

Austin Street Parking Lots

Developer Presentations

September 20th, 2023



Welcome

Meeting Recording

At the request of community members, this event will be recorded and posted on the Austin Street Disposition Planning page for those who are unable to attend the zoom event live.

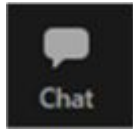
It is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature at the end of the presentation.

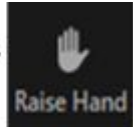
Note: These meetings are not subject to Open Meeting Law. Open Meeting Law also does not require that public bodies allow public comment or public participation during meetings.

Zoom Tips

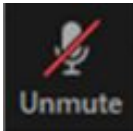
Welcome! Here are some tips on using Zoom for first-time users.
Your controls are at the bottom of the screen



Use the chat to type a comment or ask a question at any time.



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

Code of Conduct

- We strongly encourage speakers to turn on their cameras while speaking.
- Comments or questions from the public will be limited to 2 minutes of speaking time. Two questions per person at a time is the maximum. A 30-second follow-up comment after a staff member responds is allowed. These time limits will be strictly enforced.
- All attendees are expected to respect one another and any differences of opinion. We welcome differences of opinions, including opinions that differ from those of BPDA staff. Always assume good intentions when any contradictions or disagreements are made. Constructive comments and opinions should be aimed at topics, not people.
- Unacceptable behavior will not be tolerated. Examples of unacceptable behavior are instances such as the following, but not limited to:
 - Threatening to take unwarranted legal action against meeting participants
 - Bullying participants either in the chat or verbally out loud
 - Harassment including criticizing, mocking, or posing threats against participants
 - Threats or derogatory speech against BPDA staff or other participants
 - Grandstanding or exceeding allowed time limits
 - Other violations within this code of conduct
- Those who violate the code of conduct may be subject to the following actions:
 - Given a verbal or written warning
 - Muted for the entirety of the meeting or event
 - Removed from the meeting or event

All content for this meeting and previous community engagement sessions can be found on the [Austin Street Parking Lots Disposition Planning Page](#)

Agenda

- **Austin Street Parking Lots Overview**
- **DREAM Onyx Proposal (15 min)**
- **Q&A**
- **Trinity Financial Proposal (15 min)**
- **Q&A**
- **Next Steps**

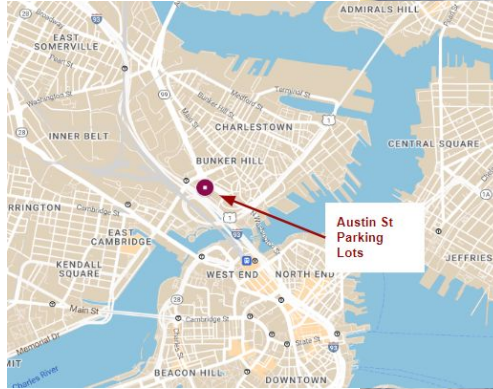
If you have a follow up item, please reach out to Natalie Deduck (**Natalie.Deduck@boston.gov**) and I will be in touch as soon as possible.

Austin Street Parking Lots Overview

Natalie Deduck, Senior Real Estate Development Officer

Austin Street Parking Lots

- The Property consists of two adjacent parking lots that are 221,095 square feet total
- The Property is located between Rutherford Ave to the east, the I-93 Northern Expressway to the west, as well as the Gilmore Street Bridge to the north, and the Galvin Memorial Park to the south.
- The Property is currently being operated by the BPDA and used as a parking lot for BHCC student



Request for Proposal Goal

“The BPDA seeks to convey the Property to allow **mixed-use development** that, in conformance with PLAN Charlestown, will bring a mix of housing with an **emphasis on affordability** to the Charlestown area along with community-driven **ground floor activation and open space.**”

Meeting Goal

The purpose of this meeting is to learn about these proposals from the teams that created them.

- Two proposals were submitted in response to the Request for Proposals (RFP) from Trinity Financial and DREAM & Onyx Development.
- Today, both teams are here to present their proposals and answer questions.

Evaluation Criteria

Guideline	Detail
Diversity and Inclusion Plan	Evaluates the comprehensiveness of the plan for creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the Property, including specific strategies to achieve maximum participation by people of color, women, and M/WBEs in pre-development, construction, and operations. Plans must be specific, realistic and executable. Comprises 25% of evaluation.
Development Concept	Evaluates the Proponent's development plan relative to the Development Objectives. To facilitate its evaluation of this criterion, the selection committee will seek community input in the form of a developer's presentation with opportunity for public comment.
Exceptional Development Program, Design and Public Realm Contribution	Includes description of development program, vision and aspirations for the project, quality, creativity and detail of design, extent to which the project is contextual with the area and complies with zoning and regulatory requirements. An assessment of the quality of contributions to the neighborhood and public realm will be evaluated as well.
Ability to Execute the Project / Strength of Financial Plan	Describes development team's experience and qualifications, quality of development and execution plan for the proposed project, ability to execute the proposed delivery schedule, development and operating costs are accurate for the construction and operation of the development as proposed. Relative strength of equity, debt and capital funding sources; Viability of finance plan including demonstrated previous experience to finance projects of similar complexity.
Ensuring Sustainable, Resilient, Healthy Development	Evaluates the Project Team's prioritization and capacity to create a development concept that is sustainable, resilient, and healthy. Proposals should target net zero energy or net zero carbon performance and implement healthy building strategies that ensure air pollutants from highways hold low impact.

DREAM & Onyx

ONYX/DREAM AUSTIN LLC

CHARLESTOWN COMMUNITY PRESENTATION

SEPTEMBER 20, 2023



ENSEMBLE

CHARLESTOWN

ONYX/DREAM AUSTIN LLC TEAM



Chanda Smart
OnyxGroup



Shabnam Mashmasarmi
OnyxGroup



Greg Minott AIA, LEED AP
DREAM Development



John Barros
DREAM Development



Conan Harris
DREAM Development



Mark Rosenshein
Trademark Partners



Tessa Millard Davies
Trademark Partners

STRATEGIC TEAM PARTNERS



Dr. Karilyn Crockett
Lead DEI Consultant



Sara Myerson
MSquared



Patricia Belden
The Community Builders



Michael W. Parker
Dain Torpy



Kate Kennen RLA
Offshoots, Inc.

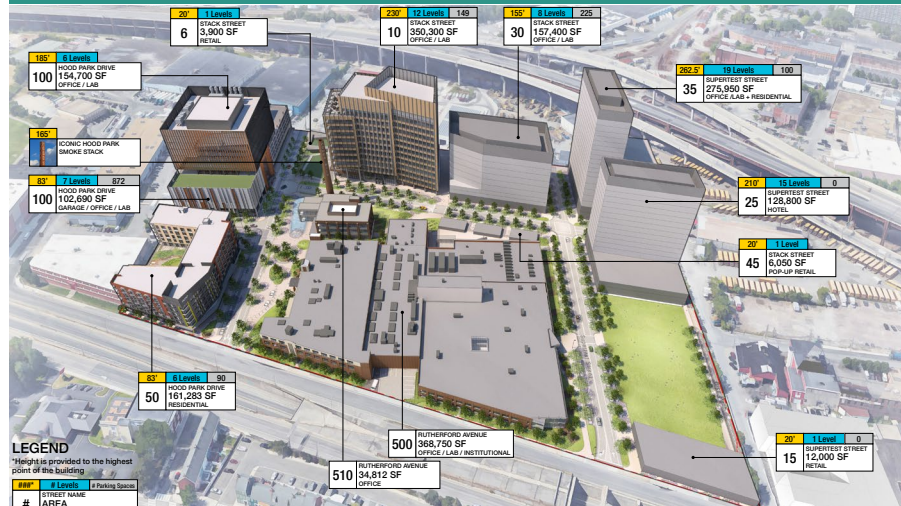


Thomas J. Tinlin
Howard Stein Hudson

RELEVANT LOCAL EXPERIENCE TOGETHER

HOOD PARK

CHARLESTOWN



TRADEMARK: OPM; LEE KENNEDY: CONSTRUCTION MANAGER

PARCEL 25

BOSTON



TRADEMARK: OPM; RETAIL: ONYXGROUP

50 HOOD PARK DRIVE

CHARLESTOWN



TRADEMARK: OPM; LEE KENNEDY: CONSTRUCTION MANAGER

P3 ROXBURY

ROXBURY



ONYXGROUP AND DREAM DEVELOPMENT: CO-DEVELOPERS

2147 WASHINGTON STREET

ROXBURY



DREAM DEVELOPMENT: CO-DEVELOPER

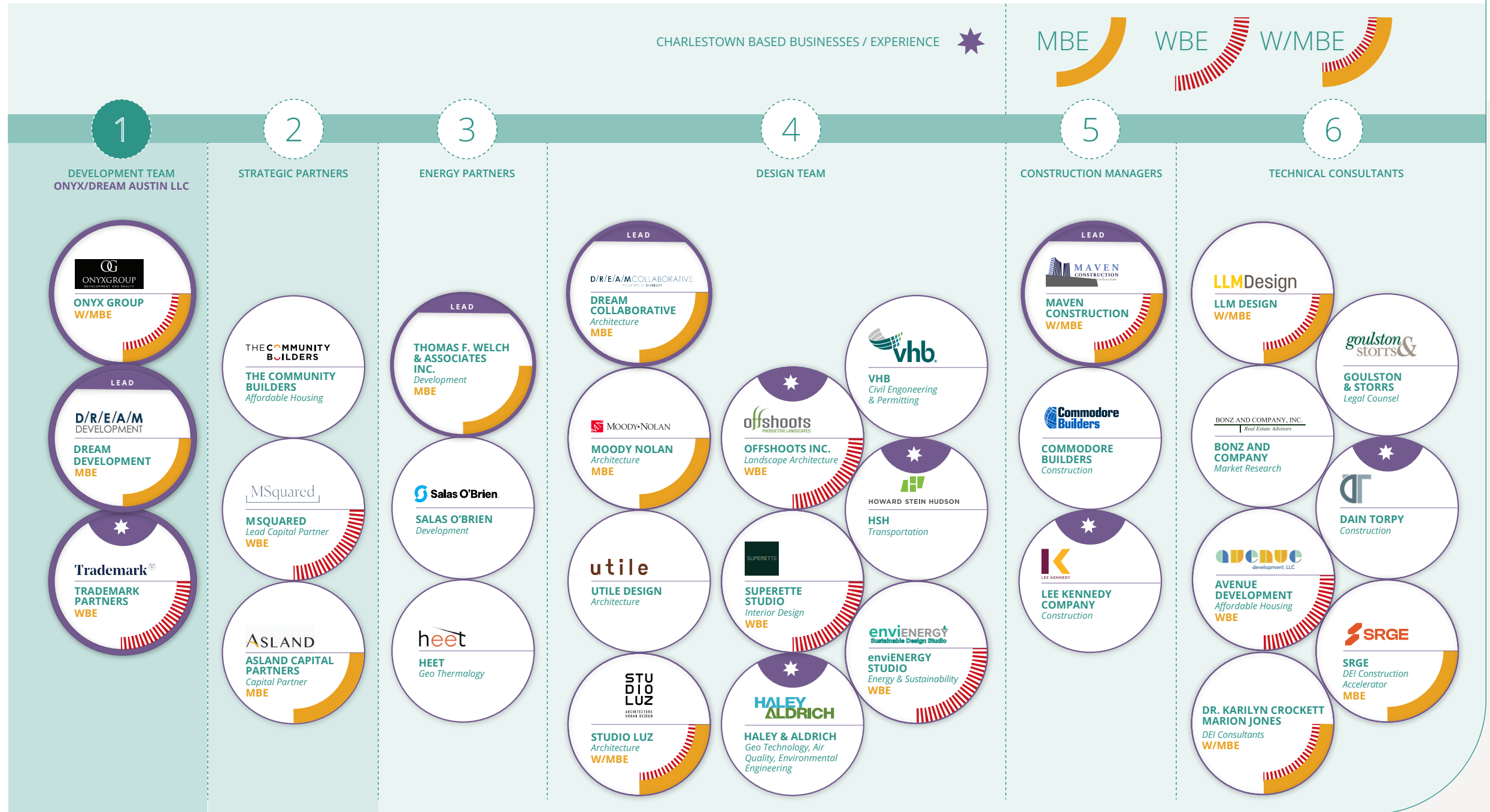
495 DOT AVE

SOUTH BOSTON



DREAM DEV. CO-DEVELOPER; TRADEMARK: OPM; LEE KENNEDY: CM

DEI PLAN: DIVERSE PROJECT TEAM



FOUR PILLARS OF OUR PROJECT

- **Development without displacement**

757 homes of which 381 rental and 74 home-ownership units are truly affordable

- **Greater Diversity, Equity and Inclusion**

Commitment to DEI throughout the project life cycle

- **Better air quality and sustainability**

Transform a parking lot into a vibrant, livable community

- **Leveraging urban design and the arts**

Bringing affordable retail, open space and soccer fields

FOCUS ON COMMUNITY

Our ground floor pedestrian/user experience prioritizes the programs and uses that the Charlestown community have asked for:

- Maximize affordable housing
- Affordable home ownership
- Soccer fields
- Daycare & playground
- Arts and music based programs
- Integrating local vocational and tech



CONSTRUCTION AND PERMANENT JOBS

- The Ensemble Charlestown development is projected to create **approximately 4,050 new construction jobs and 127 permanent jobs over the three phases of the project**
- We will focus on **local community workforce recruitment**
- Commitment to the **Boston Residents Jobs Policy: 51% Boston residents, 40% minority, 12% female**
- **Partnership with SRGE - a local MBE construction accelerator.**

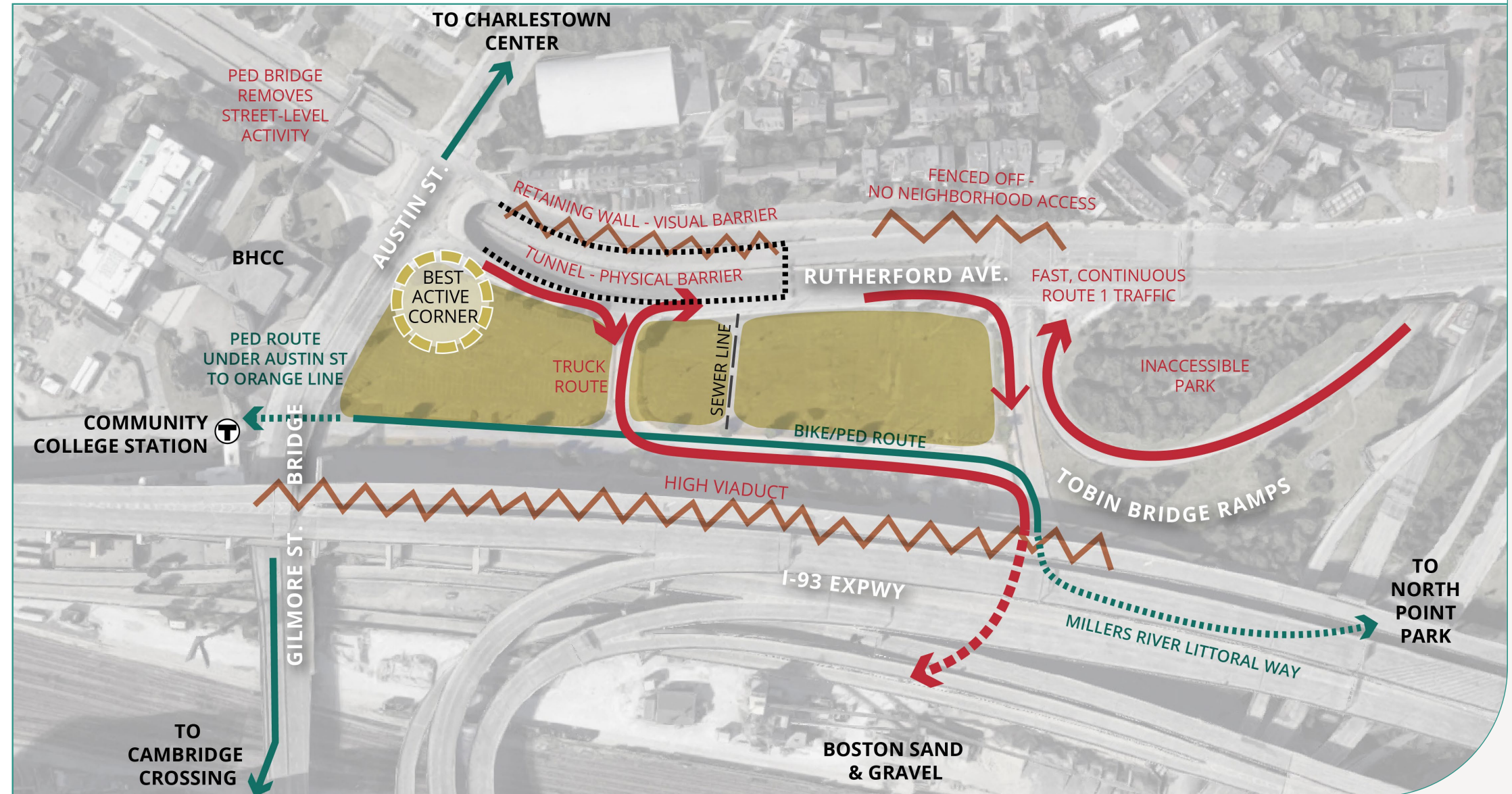
RESPONSIVE TO PLAN CHARLESTOWN

- PLAN Charlestown Compliant
- Max height of 150 feet
- Bike & pedestrian oriented development
- Providing community open space



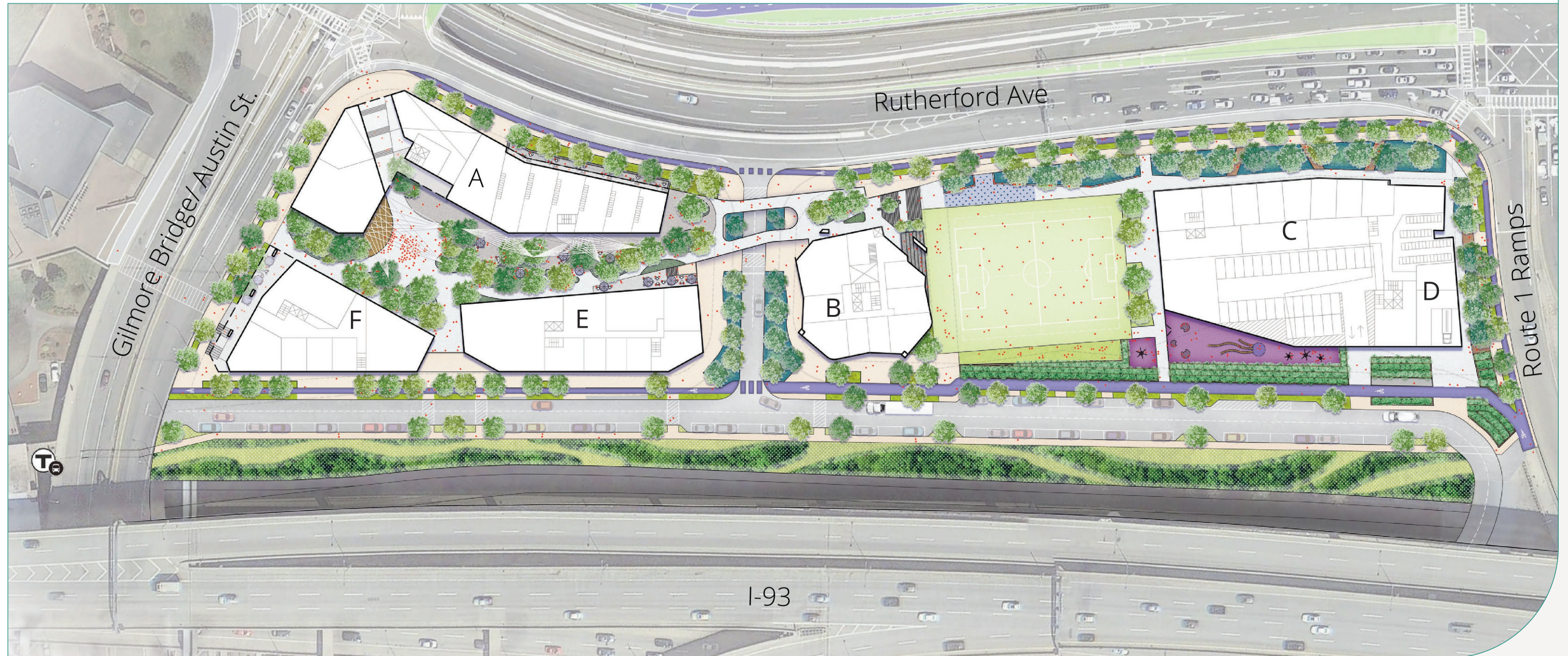
PROJECT DESIGN: SITE CONTEXT

Mitigating the impacts of the surrounding heavy traffic and infrastructure obstructions



PROJECT DESIGN: SITE PLAN

- Soccer fields located away from vehicular traffic
- One (1) under-10 or four (4) under-6 soccer fields

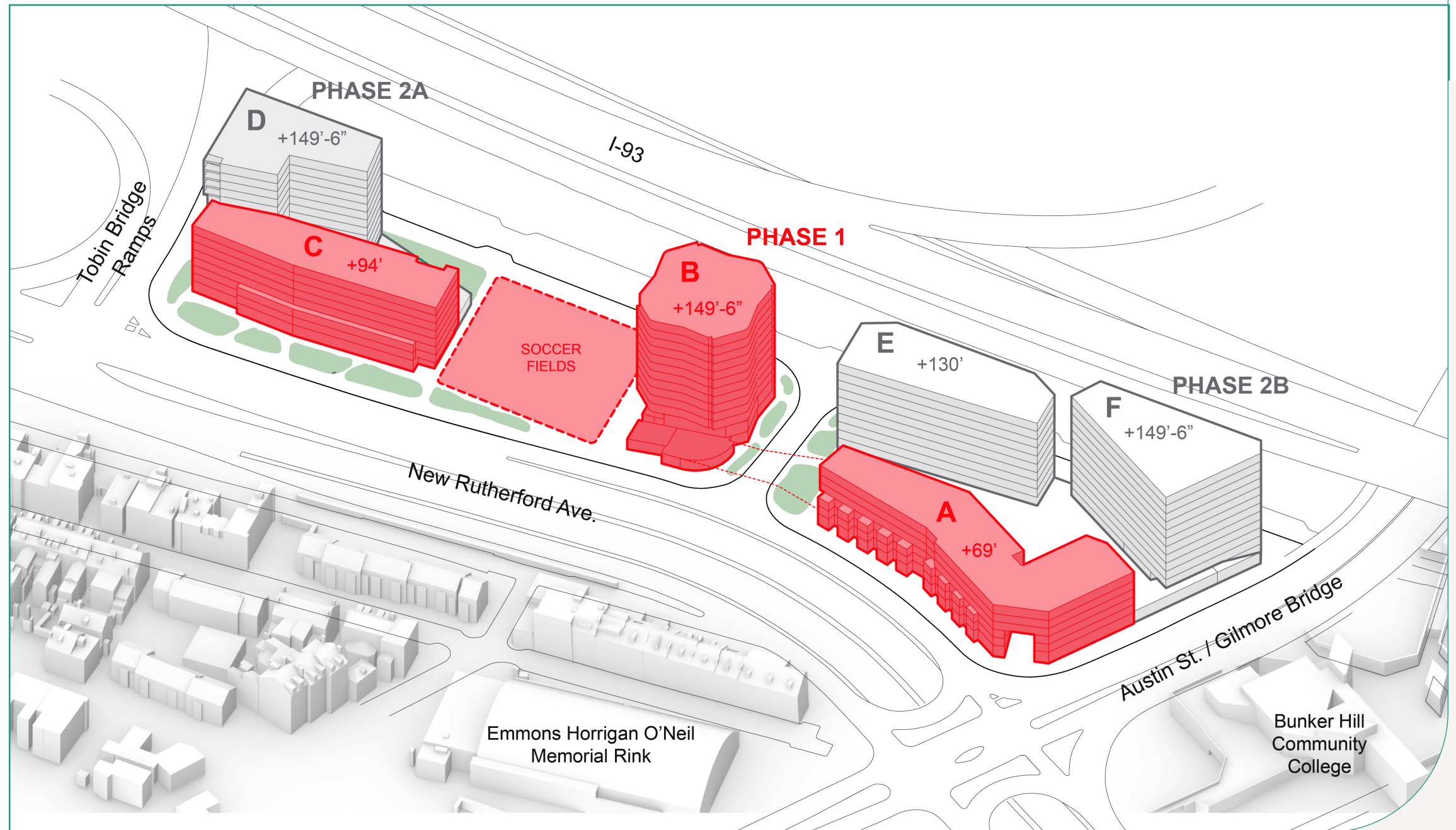


PROJECT DESIGN



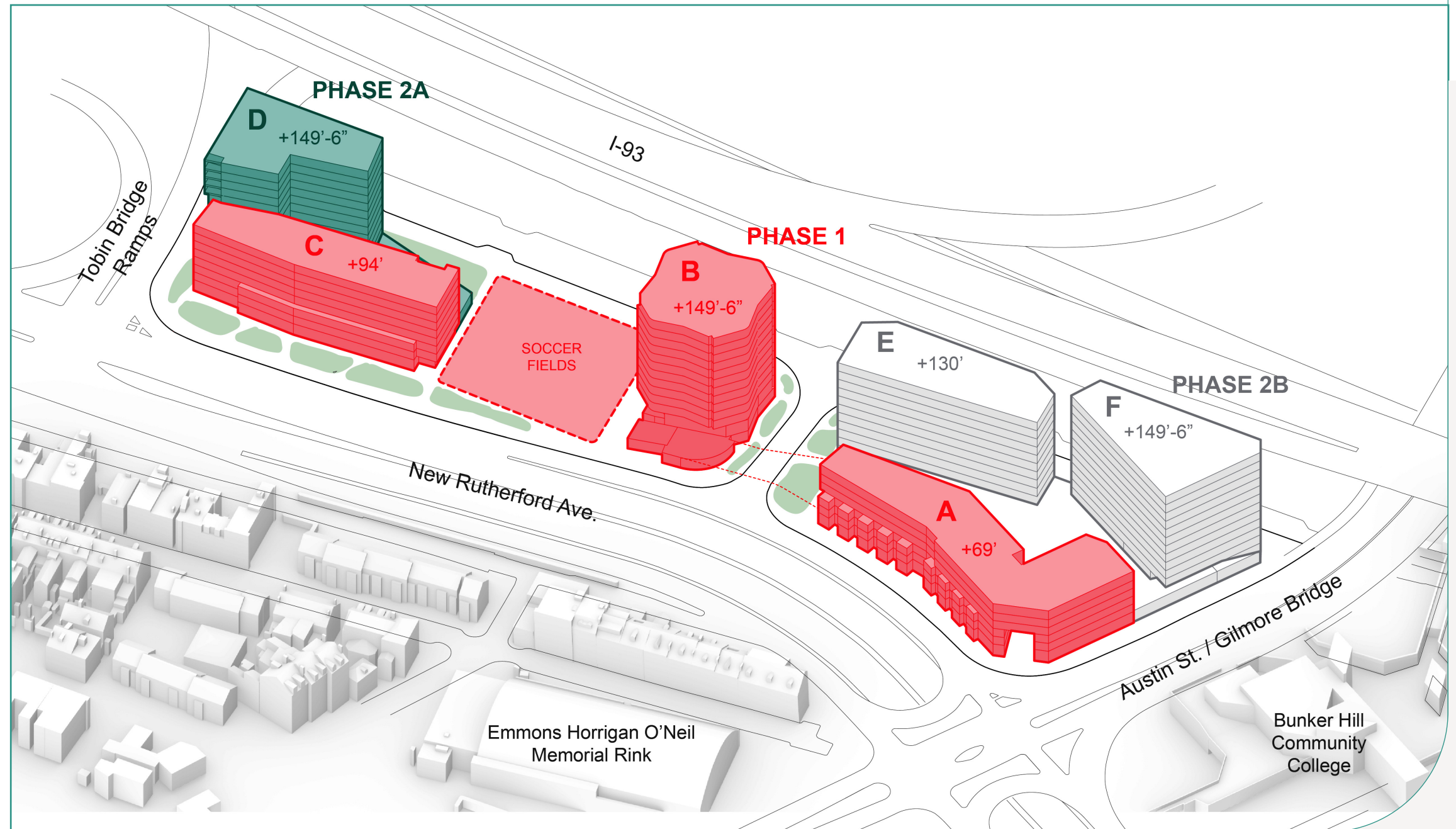
PROJECT DESIGN: PHASING PLAN

Phase 1 will deliver 338 units of which 202 are affordable



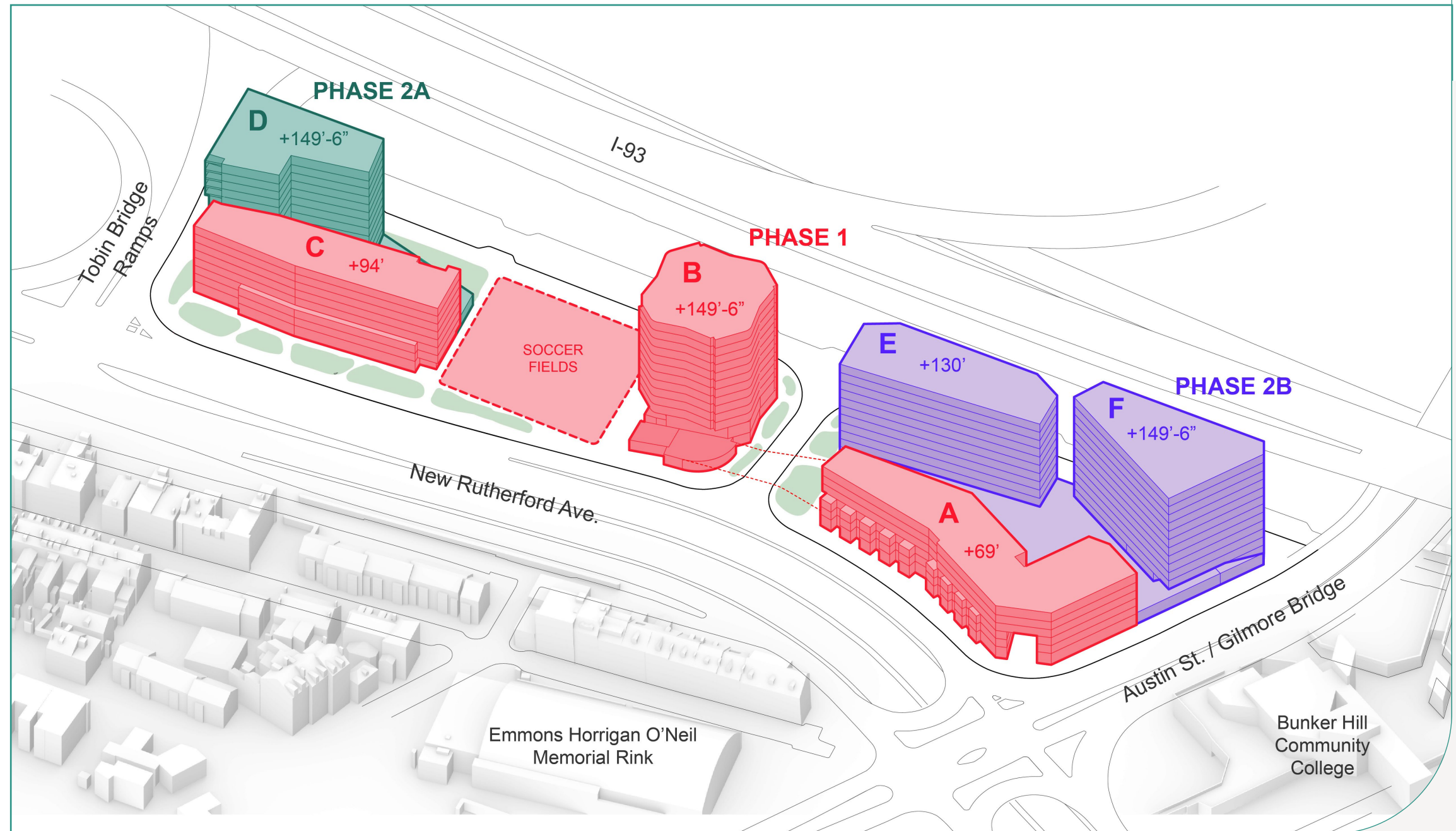
PROJECT DESIGN: PHASING PLAN

Phase 2A will deliver 130 units of which 70 are affordable



PROJECT DESIGN: PHASING PLAN

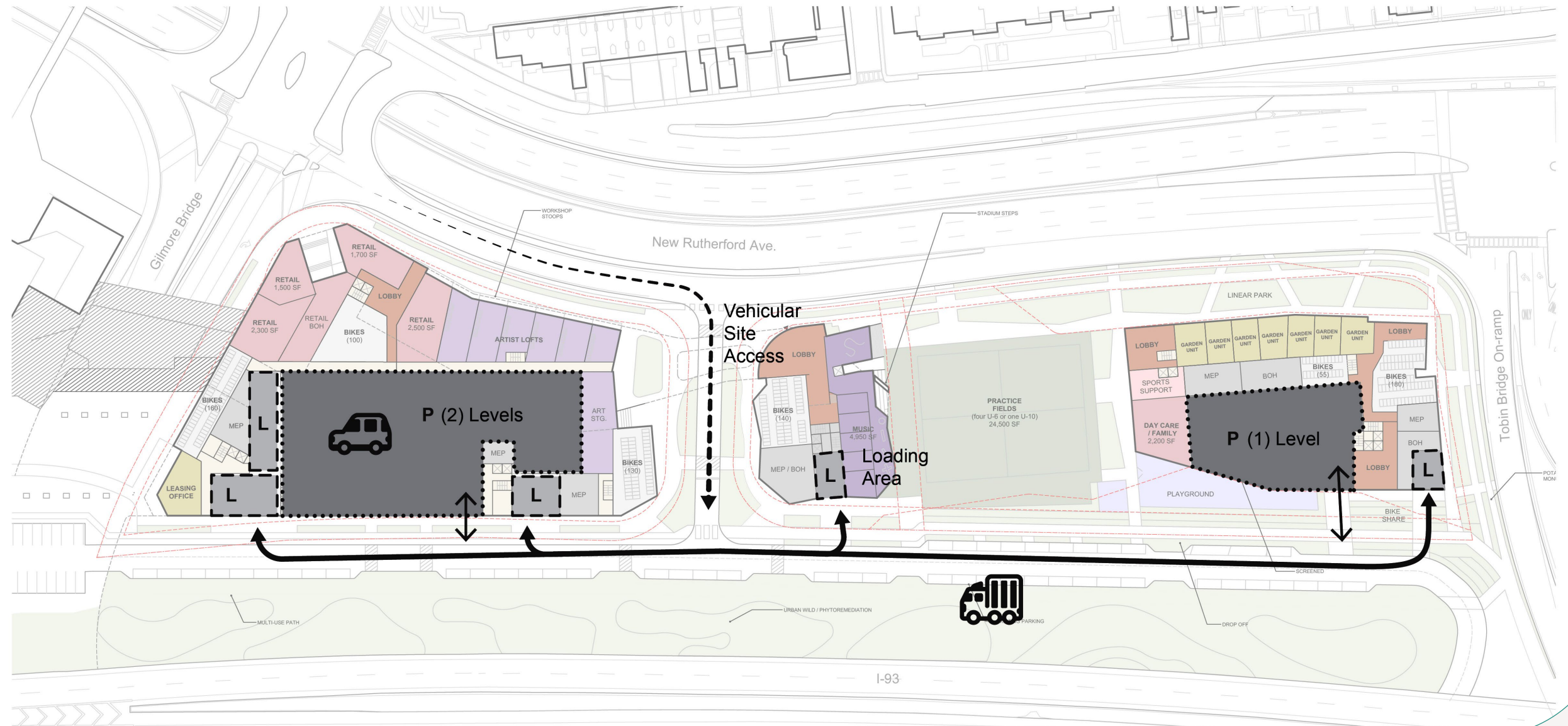
Phase 2B will deliver 289 units, of which 174 are affordable



PROJECT DESIGN: TRANSPORTATION - PARKING

Vehicle Parking: 196 spaces (0.26 per unit)

Bike Parking: Up to 800 spaces (excess for retail, fields, etc.)



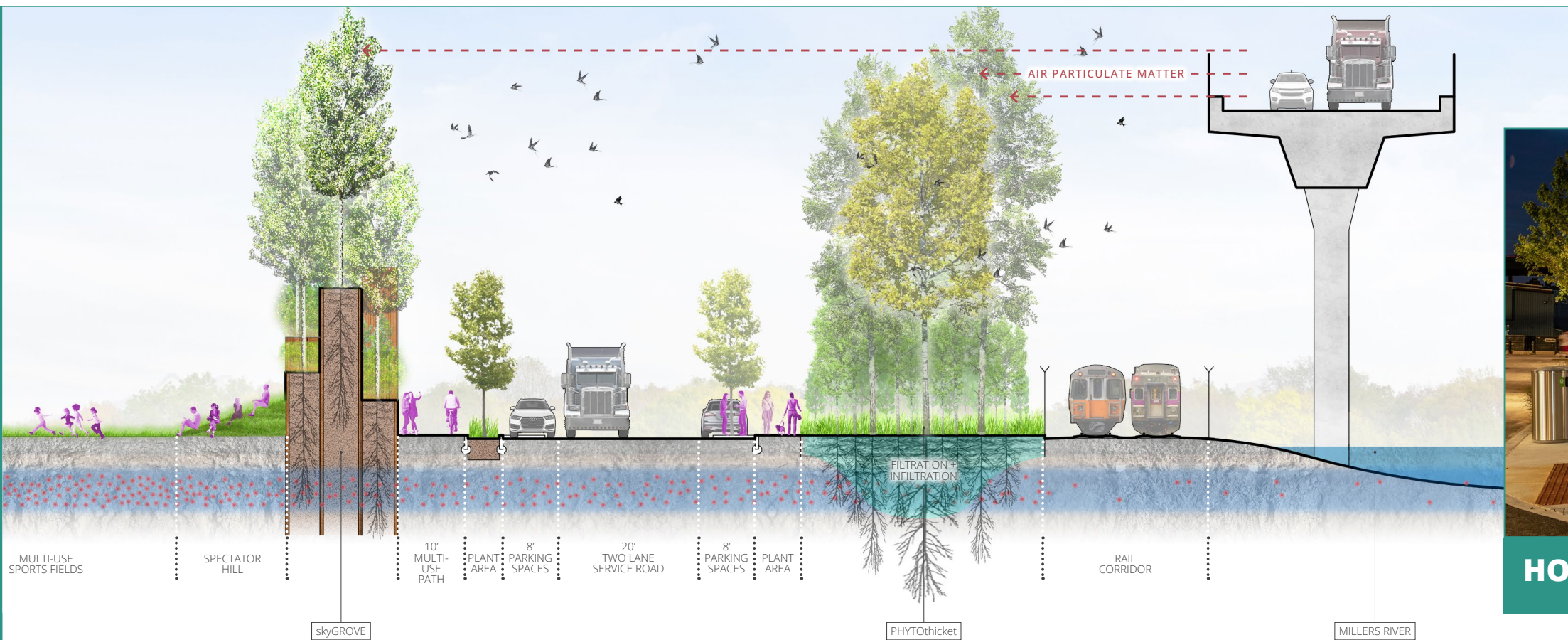
CLEAN ENERGY, AIR QUALITY AND SUSTAINABILITY

The project will achieve the highest levels of sustainability



CLEAN ENERGY, AIR QUALITY AND SUSTAINABILITY

The landscape will provide an open space refuge for Charlestown residents

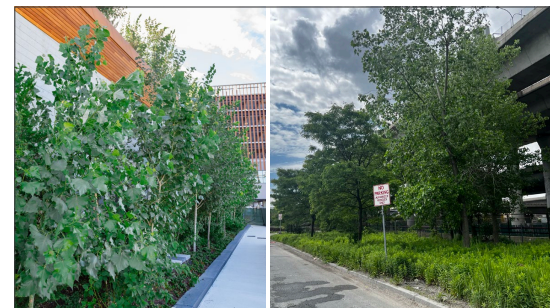


HOOD PARK

CHARLESTOWN



Steel piles on either side of 6 foot wide planting beds raise phytoremediation trees 10 to 20 feet into the air, helping to mitigate air pollution from the elevated Interstate 93 highway.



Deep-rooted phytoremediation species with high evapotranspiration rates are utilized to both clean contaminated groundwater, and to mitigate pollutants in the air created by Interstate 93.



Stormwater and groundwater pollutants are mitigated before they reach the existing sediment-impacted Millers River, helping to improve water quality and ecological capacity.

PROJECT OPERATIONS

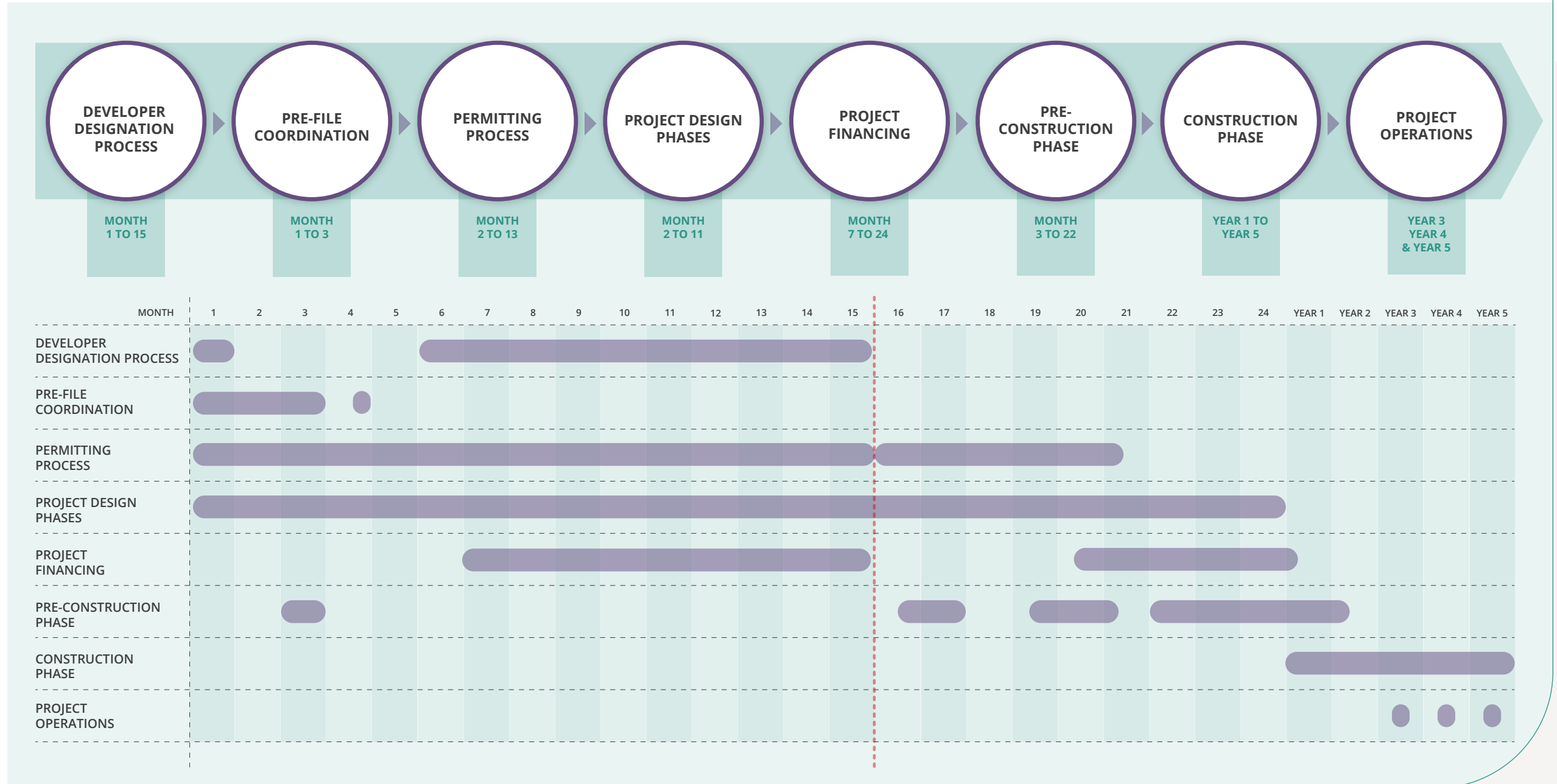
TCB delivers a targeted and coordinated array of resident services through our Community Life Initiative.

- Welcoming residents to community and neighborhood
- Connecting residents to resources and opportunities
- Supporting residents interested in small business development



ABILITY TO EXECUTE

We are committed to meeting the development timetable



CONCLUSION

- PLAN: Charlestown Compliant
- Consistent with Community Goals & Needs (Housing, Arts & Culture, Open Fields)
- Charlestown-Based Experience, Businesses and Ownership
- DEI forward team.



ONYX/DREAM AUSTIN LLC

THANK YOU!

ENSEMBLE

CHARLESTOWN



ONYX/DREAM AUSTIN LLC

APPENDIX SLIDES

SLIDE 1: CITY OF BOSTON: HOUSING INCOME AND RENT LIMITS

SLIDE 2: PROJECT DESIGN: UNIT COUNT

SLIDE 3: DEI PLAN: W/MBE PERCENTAGE GOALS

SLIDE 4: PROJECT DESIGN: ARTS & MUSIC (GROUND FLOOR)

SLIDE 5: PROJECT DESIGN: ARTS & MUSIC (PODIUM LEVEL)

SLIDE 6: PROJECT DESIGN: GROUND FLOOR PLAN

SLIDE 7: GEOTHERMAL SYSTEM

SLIDE 1: CITY OF BOSTON: HOUSING INCOME AND RENT LIMITS

INCOME & RENT LIMITS (June 15, 2023)

Annual Household Income (as a percentage of the area median family income - AMI) by Household Size																
Household Size	CDBG, HOME, and NHT (1)				LIHTC, Section 8, Section 202, Section 811, and non-NHT City Funded Rental Programs (2)						City Funded Rental Programs (3)					
	30% (Extremely Low)	50% (Very Low)	60%	80% (CDBG Low/Mod)	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%	135%	150%
1 person	\$31,150	\$51,950	\$62,340	\$82,950	\$31,170	\$41,560	\$51,950	\$62,350	\$72,730	\$83,120	\$93,510	\$103,900	\$114,290	\$124,680	\$140,270	\$155,850
2 persons	\$35,600	\$59,400	\$71,280	\$94,800	\$35,640	\$47,520	\$59,400	\$71,300	\$83,160	\$95,040	\$106,920	\$118,800	\$130,680	\$142,560	\$160,380	\$178,200
3 persons	\$40,050	\$66,800	\$80,160	\$106,650	\$40,080	\$53,440	\$66,800	\$80,150	\$93,520	\$106,880	\$120,240	\$133,600	\$146,960	\$160,320	\$180,360	\$200,400
4 persons	\$44,500	\$74,200	\$89,040	\$118,450	\$44,520	\$59,360	\$74,200	\$89,050	\$103,880	\$118,720	\$133,560	\$148,400	\$163,240	\$178,080	\$200,340	\$222,600
5 persons	\$48,100	\$80,150	\$96,180	\$127,950	\$48,090	\$64,120	\$80,150	\$96,200	\$112,210	\$128,240	\$144,270	\$160,300	\$176,330	\$192,360	\$216,410	\$240,450
6 persons	\$51,650	\$86,100	\$103,320	\$137,450	\$51,660	\$68,880	\$86,100	\$103,300	\$120,540	\$137,760	\$154,980	\$172,200	\$189,420	\$206,640	\$232,470	\$258,300

(1) HUD issued, effective 5/15/23. (2) HUD issued, effective 5/15/23. (3) Calculated based on HUD issued LIHTC 50% income limit.

Annual Household Income (as a percentage of the area median family income - AMI) by Household Size						
Household Size	City and MHP Funded Homeownership Programs (Downpayment Assistance, NHI, and One+ Boston Mortgage)					
	80%	90%	100%	110%	120%	135%
1 person	\$86,050	\$96,850	\$107,600	\$118,300	\$129,050	\$145,200
2 persons	\$98,350	\$110,650	\$122,950	\$135,200	\$147,500	\$165,950
3 persons	\$110,650	\$124,500	\$138,300	\$152,100	\$165,950	\$186,700
4 persons	\$122,900	\$138,300	\$153,650	\$169,000	\$184,350	\$207,400
5 persons	\$132,750	\$149,400	\$165,950	\$182,550	\$199,100	\$224,000
6 persons	\$142,600	\$160,450	\$178,250	\$196,050	\$213,850	\$240,600

(1) MHP and City of Boston calculated, based on HUD data, effective 5/15/23.

Monthly Rent Limits with Utilities Included, by Income Limit																
Bedroom Size	HOME PROGRAM (1)			CDBG Low/Mod, including NHT (3)	FAIR MARKET RENT (FMR) - HUD Vouchers (2)		LIHTC & Non-NHT and CDBG City Funded Programs (3)									
	30% (Extremely Low)	Low Home Rent (50%)	High Home Rent (65%)	80%	100% of FMR	110% of FMR	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%
SRO	\$584	\$974	\$1,248	\$1,444	\$1,519	\$1,671	\$584	\$779	\$973	\$1,168	\$1,363	\$1,558	\$1,578	\$1,754	\$1,928	\$2,103
0-BR/Eff	\$779	\$1,298	\$1,664	\$1,926	\$2,025	\$2,228	\$779	\$1,039	\$1,298	\$1,558	\$1,818	\$2,078	\$2,104	\$2,339	\$2,571	\$2,805
1-BR	\$835	\$1,391	\$1,784	\$2,095	\$2,198	\$2,418	\$835	\$1,113	\$1,391	\$1,670	\$1,948	\$2,227	\$2,254	\$2,505	\$2,756	\$3,006
2-BR	\$1,002	\$1,670	\$2,143	\$2,514	\$2,635	\$2,899	\$1,002	\$1,336	\$1,670	\$2,004	\$2,338	\$2,672	\$2,704	\$3,006	\$3,307	\$3,608
3-BR	\$1,157	\$1,929	\$2,467	\$2,905	\$3,207	\$3,528	\$1,157	\$1,543	\$1,929	\$2,315	\$2,701	\$3,087	\$3,124	\$3,472	\$3,820	\$4,166
4-BR	\$1,291	\$2,152	\$2,733	\$3,240	\$3,540	\$3,894	\$1,291	\$1,722	\$2,152	\$2,583	\$3,013	\$3,444	\$3,486	\$3,882	\$4,271	\$4,659

(1) Issued by HUD, eff 6/15/23. (2) Issued by HUD, eff 10/01/22. Note: For underwriting purposes, BHA uses 110% of FMR in zip codes where SAFMR is at or below 110% of FMR and uses SAFMR rents in zip codes where SAFMR is above 110% of FMR. SAFMR are posted here: <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html> * SRO rent is calculated at 75% of the O-BR/Eff per HUD guidance. (3) 30% to 80% rents are as published by Novogradac (May 2023). For units in service prior to 2023, use calculator at <https://ric.novoco.com/tenant/rentincome/calculator/z2.jsp>. 90% to 120% rents are set by MOH, and represents a 5.84% increase in rents from 2022, in line with increases in tax credit rents.

Purchase Price Limits, by Income Limit		
Property Type	80%	100%
Condominiums (1)		

HOME Purchase Price/Value Limits (effective 7/01/2023)					
Suffolk	Existing + New Homes	1 Unit	2 Units	3 Units	4 Units
		\$620,000	\$793,000	\$961,000	\$1,190,000

SLIDE 2: PROJECT DESIGN: UNIT COUNT

757 rental and home-ownership housing units that are truly affordable

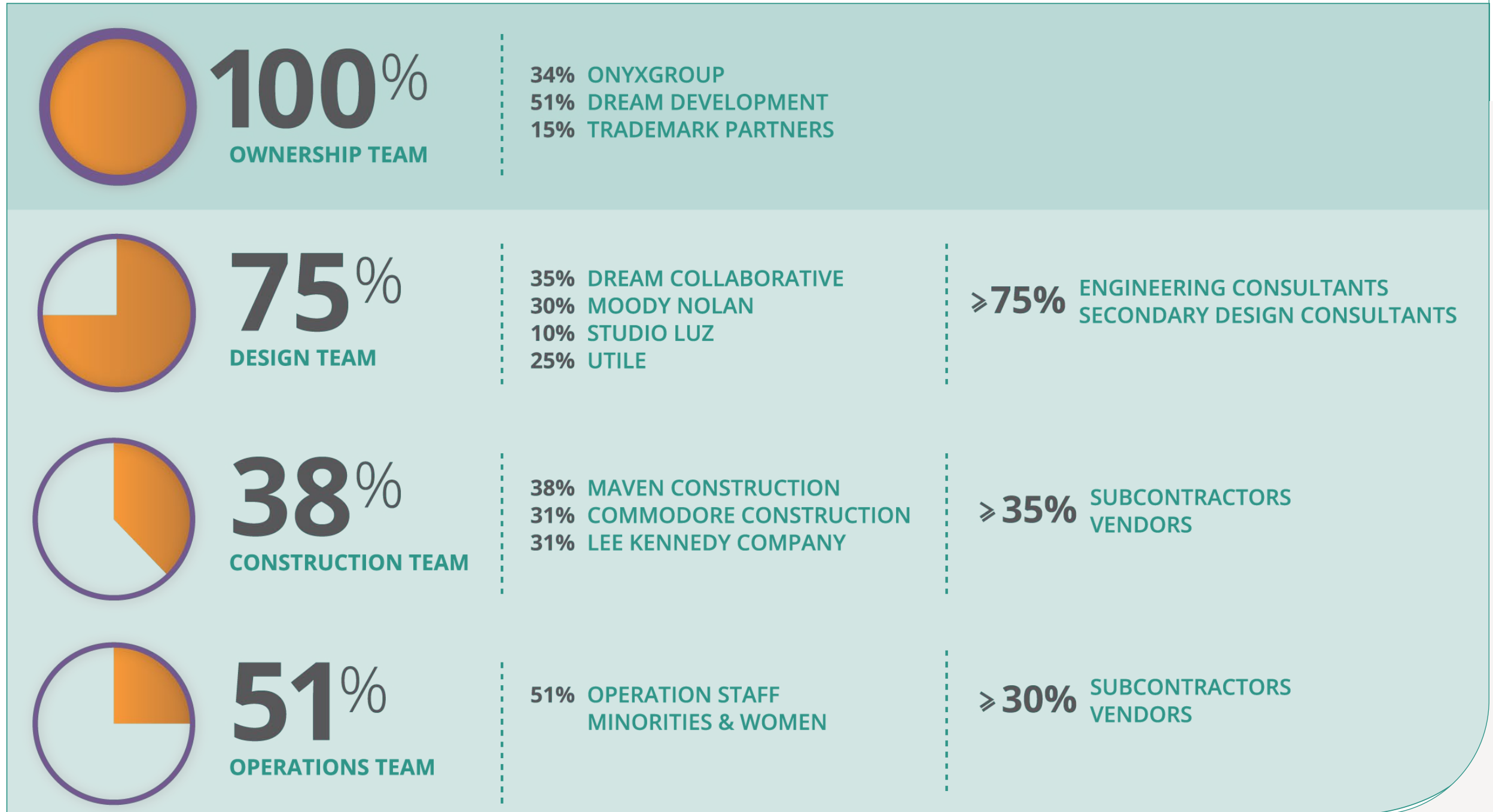
PHASE		UNIT COUNT				
	Affordable Rental	Affordable Onwership	Market Rental	Market Ownership	TOTAL	
Phase I						
Building A	53	4	36	3	96	
Building B	69	14	46	10	139	
Building C	58	4	38	3	103	
Phase I Totals	180	22	120	16	338	
Phase IIA						
Building D	45	34	30	21	130	
Phase IIB						
Building E	64	18	42	11	135	
Building F	92	0	62	0	154	
Phase II Totals	201	52	134	32	419	
TOTAL	381	74	254	48	757	

60%

+

40%

SLIDE 3: DEI PLAN: W/MBE PERCENTAGE



SLIDE 4: PROJECT DESIGN: ARTS & MUSIC (GROUND FLOOR)

Art Walk



Space and Support



Artist Live-Work Units

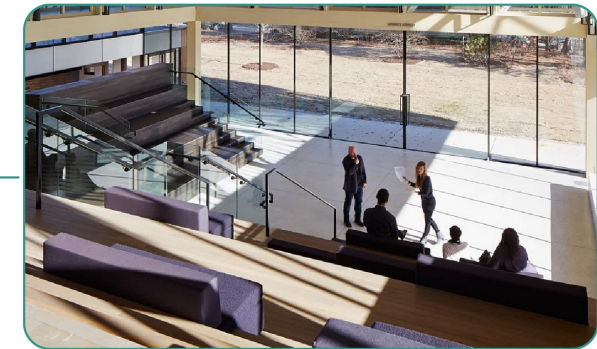


SLIDE 5: PROJECT DESIGN: ARTS & MUSIC (PODIUM LEVEL)

Informal Exterior Performance Space



Flexible Retail/Performance Space



Mural Integration

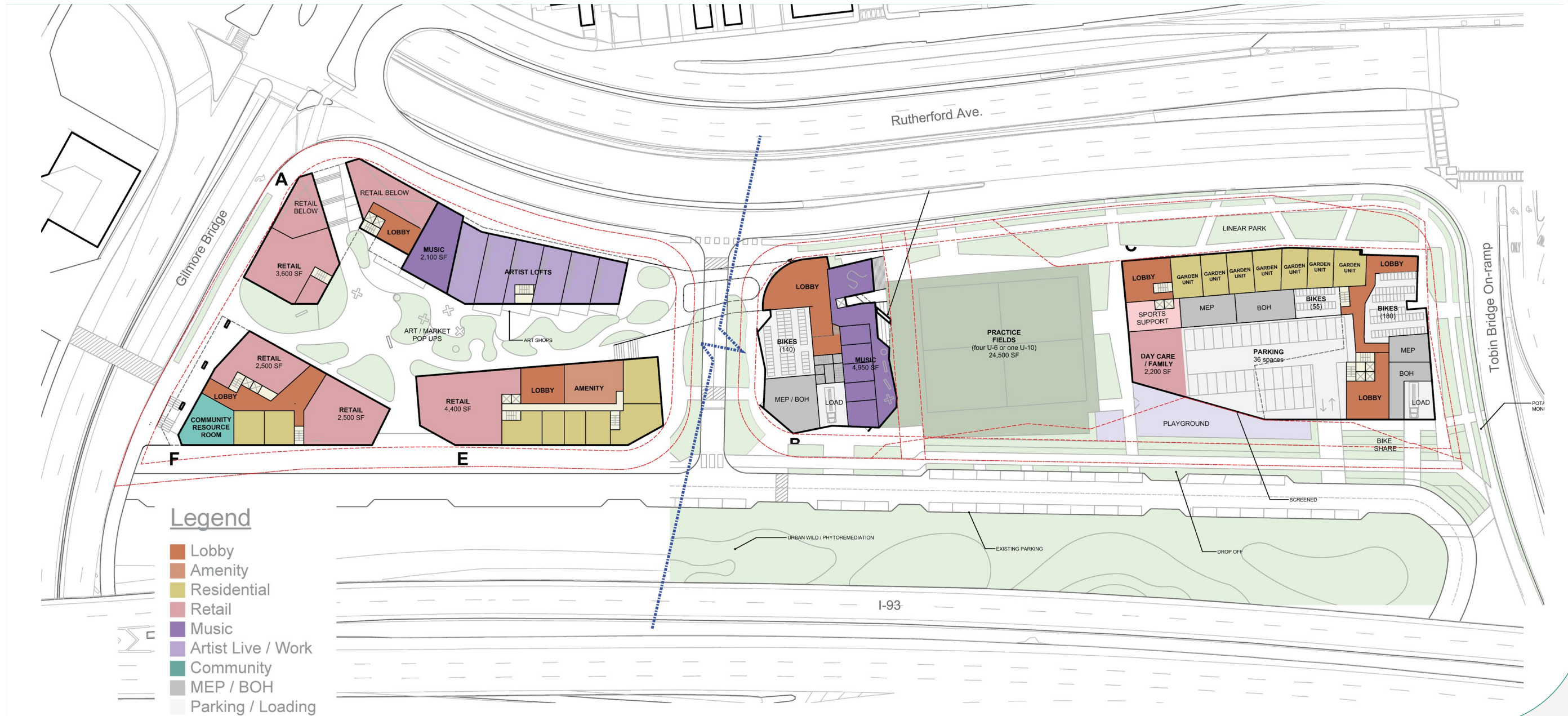


Artist Live-Work Units

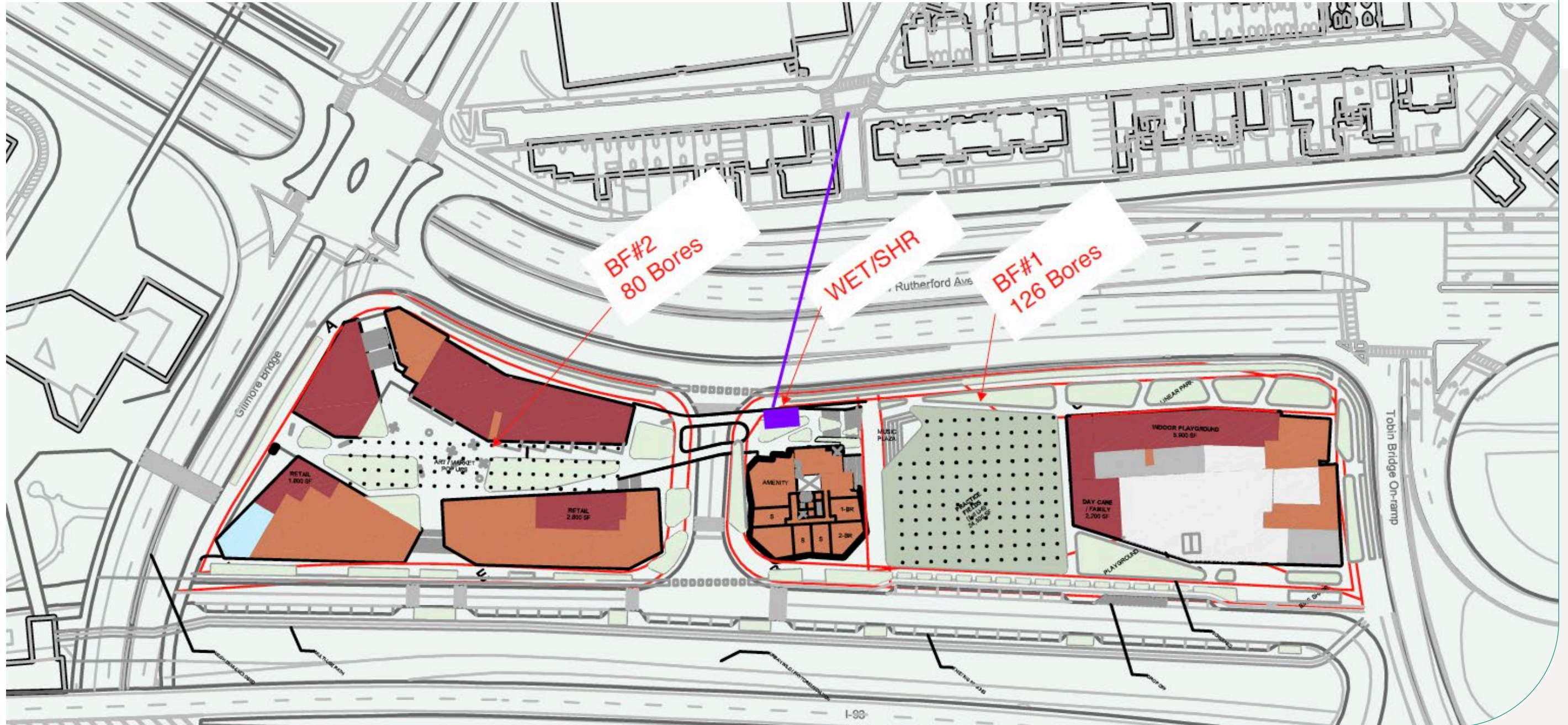


SLIDE 6: PROJECT DESIGN: GROUND FLOOR PLAN

Activated by arts programming with indoor and outdoor spaces



SLIDE 7: GEOTHERMAL SYSTEM



Q&A

30 Second --- Reminder



Trinity Financial



Austin Street Parking Lots Community Presentation September 20, 2023

AGENDA

- **Development Team**
- **Key Components of Trinity's Proposal**
- **Design Elements**
- **Anticipated Timeline**

Development Team – Comprised of 27% M/WBE firms

Developer, Architect, Pre-Construction



Engineering



Legal and Financial



Property Management, Retail and Residential Broker



Development Team

Longevity

- 36-year-old Boston-based development firm – Founded in 1987 by James Keefe and Patrick Lee
- \$3 Billion in development
- Over 10,000 units developed
- Property Management team oversees 7,000 units of housing

Commitment

- Development team comprised of industry leaders (27% M/WBE businesses) who have worked together on multiple projects
- Extensive experience working with communities and leading public-private partnerships in complicated projects
- We recognize the importance of outreach – team members who live in neighborhood

Diversity

- Trinity is 50% minority-owned
- More than 53% of Trinity's firm are either people of color (49%) or women (29%)
- Development team is comprised of 27% M/WBE firms and will include innovative DEI outreach throughout development process

Development Team



Orient Heights, East Boston, MA

- 331 affordable homes
- Extensive community engagement, multi-phased development, new streets and utilities



One Canal, North Station

- 310 luxury homes including 21 onsite affordable
- Ground floor retail-City Winery
- Complicated permitting involving Federal Aviation Administration (FAA), Federal Highway Administration (FHWA), construction over MBTA Orange and Green line and Central Artery tunnel

Development Team



Boston East, East Boston, MA

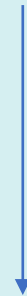
- 200 apartment homes including 6 affordable live/work/sell homes for artists
- Community Art gallery
- Call for Artists



Treadmark, Dorchester, MA

- 83-unit development (51 affordable rental homes and 32 market rate and affordable condominiums)
- Neighborhood retail
- Extensive community process

Preliminary Conversations



**Recreation and
Education for All**

**Public Open
Space/Arts/Retail**

**Healthy Air &
Buildings**

Prioritize Recreation and Education for Charlestown families

- 1.15 acres of recreational /open space / practice fields
- 10,000 SF Indoor Recreational Space for community use, athletic leagues, schools
- 30,000 SF Arts Common
- 19,000 SF Early childhood education component-
- Potential Charlestown Nursery School expansion = quality, accessible early childhood education



Barry Field-Charlestown

Photo by Wayne Smith



Photos Courtesy of Charlestown Nursery School

Community Open Space, Arts and Retail

30,000 SF Arts Open Space

- “Call for Artists” for public art
- Areas to sit, gather and play

11,200 SF Arts and Culture Space

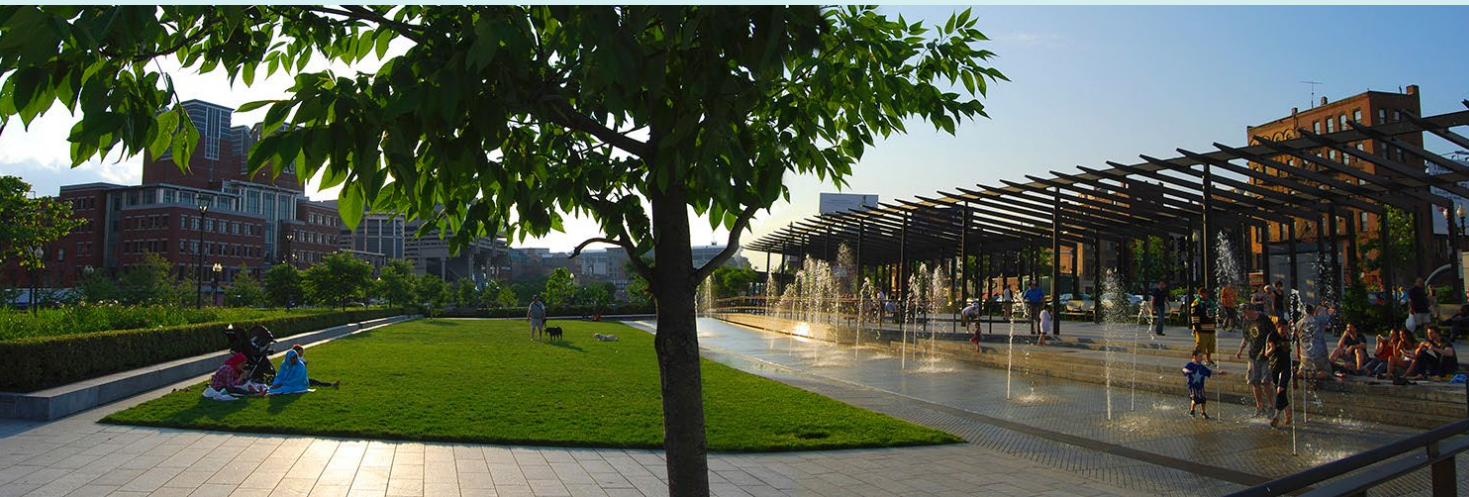
- Community gallery
- Artist Housing and “Artist in Residence” program
- Artist amenity space – music/rehearsal or artist amenity/maker space

21,000 SF Retail Space

- Neighborhood retail that compliments existing retail on Main Street
- Retail component – opportunities for local, M/WBE and small businesses
- Working with Everstreet on retail and placemaking



Community Gallery at Trinity's Boston East building



Neighborhood Priorities-Healthy Air and Buildings

- Outdoor air quality assessment, monitoring and management plan is critical for health
 - Inclusion of air quality expert Tech Environmental on team
- Re-orient space towards people, not cars-Reduced parking ratio of less than .4 spaces per unit
 - EV Charging stations
 - Bike rooms and racks
- Focus on walkability, introduction of almost 2 acres of playing fields and green spaces across both parcels, landscaping with trees and plantings along street edges
- Green building
 - Passive House
 - All Electric
 - Geothermal and Photovoltaic energy



425 Grand Concourse, Bronx NY

- Largest Passive House development in the country
- 277 apartments, educational component, retail space
- Winner Phius Best Overall Project and Best Highrise Multifamily Project of 2022

Neighborhood-Appropriate Amenities and Scale

Arts & Culture - 11,200 SF

Green Spaces

- **Fields and Common- Up to 2 acres**
- New shade trees, landscaping and plantings throughout neighborhood and new street

Indoor Recreational Space 10,000 SF

Neighborhood Retail - 21,000 SF

686 New Residences

- Building 1: 175 apartments (Market/Affordable/Artist Live/Work)
- Building 2: 217 apartments (Affordable/Workforce)
- Building 3: 148 condominiums (Market/Affordable/Workforce)
- Building 4: 146 condominiums (Affordable/Workforce)

Heights

- I-93 Heights at 12 Stories (approximately 140 feet)
- Rutherford Avenue at 6 Stories



Parking

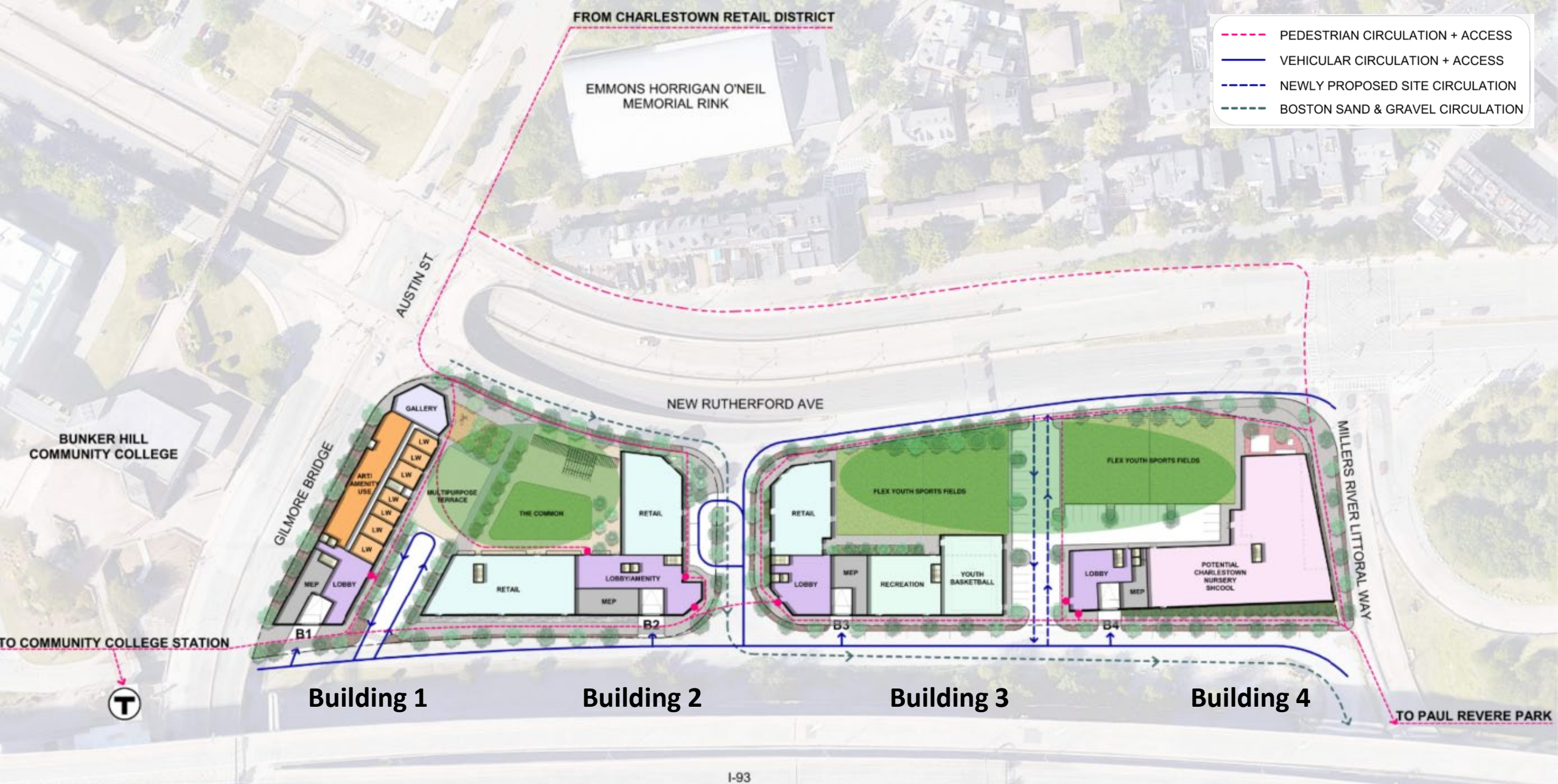
- 245 Parking Spaces – under .4 Parking Ratio

What makes a place great?

- Accessible and well-connected - Available to all
- Comfortable and inviting - Safe and clean
- People are drawn to activities and programs - A range of scales and opportunities
- A sociable place - A place to gather and to return









Improved Streetscape

New Connecting Street

Improved Streetscape

Building heights step down

Spacious open spaces soften the streetscape

Improved Streetscape

Taller buildings screen the highway



Building 4:
146 Condominiums +
Potential Charlestown
Nursery School Expansion

Building 3:
148 Condominiums +
Indoor Recreation and
Neighborhood Retail

Building 2:
217 Apartments +
Neighborhood Retail

Building 1:
175 Apartments +
Community Art Gallery,
Creative Art Space and
Artist Live/Work

The Fields
1.15 acres

Youth Center

The Fields
1.15 acres

Youth

Neighborhood-Oriented Retail

The Common
Arts + Culture Plaza: 30,000 SF

Artist Live/Work/Sell

Community Art Gallery:
Creative Space with Music Rehearsal Space











Projected Schedule

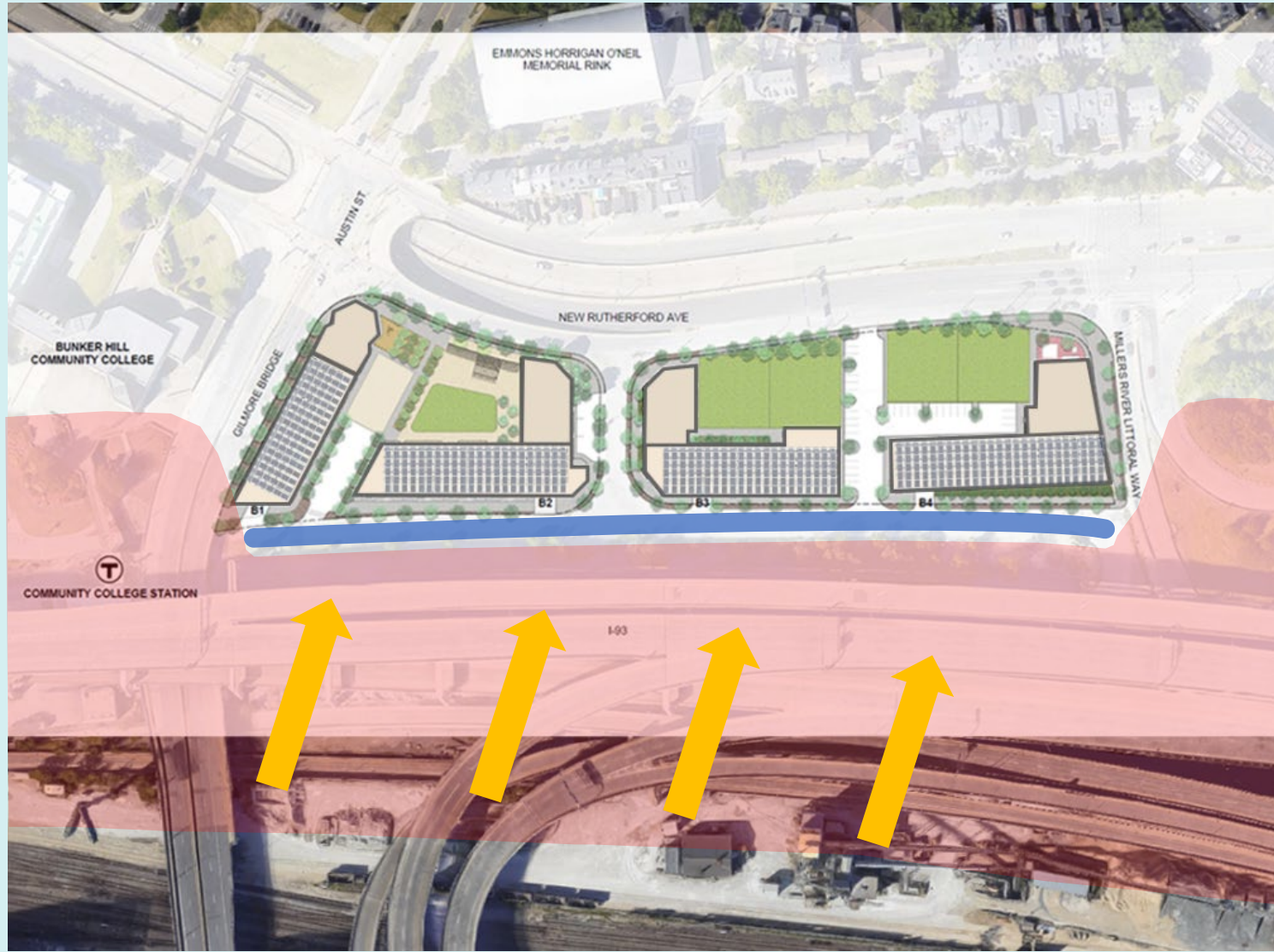
Milestone	Anticipated Date
Preliminary Community Outreach	April –September 2023
Developer Designation	September 2023
Community Outreach	September – December 2023
Due Diligence, preparation of City and State filings	September – December 2023
Commence City Permitting-Community Meetings	January 2024-December 2024
Commence State Permitting-Community Meetings	February 2024-December 2024
File for Chapter 91 License	February 2025
Permitting / Financing Secured	Spring – Summer 2025
Commence Phase I Construction	Summer 2025
Phase I Construction Completion	Summer 2028
Commence Phase II Construction	Summer 2028
Phase II Construction Completion	Summer 2031

Why Trinity?




- 36 years of working with communities on complicated sites involving significant community input
- A diverse development team with members invested in strengthening families in the neighborhood
- Proposal that is built on initial dialogue with community – heights, program, arts, and family-oriented public realm improvements
- Proposed educational component with a highly respected, high-quality early childhood educator
- Proposed arts component-demonstrated history and commitment to the arts programming and housing
- Track record of taking on complicated developments, engaging in important conversations and being open to continued community feedback

SUPPLEMENTAL SLIDES

Air & Noise Pollution



LEGEND:

-  Prevailing Wind Direction
-  I-93 Noise & PM 2.5 Emissions
-  Physical Barrier

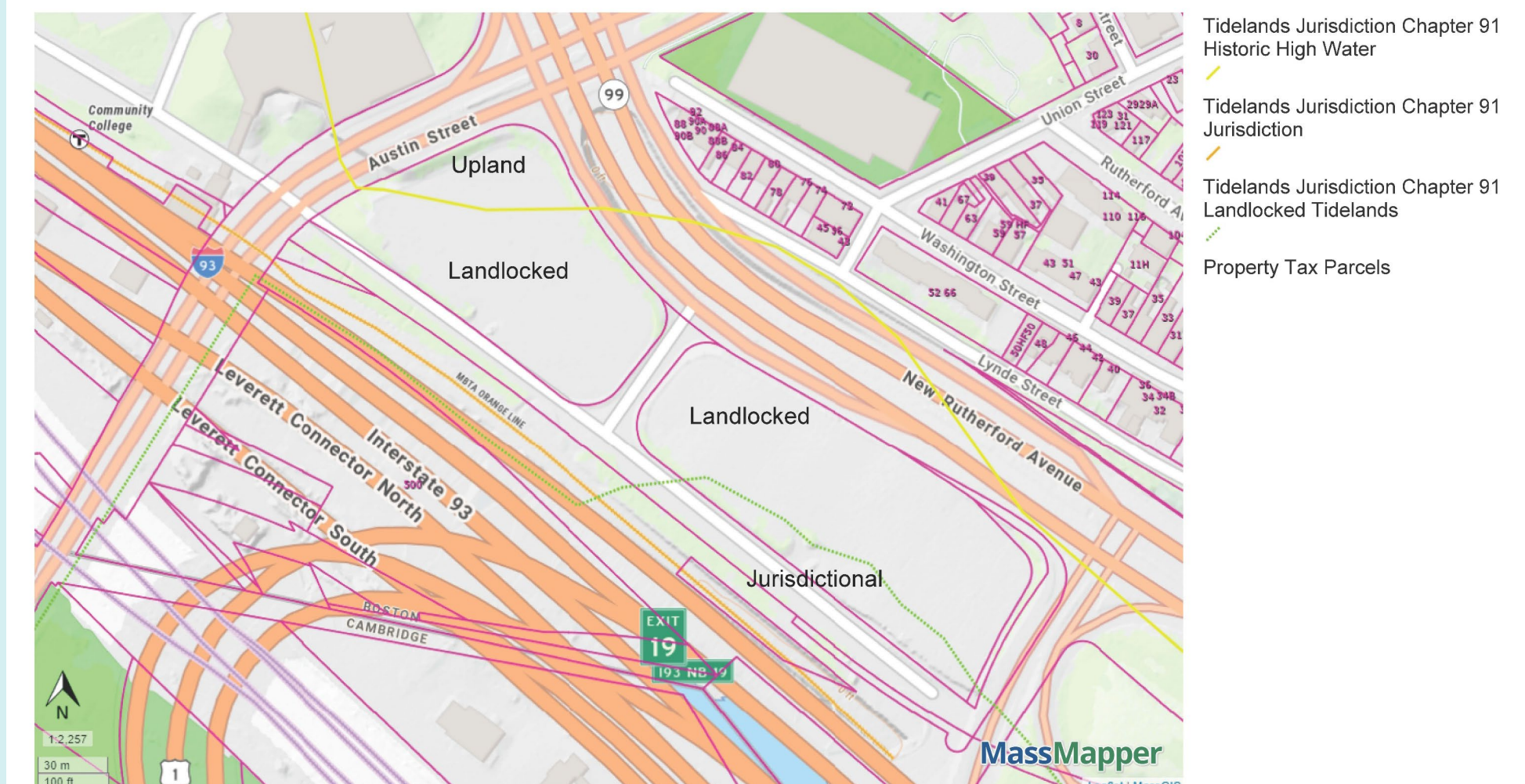
Flood Risk-Experience Norwalk, CT

- Resiliency Efforts – Raised buildings and infrastructure out of flood zone street by over 8 feet - Dry egress through Ryan Park
- Remediated / Abated hazardous building materials and environmental contamination associated with USTs, petroleum, and former industrial uses
- LEED ND and Enterprise Green Communities-Certified



Permitting-Chapter 91 Jurisdiction

- 100% of the northern parcel and 80% of southern parcel consist of landlocked tidelands-**do not** require a Chapter 91 License
- 20% of the southern parcel subject to complex Chapter 91 Licensing (within 250 feet of the Millers River) requires a Chapter 91 License
- Trinity has **extensive experience** with this permitting process



Q&A

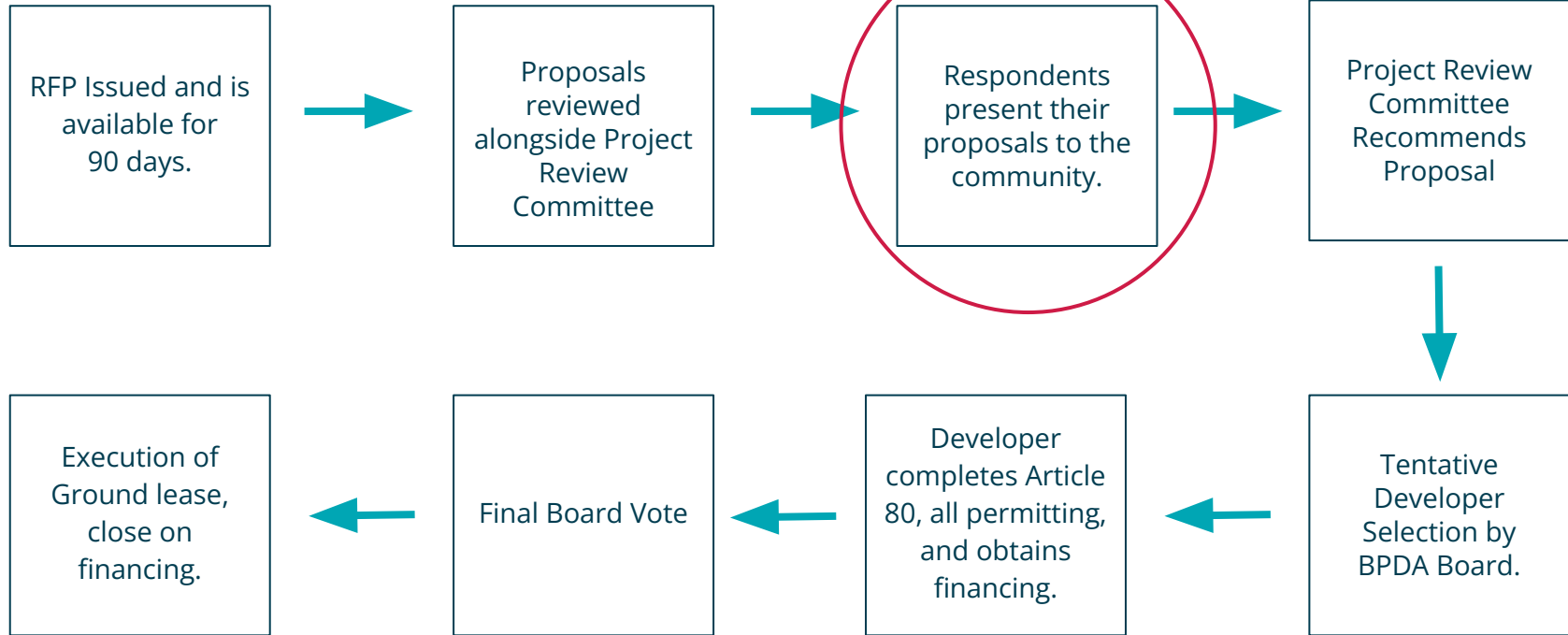
30 Second --- Reminder



Next Steps

Overview of the RFP Process

WE ARE HERE



Thank you!

All meeting content and opportunities for public comment will be located on the [Austin Street Parking Lots Disposition Planning Page](#).

If you have any questions, please reach out to Natalie Deduck (Natalie.Deduck@boston.gov) and I will be in touch as soon as possible.