

DREXEL VILLAGE

The Planning Office for Urban Affairs (POUA) and J. Garland Enterprises (JGE) have come together to create Drexel Village LLC and assemble a uniquely qualified, experienced, and diverse team to carry out a vision for the Crescent Parcel that is consistent with and meets the goals and objectives of PLAN: Nubian Square and the RFP. Our vision for Drexel Village – to create a new gateway to Nubian Square – provides a unique opportunity to leverage both the development of the Crescent Parcel and the adjacent property owned by the Roman Catholic Archbishop of Boston (the Archdiocese Parcel), over which the LLC has site control. By combining these two properties into Drexel Village, the LLC will maximize the impact of the redevelopment of the Crescent Parcel and transform these properties into a development that will build on the St. Katharine Drexel Parish's long history and legacy of service to the community.

ORGANIZATIONAL STRUCTURE AND DEVELOPMENT TEAM

The development of Drexel Village by the LLC is a unique partnership between POUA, a non-profit housing developer affiliated with the Archdiocese of Boston, and JGE, a 100% MBE development and design company. POUA and JGE share a commitment and vision to create impactful developments that increase affordable rental and homeownership opportunities for residents and create economic development and community benefits in Boston's neighborhoods. Over the last 50 years, POUA has developed over 3,000 units of affordable and mixed-income housing in the neighborhoods of Boston and across the Commonwealth. During this time, POUA established a long and successful track record in carrying out the vision and goals of the communities in which it works. This development experience is combined with JGE's decades of work in the architecture, design, residential and commercial development industries, during which time, JGE has cultivated a widely respected approach to transforming properties and neighborhoods through a collaborative approach. The LLC has assembled a uniquely diverse and experienced team with significant participation by M/WBE firms. In addition to the developer partnership between POUA and JGE, the development team includes Janey Construction and UHM Management, who are both leading minority-owned businesses in their fields. In addition, the team has spent significant efforts to maximize the participation of minority and female-owned businesses. From the proponent/developer to the construction manager to the engineers to the property manager, we have identified ways to include meaningful diverse participation; in fact, more than two-thirds of the team members are M/WBE firms. The LLC and its team are committed to making the inclusion of minority and women-owned businesses a priority in all phases of the development and operations, and our development team composition reflects this priority.

DEVELOPMENT VISION FOR THE NEIGHBORHOOD

Located in a critically important area of Nubian Square, our development approach is to create a new gateway to Nubian Square that builds on the history of St. Katharine Drexel Parish's service to the community and brings together affordable and mixed-income housing, commercial, educational and cultural services in a mixed-use development that will improve and enrich the neighborhood, and provide new and enhanced community amenities, such as expansive public open space areas, that will benefit residents and the broader community. By bringing together these varied uses in a coordinated and integrated manner, and combining both the Crescent Parcel and the Archdiocese Parcel, Drexel Village will become a central place for people to reside, recreate and engage with each other in a meaningful way. By leveraging the Crescent Parcel and the Archdiocese Parcel, Drexel Village will maximize the community benefits including education, commercial, open space, community-service and retail enterprises, and significantly broaden the

affordability of housing in the neighborhood. In doing so, Drexel Village will build on the St. Katharine Drexel Parish's long history of presence and service in the Nubian Square community.

BUILDING ON A LEGACY OF COMMUNITY SERVICE

St. Katharine Drexel Parish (the Parish) has a long history and legacy of community service in the Nubian Square community. The vision of Drexel Village builds on this history by expanding and enhancing the broad range of educational and programmatic services and connections to the community facilitated through the Parish. The Parish currently supports and houses a variety of programs and services that benefit the community, including ABCD, The Timothy Smith Network, the Sr. Mary Hart Children's Program, and the Parish food pantry. Drexel Village will create a new prominent presence in the community for the Parish, as well as expanded educational, childcare, and program space to enable these organizations and programs to continue to deliver and expand their services and connections to the community. Drexel Village will include new, modern space for these important community programs, to build on this legacy of service and ensure that these programs can continue to serve the community in the future. These important community services include ABCD, which has served the Nubian Square community with its Head Start program for the last decade. The inclusion of new space for ABCD will enable these critical educational services to continue to be provided to families in the neighborhood. The Timothy Smith Network (TSN) is another example. TSN seeks to bridge the digital divide by creating opportunities for people of all ages to access technology and technology education with the goal of preparing them for higher education and futures in today's 21st century tech-driven workforce. By providing TSN with expanded laboratory and program space, Drexel Village will support TSN's important efforts to empower individuals to access and use cutting-edge technology. Finally, Drexel Village will incorporate creative design elements – such as a nourishing rooftop garden that will directly provide resources for the food pantry – to further enhance the variety of community services provided to the community.

PROVIDING NEW INCOME-RESTRICTED HOUSING OPPORTUNITIES IN A DIVERSE, INTEGRATED COMMUNITY

Drexel Village will provide a unique mix of affordable and workforce housing rental and homeownership units at a variety of income tiers to ensure that units are affordable to a broad range of community residents. Of the 217 units that will be created at Drexel Village, over 70% of the units will be income-restricted at various levels. In addition to income-restricted rental units, Drexel Village will also include income-restricted homeownership units to provide wealth and equity building opportunities for residents. Furthermore, over two-thirds of the units will be 2+ bedroom units, with a significant number of 3 and 4-bedroom units to help meet an unmet need in the community. In doing so, Drexel Village will include a wide range of unit types and target income levels to satisfy a variety of housing needs of families.

CREATING EXPANSIVE PUBLIC OPEN SPACES AND AREAS FOR PUBLIC ART AND COMMUNITY ENGAGEMENT

Emphasizing multigenerational use and universal access, Drexel Village will include an innovative park project with over 65,000 square feet of publicly accessible open space. With the preservation of existing mature trees (and the planting of new trees across the site) as a design focus, the park network will provide building residents and the broader Roxbury community with lively and flexible public amenity spaces in which to play, relax and celebrate throughout the seasons. Drexel Village's open space is organized into various broad moves which collectively celebrate the cultural and historic vibrancy of the area and create a dynamic gateway to Nubian Square. Such spaces play an important role in resident and community health by providing opportunities for physical activity, facilitating socialization, reducing heat island effects, and reducing stress. Studies have also found that playgrounds, parks, and other spaces support economic

development by increasing patronage at nearby businesses. As a result of a development approach that combines the Crescent Parcel and the Archdiocese Parcel, the development team has not only preserved all of the trees designated in the RFP but also provided significantly more open space than required under the RFP. This expansive park and public realm space will allow for community and public art displays at various locations of the site to establish a strong community identity for Drexel Village. Recognizing the importance of the history of the Parish and the larger Nubian Square community, Drexel Village will honor the past through a variety of community engagement efforts. First, the development team will work with the Parish and the community to create a time capsule that will be placed in a prominent location within Drexel Village in order to tangibly link Drexel Village to the past and realize its promise for the future. Second, the development team will create a naming committee for neighborhood residents to actively participate in linking the various programmatic elements of Drexel Village to the community. Finally, the design of Drexel Village incorporates several placemaking opportunities located across the site, and we will be engaging with the community to design public art displays that reflect the history and character of Nubian Square, and the neighborhood's rich cultural history and legacy. As an example of this commitment, the development team and the Parish have engaged in conceptual thought conversations with the Social Justice Archive Network (SJAN) at the Elma Lewis Center at Emerson College. The prominent corner of Melnea Cass and Tremont Street has an expanded hardscape area that could be an excellent location for a public art display. Currently, SJAN is working on the Elma Lewis Living Stories Project, and these conversations have included the exploration of incorporating design and/or statues to honor Elma Lewis, Ruth Batson, and Melnea Cass at this location. By incorporating the Crescent Parcel with the adjacent Archdiocese Parcel, Drexel Village represents a unique and unprecedented opportunity to develop a matrix of spaces and community uses in the park that will serve as a dynamic and vibrant gateway to Nubian Square. The site's open space network, with its variety of public spaces, is designed to provide universal access to multiple generations of visitors who wish to gather, rest, play, and celebrate throughout the seasons. The layered flexibility of the design ensures its ability to memorialize the history of the property and Nubian Square and engage with the community to change and grow with the needs and desires of the residents and the community for decades to come.

ENABLING ASSET BUILDING AND WEALTH CREATION FOR RESIDENTS AND THE COMMUNITY

The LLC is committed to assisting residents and businesses in asset building and wealth creation in several creative and innovative ways. First, POUA has initiated a targeted asset and wealth building and financial education program at a number of properties in its portfolio, and will bring that program and its services to Drexel Village. Additionally, for residents in the affordable units who participate in this program, the LLC is committing \$100,000 of its developer fee to match the savings of residents in order to help all households build wealth and equity. Second, the LLC will be setting aside an additional \$150,000 of its development fee to support local job training programs, community organizations and the integration of community-based services into the larger development. This development team will engage in a community process to identify appropriate organizations and outline a process for selecting appropriate organizations so that the services can be provided when the development is complete. Finally, the LLC will commit another \$100,000 of its developer fee to subsidize the commercial space and activate the community and park space at Drexel Village and \$50,000 to support landscaping of the park and community placemaking opportunities.

DEVELOPMENT TEAM



DEVELOPMENT PROGRAM

Development Program

PROJECT COMPONENT	SQUARE FOOTAGE
Building 1	
Housing: 164 mixed-income residential rental units	155,000+/- sf
Residential Amenity Space:	5,000+/-sf
Community/Retail/Cultural/Parish/Social Service Space	31,350+/-sf
<ul style="list-style-type: none"> • ABCD Space 8,770+/- sf • Community/Retail Space 3,223+/- sf • Parish/Social Service Space 19,350+/- sf 	
Parking:	94 parking spaces
Building 2	
Housing:	
<ul style="list-style-type: none"> • 42 mixed-income residential rental units • 11 two-BR affordable townhouse homeownership units 	
Residential Amenity Space	2,000+/- sf
Open Space:	65,000 sf of Park/Open/Green Space

Development Program Summary

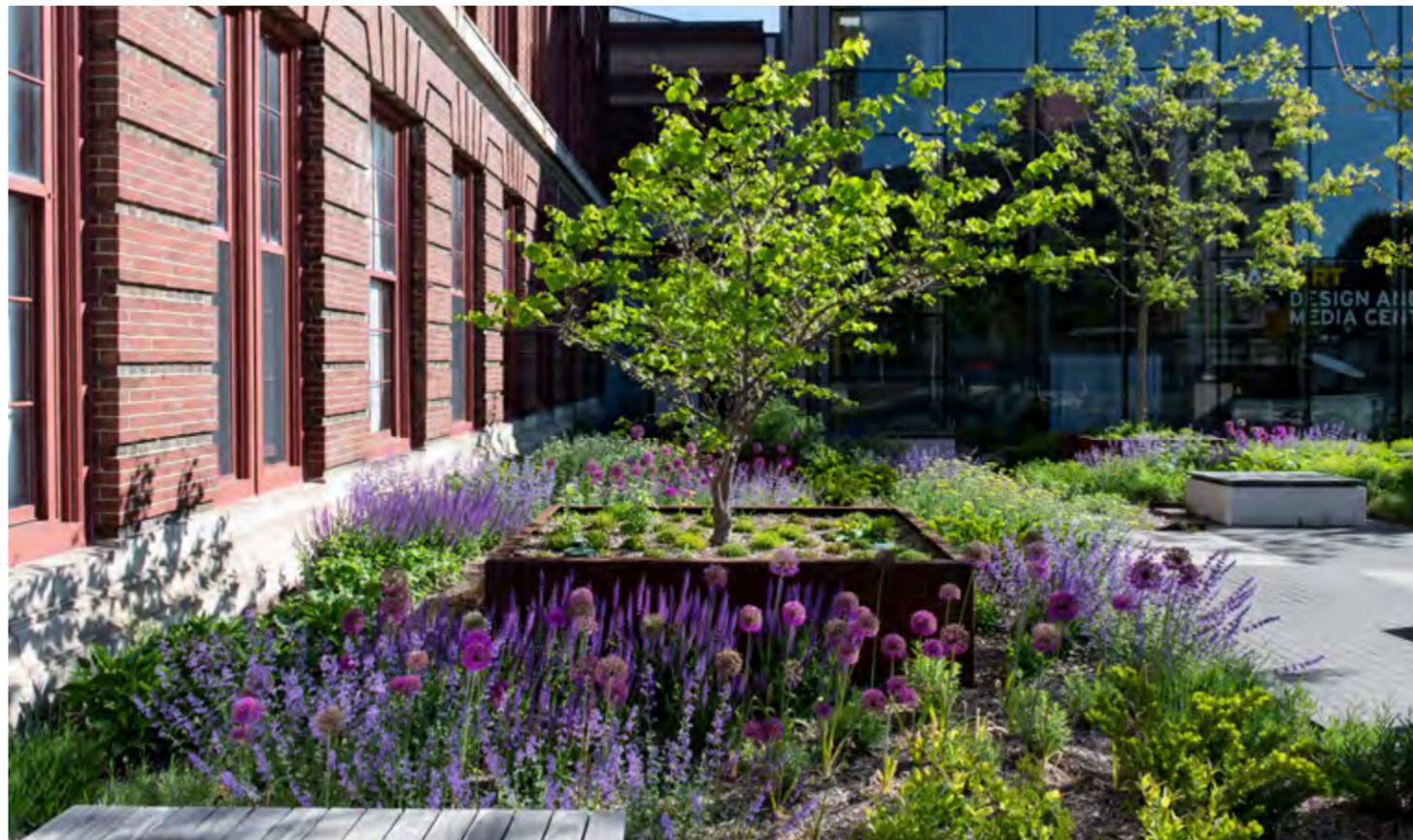
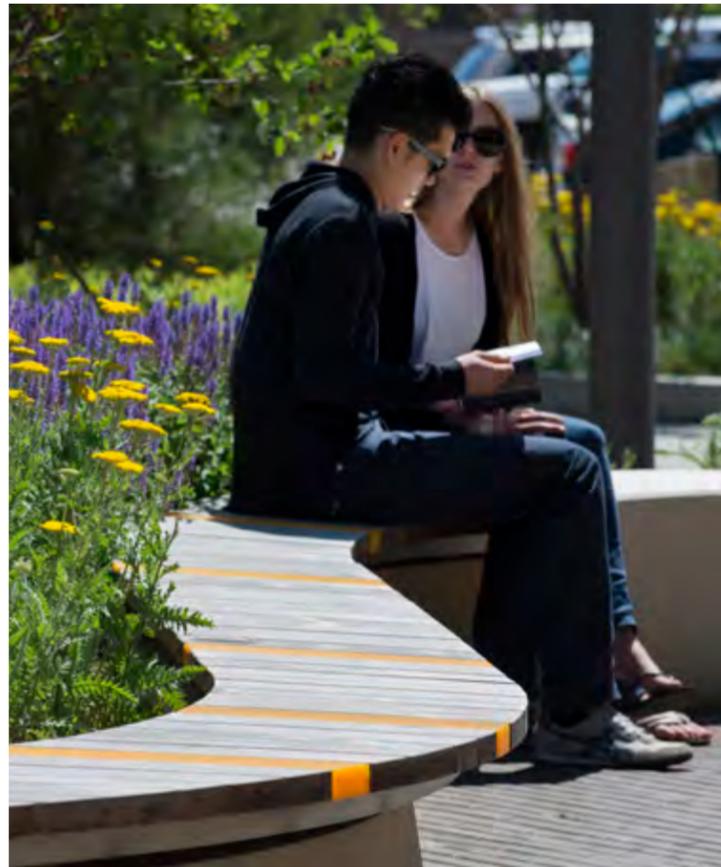
PROJECT COMPONENT	DIMENSIONS
Housing	205,000+/- sf
<ul style="list-style-type: none"> • 206 mixed-income rental units • 11 affordable townhouse homeownership units 	Mix of 1-BR to 4BR units 2-BRs
Residential Amenity Space	5,000+/- sf
Community/Retail/Cultural/Parish/Social Service Space	31,000+/-sf
TOTAL SQUARE FOOTAGE	300,000+/-sf

















- LEGEND**
- CIRCULATION
 - PARISH PROGRAM
 - ABCD
 - COMMUNITY SPACE
 - RETAIL
 - RESIDENTIAL LOBBY / AMENITY
 - DIRECT ENTRY TH UNITS
 - MECHANICAL SPACE

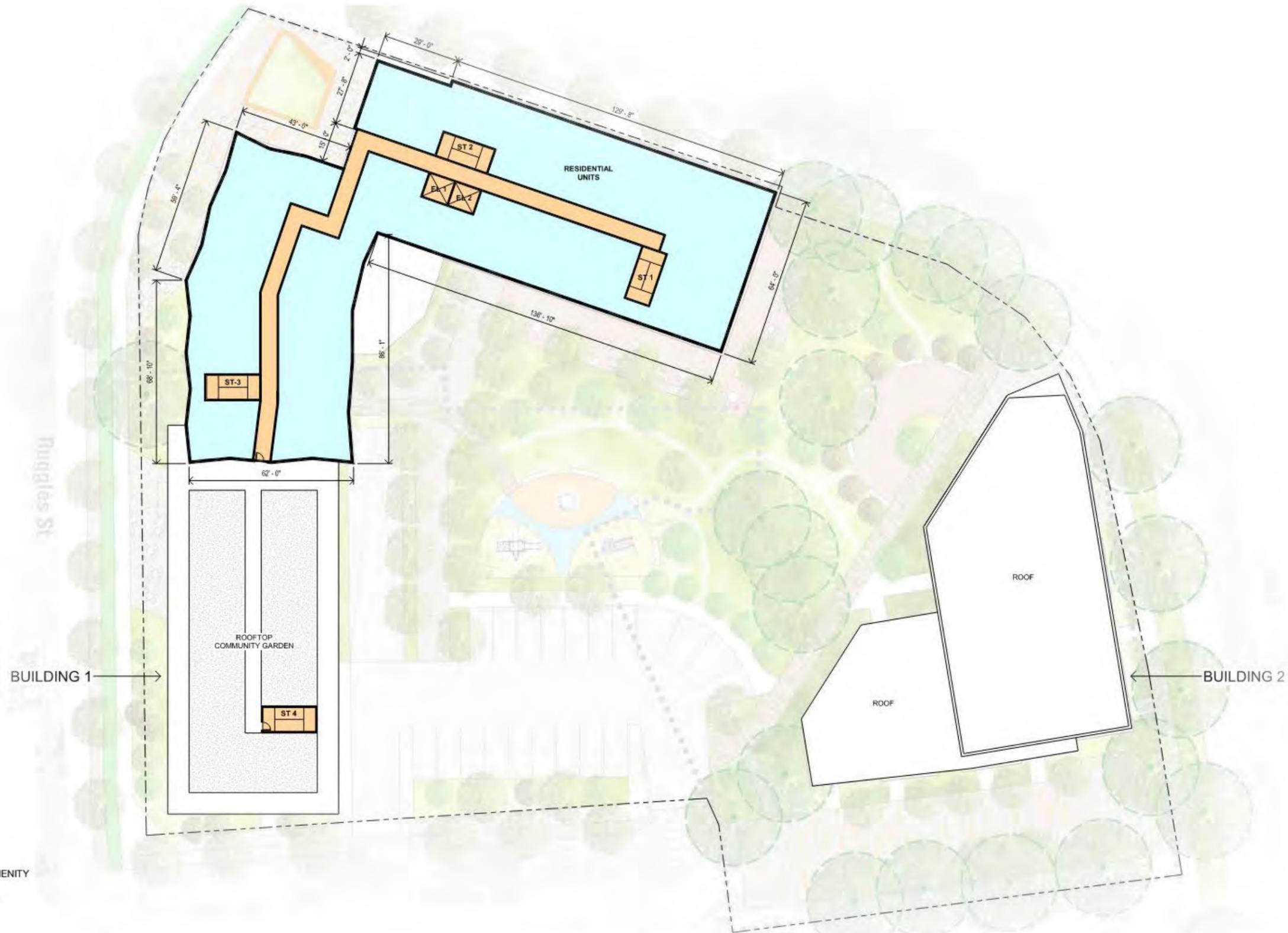




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