Boston Resident | 51% | 27% |
| Neighborhood | 20% | 7% |

Olmsted Green 47 Unit (Business)

| | Goal | Actual |
|-----------|------|--------|
| Section 3 | 10% | 31% |
| MBE | 40% | 43% |
| WBE | 10% | 10% |
| Local | 20% | 33% |

Olmsted Green 80-unit M/WBE Data



Olmsted Green 80 Unit

Proposed Business Diversity Participation Subcontracting Tracker

| TOTAL EXCLUDING DIVISION 1 | | \$25,153,681 | MBE | WBE | Local/ Neighbor hood |
|---|---------------|--------------|-------------|-------------|----------------------------|
| Total Contract | | \$31,000,000 | | | |
| TRADES | Subcontractor | SOV | MBE Value | WBE Value | Local Value |
| SUBTOTALS | | \$25,153,681 | \$9,043,291 | \$3,123,571 | \$3,932,098 |
| Anticipated PROJECTED PERCENTAGE | | | 36% | 12% | 16% |
| Goals | | | 40% | 10.0% | 20% |