

Bunker Hill Housing Redevelopment
Video Update Presentation Transcript
5/15/2020

The following video is presented by the Bunker Hill Housing Redevelopment team. This video will not replace the full and thorough public community input and permitting process, which has paused, or the review process of city agencies and elected officials. We will resume the public process at a date to be determined by the city. Knowing that many of you may be using technology, we hope the video just helps to continue to inform you and answer questions. As always, we encourage you to also email us at info@bunkerhillhousing.com. Again, once the formal process resumes, we assure you we will take no shortcuts and will reschedule community workshops and meetings as soon as we are able to meet again. We are committed to moving this project ahead. Our thoughts are with all of you and your loved ones.

Introduction

Slide 1

Hello, and thank you for taking the time to view this video. We hope that you and yours are healthy and safe as we work through the challenges of this unprecedented time.

My name is Addie Grady and I am the executive director of the Bunker Hill Housing Redevelopment. This public-private partnership includes the Boston Housing Authority, the Charlestown Residents Alliance, the Joseph J. Corcoran Company, and Leggat McCall Properties.

In February, we held meetings with current residents of Bunker Hill to receive their input and feedback, and we want to continue that dialogue with the community as a whole – those residents who have already engaged with us, those who have not yet done so, and anyone and everyone else who lives or works in Charlestown.

In spite of all of the uncertainty right now, we are committed to sharing our progress with you and hearing your feedback. We want you all to know that we aren't going anywhere. This redevelopment – the badly needed replacement of over 1,000 deeply affordable apartments – is just too important.

We understand that as we respect the importance of social distancing, we may not have the opportunity to hear from all of you in the same way that the public meetings we had planned would have allowed. We hope that you will engage with us electronically, but please be assured that once this public health emergency has passed, we will ensure that the project is given a full and open public process. We want to hear from you so that we can bring your ideas and insight to bear in making this project as successful as possible for the entire Charlestown community.

Slide 2

So, let's turn to the project itself. Honestly, I don't like calling it a "redevelopment" because that implies we are rebuilding what's already there. In fact, we are building something entirely new and extraordinary that has been talked about for many years and now will become a reality.

This will not be just a development. It will be a new transformative community that will better connect all of Charlestown. It will bring people together with new homes, and beautiful outdoor space, stores and community programs.

As you know this will be a project that has many phases and will continue for 8-10 years before we are completed. It is large but it will be life changing for the residents who are living there now.. and for the new residents who also hope to call Charlestown their home.

Slide 3

Our goal is to start the first phase of the project later this year by taking down 3 buildings containing 53 apartments shown here in the area of the building designated F. We will replace those buildings with one containing 256 apartments with green space and parking. The next building in Phase 1 will follow about 6 months behind the first start. We don't know how recent events will affect timing, but we are continuing to work as hard as we can to move forward responsibly. The people who live here have waited long enough.

Slide 4

All of the new units – whether new market rate or replacement, deeply affordable units – will be built to the same high-quality standards and finish. For many who have lived in these 80-year-old, unrenovated buildings, the modern amenities of washers and dryers and dishwashers that come standard will mean a new level of convenience in their daily lives. Additionally, all buildings will have elevators and secure access systems as well as indoor and outdoor amenity areas for all of the building's residents to enjoy

BHA's housing specialists, Housing Opportunities Unlimited, or HOU for short, have already been meeting with the residents that will be impacted by the first phase and will continue to meet individually with those residents to help them relocate to other housing while the new buildings are reconstructed. We can assure you that everyone will have a home. If you have a question about moving or relocation, please email us at info@bunkerhillhousing.com and we will connect you with Lisa, Marissa and the other members of relocation team at HOU.

Slide 5

What follows is a presentation by our consultants so that we can share updates on our planning and design efforts and to hear what you think.

We truly want to hear from you. Your ideas for what you want...or don't want for the new community. There are five topics addressed by these videos.

1. Exterior Design of the Phase 1 buildings; presented by David from Stantec
2. Construction Impacts; presented by Caitlin with Leggat McCall
3. Transportation; Presented by David with VHB's traffic team
4. Publicly Accessible Open Space; presented by Andrew of Copley Wolff and
5. Retail, presented by Caitlin on behalf of Gustavo of Graffito

This same video is presented in Spanish by Adriana with VHB with Adrian from Stantec narrating the Phase 1 Exterior Design section.

We ask that you view all of the videos so you can get as full a picture as possible of the project, the challenges it poses and the benefits it will bring. With your help, we will address the challenges to the greatest extent possible and maximize the benefits for the whole community. Our goal is to reknit these 27 acres back into the Charlestown square mile; to eliminate the barriers to an interconnected community; and to enable dignity and opportunity for all who call Charlestown home.

Slide 6

I also want to remind you that this website – www.bunkerhillhousing.com – is full of information about the project, but if you can't find answers to your questions or you wish to share your ideas and feedback you can always reach us at our email info@bunkerhillhousing.com.

We want to listen and will continue to listen as we move through this process.

Slide 7

Thank you for taking the time to view these videos and for your willingness to help us.

Exterior Design

Slide 1

I'm David Lunny, a principal at Stantec Architecture in Boston and one of the architects working with the development team on the redevelopment of the Bunker Hill Housing community. I'm going to give a brief overview of the first 2 buildings that will be built in Phase 1 of this exciting project.

Slide 2 - Building F

Building F will be the first building that will be built in the redevelopment. It will be located between Corey and Decatur Streets, and between Sam Morse Way and Moulton Street. This is a view from Corey Street looking north – the Kennedy Center is on the right, and the church is behind us on the left.

Building F will contain approximately 260 units. The ground floor uses will include the lobby and space for residential amenities.

Along Moulton Street the building is only 5 stories, stepping down from the 9 stories along Corey Street to respond the height of the adjacent Kennedy Center.

A new public open space will be created at the corner of Corey and Moulton Streets, which will be accessible to all Charlestown residents.

Slide 3 - Building F #2

This is a view of building F looking south down Corey Street. We're standing in the future public open space between Tufts and Corey Street - you can see the steeple of St. Catherine's on the right.

The lobby to the building will be located at the corner of Corey Street and Sam Morse Way. The building will be clad in a combination of brick, fiber cement panels, and possibly some metal panel elements. The idea is to use a warm palette for the materials to relate to the existing brick of the church and former rectory building. In this view you can see the combination of lighter tan, beige and warm grey panels – the corner of the building is accentuated with a combination of grey and reddish tan panels to clearly identify the entrance.

Although not clearly visible in this image, the base is in a warm toned brick with metal panel accents around window openings.

Slide 4 - Building M #1

Building M will be the second building that is built in the redevelopment, following closely behind building F. This is a view of Building M from Tufts Street looking north. You can see the corner of the health center that is visible in the right side of this image.

Building M will contain approximately 110 units. A new public open space will be created between Building M and the health center – Walford Way will now terminate at Tufts Street to create this new open space. Initially this space will be used to provide temporary parking – but will be developed as an open space in a later phase of the redevelopment.

This side of Building M, which faces the future open space will be 6 stores tall. The facade of the building has been broken into a number of smaller elements to reflect the scale of many of Charlestown's historic buildings. The building will also be clad in a combination of fiber cement panels and warm toned brick sections – utilizing a warm palette of materials that complements the brick buildings that anchor the block.

Slide 5 - Building M # 2

This is a view of Building m from Medford Street looking south – Corey Street is on the left and the Newtown Coop is behind us. Along Medford Street the building steps down to 4 stories just 1 story taller than the existing buildings that you can see in the photo on the lower right.

Again the façade has been divided into a number of smaller discreet elements to break down the scale of the building. The facade will be clad in a combination of warm toned fiber cement and brick.

Slide 6 - Image of potential materials

This is an image of a project in the Seaport that is clad in none of the fiber cement panels that we are considering for Buildings F & M. It also includes a chart of the standard colors that are available – as you can see there is a fairly wide variety of warm tones and accent colors from this manufacturer.

Slide 7 - image of potential materials

And this is another fiber cement product, sample project and color chart that is being considered for the project. We are working with the development team to select options that provide long term durability, are readily available and are cost effective for the project.

Construction

Slide 1

Hi, I'm Caitlin with Leggat McCall Properties and I'm here to talk to you about the construction impacts of the Bunker Hill Housing Redevelopment Project. As you may know, the existing development consists of 1,110 units across 40 or so low-rise buildings. Residents currently occupying these units will undergo phased relocations in order to accommodate the abatement and demolition of the existing structures.

Slide 2

The image you see here depicts Phase 1 of the project which consists of 2 buildings – Building F and Building M, Phase 1A and 1B respectively. Timing wise, F will kick off first with M lagging a few months behind. The green lines you see here are proposed access routes to each of the buildings. You'll notice that our main access routes are Medford Street and Chelsea Street, which are mainly industrial roads. Our overall intent is to minimize traffic through the community by sticking to the perimeter and only locally penetrating where necessary. After a Notice to Proceed has been issued, the fencing engaged for F will be installed in order to establish a secure site boundary. The proposed boundaries for F and M are shown here in red. Community safety is our number one priority and a tight and secure site is our first line of defense.

The two pictures you see here give an idea of what our fence, scrim, and man-gates will look like. Sites will be accessed through security turnstiles where each worker will be electronically counted and identified via RFID upon entry and exit. This system allows us to control access and accurately account for the workforce at any given time.

Slide 3

Once a secure work area has been established, construction can commence. The actual kick-off with enabling infrastructure work such as existing utility cut and caps, new service installation, etc. Then after the buildings have been made safe, we will get into abatement and demolition of the structures. For Phase 1, a total of 6 buildings will be razed.

Prior to demolition, each building will be assessed and abated of hazardous materials. During this operation, dust and particulates will be safely contained within the building through tarping, negative air pressure, and bagging of materials. All abatement activities will be performed by licensed trade professionals that specialize in the removal of these types of materials. We regularly encounter these conditions around the city and have extensive experience with safely carrying out these operations.

Slide 4

After the buildings are abated, demolition begins. This will bring excavators and other large equipment to the site in order to munch down the remaining structures. Three typical community concerns at this point are dust drift, rodent displacement, and vibration.

For dust control, we'll deploy a series of water hoses to continually spray the building and rubble as it comes down. Keeping the material moist mitigates dust creation and therefor drift into the surrounding community.

On to the rodents, fortunately, they will also be required to relocate. To deal with this we will employ a team of professional exterminators to continually monitor the site and set traps as needed. This is just a reality of construction and something we are more than familiar with handling.

Finally, with large equipment rolling and rubble coming down, vibration impacts will be something we will closely look at. We would install vibration monitors to ensure buildings are not experiencing excessive movement.

There are several different tools that we can deploy to manage and mitigate these impacts, again, something we are well versed in.

Slide 5

Once demolition concludes, we will move into the construction phase of the project. During this phasing work, material logistics and installation means and methods will undoubtedly impact the surrounding community. In order to mitigate these effects, we are exploring several options to reduce overall construction durations as well traffic to and from the site. These may include off-site component construction methods, which will greatly increase productivity and speed by which we can put parts and pieces into the building. This will also help cut down on the traditional construction noise that is created on most job sites. We are also looking at alternative delivery means. Perhaps we can barge a portion of the materials to the site to cut down on overall truck traffic to the jobs.

Additionally, we are looking at off-site staging areas. Where we can have a secondary location where we can localize just-in-time delivery for much of the material? Bottom line, our goal is to be the best neighbor possible during this period.

We're confident that this is going to be a transformational project for the city and we'll work hand in hand with the community to make sure that the smoothest possible project is executed.

Please share any questions or comments you may have. Thank you very much.

Transportation

Slide 1

I'm David Black from VHB and I'd like to take a few moments to talk about the transportation and parking aspects of the Project, and ask you to help us best address the community's needs.

This is an exciting opportunity to transform the neighborhood and enhance the transportation network for all users including people living or working in and around the neighborhood as well as visitors to the community.

Slide 2

We've learnt a lot about transportation needs in the workshops we have had so far, and this input has been extremely helpful. Access to reliable transit service is one of the major concerns we have heard about, in particular problems with the #92 and #93 bus routes.

As the Project is a little distant from the Orange line at the Community College station, these buses routes are probably the most important connection for the community to Downtown and beyond. We have heard about long wait-times for the bus to arrive and crowding on the buses themselves, as well as there being limited service at weekends and no late-night service.

So, there is an opportunity here for the developer to work with the community, the City and the MBTA to explore improvements that will better serve Bunker Hill. These might include adding more buses to reduce delays and crowding, or introducing new or extended routes. They could also include looking at what can be done in the Bunker Hill Street, Main Street and Chelsea Street corridors to prioritize bus operations.

We would welcome your ideas and suggestions on any improvements that you would like to see.

Shuttle service is another idea that has come up, both to provide connections that MBTA service does not provide or to provide circulation within Charlestown itself. The development team can work with the City and other stakeholders such as Mass General to explore new or expanded shuttle service.

We've heard a lot about how difficult it is to go grocery shopping when you don't have a car, so shuttle service to a supermarket might be one thing to look at. In fact, it would be beneficial to have an alternative for those who currently drive to the supermarket to leave their car at home.

Another thing we are very interested in is creating an attractive and safe pedestrian environment in the neighborhood.

You've heard a lot from the design team about the vision for the neighborhood, but what we'd really like to hear from you is about any difficulties you are experiencing today, such as crossing the street or problematic intersections or inadequate accommodations for disabled users.

These could be general issues or concerns at specific locations.

Slide 3

Finally, parking is a major issue for those of you who have cars. Our priority here is to ensure that there will be enough parking to satisfy demand for residents. You will see from the overall site plan here that the parking is spread throughout the new neighborhood so that it will be convenient to where you live.

We also know that there is always competition from the wider neighborhood for on-street resident parking – a common problem in other Boston neighborhoods.

An important thing the project will do in this regard is to create a lot of new on-street resident sticker parking which will be available to everyone and will reduce the pressure in finding a spot.

Slide 4

To wrap up, these are just some of the questions we have been asking in the workshops, so please do send us your comments and ideas on these, and indeed any other comments, concerns and ideas you might have.

It will help us better understand your neighborhood and your transportation needs as we look for transportation improvements moving forward with the project design.

Thank you.

Open Space

Slide 1

My name is Andrew Arbaugh and I'm a landscape architect at Copley Wolff Design Group. We'll be working with the Bunker Hill Housing Redevelopment team and the community to design the new parks, playgrounds, streetscapes and public open spaces that will be created as part of the coming neighborhood transformation. It's important to us that we are creating the types of places that are of value to the community; places that feel like home and improve the quality of life for the neighborhood as a whole. To do this, we really need your feedback!

Slide 2

We are looking at existing parks and playgrounds within to understand how the community uses the current open space and understand "What works well?" and "What needs improvement?"

Slide 3

We'll use this information to propose new spaces that will be built over time as the community transforms. Right now, we're at the "big idea" phase – really trying to get a sense of what types of spaces you and your neighbors prefer.

Slide 4

These could include spaces for Traditional Play – Play areas defined by multi-use structures for children of different age groups; typically including the type of bouncy rubber surfacing found at Mayor Menino Park near Spaulding, which you can see in the image in the top left.

Slide 5

Adventure Play – which are play areas that include natural materials and less structured activities that allow children to use their creative imaginations. These can include wood, wood chips, grass mounds like you see in the image, and a lot of creative uses of water.

Slide 6

Mixed-Recreation – such as multi-use courts and fields which allow for a variety of different games and can appeal to children or adults. In the case of the top left, you can see it's actually being used for food trucks as well.

Slide 7

Dog Parks – Dedicated play areas for pups and people alike at a variety of different types of scale or material.

Slide 8

Places to Connect – Spaces with flexible shade and flexible seating areas that can be enjoyed by everyone from children to seniors. The images that we're seeing here are festival streets, which is a type of street that can accommodate car traffic during the day, but on the weekends can be closed off for events, marketplaces, and outdoor seating.

Slide 9

Places to Grow – Community gardens that serve as both places to garden and places to create community.

Slide 10

Places to Gather – which can be larger scale, flexible spaces that can be used for community events and everyday life.

Slide 11

This is just the beginning of a process which will unfold over some time. As mentioned, we're really at the 'big idea' stage – really looking to get that initial feedback that will guide the design over time. It's important to note that there'll be separate public processes for each of the open spaces and that your voice will be an important part of shaping what ultimately gets built.

Retail

Slide 1

Hi, I'm Caitlin with Leggat McCall Properties and I'll be presenting the retail section on behalf of Gustavo Quiroga from our retail consulting firm Graffito. Graffito's role on the team is to help provide creative strategies for the ground-floor spaces of the Bunker Hill Housing Redevelopment.

This means thinking about ways to create active streetscapes and, in particular, vibrant retail spaces. We know that retail businesses are facing significant challenges in the current environment. However, we hope that over time, when the Bunker Hill Housing Redevelopment is further along, early planning about retail uses here will help us achieve the following retail goals:

- Creating a commercial corridor along Bunker Hill Street that provides the core retail amenities + resources that all residents in the neighborhood want and need
- Enliven the street edge with active storefronts that improve community safety and beautify the neighborhood
- And, create opportunities for small businesses and jobs for local residents...

In the following slides we will show you some examples of retail uses and ask questions that will help inform our thinking and planning going forward.

We hope you'll send comments and feedback our way!

Slide 2

We know that many people in the community have asked about a new grocery store in the development project. Affordable, high-quality groceries are essential for everyone. While we do not have space for a traditional large-format supermarket, we may have an opportunity to work with a smaller, local market.

To help us better understand what kind of market would be most useful to people, we want to know where people are currently shopping for groceries today – and how you're getting there.

Are you traveling outside of Charlestown to a grocery store in Somerville, Cambridge, or Chelsea? Do you go to Whole Foods? Do you ever shop at the Dollar Tree?

What kinds of things do you buy at Market Basket or Stop + Shop vs things you may pick up at CVS or the bodegas on Bunker Hill Street?

Let us know...

Slide 3

At this early stage we're focused on the kinds of retail uses that folks want to see in the neighborhood – not as much specific brands, stores, or operators.

Would common neighborhood convenience uses like a barber shop or salon be helpful to have?

What about small shops, like a clothing store or gift shop?

Here is an image of a small-scale market we discussed before that offers all the important grocery items – fruits and vegetables, milk and juice, meat and dairy – at an affordable price and in a smaller space.

What do you think?

Slide 4

Of course, restaurants are an important retail use in every neighborhood – they offer a good meal or cup of coffee but also serve as community gathering spaces.

Shown here are a coffee shop, a sit-down restaurant (someplace that is family friendly but where you can also have a drink), and a simple take-out restaurant.

What kind of restaurant would you like to see in the neighborhood?

We also think that having a community bank is an important resource. We would want to work with a bank that has a neighborhood focus, offers products and services relevant to all residents, and perhaps also runs workshops and classes for community members.

What other kinds of retail uses do you want to see in the neighborhood? Are there things you don't want in the community?

Let us know by sending us your comments! Thanks.
