

# Olmsted Village

*BPDA Joint IAG/Public Meeting*

BPDA Project Link:

<https://www.bostonplans.org/projects/development-projects/olmsted-village>



# Meeting Recording

At the request of community members, the BPDA will be recording this meeting and posting it on BPDA's webpage for those who are unable to attend the Zoom meeting live. The recording will include the presentation, Q&A, and public comments afterwards. Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.





# Agenda

1. Welcoming remarks (5 Minutes)

*Quinn Valcich, Project Manager, Boston Planning & Development Agency*

2. Presentation of the Olmsted Village project (20-30 Minutes)

3. IAG Discussion (30-45 Minutes)

4. Public Q+A/Comment (Remainder of time)

# Meeting Format

- Presentation of project proposal
- Discussion & Questions with the IAG Members
- Public Question/Comment session
- During the presentation, all microphones will be muted. However, if you have a clarifying question about something in the presentation, please submit your question through the “Q+A” tab and we will do our best to answer it while the presentation is in progress.
- Once the presentation is over, we will take questions and comments in two ways: 1) through the “Q+A” tab at the bottom of your screen; or, 2) you can raise your hand and we will take your questions verbally in the order that hands were raised.

# Meeting Information



- The presentation for this evening is available to view on the project webpage on the BPDA's website (link available in chat)
- Comments may be submitted through the project webpage or emailed directly to [quinn.w.valcich@boston.gov](mailto:quinn.w.valcich@boston.gov)
  - The comment period for this project is open through February 8<sup>th</sup>
- Meeting recording will be uploaded to the project webpage within 48 hours

# Zoom Tips



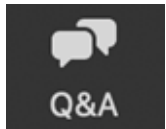
Welcome! Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:



Mute/unmute (you will remain muted until a host gives you access)



Turn video on/off (your video will remain off until a host gives you access)



Q&A to ask questions throughout the presentation



Raise hand to ask for audio/video permission at the end of presentation



# Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all.
- The host will mute all participants during the presentation to avoid background noise.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that all may participate in the discussion.
- You can always set up a conversation with me, Quinn Valcich by emailing [quinn.w.valcich@boston.gov](mailto:quinn.w.valcich@boston.gov) for further discussion.

# Olmsted Village



Downtown Boston

Franklin Park

Lena Park

Harambee Park

Olmsted Green East

Harvard Commons

Olmsted Green West

Massachusetts Audubon

MassBiologics

Forest Hills T Station

American Legion Highway

Morton Street

Blue Hill Ave

Walk Hill Street

Harvard Street

**Olmsted Village BPDA  
IAG/Community Meeting  
February 02, 2023**



## Olmsted Village

### 269 New Affordable Homes

- Brooke House - 127 affordable senior apartments, daycare, health clinic, and community center
- Treehouse - 60 affordable intergenerational apartments and community center
- Mixed-Income Home Ownership - 82 units



## Live



269

### Homes

- 127 affordable senior rental units
- 60 affordable intergenerational rental units
- 82 mixed-income homeownership units
- 96% income restricted

## Work



600+

### Permanent & Temporary Jobs

- Priority for City of Boston & Mattapan residents
- Opportunities for local W/MBE business owners
- Job Training and Placement

## Connect



+\$6 million

### Community Benefits

- Pedestrian and bike connections to Boston Nature Center
- Community Shuttle to Forest Hills
- New pedestrian crossing & traffic signal at Harvard St & Deering Rd
- Preservation and restoration of existing woodlands
- 12,400-sf of community space
- \$1.5 million to community groups

## Sustain



100%

### Passive House and/or LEED Gold

- All-electric buildings
- 4 Passive House & LEED Gold Buildings
- 2 LEED for Homes Gold
- Maximize on-site PV panels
- Commit to reducing emissions to net-zero by 2050

# Article 80 Community Engagement



- Boston State CAC Meeting - monthly since early 2022
- Wellington Hill Neighborhood Association Meeting - 10/17/2022
- GMNC Zoning Committee Meeting - 10/20/2022
- BPDA IAG Meeting - 10/24/2022
- BPDA Public Meeting - 10/26/2022
- GMNC Housing & Development Committee Meeting - 10/27/2022
- Lena Park CDC Board Meeting - 11/9/2022
- Olmsted Green Task Force - 11/28/2022

# 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

# Changes based on Community & BPDA Input



- Overall number of units increased by 4
- Combined the two Harvard Street buildings into one building
- Increased number of units at Harvard Street building to 31 homeownership units with covered parking - **100% affordable** up to 100% AMI
- Increased number of units at Russell House to 43 homeownership units - **100% affordable** up to 120% AMI
- Revised affordability levels, increased homeownership opportunities for those making 80% AMI
- Increased number of 3-bedroom homeownership units
- Commitment to design new traffic light at Harvard Street & Deering Road intersection
- Warbler Way converted to a cul-de-sac at request of BPDA
- Preserving +60% existing trees; adding back equal number of trees lost



# Proposed Levels of Affordability - Brooke House at Olmsted Village

	<b>1BR</b>	<b>2BR</b>	<b>Total</b>	<b>% of Total</b>
Units up to 30% AMI <i>Supported with PBVs</i>	38	2	40	31.5%
Units up to 50% AMI <i>Supported with PBVs</i>	68	2	70	55.1%
Units up to 60% AMI	14	1	15	11.8%
Resident Manager Units	2	-	-	1.6%
<b>Total Units</b>	<b>122</b>	<b>5</b>	<b>127</b>	

# 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%
<b>Total Units</b>	<b>8</b>	<b>38</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>60</b>	



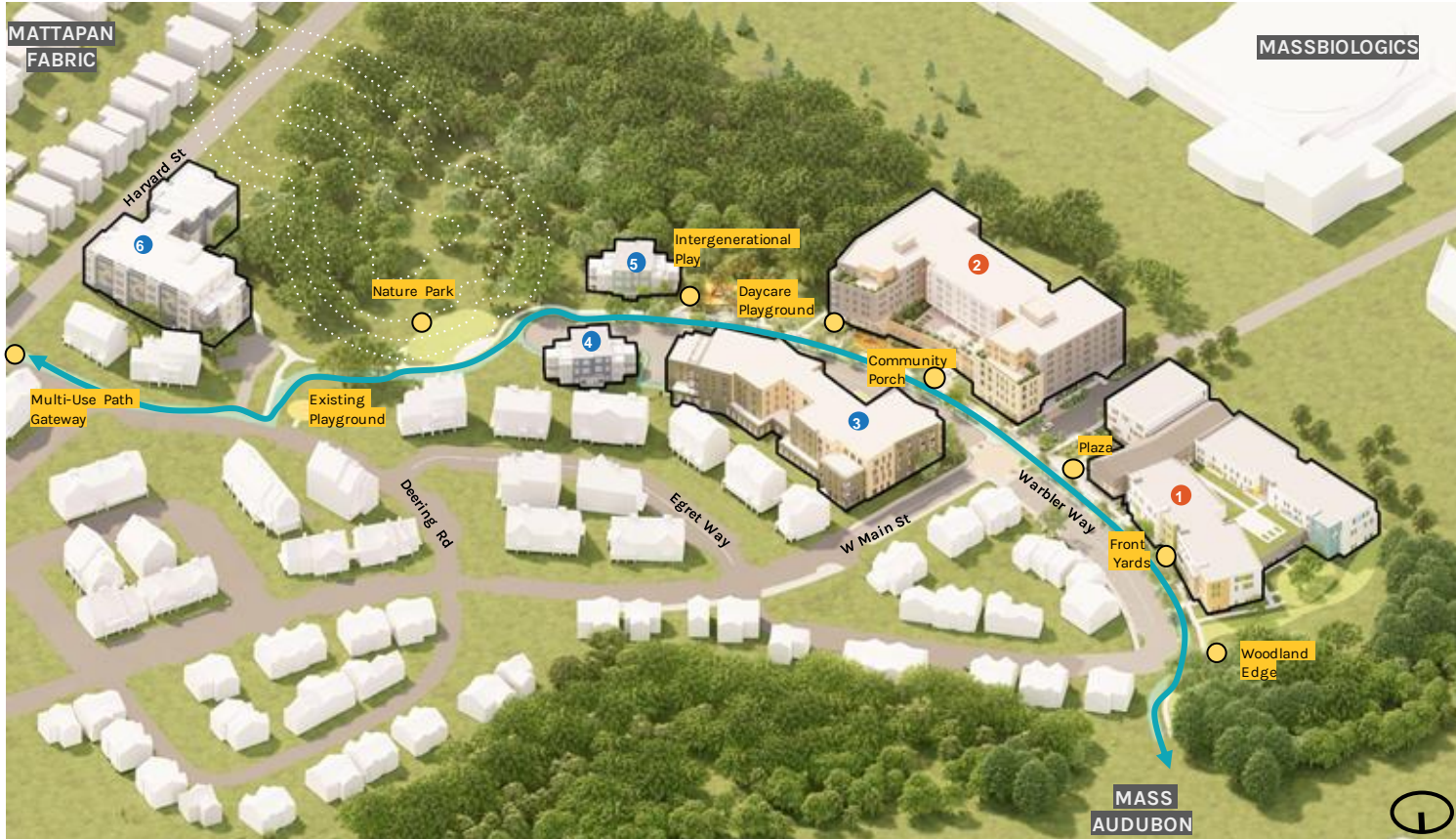
# Proposed Levels of Affordability - Mixed Income Homeownership

<b>Affordability Level</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>Total</b>	<b>% of Total</b>
Units up to 80% AMI	5	8	3	16	19.5%
Units up to 100% AMI	2	8	5	15	18.3%
Units up to 120% AMI	8	25	10	43	52.4%
Market/Unrestricted	-	4	4	8	9.8%
<b>Total Units</b>	<b>15</b>	<b>45</b>	<b>22</b>	<b>82</b>	



# Development Summary

UPDATED SITE AXON



## Total

187 Affordable Rental Units  
248,700 GSF

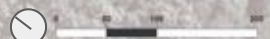
82 Mixed-Income  
Home Ownership Units  
144,200 GSF

- 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**  
43 Home Ownership Units
- 4 Warbler Townhome A**  
4 Home Ownership Units
- 5 Warbler Townhome B**  
4 Home Ownership Units
- 6 Harvard St Bldg**  
31 Home Ownership Units

# Site Plan

**MASS  
AUDUBON**

**MATTAPAN  
FABRIC**





# Brooke House





# Warbler Way





# Warbler Way/W. Main St Intersection



# Harvard Street





# Russell House



# Warbler Townhomes





# Harvard Street



## Proposed Initial Stage - Master Development Schedule

- 2023 Q1 - Article 80/Zoning approval
- 2023-2024 - Design Development, Construction Documents, Assemble financing
- Fall 2024 - Land Acquisition; Initiate Infrastructure work

## Anticipated Project Schedules

- 2022-2023 - Brooke House - Financing and Design
- 2024-2026 - Brooke House - Construction
- 2024-2030 - Treehouse and Homeownership Financing, Design and Construction



# Traffic and Circulation Diagram



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