



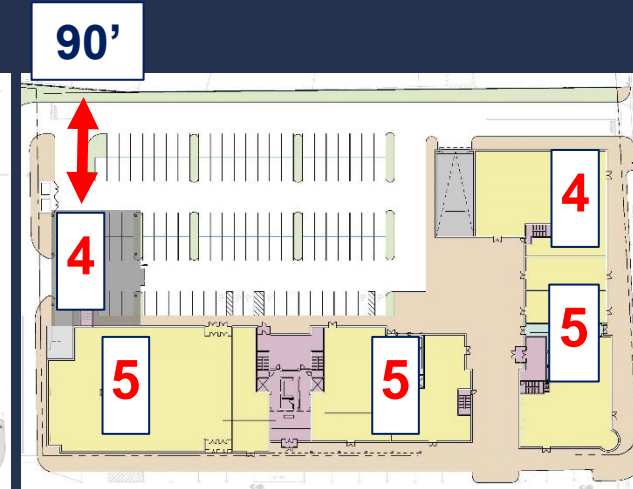
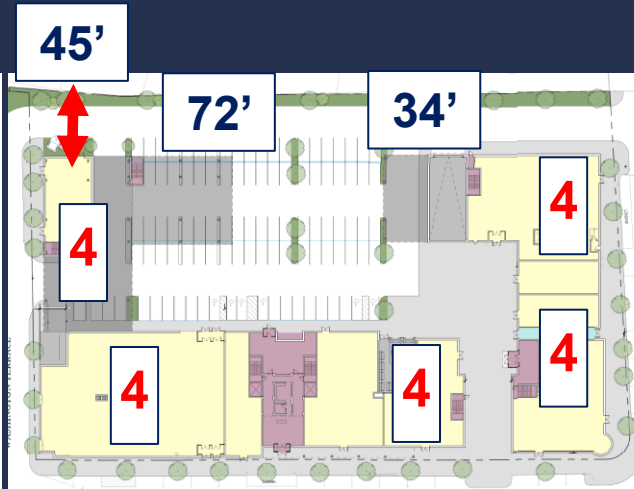
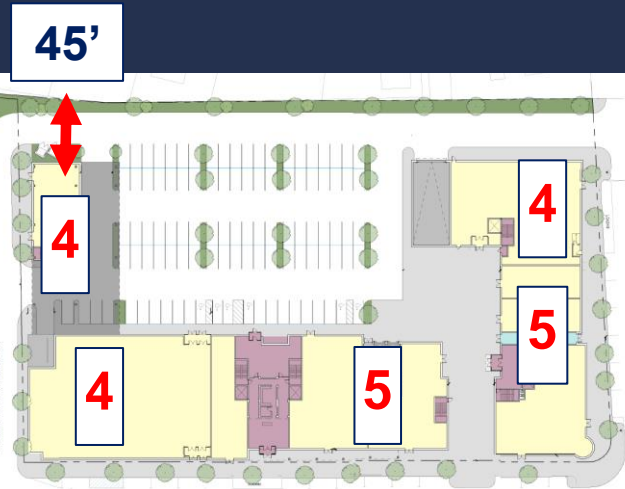
# WASHINGTON PLACE

LAND USE COMMITTEE PRESENTATION  
November 29, 2016

# Washington Place Revised Proposal

	Original Filing	Option A: 5/4 Stories	Option B: 4 Stories	Revised Proposal
Gross SF	238,075	228,915	228,915	226,875
# of Units	171	161	161	158 - 164
# / % Affordable	15% / 26	25% / 41	25% / 41	25% / 40 - 41
# of 3-Beds	0	6	6	6
Foster Street Setback (WT)	90'	45'	45'	90'
Foster Street Bump outs	0' / 0'	0' / 0'	72' / 34'	0' / 0'

# Washington Place: Design Schemes



## Option A: 5/4 Scheme

- 45' Setback from Foster
- 5/4 Stories on East Building
- 4 Stories on West Building
- 4 Stories on Washington Terrace

## Option B: 4 Scheme

- 45' Setback from Foster with 2 Bump outs: 72' and 34'
- 4 Stories on all Sides

## Revised Proposal

- 90' Setback from Foster
- Eliminate bump outs
- 5/4 Stories on East Building
- 5 Stories on West Building
- 4 Stories on Washington Terrace

# Prior Roof Line: Washington Street



# Redesigned Roof Line: Washington Street



# Prior Roof Line: Walnut Street



# Redesigned Roof Line: Walnut Street



# Prior West Building





# 5<sup>th</sup> Floor on West Building



# Prior West Building: East on Washington Street



# Redesigned West Building: East on Washington



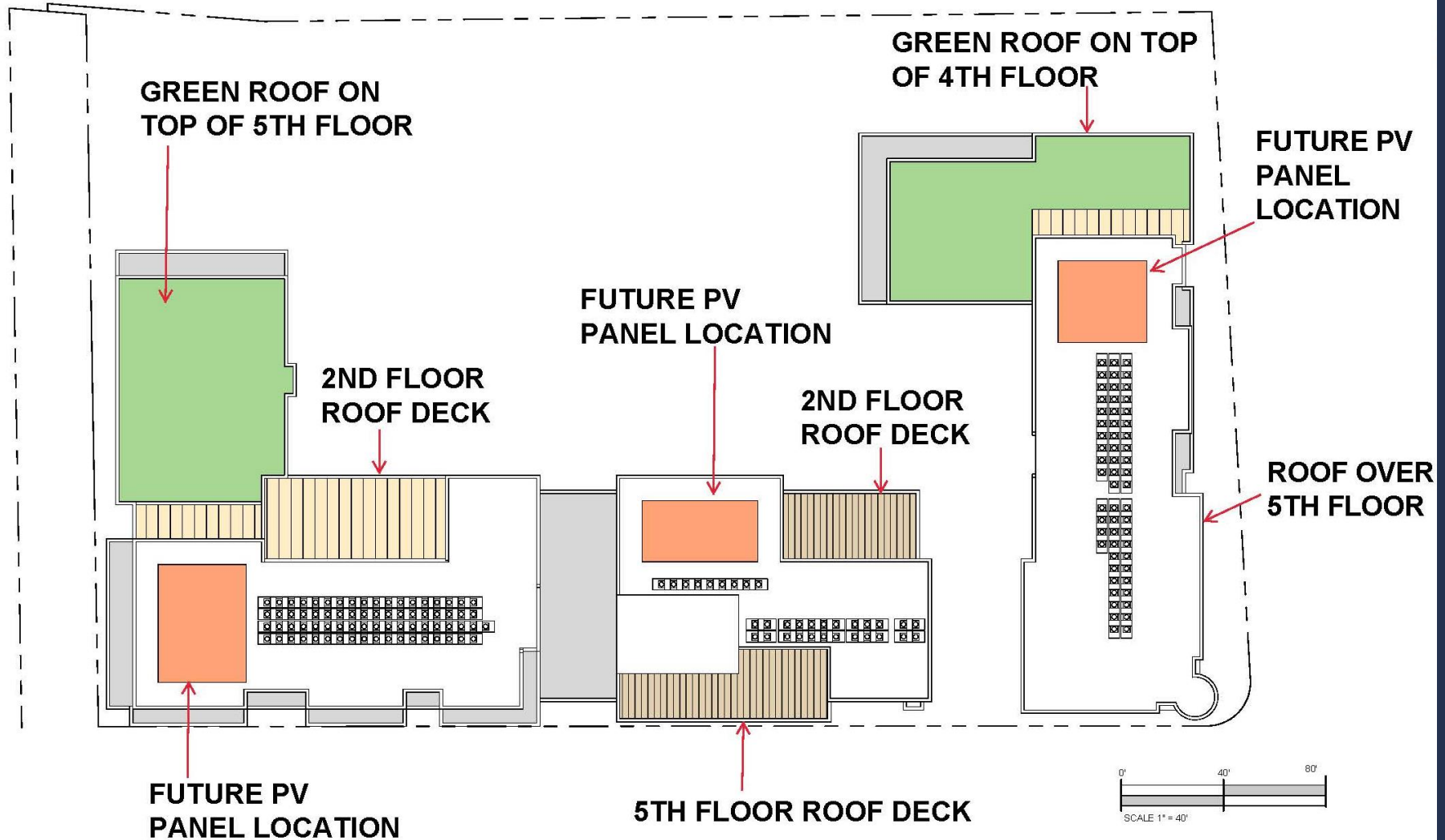
# Rear of Site: Facing Walnut (East)



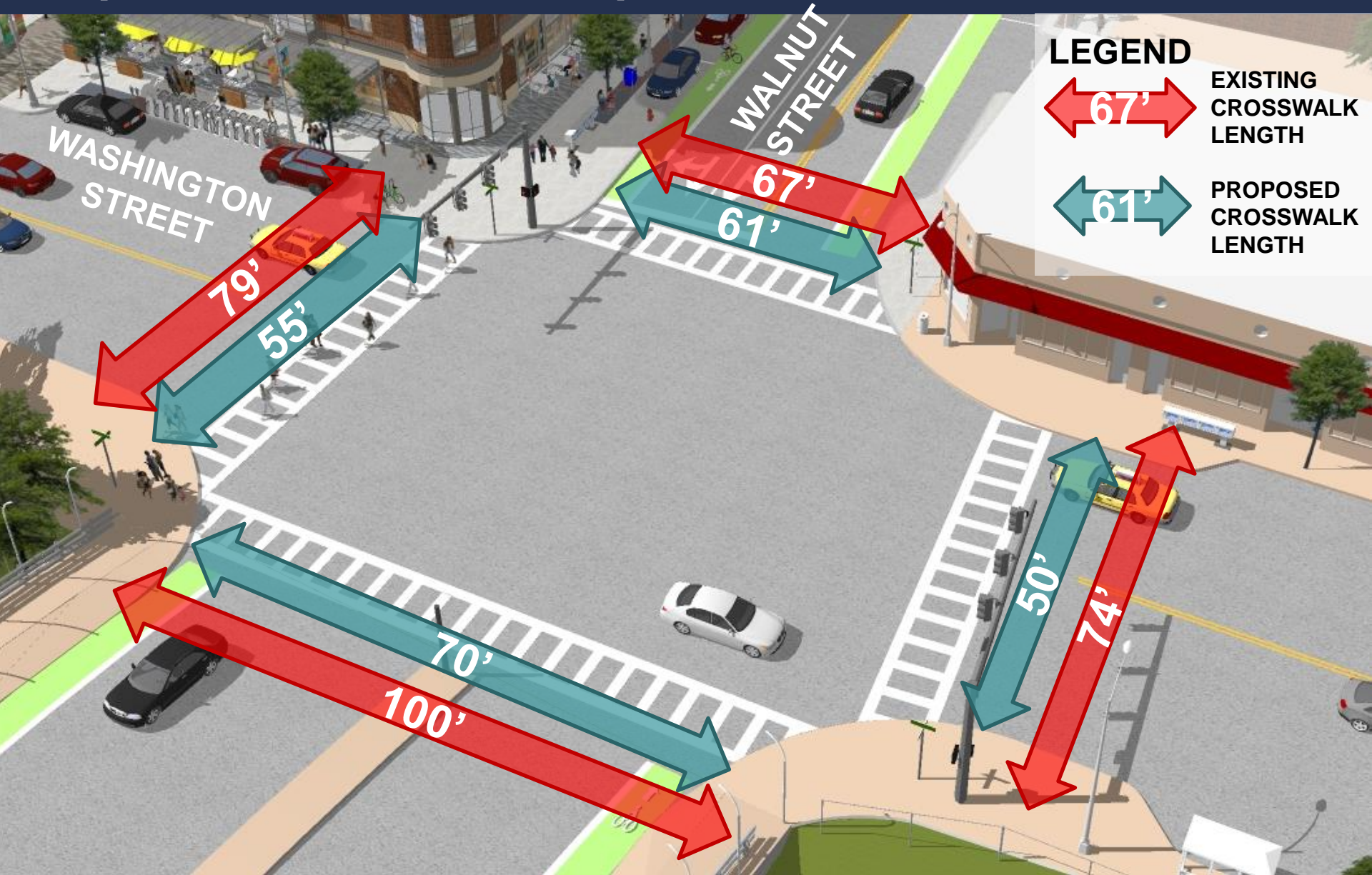
# Rear of Site: Facing Washington Terrace (West)



# Washington Terrace Roof Plan



# Proposed Intersection Improvements



# Sidewalk Improvements North on Walnut Street



Width 15' – 20'  
17' Average

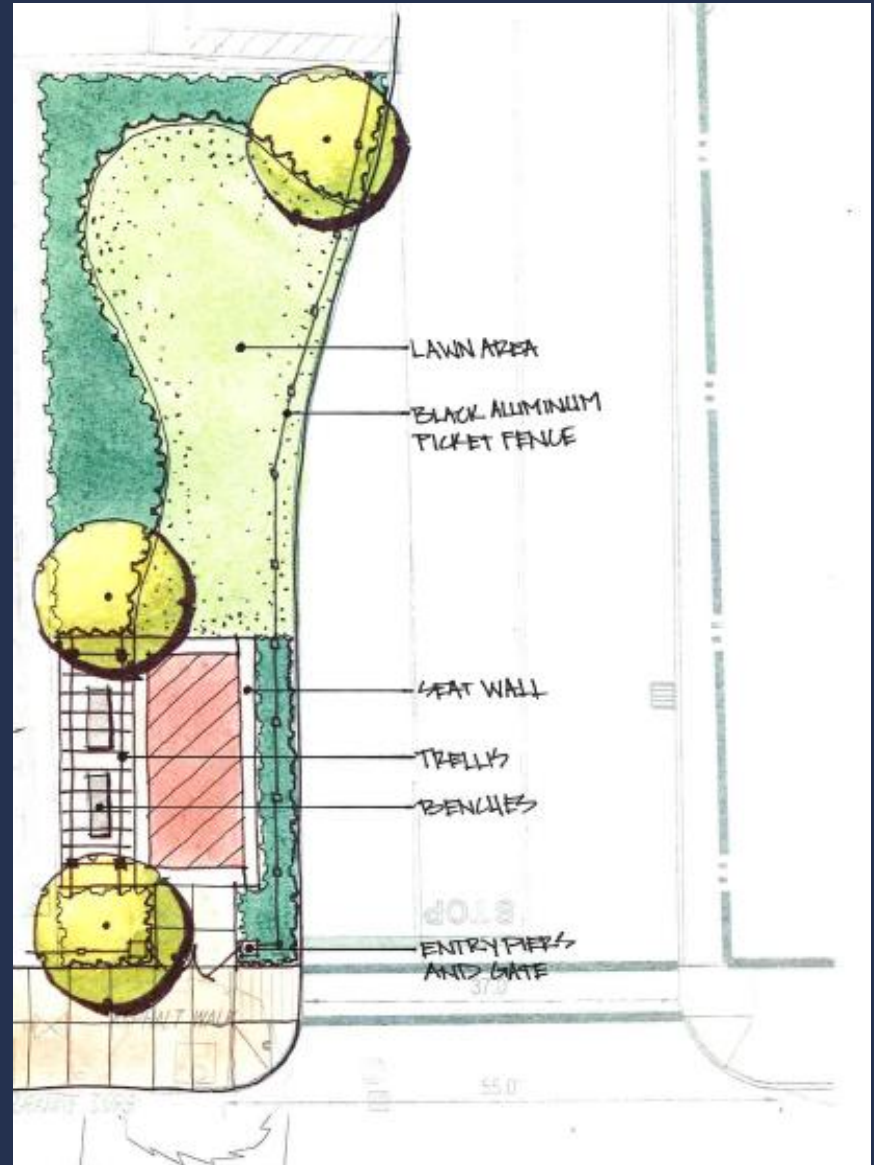
26' Deeper



# Sidewalk Improvements West on Washington Street



# Washington Place Pocket Park



# Artist Community Space: New Art Center (NAC)



- NAC will provide up to 40 classes per week
- Students ranging from 3 – 90+ years old
- Outreach Programs (no cost): Second Step / Rosie's Place / Seniors
- Dedicated time for the community to use the space for academic or public presentations, discussion groups, community meetings, etc.
- NAC will handle coordination of space with the community

# Washington Place Project Benefits

- 25% Affordable: 15% Inclusionary & 10% Middle Income
- LEED Gold Certified
- 15,000+ SF Outdoor Public Space
  - 9,000 Public Plaza / 6,000 Additional Sidewalk space
- 2,000+ SF Artist Community Room
- Walnut Street Sidewalk: Increased by up to 7'
- Washington Street Sidewalk: Increased by up to 10'
- Dramatic Crosswalk Reduction
- Signalization Upgrades

# Washington Place Project Benefits (cont.)

- 12,000 SF of green roof / outdoor deck
- Decoupling of parking & rent
- Ride sharing (ZipCar, other)
- Dedicated bike lanes along Washington Street and Walnut Street
- Dedicated bike parking & bike repair space for the public
- 1.0+ bike spaces for residential units

# Washington Place I&I + Offsite Improvements

**\$1,800,000 for Additional Benefits:**

- **\$800,000 I&I Payment**
  - 8:1 flow ratio
- **\$1,000,000 for the following Community Benefits**
  - Bike lanes across the Walnut Street bridge and past Foster Street
  - 2 Bike Stations
  - Funding for Pilot Transit Subsidy
  - Street Scape on east side of Walnut (Pavers, Lighting, Trees, etc.)
  - Burying of utility lines on south side of Washington Street

# Washington Place Transportation Pilot Program

**\$300,000 Transportation Stipend**

(Estimated 3 – 5 year period)

Transportation reimbursement to include:

- |   |                       |
|---|-----------------------|
| 1) Commuter Rail Passes                     | (\$200/month)         |
| 2) Subway – T Passes                        | (\$85/month)          |
| 3) Bus Passes                               | (\$130 - \$170/month) |
| 4) Bike Share Passes                        | (TBD)                 |
| 5) Ride Sharing: Zip-Car, BRIDJ, LYFT, etc. | (TBD)                 |

*\*Passes based on adult ridership costs\**



# Washington Place Transportation Pilot Program

<b>Transit Subsidy Program</b>	<b>Affordable Units</b>	<b>Market Units</b>
<b>Monthly Stipend (Based on Usage)</b>	<b>Up to \$200</b>	<b>Up to \$200</b>
0 Cars	100% of Stipend	100% of Stipend
1 Car	50% of Stipend	25% of Stipend
2 Car +	0% of Stipend	0% of Stipend



