Call - Carolina will be a new construction affordable housing real estate development, developed by Jamaica Plain Neighborhood Development Corporation (JPNDC), located on currently vacant land in Jamaica Plain across from the Southwest Corridor Park. Call - Carolina will transform three vacant underutilized parcels into affordable residential units (homeownership and rental) that will complement the fabric of land uses in the area and will contribute to the affordable housing production goals of the City and the Commonwealth.

Highlights of the project include:

- Production of eight new affordable housing units affordable to households earning up to 100% of area median income, in an environment in which the demand for affordable housing production is high. Four of these units will be homeownership units (affordable to two households earning up to 80% of area median income and two households earning up to 100% of area median income) and four will be rental units (affordable to two households earning up to 60% of area median income and two households earning up to 80% of area median income).
- Development of a currently underutilized vacant lot which borders or is near active land uses such as the Southwest Corridor Park. Two of the parcels were designated to JPNDC by Massachusetts Department of Transportation (MassDOT), and the third parcel was designated to JPNDC by the City of Boston.
- Transit-Oriented Development: the site is approximately .3 of a mile from the MBTA Green Street Orange Line station.
- Bold design by award-winning architects DREAM Collaborative.
- Environmentally friendly design and construction (adhering to LEED and Energy Star standards).
- Workforce development and diversity: the project will generate construction employment for local residents. JPNDC is committed to meeting or exceeding all City minority- and women-owned business procurement and local resident, female and minority construction workforce goals.
- Construction Start Q3 2019.

Building program

- Square feet: 2 buildings at approximately 5,850 square feet each, for a total of approximately 11,708 square feet of built square footage across the site
- Height: approximately 35 feet
- Stories: 3
- Number of units: 8 (2-2BR, 6-4BR)
- Tenure: 4 rental units, 4 homeownership units

Open Space and Landscaping
• *In the Area:*

  o Nearby open spaces are abundant and varied with bike and pedestrian access along the Southwest Corridor, several recreational areas, and smaller parks.

  o The Southwest Corridor Park is directly adjacent to the Project Site. The buildings will front the Southwest Corridor on the Call Street side. The Park is a 4.7 mile long fifty acre linear park connecting Boston’s Back Bay to Forest Hills Orange Line “T” stations; with open space constructed atop and adjacent to the railroad tracks. Along the way, several Boston neighborhoods are linked including the South End, Back Bay, Roxbury and Jamaica Plain. In addition to the mass transit system, the open space houses numerous active recreation uses for visitors of all ages including tot lots, spray pools, basketball courts, tennis courts, and street hockey rinks. Recreational and commuter biking are popular uses as are jogging, dog walking and strolling. Dozens of gardens exist throughout the Park, both ornamental and productive. In addition, there are two amphitheaters within the Park.

  o Franklin Park is 0.5 miles away with a woodland preserve, play areas, active areas for recreation and sports, a golf course, and a zoo.

  o Scagnoli-Nihill Athletic Complex is 0.1 miles away with football, soccer, basketball, and baseball facilities. English High School is also 0.1 miles away and offers tennis courts. Murphy Field and Playground is 0.2 miles away and offers a baseball diamond. John W. Murphy Square is 0.3 miles away and offers tennis courts.

  o Arnold Arboretum is 0.6 miles away and provides 281 acres of open space.

  o Jamaica Pond is 1.2 miles away and provides recreational boating facilities and running and biking paths.

  o There are also small community gardens scattered throughout the neighborhood with the Agassiz Community and School Garden (0.4 miles), the Minton Stable Community Garden (0.3 miles) the South Street BHA Community Garden (0.5 miles), and the Saint Rose Street Garden (0.5 miles).

• *On the Call-Carolina property:*

  o *Private Open Space* for the residents in the rear of the buildings that will be surrounded by a perimeter fence.

  o *A semi-private open space* forms a front yard along Call Street and Carolina Avenue. It is intended to be a more passive, landscaped space that enhances the building and streetscape.

  o Throughout the site, the plant species are primarily native to the region, are drought tolerant, are low maintenance, and provide seasonal interest throughout the year by way of fall color, interesting textures, and sequential bloom times. The intention along Call Street is to continue the planting language set up by the Southwest Corridor and incorporate ginkgo trees along the street front.

**Energy Conservation and Sustainability**

*Standards*

Call-Carolina will meet or exceed the following green design and construction standards:
• LEED v4 for Building Design and Construction: Homes and Multifamily Low-rise, LEED Silver
• Energy Star for Homes Tier 2

**Location and Site**

The site is located close to transit, community resources, and open space, including the Southwest Corridor Park. The site is currently vacant.

**Landscape**

In outdoor spaces, turf grass will be limited to areas designed for active play, and all plantings will be drought tolerant and mostly native to the area. Irrigation will be minimized or eliminated. Stormwater will be addressed with subsurface infiltration systems and low impact landscape approaches to retain and infiltrate stormwater on site.

**Water Efficiency**

With a planned efficient envelope and smaller, more efficient heating and cooling systems, domestic hot water production represents a much more significant percentage of the expected overall energy use and cost. The team will use highly efficient hot water heaters, low flow/high performance plumbing fixtures, and efficient distribution systems (compact design, strategic pipe size selection and insulation).

**Energy Use**

Energy use reduction is a critical issue and one where the design can have a large impact in a cost effective way. Careful attention will be paid to ensure an exterior envelope assembly with high effective R values and thorough air sealing. High efficiency windows and doors will also be used. This allows mechanical systems that have been designed to meet reduced heating and cooling loads that still ensure comfort. We will investigate and give preference to minimizing the amount of on-site combustion based equipment in the project. The project will be designed to be ready to accept photovoltaics or solar hot-water systems in the future as funding permits. Electrical load will be reduced with good lighting design using efficient fixtures (fluorescent and LED) and controls. Appliances will be Energy Star rated.

**Materials**

The team will investigate and incorporate materials with local and recycled content, and that are produced with responsibly harvested and rapidly renewable resources.

**Indoor Environmental Quality**

Indoor air quality is also an important consideration. We will accomplish this with both ventilation and material selection. Ventilation systems will be designed to provide fresh supply air directly to each apartment and there will be direct exhaust for kitchens and bathrooms with heat recovery.
systems. Toxins and contaminants will be minimized by specifying low VOC and no added urea formaldehyde materials. Allergens will be minimized by eliminating carpeting.

Awareness and Education

We will provide enhanced training in sustainable strategies for all homeowners and renters. Topics for trainings / meetings may include:

- Effective use of water saving and energy efficient systems, including the impact on the property budget and on personal budgets
- Recycling and composting practices
- Local organizations such as Boston Building Resources may be recruited to participate

For more information:

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