

Welcome to the Conversation!

Thursday, June 25, 2020

Virtual Developer Presentations
regarding
436 Warren Street, 7-9 Quincy Street &
20-22 Glenburne Street, Roxbury

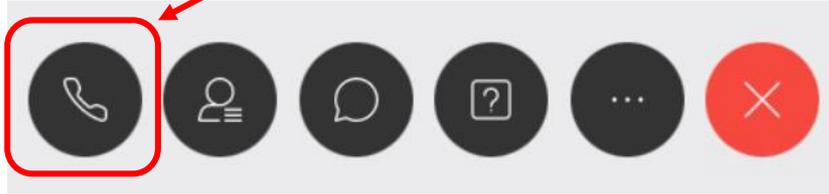
*Department of
Neighborhood
Development*



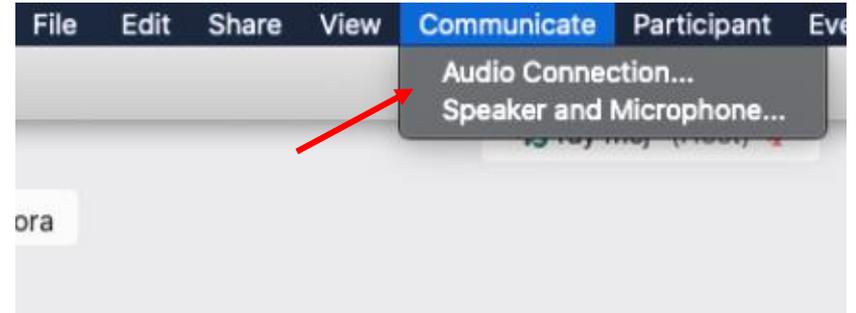
City of Boston
Mayor Martin J. Walsh

Can't hear?

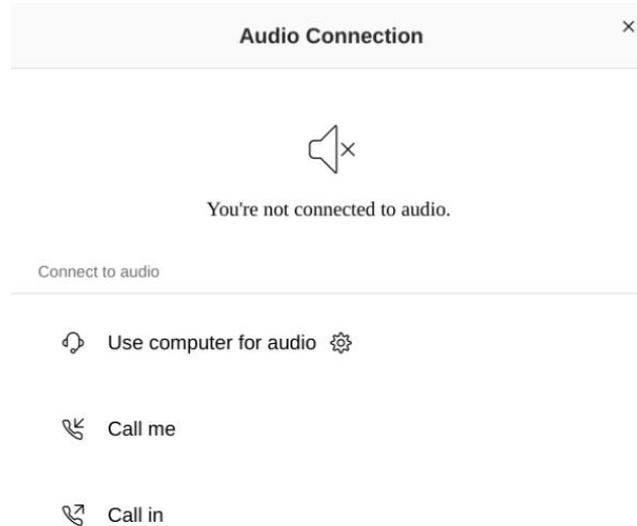
Try this:



Or this:



Then choose your audio connection:



Necesita audio en español?
Apague tu volumen en este evento principal.

Llame: 1-408-418-9388
Código de acceso: 129 067 9454

And of course, make sure your volume is turned up!

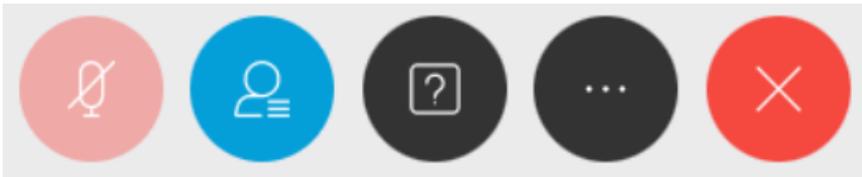
A few notes on attending a City of Boston WebEx Event

1

When you join as an attendee, your microphone will be muted automatically and you will not have the ability to turn on your camera.

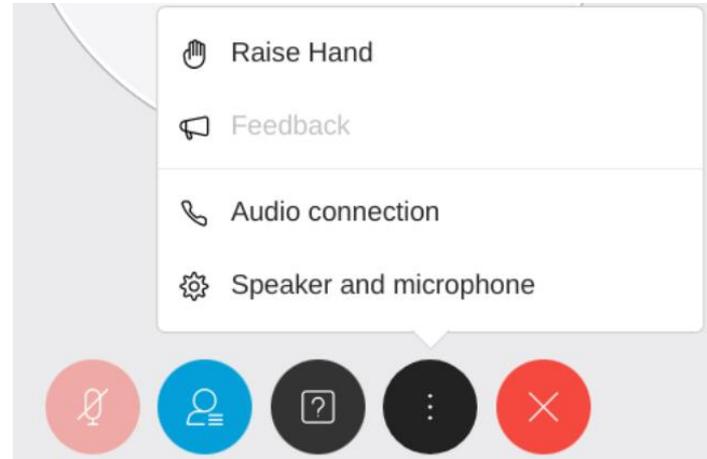
2

The **menu** at the bottom of the screen will have different icons for microphone (this will be greyed out), **participants**, **Q&A**, **More**, and **Leave Event**. In order to view the **participant** or **Q&A** panel, click the related icon. To hide a panel, click the icon again.



3

To **raise your hand**, click the **More** icon (the three dots), then **Raise Hand**. Remember to lower it once we call on you!



4

To use the **Q&A** box, click the icon. Make sure that you are asking your question to *All Panelists*. When you type in a question, it will be sent to the host and panelists.

If you have questions, we prefer if you ask them via the Q&A box, as this is easier for us to manage. We will be taking periodic pauses to answer these questions out loud for everyone to hear.

Finally: If you have ongoing technical difficulties, The meeting will be recorded and shared on <https://buildinghousing.boston.gov/project/quincy---warren-67d14> and you can continue to submit comment after this event until July 10, 2020. Thank you all for your patience as we get used to this new normal!

The screenshot shows a Q&A interface. At the top, there is a header with 'Q&A' and a close button 'x'. Below the header are two tabs: 'All' (selected) and 'My Q&A'. In the center, there is a circular icon with a question mark and the text 'No questions have been asked yet.' Below this is a list of recipients for the question, including 'Host and Presenter', 'Presenter', 'Host', 'All Panelists' (selected with a blue checkmark), and 'susanna ronalds-hannon'. At the bottom, there is an 'Ask:' label, a dropdown menu showing 'All Panelists', and a text input field with the placeholder 'Type your message here'.



AGENDA

- Welcome & Introductions
- Property Information
- Developer Presentations
- Next Steps

MAP of 436 Warren Street Street, 7-9 Quincy Street & 20-22 Glenburne Street



Photo of 436 Warren Street, Roxbury



Photo of 7-9 Quincy Street & 20-22 Glenburne Street, Roxbury



Developer Presentations

The People's Academy

UHM Properties

Each applicant will have 15 minutes to present and 15 minutes to answer questions from the audience.



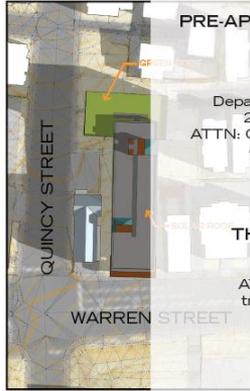
WELCOME TO

The People's Academy

CHANGING THE LIVES OF INNER CITY RESIDENTS THROUGH TRADES EDUCATION



REQUEST FOR PROPOSALS
City of Boston - Department of Neighborhood Development
436 WARREN STREET
7-9 QUINCY STREET
20-22 GLENBURNE STREET
Roxbury

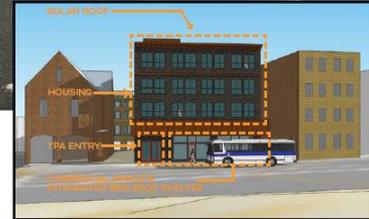
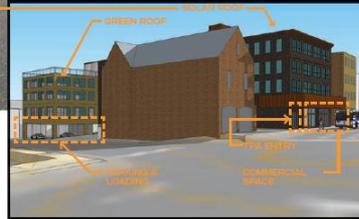
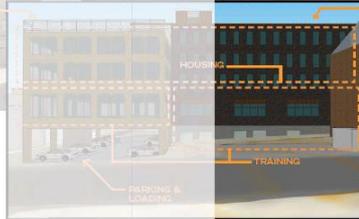


PROPOSED USE
PRE-APPRENTICE TRAINING & HOUSING

SUBMITTED TO
CITY OF BOSTON
Department of Neighborhood Development
26 Court Street Boston MA 02108
ATTN: Christopher Rooney, Development Officer
christopher.m.rooney@boston.gov
(617) 635-0493

SUBMITTED BY
THE PEOPLE'S ACADEMY, INC
8 Sumner Park
Dorchester MA 02125
ATTN: T. Michael Thomas, President
tm.thomas@peoplesacademyinc.org
617.571.7244

DATE
APRIL 13, 2020



TANISHA STEPHNEY
EXECUTIVE DIRECTOR

THE PEOPLE'S ACADEMY



Together We Can Build The Future

Supporting education and innovation.

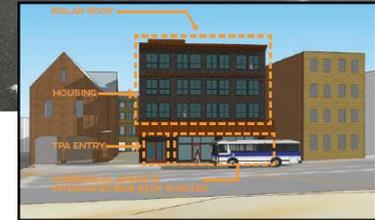
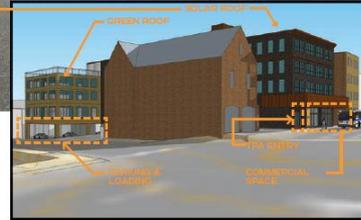
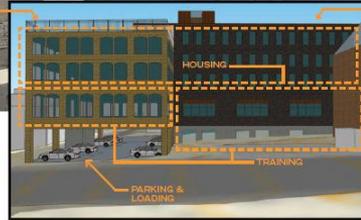
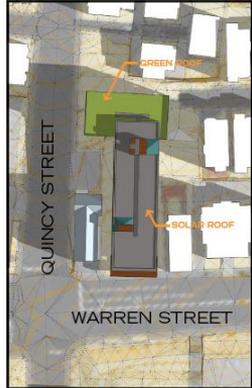
The People's Academy (TPA) is a non-profit organization whose purpose is to empower Boston's inner-city at-risk residents by training them in the trades of fabrication and installation of metal, particularly copper. The People's Academy strives to provide viable employment opportunities for disenfranchised youth/adults, while making a commitment to self-sufficiency and neighborhood/community improvement.

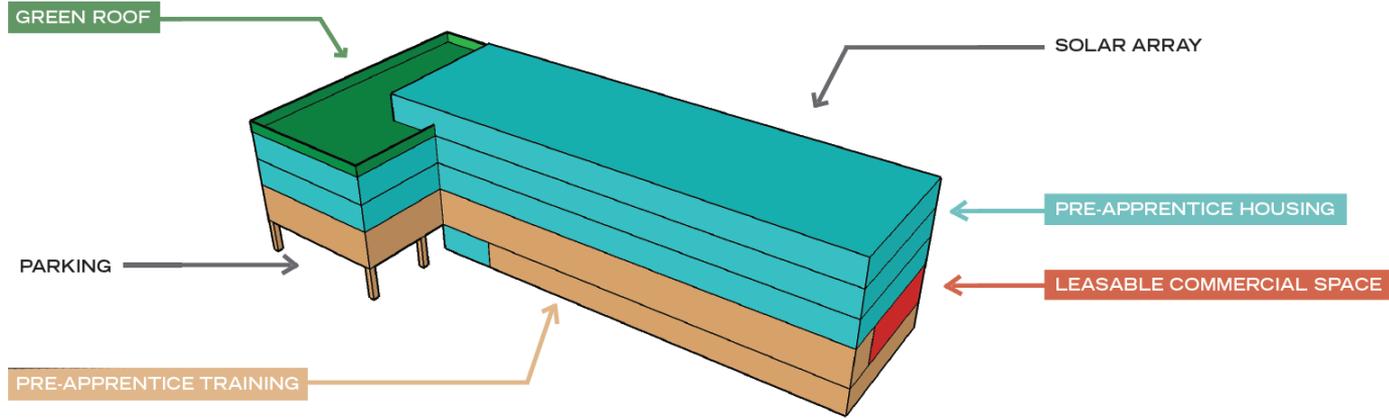
**JUDGE LESLIE EARL HARRIS
ADVISORY BOARD MEMBER**

THE PEOPLE'S ACADEMY

JOSEPH KENNARD
ARCHITECT

KENNARD ARCHITECTS

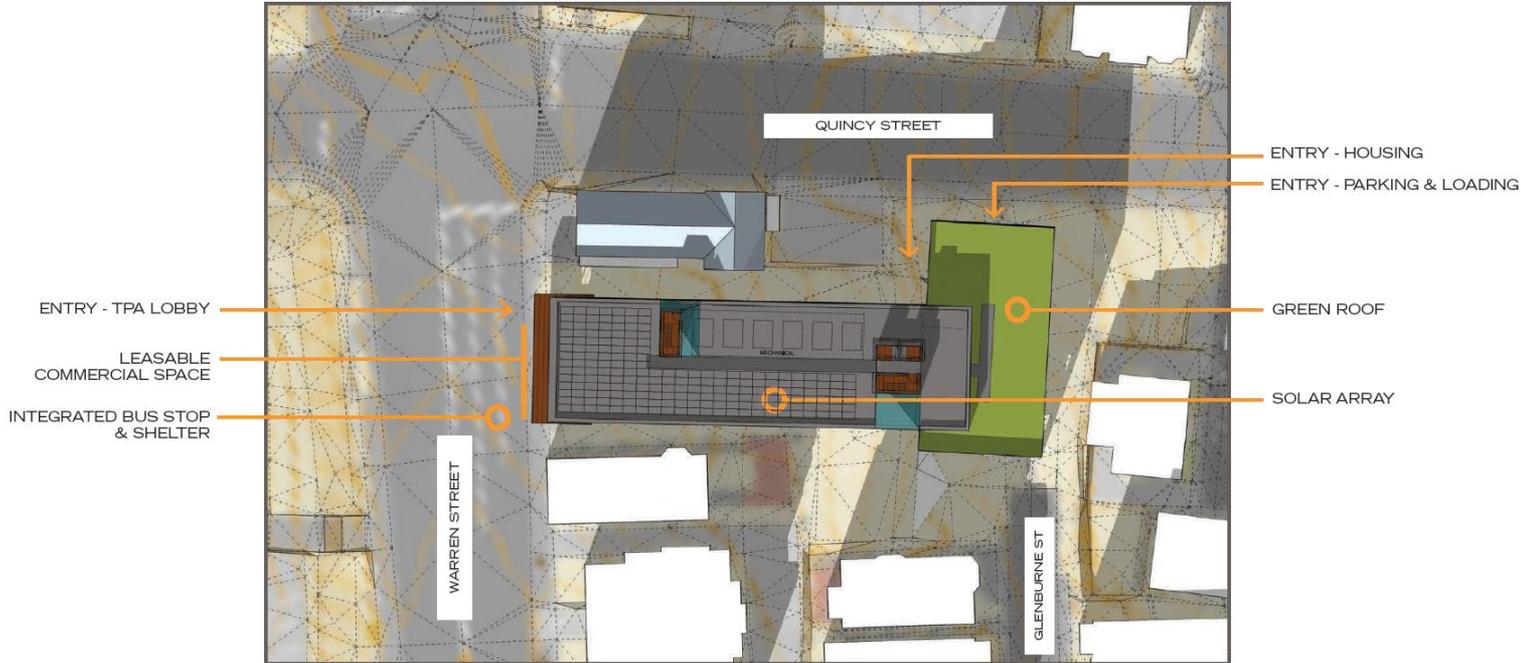




Floor Level	Training		Commercial		Housing		Common		Mech/Utility	Total	Height	Parking	FAR	Notes
	TPA	SF	(tbd)	SF	(tbd)	SF	Comon	SF	SF	SF				
Lower Level (TPA + Parking)	1	5,000				0	1	500	2,000	7,500	10'-0"	11		common = residential lobby
First Floor (TPA + Commercial Space)	1	9,100	1	2,000		0			1,000	12,100	14'-0"			commercial = leasable commercial space
Second Floor (Pre-apprentice Housing)		0			18	6,600	2	4,500	1,000	12,100	10'-0"			common = kitchen, living, bathrooms, game
Third Floor (Pre-apprentice Housing)		0			18	6,600	2	4,500	1,000	12,100	10'-0"			common = kitchen, living, bathrooms, game
Fourth Floor (Pre-apprentice Housing)		0			13	4,300	1	2,400	1,500	8,200	10'-0"			common = kitchen, living, bathrooms, game
Total	2	14,100	1	2,000	49	17,500	6	11,900	6,500	52,000	45'-6"	11	2.74	

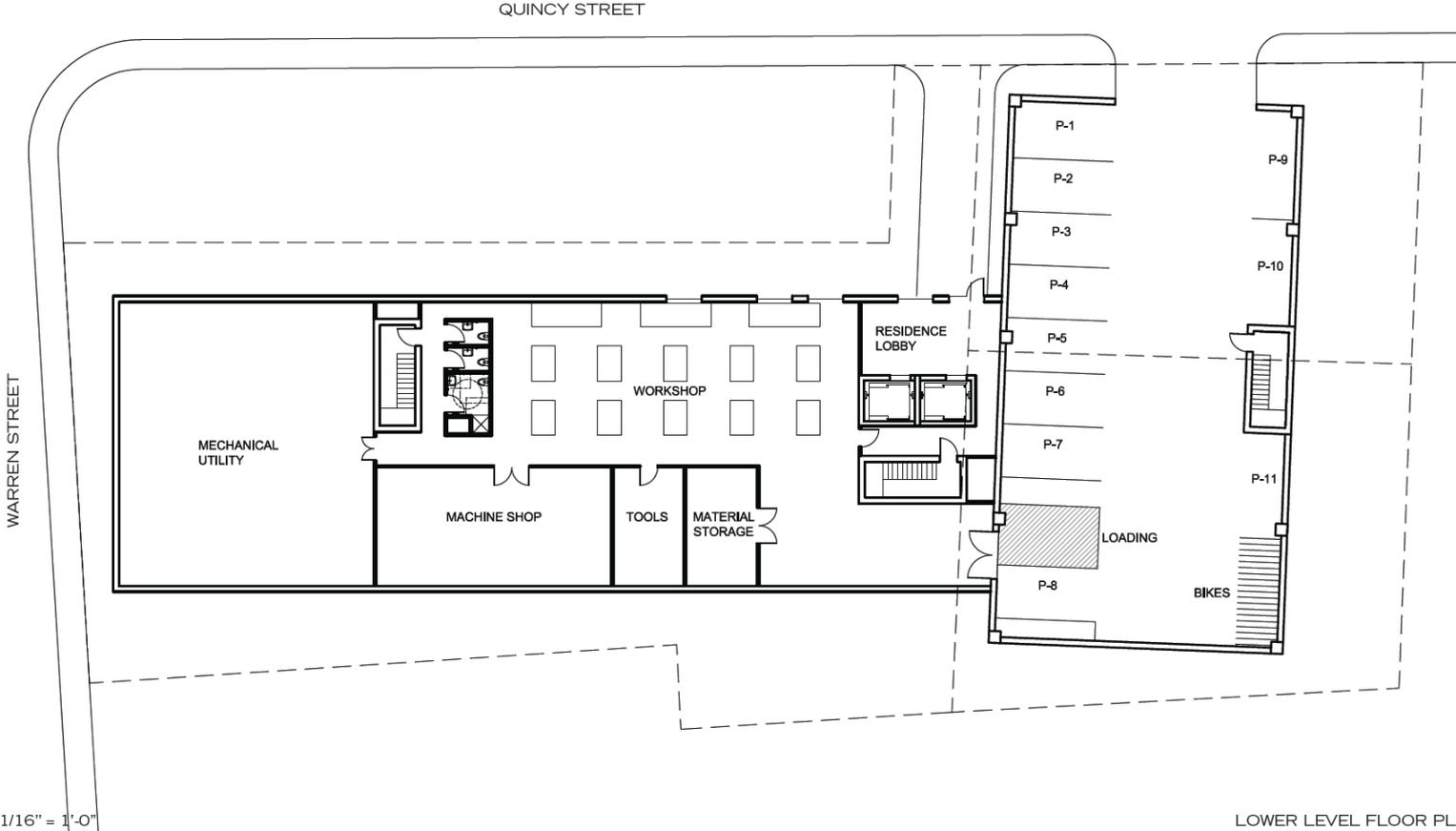
(*) 3.900 sf of green roof not included in area

Address	Thoroughfare	Parcel ID	Neighborhood	Area SF	Zoning	Site Type:	Comments	Notes
436 Warren Street	Warren Street	1202831000	Roxbury	11,060	MFR	Conveyed	Mixed context	
79 Quinncy Street	Warren Street	1202833000	Roxbury	3,100	MFR	Conveyed	Mixed context	
20-22 Glenburne Street	Warren Street	1202849000	Roxbury	4,794	MFR	Conveyed	Mixed context	
Total				18,954				



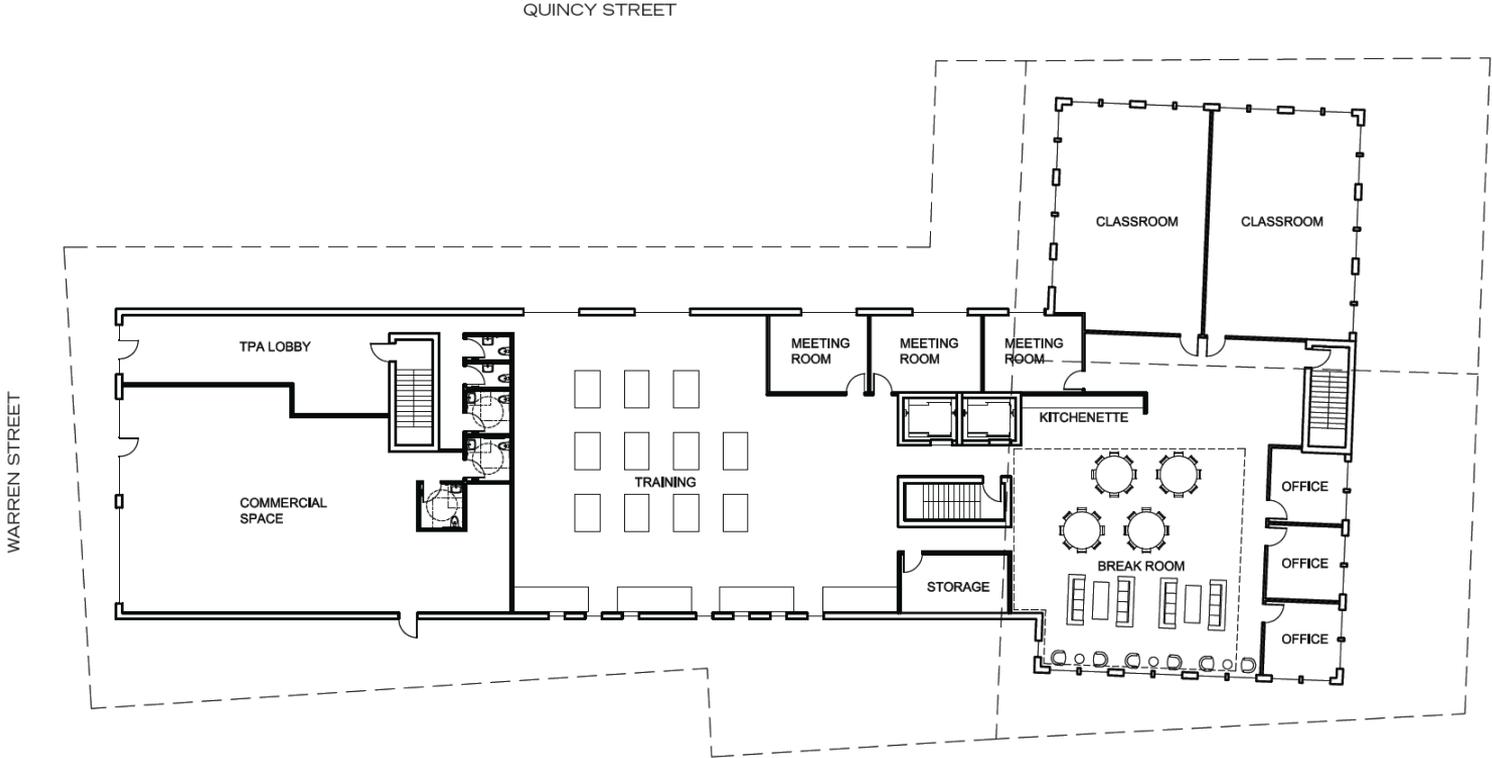
SITE PLAN

SITE PLAN



1/16" = 1'-0"

LOWER LEVEL FLOOR PLAN

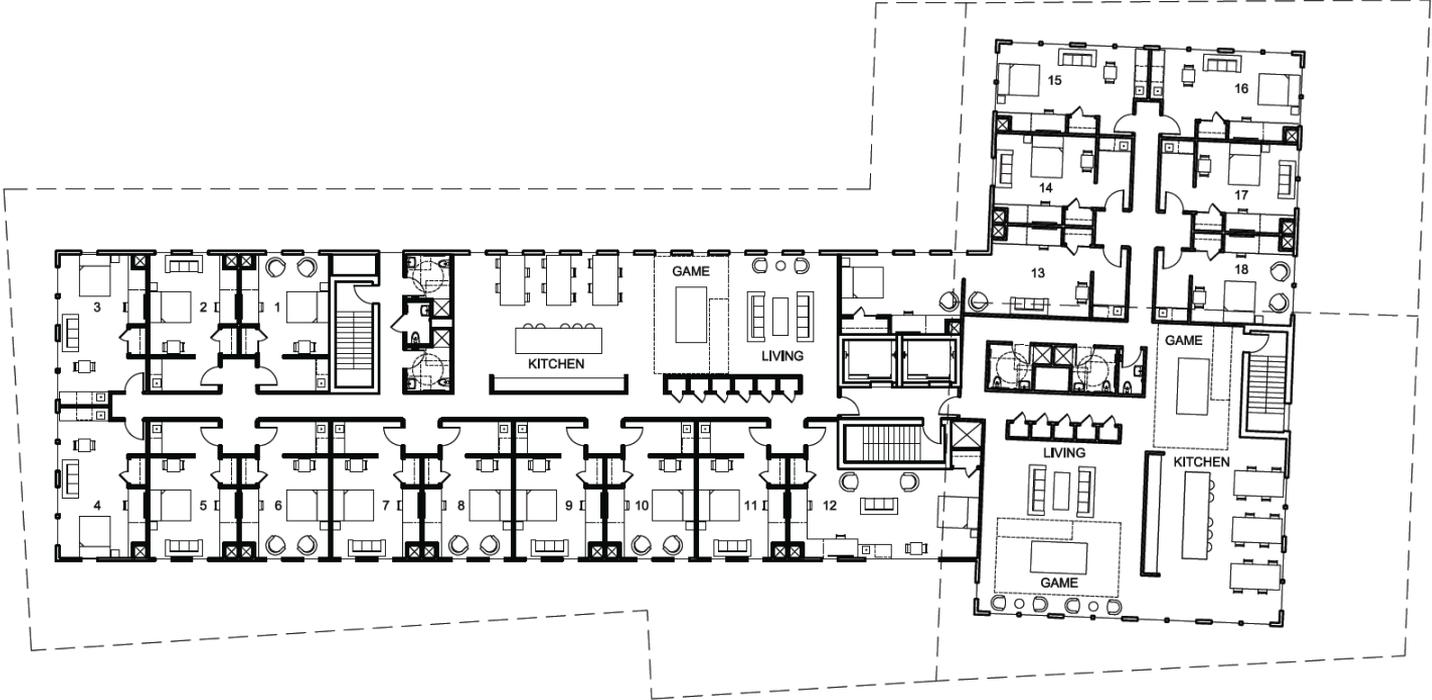


1/16" = 1'-0"

FIRST FLOOR PLAN

QUINCY STREET

WARREN STREET

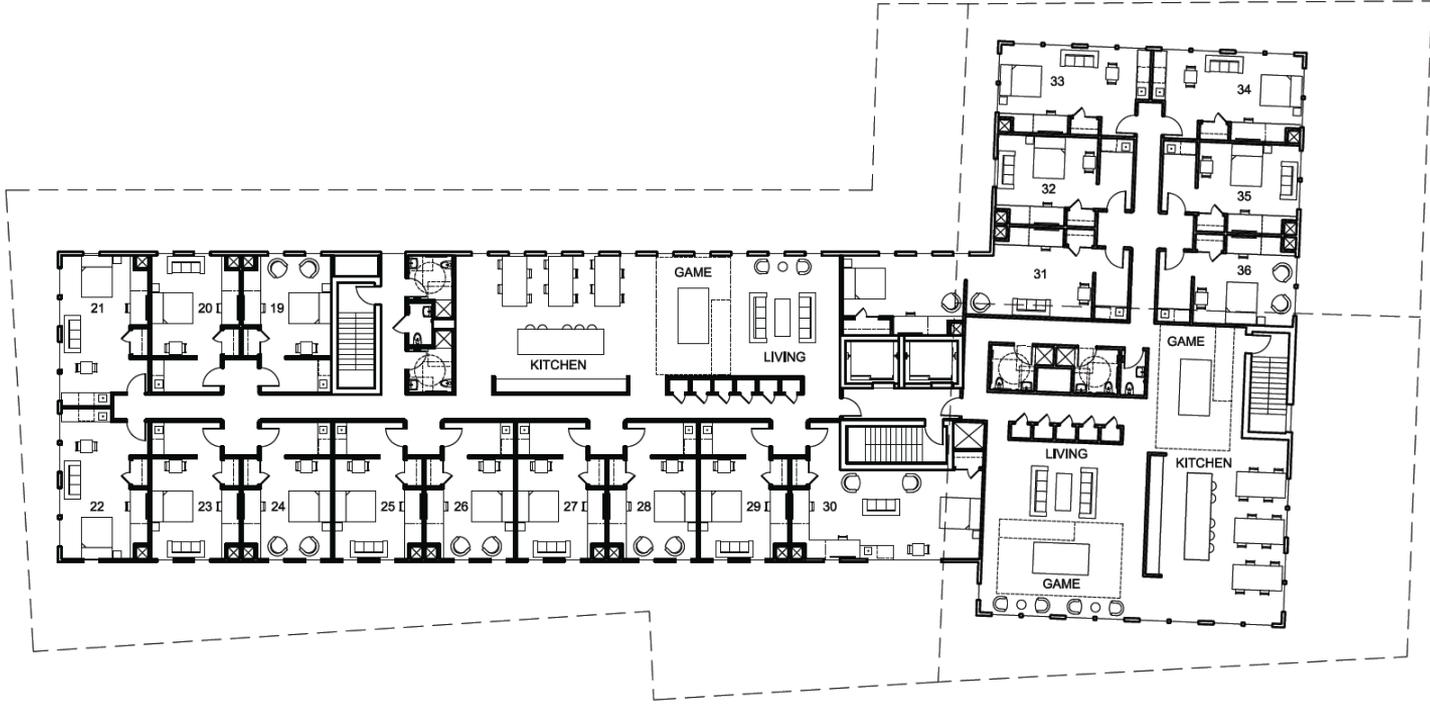


1/16" = 1'-0"

SECOND FLOOR PLAN

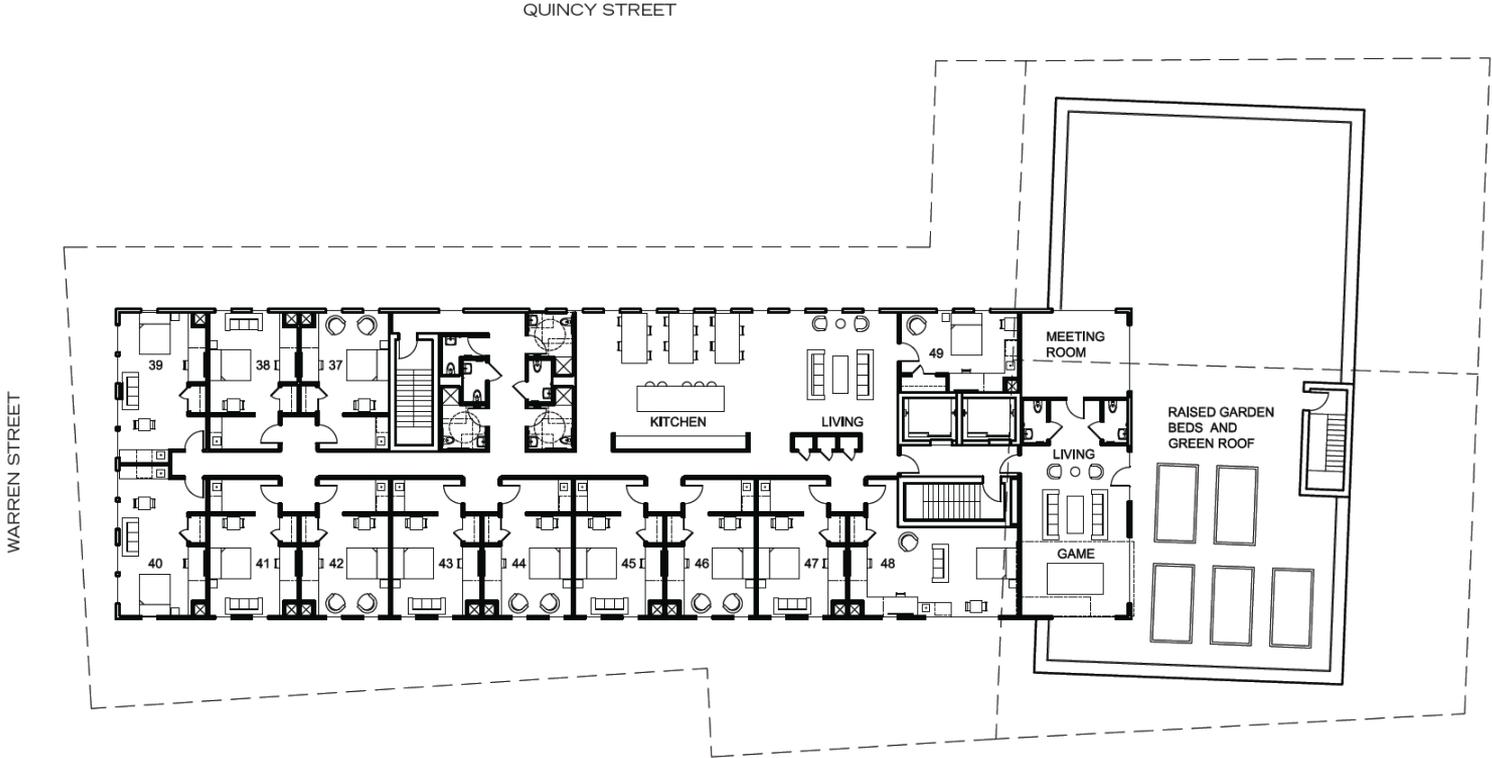
QUINCY STREET

WARREN STREET



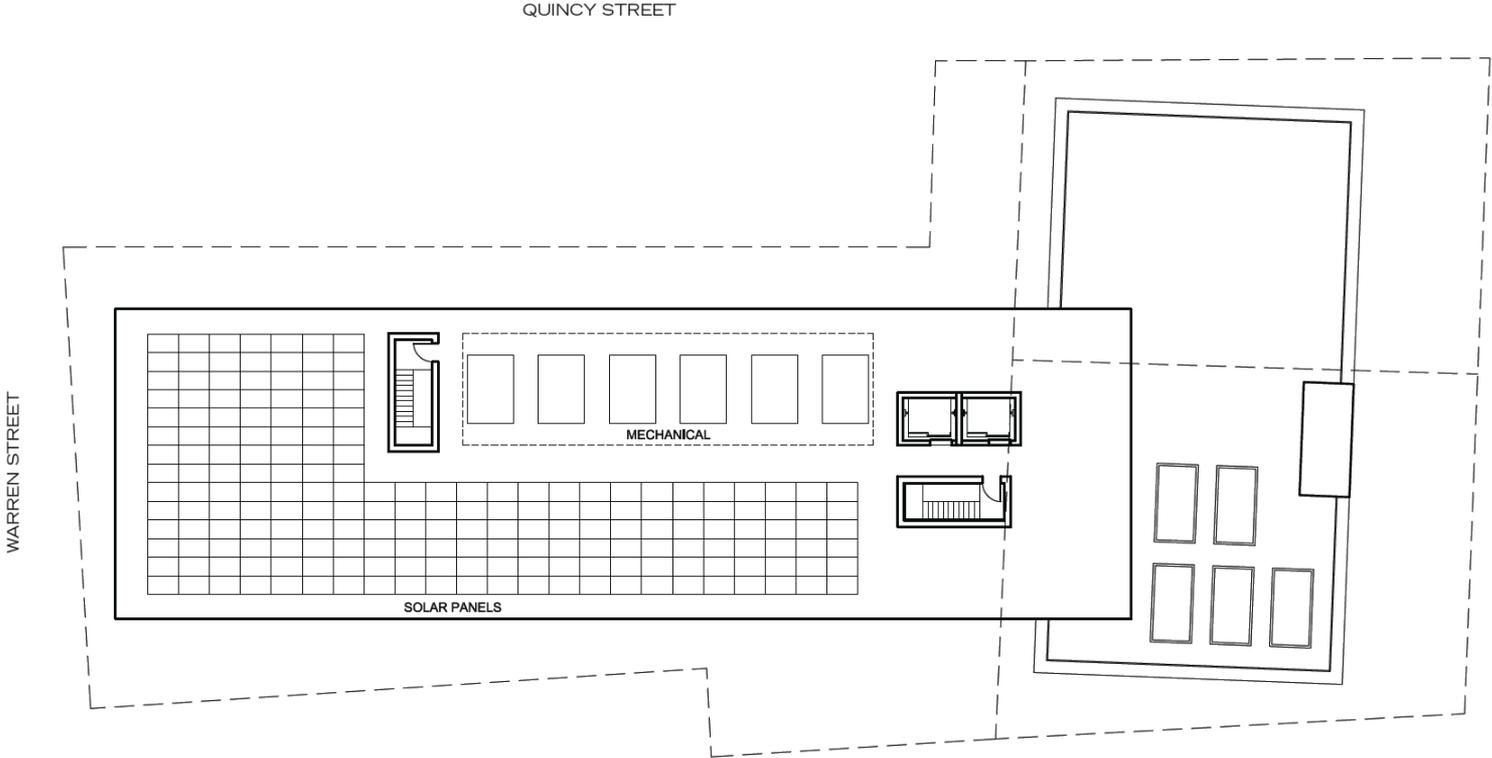
1/16" = 1'-0"

THIRD FLOOR PLAN



1/16" = 1'-0"

FOURTH FLOOR PLAN



1/16" = 1'-0"

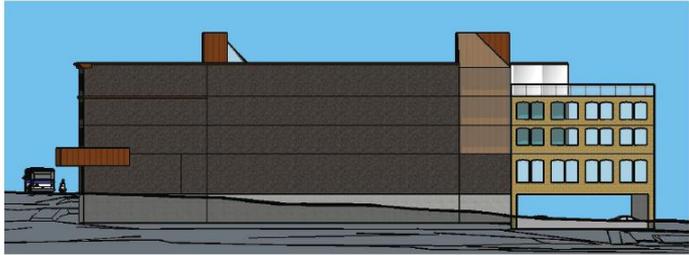
ROOF PLAN



VIEW FROM QUINCY STREET



WEST ELEVATION



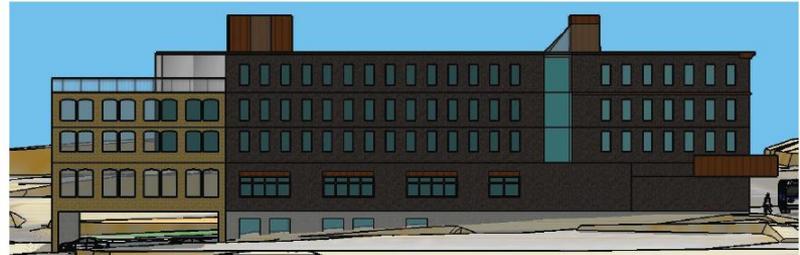
SOUTH ELEVATION



NORTHWEST AXONOMETRIC



EAST ELEVATION



NORTH ELEVATION

**CHRISTY MURPHY
SENIOR PROJECT MANAGER**

COMPASS PROJECT MANAGEMENT, INC

TEAM

PROJECT

The People's Academy

OWNER



PRE-APPRENTICE TRAINING & HOUSING

436 Warren Street
Roxbury MA 02121

THE PEOPLE'S ACADEMY, INC

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Newton MA 02459
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www.siegelassociates.com

SITE CIVIL & TRANSPORTATION



NITSCH ENGINEERING

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Boston MA 02108
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www.nitscheng.com

CODE CONSULTANT



JENSEN HUGHES ASSOCIATES, INC.

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MEP / FP ENGINEER



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274 Summer Street
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ENVIRONMENTAL GEOTECHNICAL



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PERMITTING CONSULTANT



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BOARD MEMBER

THE PEOPLE'S ACADEMY

CHRIS WOMACK
RESIDENT COUNSELOR

THE PEOPLE'S ACADEMY

**T. MICHAEL THOMAS
FOUNDER**

THE PEOPLE'S ACADEMY



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Supporting education and innovation.

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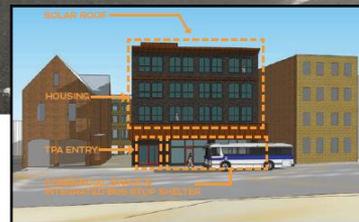
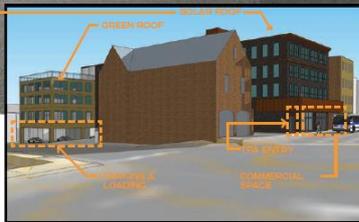
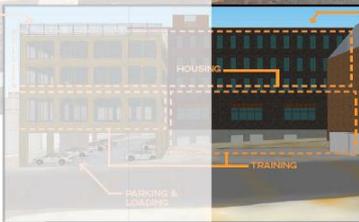


PROPOSED USE
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26 Court Street Boston MA 02108
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christopher.m.rooney@boston.gov
(617) 635-0493

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DATE
APRIL 13, 2020





436 WARREN STREET



UHM PROPERTIES

DREAM COLLABORATIVE



436 WARREN STREET

UHM PROPERTIES

DREAM COLLABORATIVE

JUNE 25, 2020

TEAM INTRODUCTIONS



J. KEVIN BYNOE
CHIEF EXECUTIVE OFFICER



CHRIS SHEPHERD
DIRECTOR OF
BUSINESS DEVELOPMENT



CATHY DRAINE
DIRECTOR OF
RESIDENT SERVICES



GREG MINOTT
MANAGING PRINCIPAL



TROY DEPEIZA
PRINCIPAL



Personal Service. Professional Management.





BLUE MOUNTAIN APTS.



ESPERANZA APTS.



QUINCY HEIGHTS APTS.



2147 WASHINGTON ST



BARTLETT LOT D



24 WESTMINSTER AVE



- An unparalleled dedication to Roxbury and its surrounding communities
- Decades of experience creating and managing affordable and mixed-use housing
- Strong relationships with community leaders, DND, BPDA and DHCD
- A commitment to personalized, comprehensive property management services

UHM PROPERTIES STORY: BLUEPRINT FOR PROGRESS

- Established in 2003 and currently **manage approximately 1,400 apartment units concentrated mainly in Dorchester and Roxbury.**
- Receive annual award from MassHousing. **For 2019, spent \$10.8 Million on MBE, WBE and WMBE businesses.**
- In 1998, the founding partners of UHM Properties and concerned residents **created the Neighborhood Network Center (NNC) to address the needs of individuals and families** in both the company's portfolio and the surrounding community.
- The **NNC serves an average of 600 individuals and families per year** through targeted events and programming that focuses on every stage of life.
- In 2014, UHM Properties partnered with NNC to **sponsor a Children's Defense Fund Freedom School Summer Program** which now serves 200 children and families, with a waitlist.
- To intervene in the spread of COVID-19 in multifamily housing, UHM Properties and NNC partnered to create Operation Safety Net. **Since March 28th, over 3,000 20lb boxes of food have been delivered.** 200 older adult residents have received personal care supply bags. NNC has recently received 44k through the Boston Resiliency Fund to continue the work.

COMMITMENT TO COMMUNITY



436 WARREN STREET

UHM PROPERTIES

DREAM COLLABORATIVE

PROJECT HIGHLIGHTS

- **25 new affordable** residential units
- **Community space** for Neighborhood Network Center (NNC) or local community group
- **Diverse and inclusive** project team
- **Commitment to minority participation** through the lifetime of the project
- A design that is **responsive to its context** in scale and massing.



436 WARREN STREET

UHM PROPERTIES

DREAM COLLABORATIVE

SITE PHOTOS

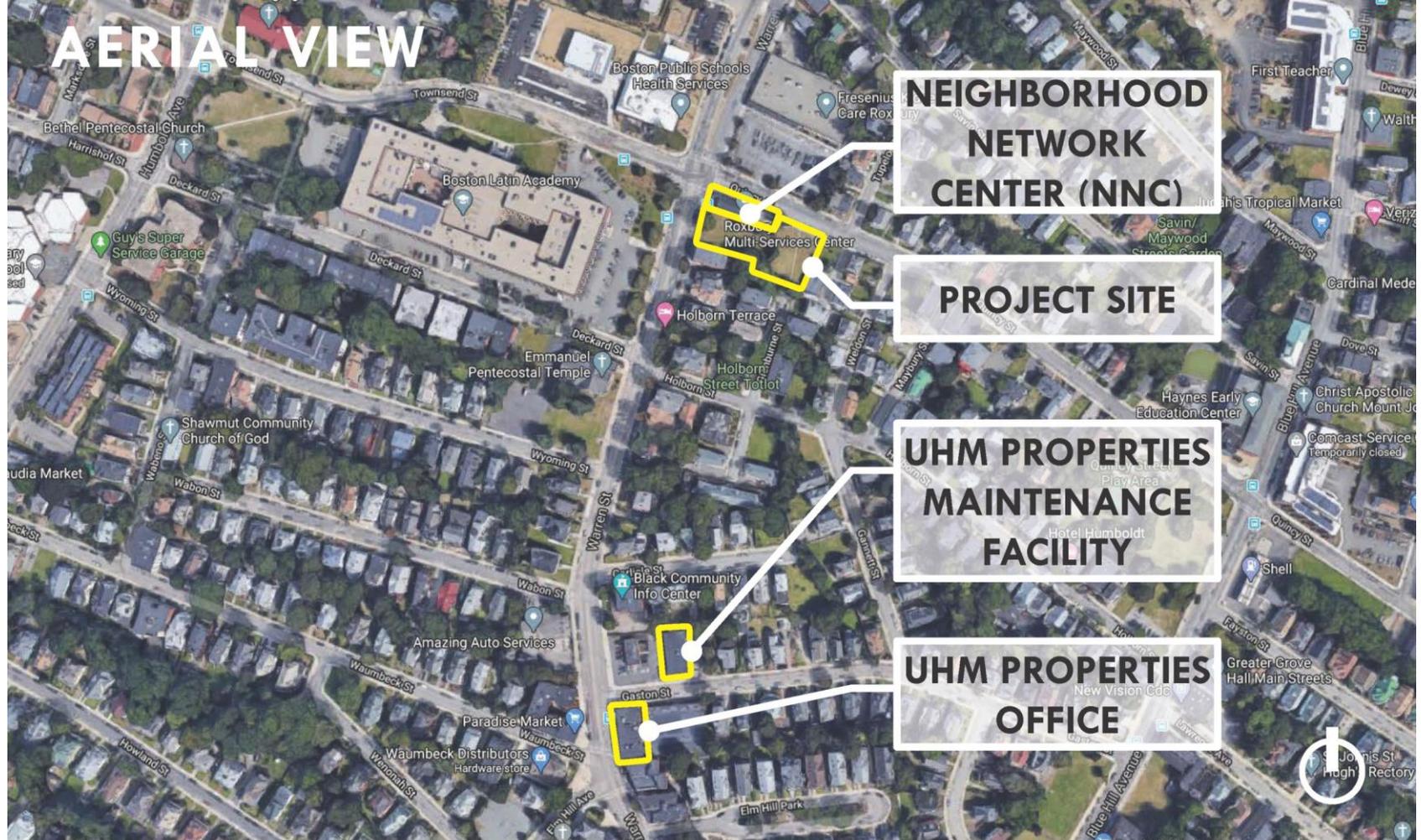


VIEW FROM WARREN STREET

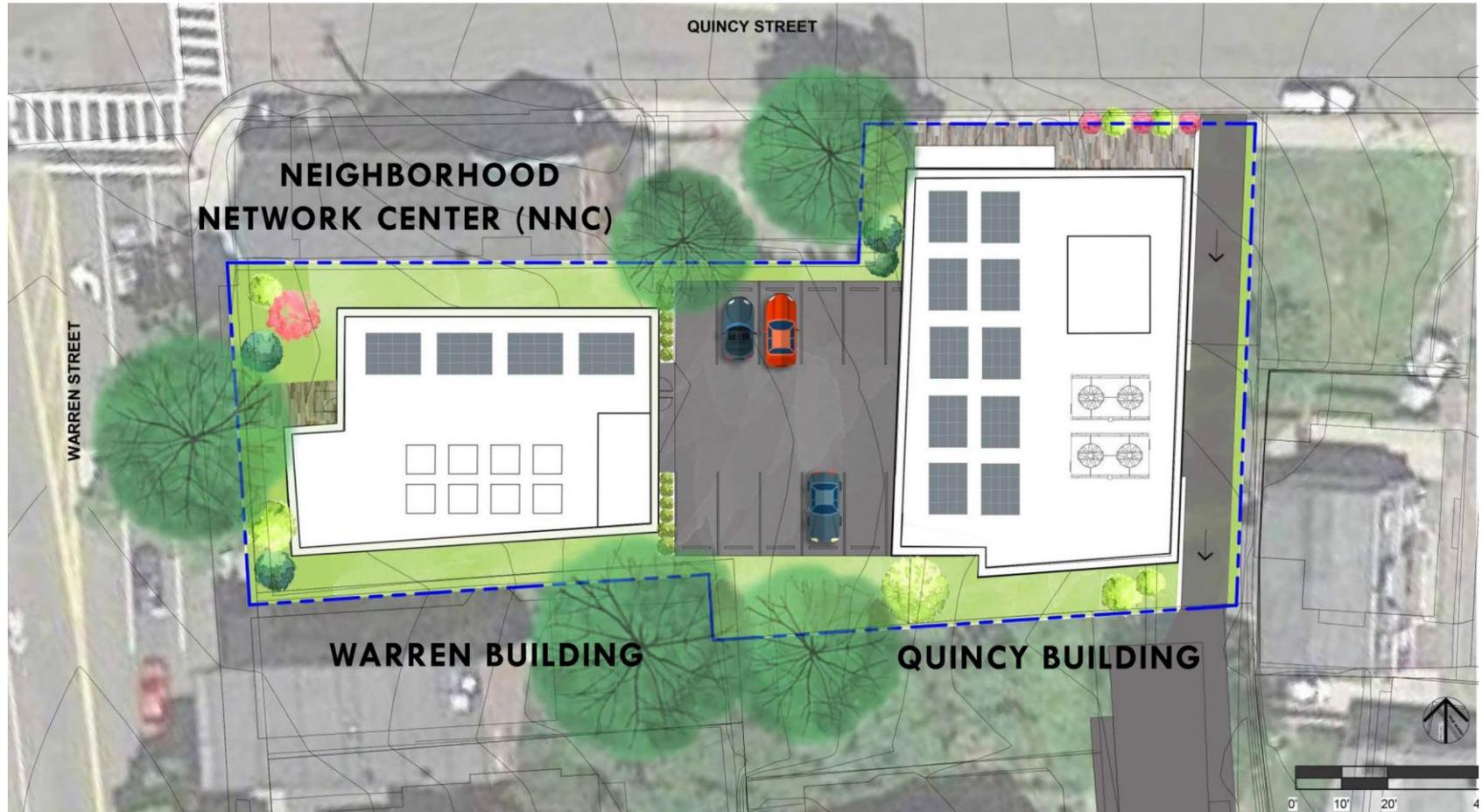


VIEW FROM QUINCY STREET

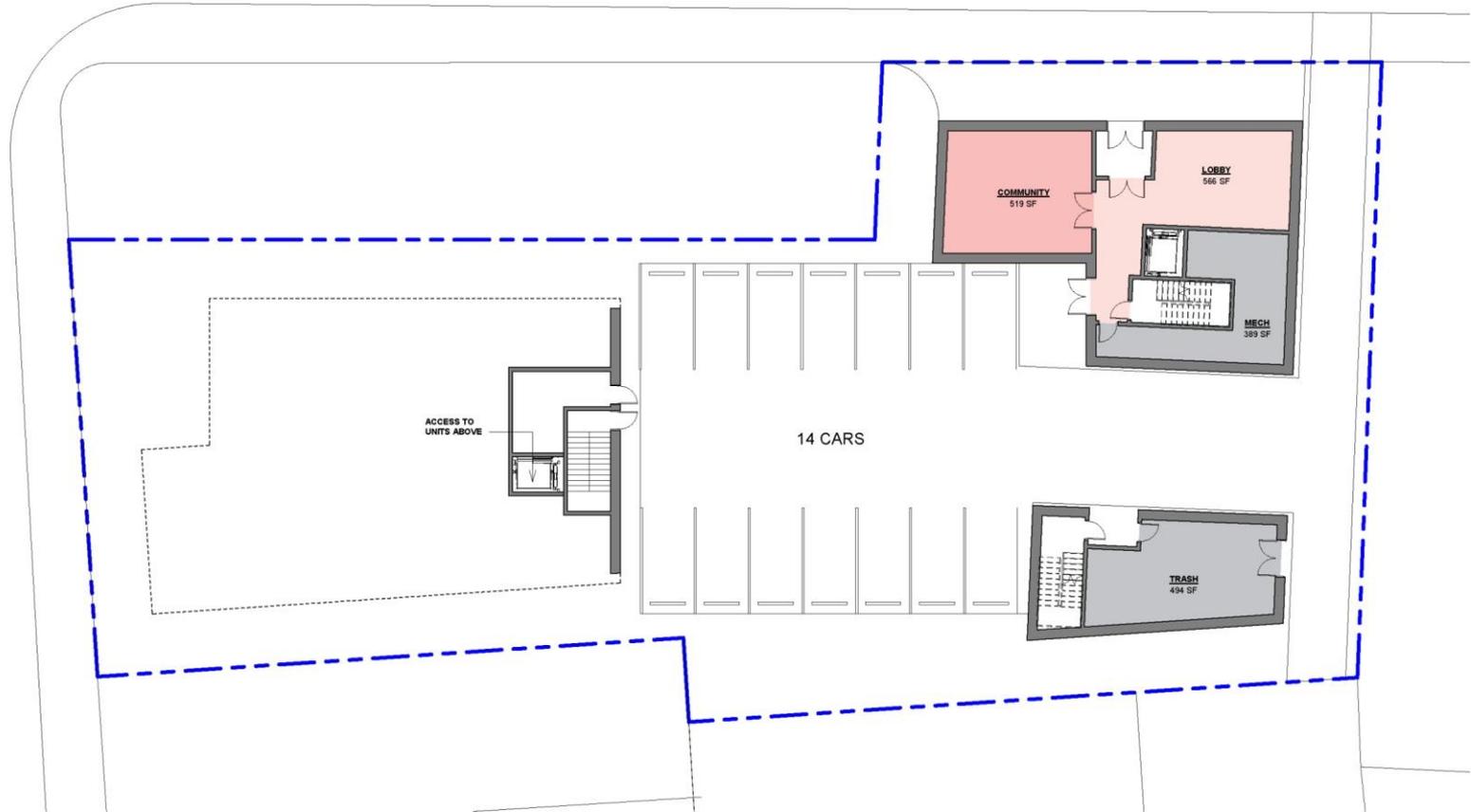
AERIAL VIEW



SITE PLAN



QUINCY BUILDING GROUND FLOOR



WARREN BUILDING GROUND FLOOR



UNIT BREAKDOWN

QUINCY BUILDING (15 UNITS)

BEDROOMS	# OF UNITS	SIZE
2 BED	9	831 SF TO 890 SF
1 BED	6	640 SF TO 662 SF

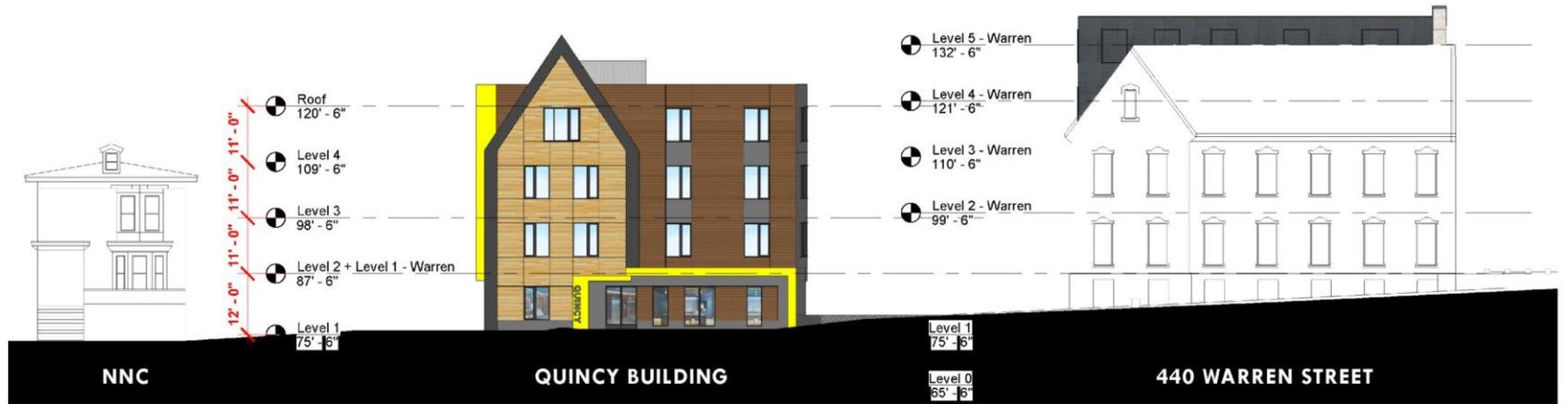
WARREN BUILDING (10 UNITS)

BEDROOMS	# OF UNITS	SIZE
3 BED	4	1,086 SF TO 1,089 SF
2 BED	3	960 SF
1 BED	3	628 SF

WEST ELEVATION



ELEVATION LOOKING SOUTH ON QUINCY ST.



LOOKING UP QUINCY ST. TOWARDS WARREN ST.



436 WARREN STREET

UHM PROPERTIES

DREAM COLLABORATIVE

RENT SCHEDULE (AT 60% AMI)

1 bedroom	\$1,440
2 bedroom	\$1,728
3 bedroom	\$1,995

LIHTC INCOME LIMITS FOR 2020 (AT 60% AMI)

1 Person	\$53,760
2 Person	\$61,440
3 Person	\$69,120
4 Person	\$76,740
5 Person	\$82,920
6 Person	\$89,040

TEAM COMMITMENT

- A development and design team **committed to project success**
- Creation of 25 new **affordable housing units**
- **Community space** for Neighborhood Network Center (NNC) or local community group
- **Commitment to a high level of minority participation** through the life of the project
- We will **exceed the The Boston Residents Jobs Policy (BRJP)** requirements.



436 WARREN STREET

UHM PROPERTIES

DREAM COLLABORATIVE

THANK YOU!

QUESTIONS AND ANSWERS



NEXT STEPS

**To Comment On-Line, please visit our website at
buildinghousing.boston.gov**

The project page is

<https://buildinghousing.boston.gov/project/quincy---warren-67d14>

Comments will be accepted until Friday, July 10, 2020

THANK YOU FOR PARTICIPATING!





PROPERTY INFORMATION

Zoning

District : Roxbury Neighborhood

Sub-District : MFR
(Multifamily Residential: Established to encourage medium-density multifamily areas with a variety of allowed housing types including one-, two-, and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings.)

Overlay : Neighborhood Design Review

Other Layers : Boulevard Planning (436 Warren Street)

PROPERTY INFORMATION

<u>Address</u>	<u>Ward</u>	<u>Parcel #</u>	<u>Lot Size</u>
436 Warren Street	12	02831000	11,060 square feet
7-9 Quincy Street	12	02833000	3,100 square feet
20-22 Glenburne Street	12	02849000	4,794 square feet
			<hr/>
			Total = 18,954 square feet