



Mildred C. Hailey

Phase One Development

Article 80: Community Meeting

November 5, 2020



THE **COMMUNITY**
BUILDERS

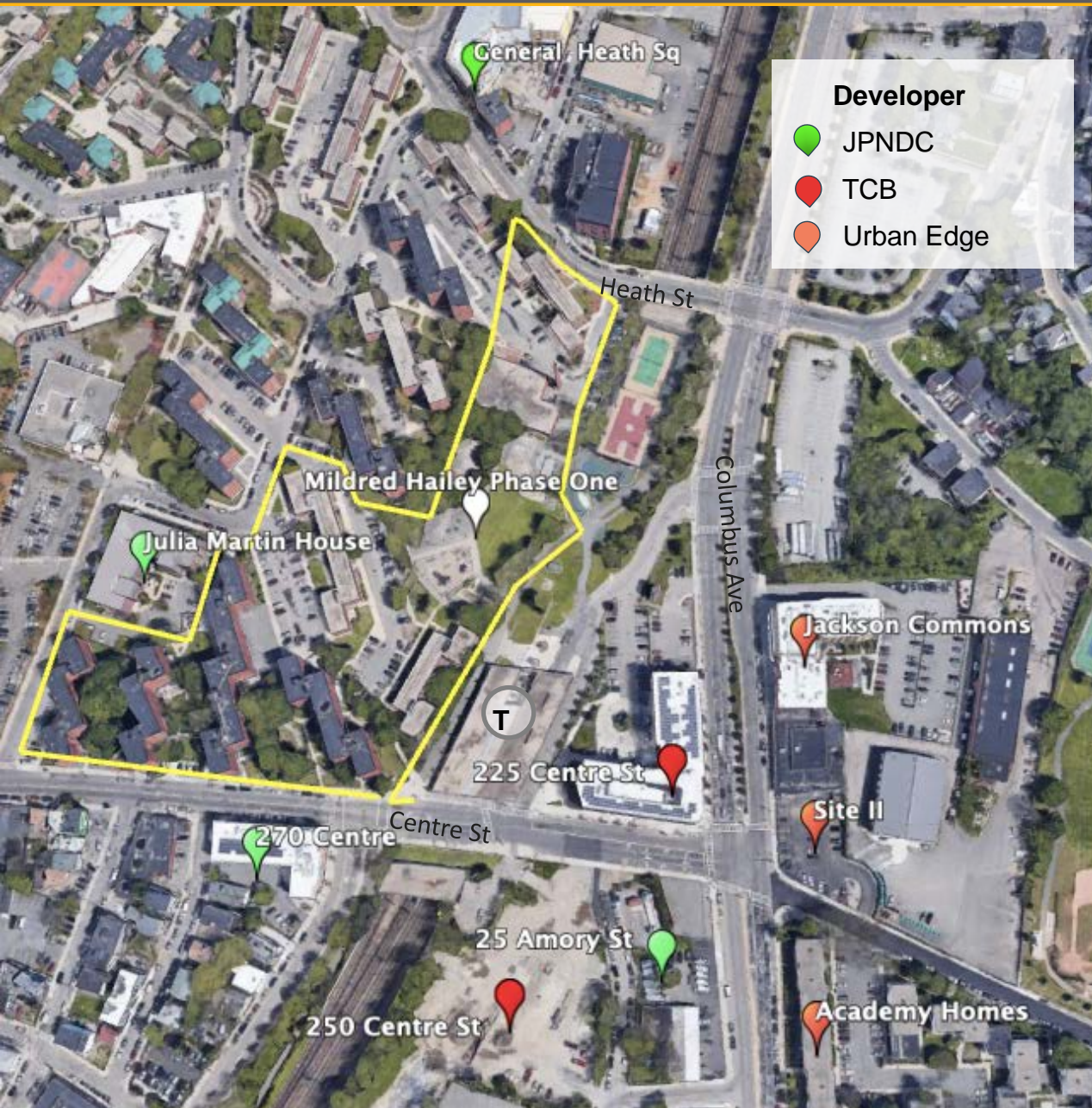


Agenda

- 
- An aerial concept rendering of a city block development. The central focus is a large, U-shaped building complex with multiple stories, featuring a mix of brick and light-colored facades. The building is surrounded by lush green trees and smaller, existing structures. A street runs along the right side of the development, with a few cars and a bus visible. The background shows a dense urban area with more buildings and trees.
1. Project overview & master plan goals
 2. Site plan & urban design
 3. Accessibility & safety
 4. Street network & transportation
 5. Phasing & relocation
 6. Buildings 1A & 1B design
 7. Sustainability

Phase One Development Concept Rendering

Centre Street Partners

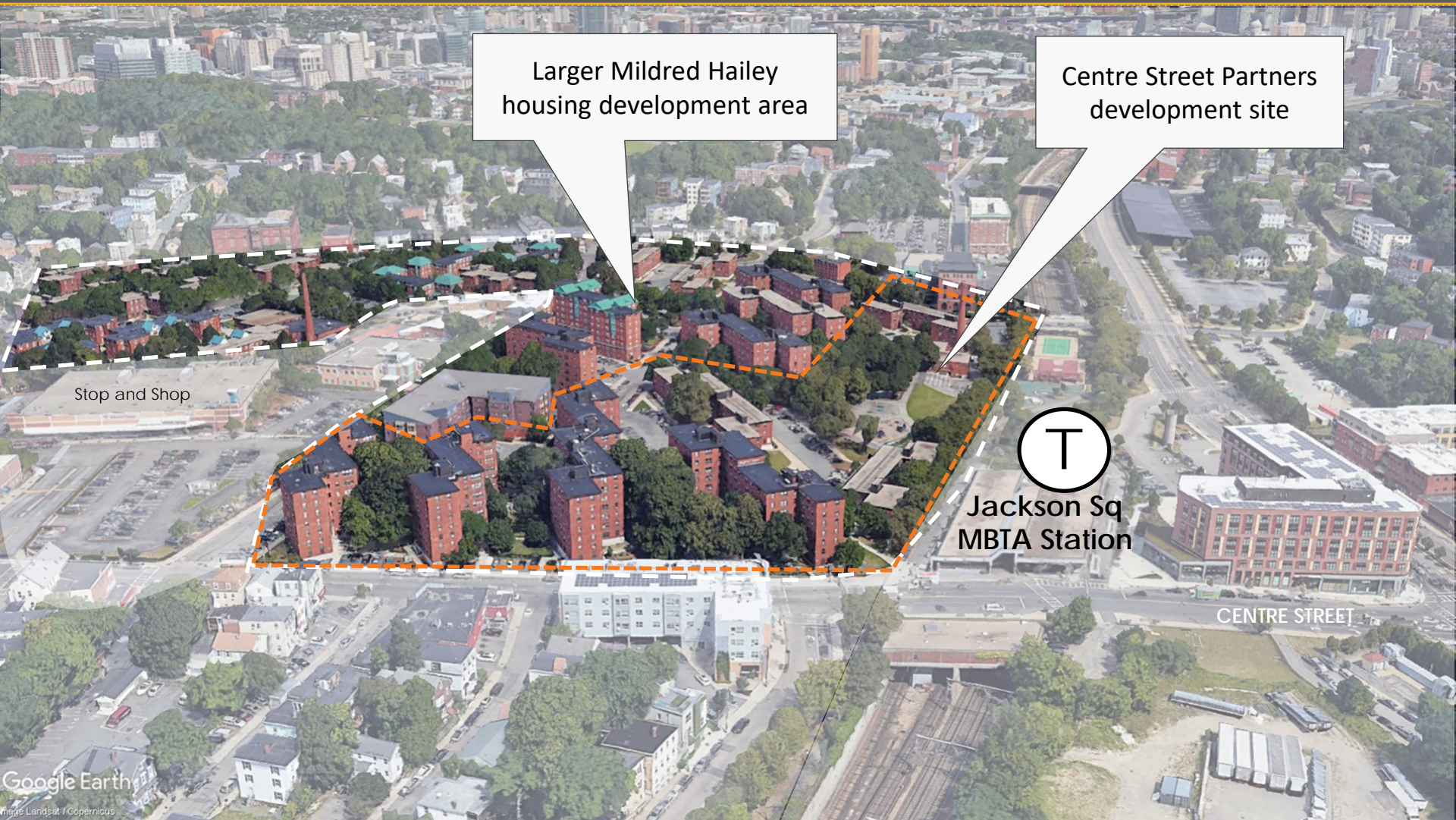


THE **COMMUNITY**
BUILDERS



**Centre Street Partners:
Immediate Jackson Square
Developments (Completed
and In Predevelopment)**

Site Area



Site Area



24 + 34 Heath St

Anna Mae Cole Center

960, 962, 964
Parker St

50 + 52 Lamartine St

265 + 267 Centre St

295 + 297
Centre St

285 + 287
Centre St

275, 277, 279
Centre St

Community Engagement Process To-Date

- Resident Meetings- 2017-2020
- Resident Survey- Winter and Spring 2018
- Focus Groups- Winter and Spring 2018
- Building Captains Program- Spring 2019
- Community Meeting- Winter 2020
- Stakeholder Meetings- Ongoing



Community Meeting: February 2020



Building Captains: Spring 2019

Community Feedback

- Improve safety and security
- Use accessible and universal design
- Provide indoor and outdoor community spaces
- Create safe pedestrian connections across streets and keep vehicles at slow speeds
- Use inclusive design for an integrated mixed-income community



Mildred Hailey Youth Meeting: Fall 2020



Neighbors Meeting at 61 Health St: Fall 2020

Master Plan Goals

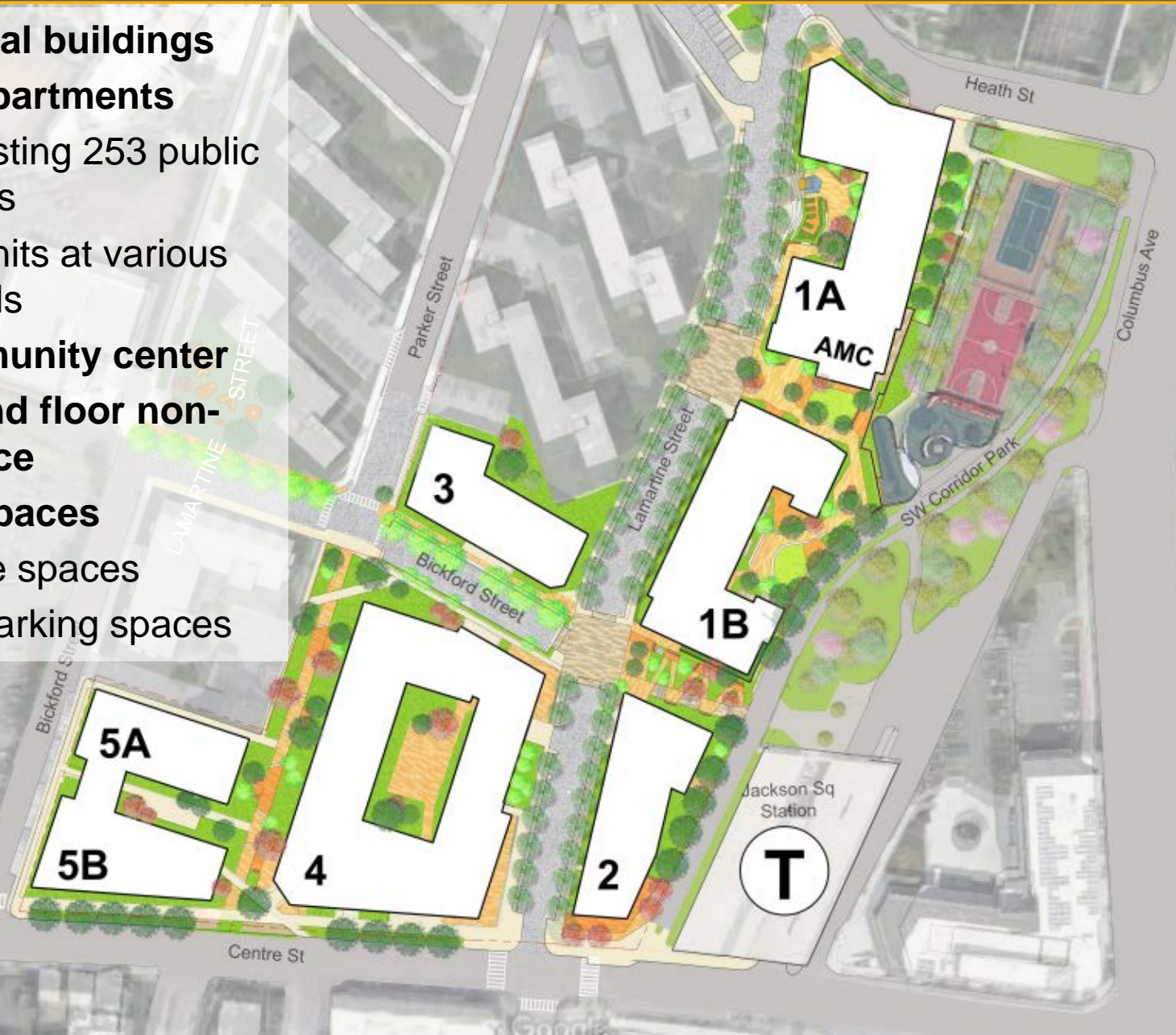


Phase One Development Concept Rendering

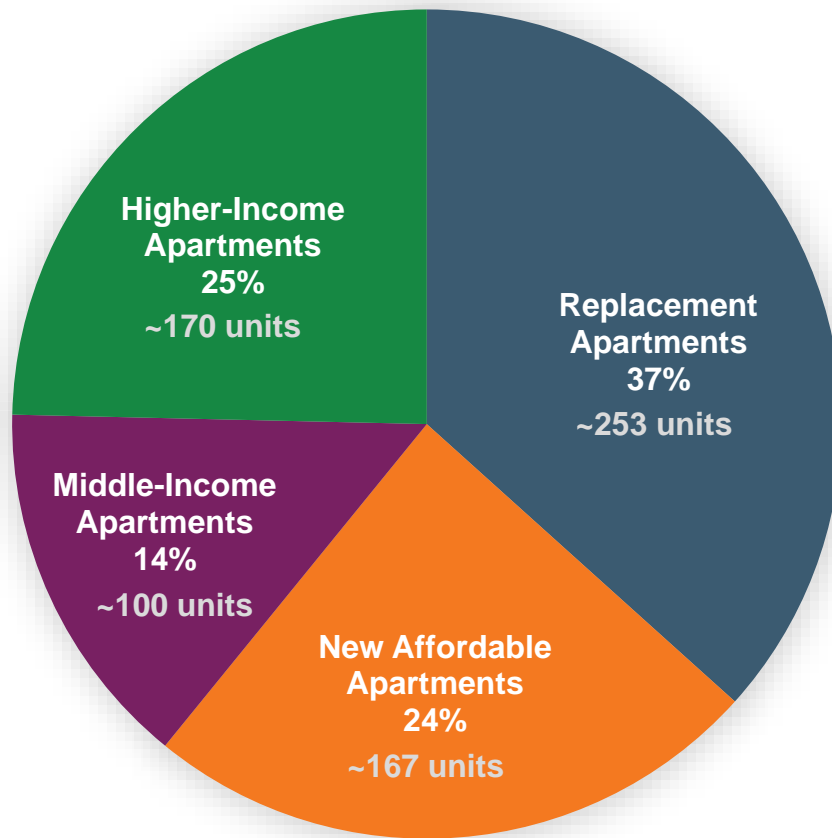
- 1:1 replacement of 253 deeply affordable apartments
- Add new affordable apartments and create a mixed-income community
- Robust community services and programming, including a new Anna Mae Cole Center
- Improve site safety
- Create better connections within Mildred Hailey and with the surrounding neighborhood
- Minimize disruption for existing residents with a build-first model
- Sustainable and resilient design

Project Overview: Program

- **7 new residential buildings**
- **Total of ~690 apartments**
 - Replace existing 253 public housing units
 - ~437 new units at various income levels
- **~6,800 sf community center**
- **~8,300 sf ground floor non-residential space**
- **~309 parking spaces**
 - ~233 garage spaces
 - ~76 street parking spaces



Income Mix



Total: ~690 units

- Replacement Apartments
(Section 8 at or below 50% AMI*)
- New Affordable Apartments
(50% and 60% AMI)
- Middle-Income Apartments
(80% and 100% AMI)
- Higher-Income Apartments
(market or up to ~165% AMI)

* Existing public housing units eligible up to 80% AMI, and upon turnover, 10% of all units set aside for homeless or formerly homeless households

Income Mix by Building

Unit Mix*

Building No.	1A	1B	2	3	4	5A	5B	Total
Replacement (Section 8)**	44	47	23	22	78	20	19	253
Affordable at 50% AMI	10	-	-	-	-	-	-	~10
Affordable at 60% AMI	10	-	42	38	-	33	34	~157
Middle-Income at 80% AMI	16	20	-	-	34	-	-	~70
Middle-Income at 100% AMI	30	-	-	-	-	-	-	~30
Higher-income***	-	57	-	-	113	-	-	~170
	~110	~124	~65	~60	~225	~53	~53	~690

AMI= Area Median Income

* Exact number of units and distribution in different buildings subject to modification based on relocation, building design, and financing.

** Existing public housing units eligible up to 80% AMI, and upon turnover, 10% of all units set aside for homeless or formerly homeless households. Otherwise Section 8 units will have a 50% AMI restriction for new households.

*** Market or restricted at a higher AMI such as 165% AMI

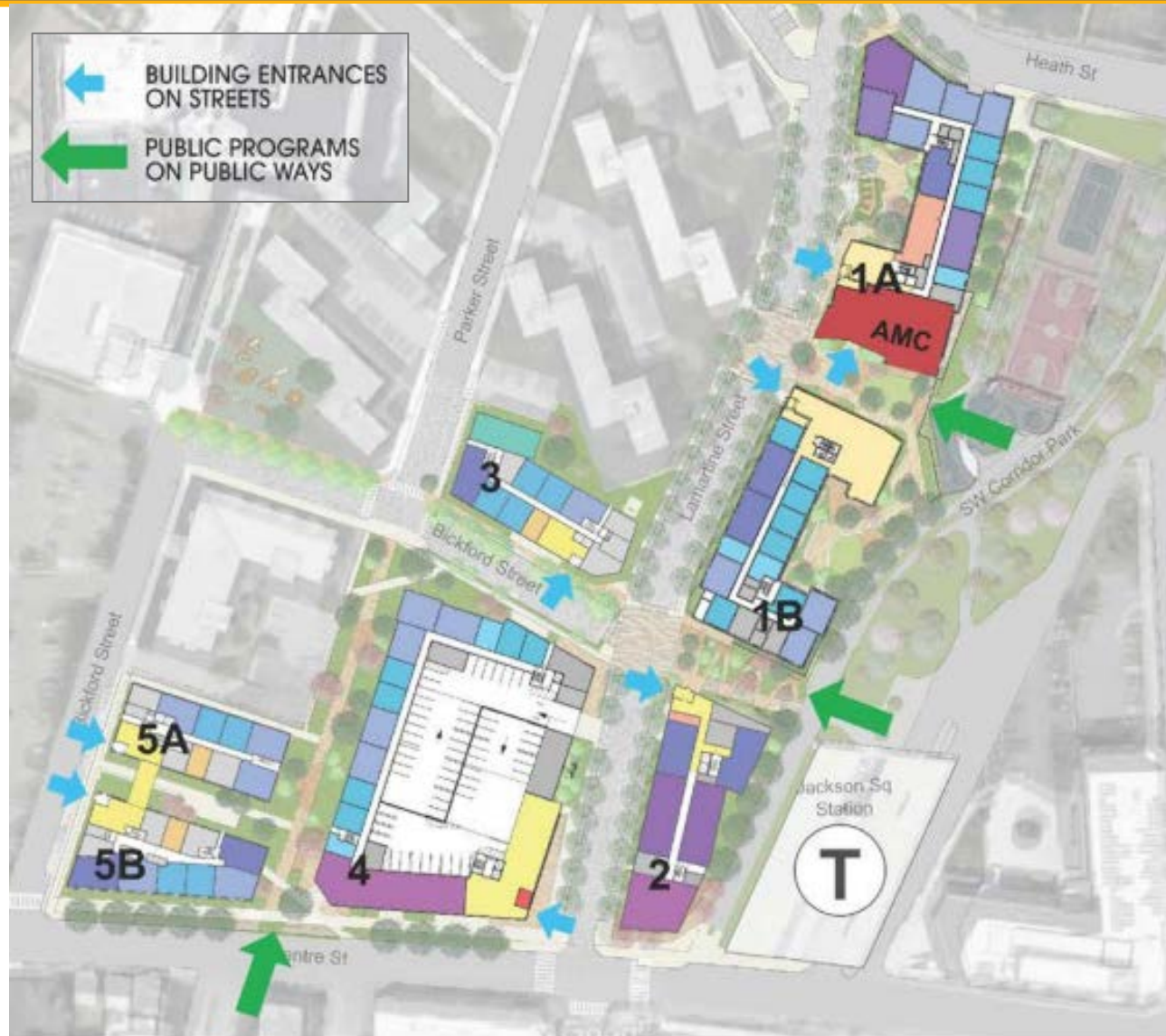
Urban Design Principles

- Add street and pedestrian connections
- Robust public realm
- Active uses along Centre Street
- Variety of building forms



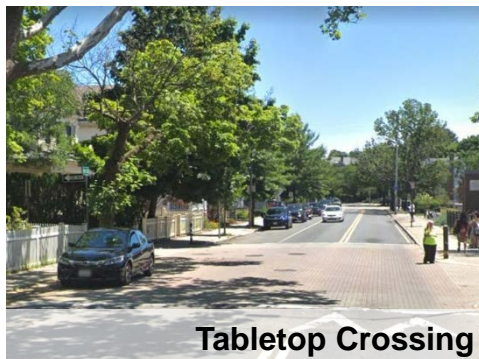
Accessibility and Safety

- All new sidewalks will be accessible
- All new buildings will be fully accessible
- Accessible units will follow requirements of MAAB
- Clear site lines for pedestrian paths and open spaces
- Building entrances on main streets

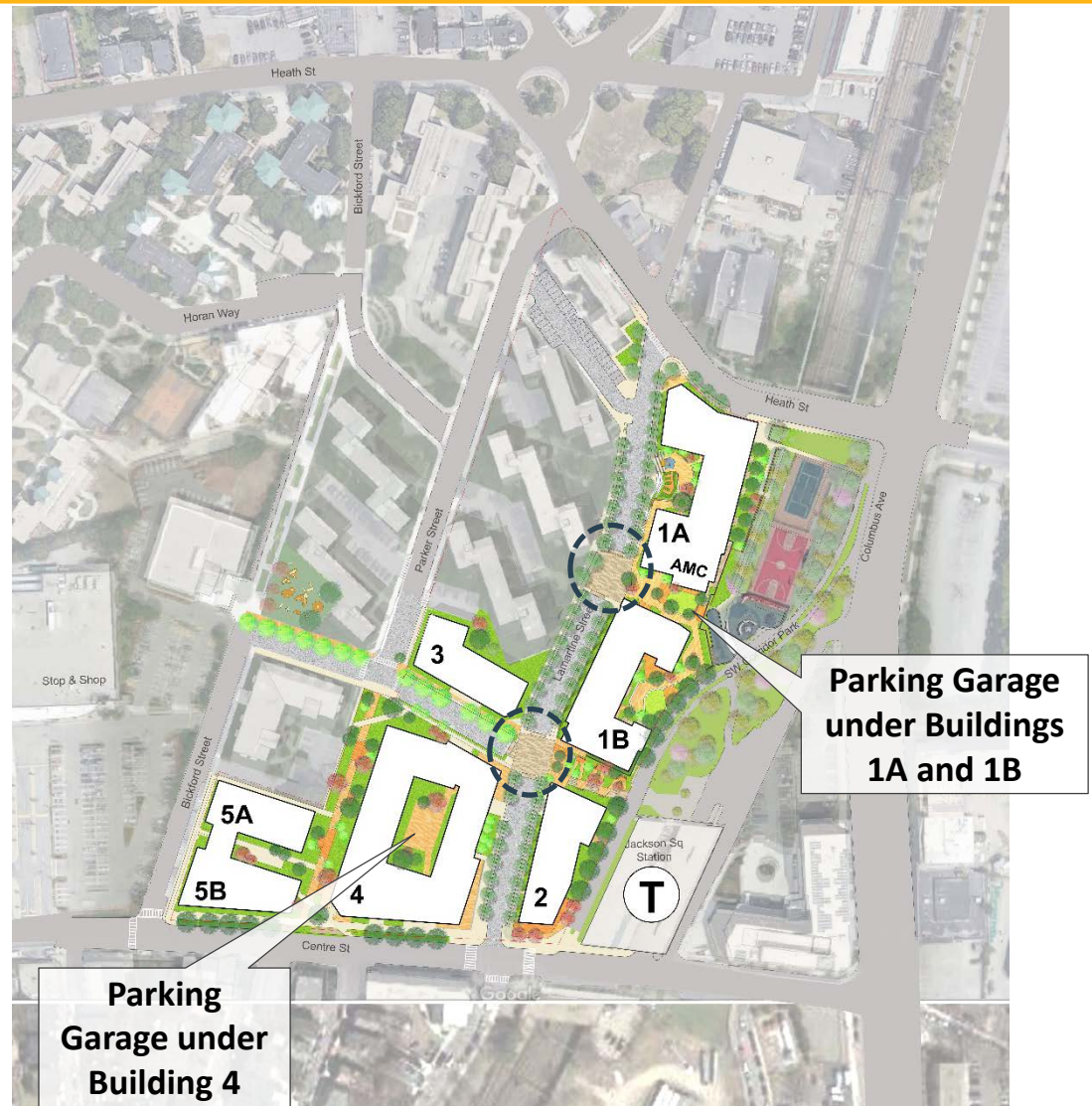


Street Network and Transportation

- New private roadways open to public use
- Neighborhood slow streets design
- Traffic calming with tabletops
- Replace surface parking lots with on-street parking and concealed garages
- Covered bicycle spaces and outdoor bicycle racks

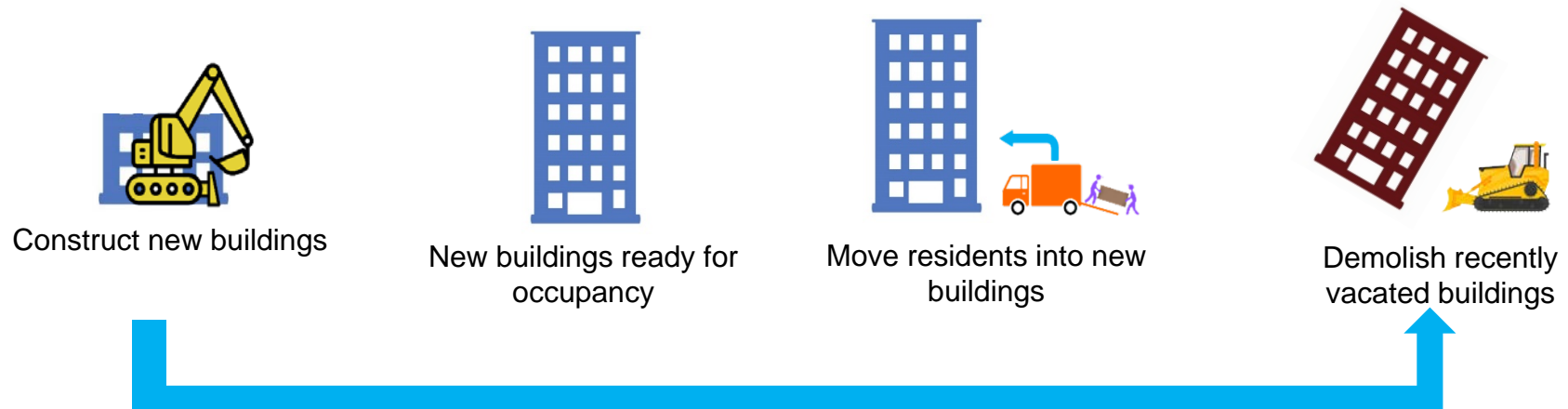


Tabletop Crossing



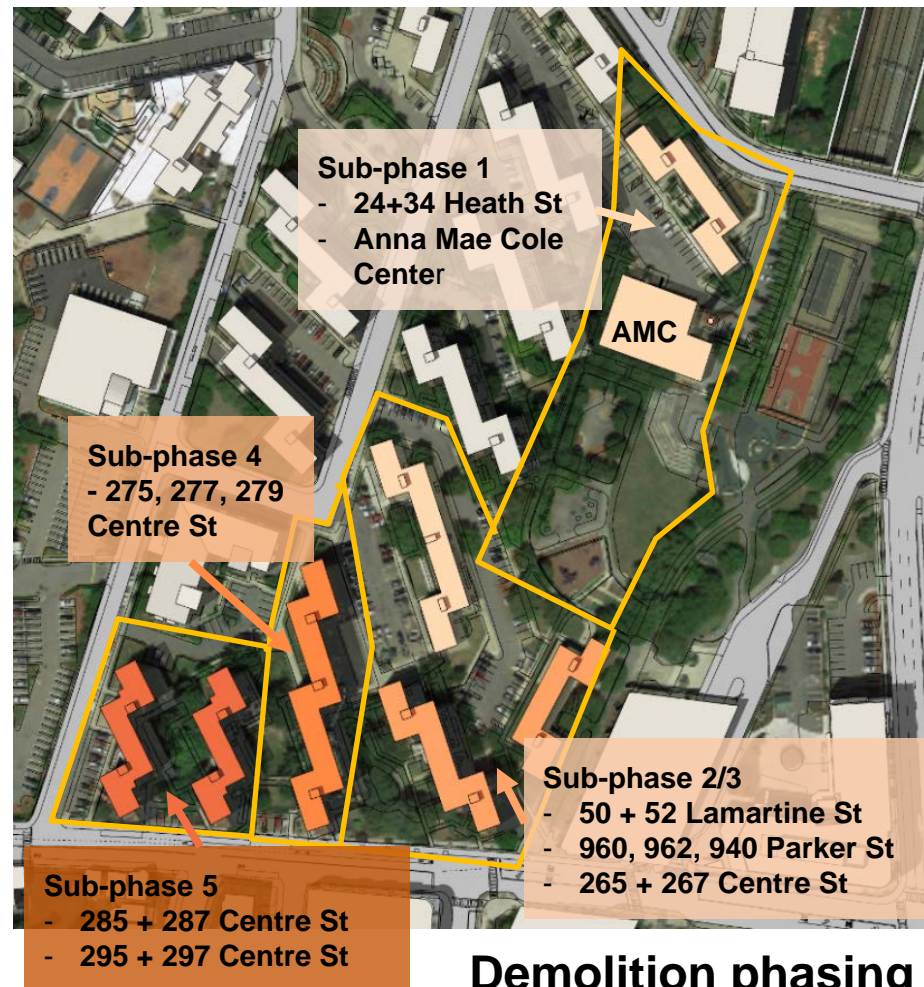
Relocation

- New apartments on-site for all existing residents
- Minimize disruption to current residents
- Split relocation into phases
- Build first on vacant land as available
- Most residents only have to move once, some twice
- Apartments for current residents spread across all new buildings
- Build new Anna Mae Cole Center in first phase



Build-First Model Illustration

Approx. 5 sub-phases: Construction 2022 – 2030 ±



Building 1A and 1B Site Plan

BUILDING 1A

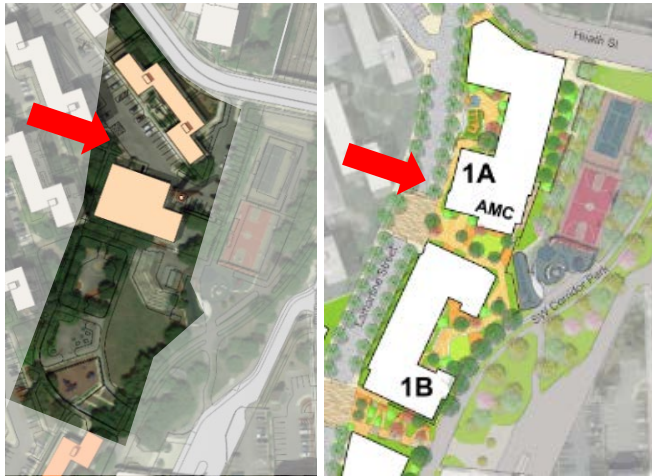
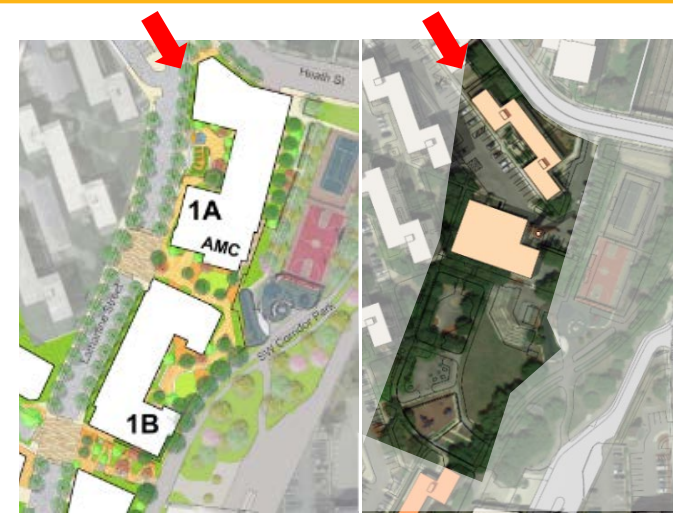
BUILDING 1B



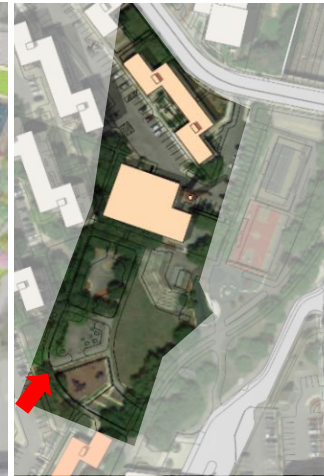
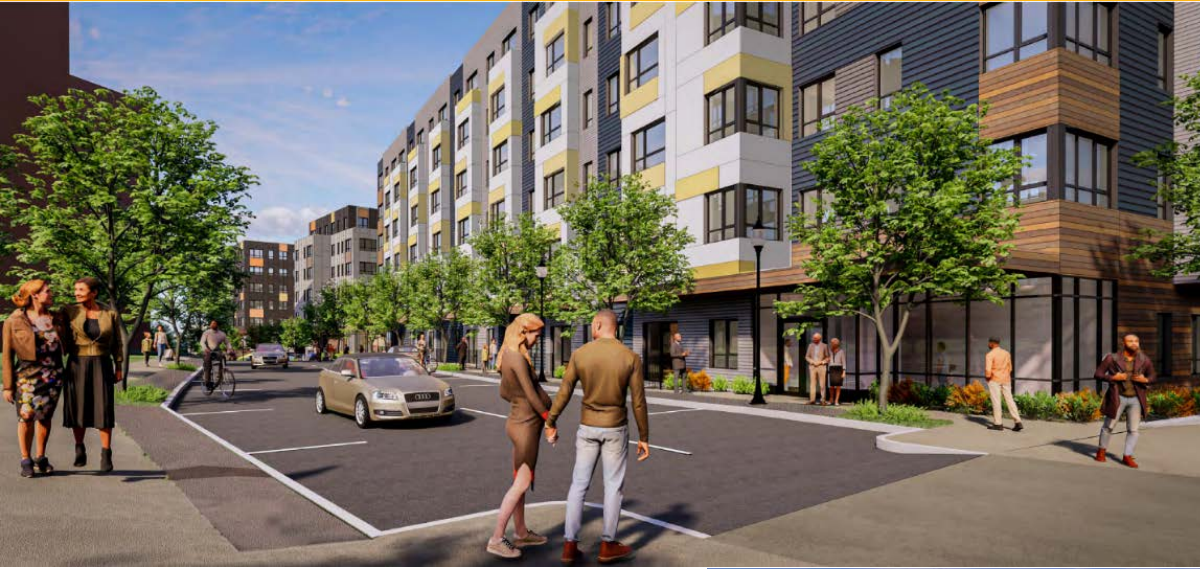
Proposed



Building 1A at Heath & Lamartine Streets



Building 1B from Lamartine Street



Anna Mae Cole Plaza from Southwest Corridor Park



Sustainable Design and Climate Resilience

Article 37 LEED Certifiability

- LEED BD+C: Multifamily Midrise v4
- Preliminary Checklist for Buildings 1A and 1B: 64.5 points/LEED Gold



Carbon Neutral Building Assessment

- Building 1A and 1B to utilize passive house design principles
- Passive house feasibility energy modeling to inform carbon neutral building feasibility

Renewable Energy

- Roof layout planning to maximize available space for potential solar PV
- Roofs to be solar PV-ready

Climate Resilience

- Passive design principles support passive resilience to extreme heat events
- Stormwater system design will mitigate the impact of extreme precipitation
- Water conserving fixtures and landscaping will reduce the impact of droughts

Article 80 Process and Next Steps

- **Article 80 Process**
 - **PNF Submission- Sept 17, 2020**
 - **Scoping Session- Sept 1, 2020**
 - **IAG Meeting- first meeting Oct 22, 2020**
 - **First Community Meeting- Nov 5, 2020**
 - **BCDC Review**
 - **Scoping Determination Issued**
- **BPDA Board Approval**
- **ISD Permitting**
- **Construction Start**

Q & A



Phase One Development Concept Rendering