



2147 WASHINGTON STREET

NEW ATLANTIC DEVELOPMENT

DREAM COLLABORATIVE

APRIL 13, 2019

PROJECT HIGHLIGHTS

- **Housing without displacement**
- **74 new residential units (95% affordable)** with live/work opportunities for creative professionals
- Elevation of the community through **economic development**
- Inclusion of **Haley House as a significant formal partner**
- 1,413 square feet of **affordable retail/commercial space**
- Supporting local artists and entrepreneurs through **7 individual work-only studios** and 1,224 sf shared workspace
- Robust **community participation**

COMMITMENT TO COMMUNITY



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MBE

D/R/E/A/M
COLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT

NEW ATLANTIC
DEVELOPMENT



WBE

Landscape Architect
DMLA

Attorney
Klein Hornig LLP

MBE

Structural Engineer
R J Farah
Engineering

WBE

**Licensed Site
Professional**
Cooperstown
Environmental

WBE

General Contractor
Kaplan Construction

MEP Engineer
Norian / Siani
Engineering

Surveyor/Civil
Meridian
Associates (ESOP)

WBE

Sustainability
Advanced Building
Analysis



64 ALPINE STREET



BARTLETT LOT D



24 WESTMINSTER AVE



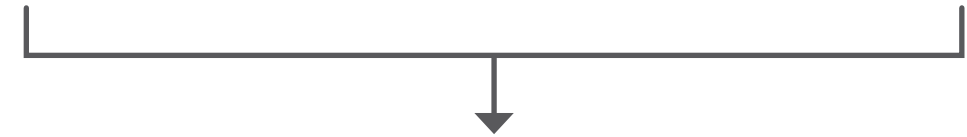
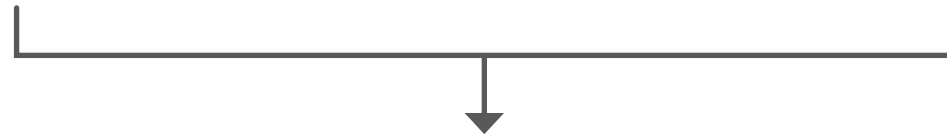
HIBERNIAN HALL



BLESSED SACRAMENT



ART BLOCK



D/R/E/A/M
COLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT



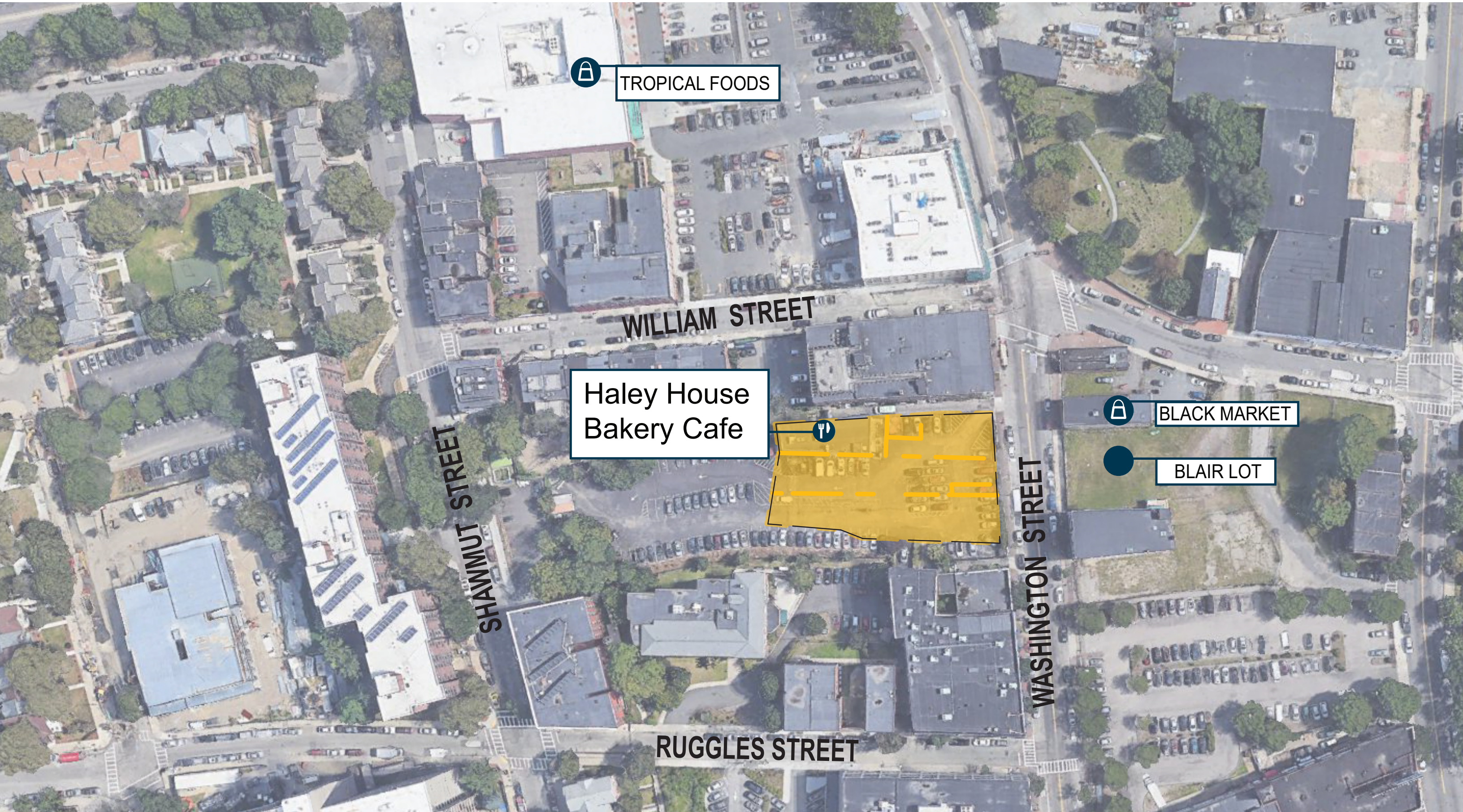
NEW ATLANTIC
DEVELOPMENT



- An unparalleled dedication to the Roxbury community
- Decades of experience creating affordable and mixed-use housing
- Strong relationships with community leaders, DND, BPDA and DHCD
- A commitment to creating development without displacement

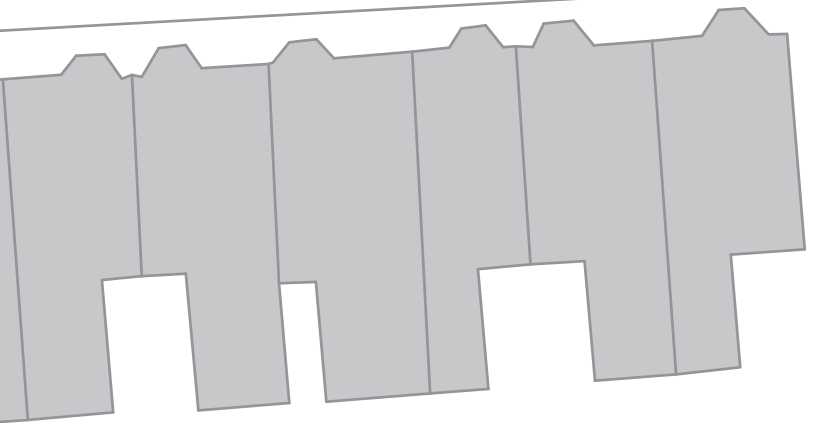


SITE PLAN



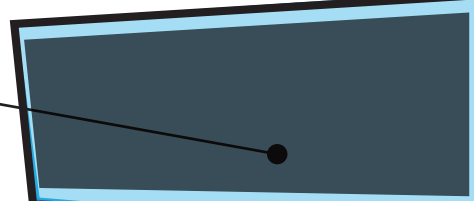
LAND ASSEMBLY PLAN

WILLIAM STREET

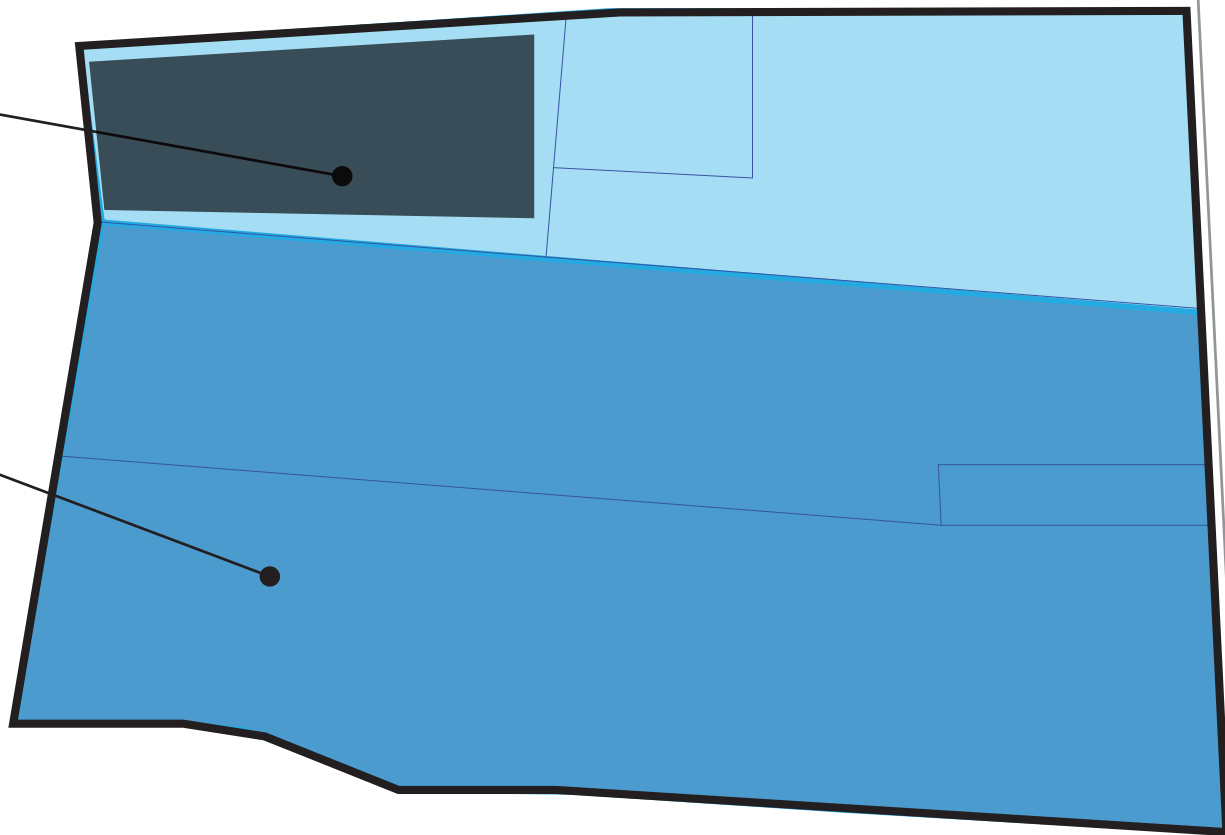


DADE STREET

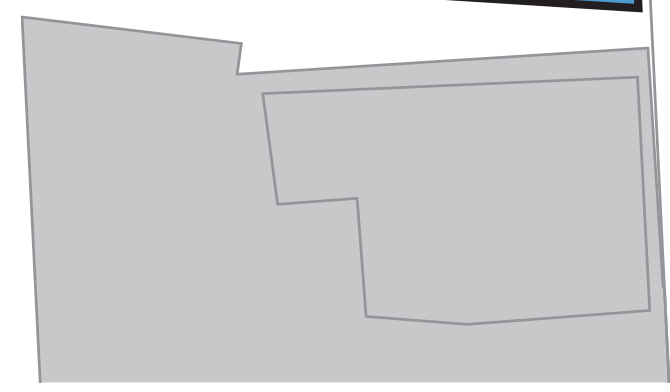
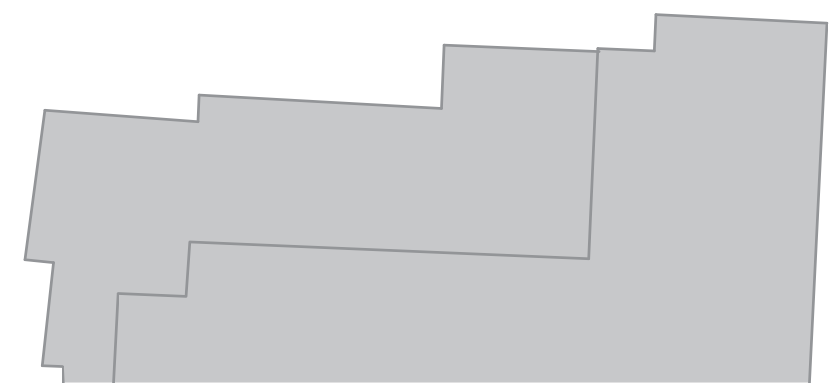
HALEY HOUSE



CITY OF BOSTON



WASHINGTON STREET

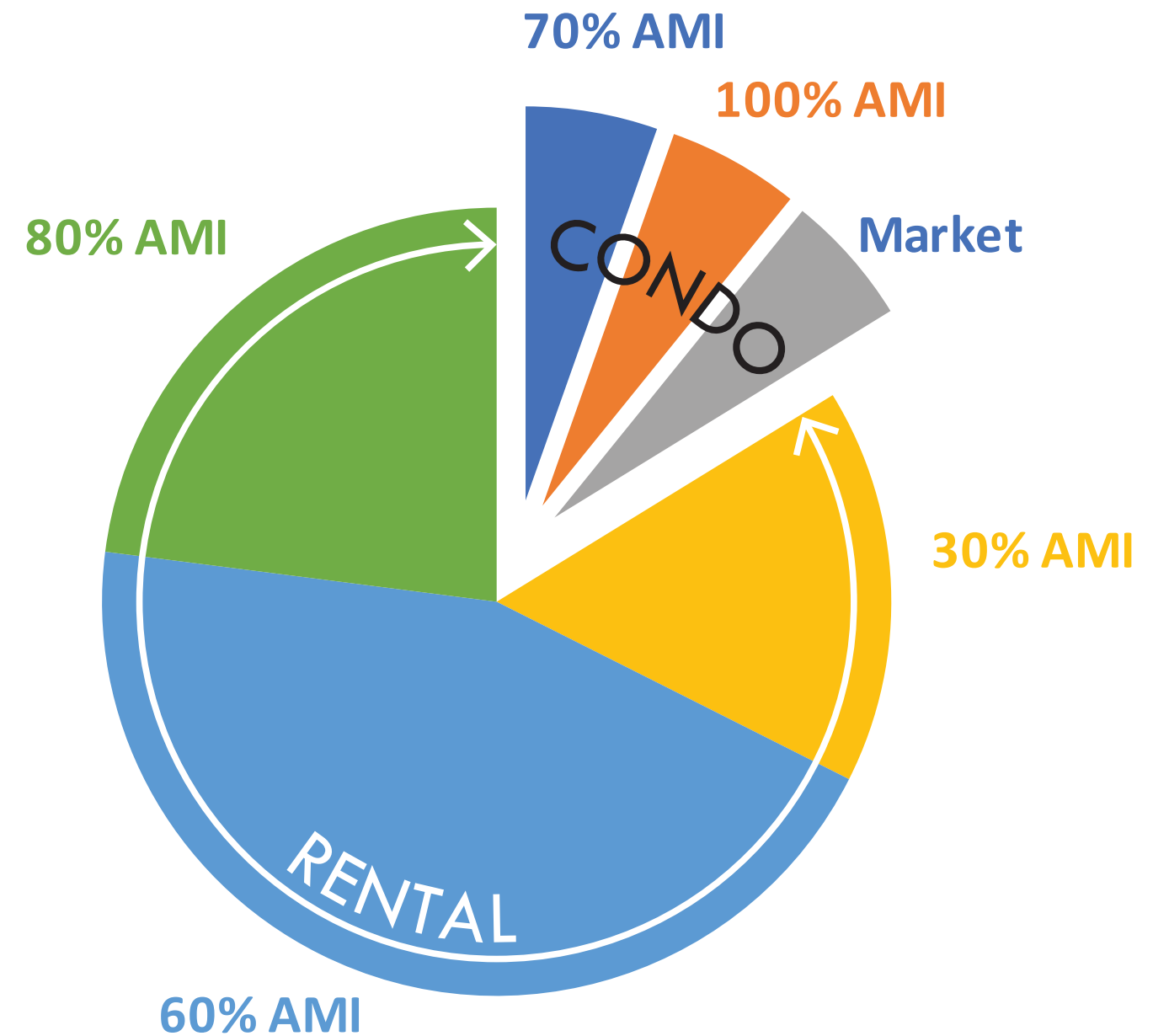
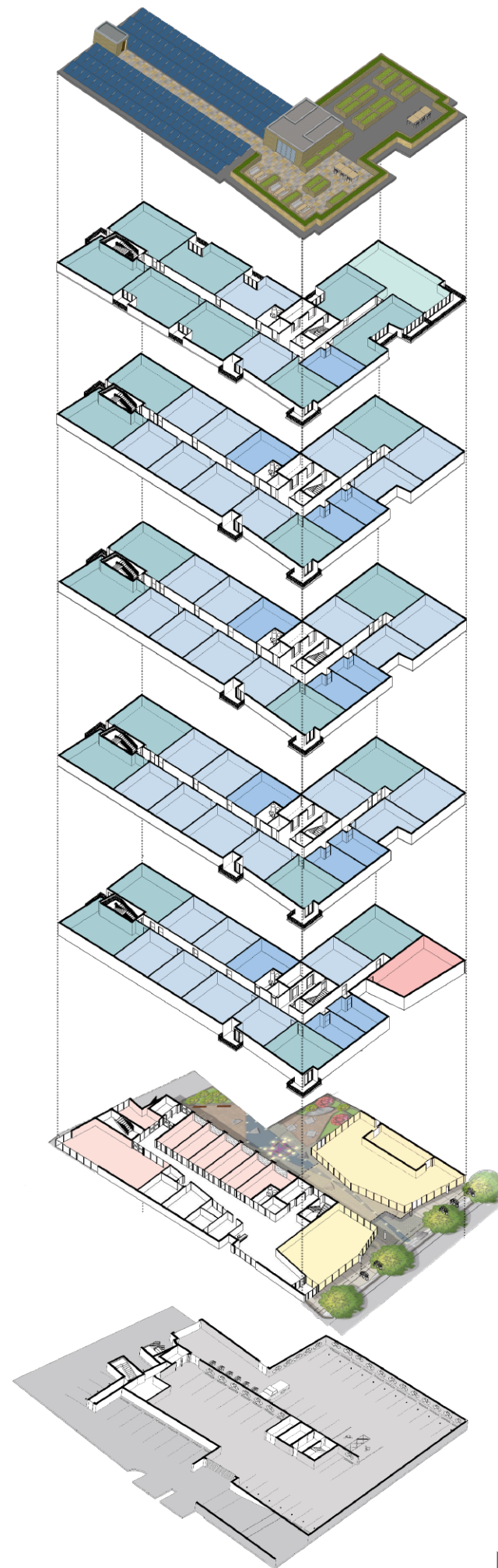


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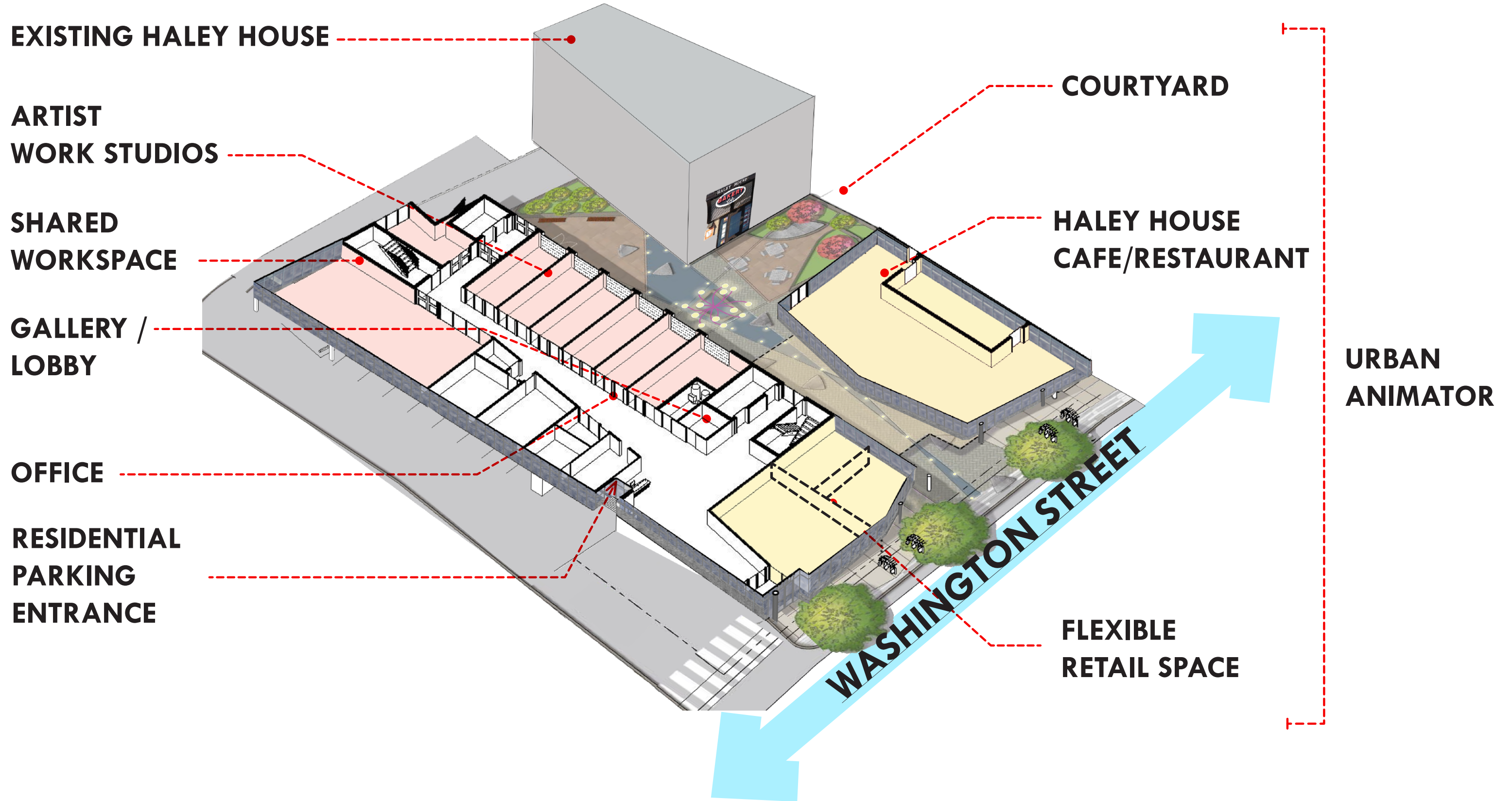
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DREAM COLLABORATIVE

**62 rental units
and 12 for-sale
condominium units
will be affordable to
households earning a
wide range of incomes,
starting below
30% of AMI.**



GROUND FLOOR



COURTYARD



SUSTAINABILITY

PV PANELS

COMMUNITY
FOOD GARDEN



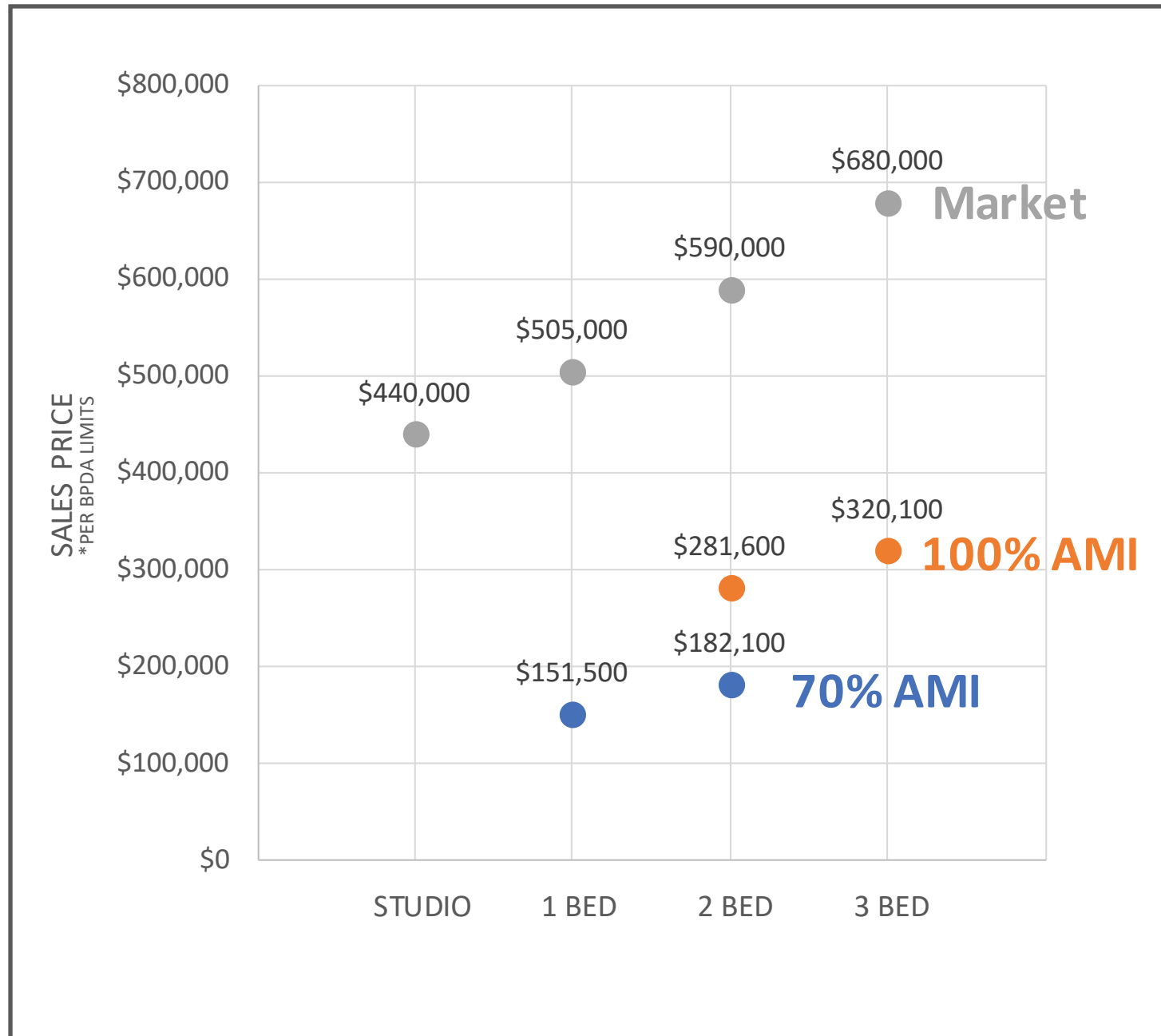


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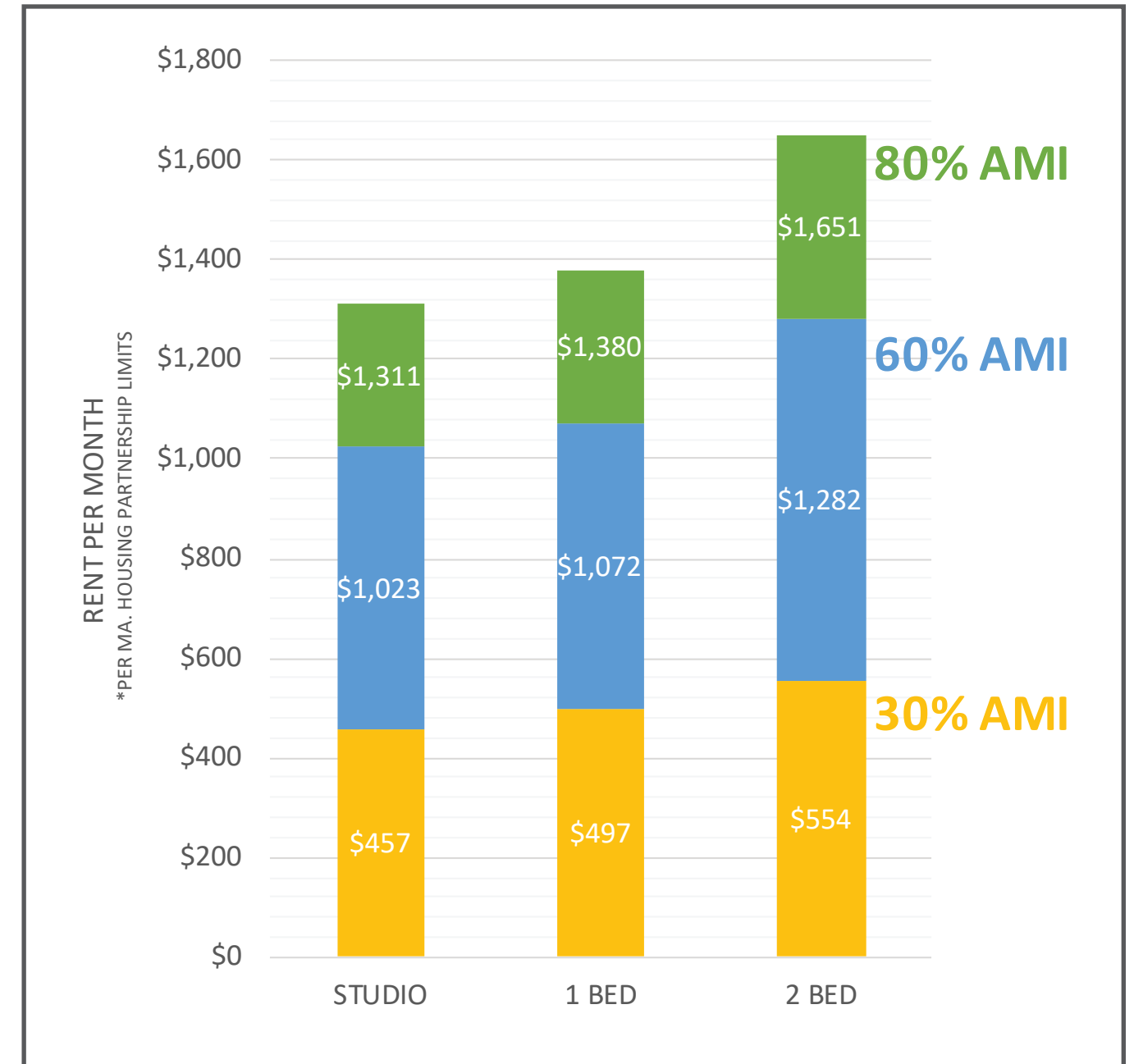
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DREAM COLLABORATIVE

HOUSING PRICES



SALES PRICES



NET RENTS

ECONOMIC VITALITY IN ROXBURY

- Anchor Institution: **Haley House**
- Affordable **live/work units** for artists and creative entrepreneurs
- Work Studios: **\$410 - \$693 per month** / Shared Workspace: **\$153 month**



BUILDING WITH THE COMMUNITY

CONSTRUCTION JOBS

- Creation of 160 estimated FTE jobs
- 50% Boston residents, 25 % minority, 10% female
- Walk on application system for local workers

HIRING AND OUTREACH

- Roxbury Builders Guild
- Dorchester/Roxbury Labor Committee
- Utilization of the Boston Residents Jobs Bank database
- Merit Apprenticeship Program (MAP) through ABC
- SLBE/MWBE Directory
- Mass Minority Contractors Association
- Project RIGHT Inc.
- Advertising in local papers



Women Business Enterprise
(WBE)



COMMUNITY BENEFITS

- Prioritizing the **success of Haley House** and its inclusion as a long-term steward of the development
- Promoting Roxbury/Dudley Square as a **Cultural District**
- New **job creation** and supporting existing artists and entrepreneurs
- Completing and **activating the streetscape** along Washington Street
- Using **New Markets Tax Credits** to subsidize the commercial components of the project and keep rents as low as possible
- **\$50,000 donation to a charitable organization** in the community

