

**PLAN DUDLEY- RFP APPLICATION
SUMMARY of APPLICANT RESPONSES
2147 Washington Street**

Developer Responses:

- 1) New Atlantic Development and DREAM Development
- 2) The New Urban Collaborative LLC

1) New Atlantic Development and DREAM Development

TEAM: Developer- New Atlantic Development and DREAM Development

GC- Kaplan Construction, **Architect-** DREAM Collaborative, **Legal-** Klein Hornig

Green Consultant- Advanced Building Analysis

- **Plan:** Mixed-use and mixed income development including artist preference affordable rental and ownership residential and retail. Includes land owned by Haley House.
- **Units:** 74 Units in 1- 6 story Bldg. including 12- Condo and 62- Rental Units
- **Affordability:** 94% Affordable- Condo- 4- 70% AMI, 4- 100% AMI and 4- Market Rental- 12- 30% AMI, 33- 60% AMI and 17- 80% AMI
- **M/WBE- Developer-** DREAM Development, **Consultant-** Terri Lee Consulting
- **Commercial/Retail-** 23,215 SF total commercial. Shared workspace; flexible retail/commercial space; a new café/restaurant for Haley House
- **Development Without Displacement-** Development has a mix of uses and predominantly below average income limits to address housing and job opportunities for local residents
- **Sustainability-** Strive to achieve LEED Gold certification; will include integrated project planning and promote connectivity, water and energy efficiency, energy efficiency incentives, indoor air quality, material selection and innovation.
- **Parking-** 47 spaces 35 garage and 12 outdoor
- **Community Benefits-** Shared work space and artist studios (7); new space for Haley House Bakery Café (Haley House support letter)
- **Total Development Cost-** \$32M TDC- \$22M Res. or \$301K/Res. Unit
- **Subsidy-** \$3.437M City, or \$49K/unit & \$2.694M DHCD, or \$38K/unit

2147 Washington Street

2) New Urban Collaborative LLC

TEAM: **Developer** - New Urban Collaborative, **GC** – Janey, **Architect** - Zephyr Architects, **Legal** - none specified, **Green Consultant** - enviENERGY

- **Plan:** Mixed Use Including mixed income apartments, including artist live/work space, arts and cultural center.
- **Units:** 77 units in 1- 12 story Bldg. All Rental
- **Affordability:** 67% Affordable- 26- 50% AMI, 26- 80% AMI and 25- Market
- **M/WBE- Developer-** New Urban Collaborative ("Principally MBE owned"), **GC** - Janey **Property Mgmt** - United Housing Management; Maloney Properties (WBE) **Green Consult.**- EnviENERGY (WBE)
- **Development Without Displacement-**
Affordable housing production - 67% new construction, deed-restricted units;
Meeting community needs - Micro units to support senior residents and/or younger residents; Developer track record - projects relating to affordable housing development
Other - Prioritization of affordable commercial rents targeting local businesses
- **Sustainability-** Passive House standards for building envelope; Water conservation methods include possible rainwater harvesting; Solar PV; Extreme heat and extreme precipitation mitigation/adaptation
- **Parking-** 30 Spaces- enclosed
- **Community Benefits-** Look to involve Youth Build Boston and Artists for Humanity in development. Includes arts/cultural center
- **Total Development Cost-** \$32.7M- \$31.7 Res. Or \$412K/Res. Unit
- **Subsidy-** \$1.7 M City, or \$32K/unit