



# 21-29 Fernboro

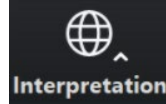
Community Meeting: Developer Presentations

*June 11th, 2024*

# Interpretation & Translation

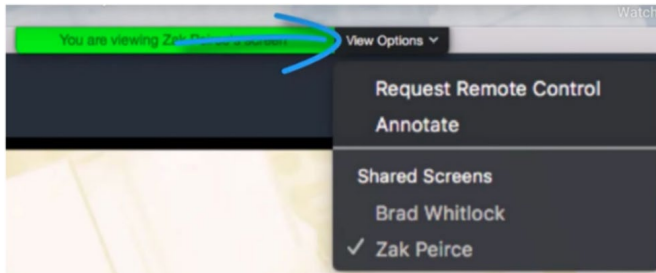
## Interpretation: How to Listen in below languages

- Spanish
- Haitian Creole
- English

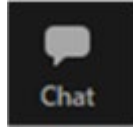


## Translation: How to View the Slides in above language

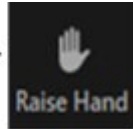
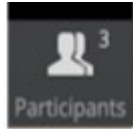
Click "View Options" at the top of your screen and select your preferred language



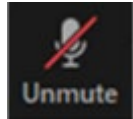
# Zoom Tips



Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

# Recording

- At the request of community members, this event will be recorded and posted on the project webpage for those who are unable to attend the zoom event live.
- 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.
- If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.
- Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

# Objective

**The purpose of this meeting is for the community to learn about the proposals, ask questions, and provide feedback.**

## **AGENDA:**

1. RFP Overview
2. Developer Presentation
3. Questions & Answers

For more information & to submit your comments, visit the project website: <https://bit.ly/Fernboro> or contact Yoon Cha at: [yoona.cha@boston.gov](mailto:yoona.cha@boston.gov). (Public comment period ends 7/11/2024)

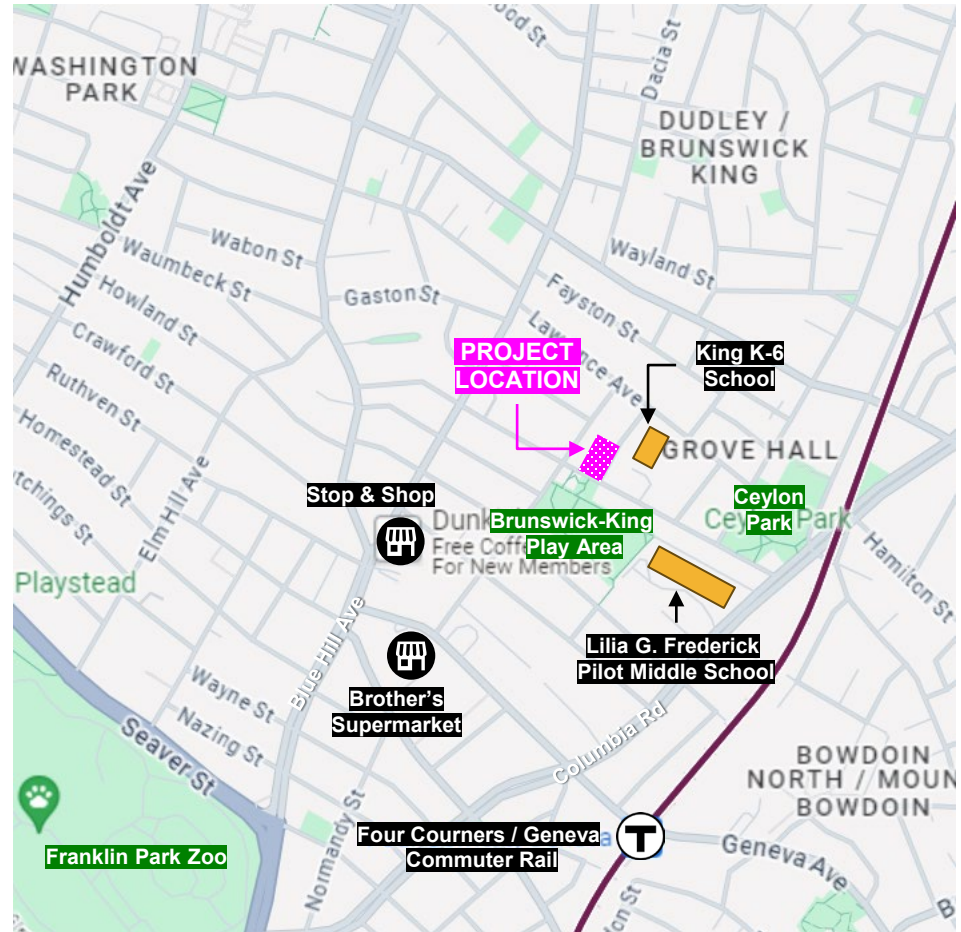
# RFP Overview

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*21-29 Fernboro RFP*

# 21-29 Fernboro

- 5 parcels, approx. **14,914 sf** total area
- Near **Grove Hall commercial district**
- Transit:
  - Four Corners/Geneva Commuter Rail
  - Bus line 14, 16, 19, 23, 28, and 48
- 01/09/2024: Request for Proposal (RFP) for **affordable homeownership**
- 03/11/2023: (2) proposals received





## Development Objectives

- **ONLY** residential homeownership
- **Maximum of 12 units**
  - 1/3 of units 80% AMI
  - 1/3 of units 100% AMI
  - 1/3 of units Market Rate
- **Measures to avoid displacement**
- **Community benefits narrative**



## Community Ask

- Higher % of unit mix for 2+ bd
- 1:1 parking ratio
- Provision of accessible green space





# Ambry Development

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# 21-29 FERNBORO STREET

COMMUNITY PRESENTATION | JUNE 2024

**AMBRY**  
DEVELOPMENT

# AGENDA

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- Development Team
- Developer Qualifications
- Site Approach
- Design Concept
- Schematic Design
- Landscape Design & Parking Strategy
- Passive Housing Approach
- Affordability & Unit Mix
- Development Plan
- Questions

# DEVELOPMENT TEAM



Willie Bodrick, II, J.D. M.Div.  
Principal  
Ambry Development



Winston Bodrick, J.D.  
Principal  
Ambry Development



Gregory Janey, CCM  
President & CEO  
Janey Construction



Eurick Dorsett  
Project Executive  
Janey Construction



Angelo McRae  
Superintendent  
Janey Construction



Harris Hogu, CMIT, CM-BIM  
Associate  
Janey Construction



Fernando Ruiz-Esparaza  
Senior Project Manager  
Janey Construction



H. Killion Mokwete, RIBA  
Principal & Co-Founder  
Social Impact Collective



Michael Chavez, NCARB,  
NOMA, LEED AP  
Principal & Co-Founder  
Social Impact Collective



Wilton DeVonn Baker  
Founder & CEO  
Hawthorne Property  
Management Group, LLC



Alvin B. Carter III  
Associate  
Brown Rudnick LLP



Samuel P. Williams  
Partner  
Brown Rudnick LLP



Darcy Bento  
CEO & Co-Founder  
Bento Real Estate Group, Inc.



Bertha Pantoja, BSLA  
Founder  
BP Designs



Andrew Steingieser  
RA, CPHC, LEED AP  
Associate  
RDH Building Science, Inc.

# AMBRY DEVELOPMENT GROUP

**Ambry Development Group (“Ambry”)** is an emerging minority-owned impact real estate development firm creating sustainable and inclusive communities through innovative real estate projects. Ambry's vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase the creation of generational wealth. During this housing crisis, Ambry's platform is focused on developing affordable housing and homeownership, commercial properties, workforce, and transit-oriented housing in the City of Boston and gateway cities across the Commonwealth.

Ambry was recently designated as the Tentative Developer of twelve (12) affordable homeownership units at 34 Wales Street through the City of Boston, Mayor's Office of Housing, Welcome Home Boston, Phase 2 initiative. This development consists of six (6) units reserved for households earning at or below 80% AMI and six (6) units reserved for households earning at or below 100% AMI. Previously, Ambry submitted a proposal consisting of a newly constructed three-family development that offered affordable homeownership at 80% AMI and 100% AMI. In 2017, Ambry d.b.a. Bodrick Development Partners, along with architect, Irena Matulic, proposed “Doma Homes” for the Garrison Trotter Housing Innovation Competition.



# OUR SITE APPROACH

The proposed site design is thoughtfully crafted to harmonize with the existing neighborhood character and leverage its assets. Key contextual considerations influencing our design include:

## NEIGHBORHOOD CHARACTER

- The presence of triple-decker buildings, prevalent outdoor decks, and the area's overall low-rise, residential ambiance.

## DESIGN CONTINUITY

- Our development aims to seamlessly integrate with the tranquil residential atmosphere by introducing a three-story building.
- This design includes on-site parking and balconies at both the front and rear, ensuring continuity with the neighborhood's distinctive character.



# OUR SITE APPROACH

The local building character is defined by prominent materials and design elements, including painted vinyl siding, simple flat roofs, gabled shingle roofs, partial stone/concrete basements, wooden picket/chain link fences, and timber-simple decks.

## KEY SITE DESIGN CONSIDERATIONS

- **ARCHITECTURAL HARMONY:** Flat roof three-story structure with a half basement, adhering to established design principles.
- **ACCESSIBILITY:** On-site parking with direct street and pedestrian access.
- **MATERIAL CONTINUITY:** Maintaining simple exterior finishes, enhanced with modern color highlights.
- **LANDSCAPING:** Simple landscaping, including a rear rain garden and green foliage at the frontage, reflecting the existing neighborhood context.
- **PLANNING CONSIDERATIONS:**
  - Usable Open Space: Provision of open usable space per dwelling.
  - Front Yard: Design considerations for the front yard on Intervale Street.
  - Floor Area Ratio (FAR): Compliance with zoning and planning regulations regarding FAR.

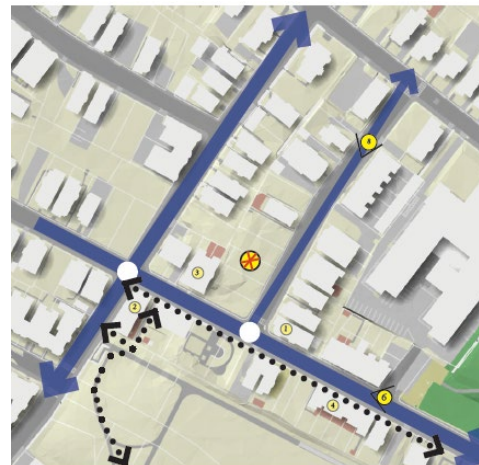
## EXISTING OVERVIEW CONTEXT MAP

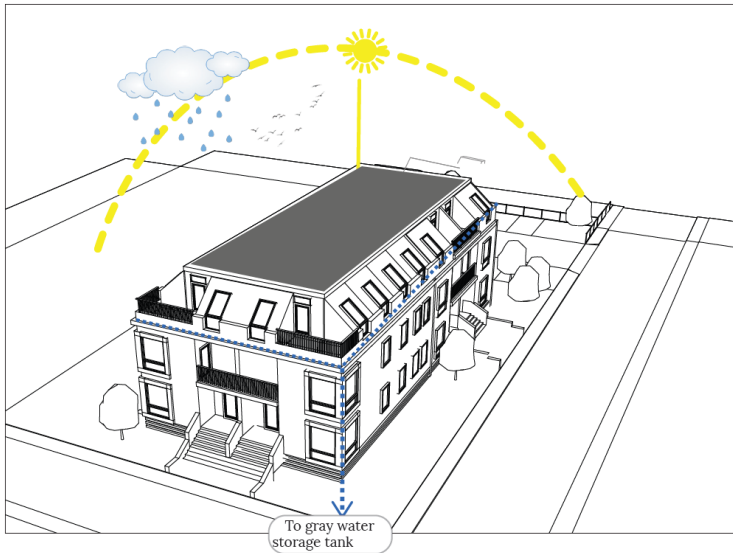


## LOCAL BUILDING CHARACTER

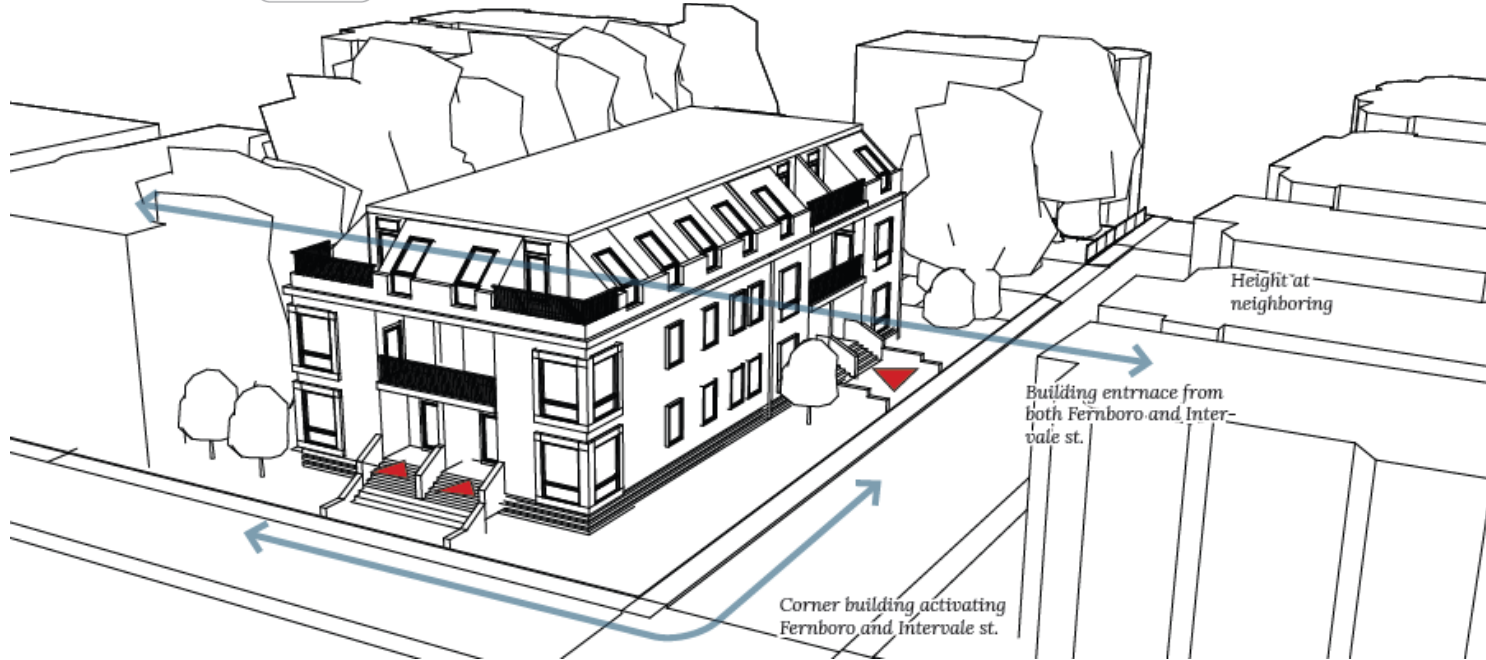
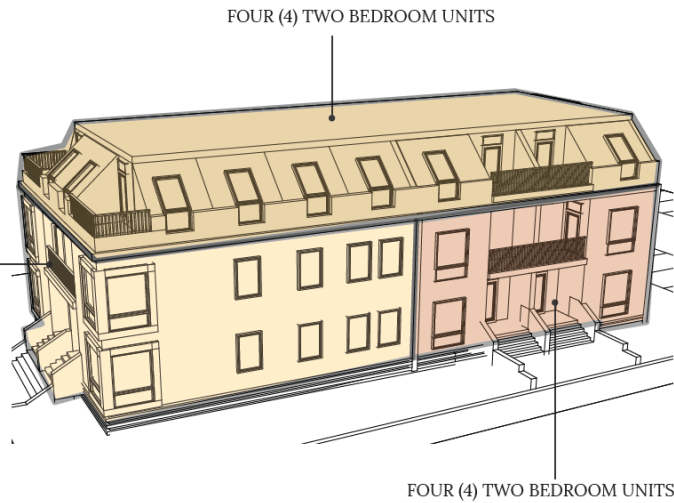


## EXISTING PEDESTRIAN & VEHICULAR SITE ACCESS





FOUR (4)  
THREE  
BEDROOM  
UNITS



# DESIGN CONCEPT

## DESIGN INTEGRATION

- Seamless integration into the existing fabric and landscaping.
- Consistent and compatible development with surrounding structures.
- Design ensures no undue diminishment of light and air to nearby buildings.
- Visual connection of facades with adjacent structures.

## FAMILY-ORIENTED DESIGN

- Flexible and dignified spaces designed to accommodate families.
- Four three-bedroom units located on the first and second floors, offering direct access and views to the Children's Park on Intervale Street.

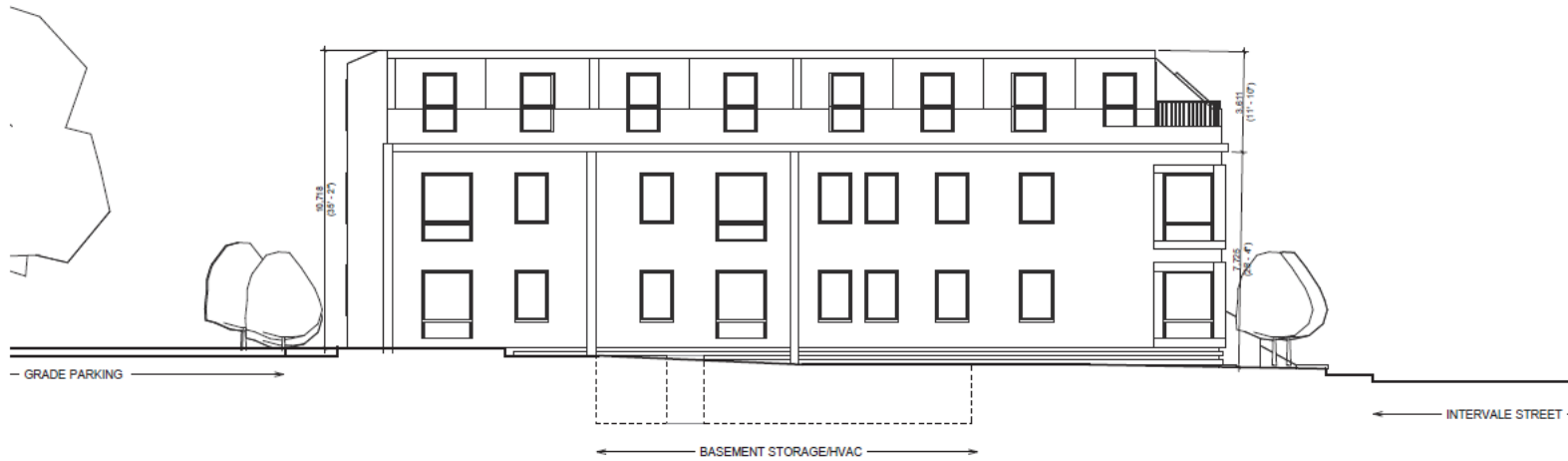


# DESIGN CONCEPT

## ARCHITECTURAL ELEMENTS

- Building height aligns with neighboring buildings, with an offset from the street to allow light and visual connection.
- Building massing includes balcony spaces matching neighboring triple-deckers on Fernboro and Intervale Streets.
- The corner of Intervale and Fernboro Streets is activated with entrances, balconies, and living spaces facing both streets.
- Building materials match the adjacent brick character and the triple-level housing style of the neighborhood.
- A stepped-back top floor allows light and skylight to reach street level on Fernboro.
- Material finishes will align with passive house targets, and the standing seam roof will support solar and rainwater harvesting systems.





SCHMATIC ELEVATION- SOUTH ELEVATION



SCHMATIC ELEVATION- WEST ELEVATION

SCALE: 1/8"=1'-0" @ ARCH C (18"X24 inch)

# SCHEMATIC DESIGN



SCHMATIC SECTION- SECTION 1-1

SCALE: 1/8"=1'-0" @ ARCH C (18"X24 inch)



SCHMATIC SECTION- SECTION 2-2

SCALE: 1/8"=1'-0" @ ARCH C (18"X24 inch)



# LANDSCAPE & PARKING STRATEGY

## PARKING STRATEGY

Our parking strategy is designed to ensure efficient and secure parking solutions that enhance the overall functionality and accessibility of the site.

### KEY FEATURES

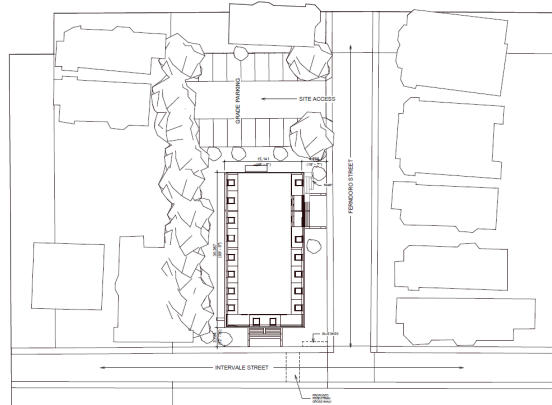
**GRADE-LEVEL PARKING:** All necessary parking is provided at grade level, accessed from Fernboro Street.

**OFF-STREET PARKING:** Ensures all cars are parked off the street, with additional space for secure bicycle parking.

**RIDE-SHARING OPPORTUNITIES:** Potential for ride-sharing bike stations at ground level, especially at the corner of Intervale and Fernboro Streets, subject to availability from ride-sharing providers.

**ENHANCED WALKABILITY:** Proposed sidewalk paving, landscaping, and lighting to promote walkability around the site.

**PUBLIC TRANSIT ACCESS:** Convenient access to public transport across from the site on Intervale Street and Lawrence Avenue.



## LANDSCAPE STRATEGY

Our landscaping strategy aims to create an environmentally friendly design that preserves existing vegetation and uses native species. This approach ensures lower maintenance, better disease tolerance, and adaptability to climate change.

**ENVIRONMENTAL FOCUS:** Preserve existing vegetation and use native species for lower maintenance, better disease tolerance, and climate adaptability.

**SEASONAL APPEAL:** Incorporate four-season planting to maintain visual interest year-round.

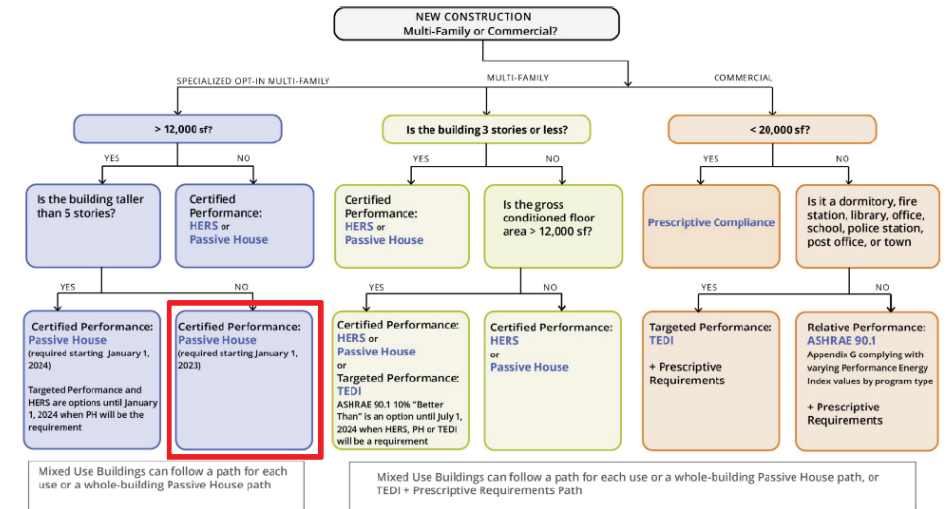
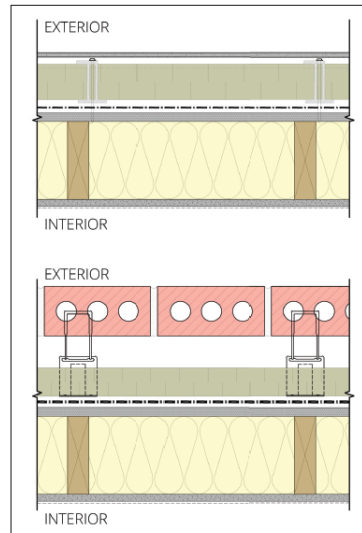
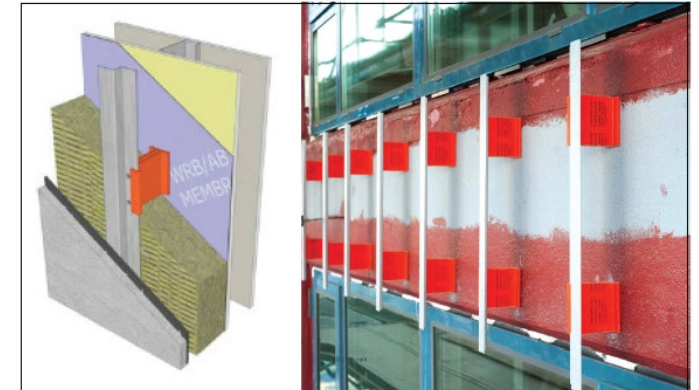
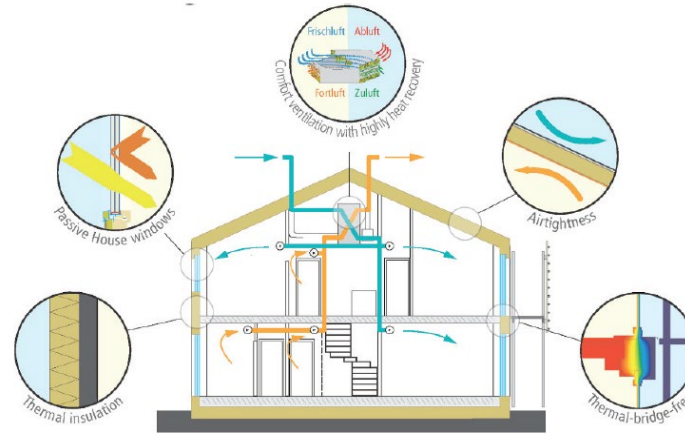
**DESIGN HARMONY:** Enhance building qualities with a clean design that harmonizes with the structure's order and scale.

**PLANT SELECTION:** Use native plants, narrow canopy trees, evergreen and deciduous shrubs, and low-maintenance ground cover grasses to create a resilient and interconnected landscape.



# ENERGY DESIGN APPROACH

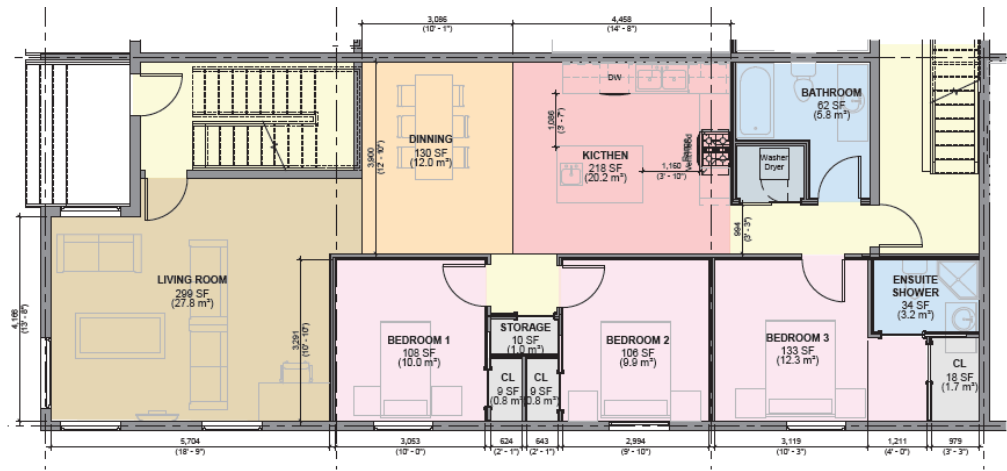
- Thermal Bridging Mitigation:** Employ thermally broken brick ties, limited steel knife-plate outrigger detailing, and potentially a wood frame back-up wall for higher R-value insulation to reduce thermal bridging.
- Alternative Cladding Options:** Consider lightweight cladding systems on a thermally broken clip and rail system over a wood-framed back-up wall to minimize thermal bridging and reduce insulation thickness.
- Energy Efficiency Strategies:** Select systems, lighting, and appliances to minimize energy consumption. Consider a DH wastewater heat recovery strategy and ensure design items like clothes dryers and range hoods do not disrupt balanced ventilation or increase energy loss.



# FIRST & SECOND FLOOR UNIT TYPOLOGY

## 21-29 FERNBORO STREET UNIT MIX

UNIT MIX	80% AMI	SALE PRICE	100% AMI	SALE PRICE	MARKET	SALE PRICE	TOTAL UNITS
1 BR							
2 BR	3	\$258,500	3	\$334,000	2	\$562,000	8
3 BR	1	\$297,200	1	\$378,000	2	\$704,000	4
<b>TOTAL</b>	<b>4</b>		<b>4</b>		<b>4</b>		<b>12</b>



SPACE	AREA/NUMBER
Living Room	140 sqf
Kitchen/Dining	192 sqf
Bedrooms	116-138 sqf
<b>TOTAL</b>	<b>966 sqf</b>

### 2-BEDROOM FAMILY UNIT

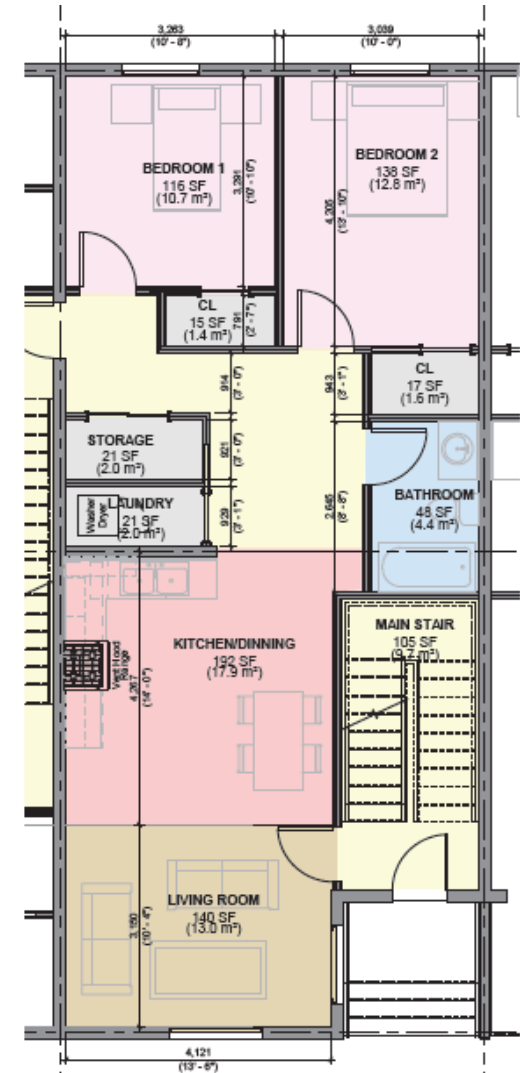
The three-family typology provides more than average living, dining, and kitchen spaces to host family activities, including a full bathroom, an ensuite shower, a laundry room, and a work desk area.

### 3-BEDROOM FAMILY UNIT

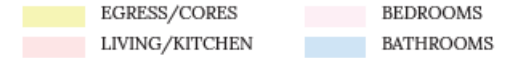
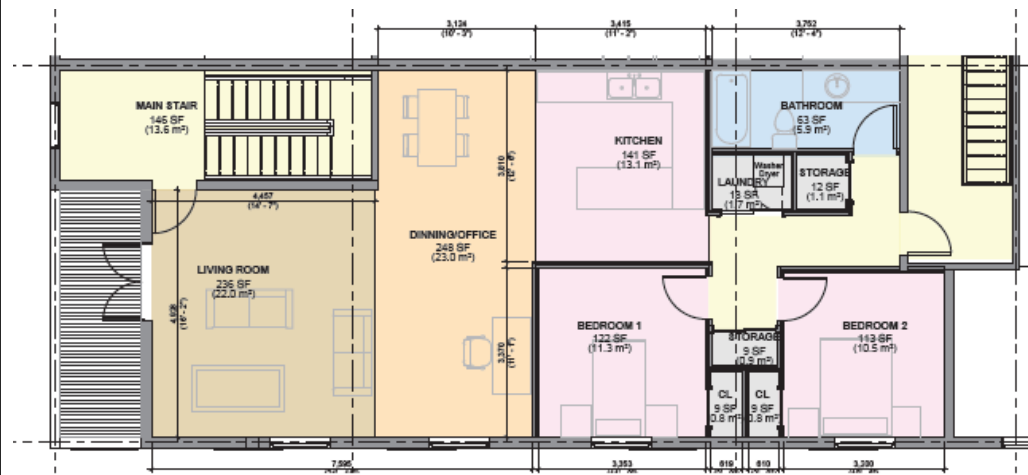
The three-family typology provides more than average living, dining, and kitchen spaces to host family activities, including a full bathroom, an ensuite shower, a laundry room, and a work desk area.

SPACE	AREA/NUMBER
Living Room	299 sqf
Kitchen	218 sqf
Bedrooms	108-133 sqf
Dining Room	130 sqf
<b>TOTAL</b>	<b>1,207 sqf</b>

EGRESS/CORES  
LIVING/KITCHEN  
BEDROOMS  
BATHROOMS



# THIRD FLOOR UNIT TYPOLOGY



SPACE	AREA/NUMBER
Living Room	198 sqf
Kitchen/Dining	310 sqf
Bedrooms	128 & 131 sqf
<b>TOTAL</b>	<b>913 sqf</b>

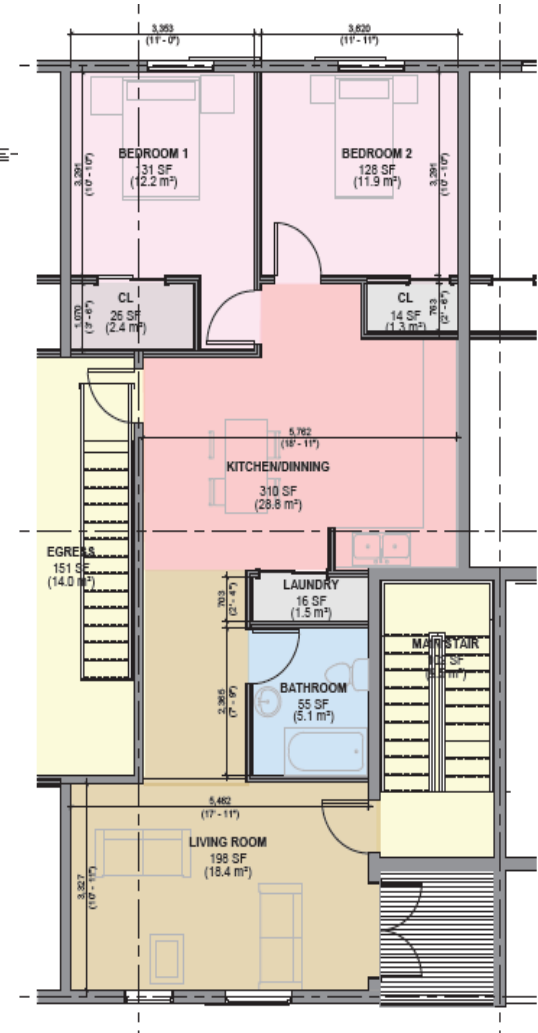
## 2-BEDROOM (TYPE A) FAMILY UNIT

The three-family typology provides more than average living, dining, and kitchen spaces to host family activities, including a full bathroom, an ensuite shower, a laundry room, and a work desk area.

## 2-BEDROOM (TYPE B) FAMILY UNIT

The three-family typology provides more than average living, dining, and kitchen spaces to host family activities, including a full bathroom, an ensuite shower, a laundry room, and a work desk area.

SPACE	AREA/NUMBER
Living Room	236 sqf
Kitchen	141 sqf
Bedrooms	113 & 122 sqf
Dining Room	248 sqf
<b>TOTAL</b>	<b>1,099 sqf</b>



# DEVELOPMENT PLAN



## DIVERSITY | EQUITY | INCLUSION

**Social Impact Collective (SIC):** An MBE architecture and design firm with a community-based design approach through local stakeholder engagement.

**Janey Construction Management:** An award-winning MBE construction and management company with over 35 years of delivering high-quality projects.

**BP Designs:** Founded by Bertha Pantoja, an MA-registered landscape architect with over 15 years of experience, provides innovative landscape architectural services that transform outdoor environments into elegant, sustainable living spaces.

**Bento Real Estate Group:** Founded by Darcy Bento, A woman-owned real estate firm dedicated to providing personalized and expert guidance through every facet of the real estate journey.

**Hawthorne Property Management Group:** HPMG is a minority-owned, full-service property management company that facilitates the management of your properties and optimizes their value.



## BOSTON RESIDENTS JOBS POLICY

Ambry projects to create 75-100 construction jobs. Ambry will mandate that:

- At least 51% of work will be done by Boston resident
- At least 40% of work will be completed by people of color
- At least 12% of work will be completed by women.



## AFFORDABLE HOMEOWNERSHIP

At 21-29 Fernboro Street, Ambry intends to sell twelve (12) homeownership units, with four (4) of such units reserved for households earning at or below 80% AMI, four (4) of such units reserved for households earning at or below 100% AMI, and four (4) units at market rate. The Project consists of four (4) three-bedroom units and eight (8) two-bedroom units.



## DEVELOPMENT WITHOUT DISPLACEMENT

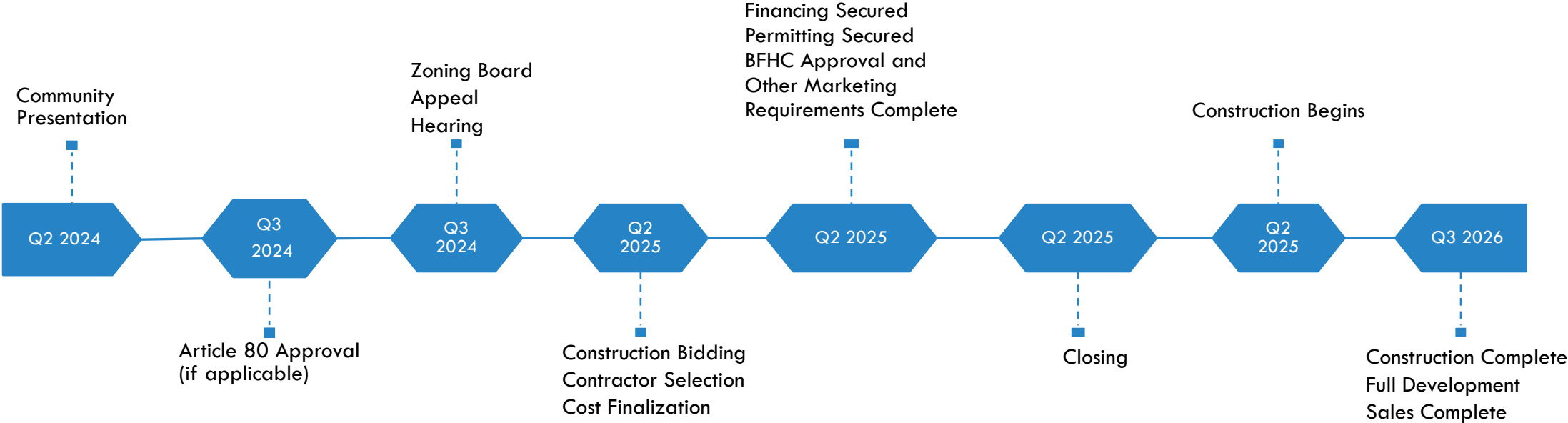
Ambry will provide opportunities for current residents of Dorchester and Mattapan to remain in their community in the future, afford housing, and find pathways to economic opportunities in several ways.



## MARKETING & OUTREACH

Our marketing strategy aims to engage with residents, local organizations, and potential buyers to promote these affordable homeownership opportunities. Ambry will work with Bento Real Estate Group (“Bento”) to affirmatively market the new affordable homeownership units in a fair and open process for homeowner selection. In addition, we plan to work with BPDA and MOH by submitting our Affirmative Marketing and Tenet Selection Plan to the Boston Fair Housing Commission. Upon approval, Ambry plans to collaborate with Bento to schedule open houses and arrange access to the property for Bento and prospective buyers. Once a Certificate of Occupancy is obtained, Bento will reserve buyers for the homeownership units.

# DEVELOPMENT SCHEDULE







# *Building to empower families and communities*

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**AMBRY**  
DEVELOPMENT

# DBEDC, Escazu, & Caribbean Integration

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**21-29 Fernboro Street**

*Proposal for*  
**12 Affordable  
Homeownership Units**

BPDA/MOH Community Meeting  
June 11, 2024



**ESCAZÚ DEVELOPMENT**

# Development Team

## Dorchester Bay Economic Development Corporation

An MBE-certified nonprofit based in Upham's Corner, DBEDC has been acting to build a strong, thriving, and diverse community in Boston for the last 45 years. We work to provide affordable housing & commercial space in Dorchester that allows residents to remain, grow, and thrive.

## Caribbean Integration Community Development

Based in Mattapan, CICD works to improve the economic, social and physical well-being of Boston's communities of color—with a special focus on Mattapan and its Caribbean residents—primarily through ensuring access to safe, affordable housing.

## Escazú Development LLC

Based in Roxbury, Escazú has been involved in the creation of a range of housing & commercial development ventures in greater Boston's neighborhoods since 2013. We have an unwavering commitment to developing and investing in urban areas where there is a need for economic growth and opportunity.

### As a team...

- ✓ Our organizations are minority-led and locally-based
- ✓ We have a combined experience of over 60 years in real estate development
- ✓ We have produced 1,300+ housing units
- ✓ We are committed to working collaboratively with the community in determining the best feasible outcome for 21-29 Fernboro



**ESCAZÚ DEVELOPMENT**

# Fernboro Proposal: Goals + Benefits

## Development without Displacement

Restore vacant City lots with twelve (12) Residential Homeownership Units affordable to households of different income levels

## Diversity, Equity and Inclusion

Short- and long-term jobs and economic opportunity for diverse persons and businesses, with a local focus and emphasis on capacity-building. Equity-building opportunity for first-time homebuyers.

## Promote Sustainability and Resilience

New modern building scaled to and reflective of the neighborhood, designed to reduce impact on neighborhood



# Development without Displacement

## Grove Hall Household Characteristics

- 63% Families
- 43% have Young Children
- 70% live in 2- or- 3 Bedroom Units
- 60% of Households make  $\leq$  \$50k/year
- 67% of units are Rental



Unit Mix			
	2-BR	3-BR	Total
<80% AMI	2	0	2
80% AMI	4	0	4
100% AMI	4		4
Market Rate	0	2	2
<b>Total</b>	<b>10</b>	<b>2</b>	<b>12</b>

# Diversity, Equity, and Inclusion

## Boston Residents Jobs Policy

Our team is committed to achieving the BRJP policy goals of 51% total work hours by Boston residents, 51% of total work hours by people of color, and 15% total work hours by women. We will seek out contractors/subcontractors that have a proven track record of minority hiring and are motivated to meet these goals.

## Development Inclusion

We will work to have local MBE/WBE businesses involved at all levels of development, and where possible, in a mentor/mentee role to lift-up smaller, less experienced organizations.

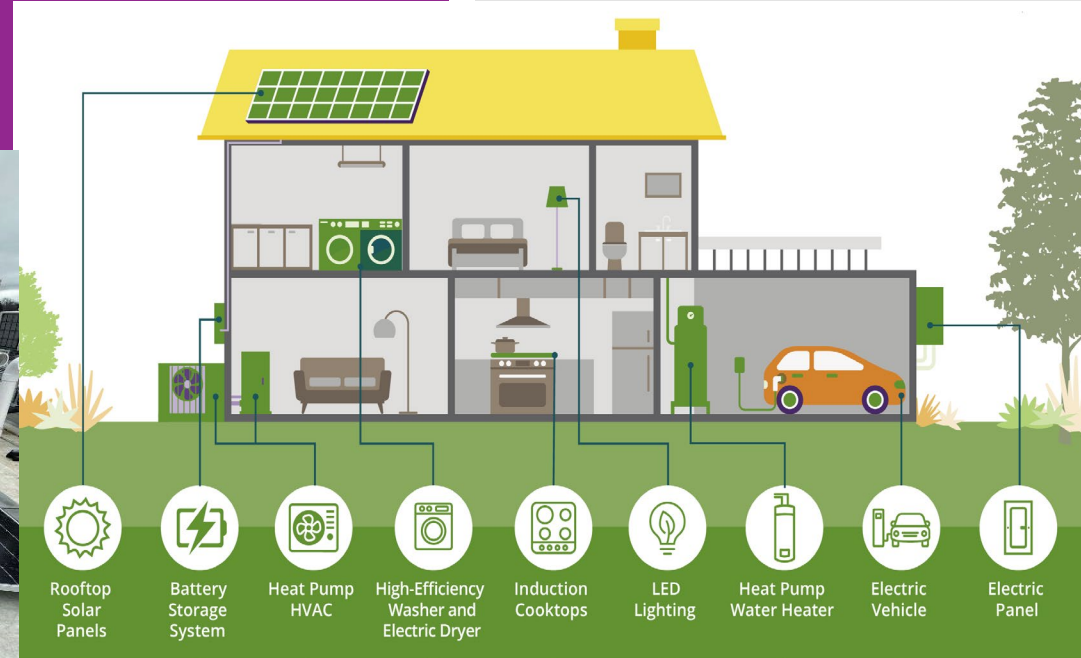
## Post-Construction

Our diversity commitment extends beyond construction. An operational condominium has regular maintenance needs that are opportunities for MBE/WBE participation.



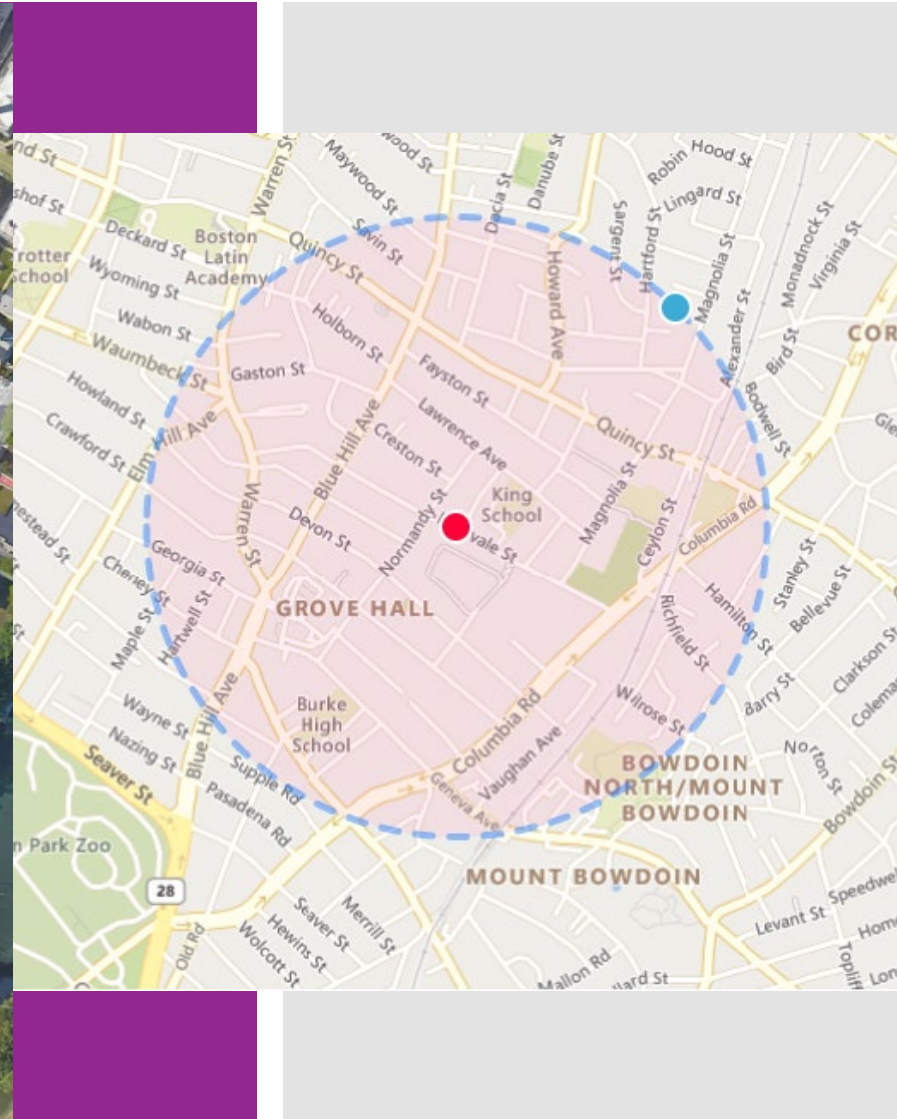
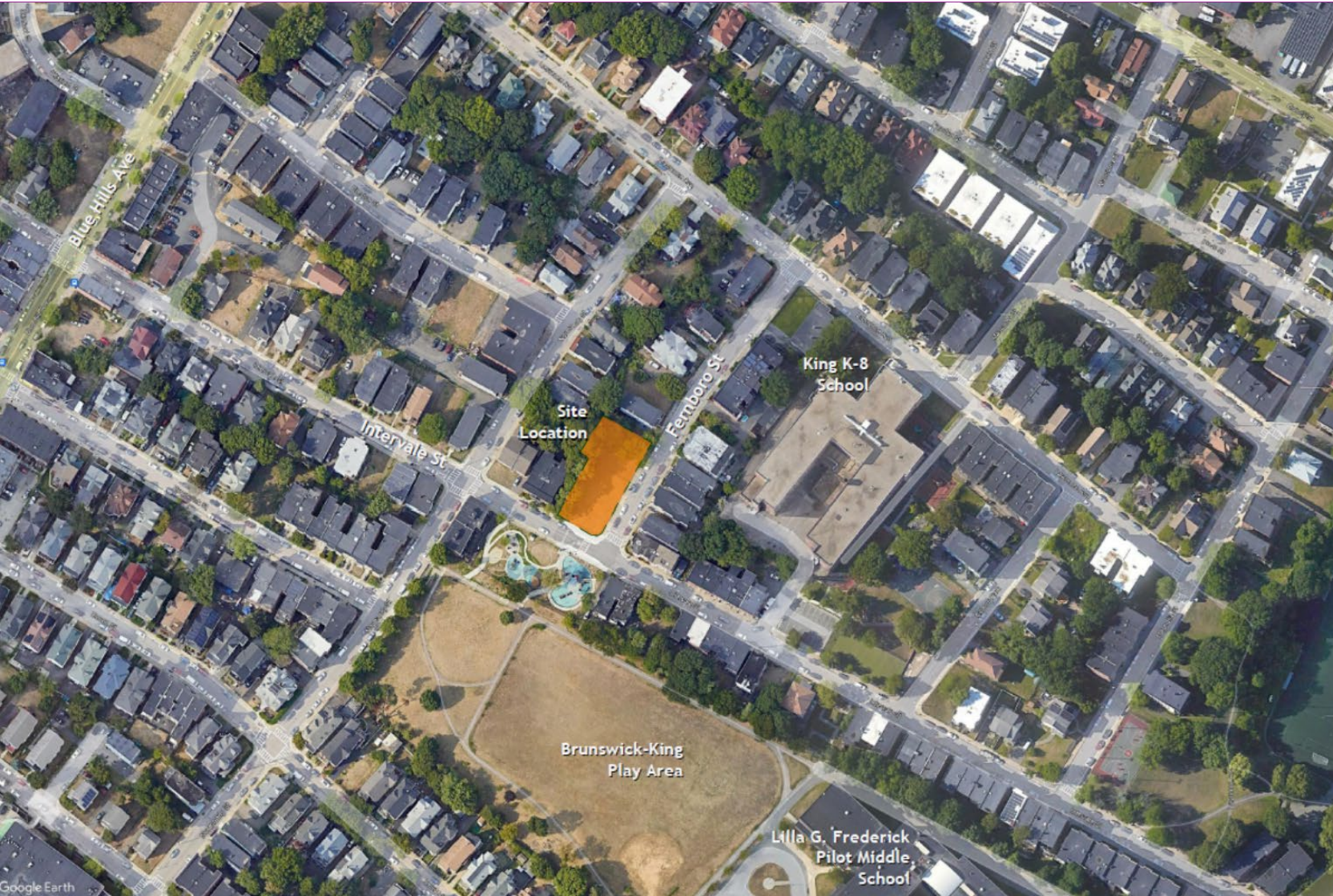
# Sustainability + Resiliency

- ✓ All electric homes using clean and safe energy
- ✓ Rooftop photovoltaic system to offset energy consumption
- ✓ Energy-efficient fixtures and appliances
- ✓ Stormwater Mitigation
- ✓ Residential amenity space that also functions as a shelter in place in the event of power outage
- ✓ Outdoor Green Space with native plantings and low-maintenance landscaping.





# Location



# Existing Conditions



# Proposed Design: In Context



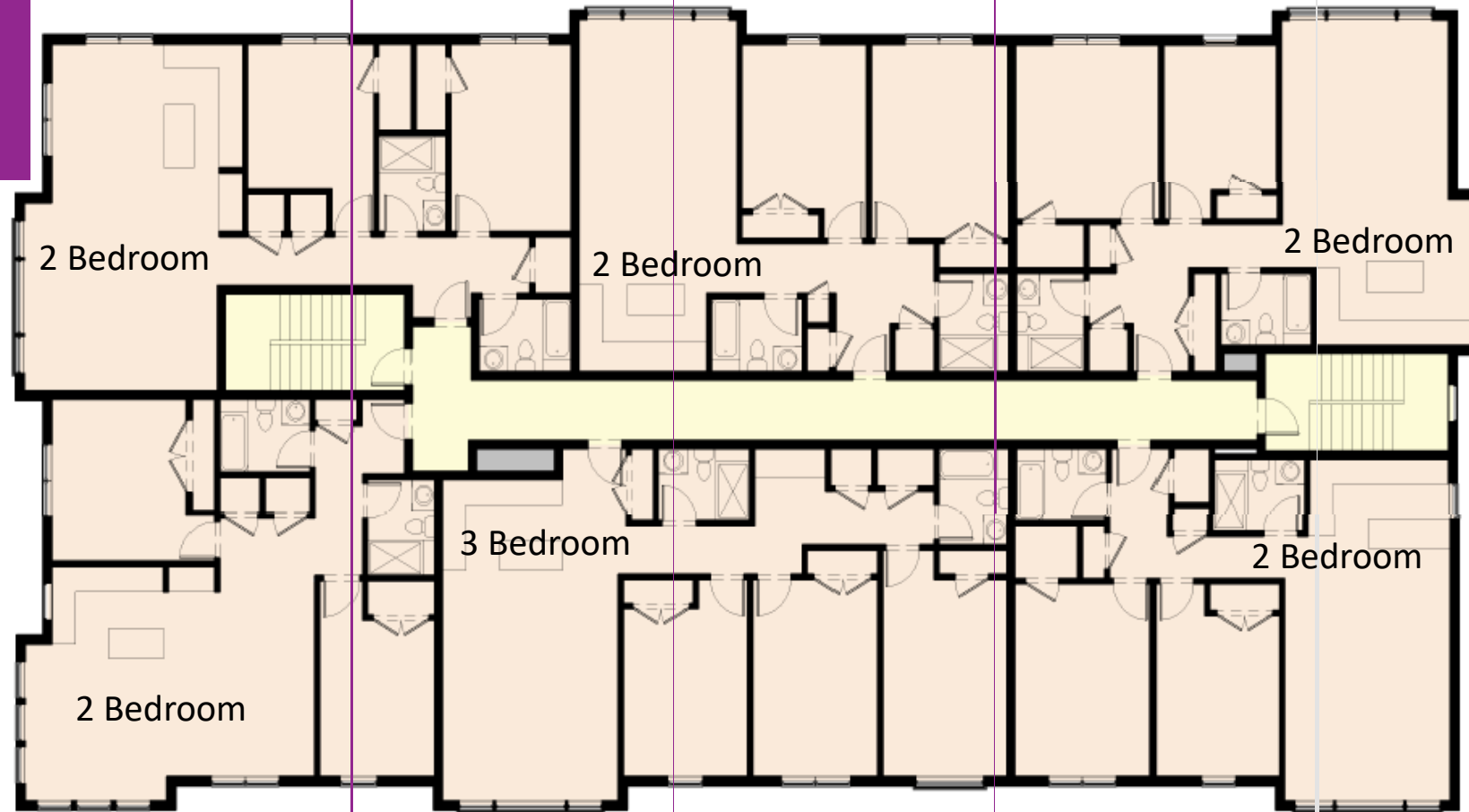
# Proposed Design: In Context



# Proposed Design: Site Plan



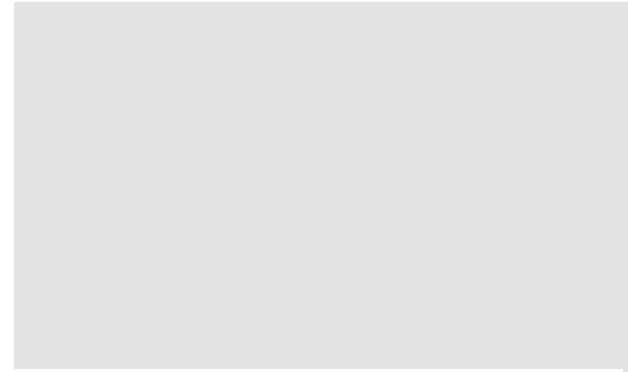
# Proposed Design: Residential Floor Plan



# Proposed Design: Exterior Elevations



# Proposed Design: Exterior Elevations





# Summary

## Homeownership Housing Production

Create quality affordable condo units that will provide first-time homebuyers stable, affordable mortgage payments and the chance to build equity, providing future residents with an affordable alternative to the instability of renting in the community.

## Family-Oriented Building

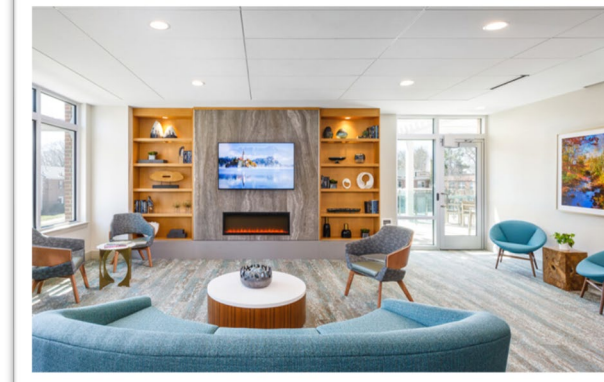
Provide 2- & 3-bedroom housing units that is in line with the desires of the community as expressed in the RFP. Amenity space for resident families, including outdoor green space.

## Sustainable & Resilient Housing

Develop an energy-efficient building that sets a high standard for future development in the Grove Hall area.

## Design that Complements the Neighborhood

Create a modern, visually appealing building while complementing the architectural features of the surrounding neighborhood.



**ESCAZÚ DEVELOPMENT**

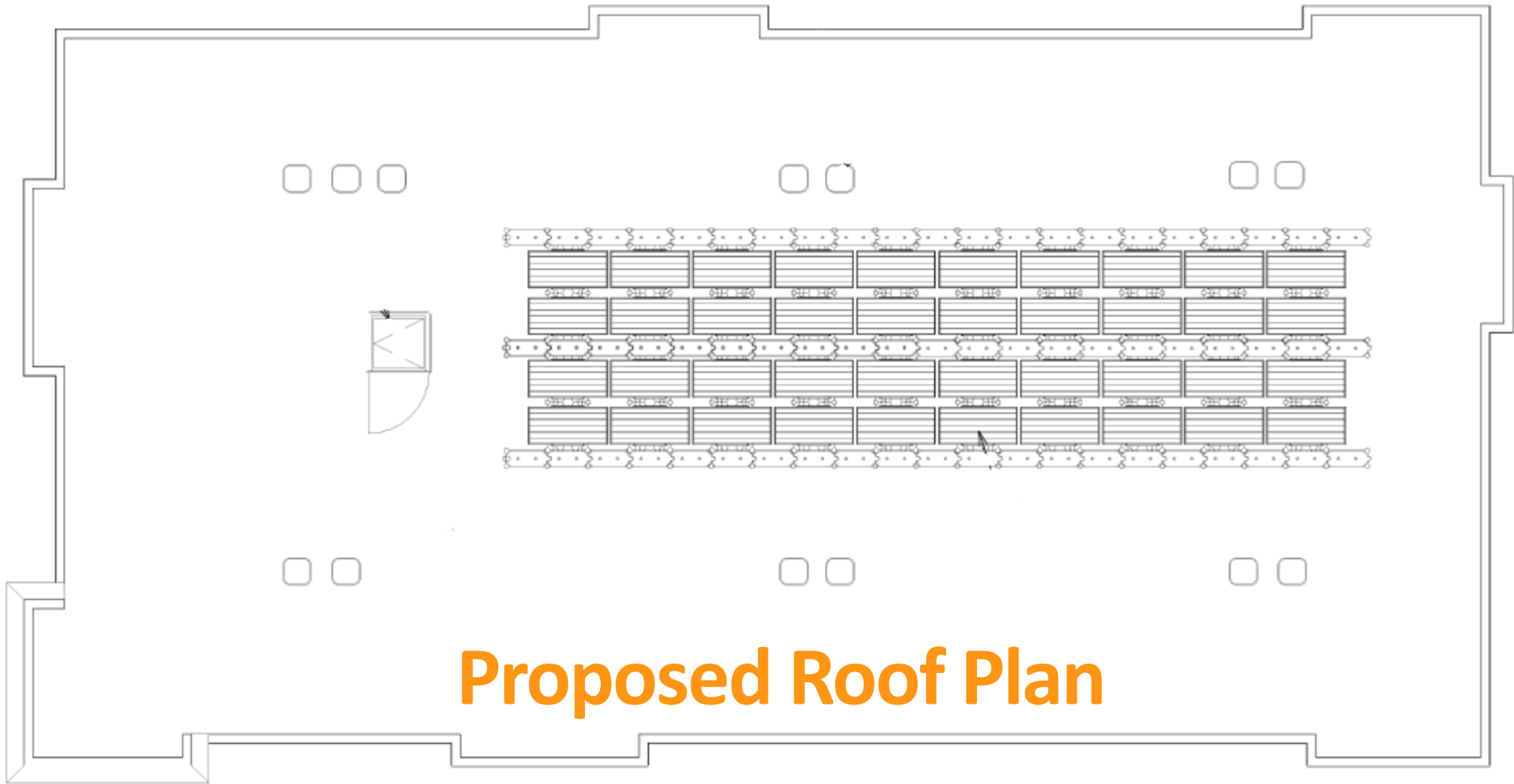
# Questions?



# Appendix

# Proposed Ground Floor Plan





# Proposed Roof Plan



## Development Objectives

- **ONLY** residential homeownership
- **Maximum of 12 units**
  - 1/3 of units 80% AMI
  - 1/3 of units 100% AMI
  - 1/3 of units Market Rate
- **Measures to avoid displacement**
- **Community benefits narrative**



## Community Ask

- Higher % of unit mix for 2+ bd
- 1:1 parking ratio
- Provision of accessible green space



# Thank you!

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*for more information about this project  
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