



# BUNKER HILL HOUSING REDEVELOPMENT

## BPDA Board Presentation

January 14, 2021

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# Agenda

- I. Timeline
- II. Existing Site
- III. Guiding Principles
- IV. Project Summary / Summary of Changes
- V. Summary Benefits and Mitigation Measures
- VI. Future Phase Review Process

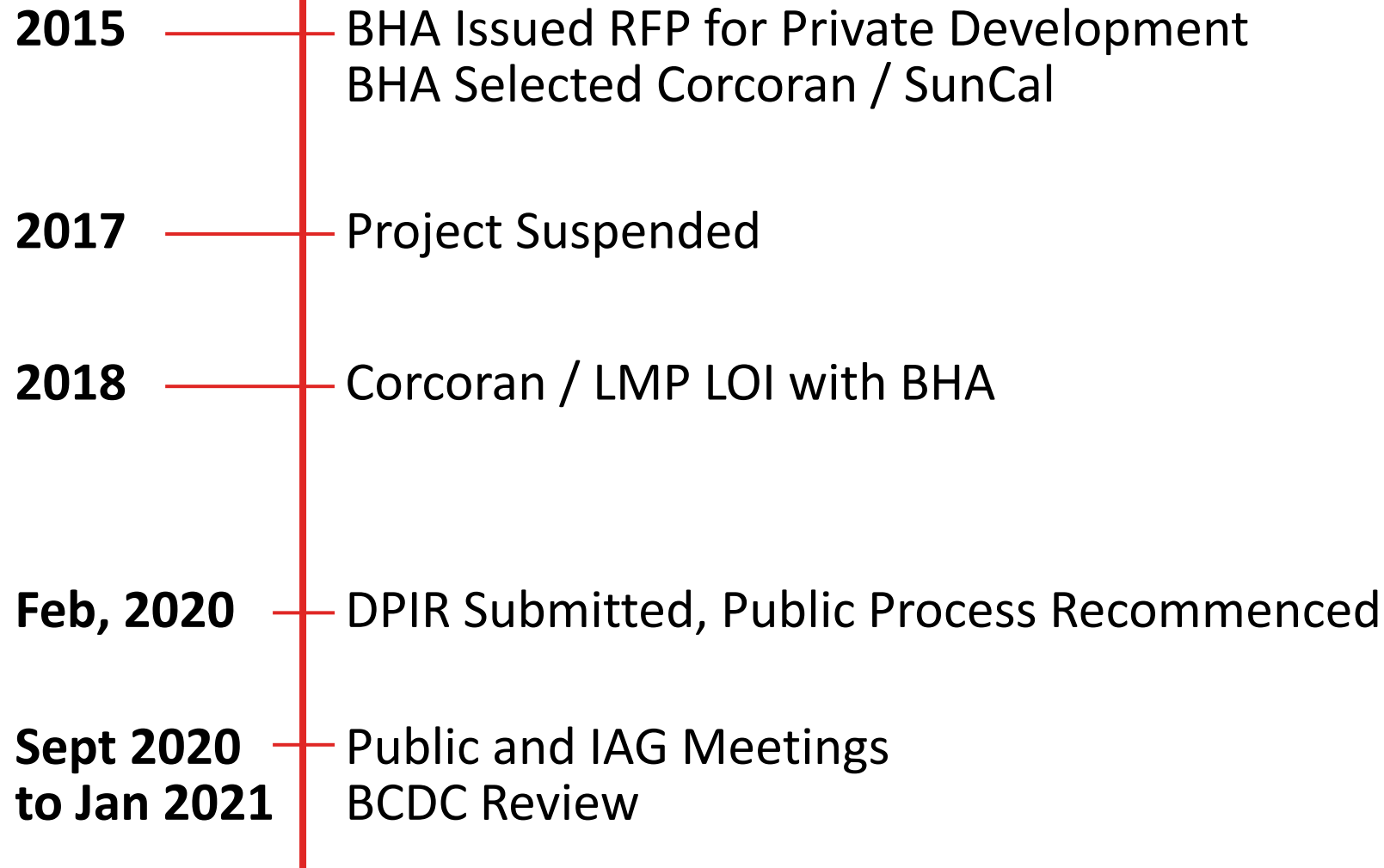


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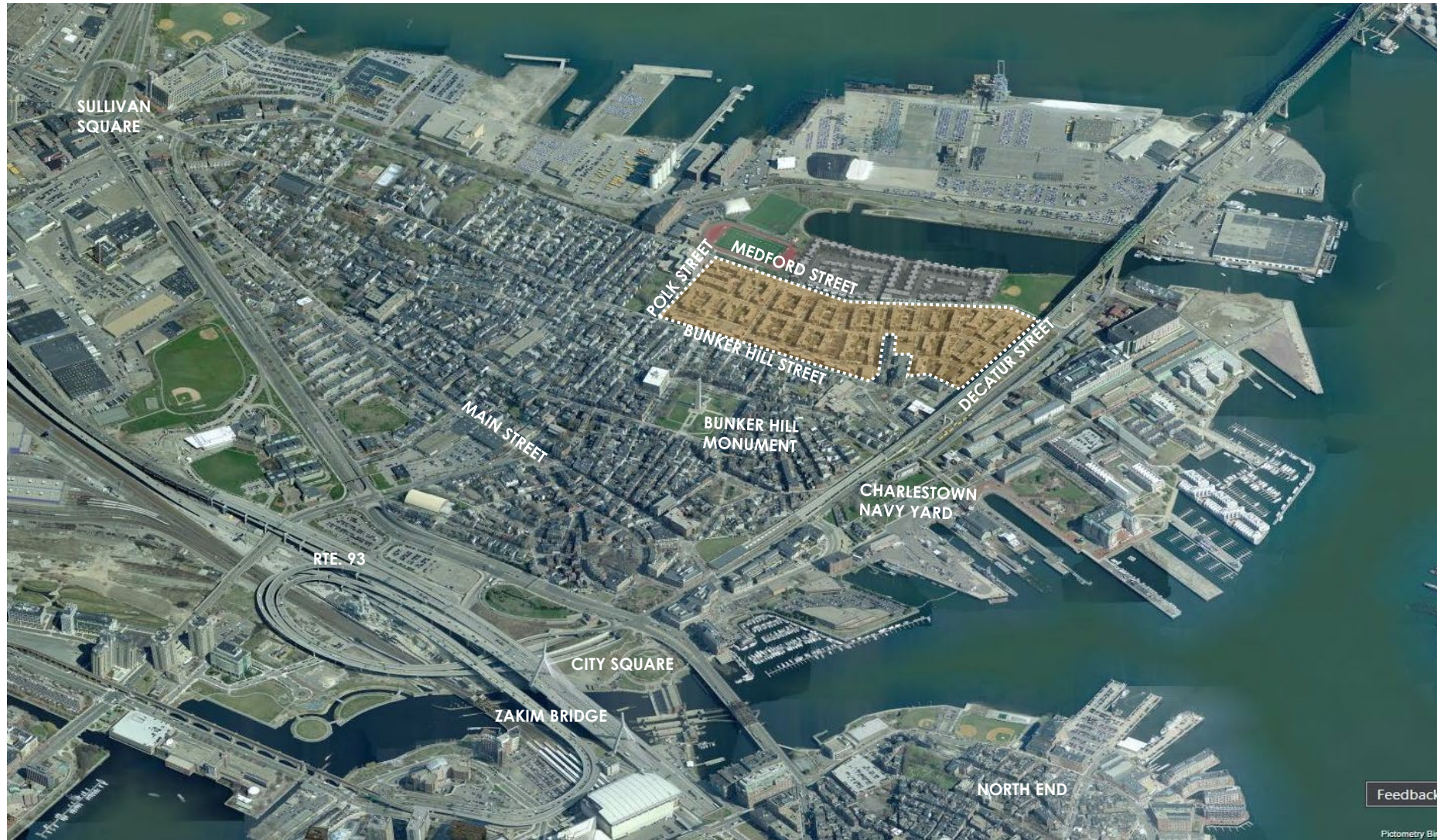
# Brief History of the Project



A vertical timeline with a red line running down the center. Horizontal red lines connect the dates on the left to the corresponding events on the right.

<b>2015</b>	BHA Issued RFP for Private Development BHA Selected Corcoran / SunCal
<b>2017</b>	Project Suspended
<b>2018</b>	Corcoran / LMP LOI with BHA
<b>Feb, 2020</b>	DPIR Submitted, Public Process Recommenced
<b>Sept 2020 to Jan 2021</b>	Public and IAG Meetings BCDC Review

# Current Site - Location





# Current Site - Description

**1,110 Units** deeply  
affordable public  
housing

25 acres

Constructed in **1942**

**41** walk-up buildings

**Isolated** from  
surrounding  
neighborhood





# Current Site – Existing Conditions



Bunker Hill Street looking east



Bunker Hill Street looking west



Medford Street looking east



Medford Street looking west



# Guiding Principles

## HOUSING

- ✓ ACCESSIBLE
- ✓ MODERN
- ✓ HEALTHY

Minimized public funding,  
new model for leveraging  
private resources.

## EQUITY

- ✓ SOCIAL
- ✓ LOCAL
- ✓ GLOBAL

Equitable housing,  
workforce development,  
minimized impacts, climate  
leadership.

## COMMUNITY

- ✓ SPACES
- ✓ STRUCTURES
- ✓ PROGRAMS

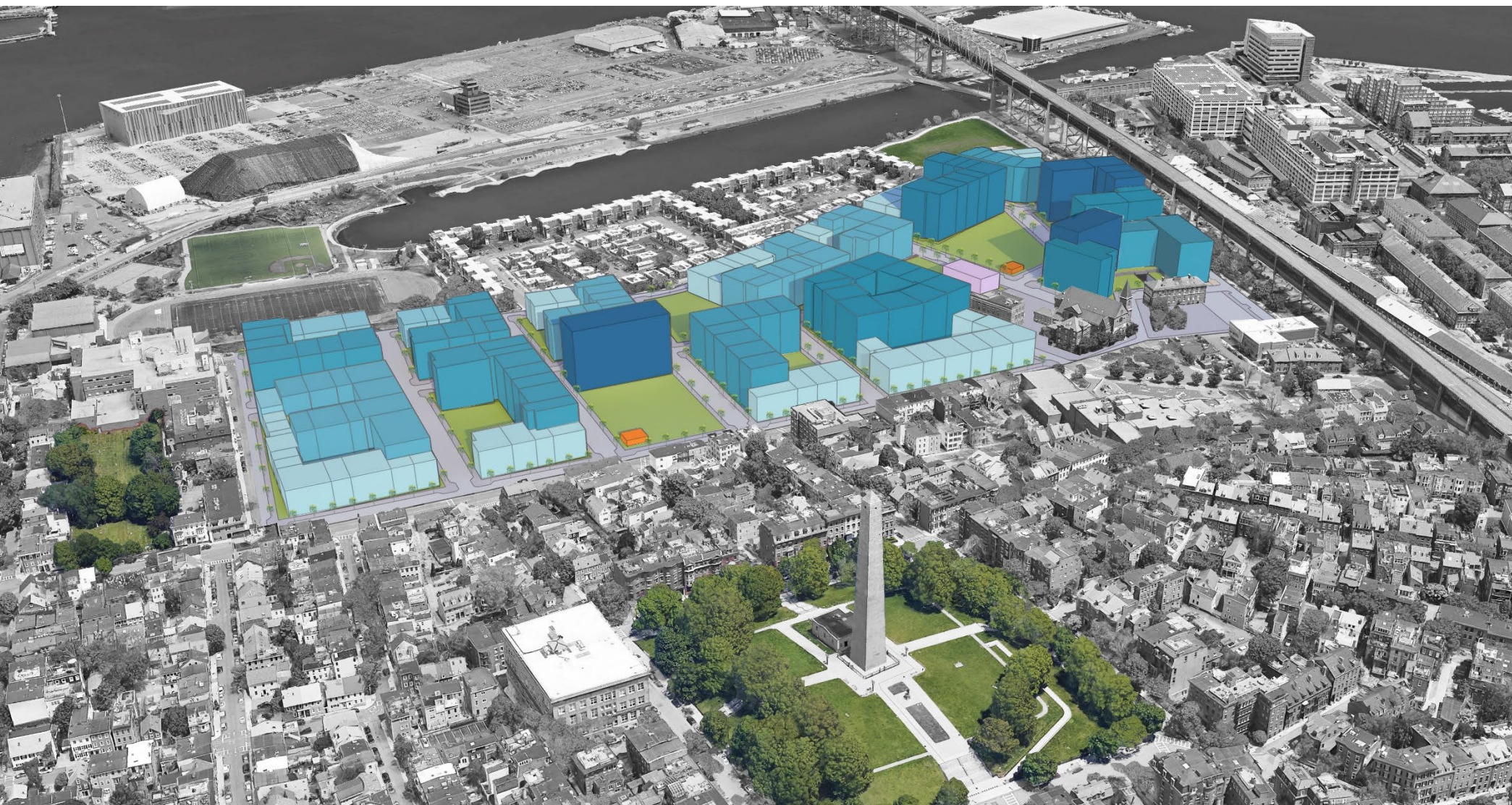
Public spaces, community  
programming, permanent  
funding resources.

# Proposed Site Plan





# Proposed Massing



## Height Legend

- 10 STORY
- 9 STORY
- 8 STORY
- 7 STORY
- 6 STORY
- 5 STORY
- 4 STORY
- 2 STORY - COMMUNITY CENTER
- 1 STORY - RETAIL PAVILION



# Proposed Massing

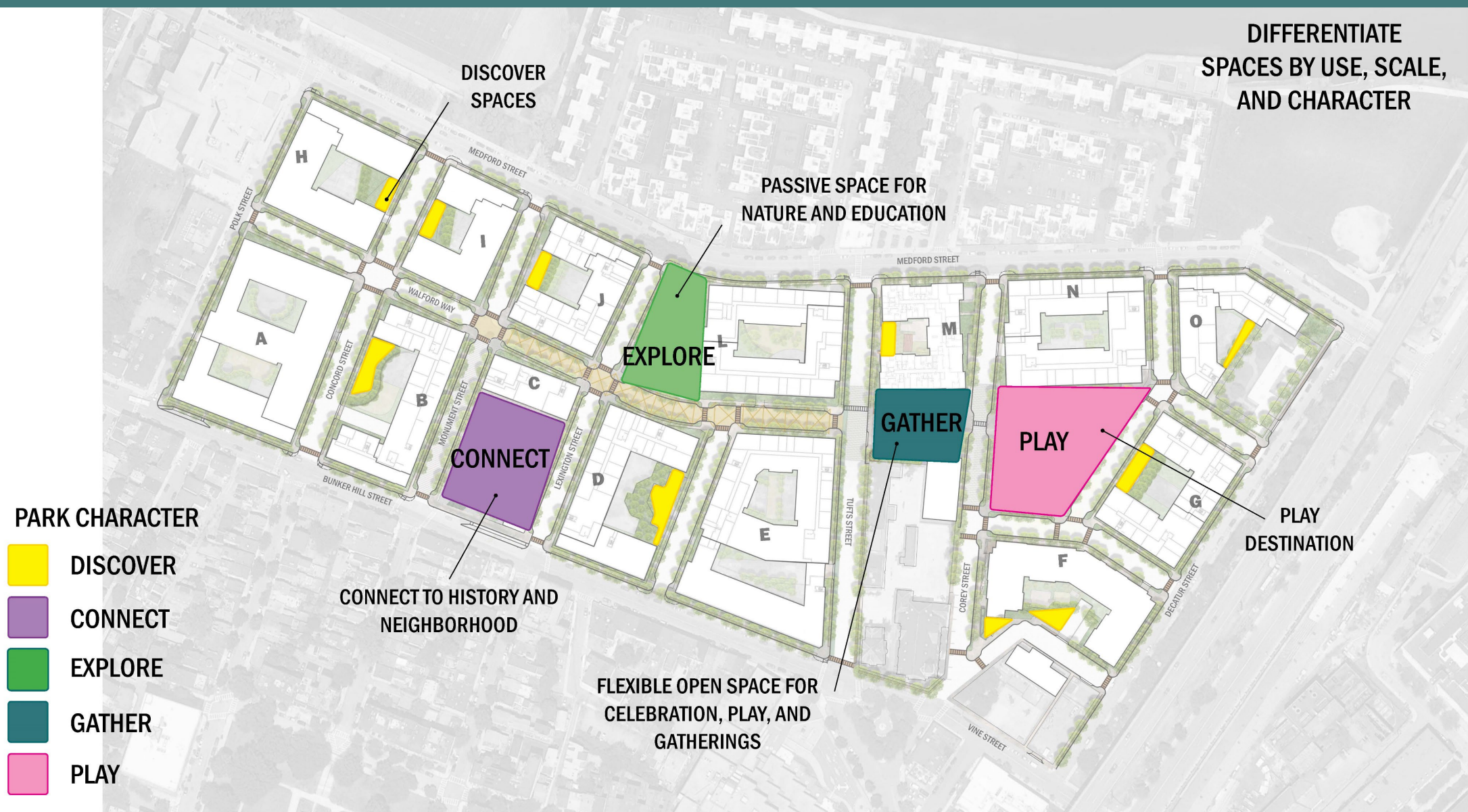


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# Conceptual Open Space Plan



# Project Updates in Response to Community Feedback to Date

Issue	Update
Density	3,200 units reduced to 2,699 units
Height	22 story max height reduced to 10 story max height, 4 – 5 stories along Medford and Bunker Hill Streets
All-Affordable Buildings	Reduced from 5 to 3 all-affordable buildings <b><i>with commitment to explore opportunities to reduce further</i></b>
Public Open Space	1.95 acres large-format publicly accessible open space increased to ~2.7+ acres and additional public pocket parks
Bike Lanes	New bike lanes on Medford, Bunker Hill, Concord and Tufts
Parking	Parking ratios commensurate with current ratios on site
Sustainability & Resiliency	PHIUS+ Passive House certification, Solar + Storage
Retail	<b><i>20% retail at affordable levels</i></b>
Design	Article 80 Design Review / BCDC Review process per phase
Tree Preservation	<b><i>Site plan reoriented to preserve 80+ trees</i></b>



# Project Benefits



**Replacement of Deeply Affordable Housing**  
*1,010 units*



**Creation of a True Mixed-Income Community**  
*Livable, healthy, sustainable community*



**Robust Community Services and Programming**  
*70,000 SF retail and community space; \$1.1 MM / year to Community Programming and Operations*



**Vibrant and Walkable**  
*Pedestrian improvements; Activated public realm; Site connectivity*



**Sustainability and Resiliency**  
*Ultra Low-Energy Design; Passive House Certified*



**~7 Acres Open Space**  
*Including 2.7 Acres Publicly Accessible Open Space*



**Job Creation**  
*>1,500 FTE Construction Jobs;  
~165 Retail Jobs  
~120 Property Management Jobs*



**Infrastructure Improvements**  
*New bike lanes; Upgraded and reconnected roadways, utilities, sidewalks and landscaping*

# \$36.5 Million in Public Benefits

**In addition to the replacement of 1,010 units of public housing, the project will provide over \$36 million in benefits, including:**

1. The development of a 14,000 SF community center (and subsidy of its programming and operations);
2. The creation of over 7 acres of open space (including 2.8 acres of publicly accessible open space);
3. Off- and on-site transportation improvement measures; and
4. Retail space offered at affordable rates.



# \$2.5 Million in Additional Mitigation

## **Administered by BHA:**

- 1. \$500,000 Bunker Hill Existing Project Maintenance Fund**
- 2. \$500,000 Transportation Fund**
- 3. \$1.5 Million Community Benefit Fund**

# Phase 1: Buildings F and M



View from Corey Street Looking North

## Building F

- 57 Affordable Units (22%)
- 205 Market Rate (78%)
- Stories: 5 - 9



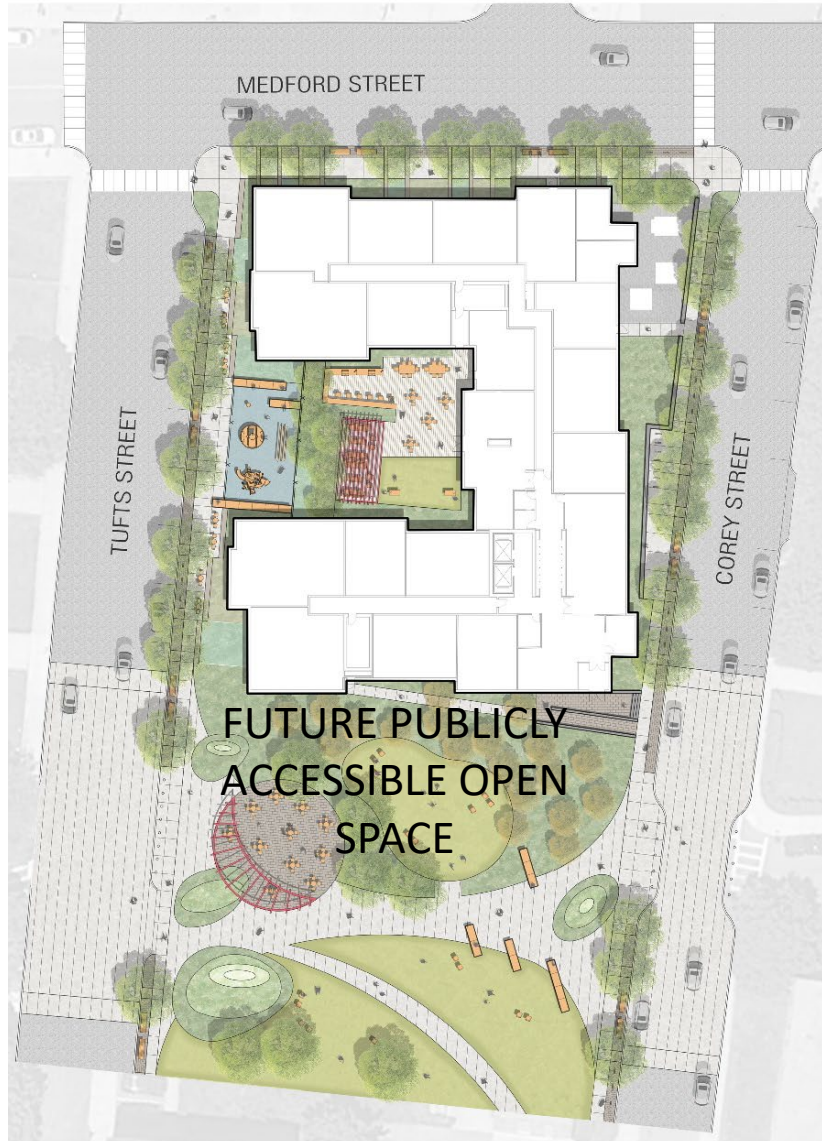
View from Medford Street Looking South

## Building M

- 102 Units - 100% affordable
- Stories: 4-6



# Building M – Open Space



## Potential Open Space Amenities:

- Tot lot
- Courtyard with dining, grilling, lounge, and lawn
- Outdoor terrace with pergola and café tables
- Nature playscape
- Passive recreational lawn
- Vibrant streetscape



# Building M – Open Space



View into new Pocket Park at Building M from Tufts Street



Building M Plan



# Building F – Open Space



## Potential Open Space Amenities:

- Discovery tot lot
- Dining terrace with grilling station
- Flexible-use lawn
- Community garden
- Vibrant streetscape



# Building F – Open Space



View into new Pocket Park at Building F from Corey Street



Building F Plan



# On-going Public Review Process

- **All Future Phases: Ongoing Article 80 Review Process**
  1. Development team to file progress reports regarding parking utilization, traffic impacts, etc. and consistency report to BPDA
  2. Public review process
  3. BPDA design and consistency review, including Inter-Agency Green Building Committee (IGBC)
  4. Boston Civic Design Commission (BCDC) review process and vote
  5. BPDA determines consistency and certifies compliance

# On-going Public Review Process

- **Open Space Programming / Design Process:**
  1. Master plan framework approval to include master open space **concept** principles
  2. Resident, community and key local organizations workshops to solicit input on open space design and programming
  3. Phased Article 80 Design Review process for all open space