



PRINCIPAL EXPERIENCE

- 25 years in all facets of real estate development
- Range of residential projects in Boston and Cambridge, including for-sale, multifamily and inclusionary housing
- Expertise in project feasibility, finance, team assembly/management, construction, unit allocation and sales
- Six years on the Board of MassHousing, serving as Loan Committee Chair
- Extensive board and non-profit involvement including CREW Boston, Boston Landmarks Commission, United Way

INTRODUCTION TO ATHENA

Athena is a mission driven real estate development company dedicated to strengthening cities and neighborhoods through projects that foster diversity, equity and livability. The team prioritizes mixed-income housing and cultural projects that support and catalyze community.

Lisa Serafin, Athena
Owner/Developer



Kendra Halliwell, ICON Architecture
Architect



Rebecca Bachand, RBLA
Landscape



Amy Blomeke, GeoEngineers
Environmental



Ralph De Nisco, Stantec
Transportation/Mobility



Tim Fraser, Dain Torpy
Legal/Permitting



Nate Peck, Kaplan
Construction



Denisha McDonald, Our Village Initiative
Unit Sales/Marketing



Rich Hornblower, Coldwell Banker
Unit Sales/Lottery Agent



**Athena
Seattle Street
Project Team**

PROPOSED
PROGRAM
+
AFFORDABILITY

Diversity of Unit Size and Affordability

	Total Units		Income Restricted	
Bedrooms	# Units	% of Total	# units	% of Total
1 beds	28	40%	13	46%
2 beds	35	51%	15	43%
3 beds	6	9%	3	50%
All Units	69	100%	31	45%

CONTEXT



SITE



ACCESS



- Community Space
- Pedestrian/Bike Path
- Driveway
- Planted Open Space

MASSING



- Community Space 
- Pedestrian/Bike Path 
- Driveway 
- Planted Open Space 

MASSING



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Rena Park /
Ray Mellone Park

GREENWAY

Science Dr.

Stadium Rd.

SEATTLE STREET

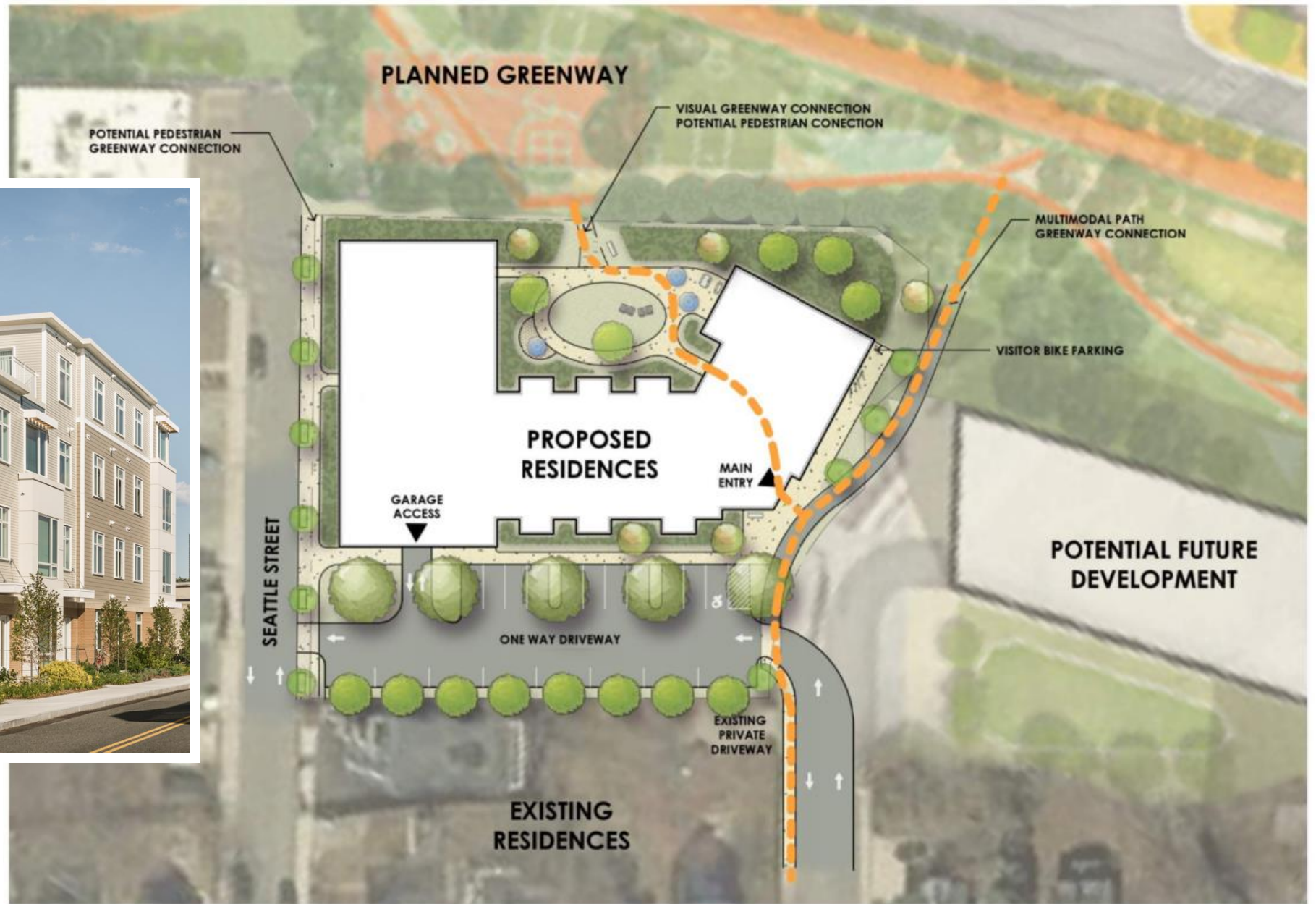
HOPEDALE STREET

WINDOM STREET

PROPOSED
SITE PLAN







**VIEW OF
MAIN
BUILDING
ENTRY
FROM
WINDOM
+
HOPEDALE
STREETS**



VIEW FROM
PROPOSED
GREENWAY



VIEW
FROM
SEATTLE +
HOPEDALE
STREETS



CONSTRUCTION MANAGEMENT PLAN

General Notes:

Exterior Wall - Will Mainly Be Constructed From Systems Scaffolding With The Combination Of Boom & A1-terrain Scissor Lifts Lifts.

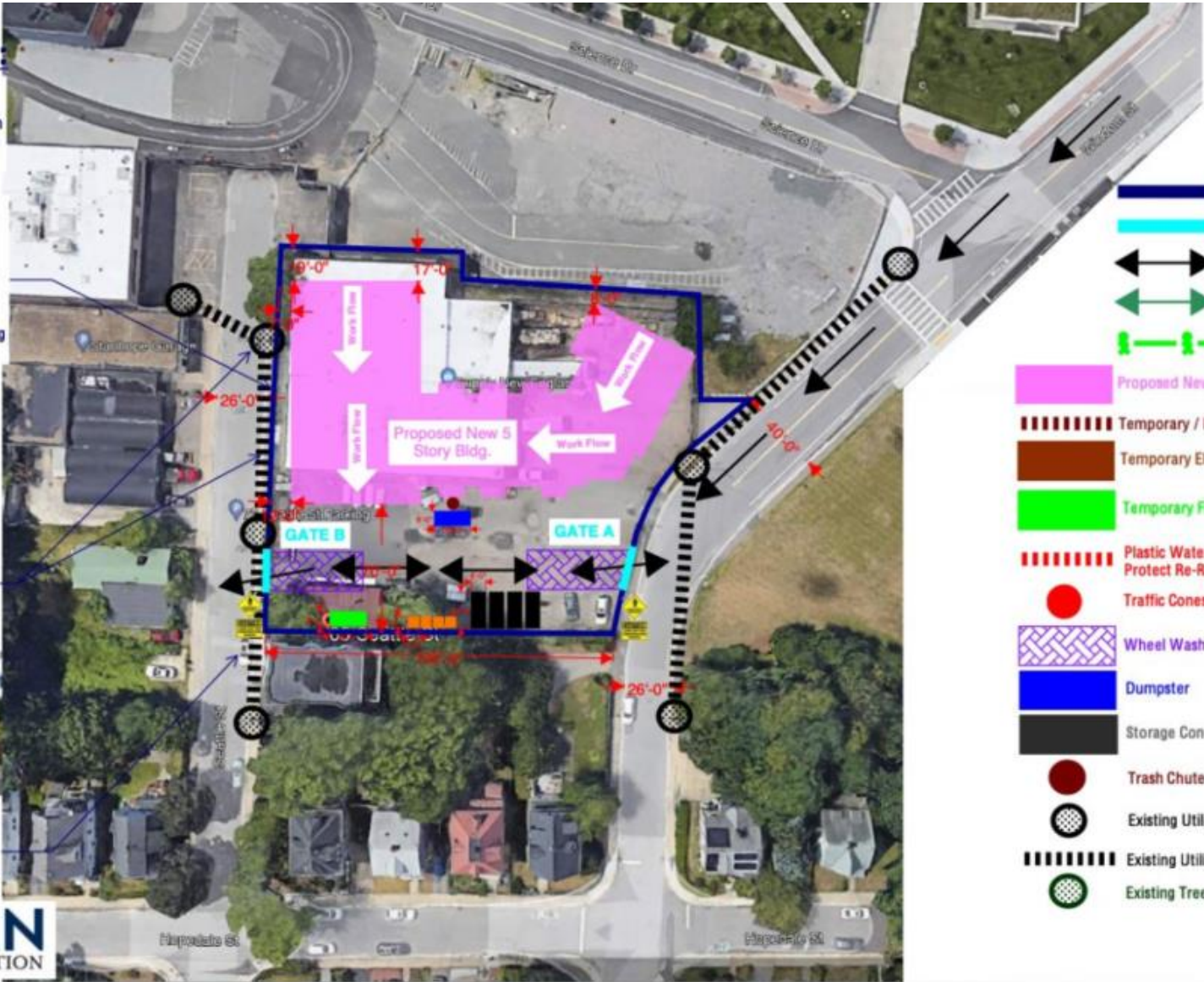
Sidewalks Surrounding Project Construction Area Will Be Maintained / Accessible For Majority Of Project Duration. Possible Pedestrian Overhead Protection Will Be Required At Seattle Street Sidewalk In Close Proximity Or Will Be Closed During Entire Duration Of Construction

Please Note Dimensions Are Not To Scale & Are Approximate

Potential Eversource Work Order To Relocate Utility Poles & Power Lines During Demolition Of Existing 1 Story Building & Construction Of New 5 Story Building



Potential For Capturing Parking During Large Deliveries Exiting Onto Seattle Street If Using Seattle Street Is Deemed Acceptable



Legend:

- Construction Site Fence
- Construction Gate Entrance
- Construction Vehicle Traffic
- Public Vehicle Traffic
- Pedestrian Traffic
- Proposed New Building Location
- Temporary / Permanent UG Power Service
- Temporary Electrical Service Shack
- Temporary Field Office & Bathrooms
- Plastic Water Filled Jersey Barriers To Protect Re-Routed Pedestrian Traffic
- Traffic Cones
- Wheel Wash
- Dumpster
- Storage Containers
- Trash Chute
- Existing Utility Pole
- Existing Utility Overhead Cables
- Existing Tree



UNIT PLANS + DISTRIBUTION





THANK YOU!



PROPOSED

PROGRAM

+

AFFORDABILITY

Seattle Street Program				
Units	1 bed	2 beds	3 beds	Total
Floor 5	4	6	0	10
Floor 4	7	9	2	18
Floor 3	7	9	2	18
Floor 2	7	9	2	18
Floor 1	3	2	0	5
	28	35	6	69
80% AMI	13	15	3	31
Market	15	20	3	38