



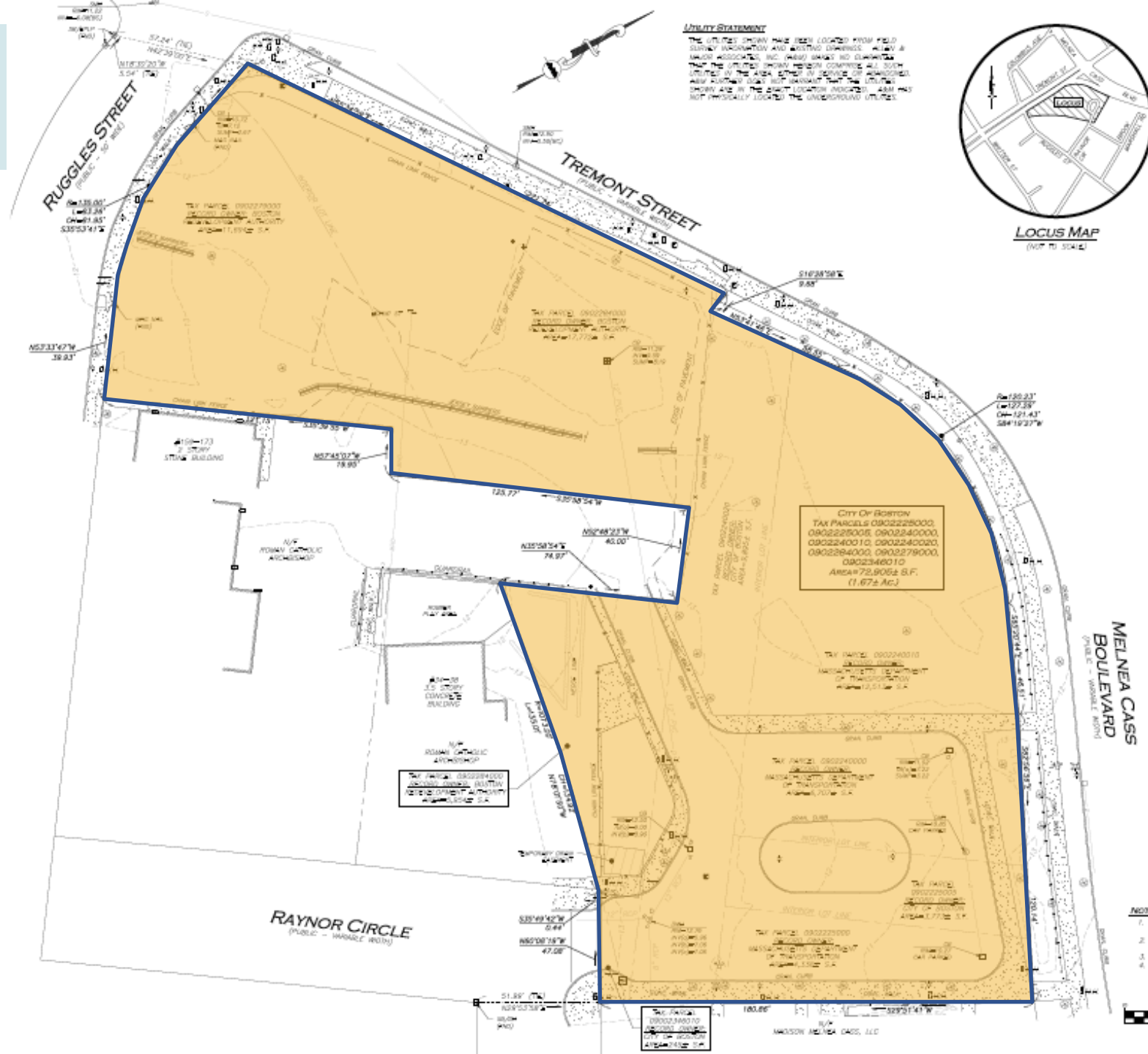
**boston planning &
development agency**

Crescent Parcel Summary of Proposals

PLAN: Nubian Square

The Crescent Parcel

- 72,905 SF of land located at the corner of Melnea Cass Blvd and Tremont Street
- The site is an assemblage of BPDA, City, and MassDOT-owned parcels
- The adjacent parcel is owned by the Archdiocese of Boston



Three proposals were submitted:



Cass Crossing (OnyxGroup)



Drexel Village (Planning Office of Urban Affairs & J. Garland Enterprises)

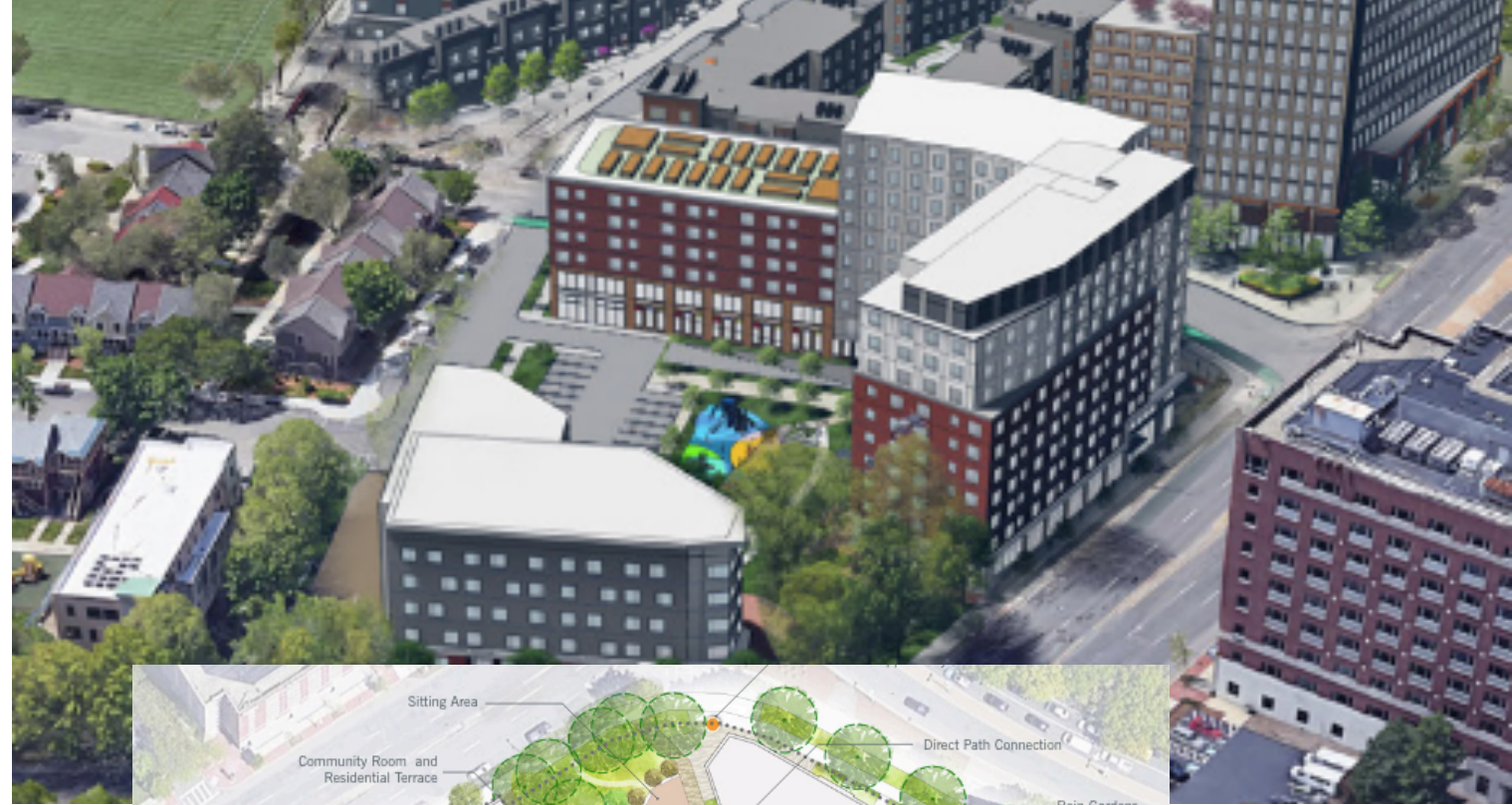


Trinity Financial-Madison Park Development Corporation

All proposals can be viewed at bit.ly/PlanNubian

Drexel Village: Program

- 213,000 SF Residential (217 units)
- 31,000 SF parish services and community space for tenants: ABCD HeadStart, Sr. Mary Hart Children's Program, St. Katherine Drexel Parish, the Timothy Smith Network
- 40,000 SF building common space
- 65,000 SF open space
- 94 parking spaces



Drexel Village: Team

- **Developer:** Partnership between the Planning Office of Urban Affairs and J Garland Enterprises (MBE)
- **Design:** The Architectural Team, Nitch Engineering (WBE), Frasier Engineering (MBE), Ground Inc (WBE), A Squared Design (MBE), New Ecology
- **Construction:** Janey Construction (MBE)
- **Permitting:** BevCo (MWBE)
- **Operations:** UHM Property Management (MBE)
- **Other team members:** St. Katharine Drexel Parish, Bryant Associates (MBE), Nina Schwarzschild (WBE), Goulston & Storrs/Nolan Sheehan Patten, Waypoint KLA

Drexel Village: Housing

See [here](#) for the income eligibility and maximum rents for each AMI tier for rental and homeownership.

Rental Units

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	8	22	24	23	69
2 Bedroom	17	29	40	37	106
3 Bedroom	8	11	6	4	21
4 Bedroom	5	6	4	0	10
Total	38	68	74	64	206
Percent of Total Units	18%	33%	36%	31%	

Homeownership Units

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
2 Bedroom	11	0	11
Total	11	0	11
Percent of Total Units	100%	0%	

Drexel Village: Jobs and Diversity & Inclusion

- **Construction Jobs Estimate:** 275*
- **Permanent Jobs:** 25 property management jobs; current jobs at St. Katharine Drexel Parish and related community uses remain in place
- **Summary of Diversity and Inclusion Plan:**
 - Janey construction will develop and implement a comprehensive outreach and recruitment plan well in advance of construction start.
 - Janey Construction will also be responsible for monitoring subcontractor efforts to recruit and maintain the diversity goals of the construction workforce and M/WBE participation throughout the construction phase of the project.
 - To the greatest extent feasible, Drexel Village LLC and Janey Construction will provide preference to Section 3 residents and businesses (low or very low income) located in the neighborhood where the project will be constructed or renovated. This preference includes construction jobs, job training, and subcontracting opportunities.
 - POUA provides a detailed outreach plan to individuals and MWBEs.
 - In addition to the Boston Resident Jobs Policy, Drexel Village LLC and Janey Construction have established a neighborhood workforce goal of 25%.

*Calculated by BPDA based on jobs per square foot of use type, using Regional Economic Models Inc. (REMI) PI+ Massachusetts Regions; v1.6.6

Drexel Village: Community Benefits

- \$100,000 of its developer fee to match the savings of residents in order to help all households build wealth and equity.
- \$150,000 of its development fee to support local job training programs, community organizations and the integration of community-based services into the larger development.
- \$100,000 of its developer fee to subsidize the commercial space and activate the community and park space at Drexel Village
- \$50,000 to support landscaping of the park and community placemaking opportunities

Cass Crossing: Program

- 146,000 SF Residential (164 units)
- 37,000 SF commercial space including performance space. Intends to identify tenants that will serve community needs, such as local food vendors, psychologist, dentist, and fitness/wellness program.
- 32,000 SF open space
- 202 parking spaces



Cass Crossing: Team

- **Developer:** OnyxBoston (MWBE), Novo Growth Partners development partner; Mark Woods equity investor
- **Design:** The Galante Architecture Studio, Marc Mazzarelli Landscape, The Green Engineer; Daniel Cathcart, Arborist, Enrgineers: CES, Les Messurier Associates (MBE), Cavanaugh Tocci, Samiotes (MBE), Secure Out City (MBE), Vanesse & Associates, Talevi & Haesche (MBE)
- **Construction:** LJV Development (MWBE)
- **Other:** Harvesters Accounting (MBE), Smart Security (MBE), Sullivan & Worcester legal (MBE), Carlos Castillo (MBE)

Cass Crossing: Housing

See [here](#) for the income eligibility and maximum rents for each AMI tier for rental and homeownership.

Rental Units

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
Studio					
1 Bedroom	17	35	0	0	35
2 Bedroom	0	20	48	10	78
3 Bedroom	0	0	6	34	40
4 Bedroom	0	0	0	11	11
Total	17	55	54	55	164
Percent of Total Units	10%	34%	33%	34%	

No Homeownership Units

Cass Crossing: Jobs and Diversity & Inclusion

- **Construction Jobs Estimate: 159***
- **Permanent Jobs Estimate: 115****
- **Summary of Diversity and Inclusion Plan:**
 - Continue to engage with local M/WBE leaders, establish an executive-level DEI advisory council, and develop enterprise-wide DEI training and education programs.
 - Partner with local Neighborhood Main Streets groups to increase access for M/WBE small businesses.

*Calculated by BPDA based on construction jobs per square foot of use type, using Regional Economic Models Inc. (REMI) PI+ Massachusetts Regions; v1.6.6

**Calculated by the BPDA based on permanent jobs per square foot of use type, based on The Planner's Estimate Guide, Energy Star and Costar.

Cass Crossing: Community Benefits

- Public art installations
- Programming within the WorkRoom from financial partners and community partners on a variety of topics to meet needs of residents and business owners including workshops related to financial literacy, home buying, and workforce training.
- Additional programming may include access psychological and dentistry services.

Trinity/Madison Park: Program

- 263,000 SF Residential (177 units)
- 12,000 SF ground floor retail space for community-based organizations including the Roxbury Real Estate Center and Tenacity
- 22,000 SF open space
- 83 parking spaces



Trinity/Madison Park: Team

- **Developer:** Trinity Financial (50% MBE) and Madison Park Development Corporation (MWBE)
- **Design:** DHK Architects (MBE), Stantec, Nitch Engineering (WBE), Deb Myers Landscape Architecture (WBE); Skyline Landscapes arborist; New Ecology; McPhail
- **Construction:** Dimeo Construction Company and Tara Construction (MBE); Dellbrook | JKS and Maven Construction (MWBE)
- **Permitting:** McKenzie & Associates (MBE)
- **Operations:** Trinity Management (MBE)
- **Other team members:** Robinson & Cole, Byrne McKinney

Trinity/Madison Park: Housing

See [here](#) for the income eligibility and maximum rents for each AMI tier for rental and homeownership.

Rental Units

	Homeless set-aside 30% AMI	Low Income 30-50% AMI <i>(Includes homeless set-aside)</i>	Middle Income 60-80% AMI	Up to Market Rate	Total Rental Units
1 Bedroom	11	22	28	12	62
2 Bedroom	15	31	40	23	94
3 Bedroom	2	6	8	3	17
Total	29	59	76	38	173
Percent of Total Units	17%	34%	44%	22%	

Homeownership Units

	Middle Income Up to 100% AMI	Up to Market	Total Homeownership Units
3 Bedroom	4	0	4
Total	4	0	0
Percent of Total Units	100%	0%	

Trinity/Madison Park : Jobs and Diversity & Inclusion

- **Construction Jobs Estimate:** 314*
- **Permanent Jobs:** 25 property management jobs; additional jobs at proposed Roxbury Real Estate Center and Tenacity
- **Summary of Diversity and Inclusion Plan:**
 - Each of the two buildings will have a separate GC team. For the Tremont Street Building, the General Contractor is a mentor/ protégé arrangement between Dimeo Construction Company and Tara Construction, a Hispanic-Owned Business, certified SBA 8A Small Disadvantaged Business and MBE. For the Melena Cass Building, the General Contractor is a Joint Venture between Dellbrook |JKS and Maven Construction, a M/WBE contractor.
 - Track record: Over the past two decades, Trinity has exceeded its M/WBE subcontracting goals by an average of 120%, and its goals for employing residents, minorities, women, and Section 3 workers by an average of 126%.
 - Recruitment: Our team will leverage our strong relationships with various organizations to recruit MBE/WBE/DBE/VBE firms, as well as local workforce. The Dimeo Construction Company/Tara Construction team and the Dellbrook/Maven Construction team will also collaborate with community leaders and local agencies to strengthen the effectiveness in meeting the MBE/WBE/DBE/VBE and local workforce hiring goals. Provides in-depth plan.

*Calculated by BPDA based on jobs per square foot of use type, using Regional Economic Models Inc. (REMI) PI+ Massachusetts Regions; v1.6.6

Trinity/Madison Park : Community Benefits

- Equal access to free in-unit wifi for all residents
- \$1,000,000 in seed money to the Roxbury Real Estate Center to:
 - Expand (Off Site) homebuying assistance program currently provided by MPDC. Residents will be eligible for MPDC's homebuying assistance program which provides homebuyer education, financial coaching, one on one technical assistance, and up to \$100,000 in down payment assistance
 - Provide small business technical and assistance for local businesses
 - Provide educational and mentoring support for members of the Roxbury community interested in careers in RE development
 - Provide an opportunity for community members to invest in the development and/or own a part of the development for as little as \$5,000