



Harvard & Standish

TLEE Development + CoEverything

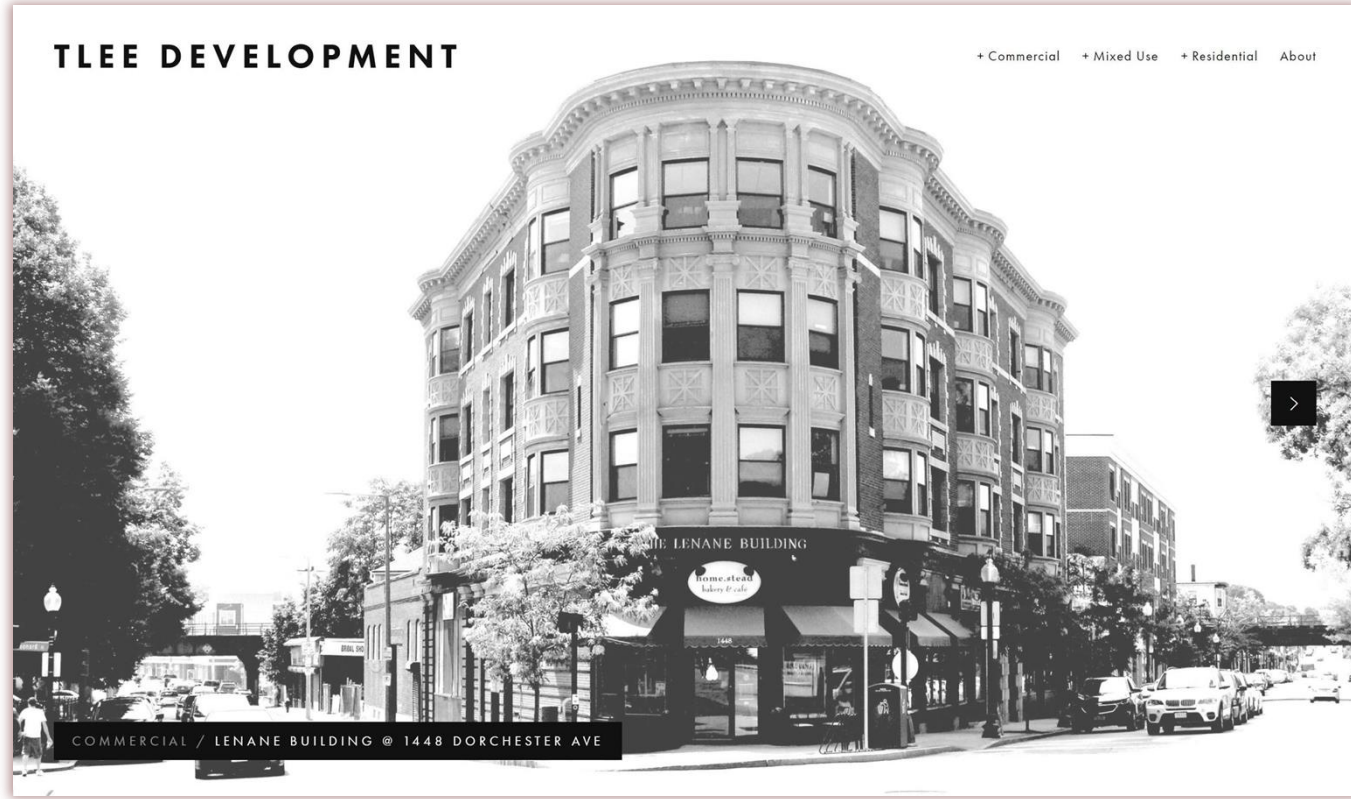
CO Everything

Travis Lee ak Milton Bramble

Rezidan ak Devlopè Lokal nan Dorchester

Misyon fondamantal nou an se pou konprann vizyon kominote a pou tèt pa li epi pou patisipe enpe nan egzekisyon vizyon an.

- 80 unite lojman nan Dorchester – *tout inite yo gen limit sou revni*
- 45,000 Pye-kare espas pou komès detayan/biwo



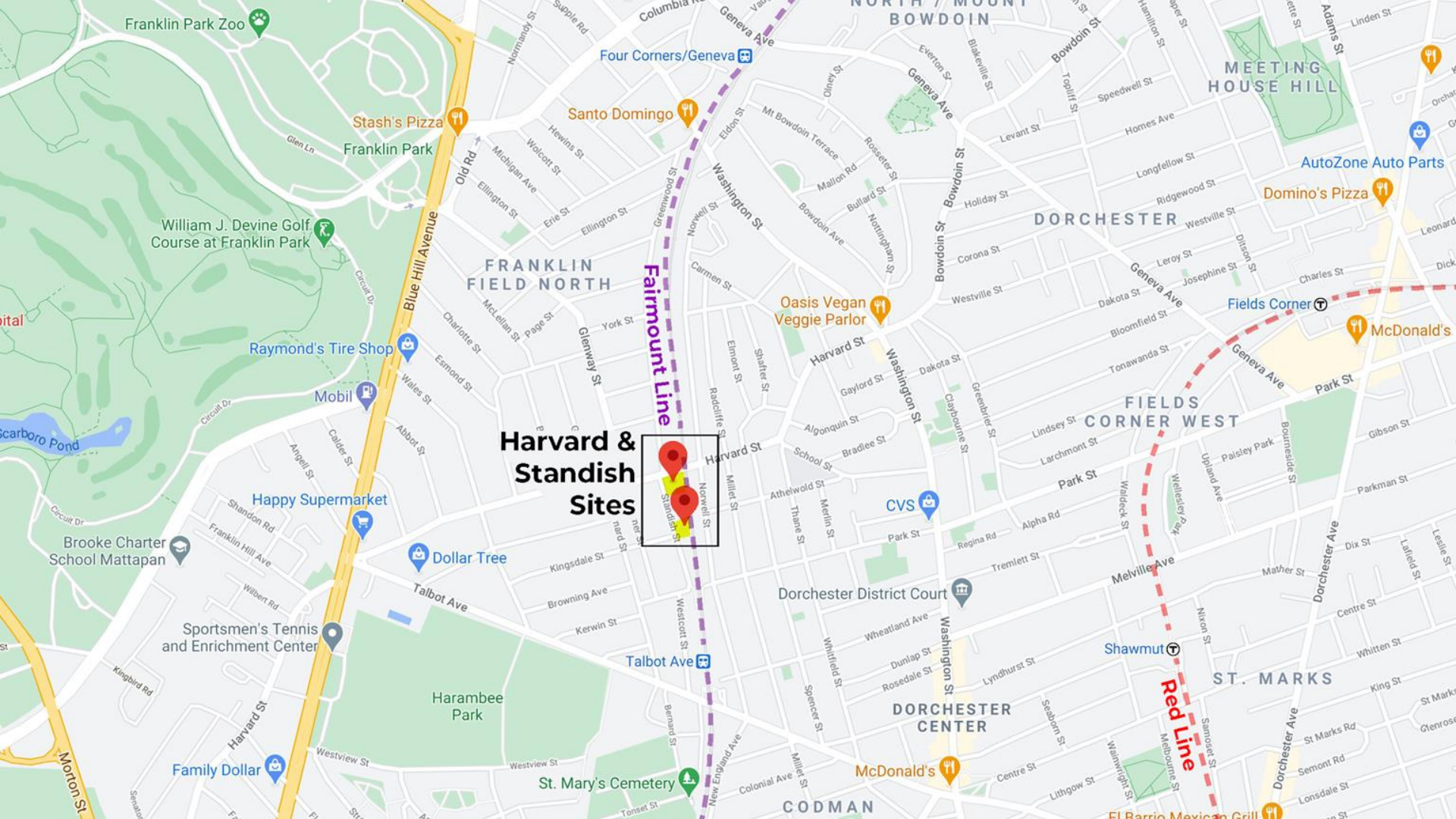
Miriam Gee ak Declan Keefe

Dizaynè Kominotè

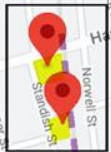
Misyon nou se pou kreye yon enpak nèt pozitif grasa dizayn, devlopman ak kowoperasyon.

- 50+ unitelojman dirab/Passive House nan Roxbury ak Dorchester
- 15+ lane dizayn kominote a chwazi tankou 130+ manm yo ki patisipe nan planifikasyon dizayn Dorchester Food Co-op la





Harvard & Standish Sites



FRANKLIN FIELD NORTH

DORCHESTER

FIELDS CORNER WEST

DORCHESTER CENTER

ST. MARKS

CODMAN

Franklin Park Zoo

William J. Devine Golf Course at Franklin Park

Raymond's Tire Shop

Mobil

Happy Supermarket

Brooke Charter School Mattapan

Sportsmen's Tennis and Enrichment Center

Family Dollar

Stash's Pizza

Franklin Park

Santo Domingo

Oasis Vegan Veggie Parlor

CVS

Dollar Tree

Talbot Ave

St. Mary's Cemetery

Four Corners/Genova

MEETING HOUSE HILL

AutoZone Auto Parts

Domino's Pizza

Fields Corner

McDonald's

Shawmut

Red Line

McDonald's

El Barrio Mexican Grill

SIT YO

DND te ale nan kominote a pou jwenn fidbak pou ede defini Harvard & Standish RFP a.



RFP te mande:

Lojman revni miks ki kontestèlman apwopriye ki gen espas komèsyal ak paking nan katye a.

Peyizaj depi nan kwen Harvard & Standish Streets epi sou Standish Street tou.



Osijè Lojman ki Bon Mache:

"...deplasman li laj rive lè fwaye yo pa kapab peye pri lojman ankò nan katye yo. Mache lojman konpetitif Boston an te fikse mwayèn pri lwaye pou inite yo sou mache lokasyon 2017 lan pou anviwon \$2,300, epi pri vant yo a anviwon \$600,000."

- *City of Boston, Housing A Changing City Boston 2030*





MAYOR MARTIN J. WALSH
HOUSING A CHANGING CITY
BOSTON 2030
2018 UPDATE

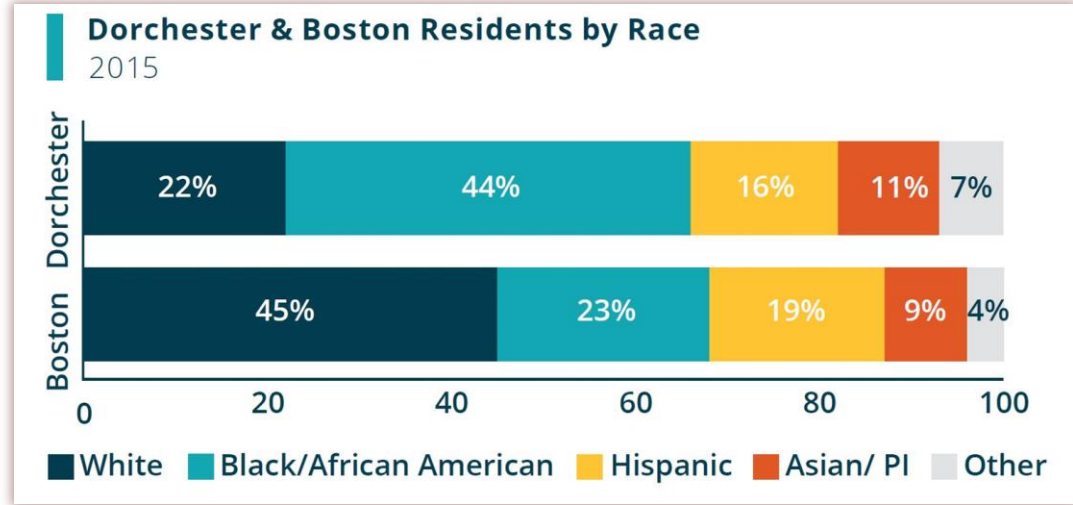
Income Group	Housing Targeted To:	Updated 2030 Goal (# of units)
Low (<\$49,000 household of 3)	Low-Income (non-senior)	8,300
Low (<\$49,000 household of 3)	Low-Income Senior	2,000
Middle (\$49,000 - \$116,000 household of 3)	Middle-income-restricted	5,520
	Total income-restricted	15,820

Vil Boston Objektif Lojman Bon Mache

- Nou bezwen plis lojman pou moun ki gen revni fèb ak mwayen pou anpeche depasman
- Devlopman lojman pou moun ki pa gen anpil revni itilize Sibvansyon Leta
- *Lojman pou moun ki gen revni mwayen kapab devlope san Sibvansyon Leta*

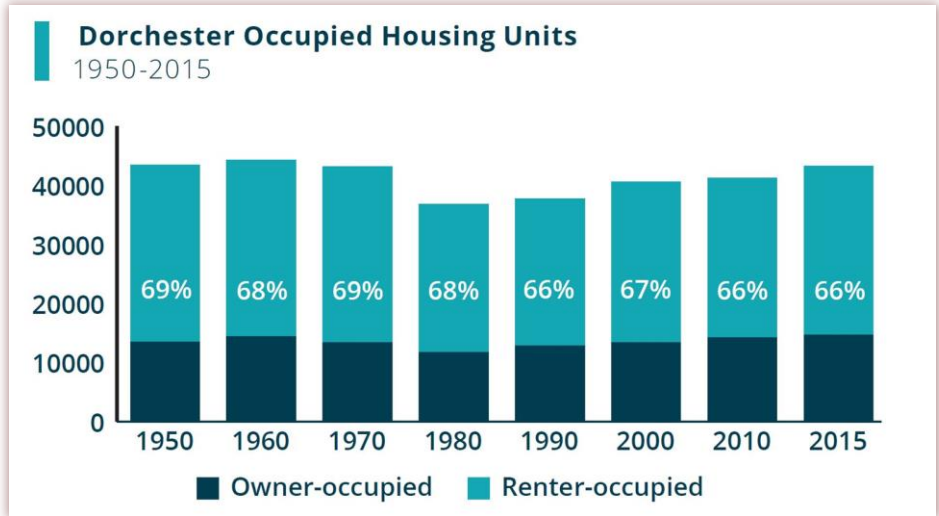
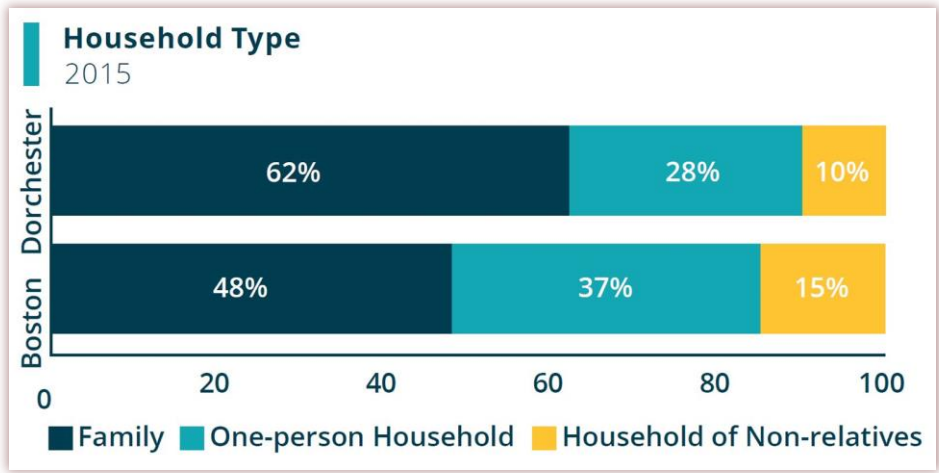
Fwaye Kay yo nan Dorchester

- Popilasyon Dorchester ~150,000
- Majorite Nwa, Mawyon ak Moun de Koulè
- ~50,000 Fwaye Kay



Households in Dorchester

- Revni Mwayen nan yon Fwaye Kay se ~\$54,000 pa ane oswa ~\$4,500 pa mwa
- Pifò ladann se fanmi, sèten gen yon sèl ladann
- Pifò okipan yo se moun k ap lwe



Pwopozisyon nou an gen ladann:

- Inite lojman ki bon mache.
- Opòtinite pou manm kominote a vin pwopriyetè kay.
- Ti espas komèsyal pou antreprenè ki pa blan yo.
- Blding ki reflekte istwa ak kontèks katye a.
- Blding ki ekolojik epi ki pa gaspiye enèji.

2 Chwa:

A. Lojman pou Lwe ki Bon Mache +
"Crowdfund"

B. Aksè fasil ak bon mache pou vin Pwopriyetè
yon Kay

(Dizayn ki pwopoze a se menm lan pou toulede chwa yo, epi tout inite yo
gen restriksyon revni pou toulede chwa yo)

Chwa A

A. Lojman Bon Mache pou Lwe + "Crowdfund"

- Kay pou lwe ki gen restriksyon sou revni a ~10-20% anba Pri Mache a
- Chwa pou manm kominote ak rezidan pou investi nan epi pou responsab pwojè a anmenmtan ak ekip nou an
- Eseye attire rezidan lokal ki la lontan yo

Lokasyon:

- studio - \$1450 - \$1550
- 1 Chanm - \$1650 - \$1750
- 2 Chanm - \$1850 - \$1950
- 3 Chanm - \$2050 - \$2150

**Mwayèn Lwaye nan Boston an 2017 = \$2,300*

Chwa B

B. Aksè pou vin Pwopriyetè Kay ki Bon Mache

- Inite Condo an vant ak restriksyon sou revni
- Asistans teknik pou moun ki achte kay pou premye fwa
- Eseye atire rezidan lokal ki la lontan yo

Condo:

- studio - \$175,000 - \$199,000
- 1 Chanm - \$225,000 - \$250,000
- 2 Chanm - \$250,000 - \$275,000
- 3 Chanm - \$299,000 - \$350,000

**Pri vant mwayen yon kay nan Boston an 2017 = \$600,000*

Dizayn Pwojè pou Harvard & Standish

(Menm bagay pou Chwa A oswa B)

22 Inite +1500 Pye-kare Komèsyal +19 paking

Restriksyon sou revni pou 90% AMI oswa mwens

Nou pral rele bilding yo konsa:

1. "Harvard Building" (114-122 Harvard St.)
2. "Standish Building" (18-24 Standish St.)

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NEIGHBORING 3-DECKERS ON STANDISH



Harvard & Standish

22 Inite Rezidansyèl ak

1500 pye-kare espas komèsyal nan kwen lari

19 Espas paking

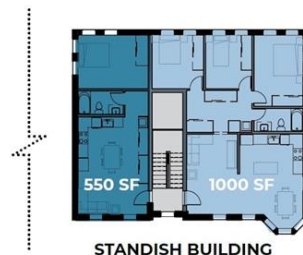
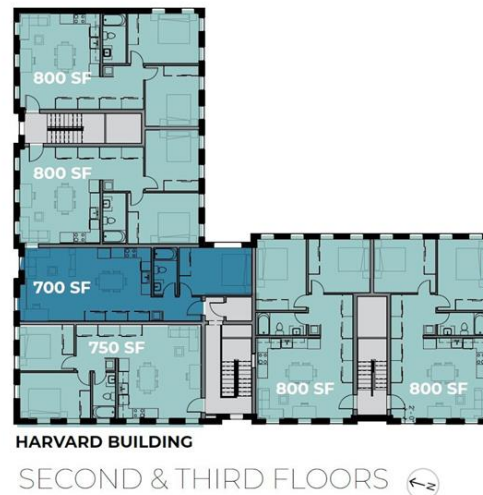
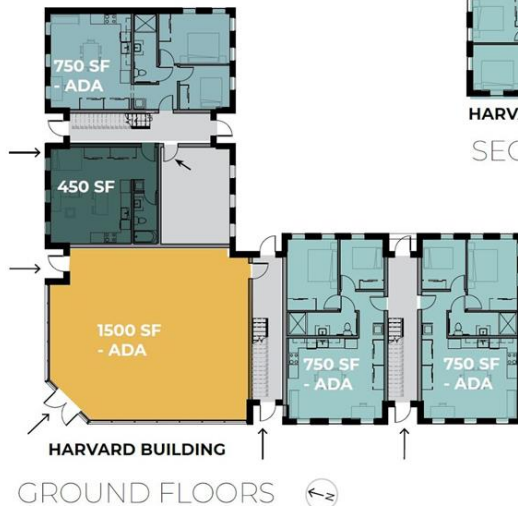
Inite Miks:

- 1 Studio
- 5 inite ki gen 1 Chanm
- 14 inite ki gen 2 chanm
- 2 inite ki gen 3 chanm

FLOOR PLANS



KEY PLAN



UNIT MIX

STUDIO	1	
1 BED	5	
2 BED	14	
3 BED	2	
TOTAL	22	
COMMERCIAL	1	

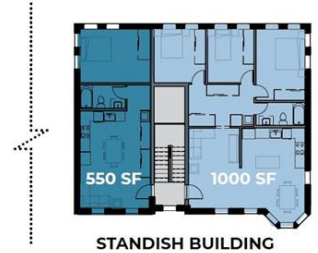
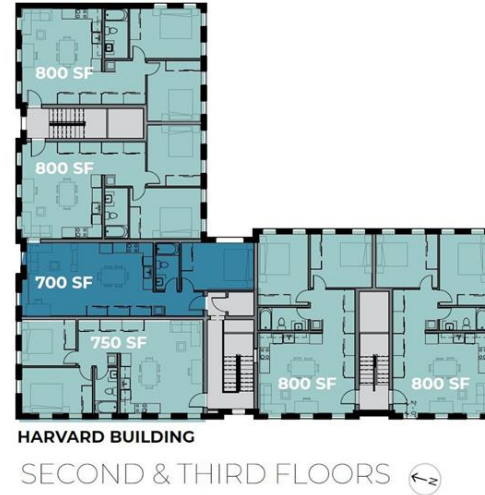
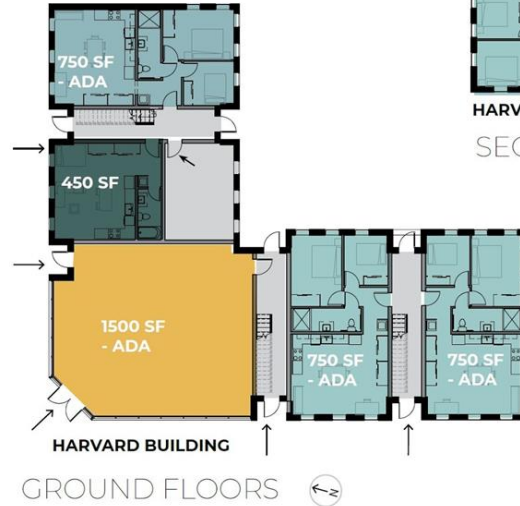
Divizyon pou chak Bilding:

- Harvard Building
 - 1 Studio
 - 2 inite 1 chanm
 - 13 inite 2 chanm
 - 13 Paking
- Standish Building
 - 3 inite ki gen 1 chanm
 - 1 inite ki gen 2 chanm
 - 2 inite ki gen 3 chanm
 - 6 Paking

FLOOR PLANS



KEY PLAN



UNIT MIX

STUDIO	1	
1 BED	5	
2 BED	14	
3 BED	2	
TOTAL	22	
COMMERCIAL	1	

Pwen enpòtan nan Dizayn

*Kwen Harvard & Standish
montre antre a nan espas
komèsyal sou nivo ki bay sou
lari*

►Lojman pou revni
moun ki gen revni
miks ki
kontekstyèlman
apwopriye ak espas
komèsyal ak paking
nan katye a.

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*Harvard Building debouche
sou yon Lakou ki antoure ak
payzaj epi pyebwa ki la deja*

- **Opòtinite pou
Boza Lokal**
- **Aksè Fasil apatide
Paking la**
- **Kenbe Pyebwa ki
la deja yo**





*Fasad Harvard Building aki
nan Harvard Street*

- **Espas Komèsyal
nan Kwen Lari**
- **Bilding 3 etaj ak
antre ki pwoteje ki
ann amoni ak
bilding 3 etaj nan
zòn la**



*Fasad Standish Building
apartide Standish Street*

- ▶ **Bè vitre ki ann
amoni ak bilding 3
etaj nan zòn la.**
- ▶ **Inite 3 Chanm pou
Fanmi**

*Harvard Building – yon lòt
apèsi sou antre Lakou pou
rezidan yo.*

- **Plizyè Antre ki
kite limyè antre**
- **Efikasite enèjetik,
Konstriksyon dirab**



Kwonoloji

- Deziyasyon Pwojè a: Avril 2021
- □ Pwosesis Dizayn Kominotè: Jen 2021 - Janvye 2022
- Zonaj/Bay Pèmi: Fevriye 2022 - Awout 2022
- Kòmanse Travo Konstriksyon: Janvye 2023
- Okipasyon: Septanm 2024

Detay pou 2 Chwa yo:

A. Lojman Bon mache pou Lwe + "Crowdfund"

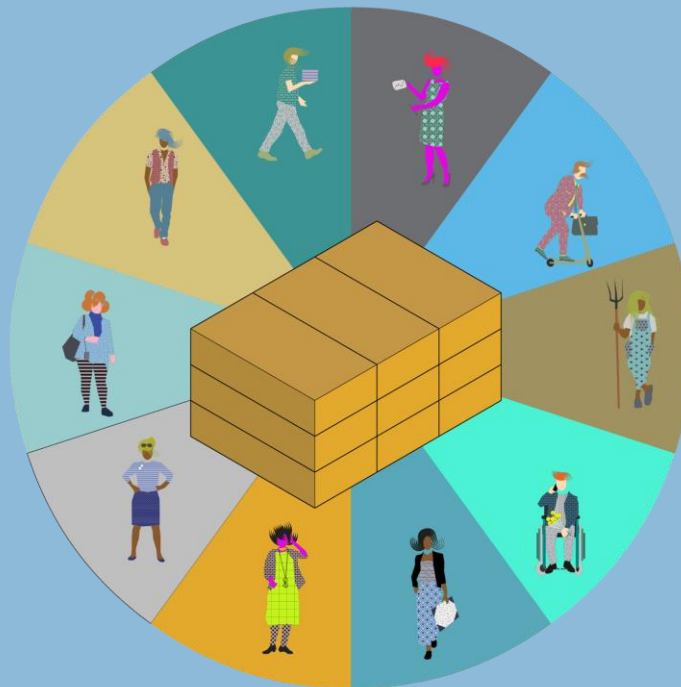
B. Vin Pwopriyetè Pi Fasilman yon Kay ki Bon Mache

OPTION A:

Inite Rezidansyèl pou Lwe ak Envestisman epi Apwopriasyon Kominotè

- Crowdfunding:
 - Manm kominote a envesti epi posede aksyon nan pwojè devlopman ansanm ak ekip devlopman an.
- Envestisman lokal ak apwopriasyon lokal
- Edikasyon osijè envestisman lokal

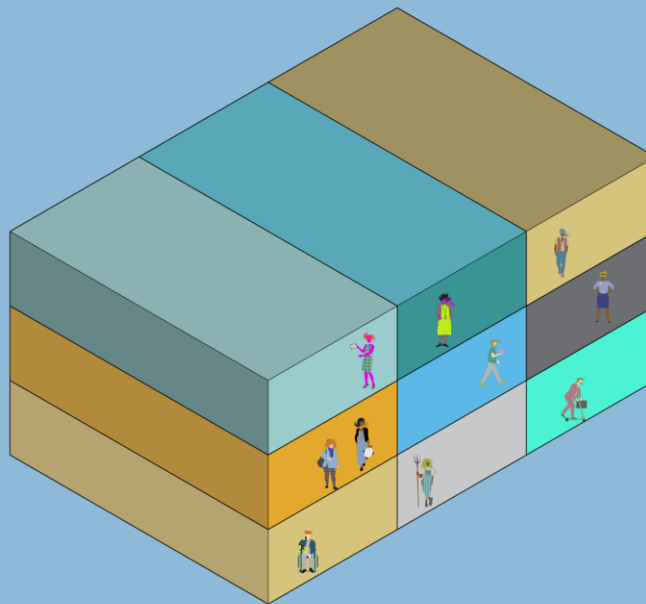
*** si ou pa kapab ogmante montan fon ki pwopoze a a travè crowdfunding, ekip devlopman an pral konpanse sa ki manke.*



CHWA B:

Fasilite pou Vin Pwopriyetè yon Kondominyòm

- Yon moun oswa yon fanmi posede chak inite kondo a
- Fè li pi fasil pou vin pwopriyetè kay
- Edikasyon pou ede nouvo pwopriyetè kay yo nan pwosesis acha kay.
- Prezante sa bay rezidan kominote alontèm yo pou yo achte inite yo



Mèsi!

Ou gen Kesyon?

Al gade nan:

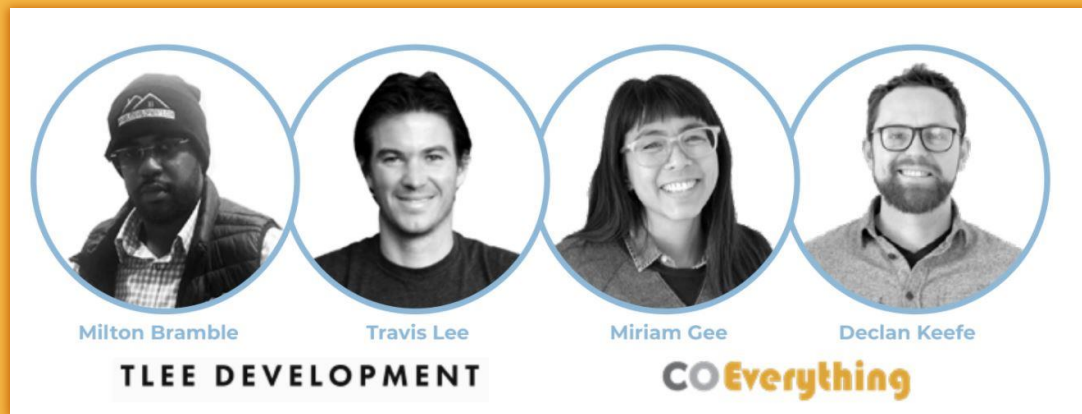
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