

# St. Kevin's Redevelopment Community Meeting

Tuesday April 24, 2012 @ 6:00pm



**St. Mary's Center**  
for Women and Children

**Holy Family Parish**



Planning Office *for* Urban Affairs

ARCHDIOCESE OF BOSTON

**tat** | the architectural team



**Howard/Stein-Hudson Associates, Inc.**

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# Tonight's Agenda

Development timeline and update

Program Review

Community Feedback

- Site Design
- Building Design
- Traffic and Parking
- Drainage
- Landscape Design and Green Features

Next steps

# St. Kevin's Redevelopment | Timeline

2008-2009

2010

2011

2012

St. Kevin's Parish merges with Holy Family Parish

SKAPC develops guiding principles and massing studies

POUA obtains site control

POUA holds meetings for community input on design and program

BRA holds City sponsored community meeting and public hearing

POUA applies for City and State funding; City funds awarded; State awards announced in November – St. Kevin's not funded

POUA attends fall UCWNA meeting to provide status update

POUA and St. Mary's attend January UCWNA meeting to provide update

POUA applies in February 2012 to State; awards expected by early Summer 2012

# St. Kevin's Redevelopment| Development Program

80 apartments, composed of:

- 14 - One-Bedroom, 58 – Two-Bedroom, and 8 – Three Bedroom apartments
  - 12 units at 35 Bird St.
  - 21 units at 516 Columbia St.
  - 47 units at 530 Columbia St.

Approx. 1,000 square-foot community room

56 parking spaces

Contextually design urban campus

# St. Kevin's Redevelopment | Rent & Income Information

| <b>Incomes</b>                | <b>Range</b> |           |           |
|-------------------------------|--------------|-----------|-----------|
| Resident Income Range         | \$ 23,500    | \$ 46,980 | \$ 63,420 |
| Approximate Hourly Wage Range | \$ 11.30     | \$ 22.59  | \$ 30.49  |

| <b>Rents</b>  |                    |
|---------------|--------------------|
| One Bedroom   | \$550 to \$1,101   |
| Two-Bedroom   | \$660 to \$1,321   |
| Three-Bedroom | \$1,213 to \$1,526 |

# St. Kevin's Residential | Tenant Profiles

## Sample occupations and salaries that would qualify to live at St. Kevin's:

| Position   | Average Annual Salary | Position                                    | Average Annual Salary |
|--|-----------------------|---|-----------------------|
| Computer Support Specialists                           | \$ 61,190             | Archivists, Curators and Museum Technicians | \$ 43,410             |
| High School Teachers                                   | \$ 59,064             | Surveyors                                   | \$ 43,350             |
| Claims Adjusters, Appraisers, Examiners, Investigators | \$ 57,453             | Biological Technicians                      | \$ 42,360             |
| Accountants and Auditors                               | \$ 56,960             | Social Workers (Child Family or School)     | \$ 41,980             |
| School Counselor                                       | \$ 56,552             | LPNs  | \$ 41,630             |
| Primary, Secondary, and Special Education Teachers     | \$ 53,386             | Chemical Technicians                        | \$ 40,880             |
| Plumbers   | \$ 52,710             | Paralegals and Office Assistants            | \$ 40,640             |
| Electricians   | \$ 51,940             | Graduate Teaching Assistants                | \$ 38,050             |
| Librarians   | \$ 51,820             | Administrative Assistant                    | \$ 38,000             |
|  |                       | Personal Care                               | \$ 35,986             |

| Position                              | Average Annual Salary | Position   | Average Annual Salary |
|---------------------------------------|-----------------------|--|-----------------------|
| Elementary and Middle School Teachers | \$ 51,090             | Air Cargo Handlers                                     | \$ 35,390             |
| Executive Assistant                   | \$ 51,000             | EMTs & Paramedics                                      | \$ 32,540             |
| Meeting and Convention Planners       | \$ 50,660             | Truck Drivers, Delivery                                | \$ 31,090             |
| Drywall Installers                    | \$ 49,720             | Library Technicians                                    | \$ 30,450             |
| Police and Sheriff's Patrol Officers  | \$ 48,420             | Building and Grounds Cleaning; Maintenance Occupations | \$ 30,083             |
| Carpenters                            | \$ 47,520             | Medical Technicians                                    | \$ 27,890             |
| Respiratory Therapists                | \$ 45,500             | Pre-School Teachers (Except Special Education)         | \$ 25,020             |
| Building Supervisors                  | \$ 44,609             | Security Guards  | \$ 23,140             |
| Construction Laborers                 | \$ 43,840             | Restaurant Cooks                                       | \$ 22,990             |
| Fire Fighters                         | \$ 43,540             | Teaching Assistant                                     | \$ 22,360             |
|                                       |                       | Waiters  | \$ 21,160             |

Source: Bureau of Labor Statistics Boston–Worcester–Manchester, MA–NH National Compensation Survey October 2010 (Released June 2011) and

<http://bostonjobsources.com/salaries.html>

Data Compiled: 4/22/2012



# St. Kevin's Site Plan



Site Plan – March 2011

# St. Kevin's Residential | Community Feedback

## Building and Site Design

- Building A at corner of Columbia Rd. and Davern Ave.
- Buildings B/C on Columbia Rd and Bird St.
- Building setbacks from sidewalk and at Davern Ave. and Columbia Rd.
- Location of Dumpsters

## Traffic and Parking

- Flow of traffic and entry and exit points
- Quantity of Parking, ZipCar, Bike Sharing

## Drainage

- Stormwater Management

## Landscape Design and Green Features



# St. Kevin's Site Plan



Site Plan – April 2012



# Building A



After



Before

St. Kevin's Site at Davern Avenue View

Previously proposed massing



New massing – View from adjacent sidewalk on Davern Ave.



# Building A



St. Kevin's Site at Davern Avenue towards Columbia Rd.

# Building A



Sample Views of Building A from Davern Avenue & Virginia Street



# Maintaining Neighborhood Roof Line Relationships

Before



After



Proposed Massing – View from Davern Avenue



# St. Kevin's Site Plan – Highlighted Changes



March 2011 Site Plan – Dumpsters Located at Rear of lot

April 2012 Site Plan – Enclosure adjacent to Trash/Mechanical Room

# St. Kevin's Site Plan – Highlighted Changes



Existing Building – Side walk 3'-0" wide

April 2012 Site Plan – Proposed side walk range from 16'-9" to 7'-10"

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### Site Plan Summary

**BUILDINGS A, B AND C**  
3 Buildings Combined  
99,820 GSF  
(82,487 SF New Construction + 17,333 SF Existing)  
80 Units (14 1-BR + 58 2-BR + 8 3-BR)  
Community Space - 1,000 NSF  
58 Parking Spaces - 48(0.6) per Res. Unit + 10 Guest

- A** New 540 Columbia Road Building  
57,955 GSF [all new construction]  
5 Stories  
Community Space - 1,000 NSF  
47 Units (9 1-BR + 34 2-BR + 4 3-BR)
- B** Existing 516 Columbia Road Building  
with 1 Floor Addition  
26,615 GSF  
(9,282 SF New + 17,333 SF Existing)  
21 Units (5 1-BR + 16 2-BR)
- C** New 35 Bird Street Building  
15,250 GSF [all new construction]  
3 Stories  
12 Units (0 1-BR + 8 2-BR + 4 3-BR)



## Site Access

# Traffic and Parking

- Low traffic impacts - residential is a low intensity use
- Public Transit – Upham's Corner Commuter Rail and #15/16/41 bus within  $\frac{1}{4}$  -  $\frac{1}{2}$  mile.
- City of Boston Columbia Road Signal/Roadway Improvements
- Fairmount Line Corridor Study
- Parking – approved supply (56 spaces).
- Shared Car – will explore feasibility of Zip-car
- Construction Management Plan
- Transportation Access Plan Agreement (TAPA)
- Transportation Demand Management (TDM)
  - Hiring of transportation coordinator
  - Considering methods to incentivize MBTA usage for residents

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## Drainage

- **Stormwater Management**

## Landscape Design and Green Features





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**Site Topography and Drainage**

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10 20 60



