

West End Branch Library Project: Applicant Presentations

July 18, 2023



City of Boston
Mayor Michelle Wu



Housing

Zoom Interpretation Services



English: For interpretation in [____],

1. Go to the horizontal control bar at the bottom of your screen. Click on “Interpretation.”
2. Then click on the language that you would like to hear.
3. You are now accessing this meeting in [_____]

Cantonese: 若需粵語口譯服務：

1. 與屏幕下方之長方形控制欄中，煩請點擊“Intepretation.”
2. 煩請點擊您所需收聽的語言。
3. 您即可聽到粵語的會議口譯。

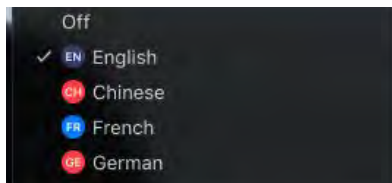
Mandarin: 若需普通话口译服务：

1. 在屏幕下方的长方形控制栏中，请点击“Intepretation.”
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3. 您即可收听普通话的会议口译。

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Agenda

- Welcome!
- Intro & tonight's objectives
- How we got to this point
- Applicant presentations and Q&A
- Steps to a final recommendation
- Questions
- Thank you!



**A note to all
applicants in
attendance
tonight.**



How we arrived at this point – reviewing development proposals.

SUMMER 2020 - FALL 2021

Library programming study and community meetings

10/22/2020
Public meeting #1

1/26/2021
Public meeting #2

5/11/2021
Public meeting #3

October 2021



JUNE 2022 - SPRING 2023

Community meetings to discuss development goals; release Request for Proposals; receive proposals

6/14/2022
Public meeting #4

7/28/22
Public meeting #5

10/26/22
Public meeting #6

1/10/23
Public meeting #7

April 2023



June 2023
Submission deadline

July 2023
Public meetings #8 & 9

What were the community-defined objectives of the RFP?

Development Program and Uses:

- Library – The core and shell building must include approximately 17,500 to 19,000 usable square feet on either the ground floor or the first two floors of the development.
- Affordable housing – The residential program should maximize opportunities for affordable housing in the building without compromising on quality; provide a breadth of affordable housing across multiple income tiers; prioritize either family-sized (2-BR and 3-BR) units or senior housing units; include at least 20 Boston Housing Authority-subsidized units.

Design, Massing, and Neighborhood Context

- Open space should be provided for the public as well as for building residents.
- The scale, density, height, materiality, and orientation should consider the context of Cambridge Street and surroundings, particularly the Otis House and Old West Church.
- Site planning should reflect the multimodal nature of Cambridge Street, the existing mature trees, and possible synergy between the new building and the neighboring Otis House.

A total of 8 responses were received on June 15th!

All of the proposals can be accessed at bit.ly/westendproposals

The public will have a chance to hear from each team, and pose questions and comments.

July 18, 2023 community meeting

Beacon Communities and Caribbean
Integration Community Development

Urban Edge Housing Corporation and
Evergreen Redevelopment

Planning Office for Urban Affairs and CSI
Support & Development

Pennrose

July 25, 2023 community meeting

Preservation of Affordable Housing and Caste
Capital

The Community Builders and JGE
Development

Trinity Financial and Norfolk Design &
Construction

The Michaels Organization

Applicant Presentations



A few ground rules for tonight's applicant presentations...

- Other applicant teams cannot speak during the presentation or Q&A of the other teams.
- Applicant teams cannot add to or modify their submitted proposal (even in response to a question or comment).
- We have asked applicant teams not to show any designs or renderings of programmed library space – the City of Boston will determine these designs through a separate process.
- We are going to be strict on time limits, to stay fair and consistent. Each team has 10 minutes to present and 10 minutes for Q&A.

PRESENTATION #1:

Beacon Communities and Caribbean Integration Community Development



BEACON
communities



Caribbean Integration
COMMUNITY DEVELOPMENT

COMMUNITY PRESENTATION

WEST END LIBRARY + SENIOR AFFORDABLE HOUSING

**REQUEST FOR PROPOSALS FOR REAL ESTATE
HOUSING WITH PUBLIC ASSETS:
WEST END LIBRARY**

151 Cambridge Street | Boston, MA 02114

July 18, 2023

City of Boston
Mayor's Office of Housing
Boston Housing Authority
Boston Public Library



A COMMUNITY VISION



Our proposal for 151 Cambridge Street aims to build upon the hard work and preparation the community has already put into the redevelopment process, and to reflect the community's priorities:

- New senior housing with residential services that promote aging in place, quality of life and health outcomes
- New West End Library, with a residential population above that will benefit greatly from having the BPL on site
- 100% affordable housing rental units ranging in affordability
 - Including new, deeply affordable units in partnership with the Boston Housing Authority

Our goal is to enact a **SHARED VISION** for redevelopment that is **ACHIEVABLE**, that **ENHANCES** 151 Cambridge Street, that **COMPLIMENTS** the neighborhood, and that is a **COMMUNITY ASSET** for generations to come.

BEACON communities



Caribbean Integration
COMMUNITY DEVELOPMENT

LINK | ADVISORY + SOLUTIONS

A LOCAL TEAM, FOR A LOCAL VISION



DAVIS
SQUARE
ARCHITECTS

NEW ECOLOGY



Community-Based Sustainable Development



InOrder Business



THE TEAM



Camden Apartments



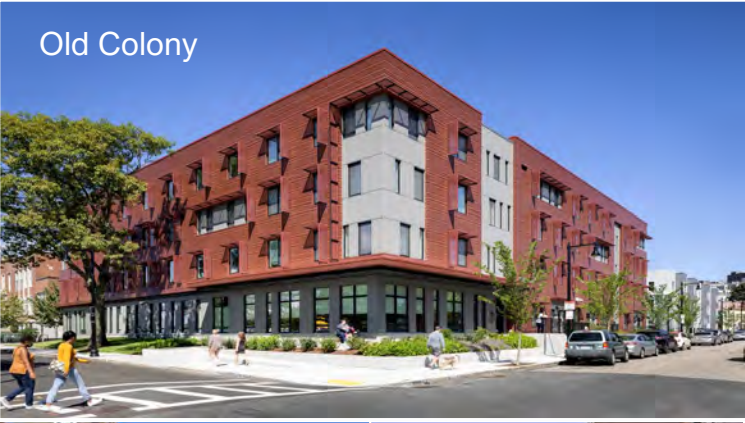
Tierney Learning Center



288 Harrison Avenue



Indigo Block



Old Colony



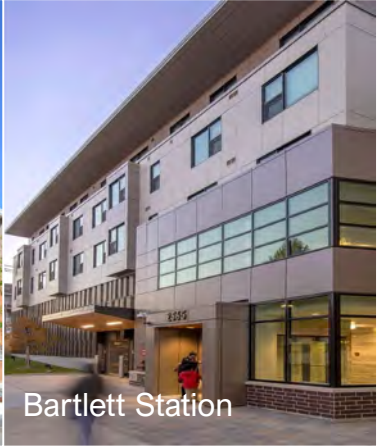
**A LOCAL TEAM,
FOR A LOCAL VISION**



Cote Village Townhomes



Bloomfield Gardens



Bartlett Station



Cote Village Apartments



206 West Broadway



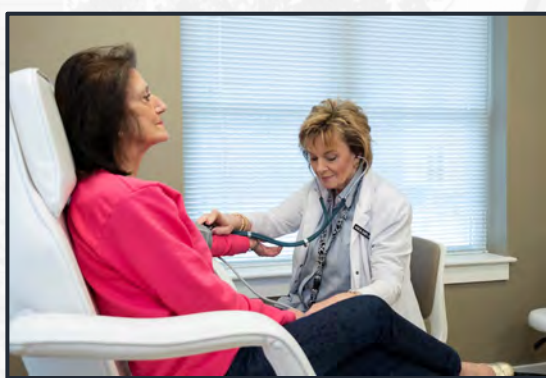
140 Clarendon

SENIOR AFFORDABLE HOUSING

- 84 one-bedroom apartments
- Age-restricted
- Affordable at 30%, 60%, and 80% AMI
- On-site resident services coordinator
- “PACE” Preference for 25 apartments
 - On-site personalized health services for seniors; partnership with a qualified provider
- BHA Faircloth-to-RAD conversion for 20 apartments

WEST END LIBRARY

- 20,000 SF for new West End Library
 - 10,000 SF on first floor
 - 5,000 SF on second floor
 - 5,000 SF on lower level
- New public plaza along Cambridge Street



A PRINCIPLED APPROACH TO URBAN SENIOR LIVING

- Residential layout is conducive to **aging in place** with on-site services
- Site plan maximizes **open space**
- Library façade is **bold and inviting**
- A **highly sustainable** building that promotes healthy, resilient, and energy-efficient living
 - Certified Passive House
 - Meet or exceed Boston's Zero Emissions Building Requirements
 - Utilize sequestered carbon principles and solar panels

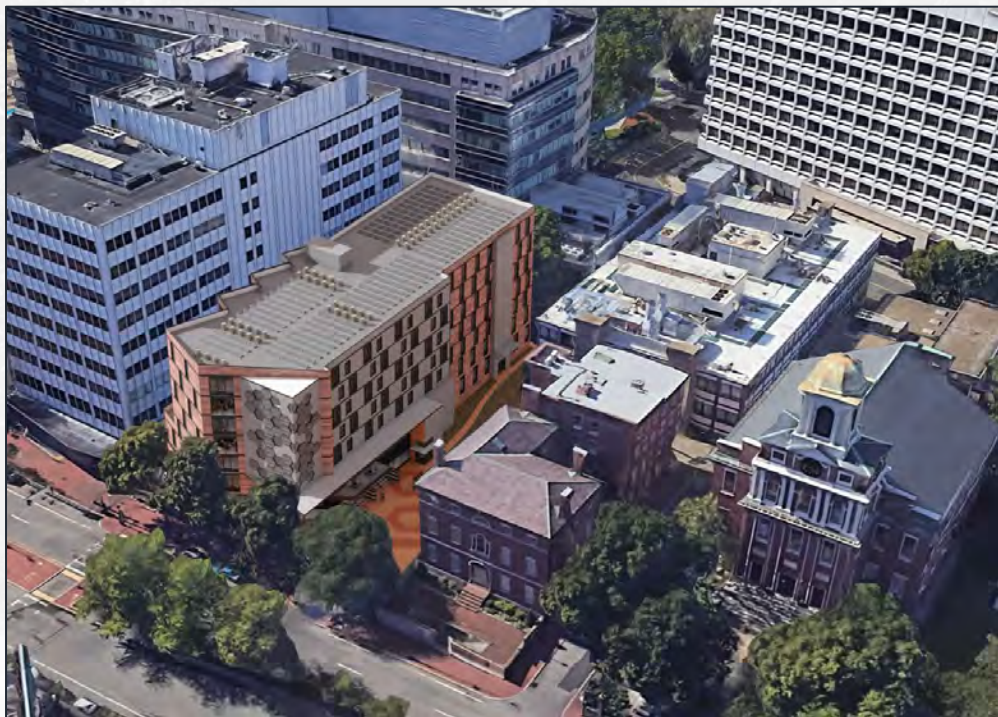




Existing Conditions: West End Library

A PRINCIPLED APPROACH TO URBAN SENIOR LIVING

- **Responds** to existing context
- Appropriate **density**, **massing**, and **scale** for the site
- **Enhances** surrounding uses, including Otis House
- Vibrant design **balanced** with a residential feel



Proposed Design: West End Library + Senior Affordable Housing



DEVELOPMENT COSTS:

- Housing TDC of \$56.8m
- Library space TDC of \$7.1m
- “Traditional” podium-with-wood construction avoids the cost of steel or mass timber

DEVELOPMENT SOURCES

- 4% LIHTC
- State LIHTC and soft debt from Executive Office of Housing and Livable Communities (“EOHLC”)
- Soft debt from MOH
- BPL to cover costs of library space

DEVELOPMENT TIMELINE:

(Estimated 5-year timeline through full lease up)

- Summer/Fall 2023: development team selection process
- Fall 2023 through Fall 2024: work with neighborhood and stakeholders, secure land use approvals
- January/February 2025: apply to EOHLC for funding
- Spring/Summer 2025: awards announced
- Fall 2025: commence construction
- Fall 2027: complete construction
- Spring/Summer 2028: complete lease-up

COMMUNITY ENGAGEMENT:

- We are a **local** development team.
- We will build on the foundation established by the **community process** to date.
- We will work with stakeholders in advance of any formal submissions.
- We will be **transparent, accessible, and responsive.**

SUMMARY:

- A proposal that is **practical, affordable, and achievable**
- A building that **compliments the character** of the neighborhood in **size** and **scope**
- A new library that is **modern** and **welcoming**
- Senior housing and services that is **affordable** and **holistic**
- Open space that is **inviting** and **community-oriented**
- A focus on **sustainability**
- An emphasis on **community engagement**

TEAM CONTACTS:

JOSHUA COHEN

President

Beacon Communities LLC

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jcohen@beaconcommunitiesllc.com

DONALD ALEXIS

President

Caribbean Integration Community Development

P: (617) 942-3591

dalexis@cicdofboston.org

THANK YOU

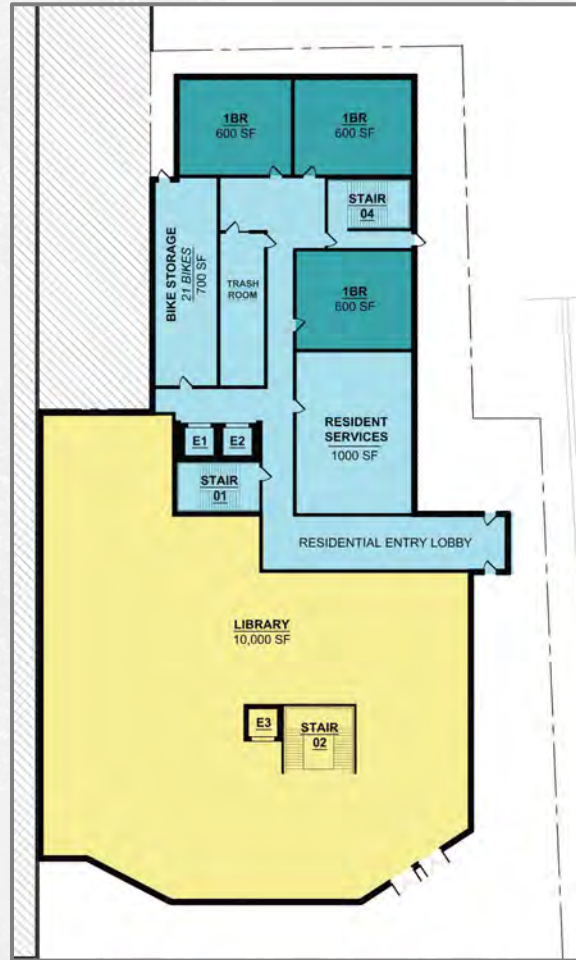
| **BEACON** |
communities



Caribbean Integration
COMMUNITY DEVELOPMENT

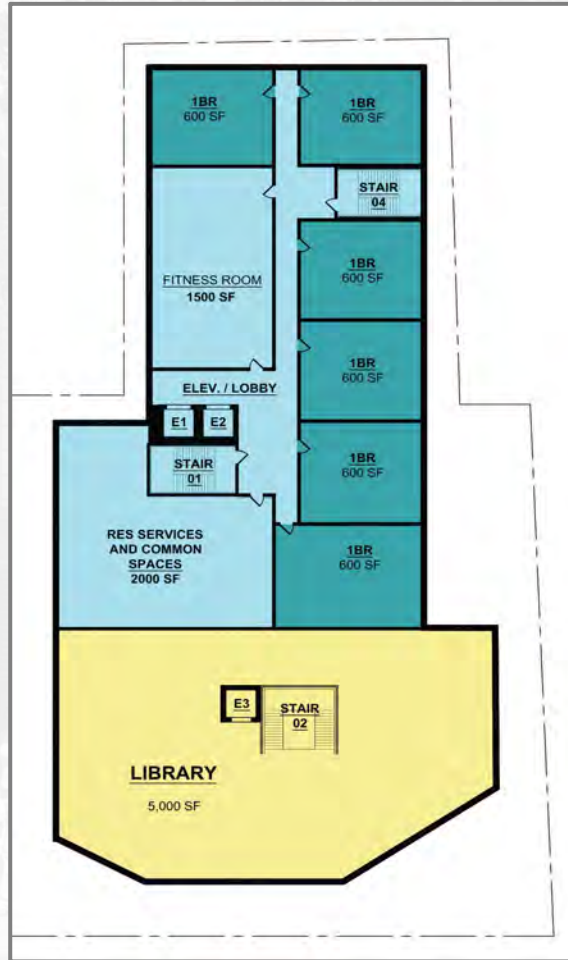
WEST END LIBRARY + SENIOR AFFORDABLE HOUSING



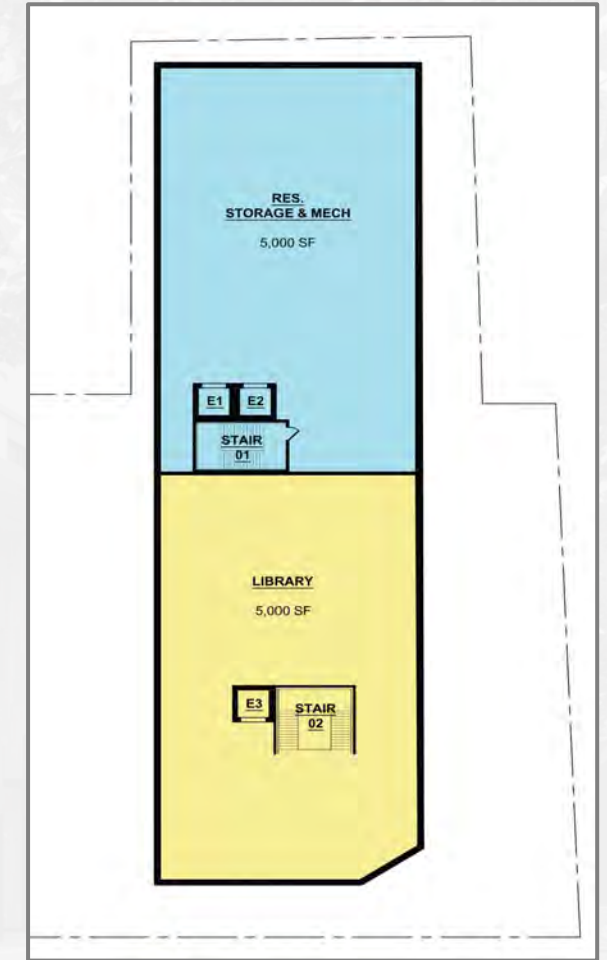
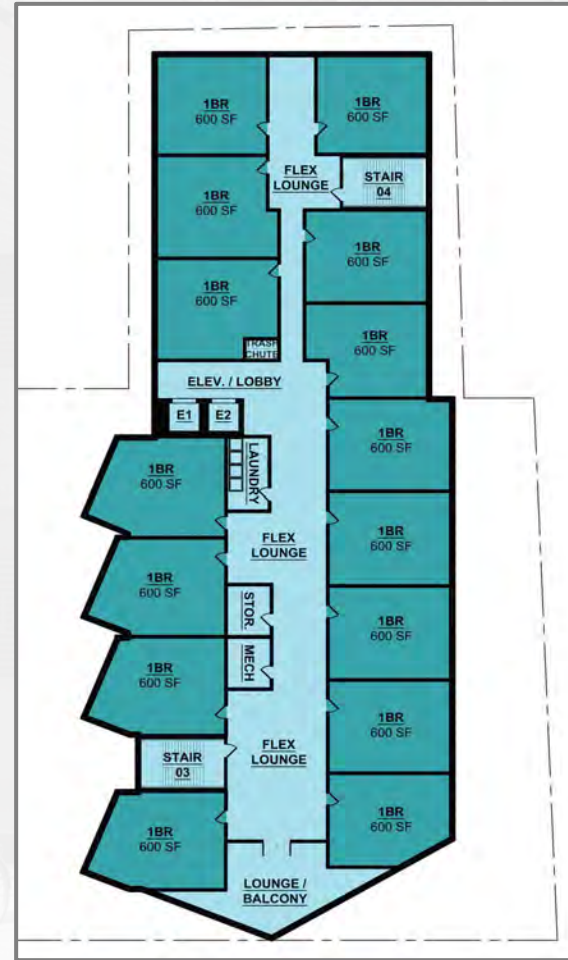


FIRST FLOOR PLAN

SECOND FLOOR PLAN



UPPER FLOOR PLAN



BASEMENT FLOOR PLAN

Q&A (10 minutes)



PRESENTATION #2:

Urban Edge Housing Corporation and Evergreen Redevelopment



151 Cambridge Street Housing with Public Assets



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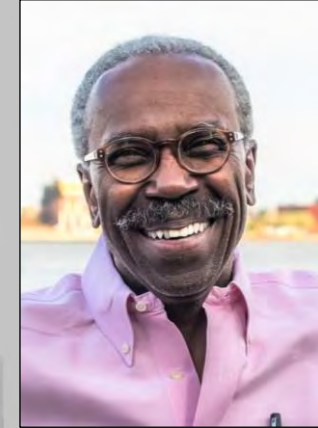
David Block FAIA AICP
Evergreen Real Estate Group



Emilio Dorcery
Urban Edge Housing
Corporation



John Ronan FAIA
John Ronan Architects



M. David Lee FAIA
Stull & Lee



Kate Gronstal PE
Evergreen Real Estate Group



Milton Baxter
Urban Edge Housing
Corporation



Matt Lipoff
Evergreen Real Estate Group



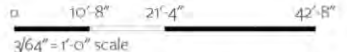
Jewell Walton
Evergreen Real Estate Group

Concept in Section



- library
- residential
- common area/back of house

building section



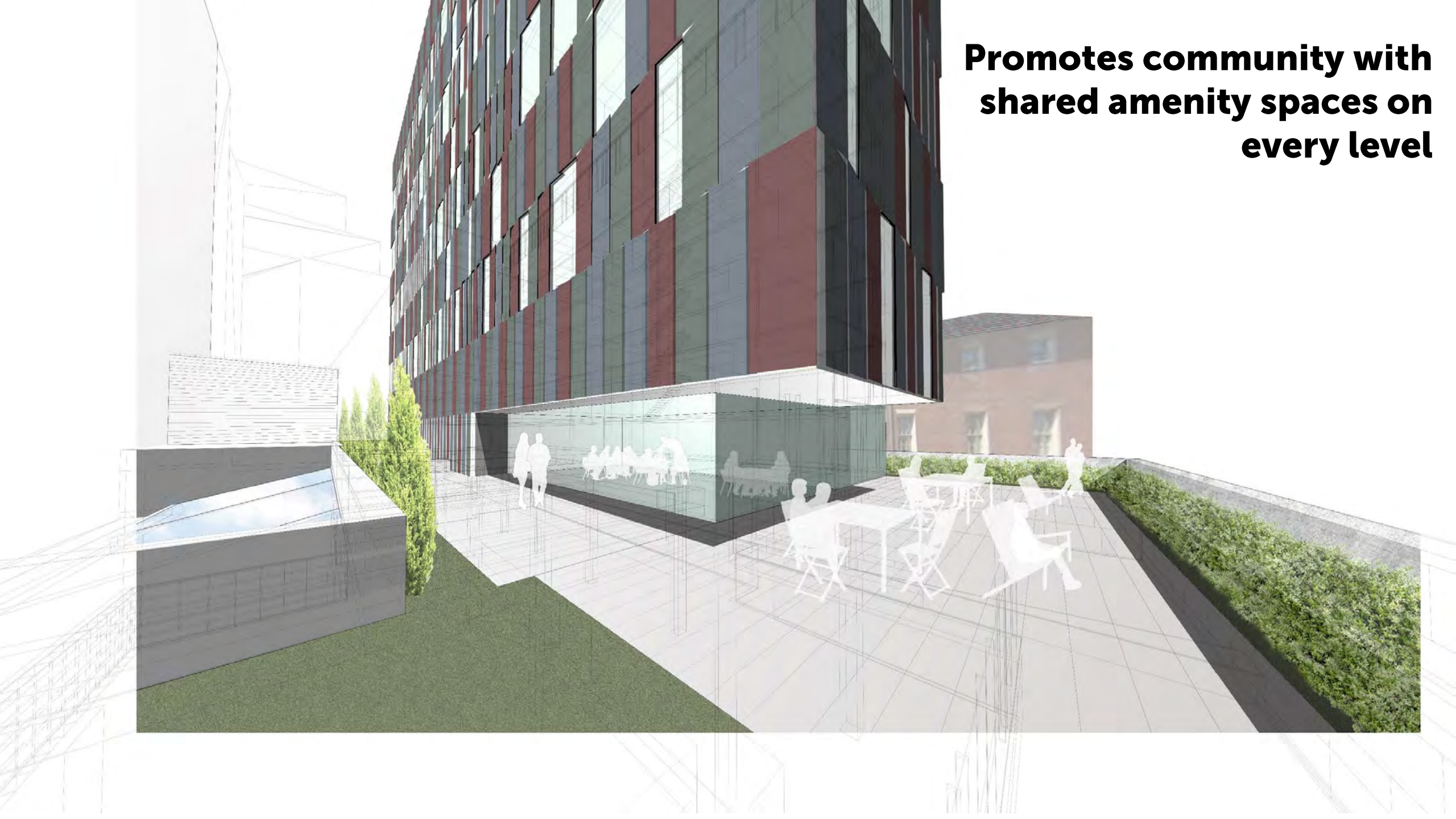
Weaving together old and new
A good neighbor with clearly
separated residential and
library entrances



**Creates a shared public space with
Otis House for community events**



**Promotes community with
shared amenity spaces on
every level**

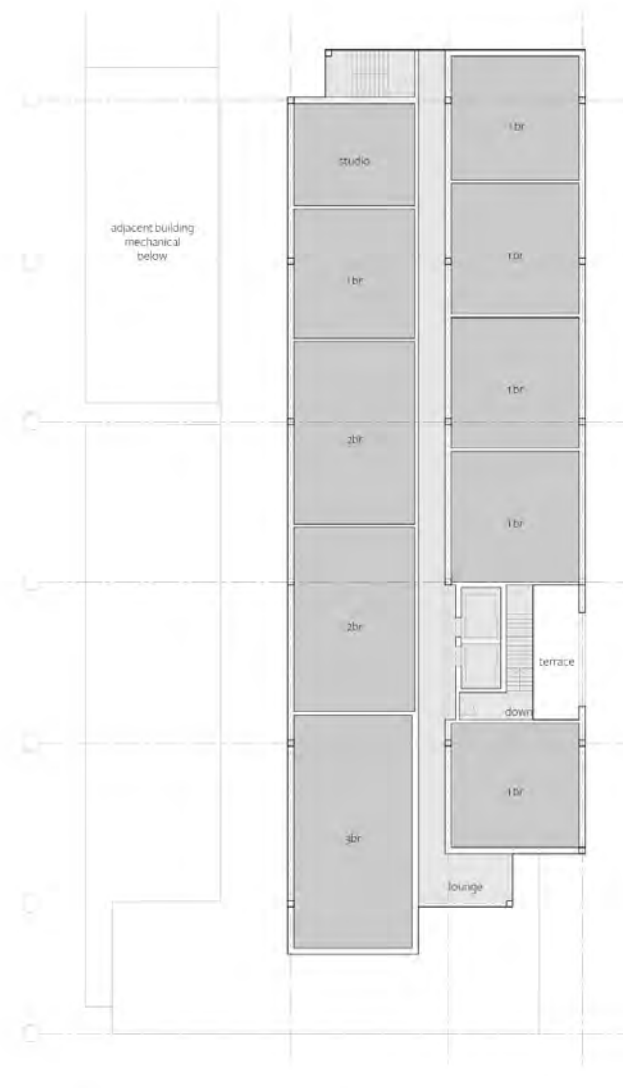


Residential floors receive daylight from both ends

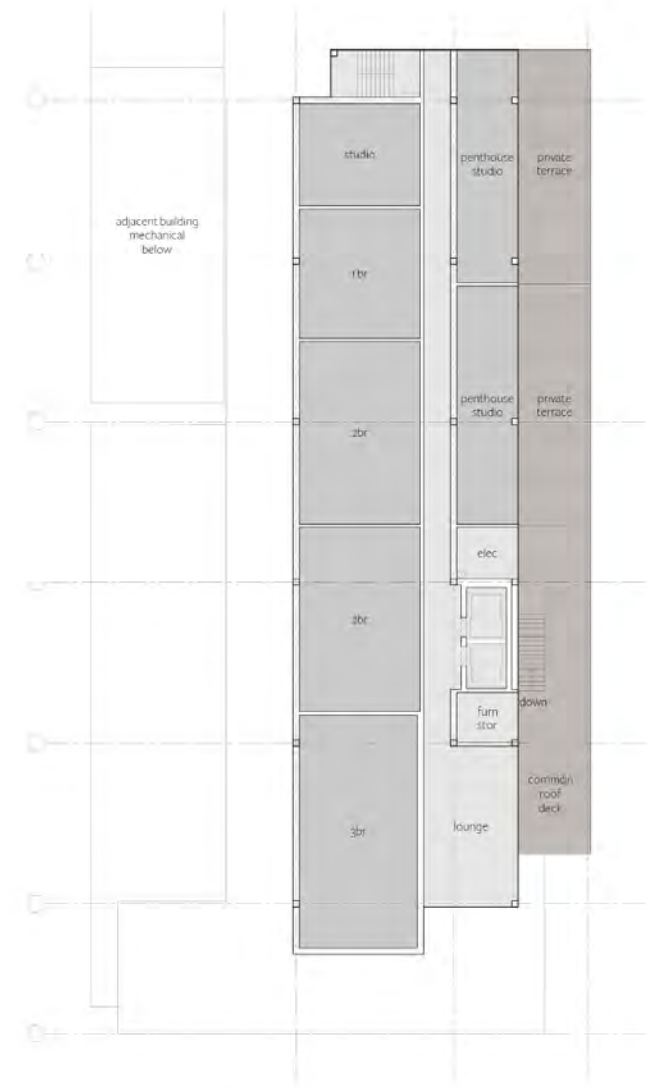
Stepped massing defers to Otis House



level two plan



typical residential level plan

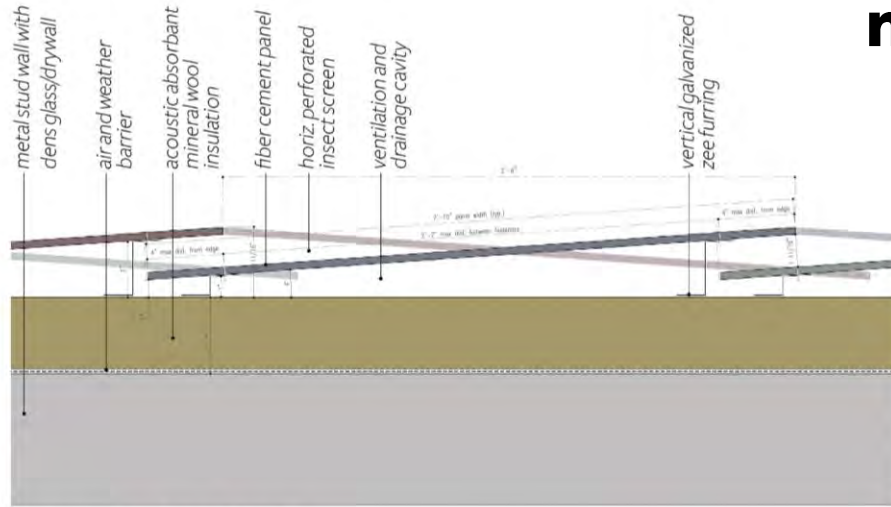


level ten plan

The building is designed around a central library space with a 28-foot tall ceiling that brings abundant daylight



The exterior wall is a sound trap for mitigating noise from neighboring mechanical equipment



plan detail through shingled cladding

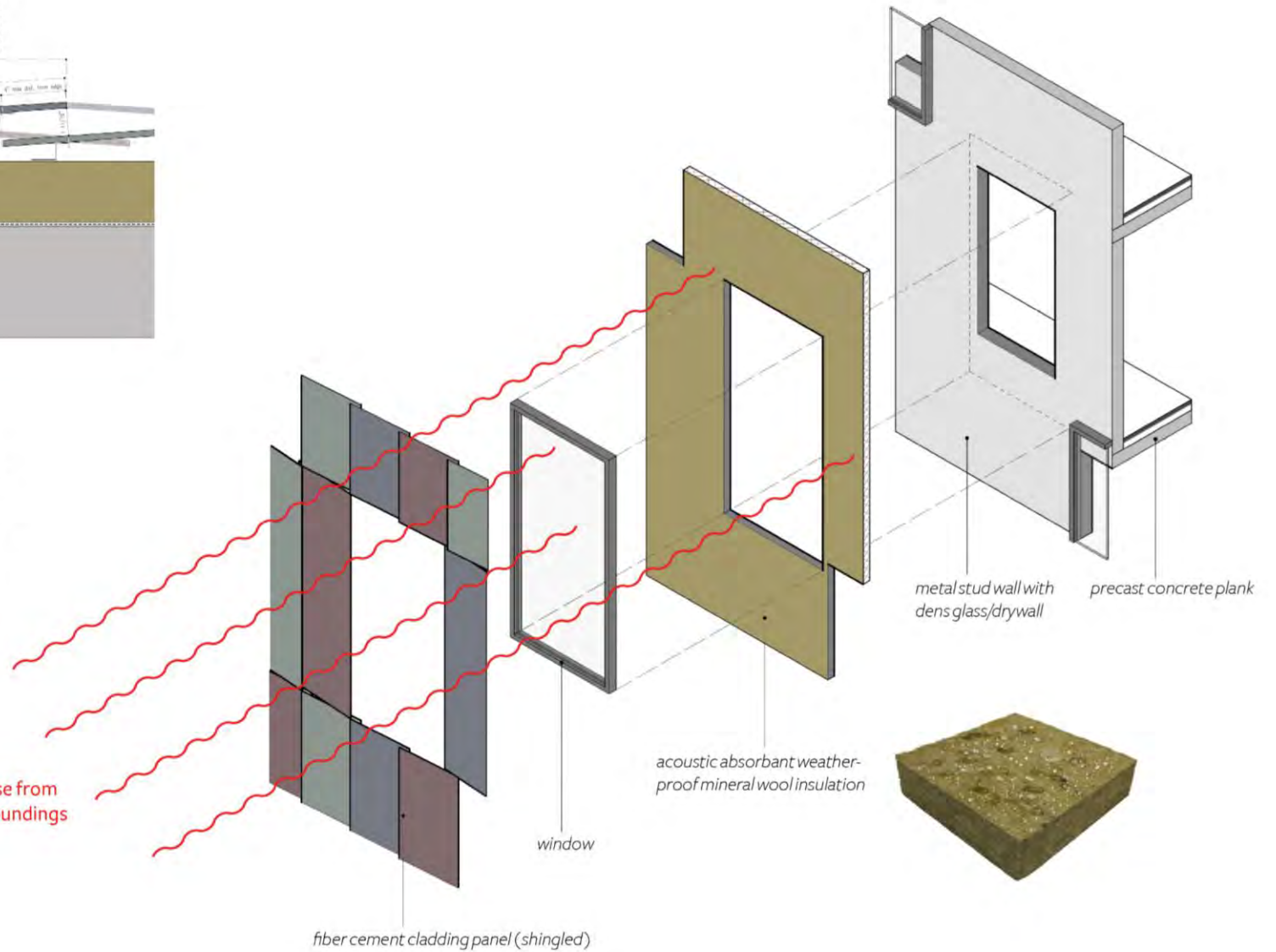


shingled cladding study model

Environmental Acoustics

Residential tower facades are clad in shingled fiber cement panels whose color and tone are informed by the slate roof colors of the adjacent Otis House. In addition to providing texture and shadow lines to the facade, the shingled cladding creates a sound trap for street noise and the noisy mechanical equipment of the Charles River Plaza building immediately adjacent to the site on its west property line. Sound is trapped behind the cladding and absorbed by a layer of weatherproof mineral wool which insulates the building envelope.

Noise from surroundings





Otis House slate roof



Contextual Design

Tower facades are clad in shingled fiber cement panels whose color and tone are informed by the slate roof of the adjacent Harrison Gray Otis House.



shingled cladding study model



partial elevation

Building cladding creates a dialogue with the Harris Gray Otis House. Stone library façade informed by Otis House plinth.

Sources & Uses of Funds

Uses of Funds	Residential	Library	Total
Acquisition	4,187,864	1,537,136	5,725,000
Construction	32,706,663	13,319,971	46,026,634
Soft Costs	4,090,177	1,078,068	5,168,245
Financing Costs	4,678,867	1,013,455	5,692,322
Reserves	981,679	-	981,679
Developer Fee	3,617,272	1,500,000	5,117,272
Total Uses	50,262,522	18,488,631	68,711,153

Sources of Funds	Residential	Library
First Mortgage Debt	8,190,000	
State Gap (CATNHP+HIF+HOME)	4,950,000	
City Gap	750,000	
Additional City Gap	9,750,000	
LIHTC Equity	21,495,701	
MA LIHTC Equity	4,509,549	
Deferred Developer Fee	617,272	
BPL Purchase of Library		18,448,631
Total Sources	50,262,522	18,448,631

Unit Mix

Income Level (max. income)	Studio	1BR	2BR	3BR	Total
60% AMI – LIHTC only (\$ 62,340 for 1 ppl, \$ 71,280 for 2 ppl)	3 / \$ 1,387	13 / \$ 1,452	6 / \$ 1,728	1 / \$ 1,981	23
50% AMI – Faircloth to RAD (\$ 51,950 for 1 ppl, \$ 59,400 for 2 ppl)	-	10 / \$ 1,025	-	-	10
30% AMI – Faircloth to RAD (\$ 31,170 for 1 ppl, \$ 35,640 for 2 ppl)	-	14 / \$ 1,025	4 / \$ 1,228	1 / \$ 1,495	19
80% AMI – LIHTC only (\$ 83,120 for 1 ppl, \$ 95,040 for 2 ppl)	8 / \$ 1,800	11 / \$ 1,981	8 / \$ 2,362	6 / \$ 2,715	33
Totals	11	48	18	8	85

Urban Edge – Boston Experience



Urban Edge – Boston Experience



Urban Edge – Range of Services



Financial Capacity



**Development in
last 7 years**

\$ 420 million

\$ 207 million

**Development in
the pipeline,
2024-2027**

\$ 291 million

\$ 212 million

Globeville Library/Housing, Denver

Under development – Evergreen / John Ronan Architects





Globeville Library/Housing, Denver
Under development – Evergreen / John Ronan Architects

Globeville Library/Housing, Denver

Under development – Evergreen / John Ronan Architects



Independence Library/Housing, Chicago

Evergreen / John Ronan Architects



Independence Library/Housing, Chicago

Evergreen / John Ronan Architects



Independence Library/Housing, Chicago

Evergreen / John Ronan Architects



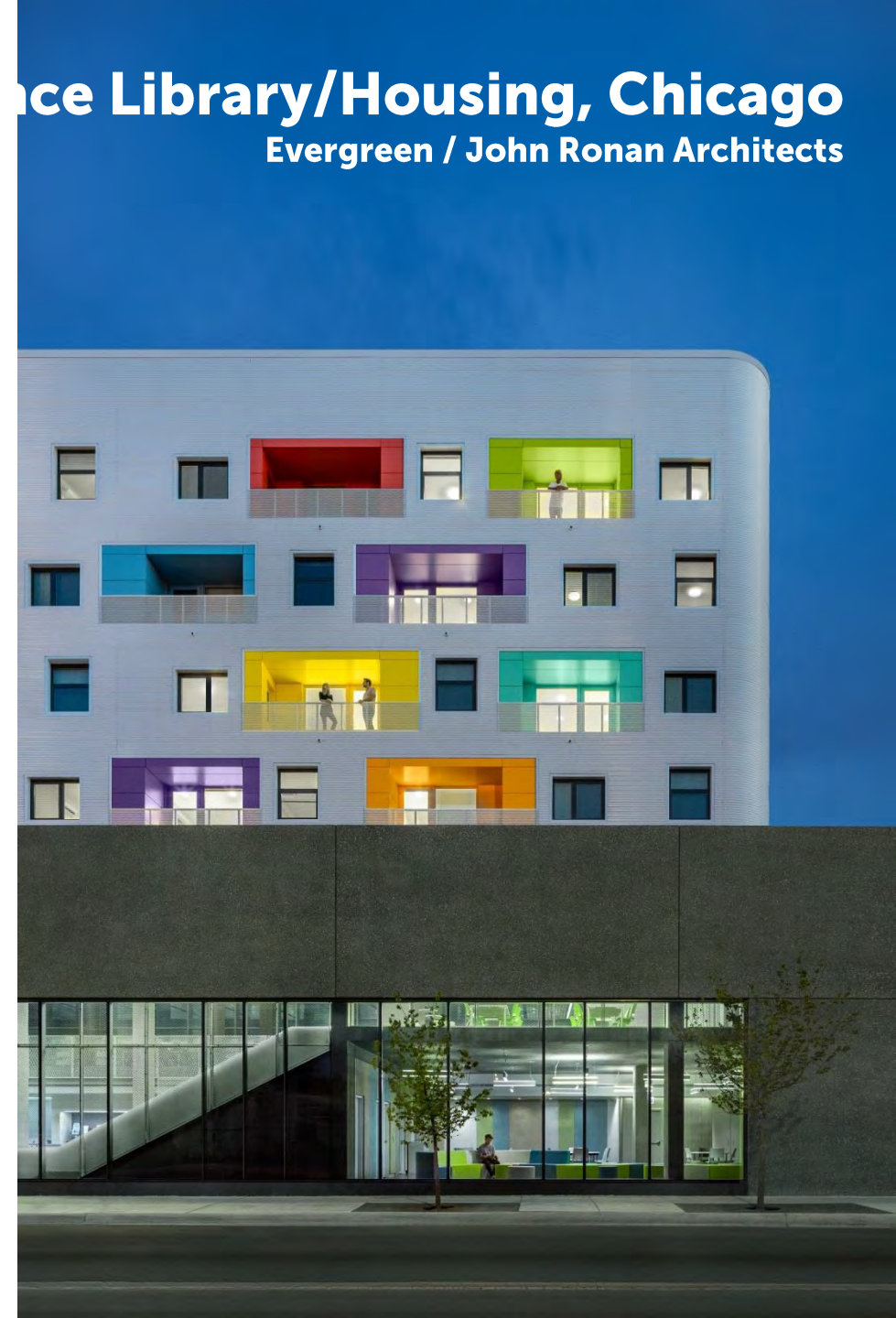
Independence Library/Housing, Chicago

Evergreen / John Ronan Architects



Independence Library/Housing, Chicago

Evergreen / John Ronan Architects



Northtown Library/Housing, Chicago

Evergreen / Perkins & Will



Northtown Library/Housing, Chicago

Evergreen / Perkins & Will



Northtown Library/Housing, Chicago

Evergreen / Perkins & Will



Northtown Library/Housing, Chicago

Evergreen / Perkins & Will



Independence Library and Apartments | Chicago | John Ronan Architects

Balance the Books

A public library combined with affordable housing aims to become a neighborhood center.

BY JOSEPHINE MINUTILLO
PHOTOGRAPHY BY JAMES FLORIO

AN OLD PHOTOGRAPH of a highrise at the Cabrini-Green housing project on Chicago's Near North Side—the relentless monotony of its facade rendered more so in the black-and-white image—served as inspiration for architect John Ronan on what not to do when designing a building for affordable housing in the Irving Park neighborhood, seven miles farther north of those now-demolished megaprojects. Ronan's building, it should be said, represents a completely different scale and approach from such notorious midcentury urban-renewal projects. Containing only 44 units, a mix of one- and two-bedrooms exclusively for seniors, the six-story structure looms large among its neighbors—mainly two-story houses, small commercial buildings, and empty lots—but addresses only a trickle of the overwhelming demand to accommodate low-income residents within our cities. This particular model, however, incorporates senior housing with a

library on the ground floor. Three such, “co-location” buildings, meant to be “shared spaces that bring communities together,” according to former mayor Rahm Emanuel, emerged from a 2016 competition he initiated in conjunction with the Chicago Housing Authority and the Chicago Public Library. All three buildings—the other two by Perkins and Will and SOM—opened before Emanuel left office in May. “We designed for speed of construction,” says Reiman, who was given just nine months between the initial concept design and groundbreaking, and 17 months to build. The structure went up fast, in part because the bottom two levels have a poured-in-place reinforced-concrete structure and the top four steel, so different trades worked simultaneously. It’s a building method Reiman successfully used before at the much larger Gary Comer Youth Center (opened, February 2008) on the South Side, built in even less time. “I like these kinds of projects, actually.”



Stunning Library-CHA Complex Is As Innovative As Promised - Irving Park - Chicago



Independence Branch Library Renderings

IRVING PARK — When Mayor Rahm Emanuel announced plans for a series of mixed-use buildings that would combine public libraries with affordable housing, he vowed the designs would be anything but cookie-cutter.

THEATER REVIEW
The world. Eighty days. Go, Gileas Fogg! BY ALEXIS SOLOSKI
DANCE
Leading Cuban ballet into the future. BY BRIAN SEIBERT



POP MUSIC
Disco days in Tehran, recreated in New York clubs. BY SASHA VON OLDERSHAUSEN

CRITICISM

Arts

The New York Times

THURSDAY, MAY 16, 2019

MICHAEL KIMMELMAN | CRITIC'S NOTEBOOK



Public Housing Takes a Bookish Turn

In Chicago, three instructive projects make the library feel like

CHICAGO — Cabrini-Green, the Robert Taylor Homes: demolished years ago, Chicago's most notorious projects continue to haunt the city, conjuring the troubled legacy of postwar public housing in America.

By the 1970s, Washington wanted out of the public housing business, with politicians blaming the system's ills on poor residents and tower-in-the-park-style architecture, channeling tax breaks toward white flight and suburban sprawl. Now the nation's richest cities invent all sorts of new ways not to solve the affordable housing crisis.

Is any city doing public housing right

Above, the twisty Northtown Affordable Apartments and Public Library in Chicago. Left, the Little Italy Branch Library is part of a complex with the Taylor Street Apartments.

these days? I visited three sites that the Chicago Housing Authority has just or nearly completed. These small, community-enhancing, public-private ventures, built swiftly and well, are the opposite of Cabrini-Green and Robert Taylor. With a few dozen apartments each, they're costlier per unit than the typical public housing developments,

and they're not going to fill the yawning gap between the apartments and the city. That said, they're in Green and other is mega-sites proved, big better. These are intimate spoke architecture, it sign central to their so. And they share an architecture, too: each project a branch library (“co-located”). The libraries are facing hubs for the

CONTINUED ON PAGE 67



JOHN RONAN ARCHITECTS

THE BUZZ



New Chapters Open for Chicago Residents

Public-private partnership co-locates libraries, affordable housing

A new story is in the making for Chicago's North Side, where two senior housing developments co-located with public libraries have been created.

As part of a public-private partnership with the city of Chicago, Chicago Housing Authority (CHA), and Chicago Public Library, Evergreen Real Estate Group developed the 44-unit Northtown Apartments for low-income seniors with the Northtown Branch Library in the West Ridge neighborhood and the 44-unit

Independence Apartments, also for low-income seniors, with the Independence Branch Library in the Irving Park neighborhood.

The projects stemmed from a city design contest to find the most innovative ideas for the co-located housing and libraries. “I think libraries are, and have been for some time, the key community centers for a lot of different types of activities, particularly intergenerational activities,” says David Block, director of development at Chicago-based Evergreen Real Estate Group. “What’s been particularly gratifying for us is seeing the enthusiasm for the libraries among folks in

the neighborhoods. If you go into either of them on a Saturday, each is absolutely packed with families.”

The projects stemmed from a city design contest to find the most innovative ideas for the co-located housing and libraries. Designed by John Ronan Architects, the two-story Independence Branch Library offers an open floor plan and large expanses of natural light. The apartments, located above the library, include brightly colored inset balconies.

The Northtown Branch Library, designed by Perkins+Will, includes an interior courtyard and a large mural with images from the West Ridge neighborhood by local artist Chris Silva.

Each of the developments includes 30 units with project-based vouchers for CHA residents and 14 low-income housing tax credit (LIHTC) units. Each project cost approximately \$34 million, with the library component at \$11 million. The Chicago Department of Planning

and Development provided LIHTCs with CHA as the syndicator on both deals. The projects received first mortgages from CIBC Bank and significant funds from CHA. The Illinois Housing Development Authority also provided HOME funds for the Northtown project.

In addition, developer Related Midwest and architect Skidmore, Owings & Merrill have created the 73-unit, mixed-income Taylor Street Apartments and Little Italy Branch in the Near West Side neighborhood.

AFFORDABLE HOUSING FINANCE | JUNE 2019

AFFORDABLE HOUSING

Globeville Redevelopment Project Has Its Hand In Environmental Justice



What CCEF Financed

Architectural Design

About the Project

Project Investment: \$1,000,000

Location: Globeville neighborhood in Denver, CO



Denver Central Library
10 W. 14th Ave. Pkwy.
80204 | 720-865-1111

June 10, 2023

To Whom It May Concern:

I am Anne Kemmerling, Director of Neighborhood Services for Denver Public Library (DPL) and would like to express my pleasure and satisfaction working with Evergreen Real Estate Group (EREG) on a proposed DPL branch in the Globeville neighborhood of Denver.

Evergreen Real Estate Group has been an attentive and responsive partner that has worked with DPL's staff and their design team, led by John Ronan Architects, to bring a long-awaited library branch to the Globeville neighborhood.

DPL has appreciated the efforts of EREG and their team and we have had a cordial and productive relationship thus far. DPL looks forward to continuing our working relationship with EREG on the Globeville branch.

Sincerely,

Anne Kemmerling
Director of Neighborhood Services
Denver Public Library



CHICAGO PUBLIC LIBRARY
CITY OF CHICAGO

June 5, 2020

Mr. David Block AIA AICP
Director of Development
Evergreen Real Estate Group
566 West Lake Street, Suite 400
Chicago, IL 60661

Re: Frances Cabrini Rowhouses (2020) Reference for Frances Cabrini Revitalization LLC

Dear Mr. Block:

With the strong partnership Chicago Public Library has enjoyed with Evergreen Real Estate Group on our two co-located library and affordable housing projects at Independence and Northtown branches, we are pleased to provide this letter of reference for Evergreen as a part of the Frances Cabrini Revitalization team.

Both the Independence and Northtown projects required significant community engagement and Evergreen did an extraordinary job of managing the many stakeholders for each. At Independence, Evergreen utilized a steering committee that included four Aldermanic offices, three neighborhood groups, the Friends of the Independence Branch, and the North River Commission, as well as City of Chicago, Chicago Public Library and The Chicago Housing Authority. The relationships developed during that process continue to benefit the library and apartments today.

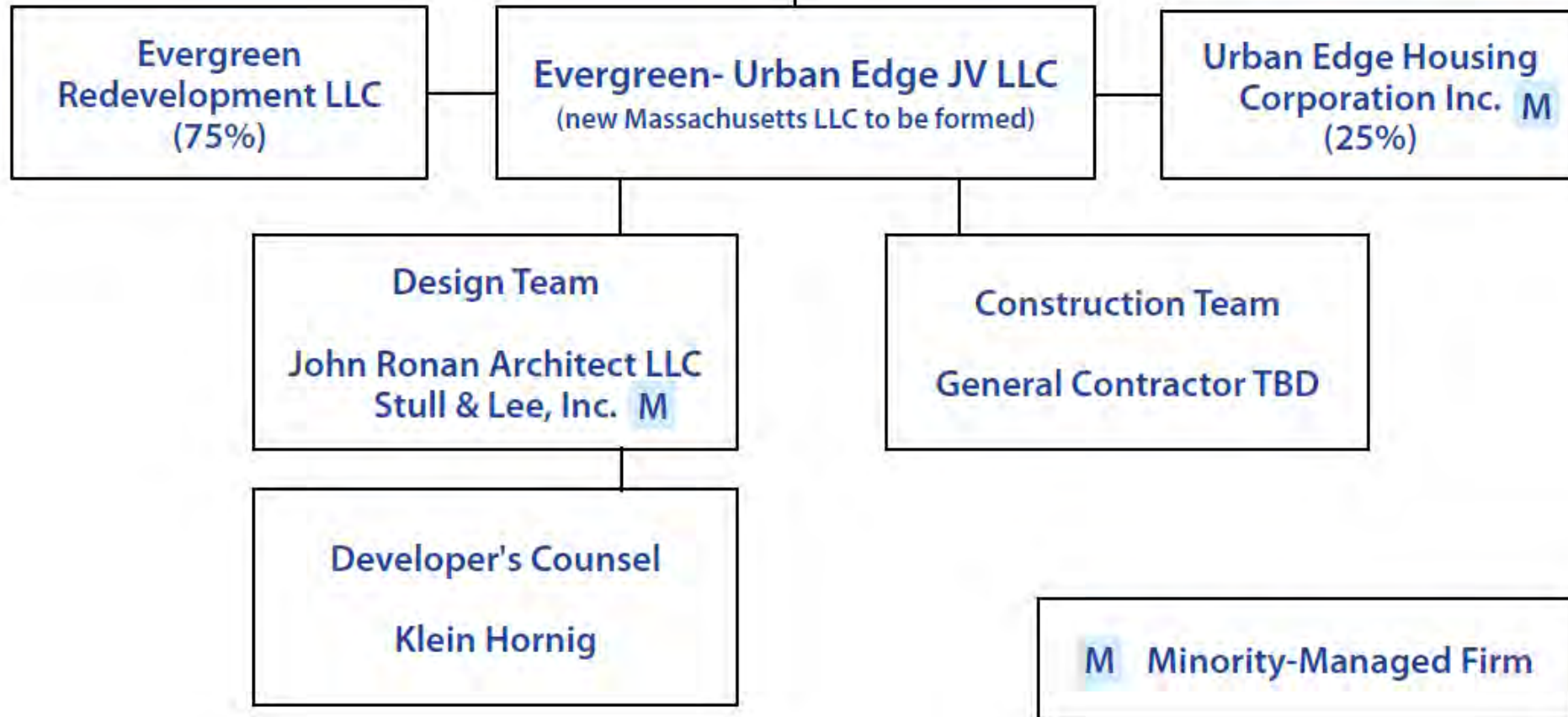
At Northtown, Evergreen worked with a stakeholder group convened by the Alderman that included LEARN West Rogers Park, local school representatives and local residents, including one from a Chicago Housing Authority development. One key priority of the Alderman at this site was a large community art piece. Evergreen worked with Chicago's Department of Cultural Affairs and Special Events (DCASE), CHA, CPL, and the Alderman to select an artist. A community meeting was held to get input from residents of their memories of the neighborhood and library so they could be incorporated into the piece. The end result was a wonderful expression of the West Ridge community.

Another asset in having Evergreen as the Developer on these projects was their commitment to design excellence. The architects for these projects were chosen through a design competition. Evergreen worked closely with the selected architects to get a design

Faircloth-to-RAD experience



Equity & Inclusion



Equity & Inclusion



Equity & Inclusion



Q&A (10 minutes)



PRESENTATION #3:

Planning Office for Urban Affairs and CSI Support & Development



18 JULY 2023



WEST END LIBRARY | 151 CAMBRIDGE STREET

PLANNING OFFICE FOR URBAN AFFAIRS and CSI SUPPORT & DEVELOPMENT SERVICES

Mission

Develop high quality housing where people can live with dignity and respect in homes that they can afford, in order to create inclusive and vibrant communities

Overview

- Formed in 1969 by the Archdiocese of Boston
- Affordable, family, senior, and mixed-income housing
- Commercial and community development
- Neighborhood and community revitalization
- Focus on building vibrant and inclusive communities

Experience

- Completed over 3,000 units to date, with financing over \$650M
- Developed over 1,400 housing units across a variety of Boston neighborhoods
- Provided for a wide range of affordable rental and homeownership opportunities throughout a variety of income levels





"People Working Together to Help Each Other"

CSI SUPPORT & DEVELOPMENT SERVICES

A Mission Driven Non-Profit and Cooperative Manager

Formed out of the cooperative economic movement in the wake of the Great Depression, our mission is to collaborate with our residents to provide the highest quality, cooperatively managed, senior affordable housing.

In our cooperative management system, our residents manage their own homes in partnership with our professional staff. This leadership extends to our Board of Directors, which is elected by, and composed of, our residents.

Benefits of the Co-op Model:

- Residents are closest to the needs of the buildings
- Residents work together toward the shared goal of creating the best housing possible
- The system combats loneliness and social isolation - 2 key social determinants of health - by providing a myriad of volunteer & social opportunities
- Residents can find meaning, agency, and empowerment in their senior years

A High-Capacity Developer Committed to Serving the People of Boston

CSI owns and manages more than 6,500 units in 61 senior communities nationwide. Serving Boston seniors since 1985, CSI currently owns and manages 612 units in Metro Boston, including senior communities in Charlestown, Jamaica Plain, Roslindale and South Boston.



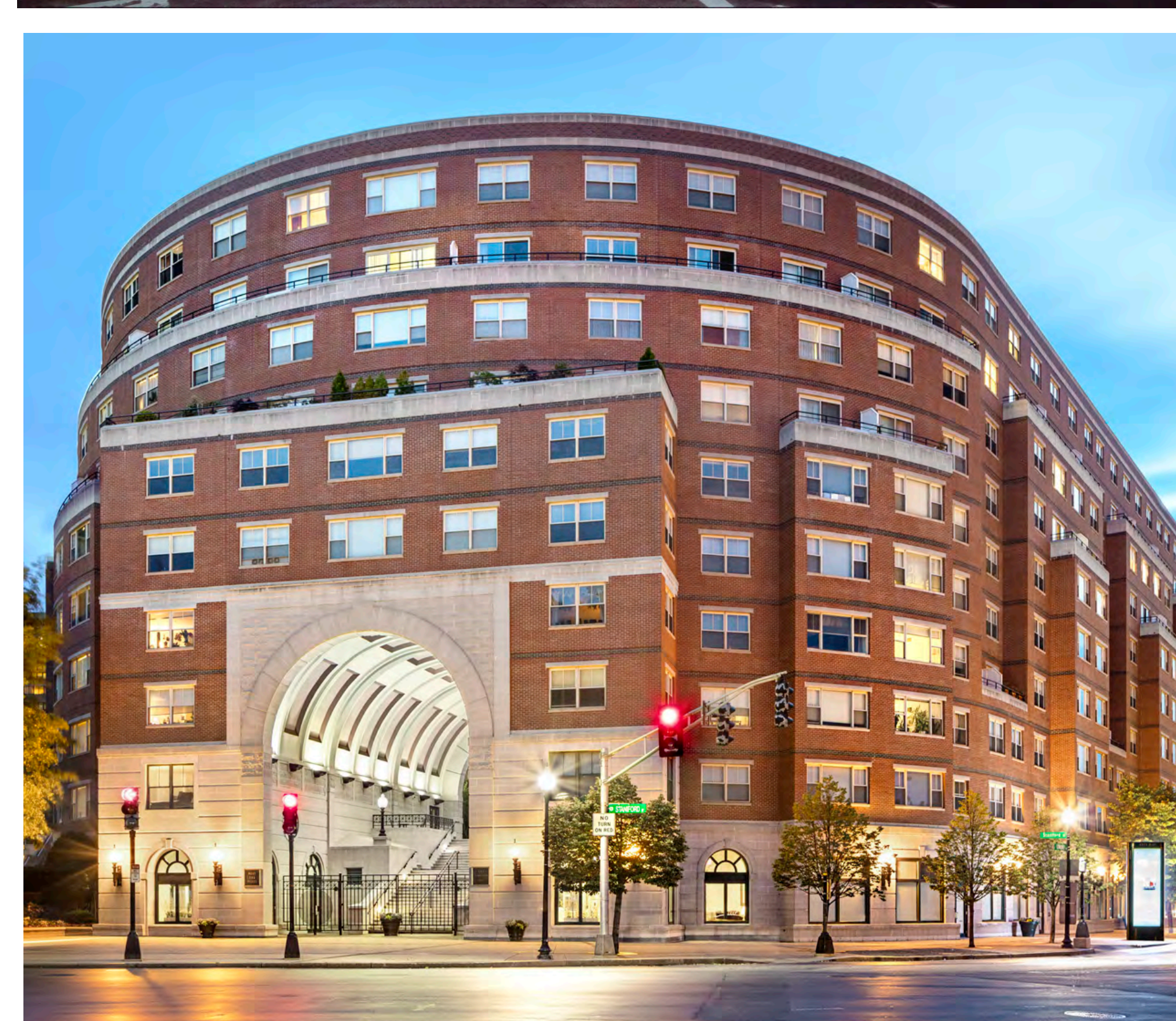
OUR HISTORY IN THE COMMUNITY

Collaboration between POUA and CSI dates back to 1985 when our organizations developed **Constitution Co-op** in Charlestown - 120 units of affordable senior apartments.

\$5 Million in equity realized in the refinancing of Constitution Co-op will be dedicated to this project

In the mid-1990's, POUA developed **West End Place** as a housing cooperative through a complex financing and ownership structure, with 1/3 low-income, 1/3 moderate income, and 1/3 market rate units.

We will provide a home for the very generation displaced by urban renewal in the 1950s, as well as young families growing in a vibrant, ever-evolving neighborhood. Our programming will build community among this group of residents and the broader neighborhood.



DESCRIPTION OF THE BUILDING

Our proposal will redevelop 151 Cambridge Street as:

- **Ground Floors: a two-story, 19,500 SF library**
- **Floors 3-11: 97-unit affordable intergenerational housing development**



HOUSING

32-unit family housing development:

1-bedroom units at: *Approximate Household Income*

30% AMI - 2 units \$35,640

50% AMI - 4 units \$59,400

80% AMI - 5 units \$95,040

2-bedroom units at:

30% AMI - 4 units \$40,080

50% AMI - 4 units \$466,800

80% AMI - 8 units \$106,880

3-bedroom units at:

30% AMI - 2 units \$48,090

50% AMI - 1 unit \$80,150

80% AMI - 2 units \$128,240



65 unit cooperatively managed senior apartment community:

Studio units - 25 units at 50% - 80% AMI (up to \$83,120)

1-bedroom units - 40 units at 30%-80% AMI (up to \$95,040)

Faircloth Units and Rental Subsidy

86% of units reserved for incomes at 50% of AMI and below will receive rental subsidy limiting tenant contribution to 30% of their income

BUILDING HEIGHT, CHARACTER & MASSING

Height & Massing

- Height and mass respects the scale of Cambridge Street, leaving site lines to Otis House and Old West Church undisturbed
- Setback and angle of 151 Cambridge is within MGH's shadow



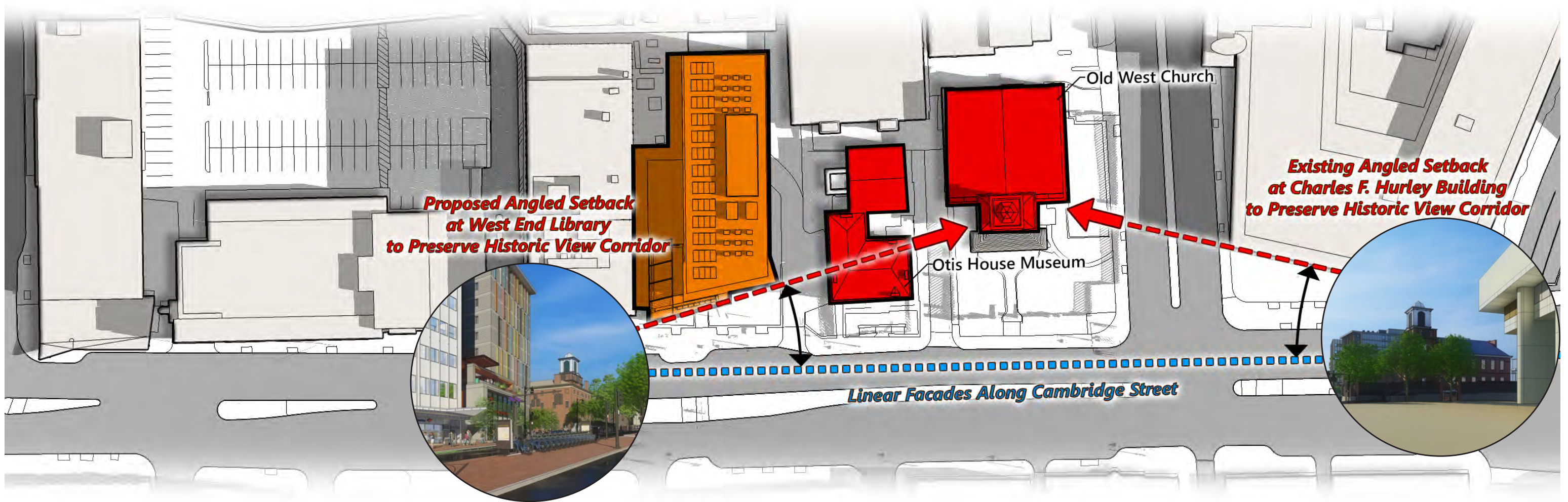
Character

- Design provides transition from historic architecture to modern MGH campus
- Prominent library branch present at street level





Cambridge Street South Elevation





OPEN SPACE & SYNERGY WITH THE OTIS HOUSE



Planning Office
for Urban Affairs
ARCHDIOCESE OF BOSTON



ACCESS SITE PLANNING & STREETScape

Open Space

- Activating the space to create safe and welcoming neighborhood gateway
 - Public green space for library patrons and community
 - Public art and signage that tells the neighborhood's story
 - Private outdoor roof deck for residents



Access

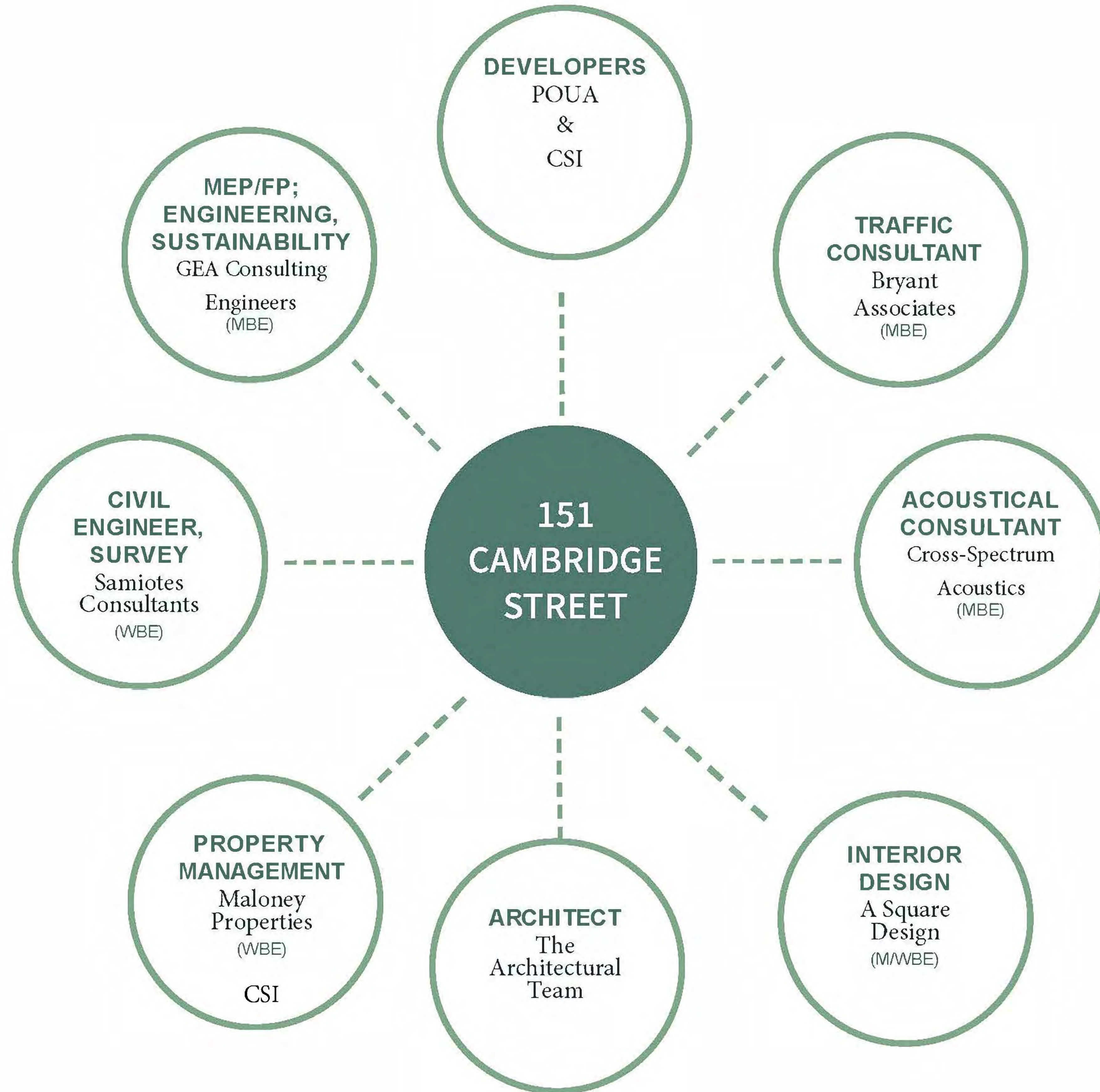
- Reduce service drive for reasonable function and fire access
- 0.2 miles from public transportation

Site Planning and Streetscape

- Semi-private seating and reading areas
- Neighborhood destination and gathering place



DEVELOPMENT TEAM



- **Several M/WBE firms are anticipated to play critical roles in the development, with an estimated 25% of soft costs going to MBE consultants and professionals**
- **CSI's Board of Directors has 13 members who are elected from among its residents, by its residents. More than 50% of the board seats are held by women, and more than 50% are held by persons with Asian, African American, or Middle Eastern heritage. CSI is in the process of certifying as a non-profit M/WBE.**

DEVELOPMENT TEAM AND DEI



SERVICES

- **Intergenerational Service platform to build community within the building and with the larger neighborhood**
- **Full-time resident service coordinator**
- **Housing + Services platform to help senior residents safely age in place**



COMMUNITY BENEFITS

- A new two-story West End Branch of the Boston Public Library
- 97 units of affordable, intergenerational housing serving Bostonians at a range of incomes, ages, and family sizes
- Cooperative management that engages and empowers our residents
- An intergenerational service platform that builds community, and helps residents age in place and access community services
- Safe and welcoming public space that serves as a neighborhood gathering place and a gateway to a shared cultural district that celebrates the history of the West End
- Architecture that respects the scale and character of the neighborhood
- Non-profit owners and developers with decades of experience serving the City of Boston and the West End



THANK YOU!



Q&A (10 minutes)



PRESENTATION #4:

Pennrose

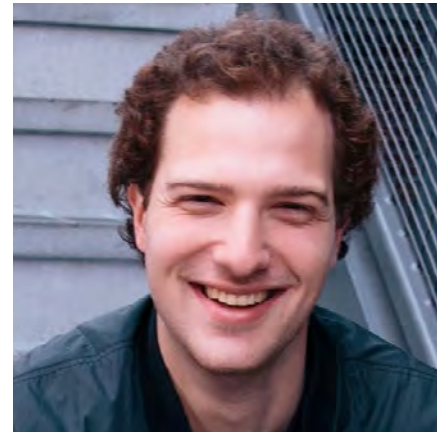


151 CAMBRIDGE STREET WEST END LIBRARY

WEST END LIBRARY RFP INTERVIEW

18 JULY 2023







“Urban Resilience is the capacity of individuals, communities...and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience”

- 100 Resilient Cities

**Resilience is all about being able to overcome the unexpected.
Sustainability is about survival. The goal of resilience is to thrive.”**

- James Cascio

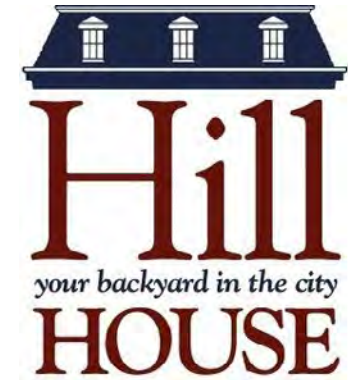
Scollay Square - Courtesy of the Boston Public Library



Beacon Hill Civic Association

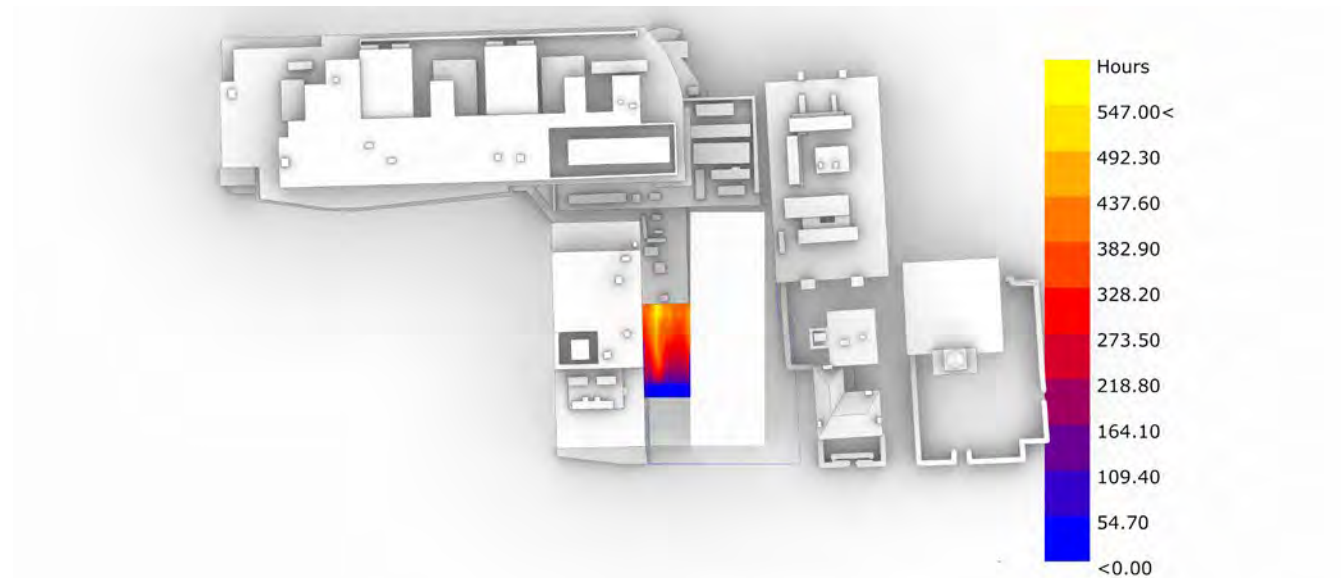
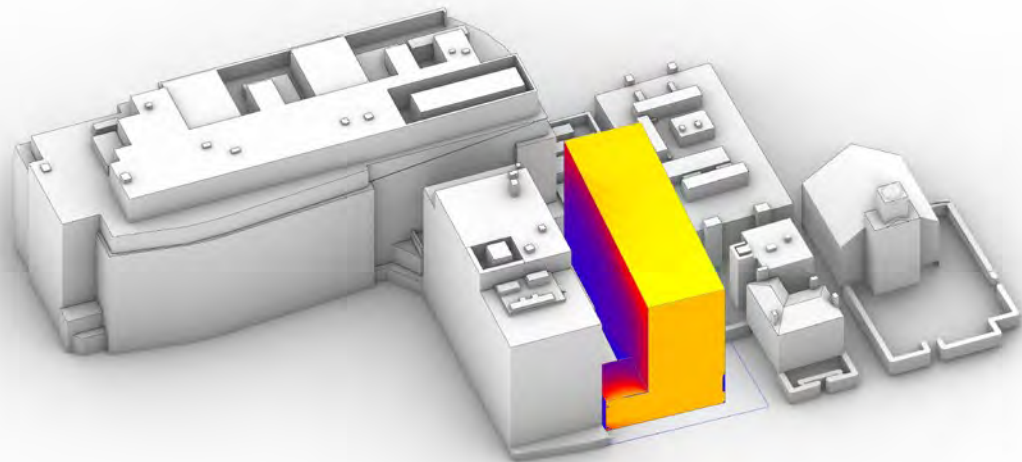
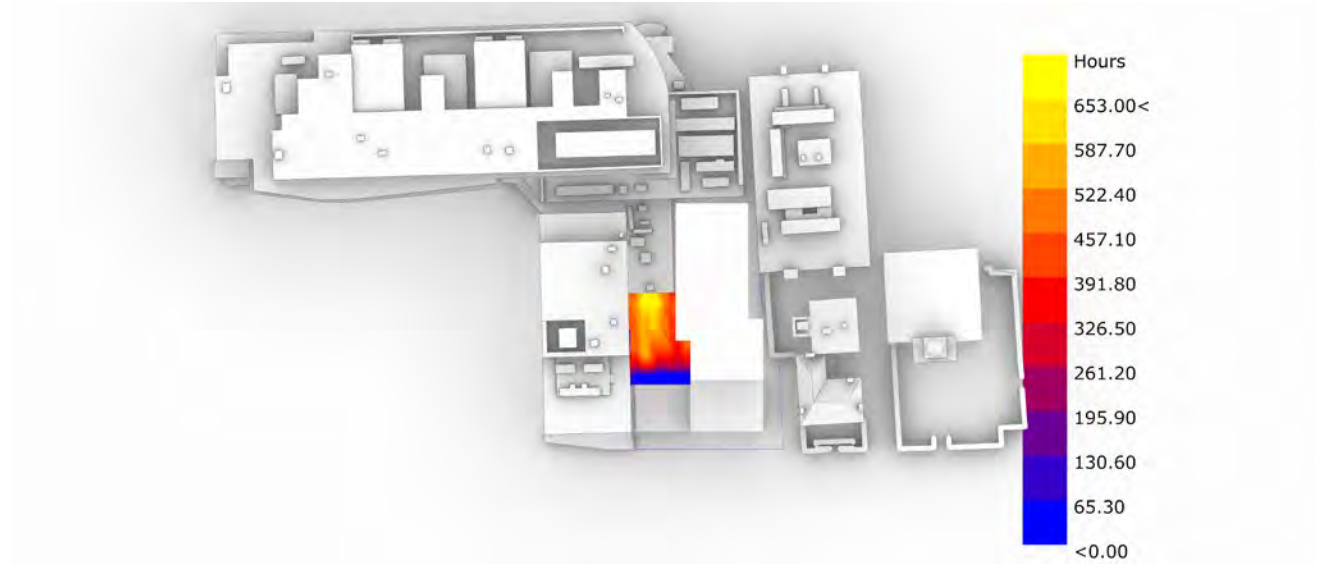
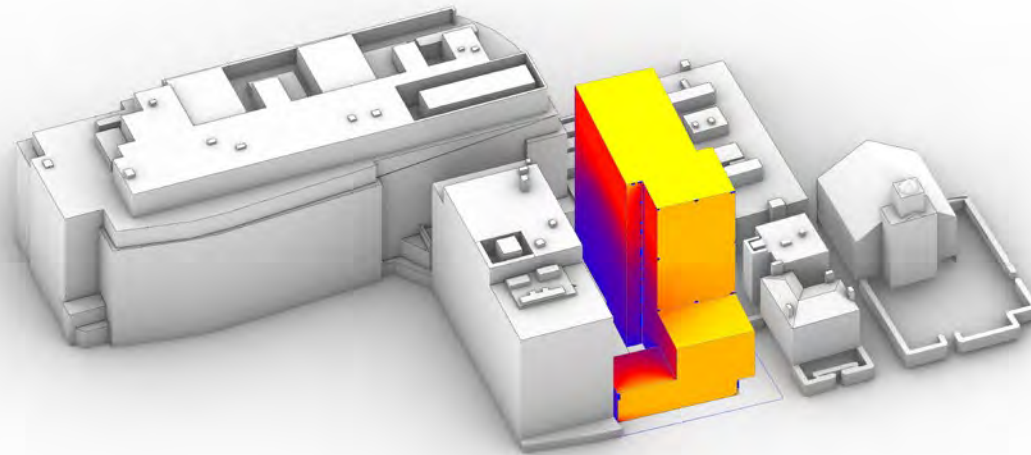


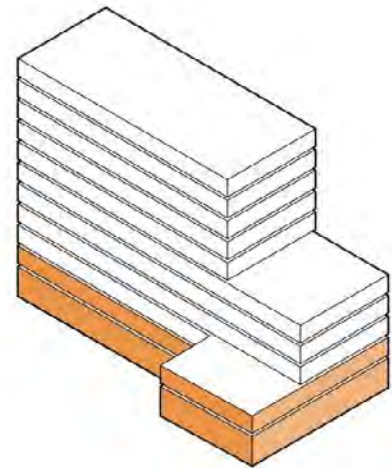
BEACON HILL
VILLAGE



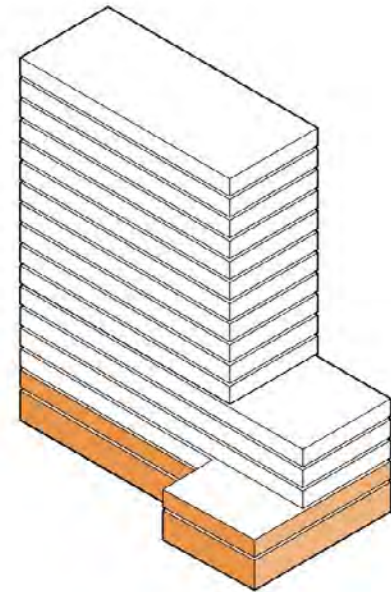




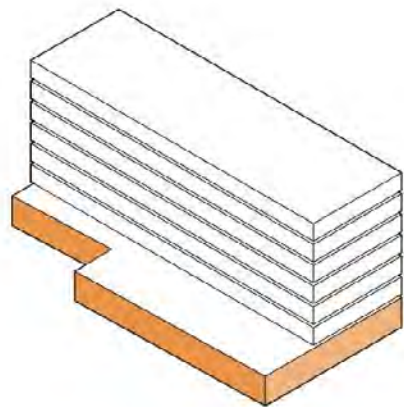




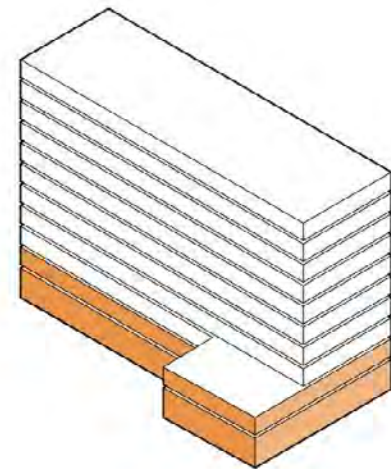
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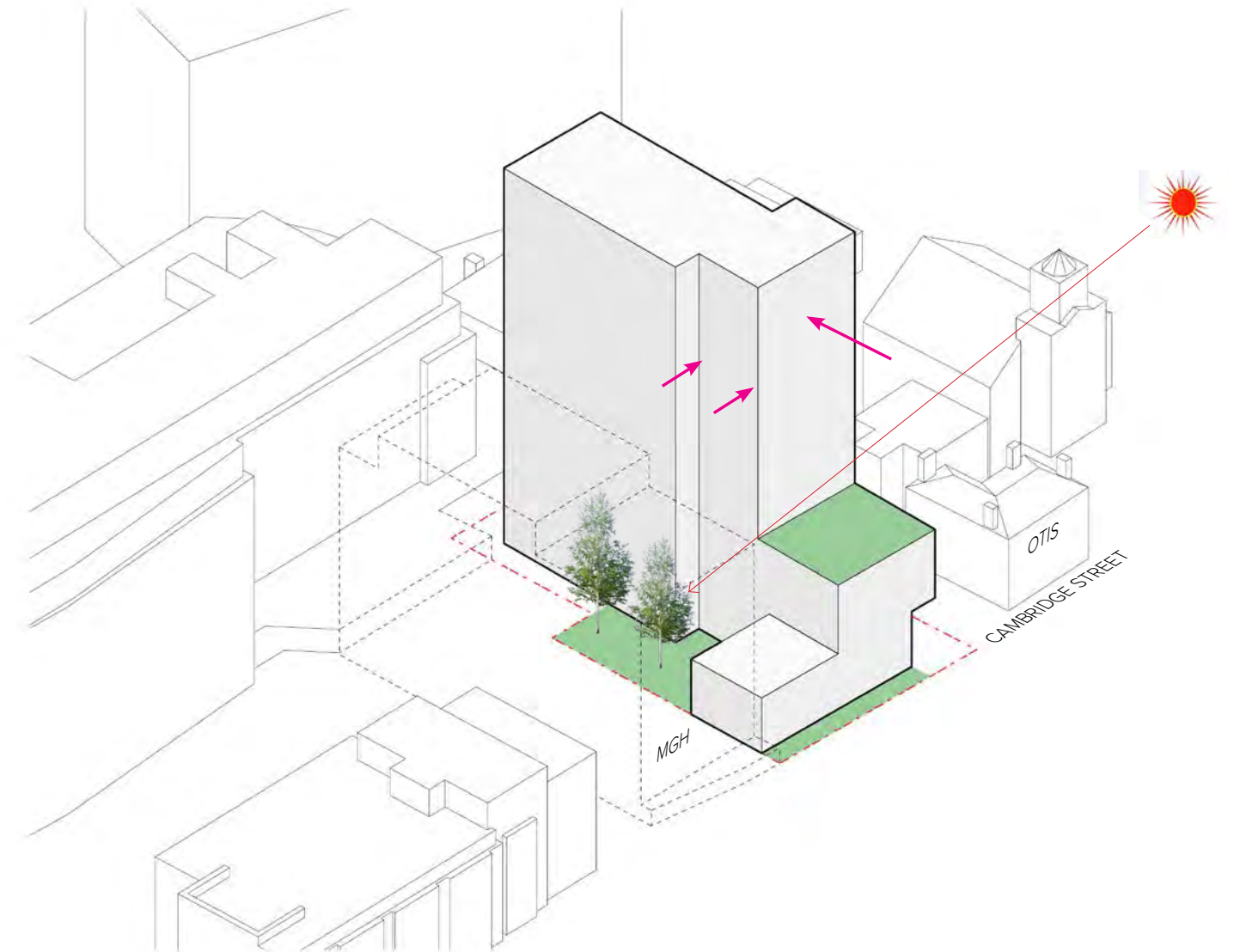
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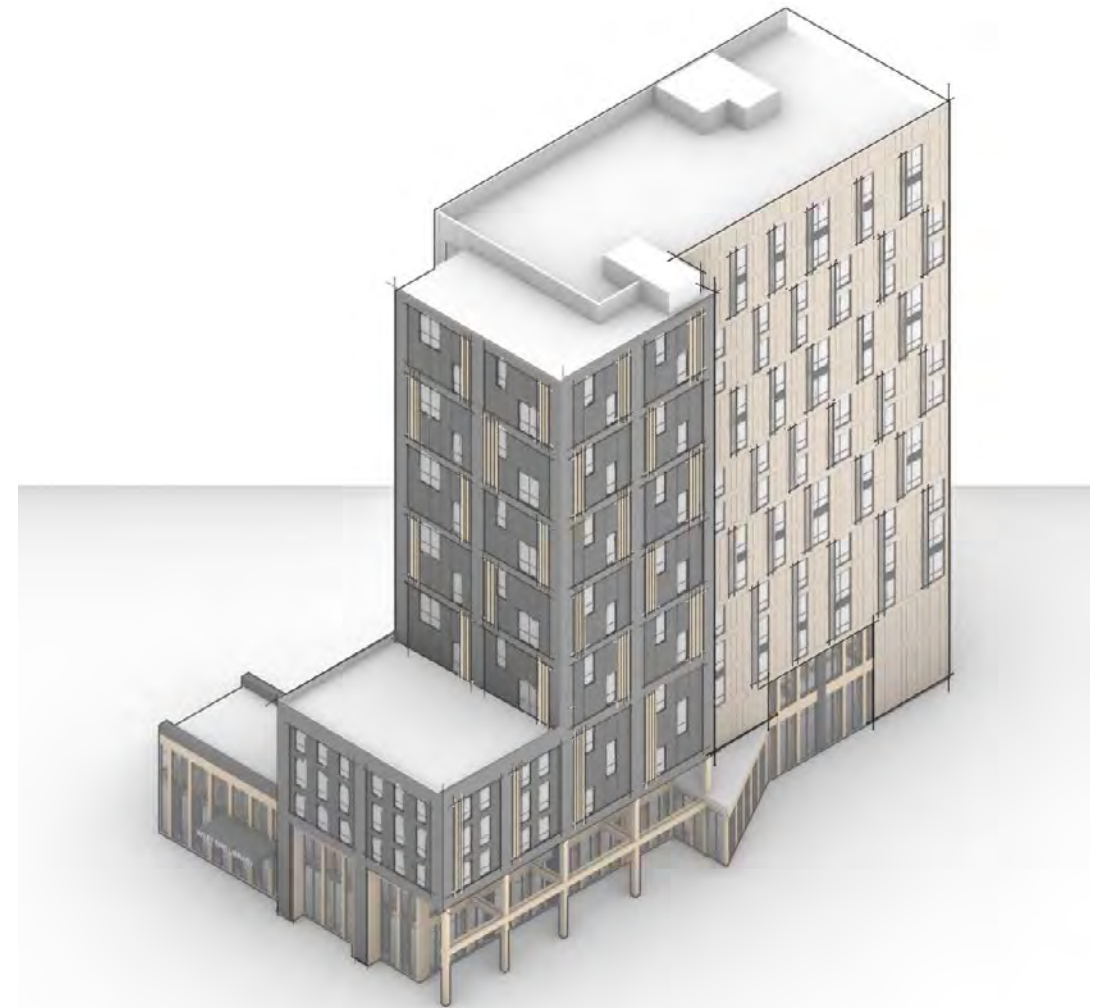
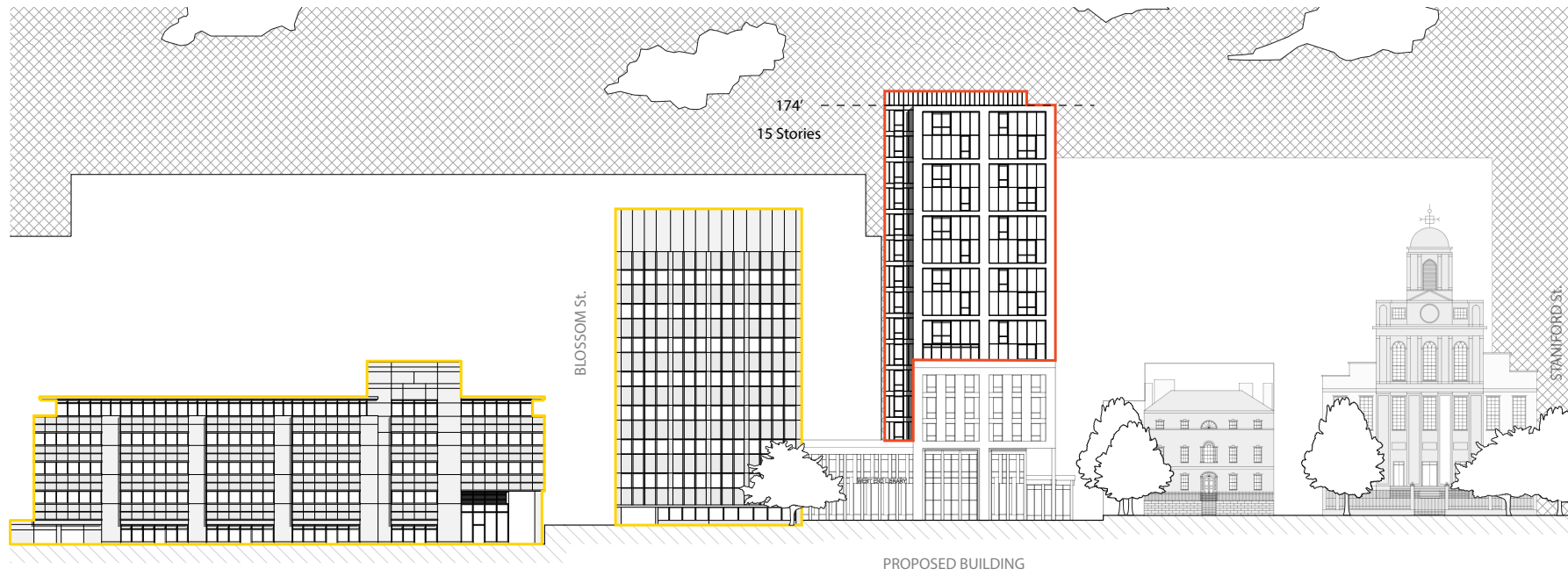
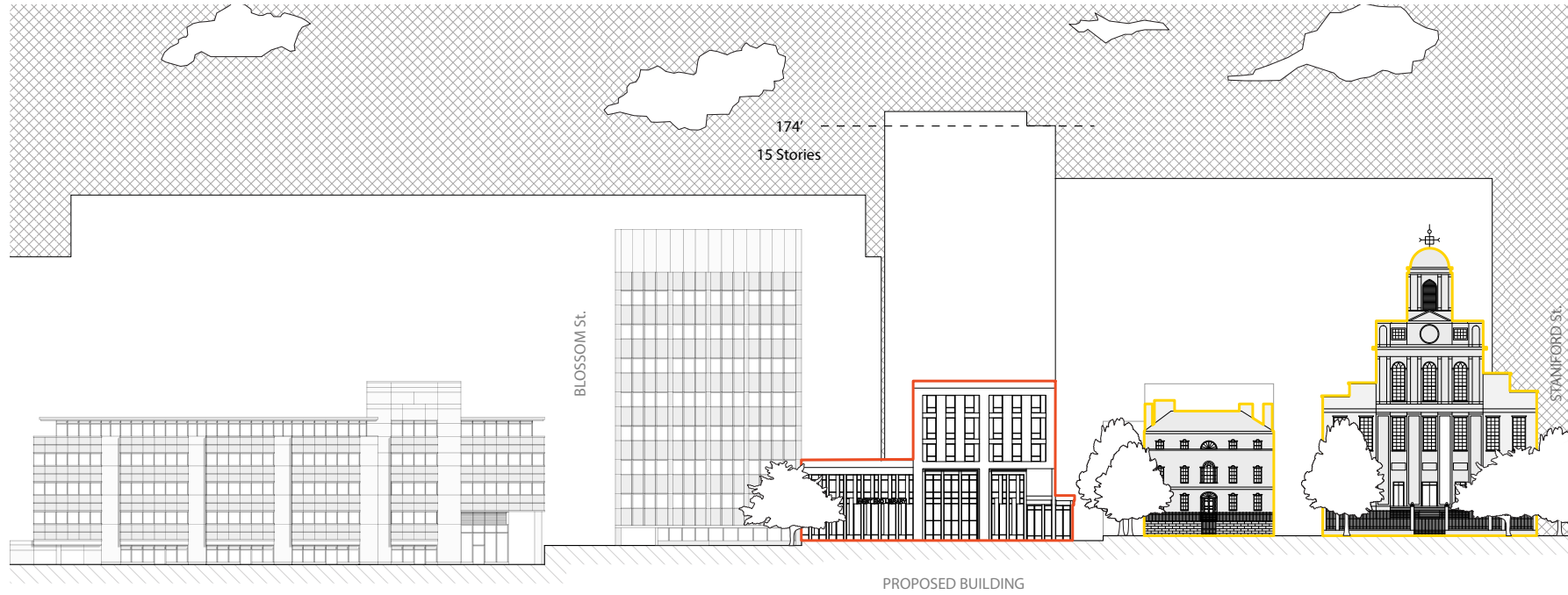


7 Story



10 Story







PENROSE
Bricks & Mortar | Heart & Soul

DIMELLA
SHAFFER

mikyung kim design

Passive to **POSITIVE**
PASSIVE HOUSE AND LOW IMPACT DESIGN

A VISION FOR CAMBRIDGE STREET
WEST END LIBRARY / 18 JULY 2023

LOW OPERATIONAL
CARBON



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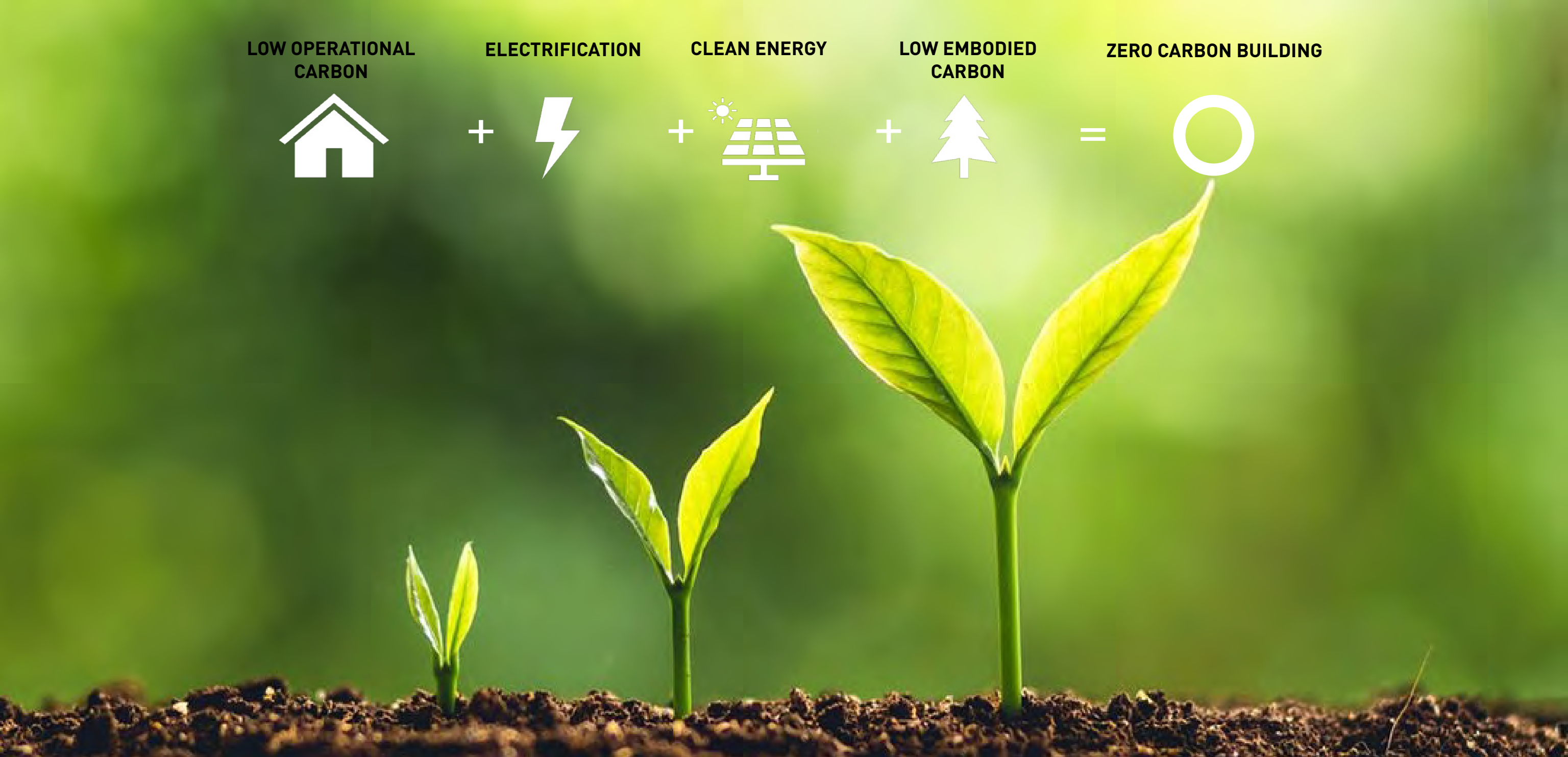
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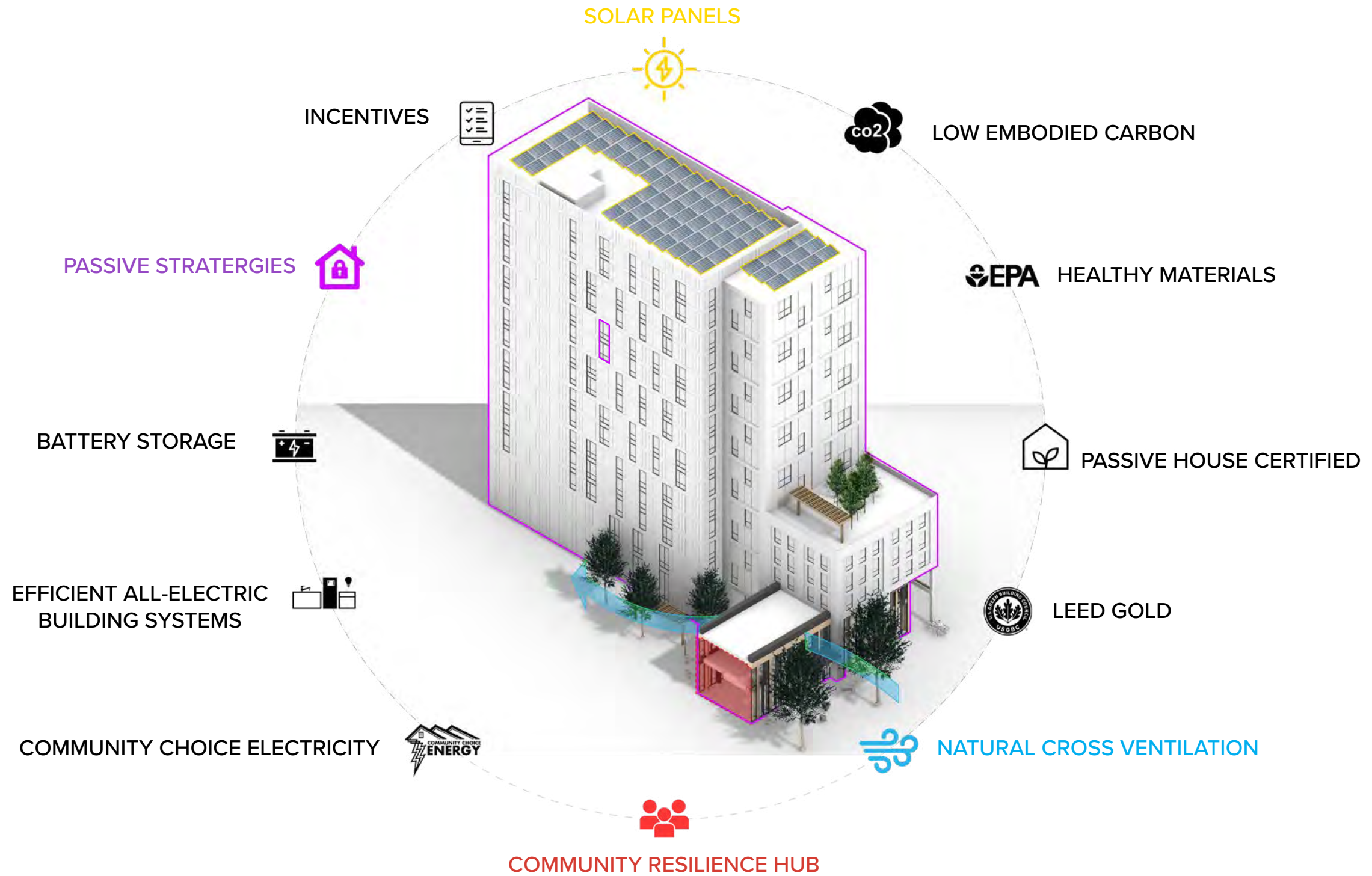


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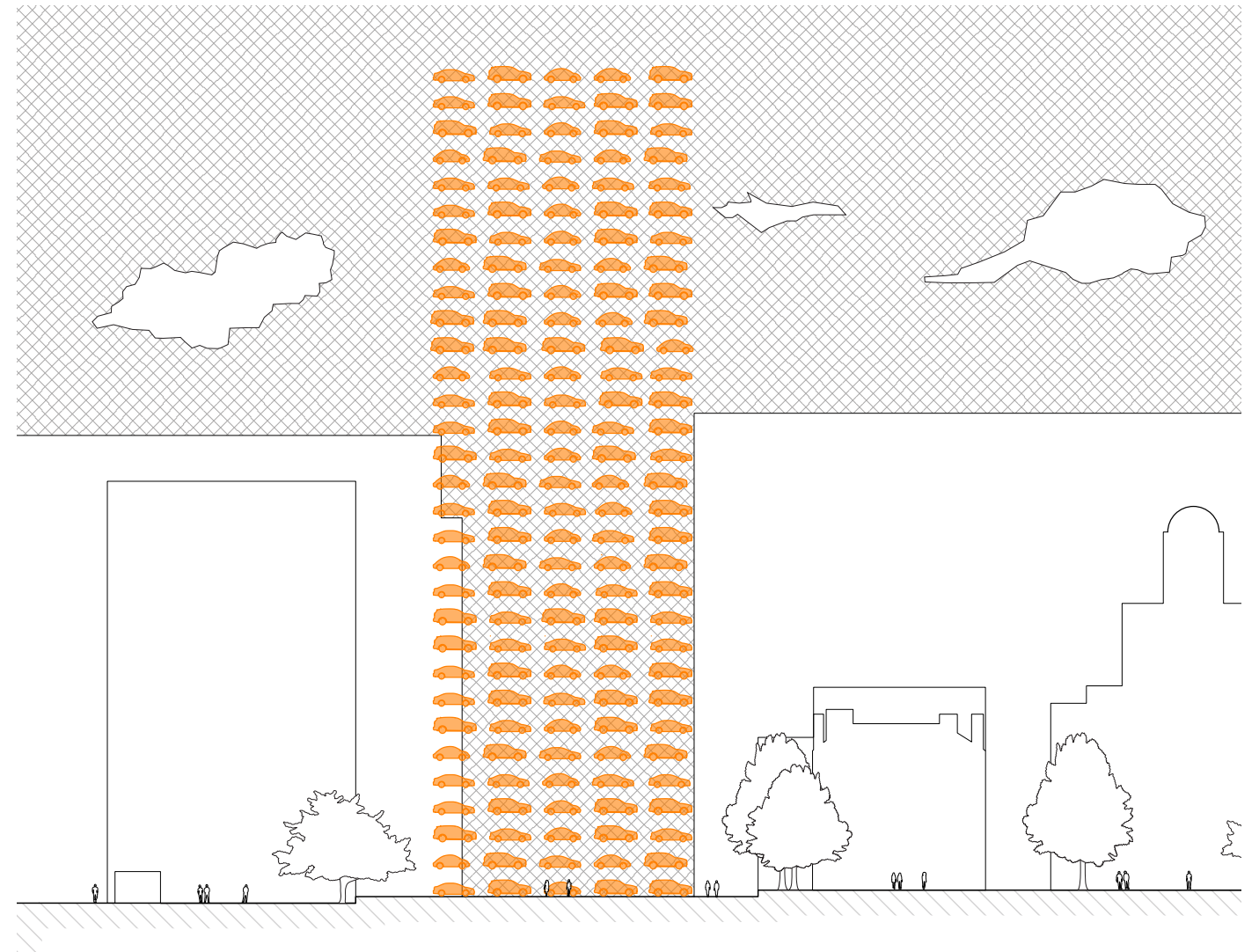
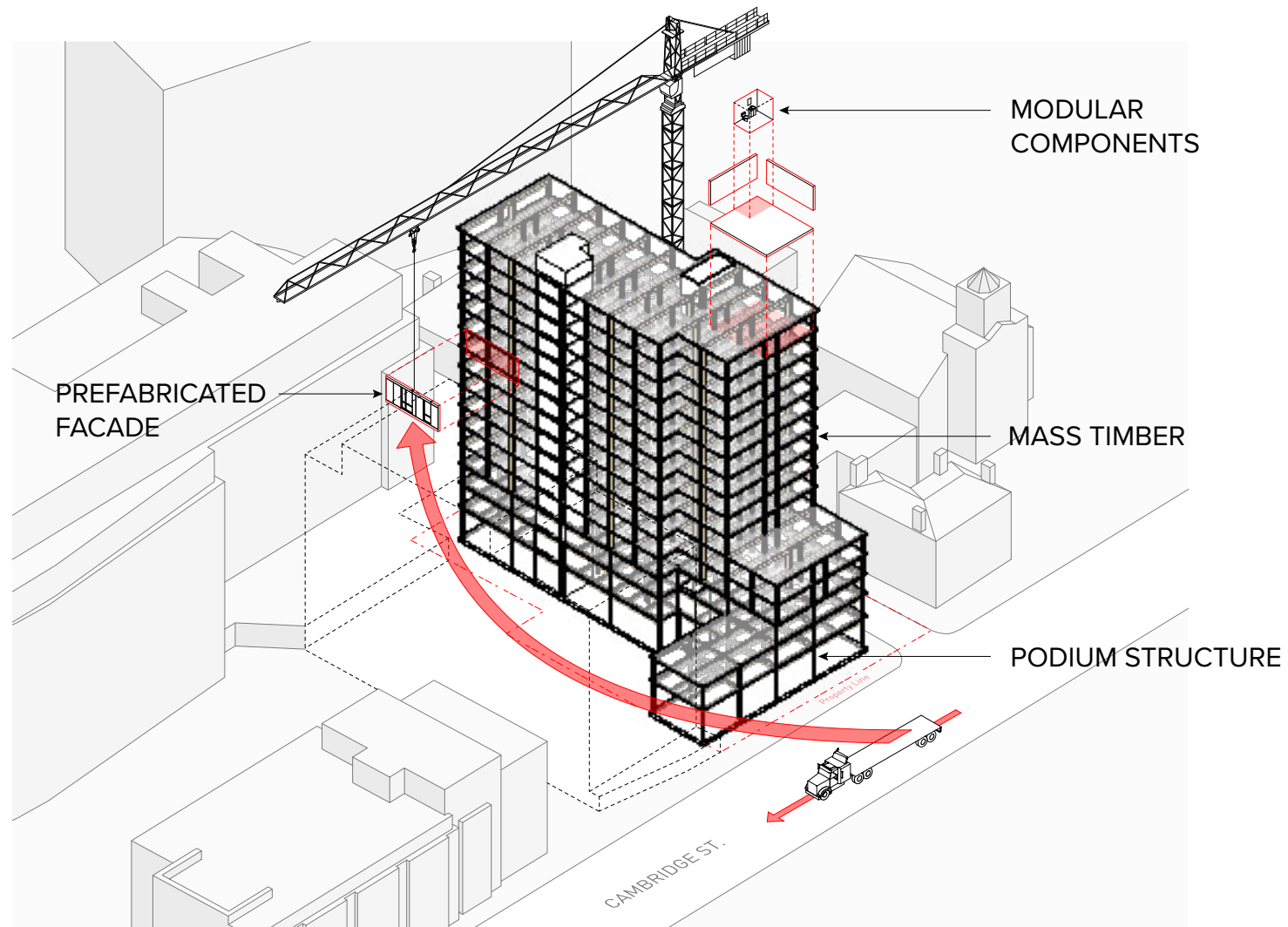




OUTDOOR CLASSROOM

ENERGY USE + STORAGE DIGITAL DISPLAY

BUILDING INTEGRATED SOLAR PANELS





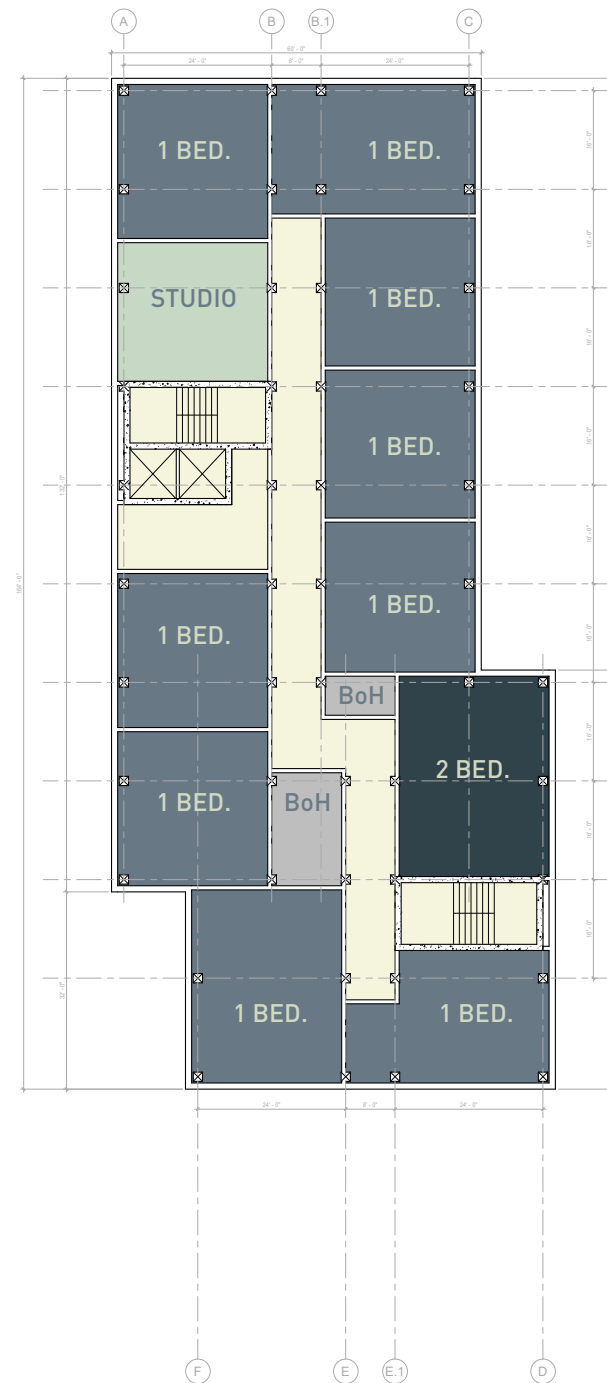
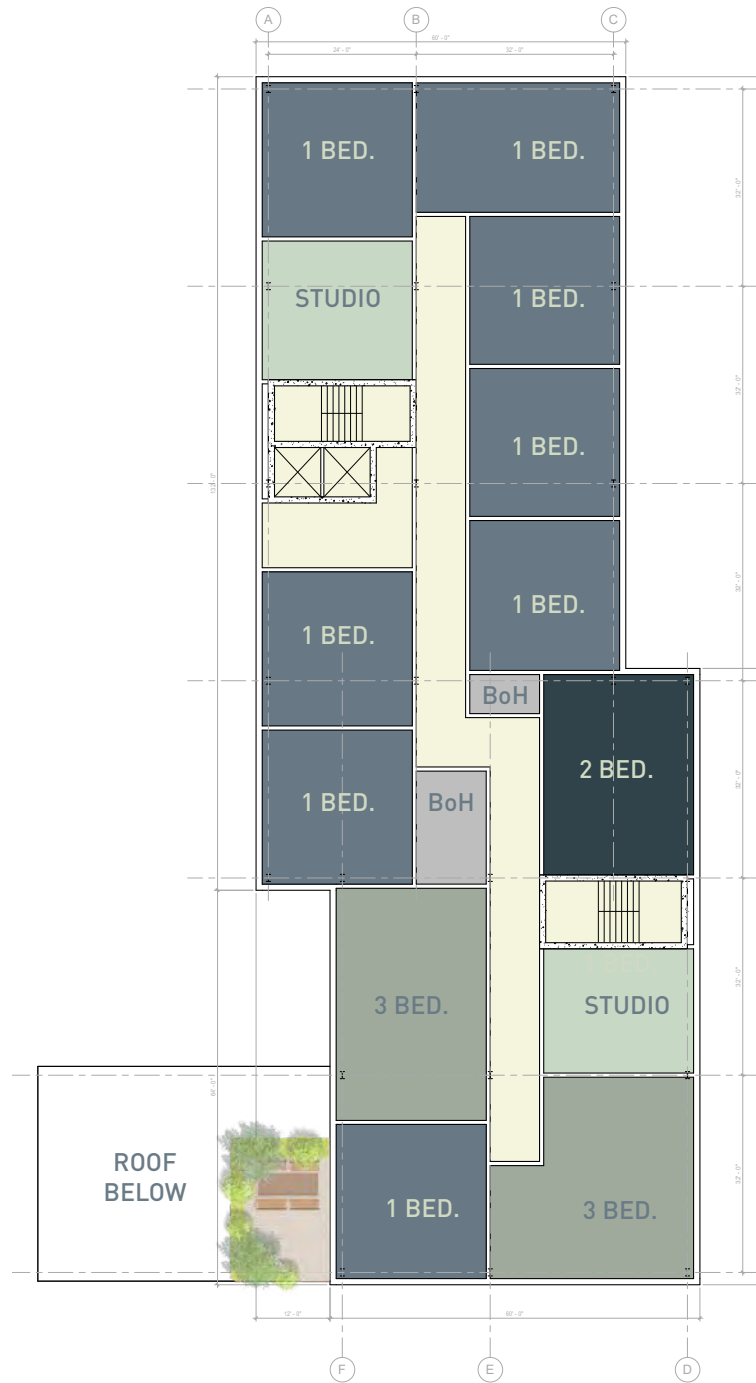
PENNROSE
Bricks & Mortar | Heart & Soul

DIMELLA
SHAFFER

mikyong kim design

Passive to **POSITIVE**
PASSIVE HOUSE AND LOW IMPACT DESIGN

RESILIENCE HUB + FUTURE OUTLOOK
WEST END LIBRARY / 18 JULY 2023



Creating housing that will allow for a **DIVERSE INTERGENERATIONAL COMMUNITY** to develop and thrive.

100% AFFORDABLE in perpetuity.

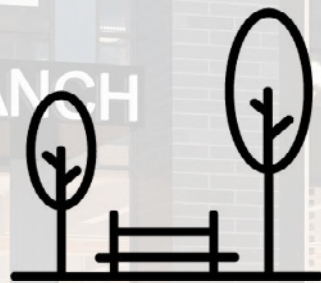
Over **30% AFFORDABLE TO EXTREMELY LOW INCOME** households earning less than \$40,000 a year.

	< 30% AMI	< 50% AMI	< 60% AMI	< 80% AMI
UNITS	37	12	36	36
INCOME RANGE	\$23,670 - \$35,640	\$35,640 - \$59,400	\$59,400 - \$71,280	\$71,280 - \$118,800



Maximize affordability and resiliency by creating **121 affordable units that meet Passive House standards and utilize mass timber construction technology**

B P L
WEST END BRANCH



Create a **new inviting West End Library with ground floor protected open space**



Provide a **community centered and historically compatible design** for the West End neighborhood



Q&A (10 minutes)



What comes next – designating a developer to begin work.

1 Identify Site

2 Evaluate Development Feasibility

3 Public RFP
Planning Meetings

4 Issue RFP Including
Community Feedback

5 Advertise/Developer List

6 RFP Pre-Applicant
Conference

7 Review RFP Responses
for eligibility

8 Applicant Presentations

9 Tentative Developer
Designation

10 Developer financing
and permitting

11 Property transferred
to developer

12 Construction

Next Steps

Comments may be submitted until **August 18th** by visiting:

bit.ly/westendcomment

or by sending an email to:

joseph.backer@boston.gov

At the end of the comment period, based on all public comments as well as the City's evaluation of all proposals against the RFP Evaluation Criteria, MOH will make its recommendation for developer designation.



Questions?





THANK YOU!

Contact info:

Joe Backer, Mayor's Office of Housing

joseph.backer@boston.gov

617-635-0226

www.boston.gov/buildinghousing/west-end-library-housing-public-assets

City of Boston funding for affordable housing (and other sources)

MOH is making dedicated subsidy funds available in this RFP

- ❖ Affordable housing development projects that meet basic MOH thresholds are eligible for up to \$1.5 million in subsidy; proposals that exceed the minimum requirement for deeply affordable units may be eligible for additional funding
- ❖ Applying for funding directly via this RFP will mean the selected development team can begin development tasks without waiting for the City's annual funding round in the fall
- ❖ Applicants are required to follow all cost containment measures that MOH holds for City-funded projects, and comply with specific budget caps and requirements
- ❖ Applicants must develop designs in alignment with MOH Design Standards, MOH's Zero Emissions Building requirements, and Universal Design standards
- ❖ All applicants must include a comprehensive program for achieving equity and inclusion in the proposed project, including the development team members and construction trades, with special consideration for proposals achieving 25% MBE ownership or soft cost spending
- ❖ The Boston Housing Authority is also making a special rental subsidy available for the Faircloth Units, and applicants are expected to seek funding from applicable agencies

How MOH will evaluate proposals, gather input, and select a developer

Once the RFP submission deadline has passed:

- ❖ MOH will determine which submitted applications meet the City's Minimum Eligibility Criteria:
 - Proposal received by the deadline
 - Proposal is complete and contains all necessary information, forms, and documents
 - Proposal complies with the Development Guidelines and Objectives
- ❖ MOH will conduct an internal Comparative Evaluation of all proposals
- ❖ MOH will host a public meeting for the developers whose RFP submissions meet Minimum Eligibility Criteria to make detailed presentations to the neighborhood, in order to receive comments and recommendations on their proposals (including a comment period)
- ❖ Based on all internal and external input, MOH will select the most advantageous proposal and move forward with a Tentative Developer Designation from the Public Facilities Commission

What are the Comparative Evaluation process and criteria?

Every eligible proposal will be reviewed, and assigned a rating of “Not Advantageous”, “Advantageous”, or “Highly Advantageous”, according to the following criteria:

- ❖ **Development Plan** (relative to the Development Guidelines and Objectives)
- ❖ **Design Concept** (relative to the Design Considerations)
- ❖ Developer Experience and Capacity
- ❖ Developer’s Financial Capacity
- ❖ Development Cost Feasibility
- ❖ Equity and Inclusion
- ❖ Housing Affordability

(Bold indicates criteria for which MOH will seek community input at a developer presentation meeting.)

What opportunities remain for public input as we move forward?

Community engagement for this project will continue as we move through this next phase.

There are still **many** upcoming opportunities to help shape this project, including:

- ❖ Reviewing and submitting feedback on proposals that are submitted in response to the RFP;
- ❖ Attending a public “developer presentation” meeting when all respondents will present their proposals and field questions and comments;
- ❖ Participating in the BPDA-led Article 80 process once a development team is selected and a project proposal begins the formal review process;
- ❖ Reaching out at any time to meet with me or others at MOH and the City of Boston.

The library and housing planning efforts will move in parallel.

