



West End Library + Housing Request for Proposals: Comparison of eligible proposals received 6/15/2023

Full proposals can be viewed at: bit.ly/westendproposals

| | A) The Community Builders and JGE Development | B) Preservation of Affordable Housing and Caste Capital | C) Planning Office for Urban Affairs and CSI Support & Development | D) The Michaels Organization | E) Urban Edge Housing Corporation and Evergreen Redevelopment | F) Pennrose | G) Trinity Financial and Norfolk Design & Construction | H) Beacon Communities and Caribbean Integration Community Development |
|--|---|---|--|--|---|--|--|---|
| DEVELOPMENT PROGRAM | | | | | | | | |
| Total library space (GSF) | 20,865 | 29,121 | 18,350 | 30,948 | 22,180 | 25,000 | 18,500 | 20,000 |
| Total residential units | 87 | 119 | 97 | 107 | 85 | 121 | 180 | 84 |
| Senior or family housing | Family | Senior and family | Senior and family | Family | Family | Senior and family | Senior and family | Senior |
| Total floors | 10 | 14 | 11 | 14 | 10 | 15 | 21 | 7 |
| Height (feet) | 125 | 155 | 116 | 155 | 110 | 174 | 230 | 82 |
| Library open space | Ground: Shared plaza 2nd floor: Terrace | Ground: pocket park & garden | Ground: Shared plaza | Ground: Shared terrace garden Indoors: Contemplative garden | Ground: Shared plaza | Ground: Shared plaza Indoors: Courtyard | Ground: Entry plaza | Ground: Shared plaza & rear park |
| Residential open space | 3rd floor: Terrace | 6th floor: Terrace | 3rd floor: Terrace | Ground: Shared terrace garden 11th-14th floors: Terraces | 3rd floor: Terrace | 3rd floor: Terrace 6th floor: Terrace | 17th floor: Terrace | Upper floors: Balconies |
| Connection with Otis House | Shared plaza | Shared paved area | Shared plaza/flexible space | Shared paved area | Shared plaza | Shared plaza | Shared paved area | Shared plaza |
| EQUITY AND INCLUSION | | | | | | | | |
| Ownership by MBE | 25% | 25% | 50%* | 0% | 25% | 0% | 30% | 40%* |
| Soft costs allocated to MBEs (to date) | 25% | 15% | 24% | 22% | Unclear | 26% | Unclear | 1% |
| LIBRARY | | | | | | | | |
| # of above-ground floors | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Gross square feet (may include basement) | 20,865 | 29,121 | 18,350 | 30,948 | 22,180 | 25,000 | 18,500 | 20,000 |
| RESIDENTIAL | | | | | | | | |
| # of floors above the library | 8 | 12 | 9 | 12 | 8 | 13 | 19 | 5 |
| Gross square feet | 90,185 | 138,040 | 99,216 | 95,943 | 82,299 | 132,825 | 213,917 | 85,000 |
| AFFORDABILITY MIX | | | | | | | | |
| Total restricted units | 87 | 119 | 97 | 90 | 85 | 121 | 144 | 84 |
| Units @ 30% AMI | 10 | 20 | 15 | 11 | 9 | 17 | 18 | 34 |
| Units @ 50% AMI | 7 | 0 | 29 | 7 | 0 | 12 | 0 | 0 |
| Units @ 50% AMI (Faircloth) | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Units @ 60% AMI | 22 | 19 | 0 | 25 | 23 | 36 | 70 | 17 |
| Units @ 80% AMI | 28 | 60 | 33 | 27 | 33 | 36 | 36 | 13 |
| Units @ 100% AMI | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unrestricted units | 0 | 0 | 0 | 17 | 0 | 0 | 36 | 0 |
| BEDROOM MIX | | | | | | | | |
| Studios | 9 | 12 | 25 | 4 | 11 | 12 | 13 | 0 |
| 1-bedrooms | 20 | 29 | 51 | 60 | 48 | 90 | 64 | 84 |
| 2-bedrooms | 44 | 70 | 16 | 36 | 18 | 13 | 84 | 0 |
| 3-bedrooms | 14 | 8 | 5 | 7 | 8 | 6 | 19 | 0 |

Find all project updates and documents at: bit.ly/westendlibraryhousing