

GREENWAY GARDENS

Allston, MA



Community Presentation: November 21, 2023



URBAN EDGE
Building Community

DHK
ARCHITECTS



VvS | Architects & Consultants

DEVELOPER

NORFOLK DESIGN & CONSTRUCTION



Adler Bernadin
President / Founder
Norfolk Design & Construction



Duane Boyce
Vice President / Founder
Norfolk Design & Construction

URBAN EDGE



Emilio Dorcely
Chief Executive Officer
Urban Edge

EDUCATION:	Bachelor’s in Const. Mgmt. - Wentworth Institute of Technology 2007 Master’s in Project Mgmt. - Northeastern University	Bachelor Degree in Mechanical Engineering Boston University 2006	Juris Doctor (JD) University of Iowa College of Law
EXPERIENCE:	20+ Years of Project & Construction Management	15+ Years of Project /Construction Management	30+ Years of Community Development Experience
HIGHLIGHTS:	United State Marine Corp Veteran Overseen \$160M Annual Capital Program Real Estate / Development / Estimating	Executed commercial and utility infrastructure projects ranging from \$500K to \$50M Real Estate Professional	Maint, portfolio of 1431 afford. rental homes Board of Directors MACDC City of Boston Rent Stabilization Committee

PROGRAM

Unit Mix	80% AMI	100% AMI	Market	Total Units
1 BR	6	3	2	11
2 BR	6	6	11	23
3 BR	0	3	9	12
Total	12	12	22	46

Levels	1 BR	2 BR	3 BR	Total SQ FT
1	0	0	6	12,516
2	3	9	2	17,400
3	4	9	1	15,960
4	4	5	3	14,520
Total	1124%	2350%	1226%	60,396

- 46 Unit Development
- 52% of Units are “Affordable”
- 72% of Units are 2BR or 3BR
- Full Accessibility throughout
- 1 Parking Space Assigned per Unit
- Bicycle Storage Facilities
- +/- 9000 SF Recreational Green Deck on Level 2
- Community Room Accessing Green Deck
- Massing Scales down from 4-stories to 2-stories

GREENWAY GARDENS - A PART OF THE MASTER PLAN



FIRST FLOOR SITE PLAN



LANDSCAPE CIRCULATION PLAN

LEGEND

 ACCESSIBLE ROUTES

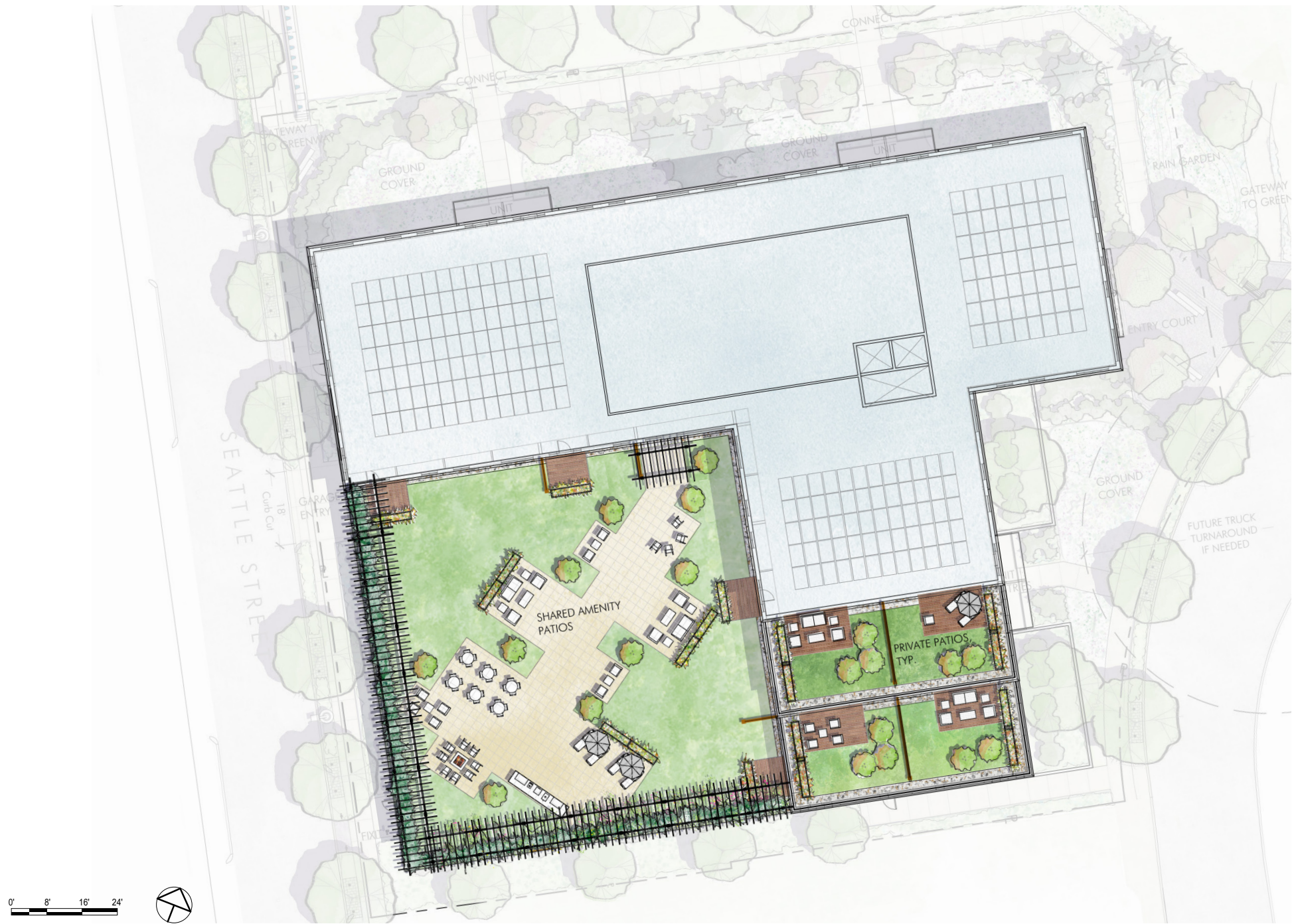
 VEHICLE ENTRANCE



UPPER LEVEL PLANS



ROOF & TERRACE LANDSCAPE PLAN



NORTH & SOUTH ELEVATIONS



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

EAST & WEST ELEVATIONS



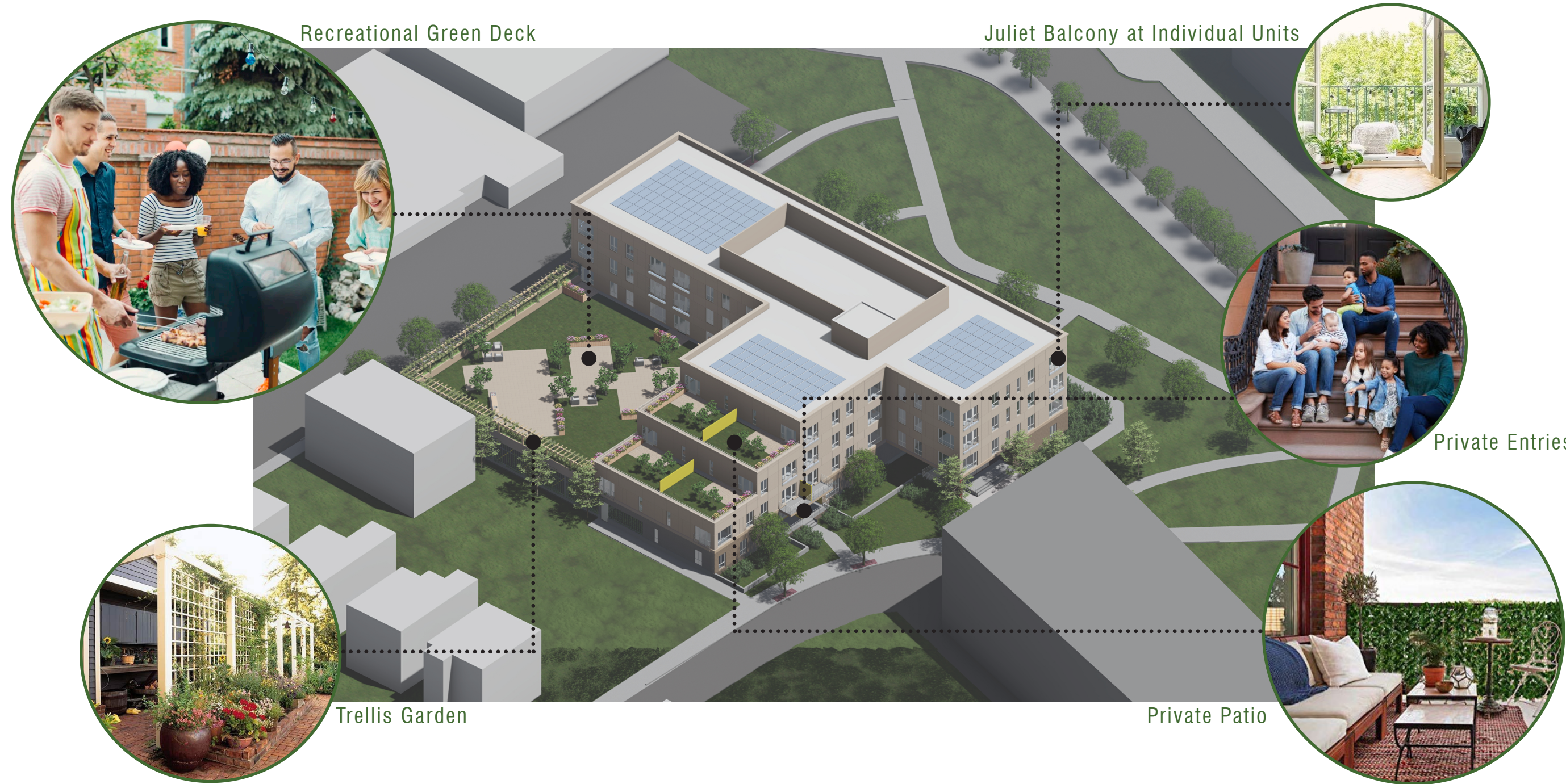
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

KEY DESIGN ELEMENTS

Images source:
Shutterstock



PERSPECTIVE - WINDOM STREET



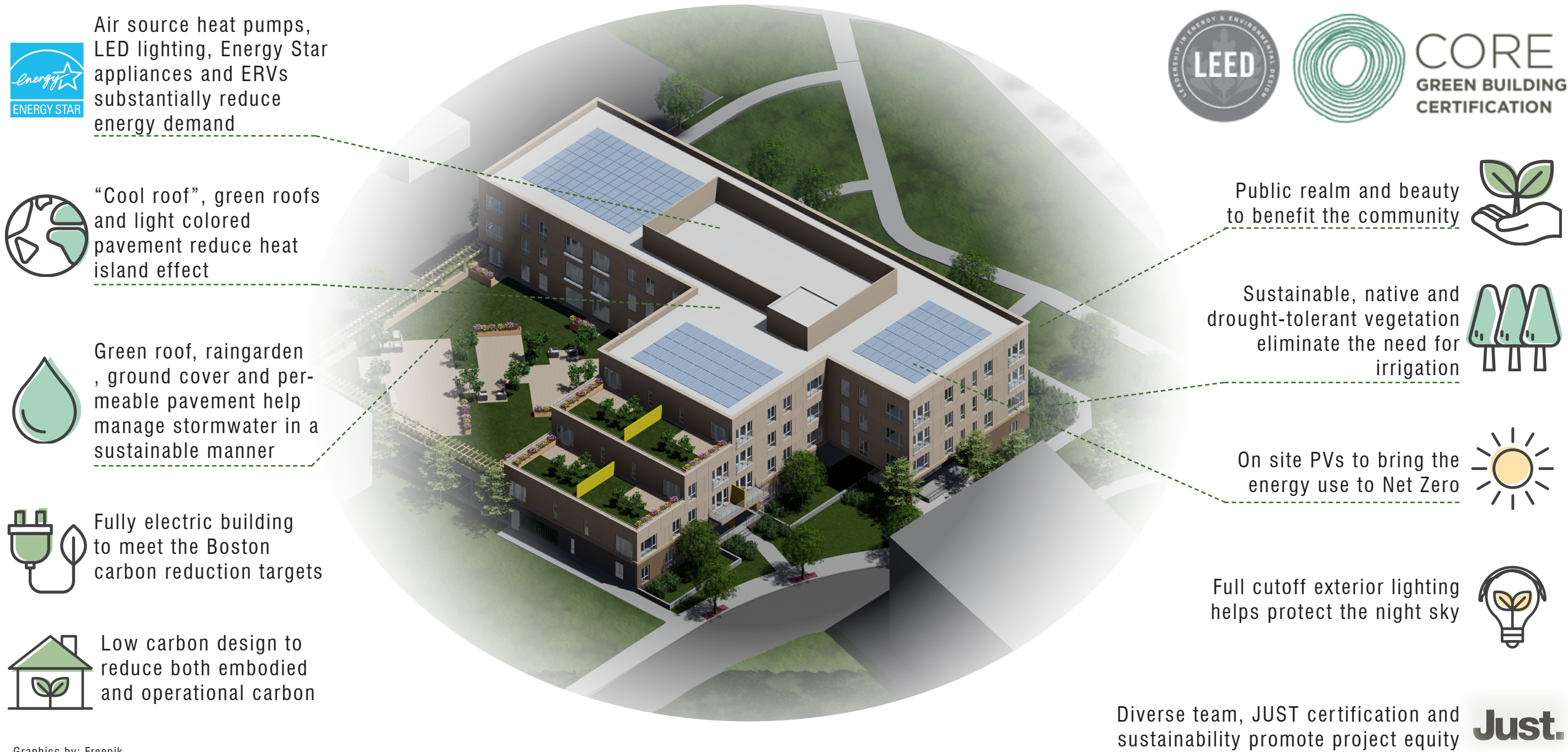
PERSPECTIVE - NEW GREENWAY



PERSPECTIVE - SEATTLE STREET



SUSTAINABILITY, RESILIENCY, AND COMMUNITY BENEFITS



SUSTAINABILITY, OCCUPANT HEALTH AND WELLNESS



Sustainable and regional materials with high recycled content reduce environmental impact of the building



Responsible construction practices reduce generation of waste and air pollution



Healthy materials with no chemical of concern promote health and wellbeing of the occupants



Water efficient plumbing fixtures along with outdoor water management bring the water use to net zero



Super insulated and air tight envelope with Passive House detailing for superior energy efficiency, energy savings and improved comfort

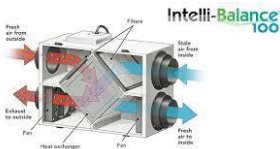


Biophilia – maximized contact with nature through on site vegetation, courtyards, material selection and nature-focused artwork

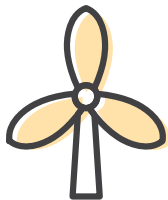


CORE
GREEN BUILDING
CERTIFICATION

Energy recovery ventilators provide fresh air in a sustainable manner



On site PVs to bring the energy use to net zero and reduce cost of living



Low carbon design to reduce both embodied and operational carbon



NORFOLK DESIGN & CONSTRUCTION QUALIFICATIONS

STATUS:

- Certified Minority Business Enterprise
- Certified Veteran Business Enterprise

DEVELOPMENT:

- 10+ Years of Development Experience
- 267+ Affordable Units in our Development Pipeline
- 60+ Affordable Homeownership Units Developing for the Mayor Office of Housing (MOH)

CORE COMPETENCIES:

- Land Development
- Residential Renovation
- Construction Management
- Project Management
- Commercial Renovations
- Community Oriented



URBAN EDGE QUALIFICATIONS

DEVELOPER

- Consistently Strong Balance Sheet
- 1,500 Afford. homes developed since 1974
 - Past Seven years: \$207M (384 units)
 - 2024-2027 pipeline: \$212M (346 units)
 - Average size of new const. projects-64 units

MARKETING:

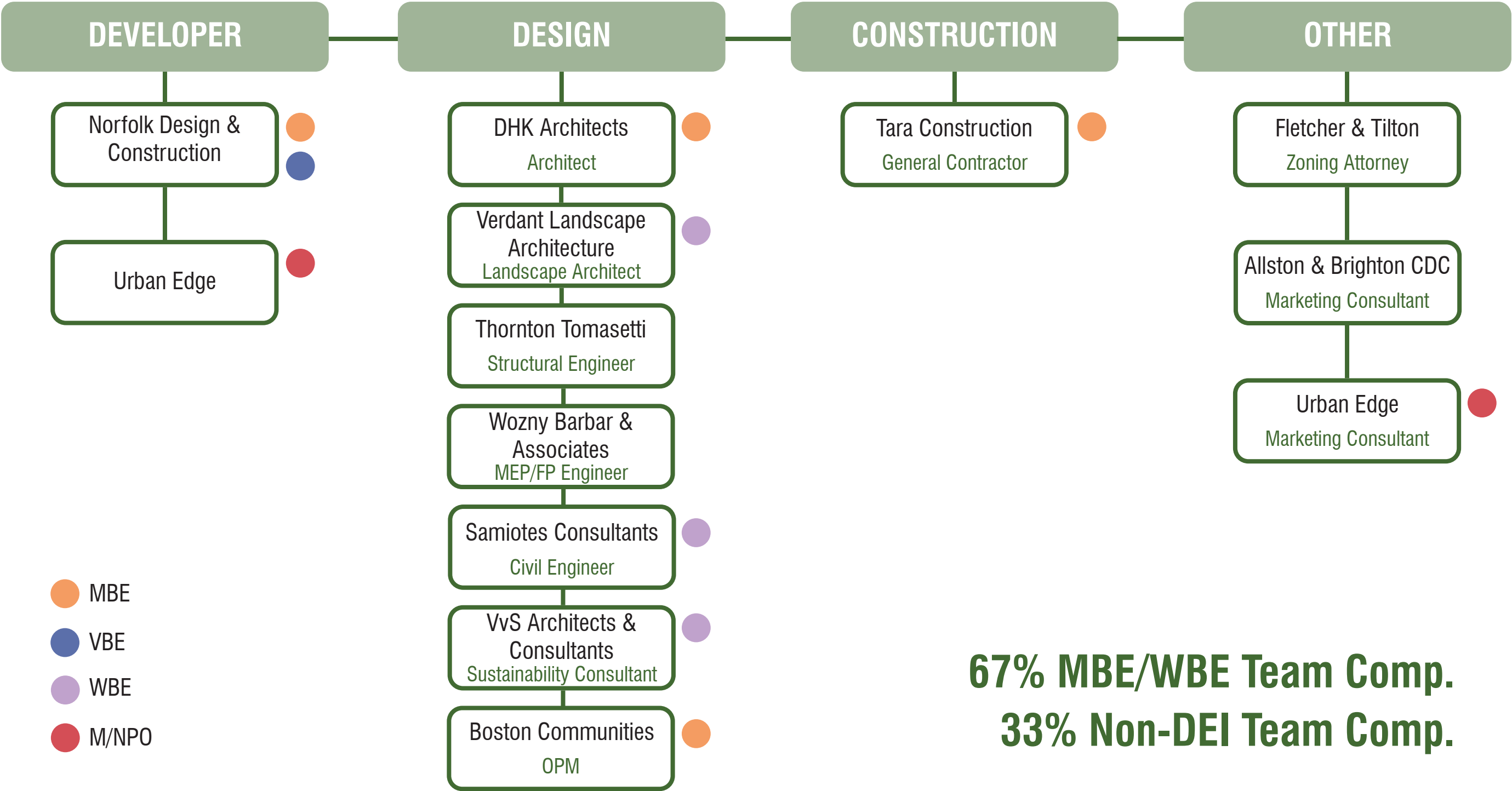
- Trained by the City of Boston in Fair Housing marketing and homebuyer selection planning.
- Recently selected as the marketing agent for an Affordable homeownership project in Roxbury

FIRST-TIME HOMEBUYER EDUCATION:

- 2,200 LMI homeowners created since 2003
- 600 Graduates Annually
- Counseling with downpayment assistance, incentives, and other assistance



DEVELOPMENT TEAM



67% MBE/WBE Team Comp.
33% Non-DEI Team Comp.

WHY US?

Norfolk/Urban Edge Capacities

- 50+ Years of Experience
- 1530 Units Built

Commitment to Diversity & Inclusion

- 100% Ownership of People of Color
- 60% Contracts to M/W/VBE Consultants

Impactful Projects

- 344 Units Allston Square Development Project (1, 10, and 16)
- 15 Units Elmont Norwell Scattered Sites
- 62 Units Holtzer Park
- 135 Units Harvard Club Housing, Boston, MA
- 350 Units Franklin Hill, Boston, MA

Commitment to Sustainability

- LEED Certification as a standard of development
- LBC CORE Green Building Certification

Experience Working With Communities

- Run a collaborative development process with community orgs.
- Decades of experience working on affordable community development + with housing authorities
- Know how to work with MOH, BPDA, & BCDC
- First Time Homebuyer Program
- Fair housing marketing experience/counseling w/ downpayment assistance

