

TEACHERS PLACE
Driven by Education



135 Dudley Street RFP Proposal Presentation
2.23.2019

DEVELOPMENT TEAM



A diverse team with local experience and world-class expertise.



+



Urbanica
The Community Builders
Feaster Enterprises
...

RBH Group
Machado Silvetti
Majora Carter Group
...

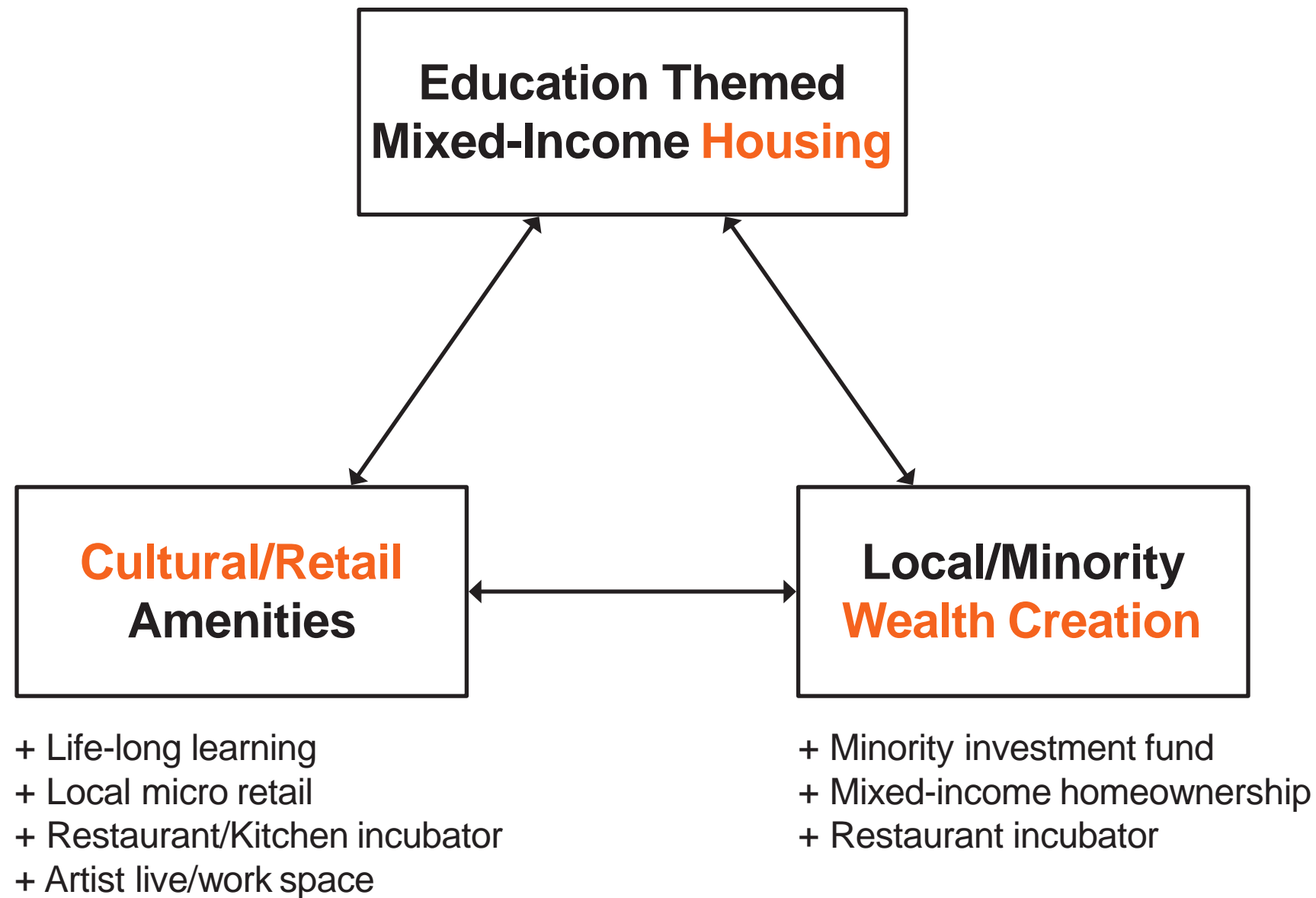
DEVELOPMENT CONCEPT



TEACHERS PLACE

DRIVEN BY EDUCATION

+ Mixed-income housing, targeting people in the education system



RBH Group's education-driven developments in the U.S.



Teachers Village, New Jersey, NJ



Teachers Village, Chicago, IL

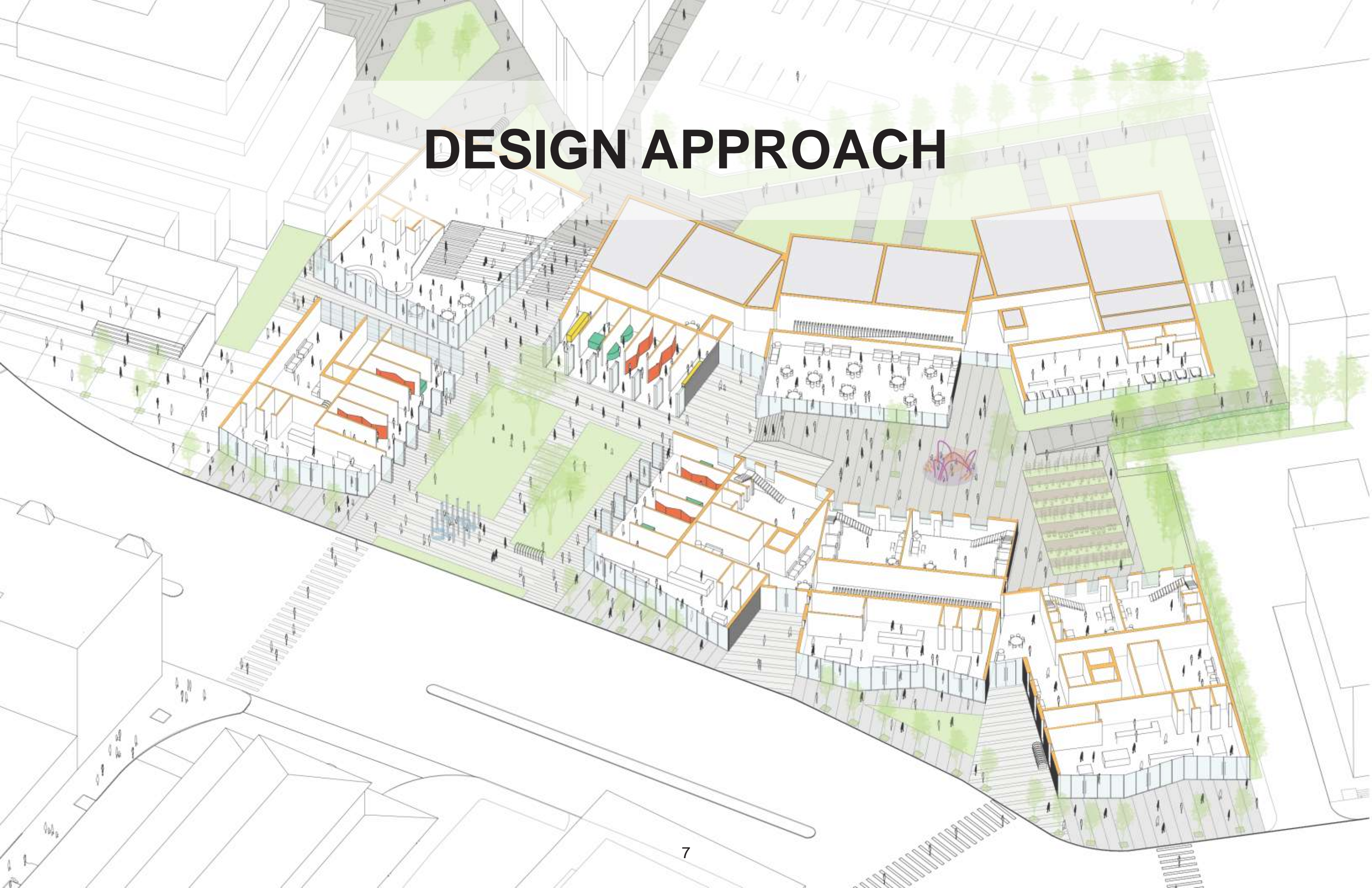


Rutgers University Honors Living-Learning Community, NJ

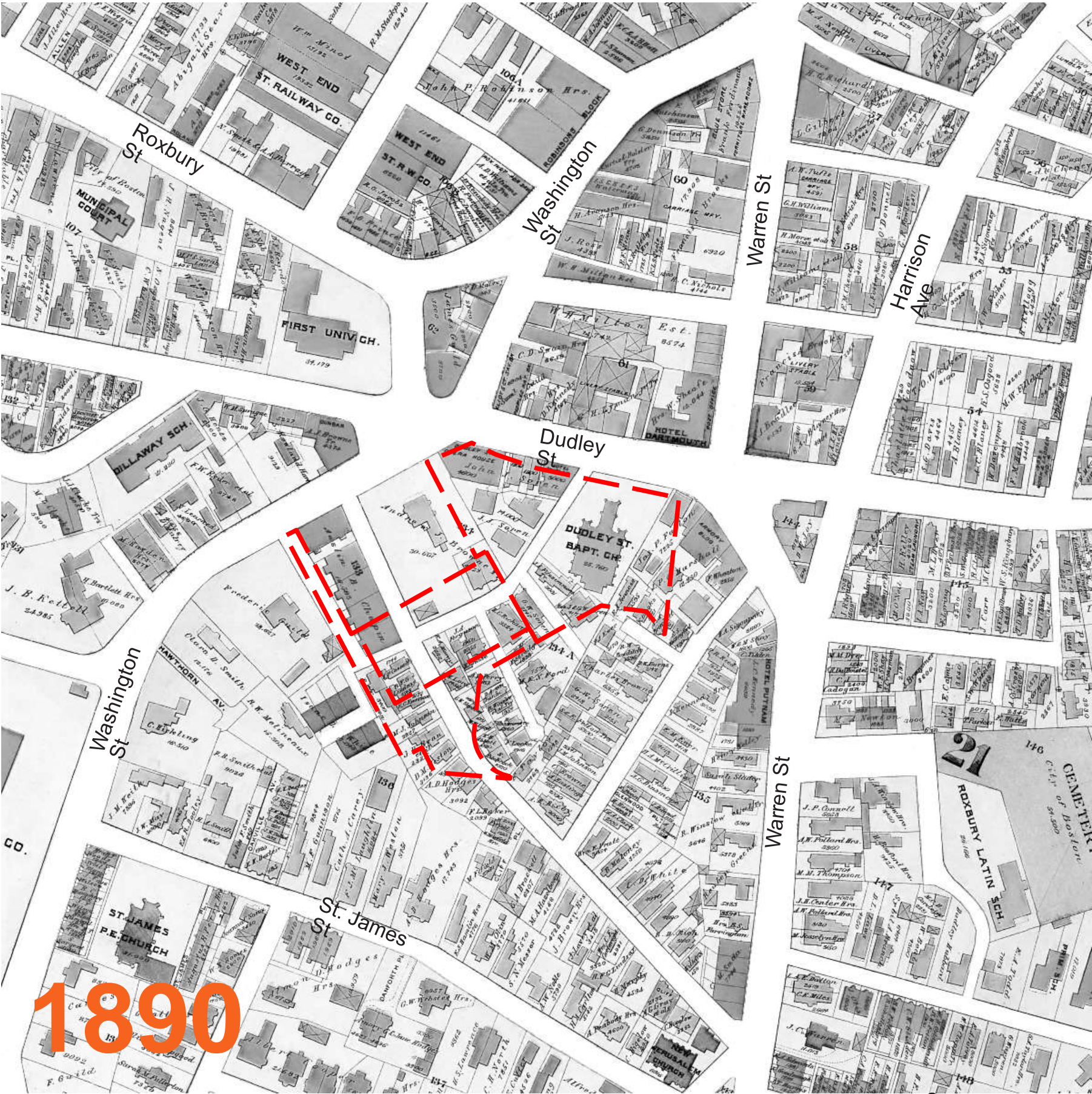


Teachers Village, Hartford, CT

DESIGN APPROACH



INSPIRED BY THE HISTORY OF DUDLEY SQUARE



1950 - View of Washington St



1963 - View along Dudley St

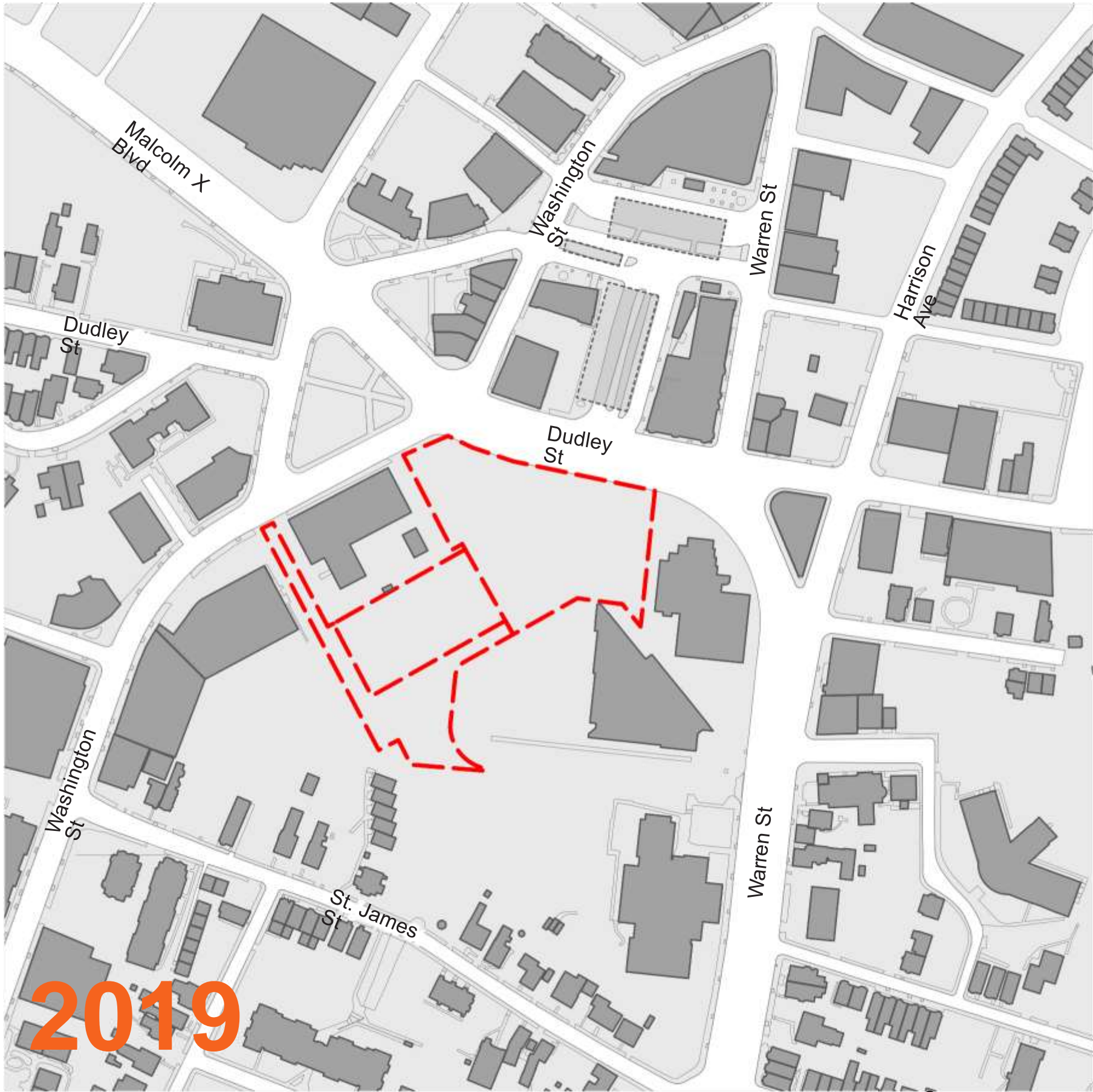


1856 - Intersection of Dudley and Warren Streets



1895 - Intersection of Dudley and Warren Streets

INSPIRED BY THE HISTORY OF DUDLEY SQUARE



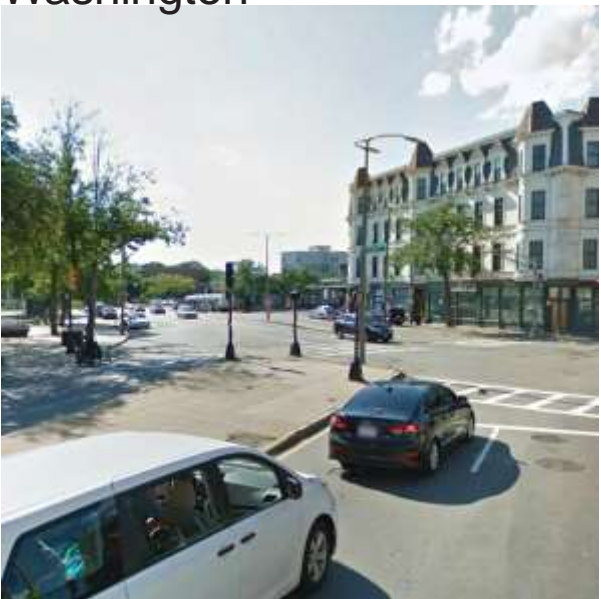
2019



Dudley & Washington



View along Dudley St

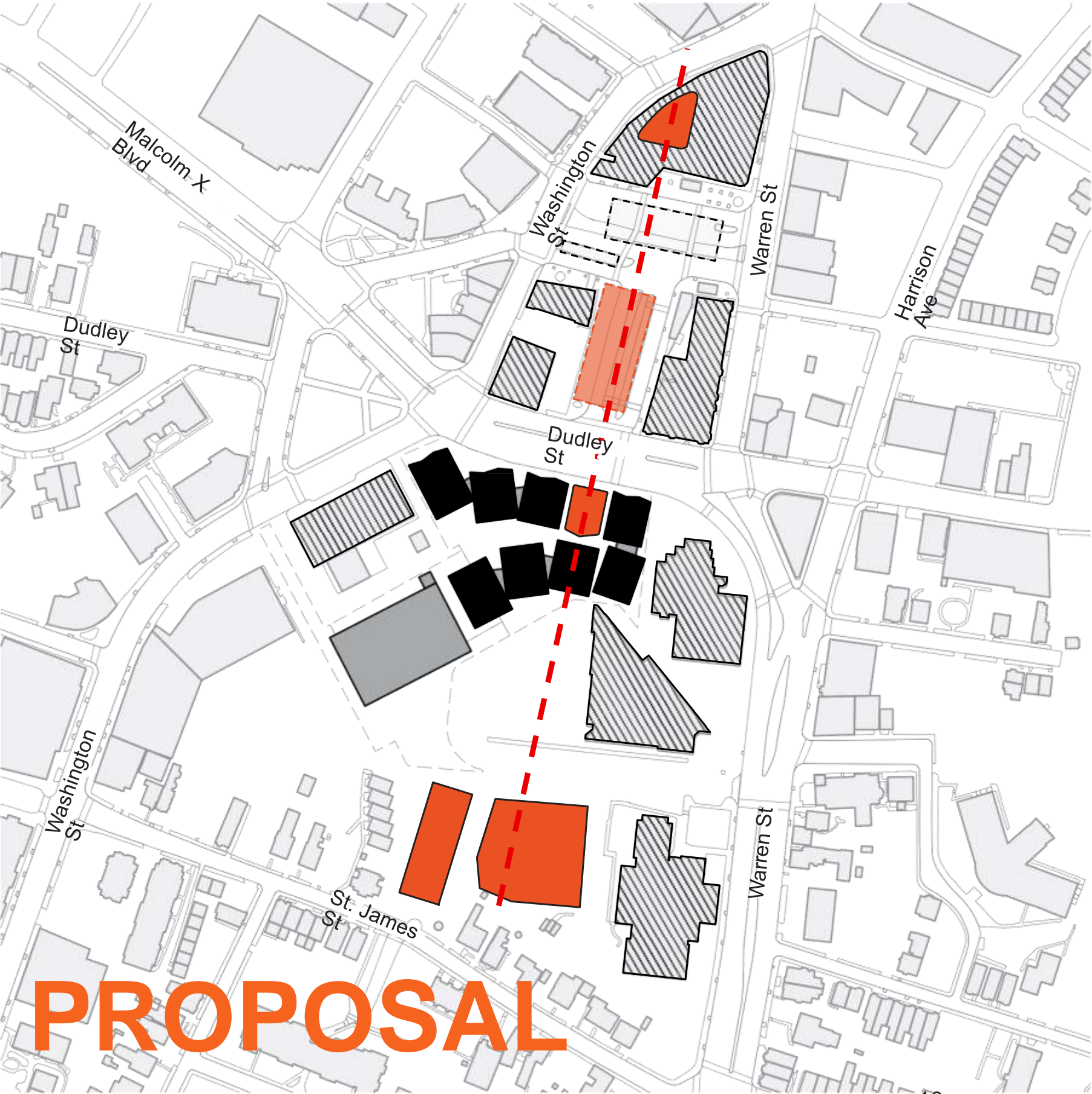


Dudley & Warren Streets



Dudley Station

RECONNECTING THE NEIGHBOURHOOD



Bolling Building



Dudley Station



Teachers Place Plaza



Dudley Branch Library

APPROPRIATE BUILDING SCALE

CLUB
PARK

TEACHERS
PLACE

DUDLEY
STATION

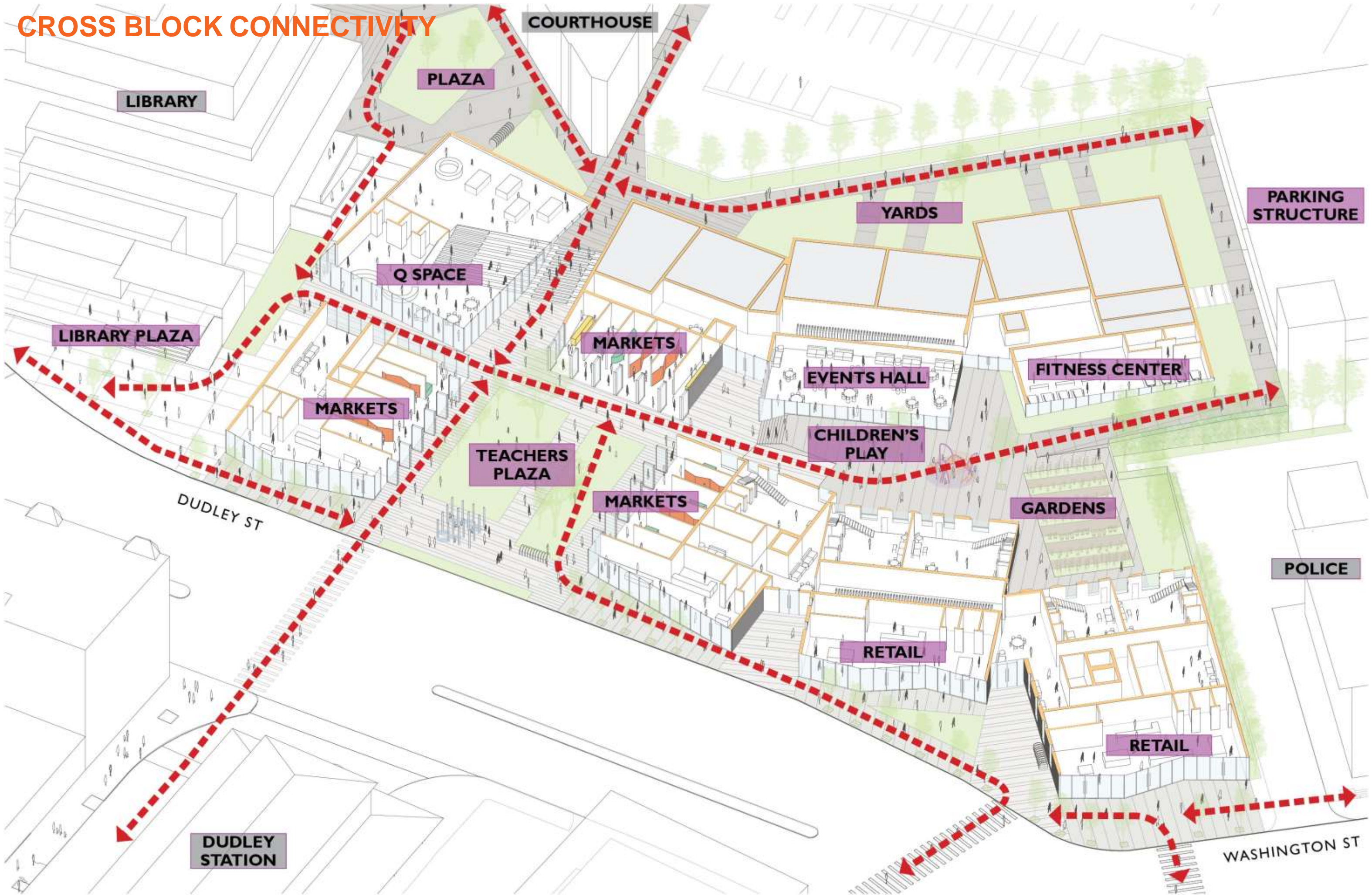
BOLLING
BUILDING



DIVERSE SPACES AND USES



CROSS BLOCK CONNECTIVITY



TEACHERS PLAZA



COMMUNITY GARDENS AND CHILDREN'S PLAY



MATERIALS AND FORMS RELATED TO CONTEXT



Articulated Volumes
Dudley Neighbourhood



Beautiful Materials
Bolling Building



Active Street Life
Boston Streets

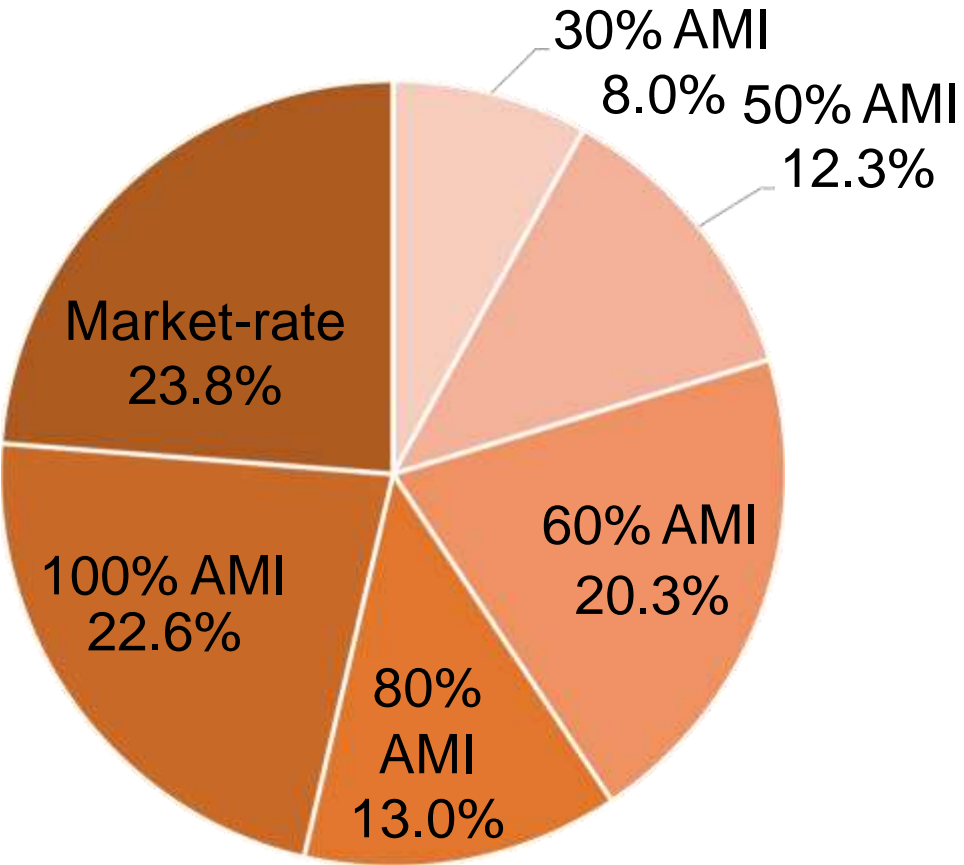


OBJECTIVE I: AFFORDABLE HOUSING



77% of all units are income-restricted.

	Homeownership	Rental	TOTAL
Unit Mix			
Studio	5	25	30
1-Bedroom	70	75	145
2-Bedroom	15	50	65
3-Bedroom	5	5	10
Artist Live/Work	5	6	11
Total	100	161	261
Income Mix			
30% AMI		21	21
50% AMI		32	32
60% AMI		53	53
80% AMI	34		34
100% AMI	33	26	59
Market-rate	33	29	62



**Targeted maximum income levels range from \$22,650 to \$125,050
for income-restricted units.**

Income Limits (from BPDA)					
# of people in household	30%AMI	50%AMI	60%AMI	80%AMI	100%AMI
1	\$22,650	\$37,750	\$45,300	\$60,400	\$75,500
2	\$25,900	\$43,150	\$51,800	\$69,000	\$86,250
3	\$29,150	\$48,550	\$58,250	\$77,650	\$97,050
4	\$32,350	\$53,900	\$64,700	\$86,250	\$107,800
5	\$34,950	\$58,250	\$69,900	\$93,150	\$116,450
6	\$37,550	\$62,550	\$75,100	\$100,050	\$125,050

Potential occupations.



Admin Assistant + Firefighter
100% AMI



Dental Hygienist + Construction
80% AMI



Paralegal + 3 Children
60% AMI



Graphic Designer + Home Health Aid
100% AMI



Police Officer + Radiologist
80% AMI



Admin Assistant + Hairdresser
60% AMI



Sanitation Worker Plumber + Teacher
100% AMI



Teacher + Barista
80% AMI

OBJECTIVE II: DEVELOPMENT WITHOUT DISPLACEMENT



**Mixed-Income
Housing**

- + Wide range of income levels
- + Diversified unit types
- + Ownership/rental options
- + Commitment to Affirmative Fair Housing

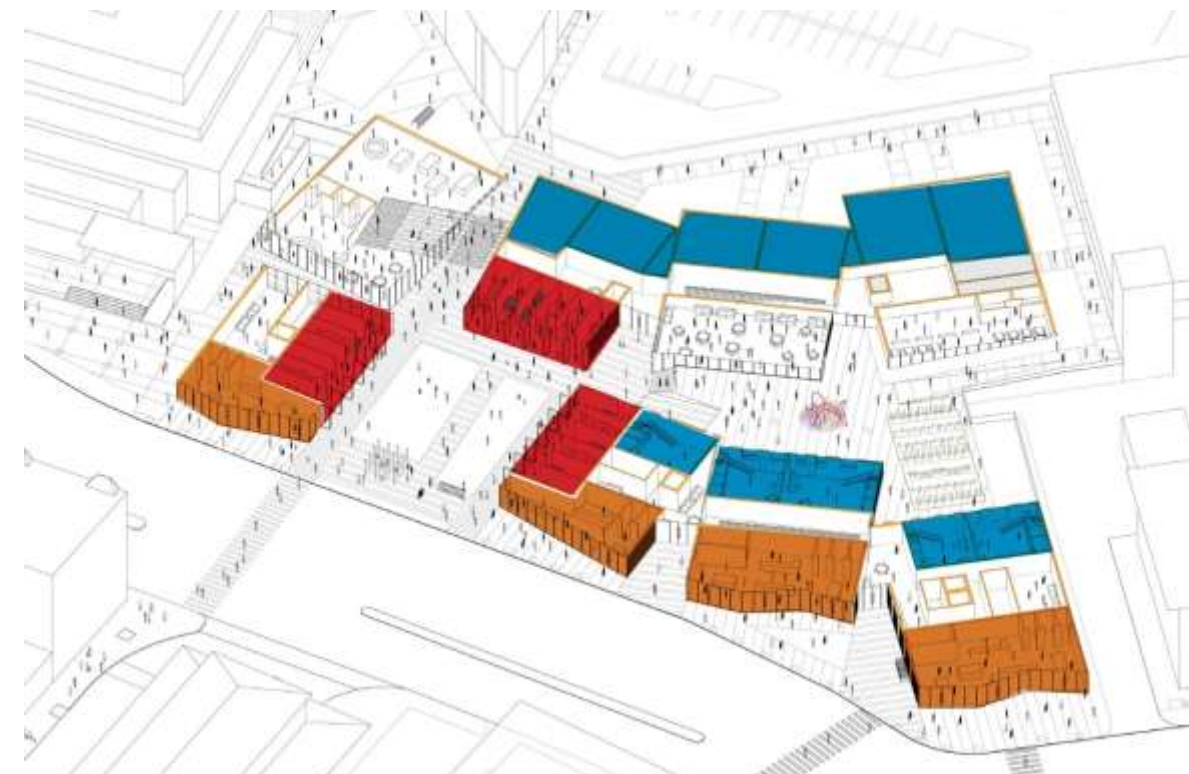
**Economic
Opportunities**

- + Local business development opportunities
- + Affordable retail space for local shops and artists
- + Job creation
- + Homeownership and investment opportunities
- + Continuing education programs

OBJECTIVE III: ECONOMIC DEVELOPMENT

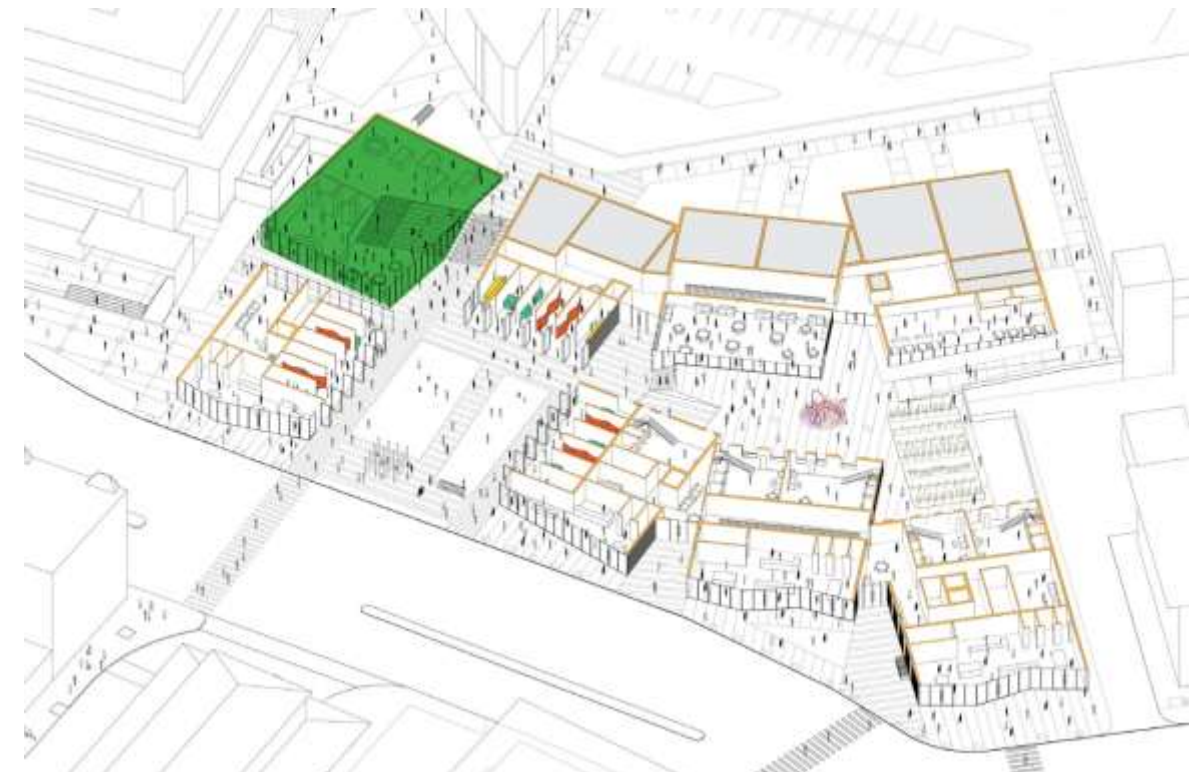


Micro retail, restaurant/kitchen incubator and artist live/work spaces provide business opportunities for local small shops and artists.



- Micro retail
- Restaurant/kitchen incubator
- Artist live/work

Continuing education programs designed to prepare the community for better job/life opportunities.



Education Center

400 +/-
construction jobs

+

70 +/-
permanent jobs

**Wealth accumulation through homeownership +
Minority crowdfund for small-scale minority investors.**



Joseph Feaster
Feaster Enterprises
Fund Manager

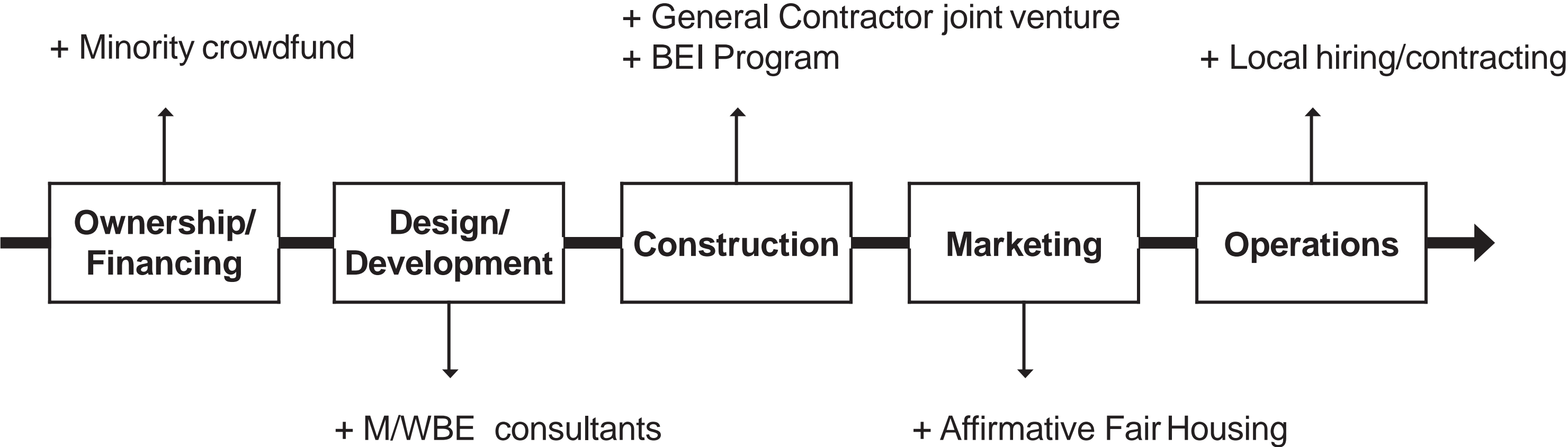


Marvin Gilmore
Key Investor

OBJECTIVE IV: DIVERSITY + INCLUSION



Meaningful minority participation at all aspects.



Additional community benefits:

- + Community fund of \$300,000 for local non-profits
- + \$1M annual real estate tax revenue to the City
- + Expandable parking garage of 210 spaces or more
 - + Public space & streetscape improvements

Project Highlights

- + Create 261 mixed-Income housing units & promote homeownership
- + Enhance pedestrian connections from Bolling Building to the new plaza
- + Contribute to the educational/cultural vitality of Roxbury
- + Create investment opportunities for small minority investors
- + Recruit and retain local teachers to live where they work
- + Create 400 construction jobs and 70 permanent jobs & maximize minority inclusion in all aspects
- + Reduce financial burden on teachers and ultimately on the City
- + Commit to Boston Residents Jobs Policy, 40%+ M/WBE trade & good job standards
- + Build micro retail, kitchen incubator & artist studios for local businesses & artists
- + Establish \$300,000 community fund for local non-profits
- + Design contextual buildings at local scale with existing architectural style
- + Build expandable parking garage of 210+ spaces
- + Diversify open space, extending pedestrian experience between Dudley Terminal & Library
- + Generate \$1M annual real estate tax to the City
- + Transit-oriented development at high density

Please visit www.TeachersPlaceBoston.com
to learn more about the project and show your support!