

A Vision for 135 Dudley

Housing Opportunity

Economic Development

Community Empowerment

Arts & Culture



February 23, 2019

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The Vision - Highlights

- 1 Mixed-Income Housing With Rental and Ownership Opportunities for Families at All Income Levels
- 2 Major Arts and Cultural Center in Dudley Square: 5,000 SF Art Gallery, 11 Artist Live/Work Units, and 15,000 SF Public Plaza
- 3 9,000 Square Feet of Neighborhood Retail
- 4 Parking Accommodations for the General Public, 135 Dudley Residents, and replacement spaces for the Boston Police Department
- 5 Roxbury's First Passive House Development with LEED Platinum Certification
- 6 Holistic Strategy for Economic Development, Local Hiring, Non-Displacement, and Community Collaboration

The team that will make this vision a reality

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Copley Wolff Design Group
Landscape Architects & Planners

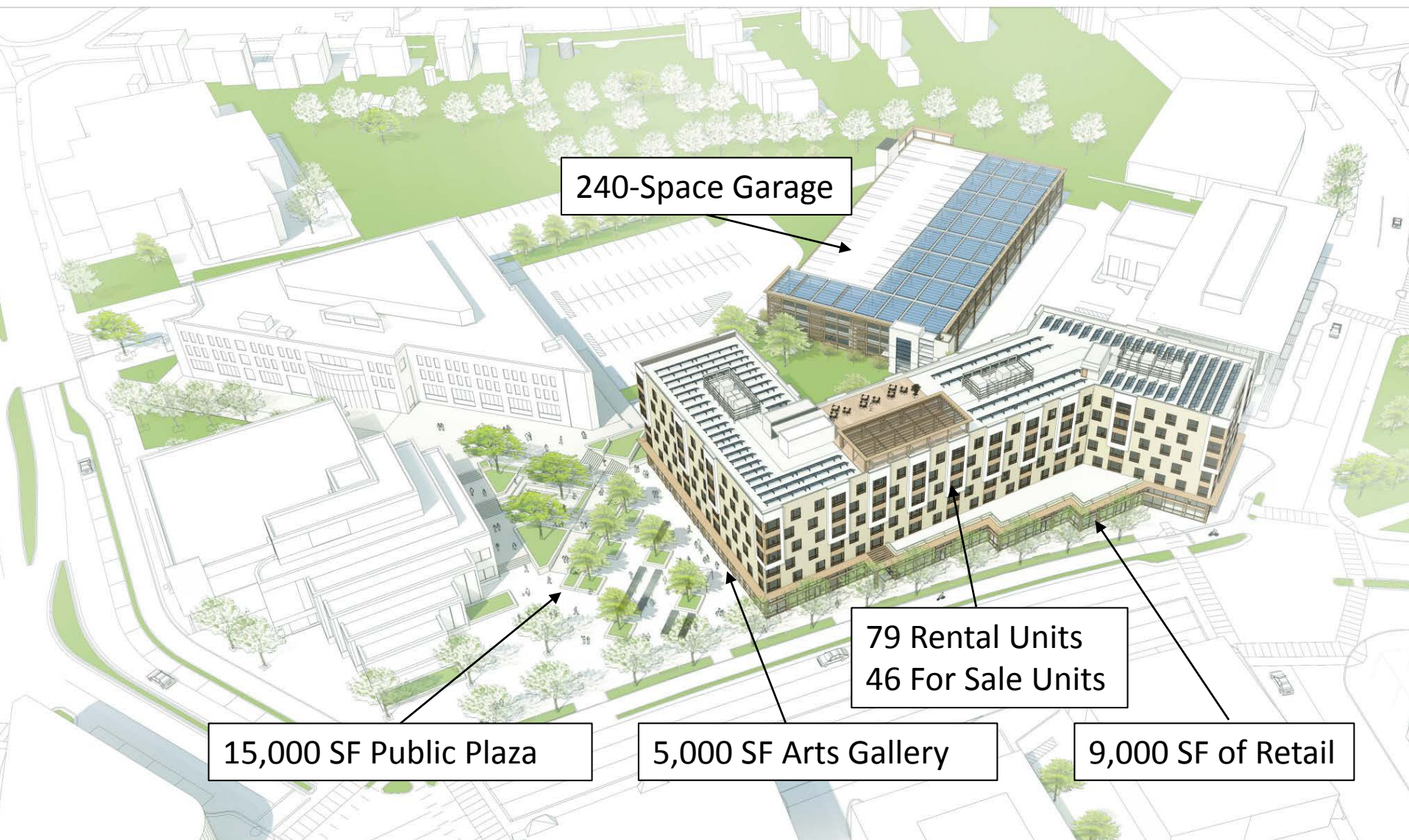
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MANAGEMENT



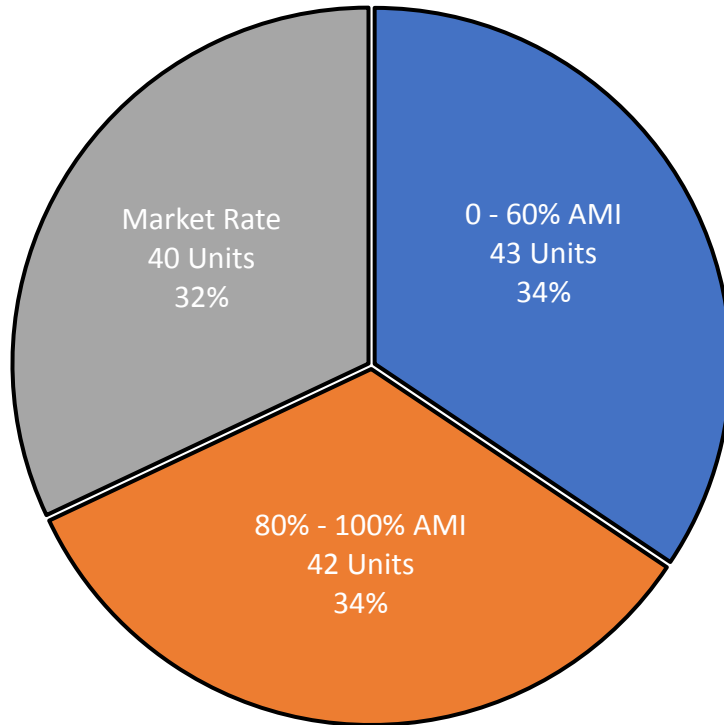
Steven Winter Associates, Inc.
Improving the Built Environment Since 1972



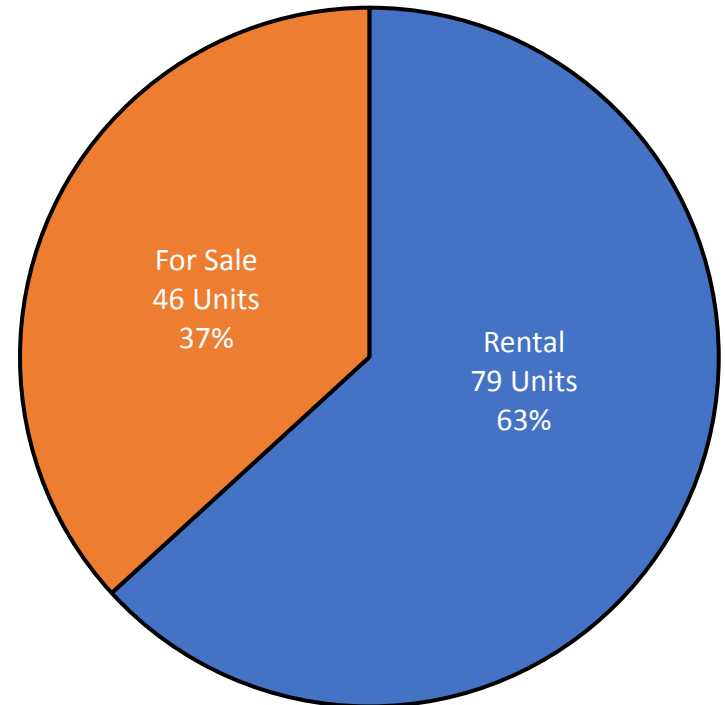
The Vision



Housing for Households Across Income Spectrum



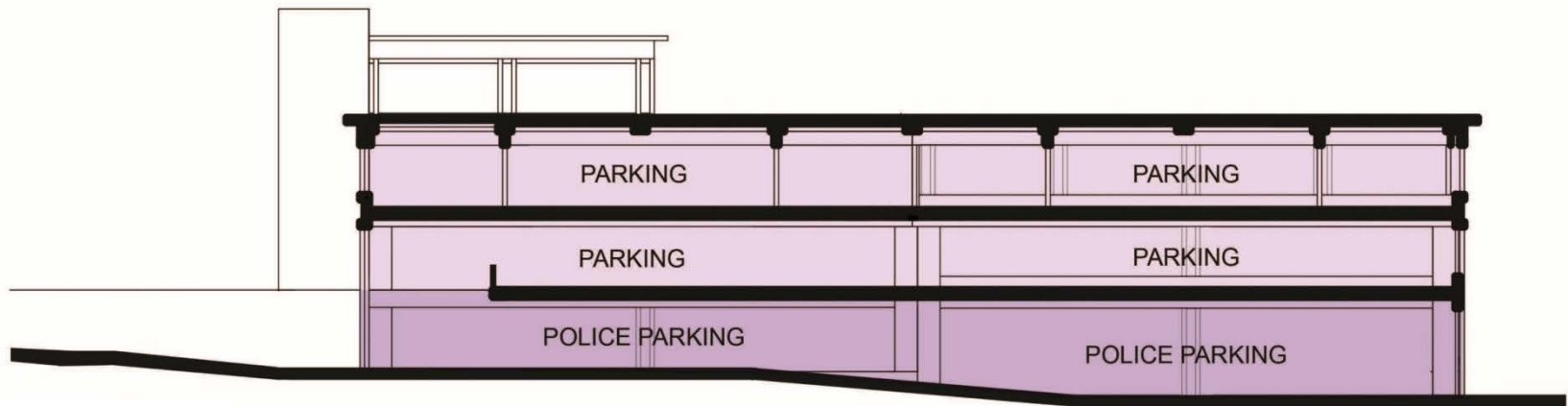
■ 30-60% AMI ■ 80-100% AMI ■ Market



■ Rental ■ For Sale

Parking Accommodations For All

- 240 Spaces Total
- 100 Parking Spaces for the Development (0.8 Parking Ratio)
- 54 Spaces for Workers, Shoppers and Visitors to Dudley Square
- 86 Replacement Spaces for the Boston Police Department
- Potential to Increase Public Parking Availability Via Shared Use Parking Program



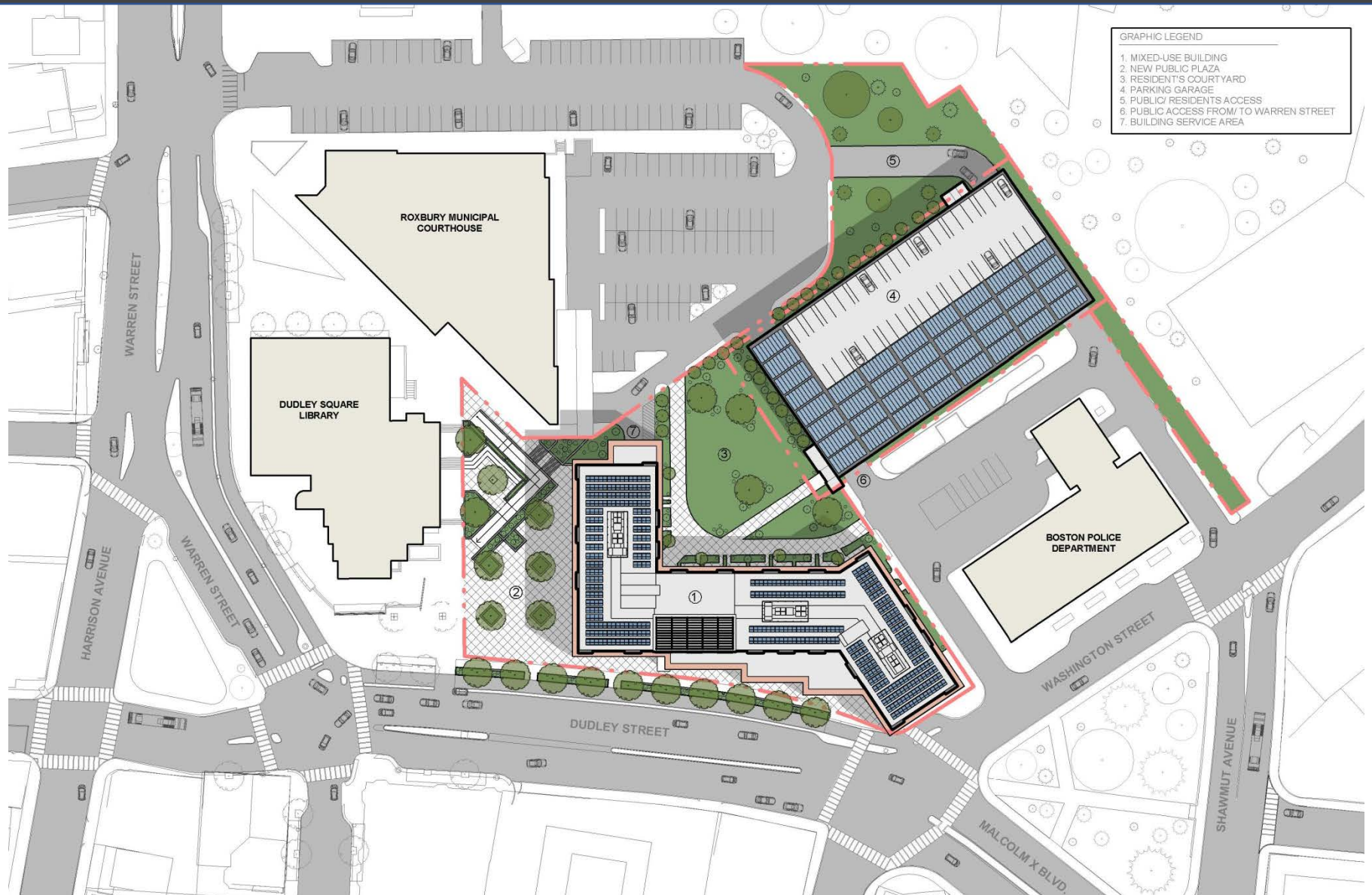
Additional Benefits of Trinity Proposal

- Expansive Community Engagement Process
- Artists Non-Displacement Strategy with Paul Goodnight and Other Local Artists
- Marketing Program and Resources Aimed at Maximizing Participation of Roxbury Families
- Economic Development Strategy with Suffolk Construction and Trinity Management to Hire Local Residents and Contract with Local S/M/WBE Companies
- On-Site Property Management

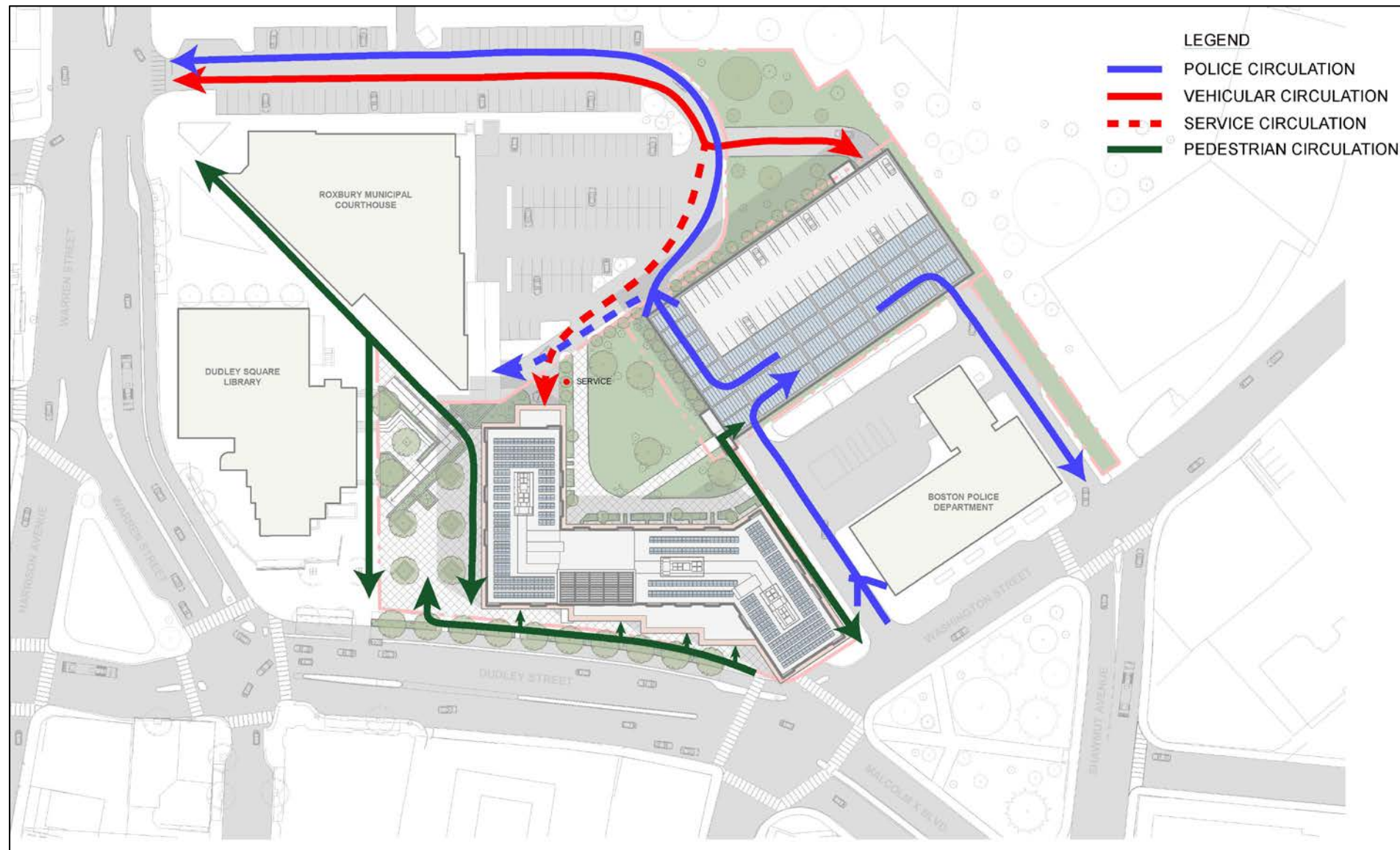
Design



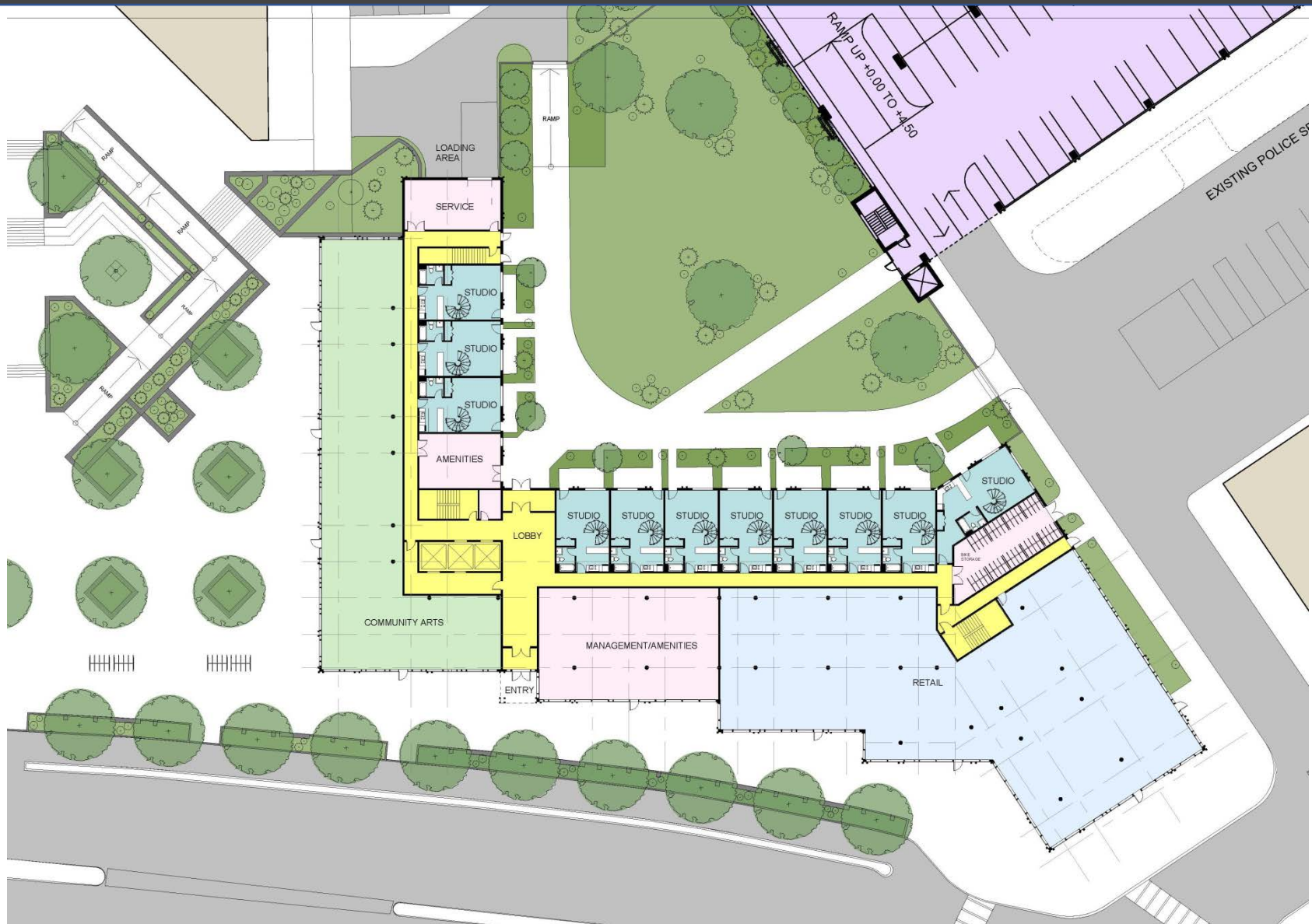
Site Plan



Circulation for Pedestrians, Commuters, Police



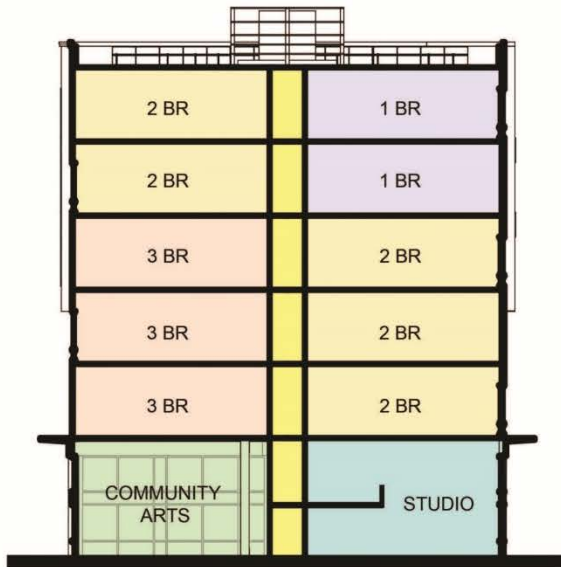
Active Ground Floor



Residential



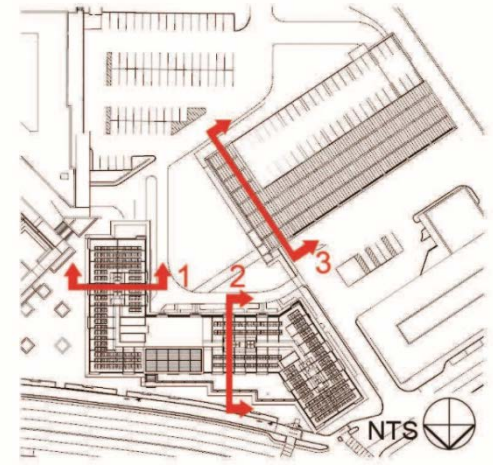
Residential



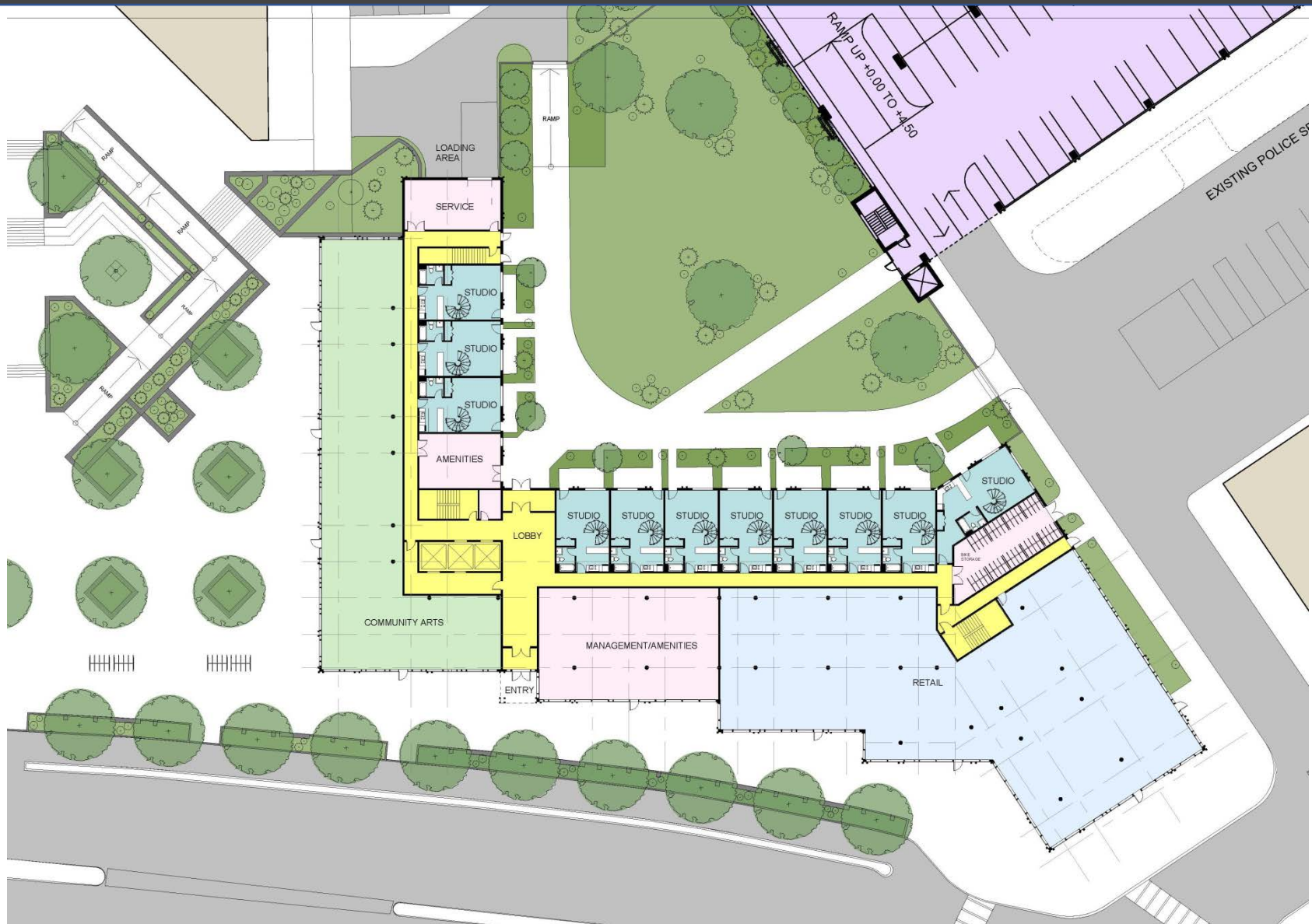
SECTION 1



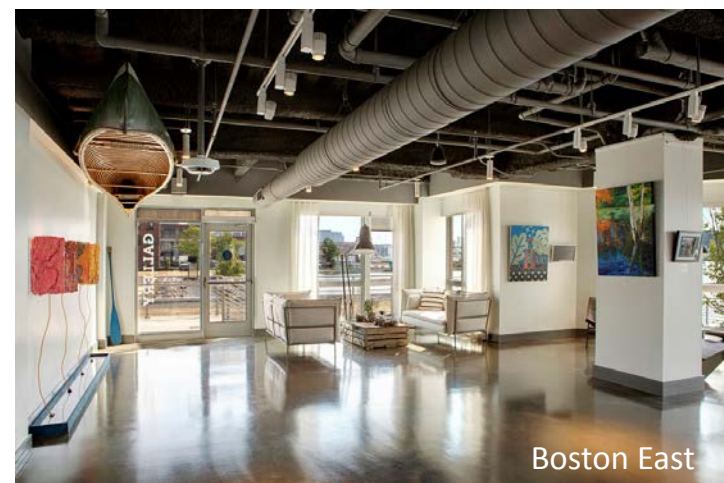
SECTION 2



Active Ground Floor



Major Arts/Cultural Center in Dudley Square



Boston East



Appleton Mills, Lowell



Enterprise Center, Brockton



Programmed Public Plaza



Passive House – Net Zero

1. Reduce Heating Energy by 80-90%
2. Reduce Whole Building Energy by 30% + Over Massachusetts Stretch Code
3. Reduce Carbon Pollution Into Neighborhood By 100% (*Only Emergency Power Uses Fossil Fuels*)
4. Dramatically Improved Resident Indoor Air Quality
5. Dramatically Improved Resident Comfort (*Noise Reduction, No Drafts, No Cold Windows*)
6. Resilient Design to Allow Residents to Shelter-In-Place During Extended Power Outages
7. PV Sized to Reach Net Zero

Bristol Commons and Lenox Green, Taunton, MA



425 Grand Concourse, Bronx, NY



Enhancing Economic Vitality in Dudley Square

- Adding 125 Households to Dudley Square to Patronize and Support Local Businesses
- 9,000 Square Feet of Retail Space in Project for Neighborhood Retail
- 240-Space Parking Garage Will Include Space for Public and Commercial Tenants
- Permanent Job Opportunities for On-Site Property Management and Neighborhood Retail

Carruth, Dorchester, MA



Treadmark, Dorchester, MA



Building 135 Dudley with Community

Construction Jobs

- 51% Boston Residents, 40% People of Color, 12% Women
- Walk-on Application System for Local Workers

Partnerships with Workforce Development Organizations

- Building Pathways
- Operation Exit
- YouthBuild Boston
- Policy Group on Tradeswomen Issues

Minority and Women Business Utilization

- Trinity/Suffolk Goal of 30% MWBE Utilization on Subcontracts
- Suffolk's Trade Partnership Series
- Massachusetts Minority Contractors Association



Development Without Displacement

- Residences Affordable to All Households Along the Income Spectrum
- 125 New Units on Previously Vacant Land Within an Active Commercial District
- 46 Homeownership Units to Support Community Stability
- Residence Unit Sizes Ranging From Studio to Three-Bedroom Units
- 11 Loft Units Designed for Artist Live/Work Residences and 5,000 Square Feet of Space to Support and Retain Community Arts
- Local Preference Effort
- Resources to Assist Families Paying Closing Costs to Purchase Homeownership Units at the Development



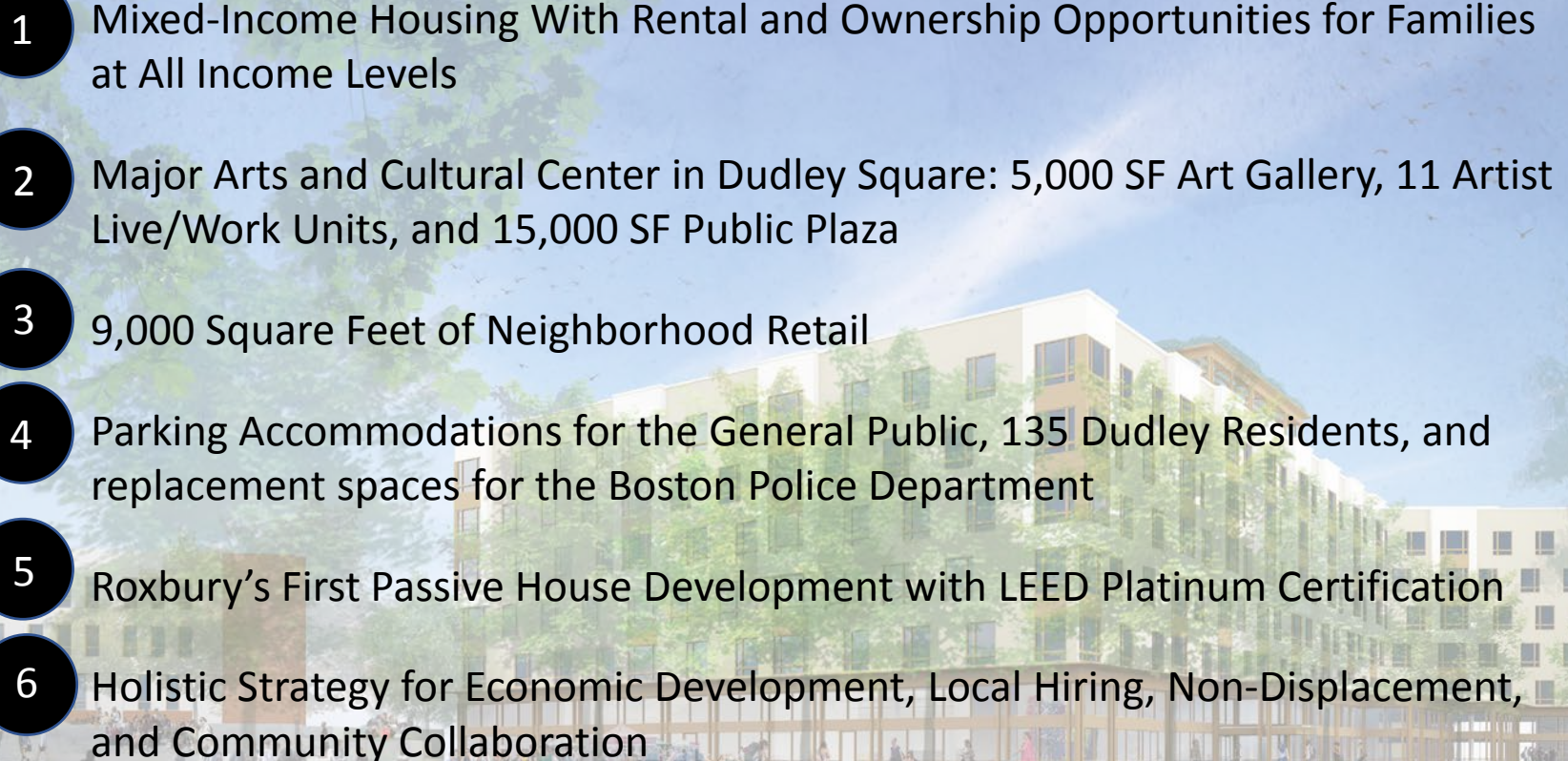
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