



**KIC**  
KENSINGTON  
INVESTMENT  
COMPANY INC.

**45 Townsend Street – IAG Meeting**

August 17, 2017

1. Welcome..... Dana Whiteside; BPDA
2. Introduction of KIC & Project Team.....Charlotte Lewis; Kensington Investment Company
3. Community Investment .....Juma Crawford; Executive Director, The Lewis Family Foundation
4. Design Presentation.....Gail Sullivan; Studio G Architects & Gregory Minott; DREAM Collaborative
5. Community Concerns We Heard
  - a) Traffic
  - b) Site access
  - c) Parking
  - d) Ledge removal
  - e) Density
  - f) Affordable home ownership
6. Questions & Discussion



# 45 Townsend Street – IAG Meeting

## DEVELOPER

Kensington Investment Company

*Charlotte Lewis*

*Kurt Therrien*

*Juma Crawford*

## DESIGN TEAM

Studio G Architects (WBE)

*Gail Sullivan*

DREAM Collaborative (MBE)

*Greg Minott*

G-O Logic

*Matt O'Malia*

Ground Inc (WBE)

*Shauna Gilles-Smith*

Howard Stein Hudson

*Brian Beisel*

## CONSTRUCTION MANAGEMENT

JANEY Construction (MBE)

*Greg Janey*

## PERMITTING & COMMUNITY ENGAGEMENT

Epsilon Associates (WBE)

*Erik Rexford*

Bevco Associates (M/WBE)

*Beverley Johnson*

CK Communication

*Connie Kastelnik*

Legacy Consultants (M/WBE)

*Alfreda Harris*

## AFFORDABLE HOME OWNERSHIP/ IDP COMPONENT @ BARTLETT STATION

Crosswinds/Windale (MBE)

*Arnold Johnson*

*George Chin*

Nuestra Comunidad Development Co.

*David Price*

*Marcia Thornhill*

# 45 Townsend Street Project Team





# KIC Properties

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**ground**

**Bevco Associates**

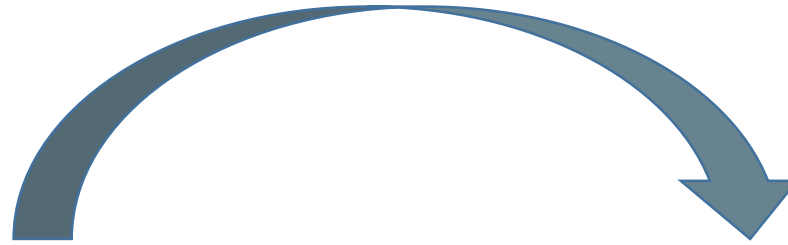
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**JANEY**  
Construction Management

**HOWARD STEIN HUDSON**  
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+



### Kensington Investment Company

Invest in community through development & management of high-quality rental housing

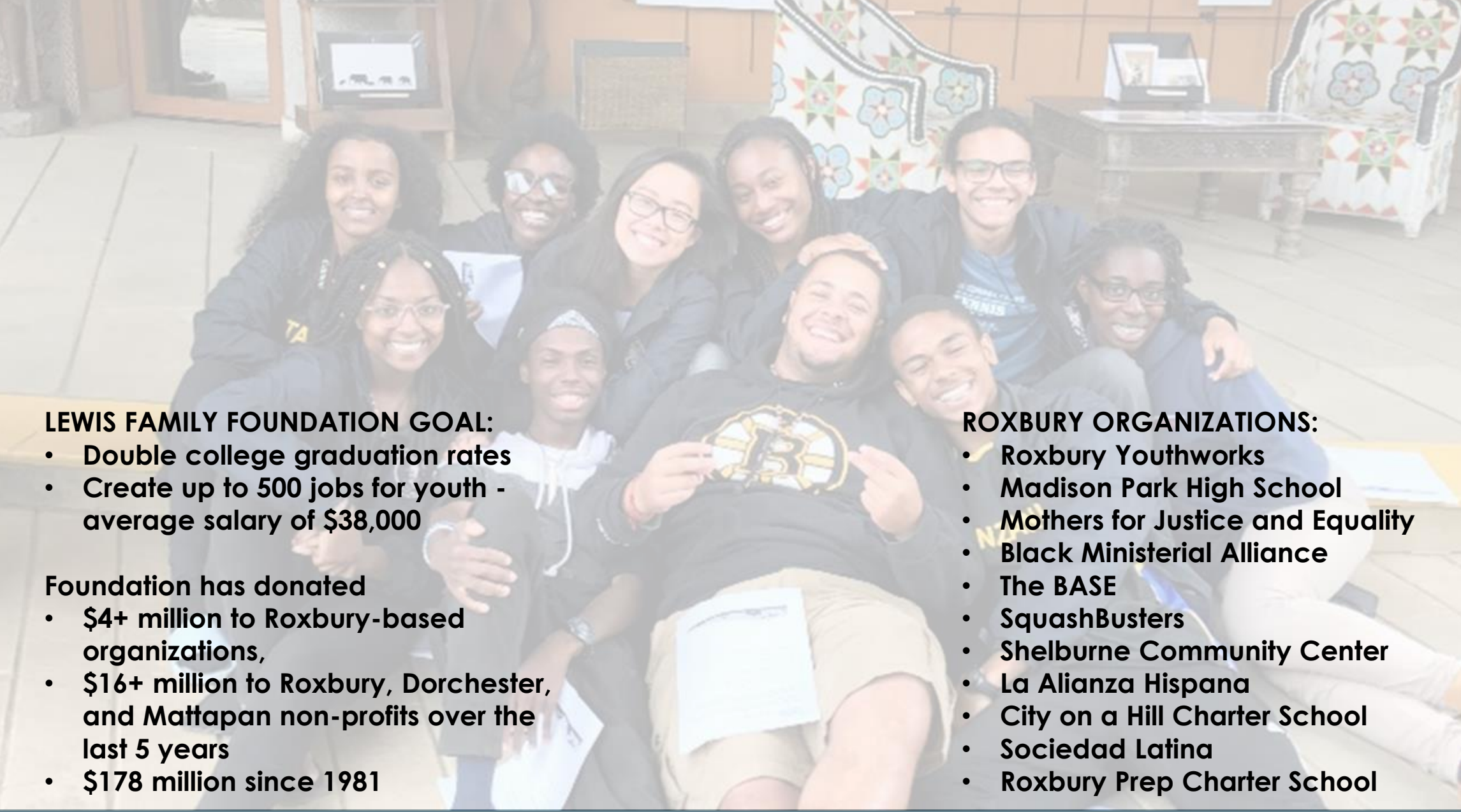
### Lewis Family Foundation

Invest in community through philanthropic opportunities



**Commitment to Community Revitalization: Housing & Economic Opportunity**





**LEWIS FAMILY FOUNDATION GOAL:**

- Double college graduation rates
- Create up to 500 jobs for youth - average salary of \$38,000

**Foundation has donated**

- \$4+ million to Roxbury-based organizations,
- \$16+ million to Roxbury, Dorchester, and Mattapan non-profits over the last 5 years
- \$178 million since 1981

**ROXBURY ORGANIZATIONS:**

- Roxbury Youthworks
- Madison Park High School
- Mothers for Justice and Equality
- Black Ministerial Alliance
- The BASE
- SquashBusters
- Shelburne Community Center
- La Alianza Hispana
- City on a Hill Charter School
- Sociedad Latina
- Roxbury Prep Charter School



# Community Investment – The Lewis Family Foundation



## 45 Townsend Street

- 300 units
- Studios, 1BRs, 2BRs, 3BRs
- 220 Parking Spaces
- Café, & Co-Work
- Public Outdoor spaces



# 45 Townsend Street



# Existing Aerial View

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Walnut Park Apartments  
20 Floors

45 Townsend Street  
5-8 Floors

Council Tower Apartments  
17 Floors

# Context – Large-Scale Housing

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# Townhouses

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# Harrishof Lobby

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# Codman Park

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# Washington Street Corner

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# Neighborhood Connectivity – Townsend Street

Community Spaces	
Café.....	1,566 SF
Cowork.....	2,313 SF
Gallery & Network	
Mezzanine.....	4,318 SF
<b>Total.....</b>	<b>8,197 SF</b>



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# Neighborhood Connectivity – Community Gallery



Pedestrian entrance

# Neighborhood Connectivity – Harrishof Plaza





# Neighborhood Connectivity – Harrishof Plaza

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**REACTIVATION OF ABANDONED SITE**

WALKING DISTANCE TO PUBLIC PARK: 0.1MI  
PUBLIC BUS: 0.2MI  
PUBLIC TRAIN: 0.6MI

8,197SF OF INTERIOR NEIGHBORHOOD SPACES  
21,400SF OF OUTDOOR NEIGHBORHOOD SPACES

ONSITE CAR SHARE & CAR CHARGING STATIONS

**COMMUNITY RESILIENCE**

**36 TONS** OF CARBON REMOVED PER YEAR DUE TO INCREASED VEGETATION

**76 LBS** OF PARTICULATE MATTER REMOVED PER YEAR DUE TO INCREASED VEGETATION = REDUCED ASTHMA RATES

**83%** INCREASE IN PERMIABLE SURFACES

**RESPONSE TO CLIMATE CHANGE**

**50%** OF WATER IRRIGATION FROM RAIN-WATER HARVESTING

STORMWATER FILTERED ONSITE, RETURNED TO AQUIFER

**WATER CONSERVATION**

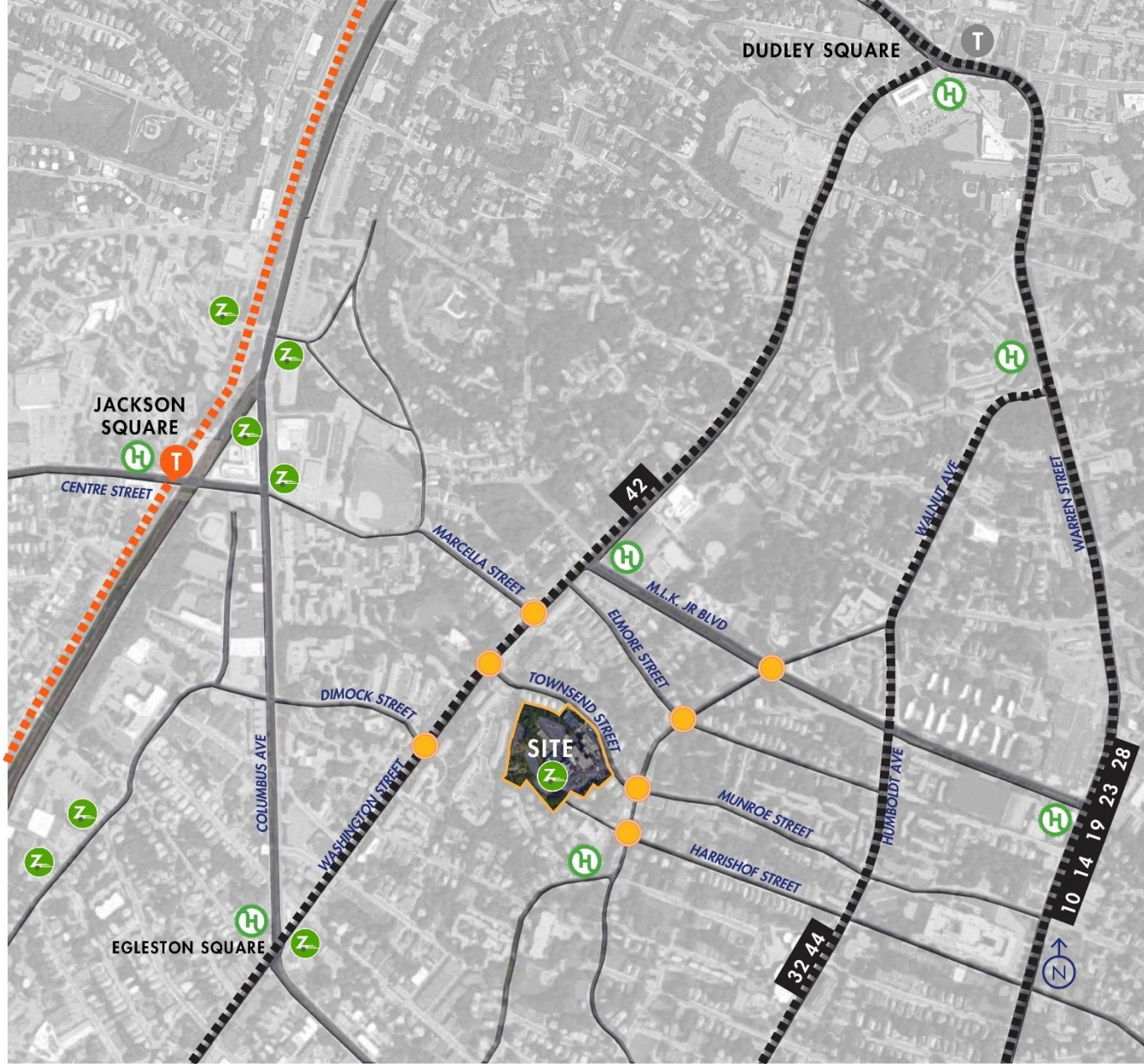
**300** INTERIOR BIKE RACK SPOTS

**58,985SF** OF USABLE OPEN SPACE

ON-SITE WALKING PATHS

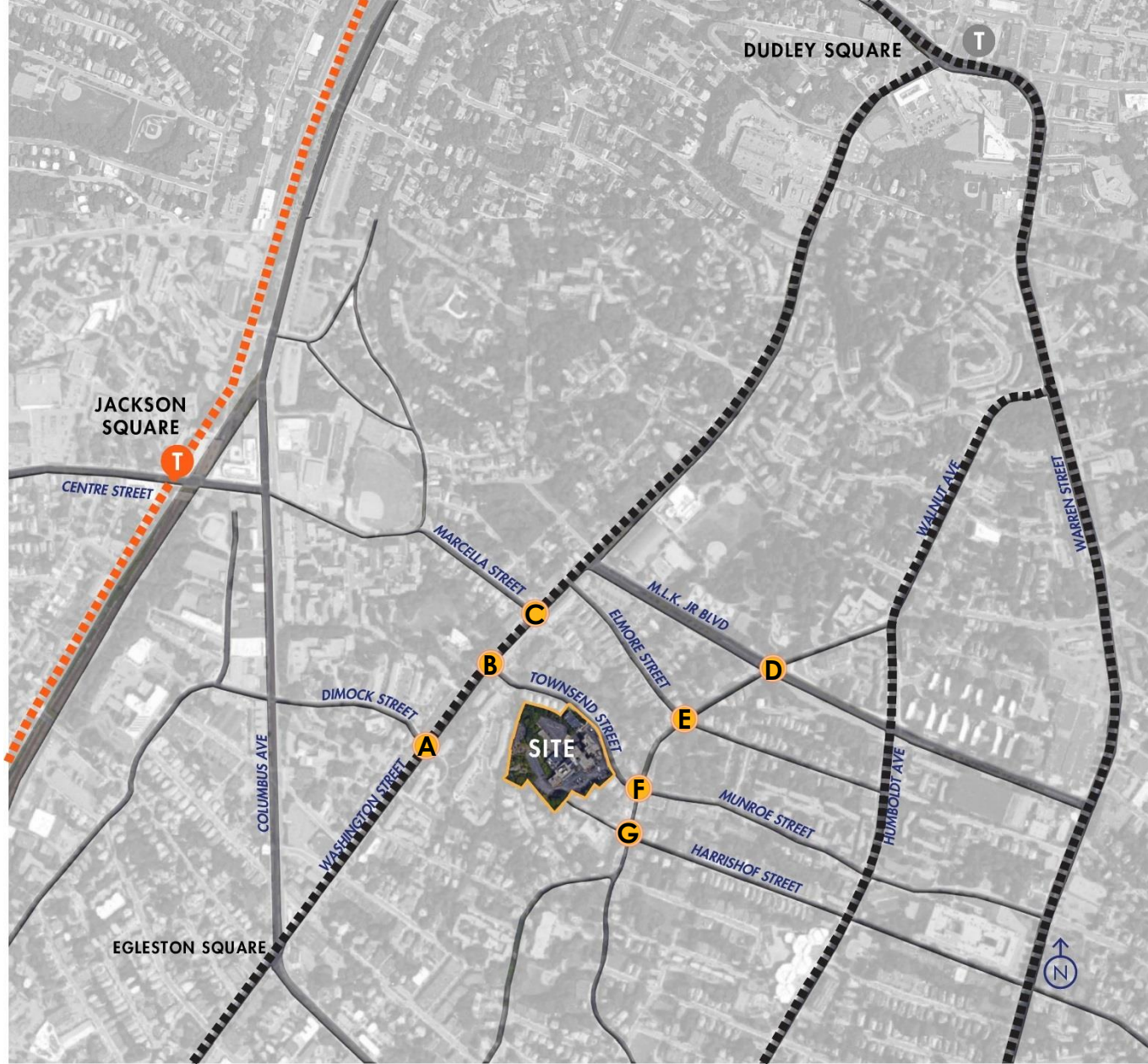
**HEALTH & WELLNESS**

# Sustainable Development



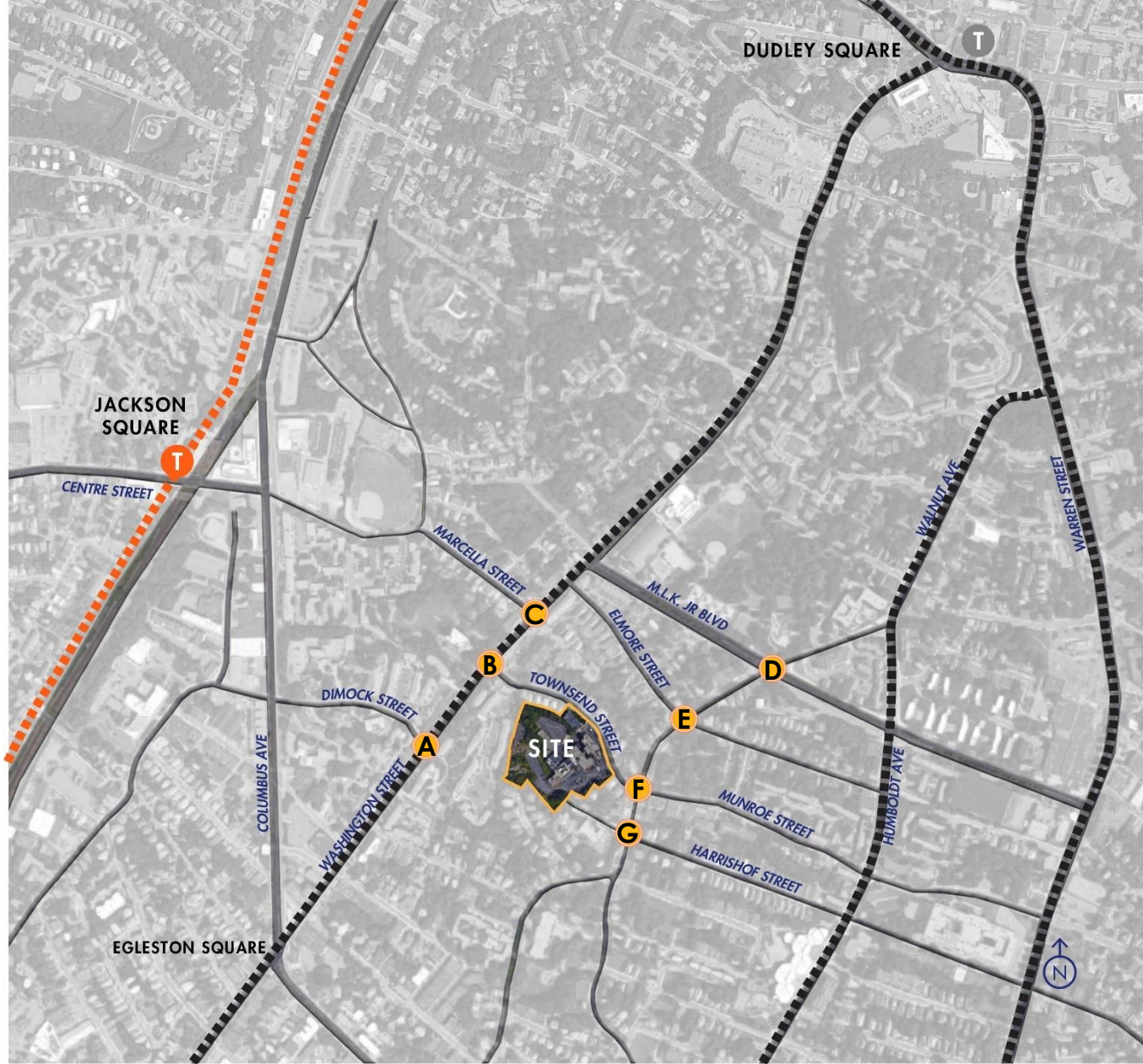
# Community Concerns – Increased Traffic





# Community Concerns – Increased Traffic – study area



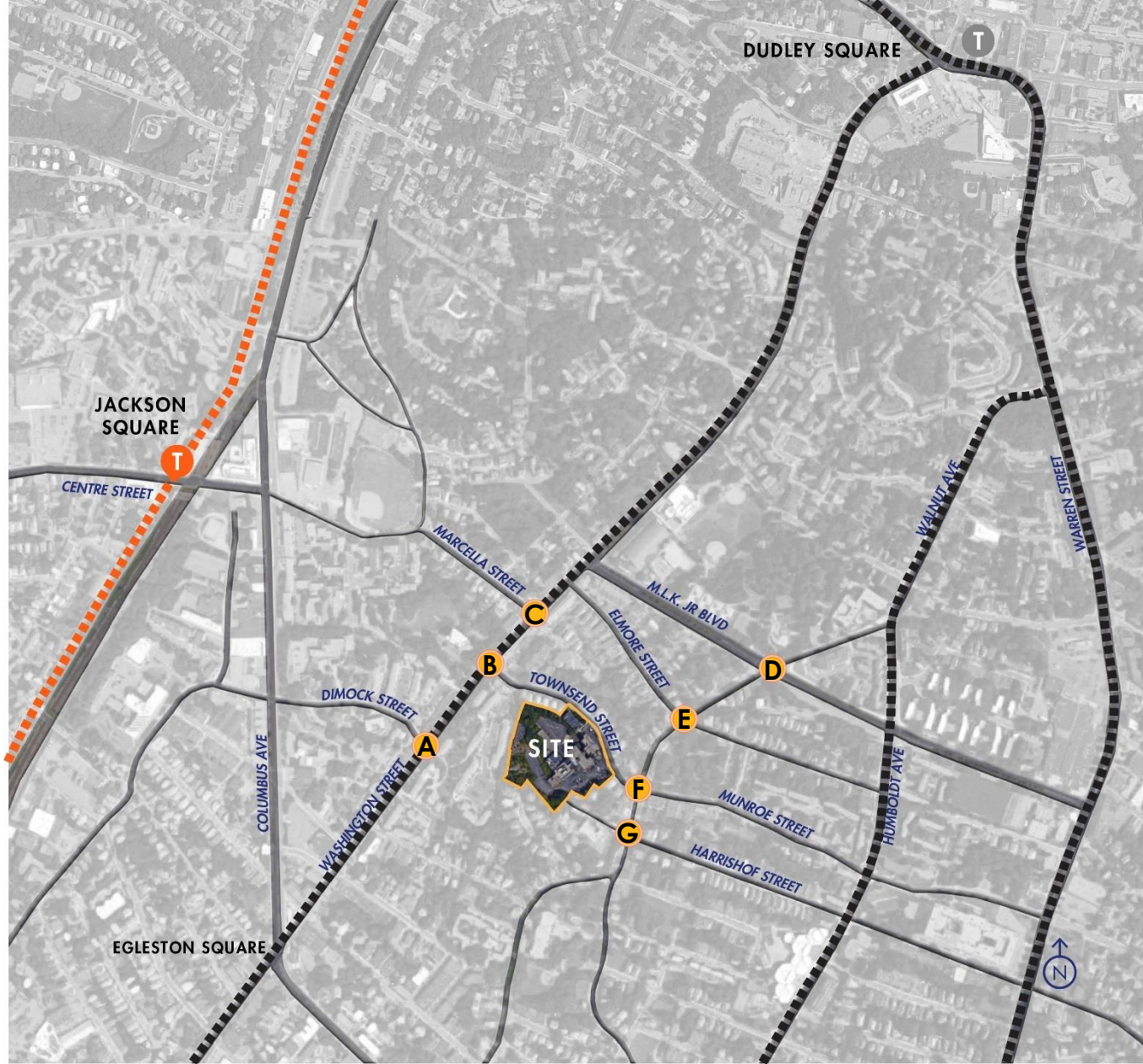


**AM Peak Hour:  
Total Cars per Intersection**

	Traffic Volumes without Project	45 Townsend Additional Vehicles
A	1,199	2
B	1,303	11
C	1,599	9
D	1,495	30 (<1/min)
E	862	30
F	1,153	40 (alt. 77)
G	993	37 (alt. 0)

# Community Concerns – Increased Traffic





**PM Peak Hour:  
Total Cars per Intersection**

	Traffic Volumes without Project	45 Townsend Additional Vehicles
A	1,169	5
B	1,433	28
C	1,765	23
D	1,567	32
E	769	32
F	1,222	44
G	927	49




# Community Concerns – Increased Traffic



### Parking

- 220 total spaces - .73 per unit
- 207 in garage
- Employee parking: garage level 1
- Short-term parking: 10
- Zip cars: 3

### Site Access

-  pedestrian
-  vehicles
-  emergency vehicles



# Community Concerns – Site Access + Parking



### Delivery, Moving & Service

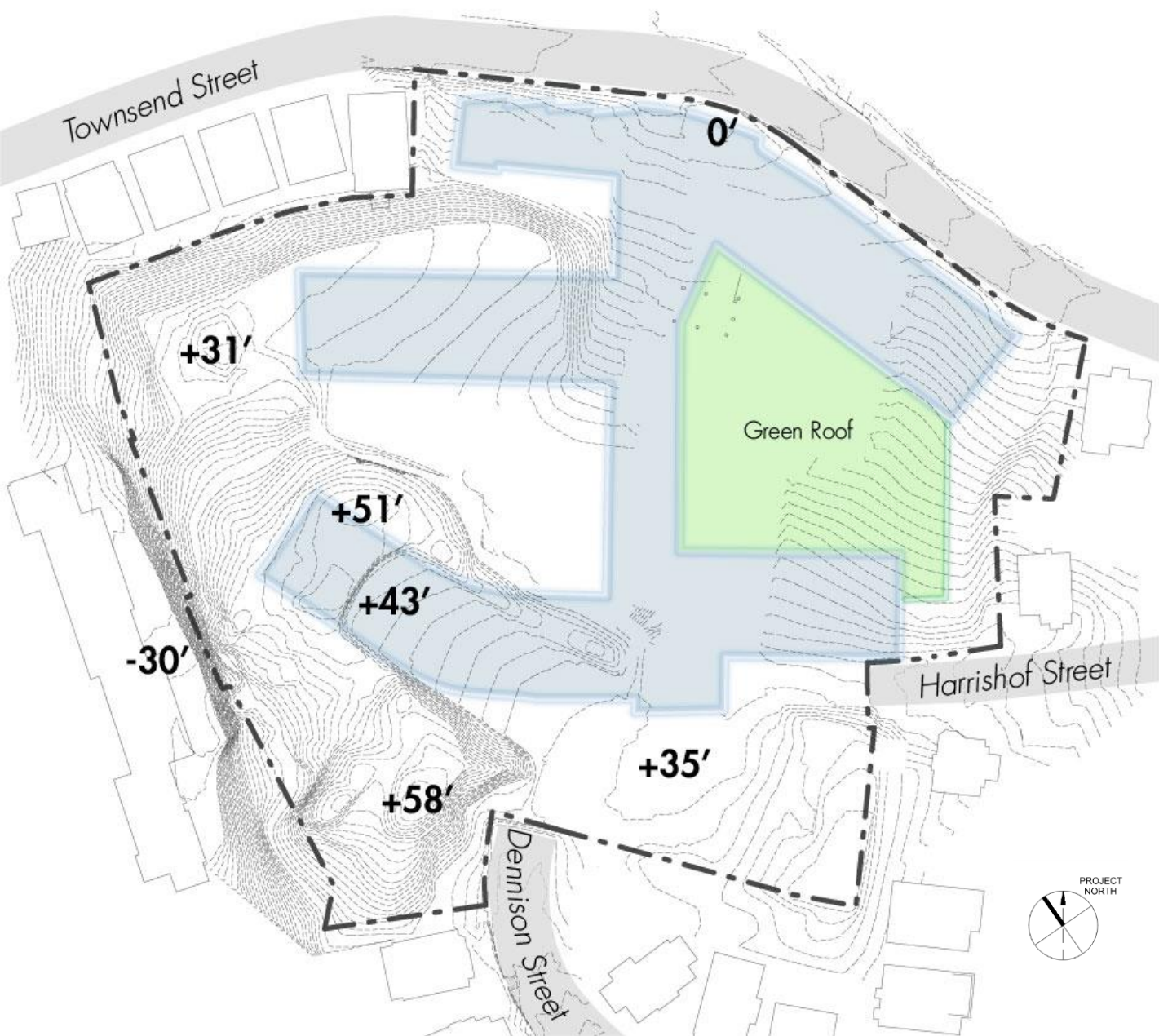
 trash/recycle 3/week

 mail/delivery 2/day

 moving 9/month



# Community Concerns – Service & Loading



# Community Concern - Minimize Ledge Removal

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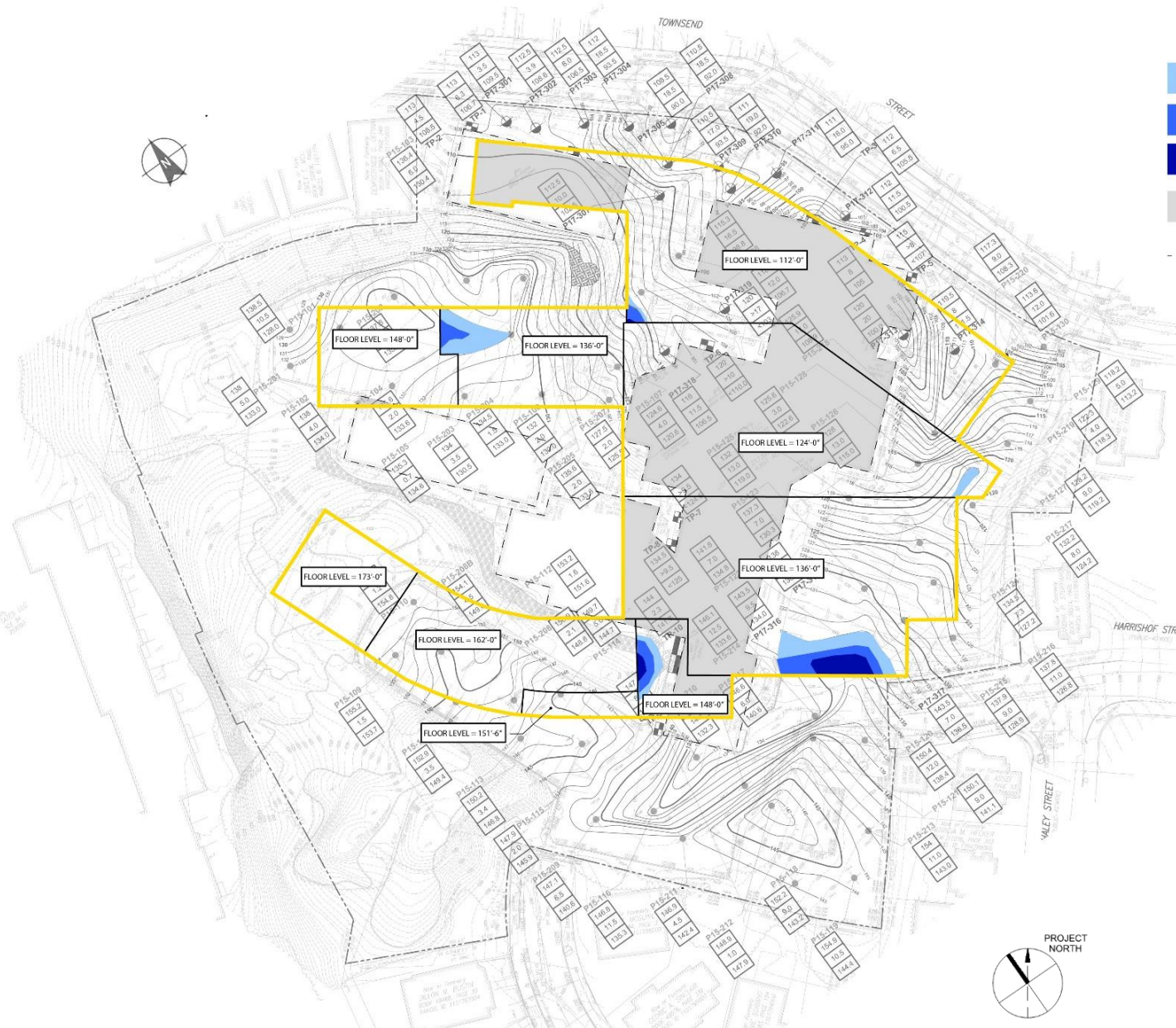
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- HOE RAM DEPTH 1'-0" OR LESS
- HOE RAM DEPTH BETWEEN 1'-0" & 2'-0"
- HOE RAM DEPTH GREATER THAN 2'-0"
- EXISTING BUILDING (BEDROCK LEVEL UNKNOWN)
- EXISTING BUILDING FOOTPRINT



# Community Concern – Minimize Ledge Removal

## Maximum As-of-Right Development Envelope

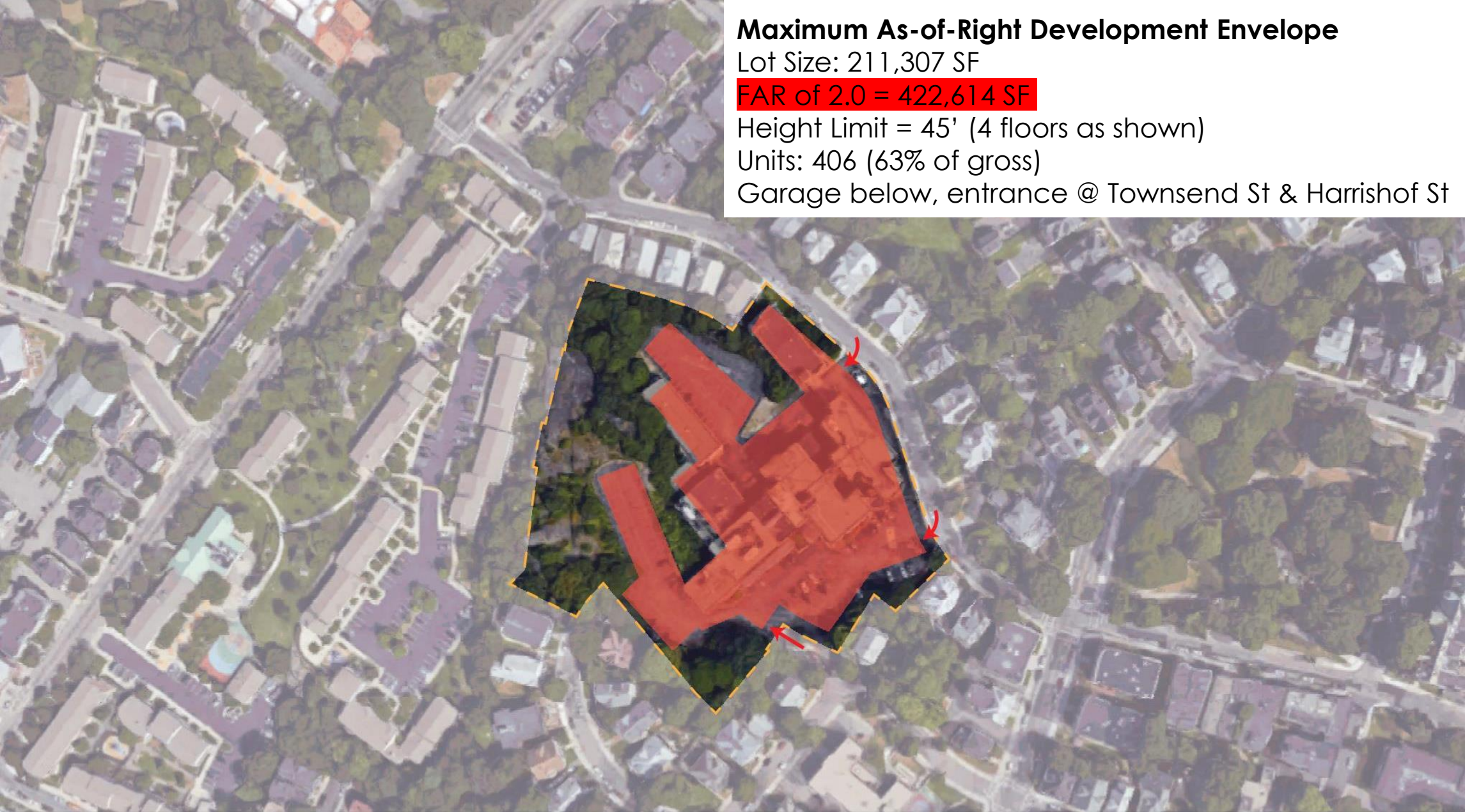
Lot Size: 211,307 SF

FAR of 2.0 = 422,614 SF

Height Limit = 45' (4 floors as shown)

Units: 406 (63% of gross)

Garage below, entrance @ Townsend St & Harrishof St



# Community Concern - Density





## Proposed Development

Lot Size: 211,307 SF

FAR of 1.54 = 336,253 SF

Max Height = 86.62' (Above mean grade)

Units: 300 (63% of gross)

Garage below, entrance from private driveway



Community Concern - Density

more dense  
less dense

project name	neighborhood	acres	GSF	FAR	# of units	density #units/acre	status
105A South Huntington	Jamaica Plain	1.12	204,000	4.20	195	175	Under Construction
35 South Huntington	Jamaica Plain	0.28	45,500	3.79	38	138	Under Construction
Douglass Park	Roxbury	0.36	49,305	3.18	44	124	BPDA Approved
The Residences at Forest Hills	Jamaica Plain	2.04	235,000	2.64	250	122	BPDA Approved
3200 Washington	Jamaica Plain	0.74	100,000	3.09	76	102	BPDA Approved
Whittier Choice	Roxbury	3.79	472,095	2.86	387	102	BPDA Approved
The Commons at Forest Hills	Jamaica Plain	2.80	300,000	2.46	283	101	Under Construction
Tremont Crossing	Roxbury	7.25	1,198,208	3.79	728	100	BPDA Approved
Goddard House	Jamaica Plain	1.94	150,000	1.77	149	77	BPDA Approved
225 Centre Street	Jamaica Plain	1.39	XXX,XXX	X.XX	103	74	Construction Complete 2013
Jackson Square Site III Phase 3	Jamaica Plain	2.21	146,900	1.53	144	65	BPDA Approved
<b>45 Townsend Street</b>	<b>Roxbury</b>	<b>4.85</b>	<b>336,253</b>	<b>1.54</b>	<b>300</b>	<b>60</b>	<b>EPNF Filed July 2017</b>
Olmsted Place	Jamaica Plain	3.49	193,000	1.27	196	56	Construction Complete 2015



# Community Concern - Density



## Proposal – Affordable Home Ownership Offsite

- KIC contribution adds 45 affordable home ownership units at Bartlett Station
- Increases from 42 to 87 affordable home ownership
- 21 Units at 80% AMI and 24 Units at 100% AMI
- Crosswinds (MBE) is General Contractor, focus on local jobs and local firms
- Supports Roxbury Strategic Master Plan to increase wealth through affordable home ownership
- Balances new market rate units with 1100 existing affordable rental units



Community Concern – Affordable Housing



### MINORITY/WOMEN-OWNED BUSINESS ENTERPRISES OPPORTUNITIES

- Over 50% of the project team W/MBE
- Trade construction contracts
- Post-construction contract: \$200K in local vendor contracts annually – Landscape, Electrical, Plumbing, HVAC

### AFFORDABLE HOME OWNERSHIP

- Long-term wealth creation
- MBE development and construction teams

### JOBS: CONSTRUCTION, 2019-2021

Over 500 construction jobs

- 51% Boston Residents
- 40% Minorities
- 12% Women

### PERMANENT, 2021

- 19 full time jobs, salaries from \$45K - \$115K



# Wealth Creation Package



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# Discussion