St. Kevin's Redevelopment Community Meeting | Tuesda

Tuesday April 24, 2012 @ 6:00pm





Holy Family Parish



ARCHDIOCESE OF BOSTON

Planning Office for Urban Affairs

tat the architectural team



Howard/Stein-Hudson Associates, Inc. CREATIVE SOLUTIONS • EFFECTIVE PARTNERING ®

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

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

2012

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

Incomes	Range					
Resident Income Range	\$	23,500	\$	46,980	\$	63,420
Approximate Hourly Wage Range	\$	11.30	\$	22.59	\$	30.49

Rents	
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	e Annual Salary	Position	Average	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 & Parametics	\$	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 Gurads	\$	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://bostonjobsource.com/salaries.html Data Compiled: 4/22/2012

St. Kevin's Site Plan

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Unit

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Site Plan Summary

BUILDINGS A, B AND C 3 Buildings Combined

119,995 GSF [102,662 SF new construction + 17,333 SF existing] 80 Units / 12 1-BR + 56 2-BR + 8 3-BR

Library Space - 6,000 NSF

Community Space - 1,000 NSF

56 Parking Spaces - 48 (0.6) per Res. Unit + 2 for Guest + 6 for Library Use

 New 530 Columbia Road Building 74;310 GSF [all new construction] 5 Stories Library Space - 6,000 SF Community Spaces - 1,000 NSF 47 Units / 8 1-BR + 39 2-BR + 0 3-BR

B Existing 516 Columbia Road Building with 1 Floor Addition 30,435 GSF 113,012 SF new construction + 17,333 SF existing] 3 Stories 21 Units / 4 1-BR + 17 2-BR + 0 3-BR

New 35 Bird Street Building 15,250 GSF (all new construction) 3 Stories 12 Units / 0 1-BR + 8 2-BR + 4 3-BR

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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

<u>Drainage</u>

Stormwater Management

Landscape Design and Green Features

St. Kevin's Site Plan

Site Plan Summary

С 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 New 540 Columbia Road Building 57,955 GSF [all new construction] A) 5 Stories Community Space - 1,000 NSF 47 Units [9 1-BR + 34 2-BR + 4 3-BR] **A** B 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] IN STATE A REAL AND A REAL AS AN IIIIII 35 610 m New 35 Bird Street Building 15,250 GSF [all new construction] 3 Stories (\mathbf{c}) 12 Units [0 1-BR + 8 2-BR + 4 3-BR] 2 a 1 0 E

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Site Plan – April 2012

Building A



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

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Maintaining Neighborhood Roof Line Relationships



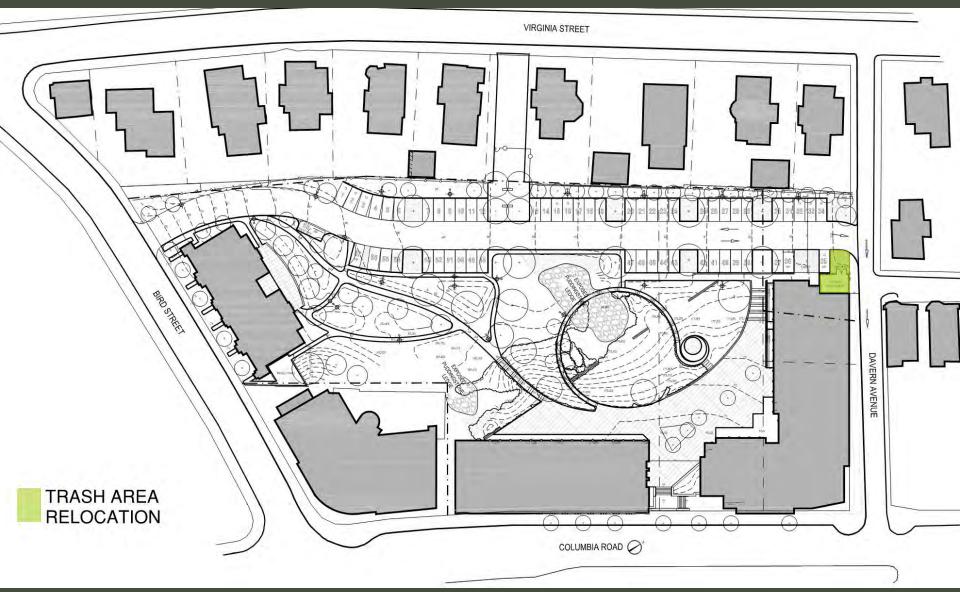


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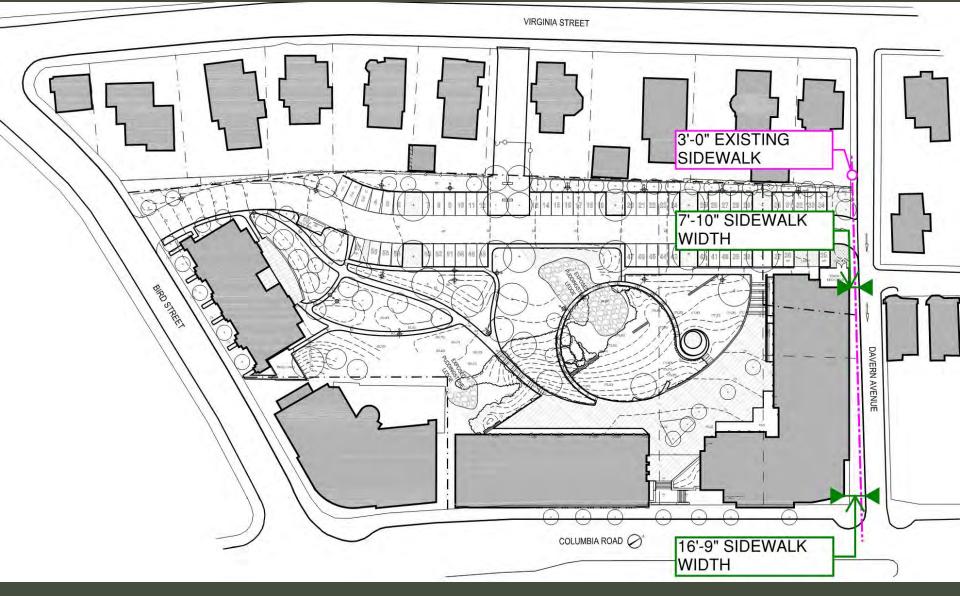
Proposed Massing – View from Davern Avenue

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 ©The Architectural Team, Inc.

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"

St. Kevin's Residential | Community Feedback

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<u>Drainage</u>

• Stormwater Management

Landscape Design and Green Features

Site Plan Summary

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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 ¹/₄ - 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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- Quantity of Parking, ZipCar, Bike Sharing <u>Drainage</u>
- Stormwater Management
- Landscape Design and Green Features



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Site Topography and Drainage

St. Kevin's Residential | Community Feedback

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<u>Drainage</u>

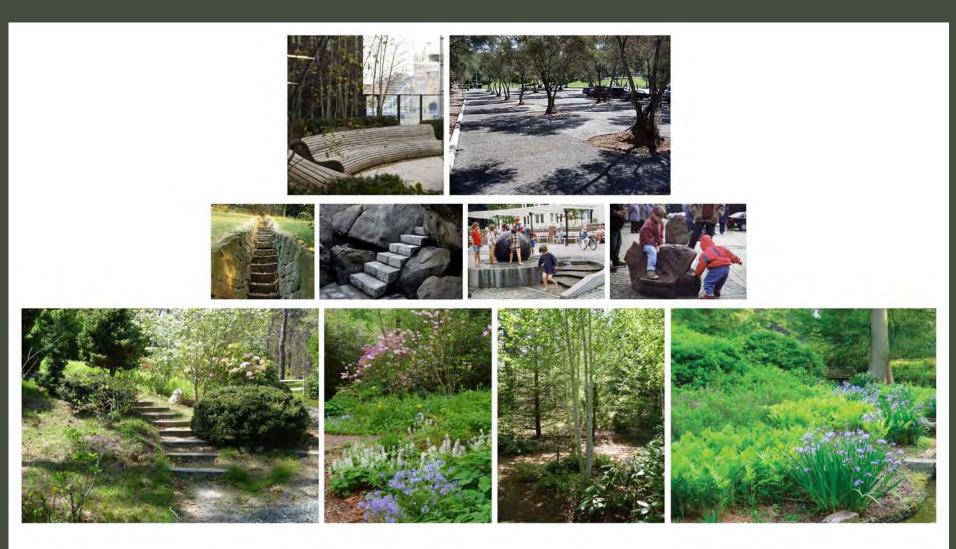
Stormwater Management

Landscape Design and Green Features

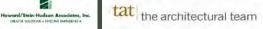












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