

# The Revitalized Veterans' Home in Chelsea

January 4<sup>th</sup>, 2024



**PENNROSE** DIMELLA  
Bricks & Mortar | Heart & Soul

SHAFFER

CROWLEY  
COTTRELL

**SOLDIER ON**

**Development Team**

**DEVELOPER**  
**PENNROSE**



**CHARLIE ADAMS**  
Regional Vice  
President



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Senior Developer



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**PAL**



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Senior Planner

**LANDSCAPE ARCHITECT**  
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Associate Principal

**MANAGEMENT COMPANY**  
**PENNROSE MANAGEMENT COMPANY**



**JENNIFER HAYWARD**  
VP Transition  
Management



**SHANNON MOWERY**  
VP Supportive  
Services

**SERVICE PARTNER**  
**SOLDIER ON**



**BRUCE BUCKLEY**  
CEO



**MICHAEL HAGMAIER**  
Executive Vice  
President



**SARAH POLIDORE**  
Executive Director of Field  
Services

**Recent Veterans'  
Developments**

**Residences at Roosevelt Park  
Edison, NJ**



**Bensalem Veterans' Residence  
Bensalem, PA**



**Dover Veterans  
Dover, NJ**



**Gateway Pointe  
Warner Robins, GA**



**Freedom Village  
Paterson, NJ**



## 100% Veterans' Preference

- **All current residents of the Veterans' Home will be first in line to get new units.**
- **At all times, during initial lease up AND after property is fully occupied, any veteran that applies will skip ahead of non-veterans in the waiting list. This applies for ALL the units in the redevelopment.**
- **Leasing staff will work with Veterans' Home, Commonwealth EOVS, Solider On (veterans service provider), and City of Chelsea VSO to ensure veterans across the State and beyond, know about this property and apply for housing here.**

## PROPOSED UNIT COUNT

PHASE	BUILDING	STUDIOS	1-BED	2-BED	3-BED	TOTAL	TOTAL BY PHASE
PHASE 1	SARGENT	7	9	1	0	17	70 TOTAL PHASE 1
	LAUNDRY	0	12	0	0	12	
	CONNECTOR	22	0	0	0	22	
	WILLIAMS	8	6	0	0	14	
	COMMANDANT	2	2	0	1	5	
PHASE 2	ADAMS	10	32	3	0	45	81 TOTAL PHASE 2
	EAST PARCEL	5	20	11	0	36	
PHASE 3	SULLIVAN	7	15	2	0	24	42 TOTAL PHASE 3
	TOWNHOUSES	0	0	18	0	18	
PHASE 4	HQ	18	1	1	0	20	48 TOTAL PHASE 4
	KEVILLE	0	23	5	0	28	
		80	119	41	1	<b>241</b>	



Veterans' Home in Chelsea – Current Aerial

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# Veterans' Home in Chelsea – Demolition Plan





Veterans' Home in Chelsea – Rendering of Site Plan

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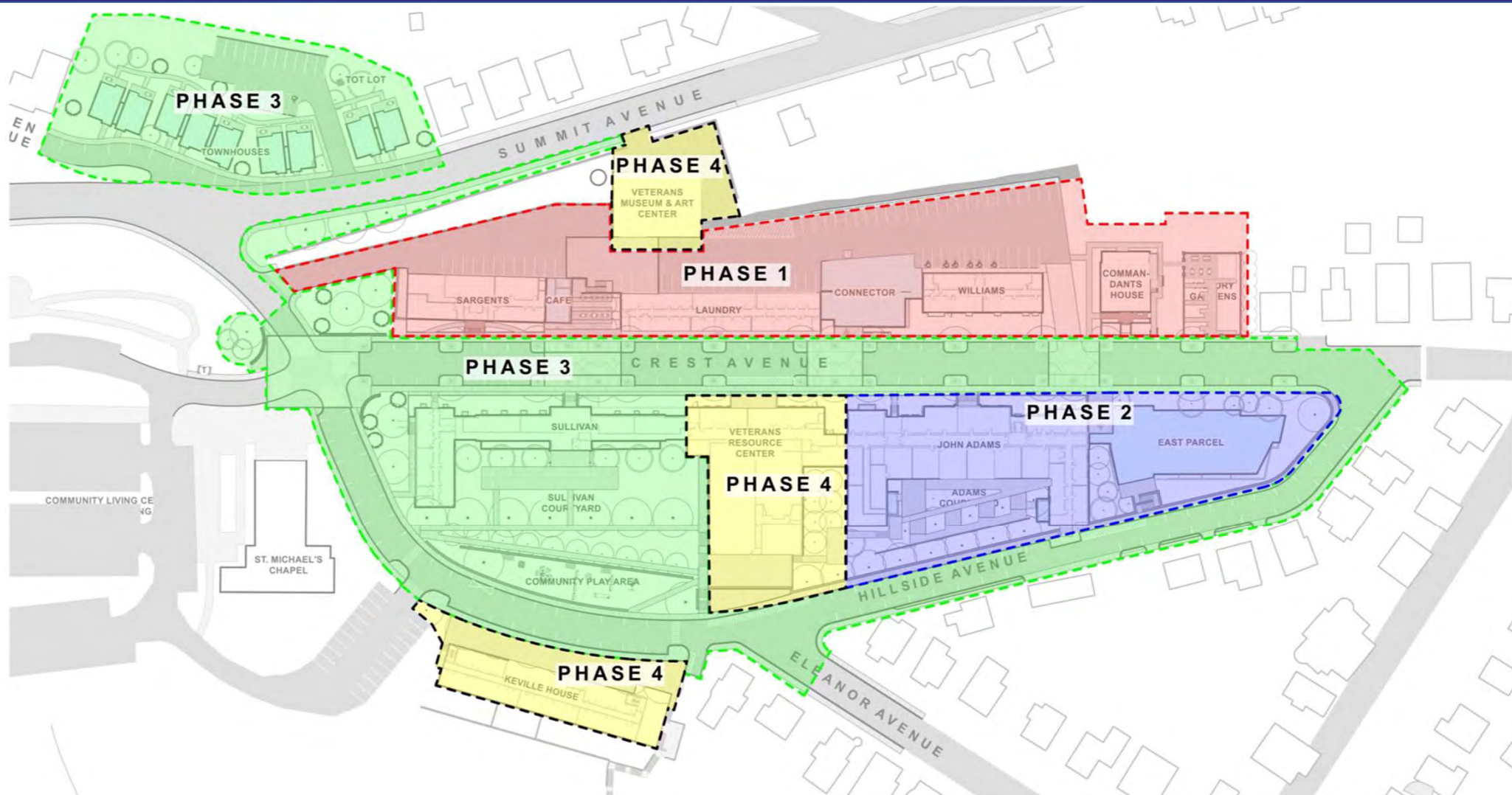


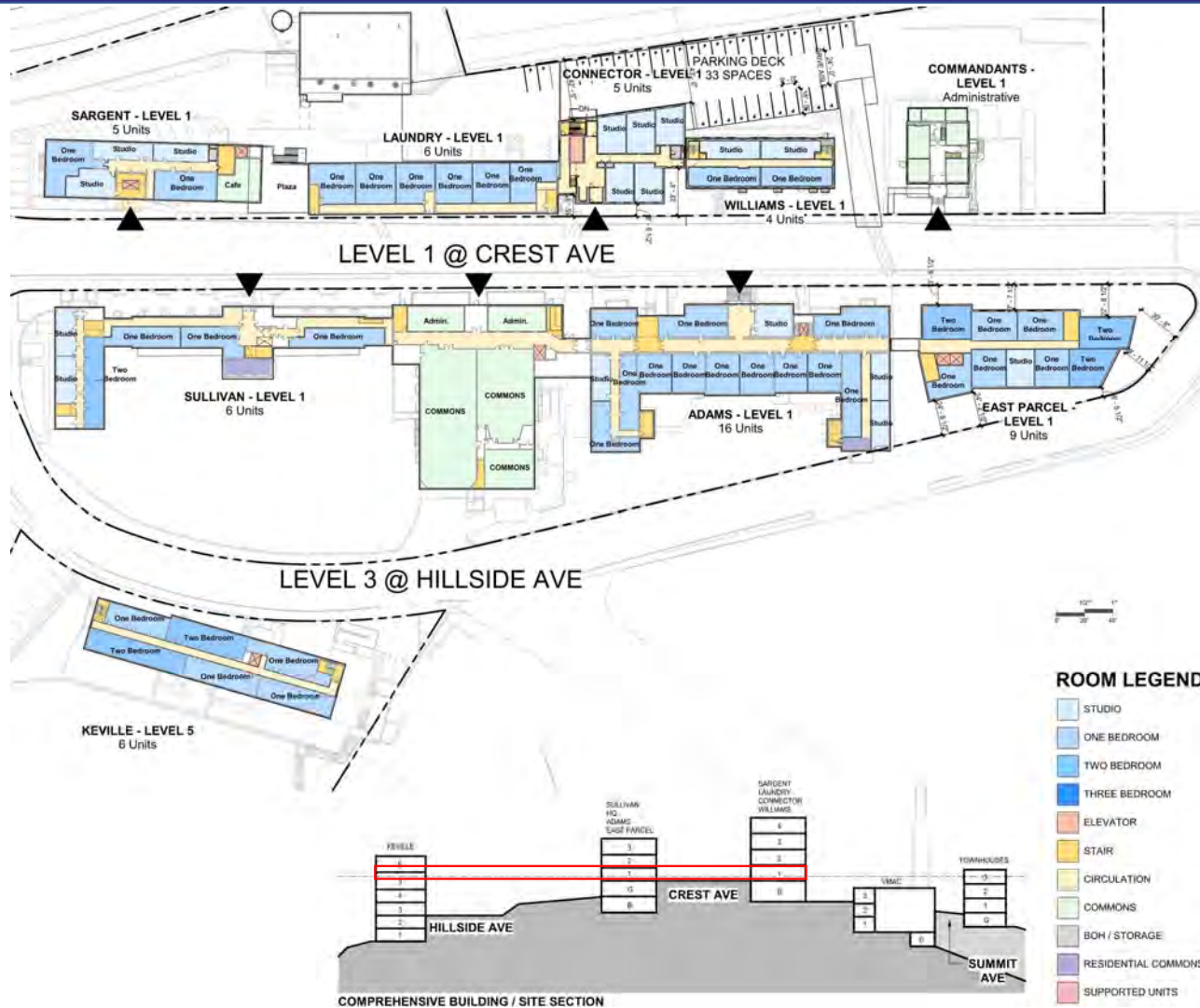
# Veterans' Home in Chelsea – Site Plan

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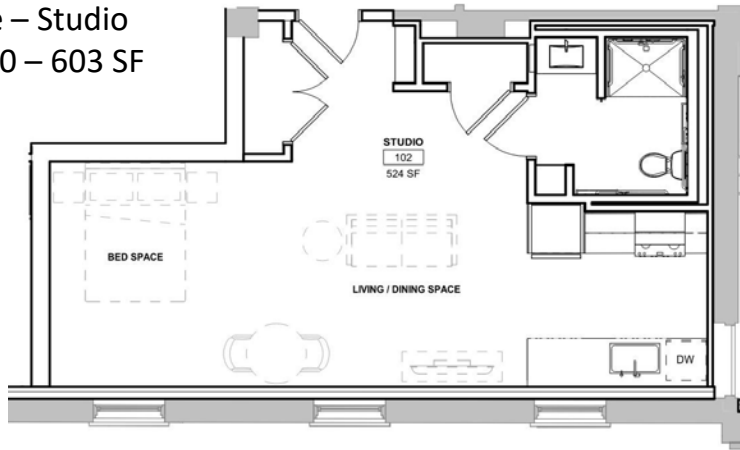


# Veterans' Home in Chelsea – Phasing

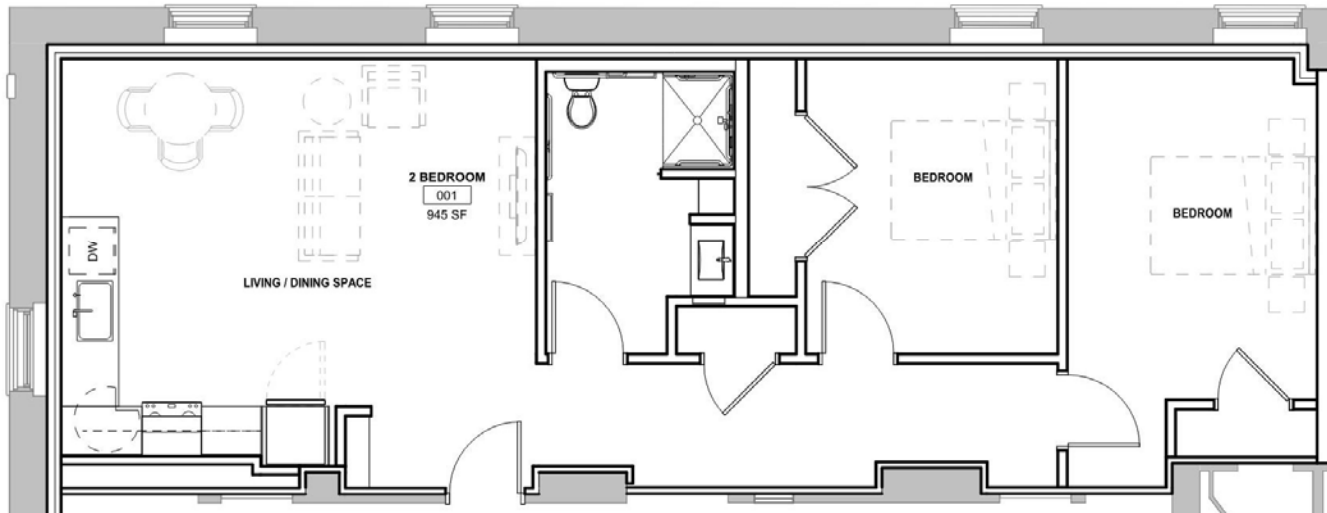
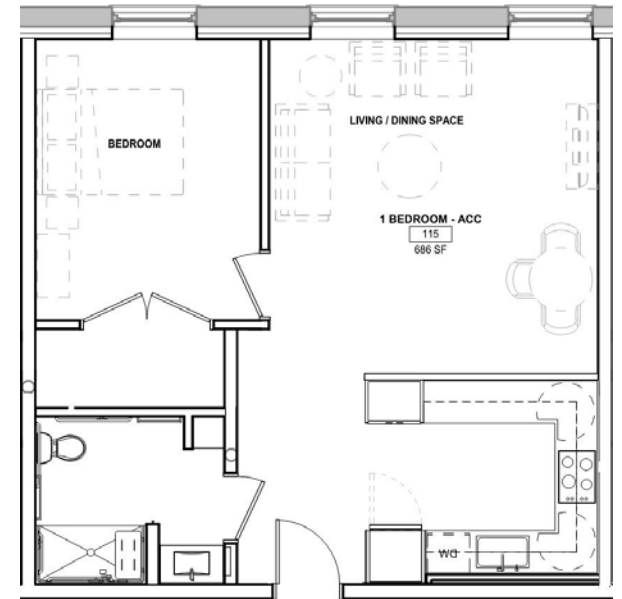




Unit Example – Studio  
Unit rang: 500 – 603 SF



Unit Example – 1 Bedroom  
Unit rang: 607 – 728 SF



Unit Example – 2 Bedroom – 945 SF

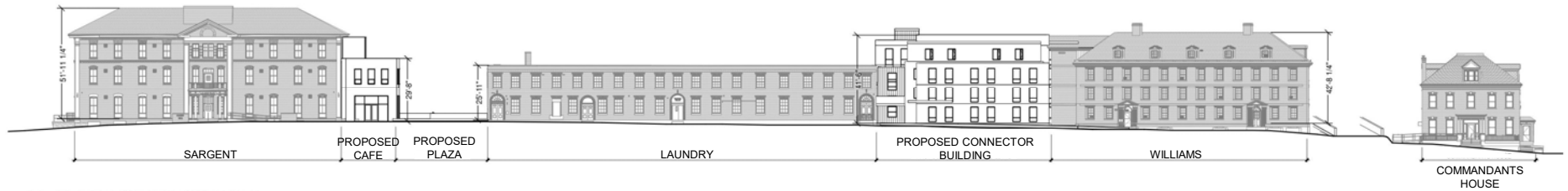








# Veterans' Home in Chelsea - Elevations



**2** CREST AVE ELEVATION 2  
3/64" = 1'-0"



**1** CREST AVE ELEVATION 1  
3/64" = 1'-0"

Chelsea Soldiers' Home – Connector

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Chelsea Soldiers' Home – Connector

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Chelsea Soldiers' Home – Open Space as a Priority

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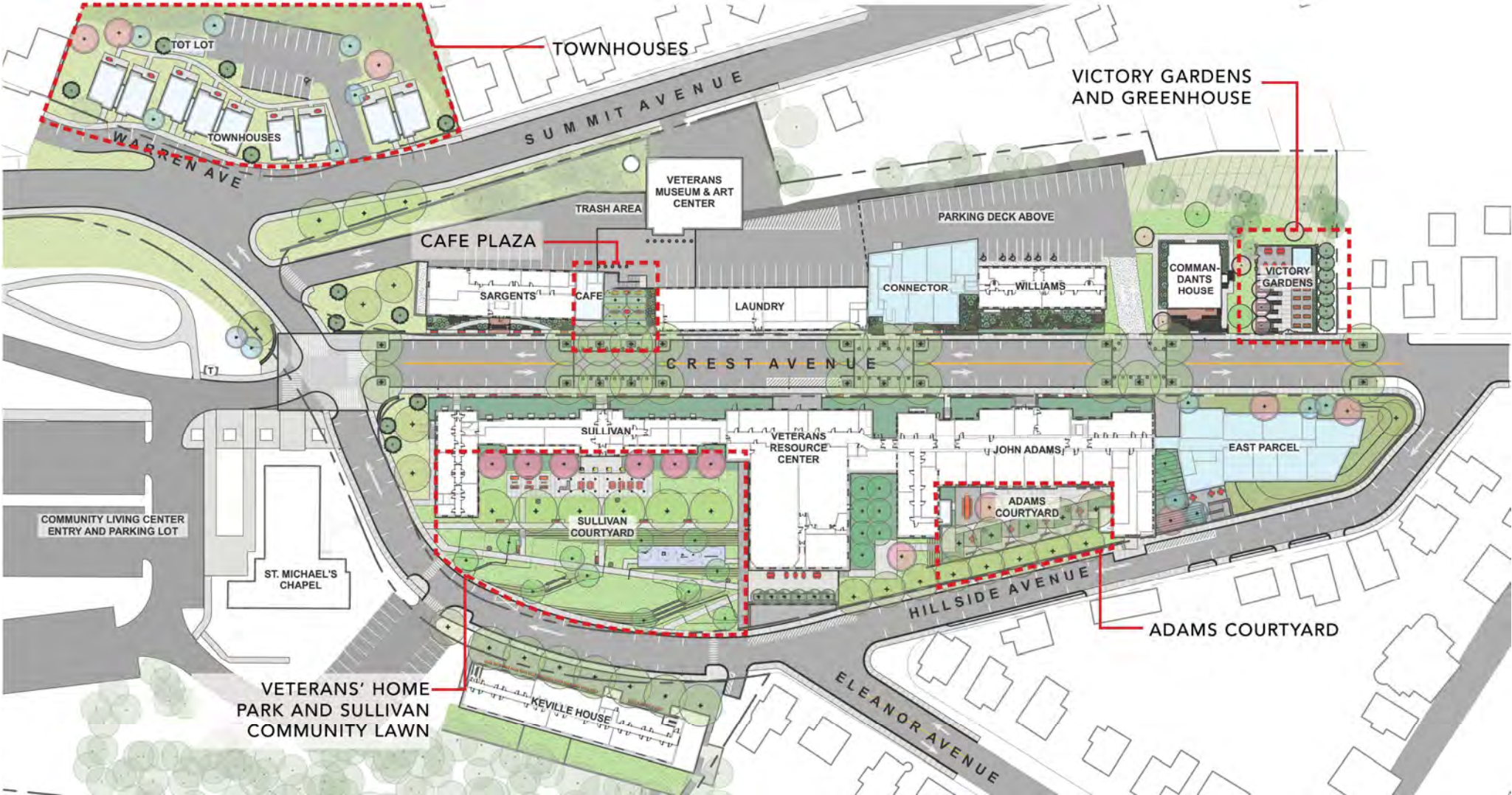


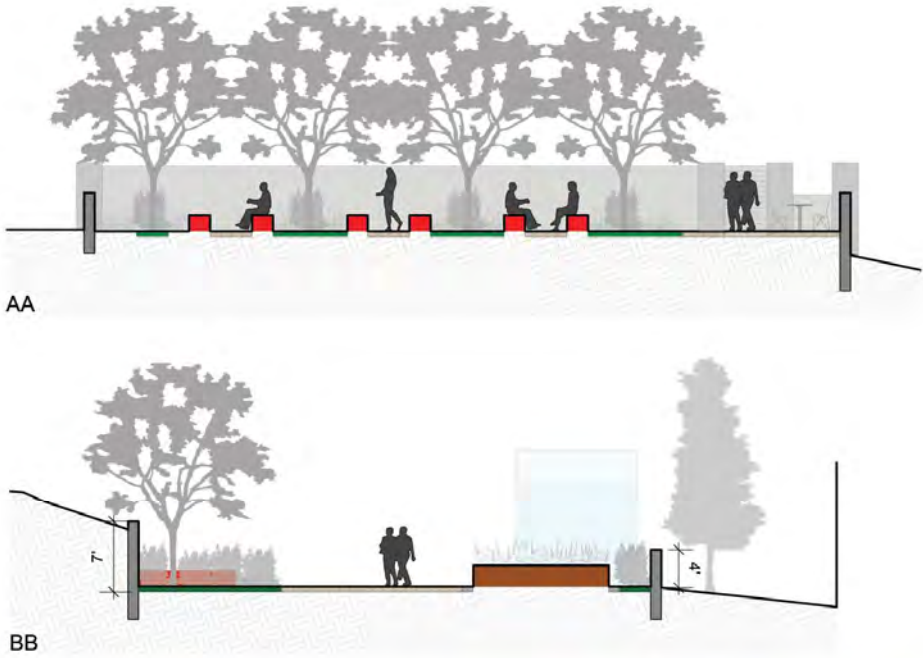
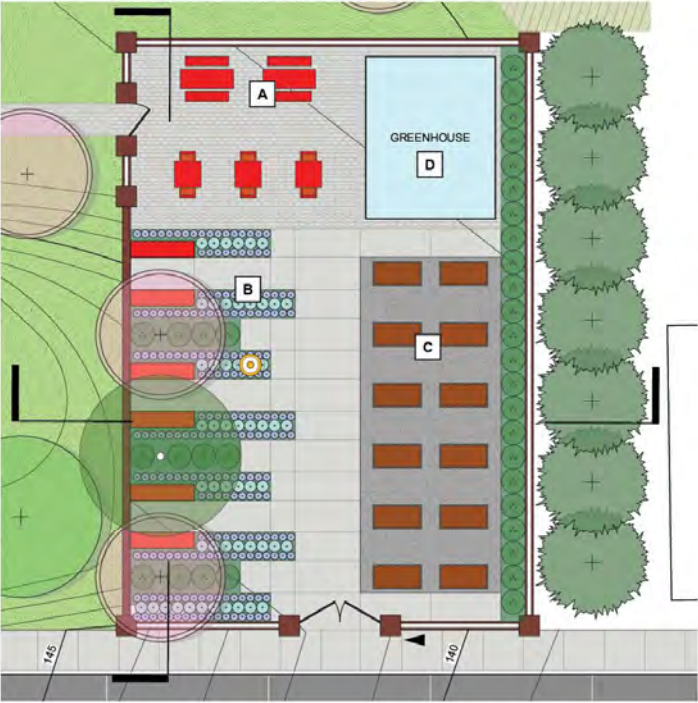
Chelsea Soldiers' Home – Open Space as a Priority

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# Veterans' Home in Chelsea – Overall Site Plan





**A**  
SEATING



**B**  
LINEAR PLANTING & SEATING



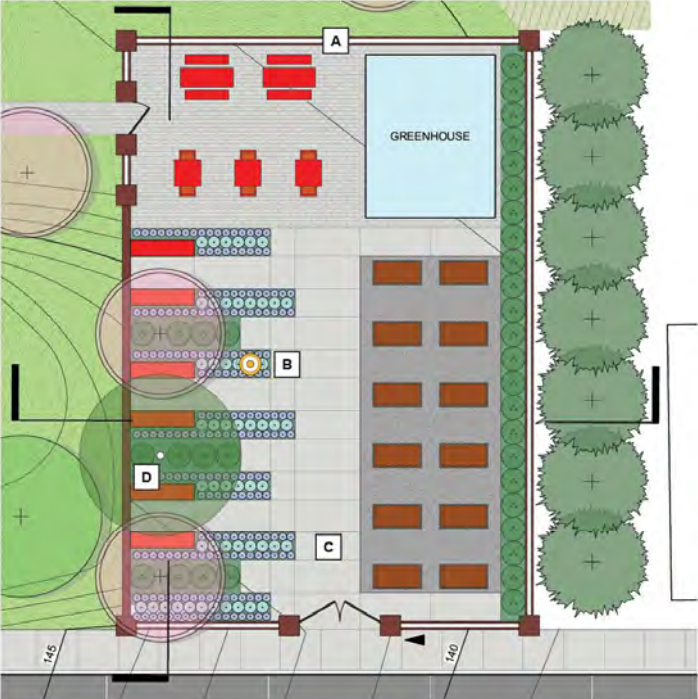
**C**  
RAISED PLANT BEDS



**D**  
GREENHOUSE



# Veterans' Home in Chelsea – Victory Gardens Memorial



TRANSPLANTED MEMORIAL TREE



MEMORIAL WALL



RELOCATED, EXISTING MEMORIAL STONE



ENGRAVED MEMORIAL PAVERS

**SCHEDULE**

<b>Aug-Dec 2023</b>	<b>Secure Zoning &amp; Planning Approval</b>
<b>Winter 2023/2024</b>	<b>Apply to State for Financing &amp; Obtain Historic Approvals</b>
<b>Spring 2024</b>	<b>Awarded Financing</b>
<b>Summer 2024</b>	<b>Pre-construction Meeting with Neighborhood</b>
<b>Fall 2024/Winter 2025</b>	<b>Phase I Construction Start (each subsequent phase to start after 6-9 month gap)</b>
<b>Spring 2026</b>	<b>Phase I Completion</b>
<b>Spring 2029</b>	<b>Phase IV Completion</b>

# Questions?

*Please stay tuned for updates on*  
[www.VeteransHomeinChelsea.com](http://www.VeteransHomeinChelsea.com)

*Disclaimer: This rendering is for preliminary planning purposes and is not reflective of final condition*

# Veterans' Home in Chelsea – Adams Courtyard

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LAWN & TREE PLANTING



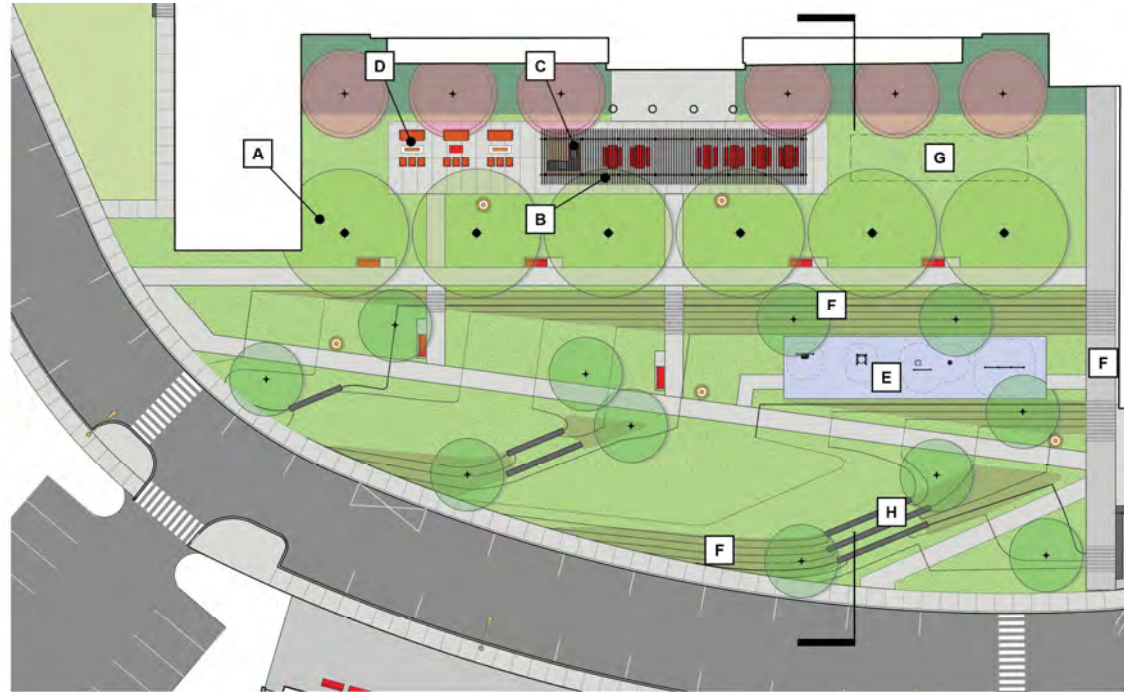
PERGOLA



OUTDOOR COUNTER & GRILL



FIREPIT & SEATING



OUTDOOR FITNESS EQUIPMENT



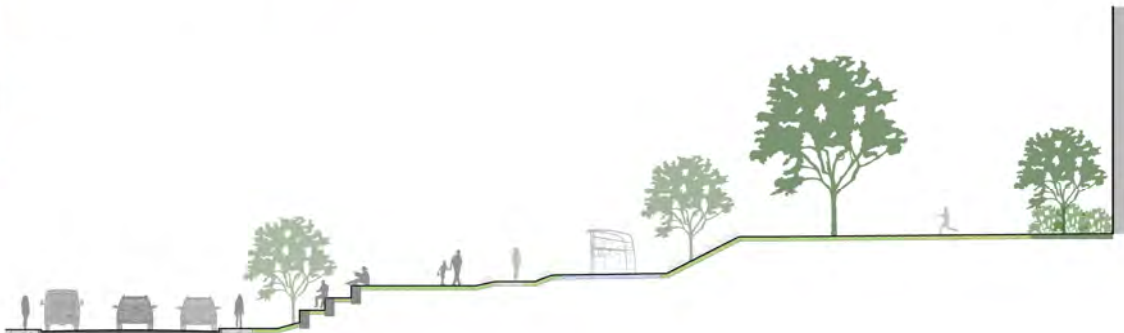
SLOPE PLANTINGS



LAWN GAMES



SEAT WALLS





## Our Promise:

*We are committing to ensuring that ALL residents will have a place at the Veterans' Home in Chelsea*

Chelsea Soldiers' Home – Open Space as a Priority

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## Redevelopment Priorities

**Implement 100% veteran preference for entire site**

**Service provision to ensure long-term resident success**

**Ensure that all existing residents stay on site throughout redevelopment**

**Adapt existing historic domiciliary buildings into high-quality apartments with private personal space, individual kitchens & bathrooms**

**Create a diverse unit mix to provide opportunities for veteran families and individuals at a mix of incomes**

**Create one-stop resource center & other amenities for veterans and their families**

# Veterans' Home in Chelsea – Overall Campus Plan





# Veterans' Home in Chelsea – Townhouses

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SHARED PATIOS

TOT LOT

Veterans' Home in Chelsea – Open Space as a Priority

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A CAFE TABLES & CHAIRS



B CATENARY LIGHTING



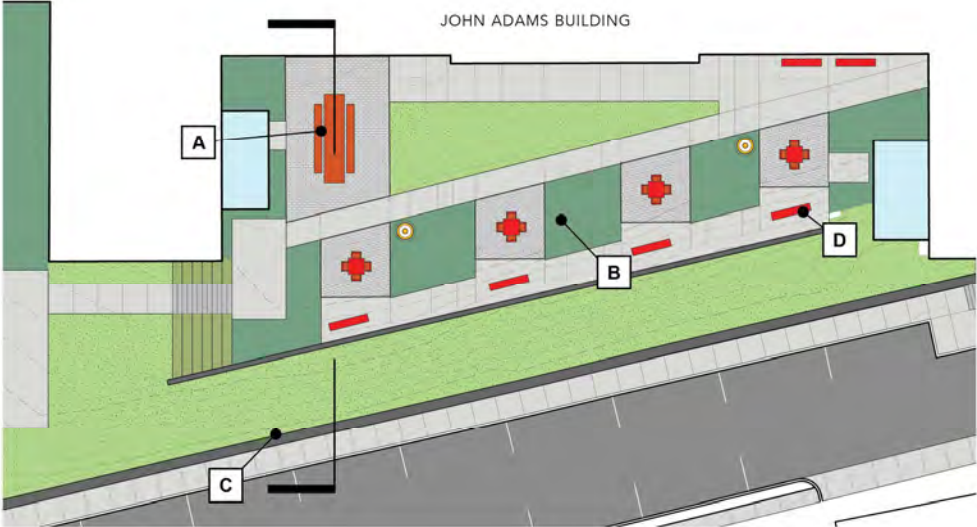
C TREES IN PAVERS



D PLAZA TREES AND PLANT BEDS

# Veterans' Home in Chelsea – Adams Courtyard

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COURTYARD & COMMUNAL TABLE



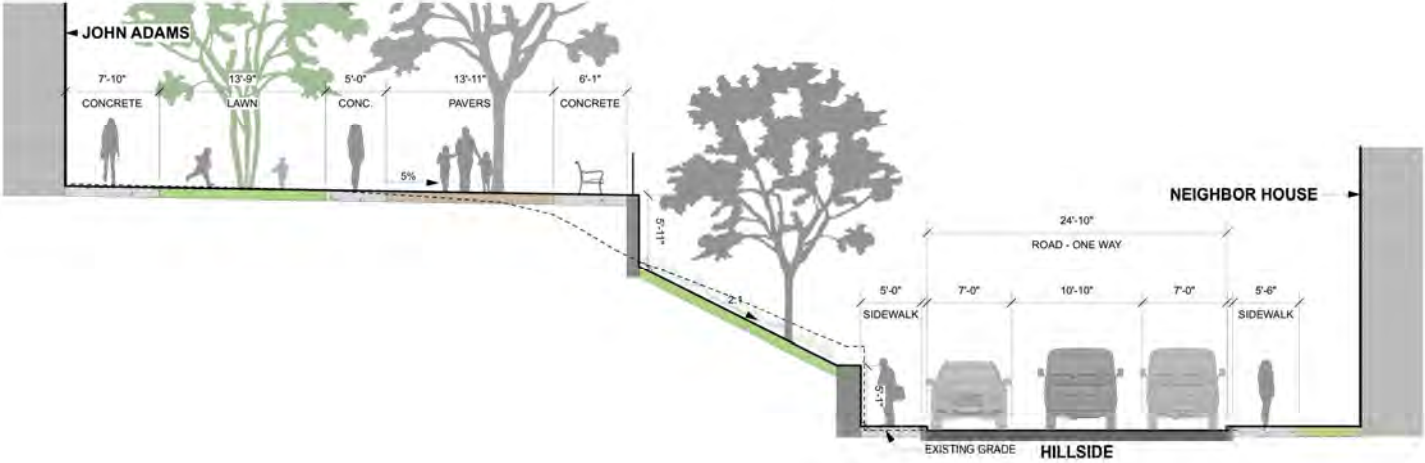
COURTYARD PLANTINGS



RETAINING WALL & PLANTINGS

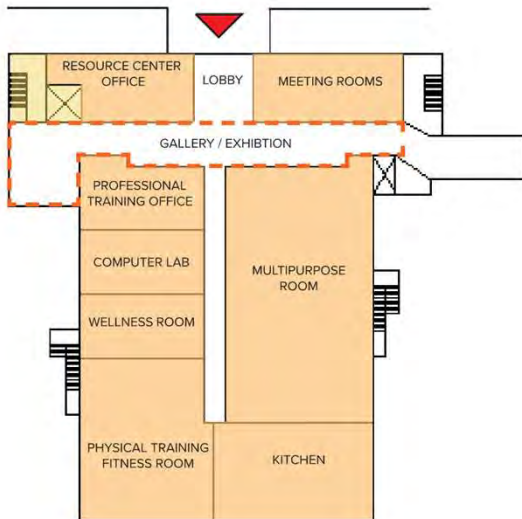


BENCH & PROSPECT





The Headquarters Building

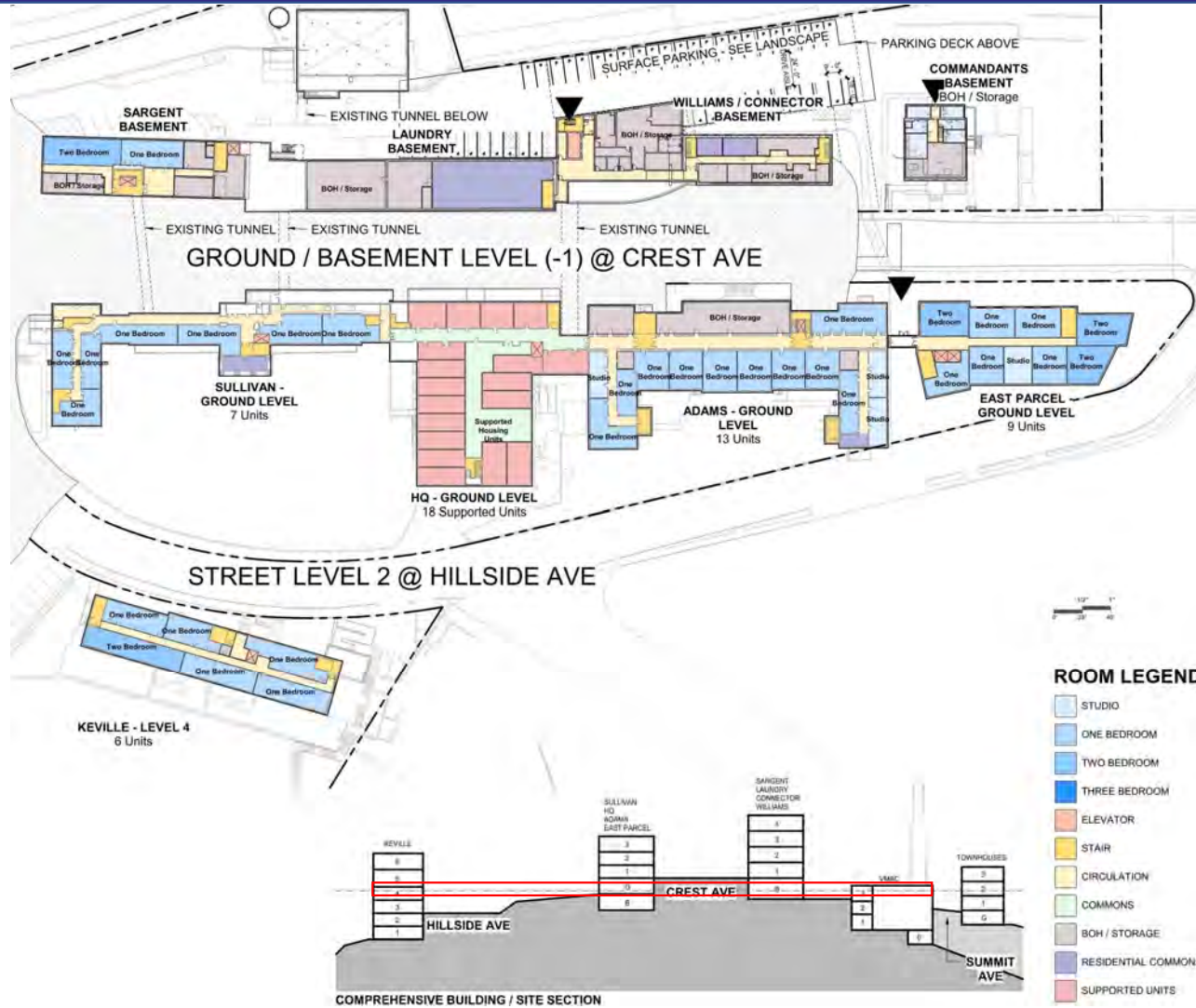


The Veterans' Resource Center



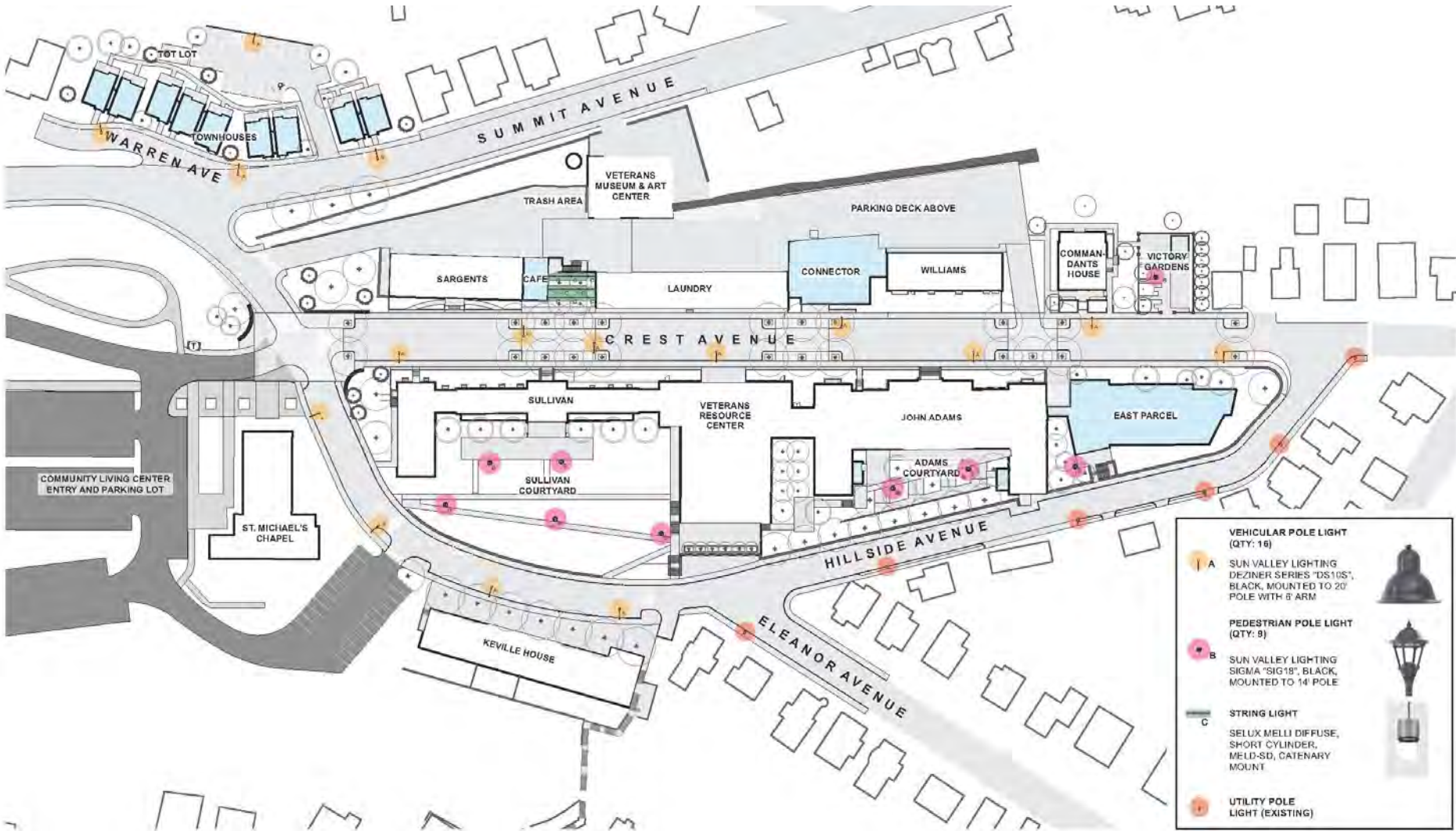
City of Chelsea  
Veterans Services





# Veterans' Home in Chelsea – Proposed Lighting

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**VEHICULAR POLE LIGHT**  
(QTY: 16)

**A** SUN VALLEY LIGHTING DESIGNER SERIES "DS10S", BLACK, MOUNTED TO 20' POLE WITH 8' ARM

**PEDESTRIAN POLE LIGHT**  
(QTY: 9)

**B** SUN VALLEY LIGHTING SIGMA "SIG18", BLACK, MOUNTED TO 14' POLE

**C** **STRING LIGHT**  
SELUX MELLI DIFFUSE, SHORT CYLINDER, MELD-SD, CATENARY MOUNT

**UTILITY POLE LIGHT (EXISTING)**



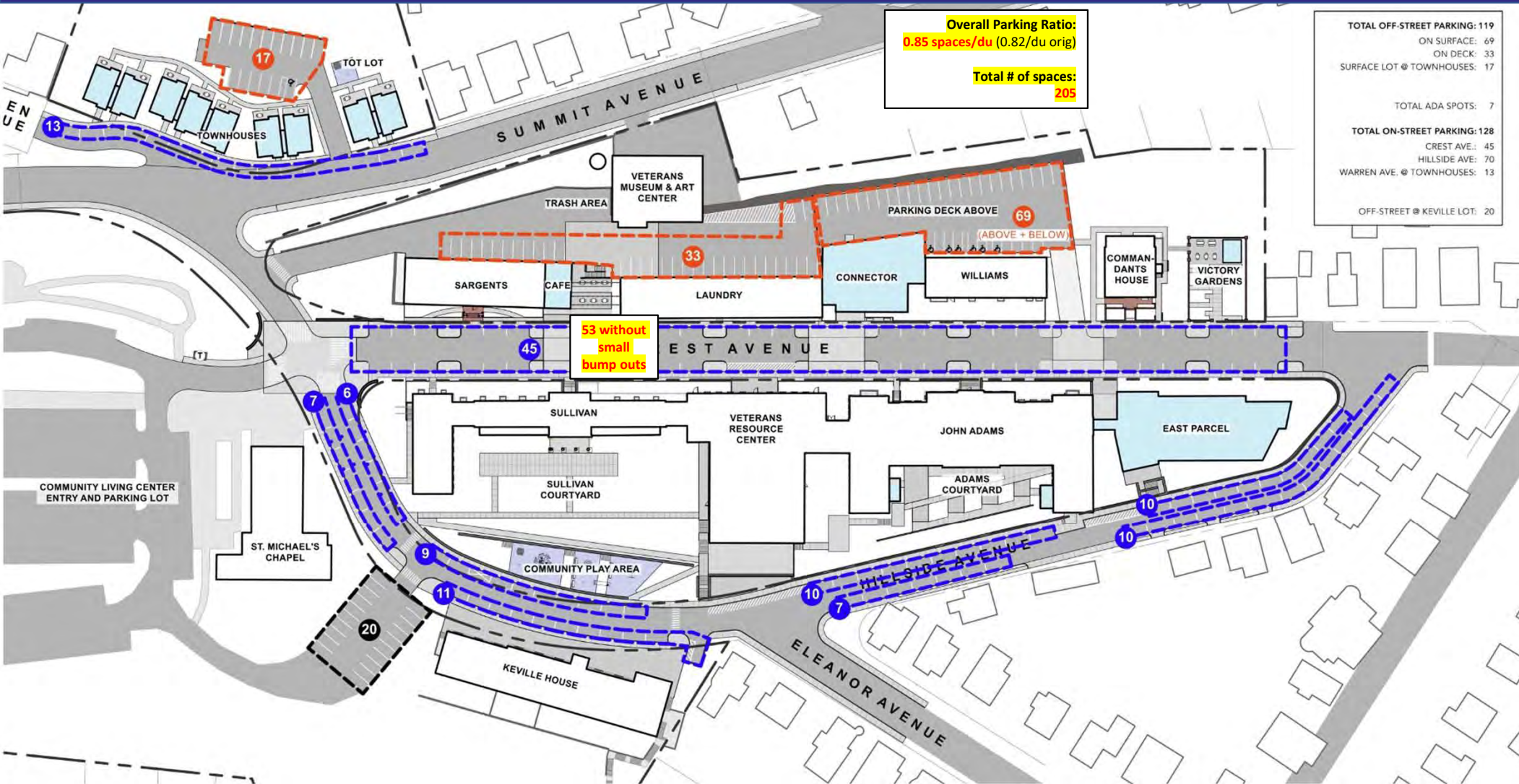
# Veterans' Home in Chelsea – Site Plan

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# Veterans' Home in Chelsea – Proposed Parking Counts

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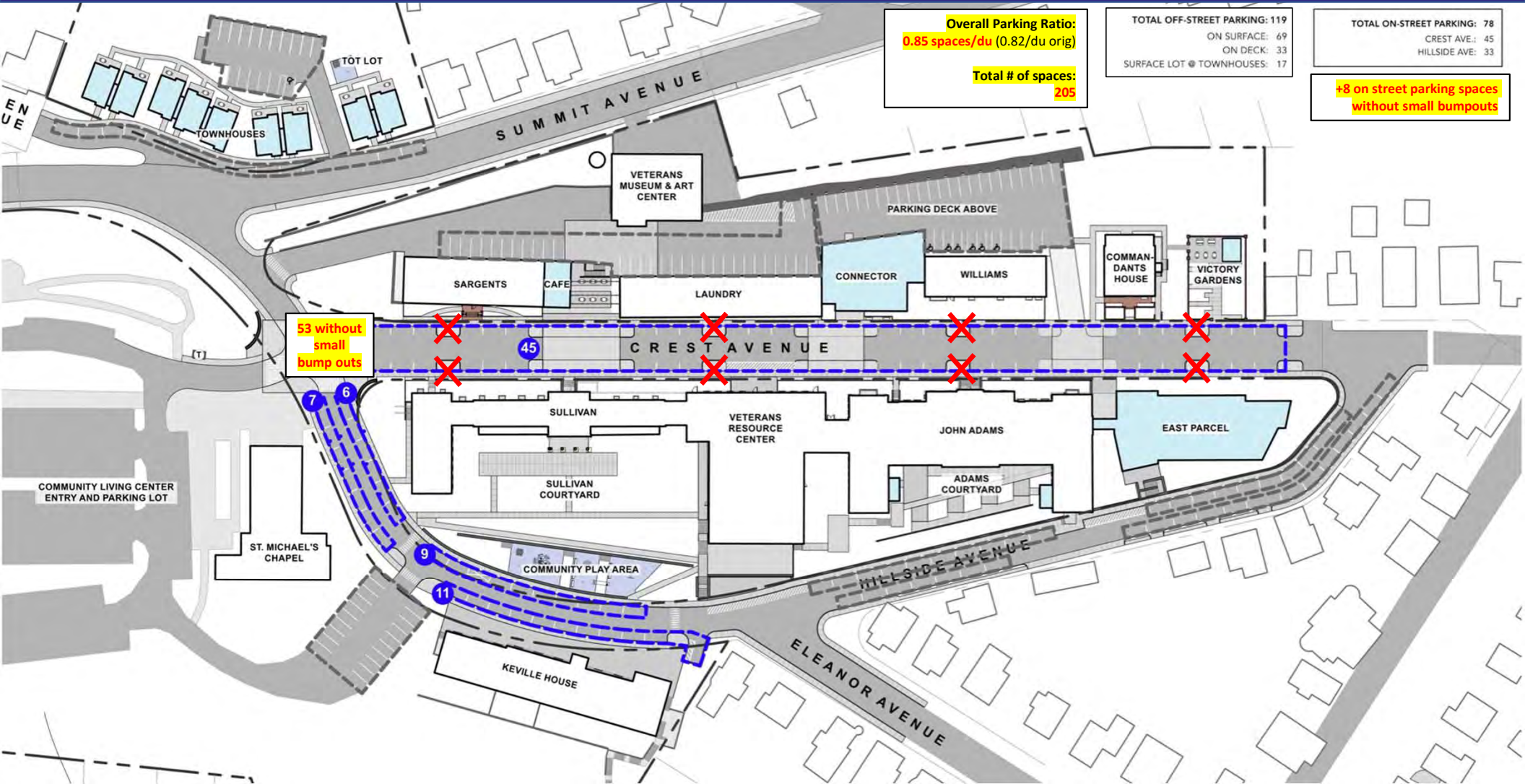
**Overall Parking Ratio:**  
0.85 spaces/du (0.82/du orig)

**Total # of spaces:**  
205

<b>TOTAL OFF-STREET PARKING:</b>	119
ON SURFACE:	69
ON DECK:	33
SURFACE LOT @ TOWNHOUSES:	17
<b>TOTAL ADA SPOTS:</b>	7
<b>TOTAL ON-STREET PARKING:</b>	128
CREST AVE.:	45
HILLSIDE AVE.:	70
WARREN AVE. @ TOWNHOUSES:	13
<b>OFF-STREET @ KEVILLE LOT:</b>	20

# Veterans' Home in Chelsea – Proposed Parking District

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**Overall Parking Ratio:**  
0.85 spaces/du (0.82/du orig)

**Total # of spaces:**  
205

**TOTAL OFF-STREET PARKING: 119**  
ON SURFACE: 69  
ON DECK: 33  
SURFACE LOT @ TOWNHOUSES: 17

**TOTAL ON-STREET PARKING: 78**  
CREST AVE.: 45  
HILLSIDE AVE.: 33

**+8 on street parking spaces without small bumpouts**

53 without small bump outs

COMMUNITY LIVING CENTER ENTRY AND PARKING LOT

ST. MICHAEL'S CHAPEL

KEVILLE HOUSE

COMMUNITY PLAY AREA

SULLIVAN COURTYARD

VETERANS RESOURCE CENTER

JOHN ADAMS

ADAMS COURTYARD

EAST PARCEL

COMMAN-DANTS HOUSE

VICTORY GARDENS

WILLIAMS

CONNECTOR

LAUNDRY

CAFE

SARGENTS

VETERANS MUSEUM & ART CENTER

PARKING DECK ABOVE

TOWNHOUSES

TOT LOT

SUMMIT AVENUE

CREST AVENUE

HILLSIDE AVENUE

ELEANOR AVENUE

45

7

6

9

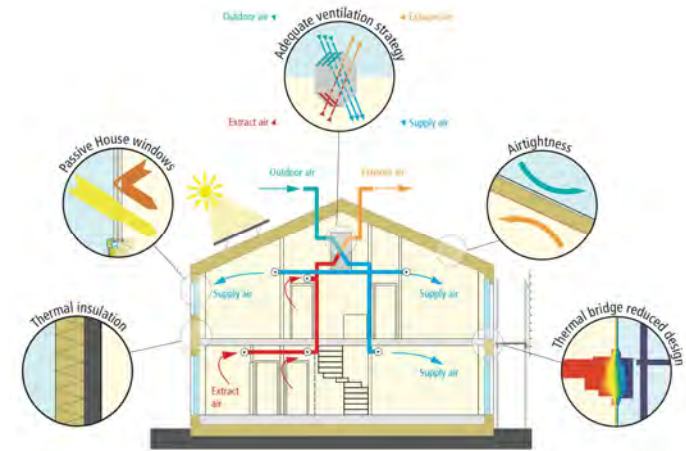
11



*Disclaimer: This rendering is for preliminary planning purposes and is not reflective of final condition*

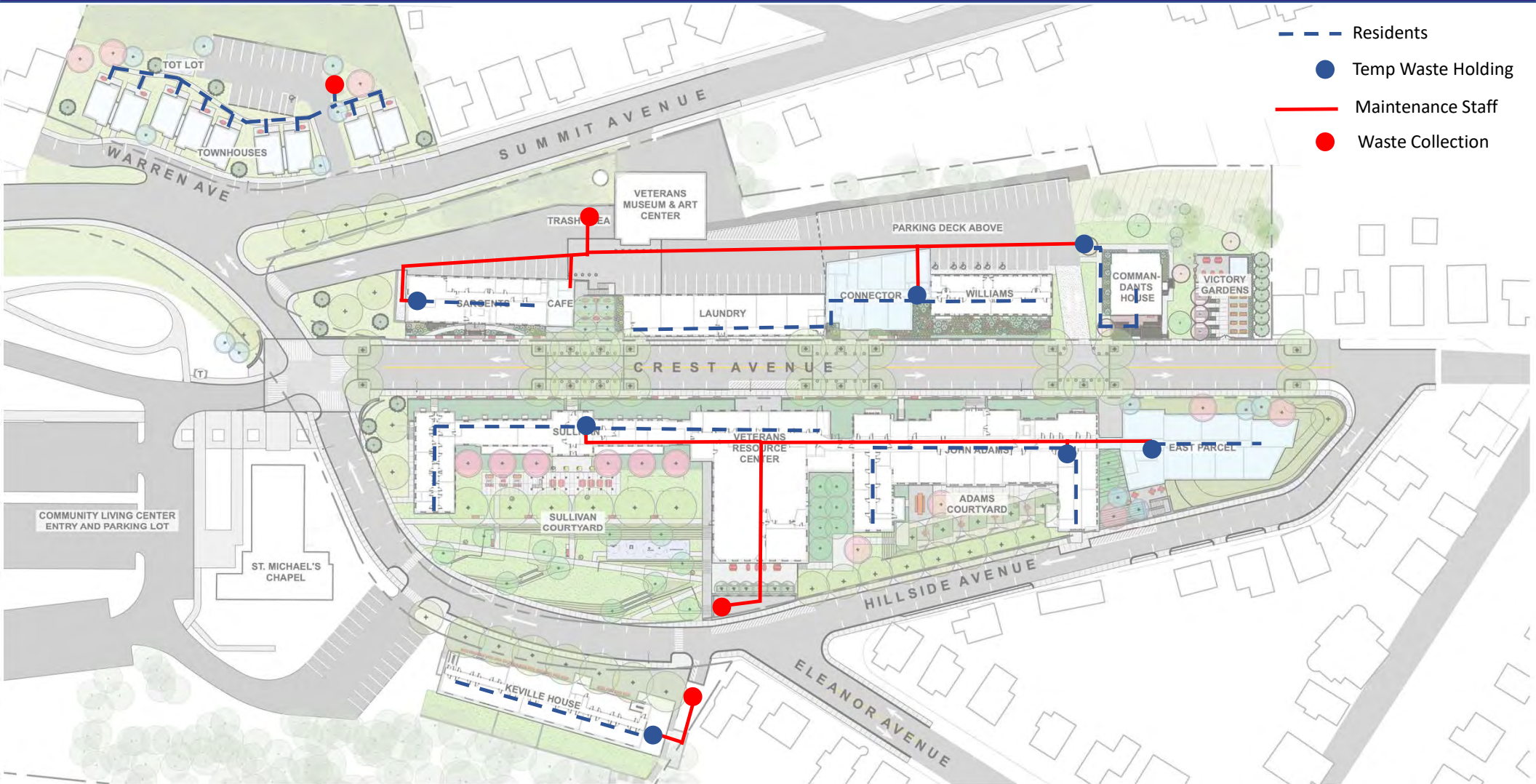
- **All Electric Systems Design – No fossil fuel use**
- **Passive House Design for Connector Building, East Parcel and Town Houses**
- **\*Upgrades façades of all existing buildings to improve Energy Performance**
- **\*New high performing windows at all existing buildings to improve Energy Performance**
- **\*Providing rooftop PV systems at new buildings**
- **Provide EV ready capability at 20% of off-street parking spots**

**\*Subject to National Park Service and Mass Historic approvals**



# Veterans' Home in Chelsea – Waste Collection

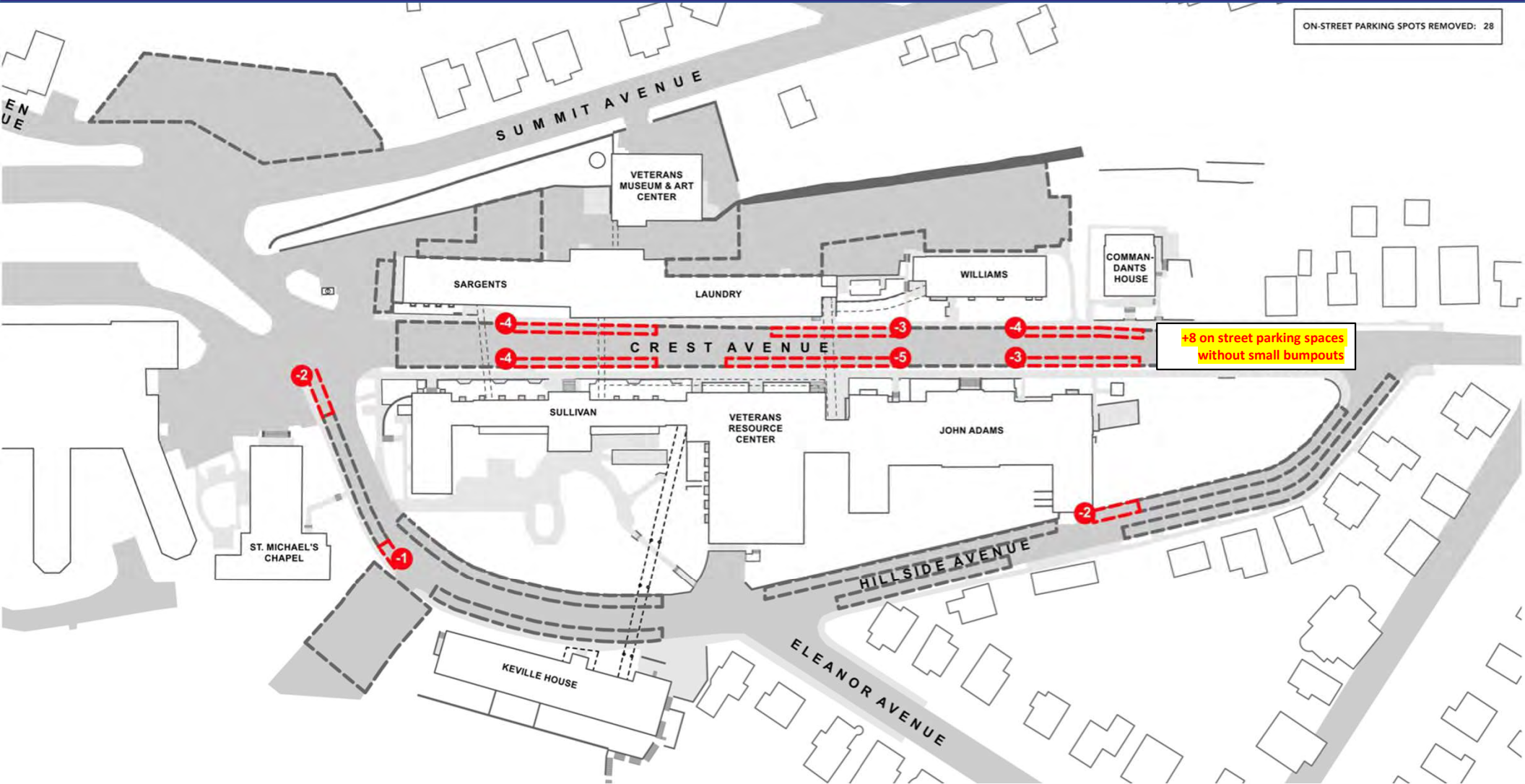
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- Residents
- Temp Waste Holding
- Maintenance Staff
- Waste Collection

# Veterans' Home in Chelsea – Removed Parking

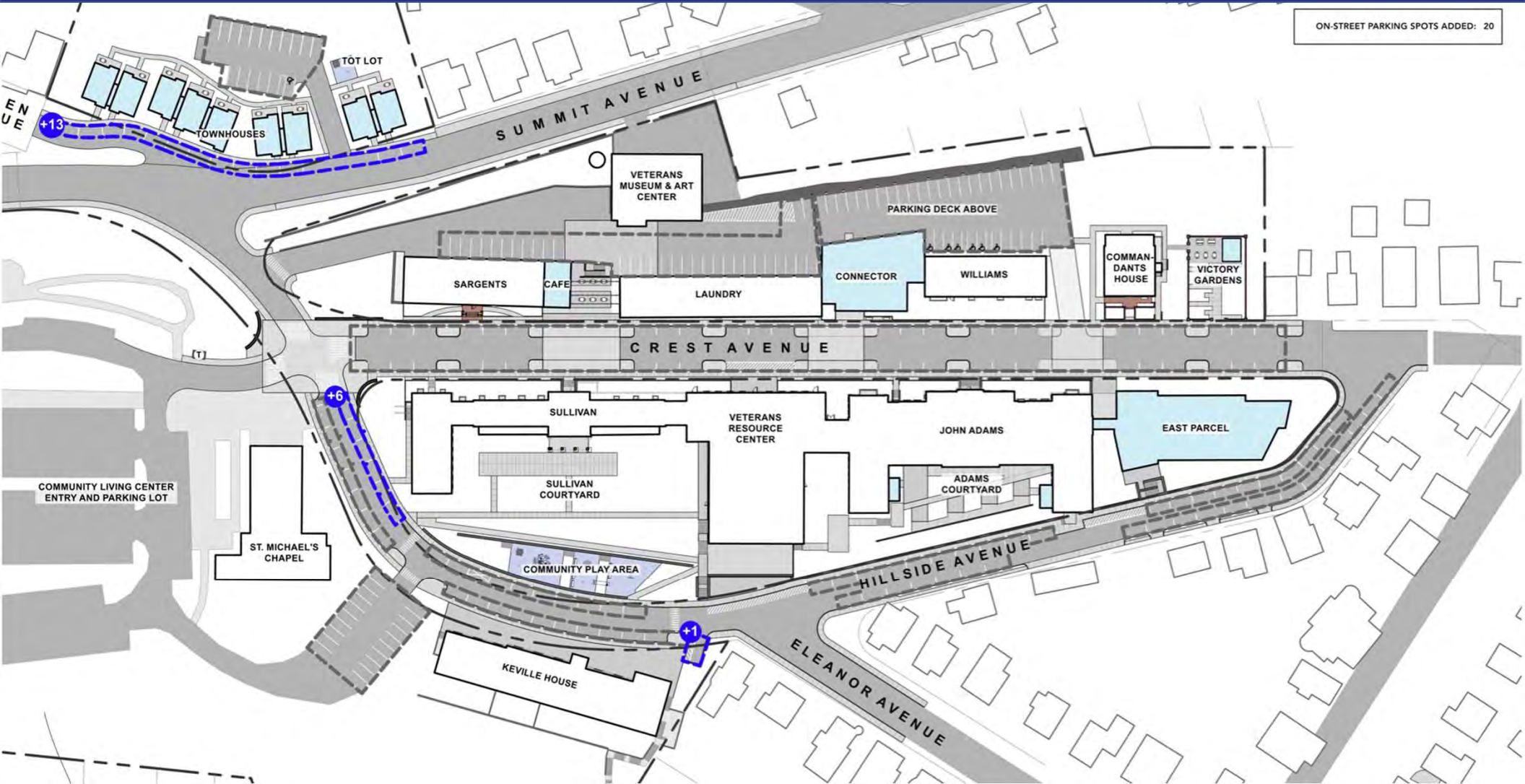
ON-STREET PARKING SPOTS REMOVED: 28



# Veterans' Home in Chelsea – Added Parking

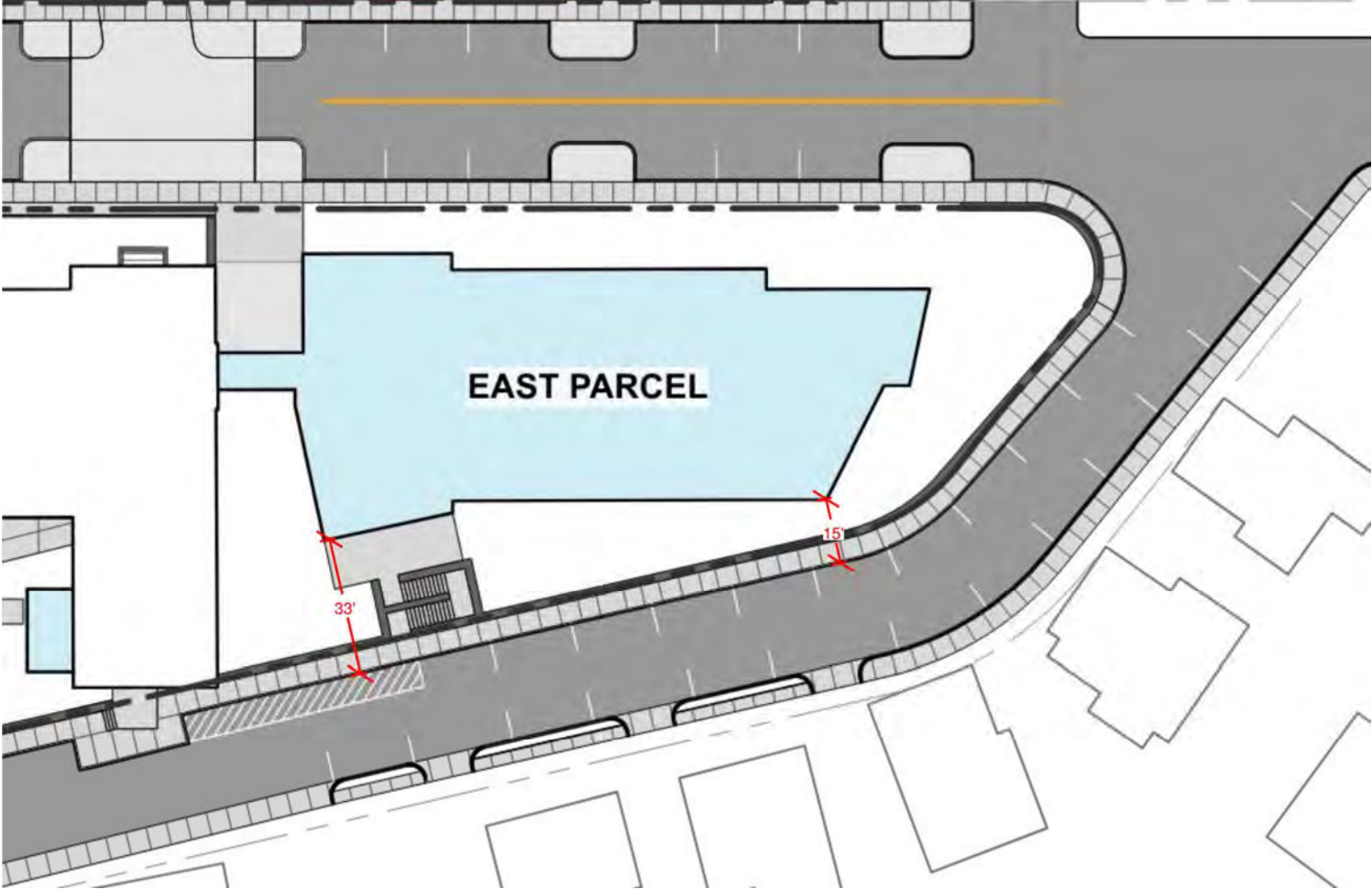
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ON-STREET PARKING SPOTS ADDED: 20



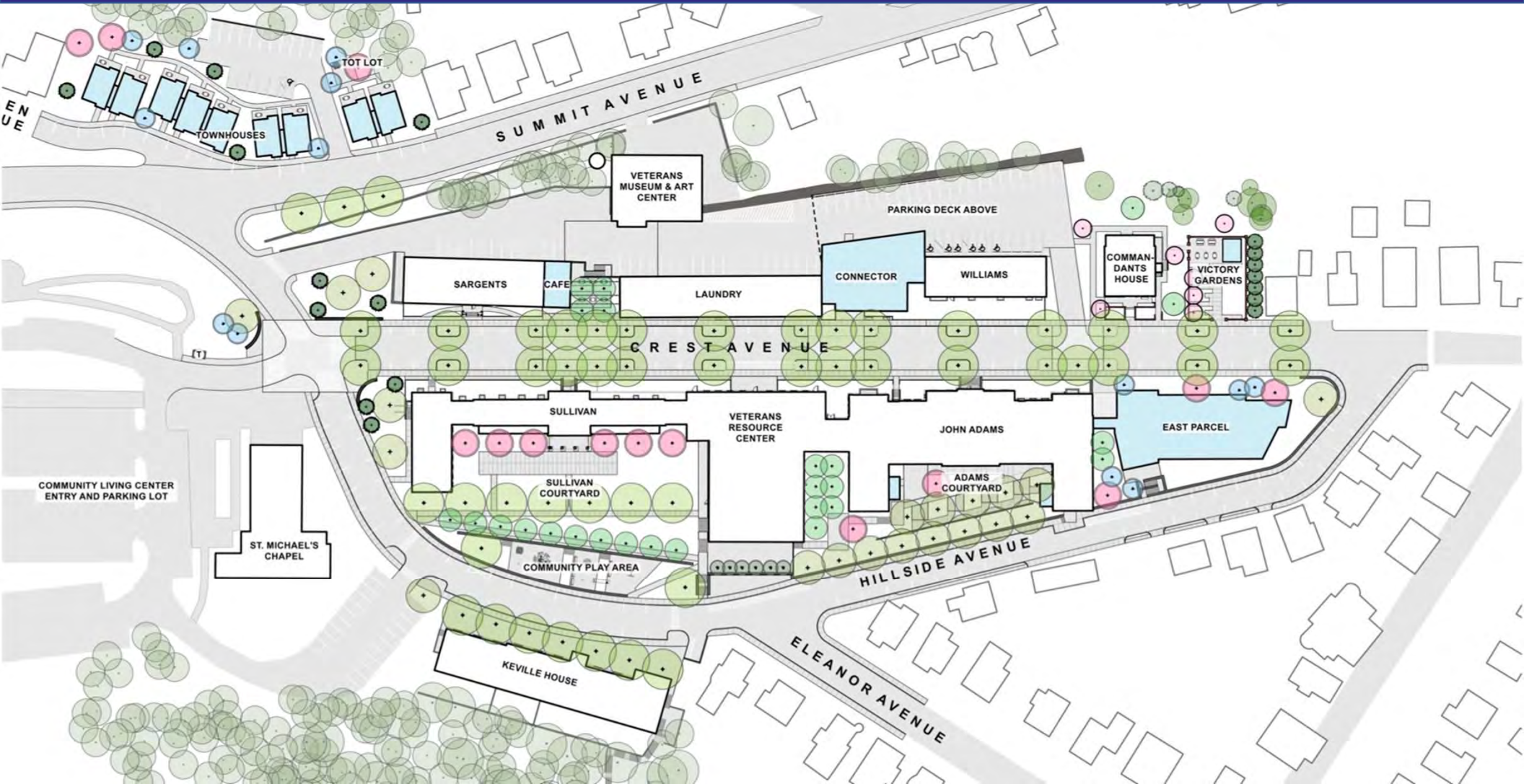






*Disclaimer: These conceptual elevations are for preliminary planning purposes and is not reflective of final plan*

# Veterans' Home in Chelsea – Proposed Trees



**DECIDUOUS TREES**

**EXAMPLE SPECIES**



LONDON PLANE  
*Platanus acerifolia*



PIN OAK  
*Quercus palustris*



HONEY LOCUST  
*Gleditsia triacanthos*

**EVERGREEN TREES**



NORWAY SPRUCE  
*Picea abies*



BALSAM FIR  
*Abies balsamea*



AMERICAN HOLLY  
*Ilex opaca*

**ORNAMENTAL UNDERSTORY TREES**



REDBUD  
*Cercis canadensis*



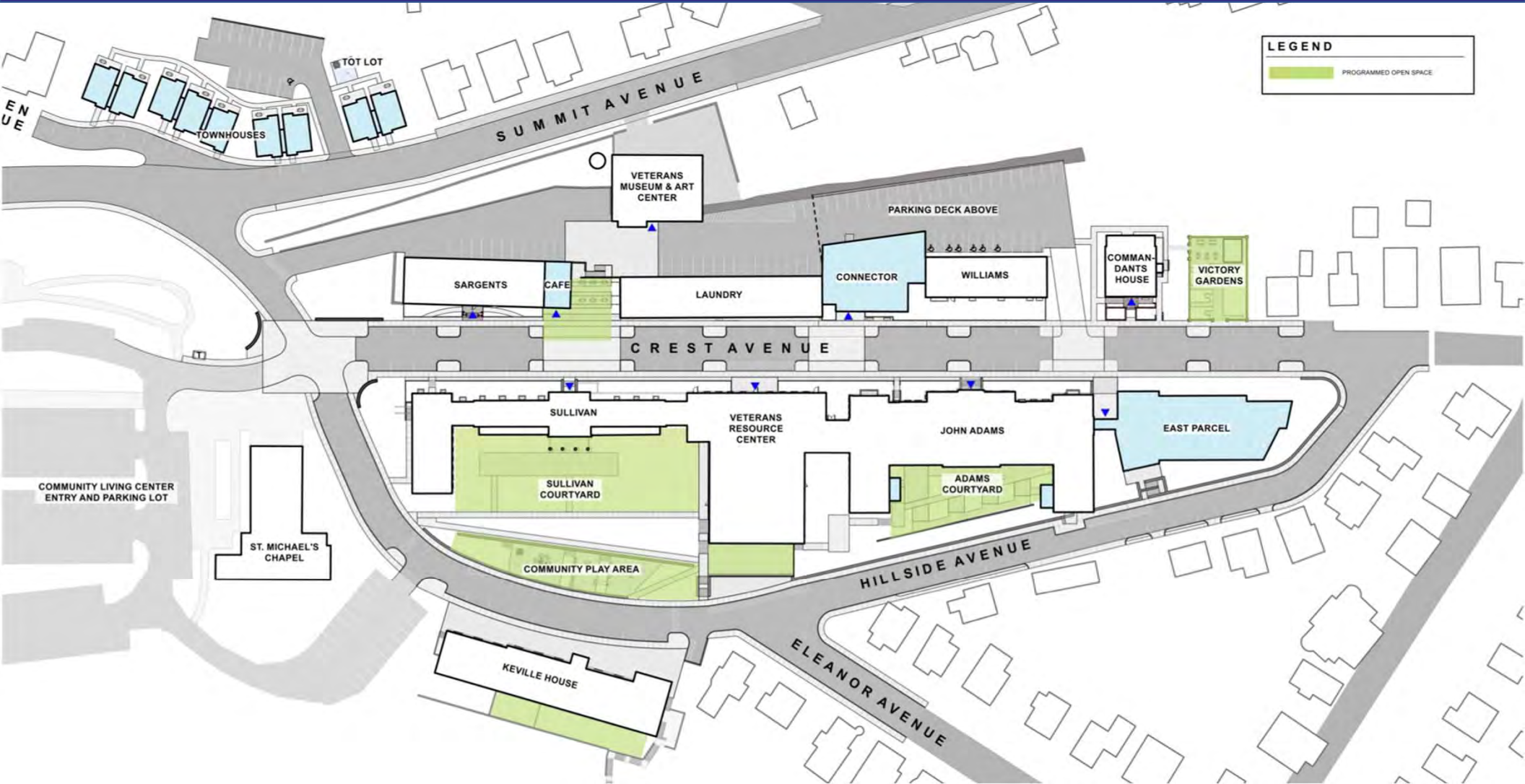
SERVICEBERRY  
*Amelanchier arborea*



KOUSA DOGWOOD  
*Cornus kousa*

# Veterans' Home in Chelsea – Proposed Programmed Open Space

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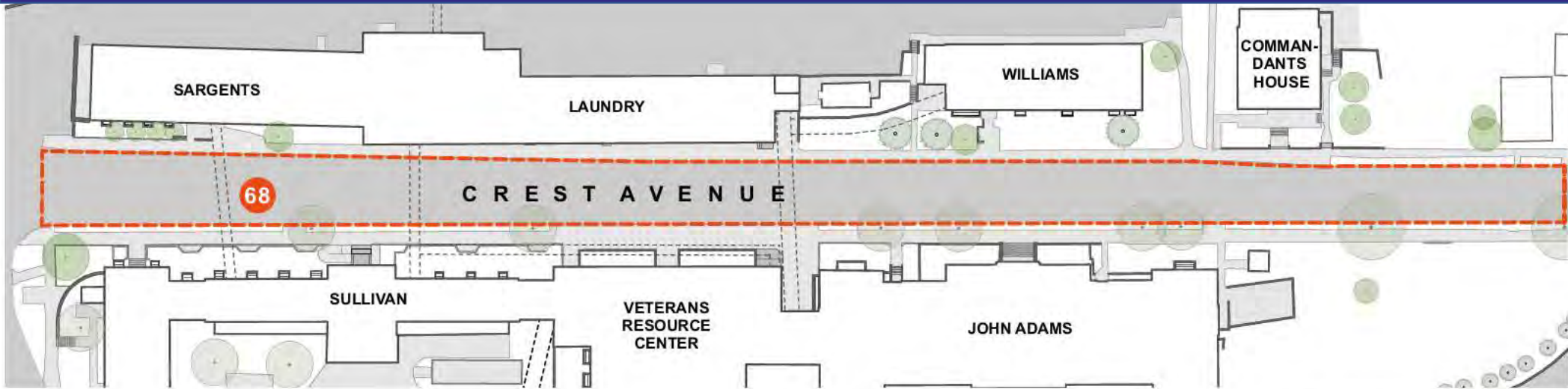


**LEGEND**

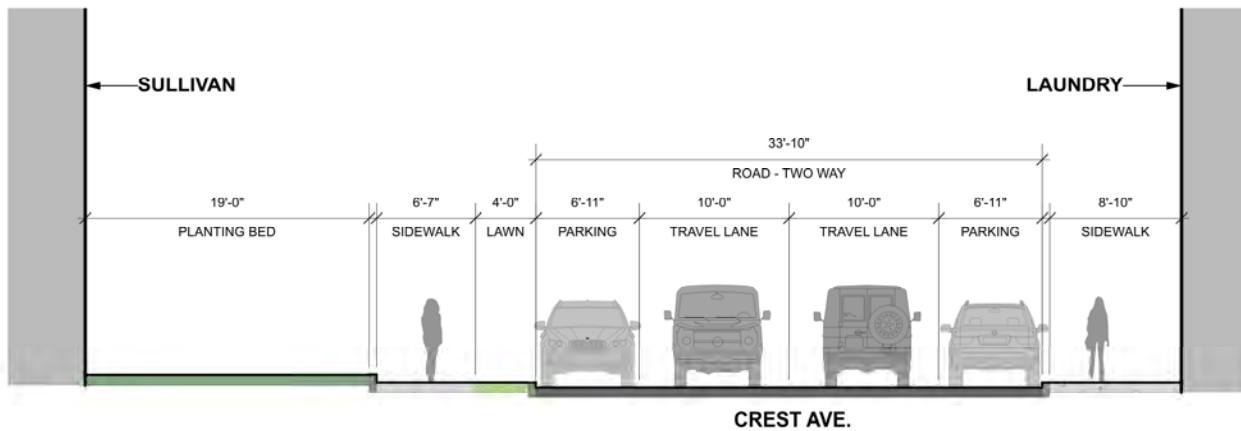
PROGRAMMED OPEN SPACE



EXISTING CONDITIONS – CREST AVE.



TREES: 8  
PARKING: 68 SPOTS



EXISTING CONDITIONS – CREST AVE.

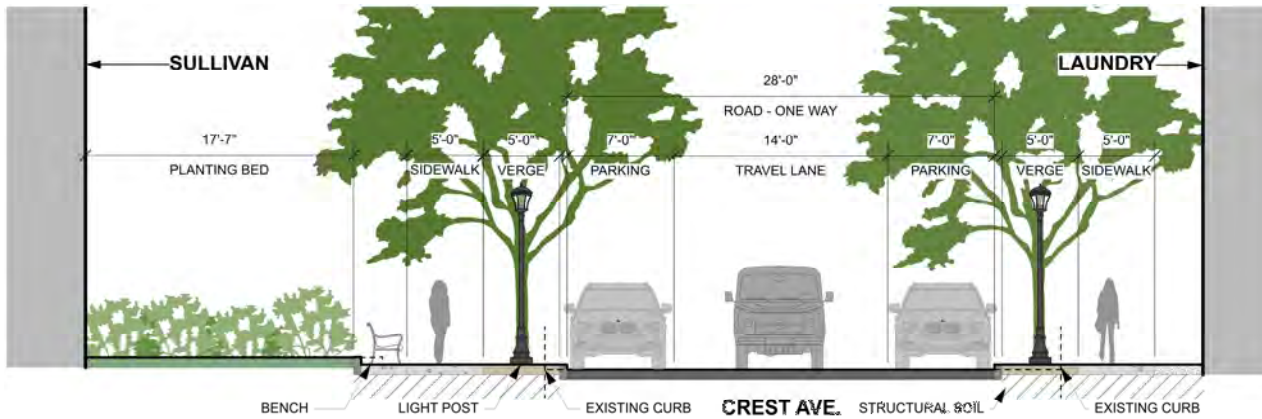
# Veterans' Home in Chelsea – Crest Ave

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TREES: 60

PARKING: 58 SPOTS

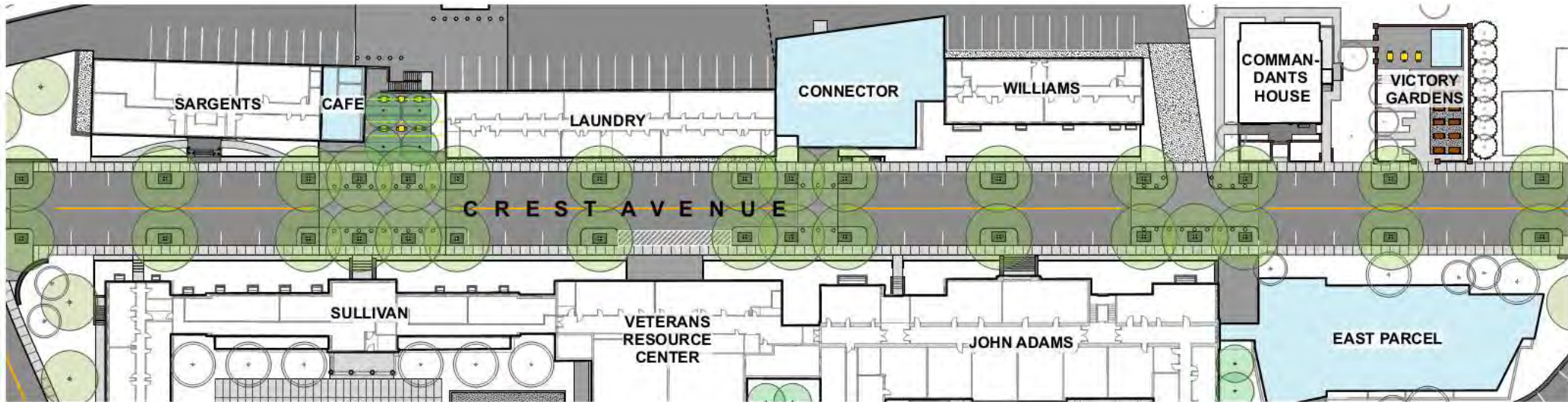


*(ORIGINAL) PROPOSED – CREST AVE.*

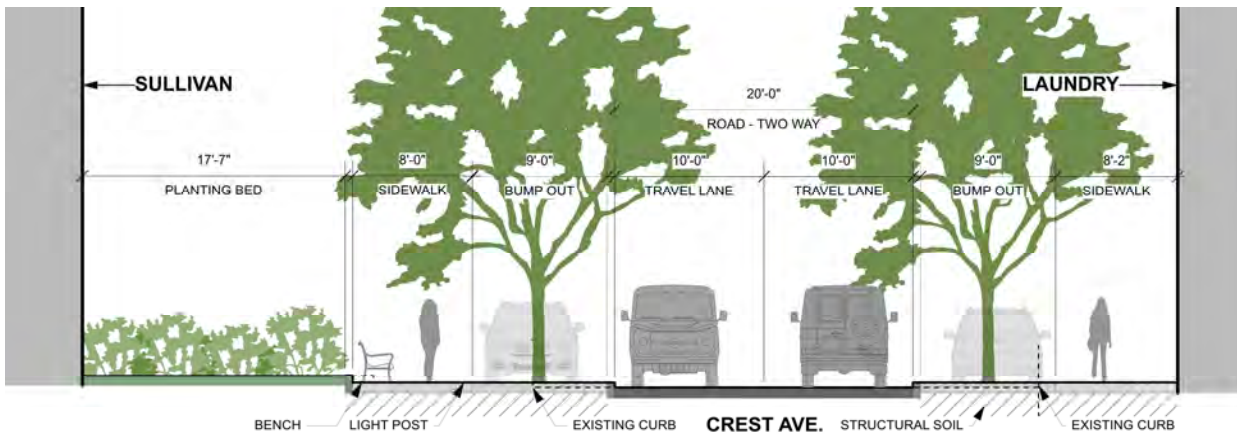


# Veterans' Home in Chelsea – Crest Ave

**PENNROSE**  
Bricks & Mortar | Heart & Soul



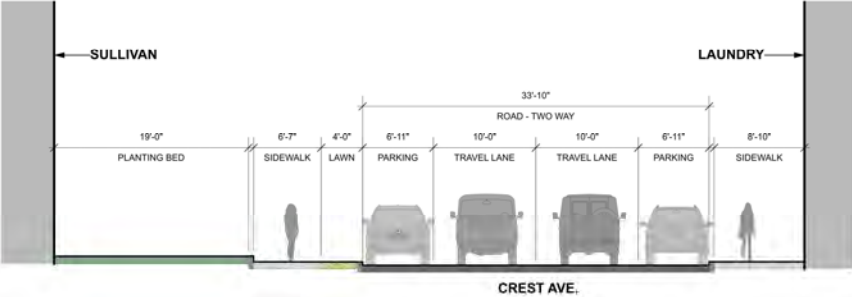
TREES: 31  
PARKING: 45 SPOTS



*(REVISED) PROPOSED – CREST AVE.*

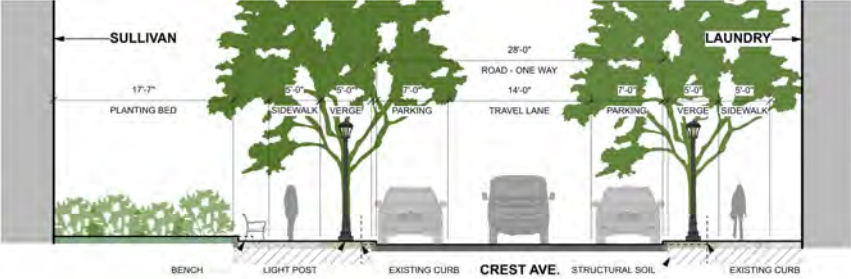
*EXISTING*

TREES: 8  
PARKING: 68 SPOTS



*ORIGINAL PROPOSED*

TREES: 60  
PARKING: 58 SPOTS



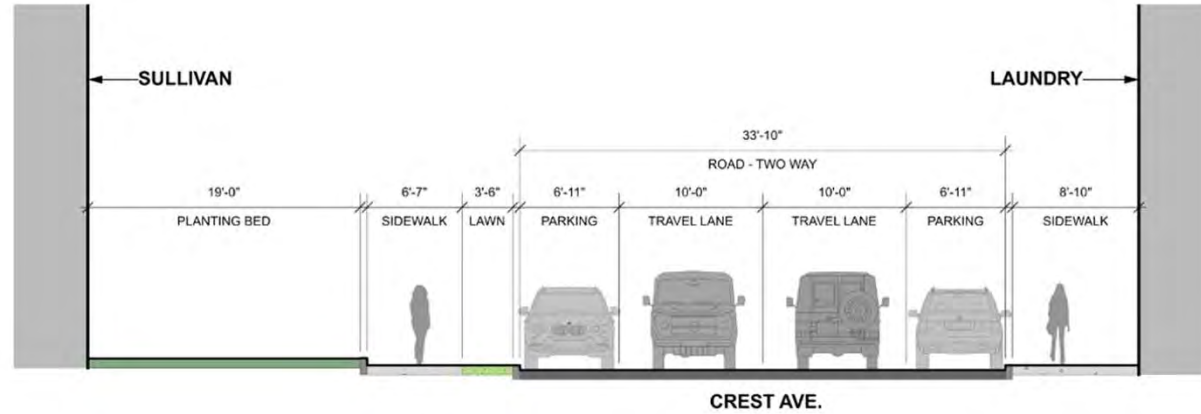
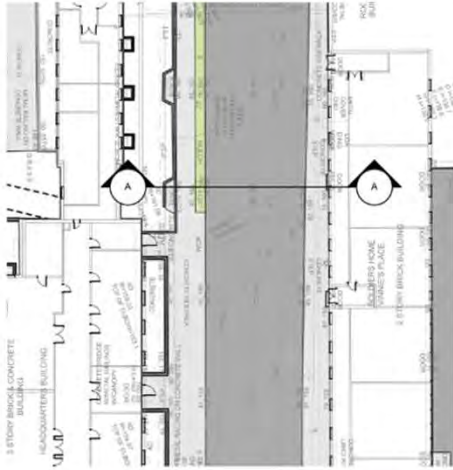
*REVISED PROPOSED*

TREES: 31  
PARKING: 45 SPOTS

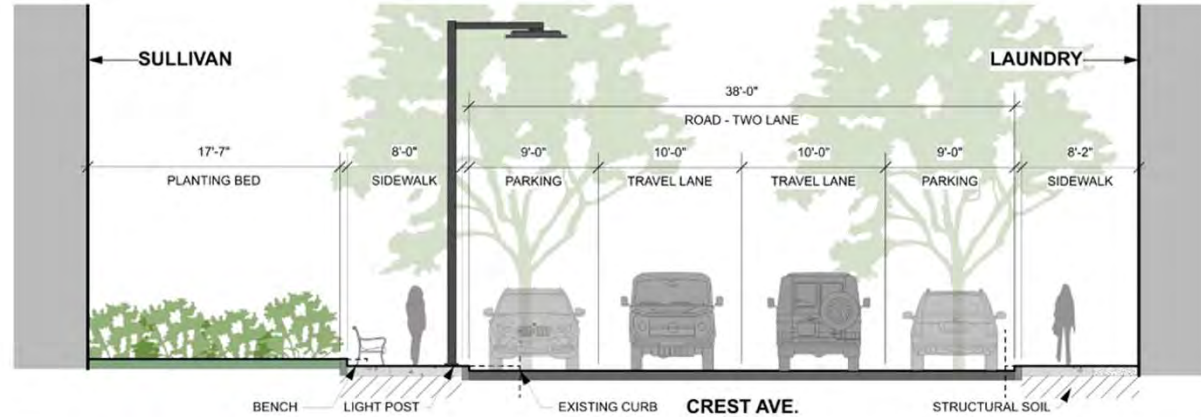
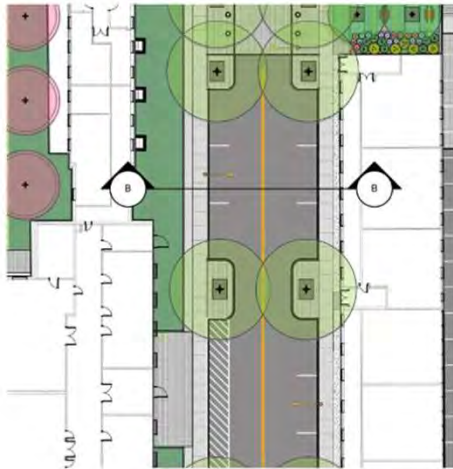




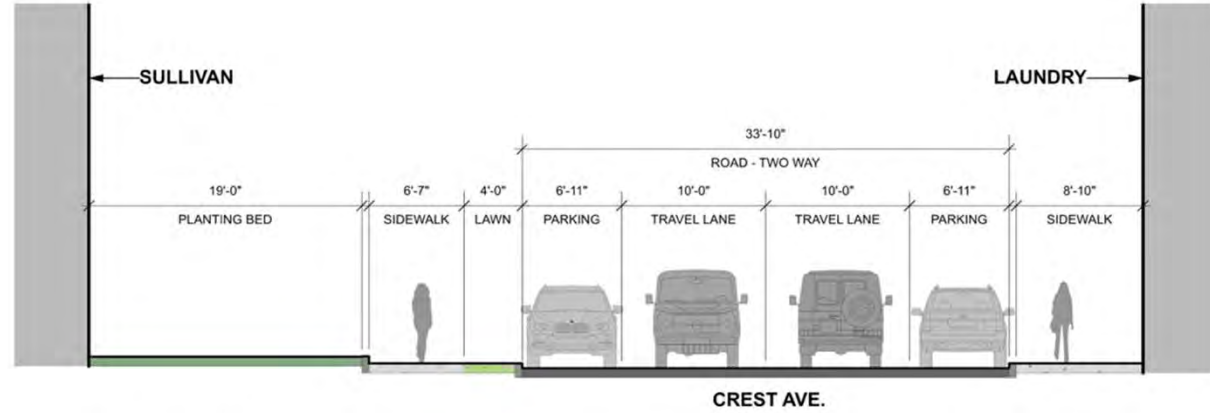
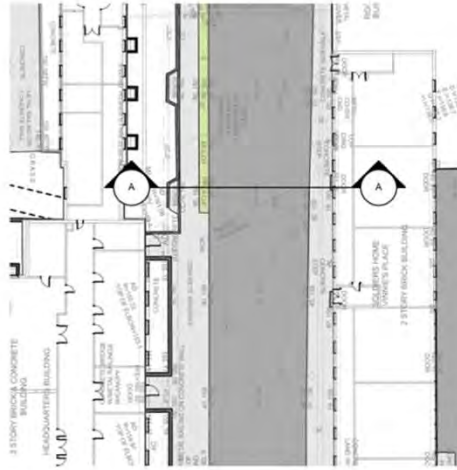
EXISTING CONDITIONS – CREST AVE.



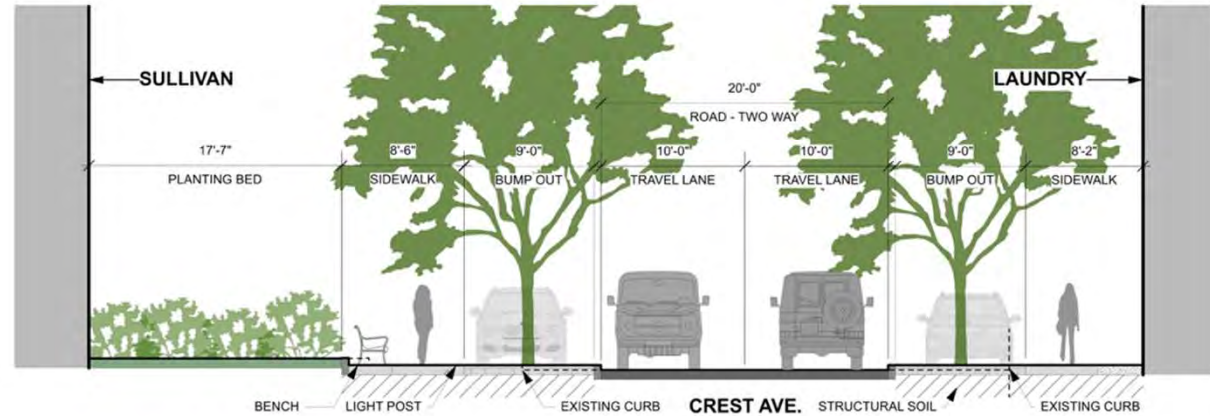
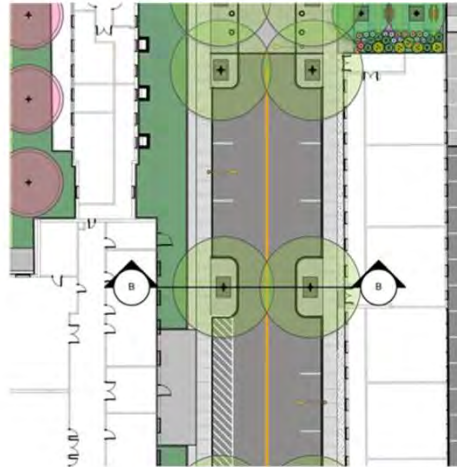
**A** SECTION - EXISTING  
1/8" = 1'-0"



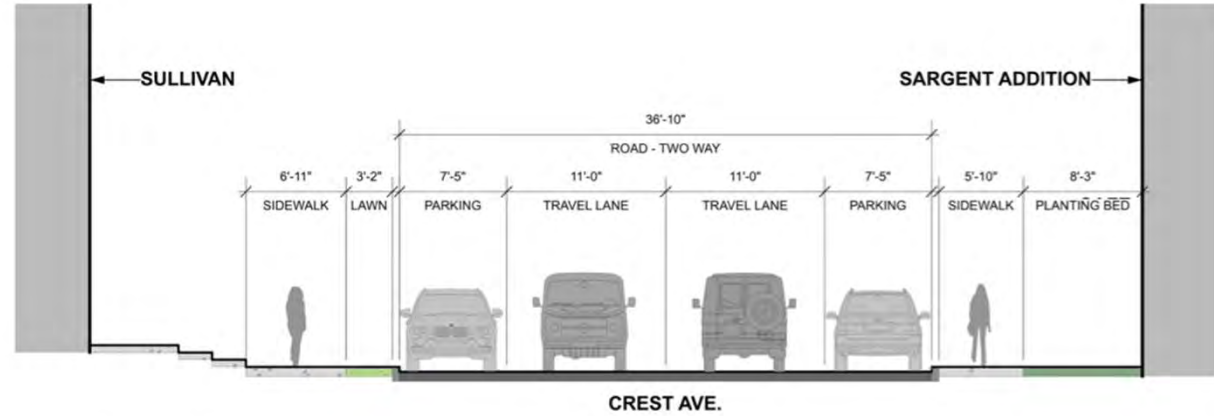
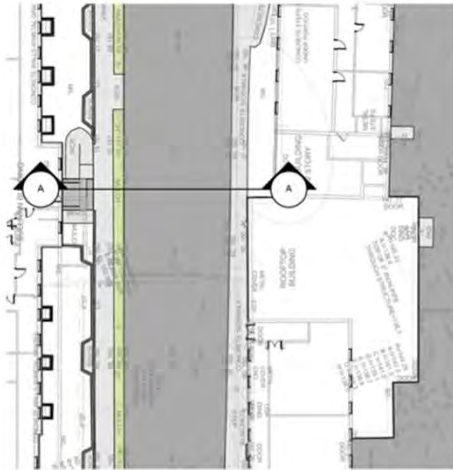
**B** SECTION - PROPOSED  
1/8" = 1'-0"



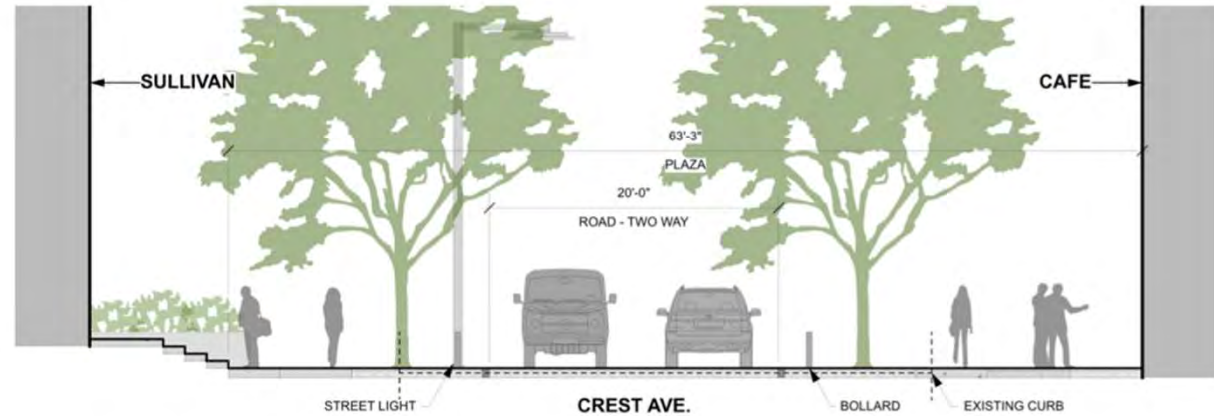
**A** SECTION - EXISTING  
1/8" = 1'-0"



**B** SECTION - PROPOSED  
1/8" = 1'-0"



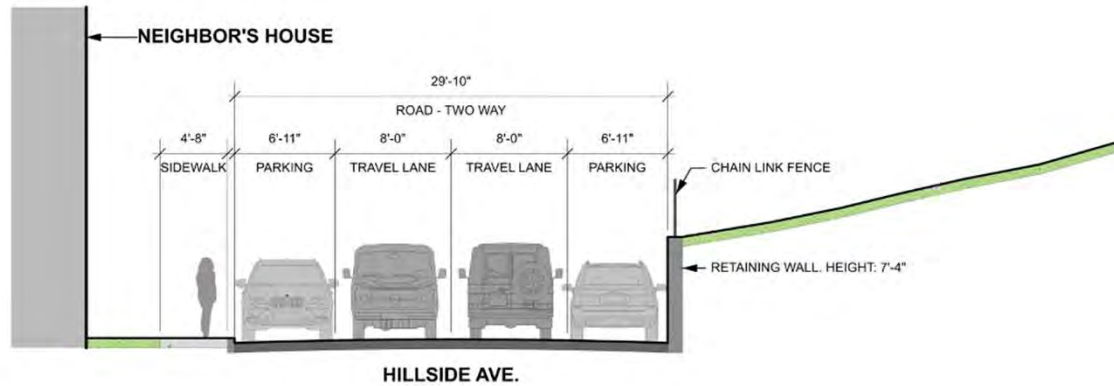
**A** SECTION - EXISTING  
1/8" = 1'-0"



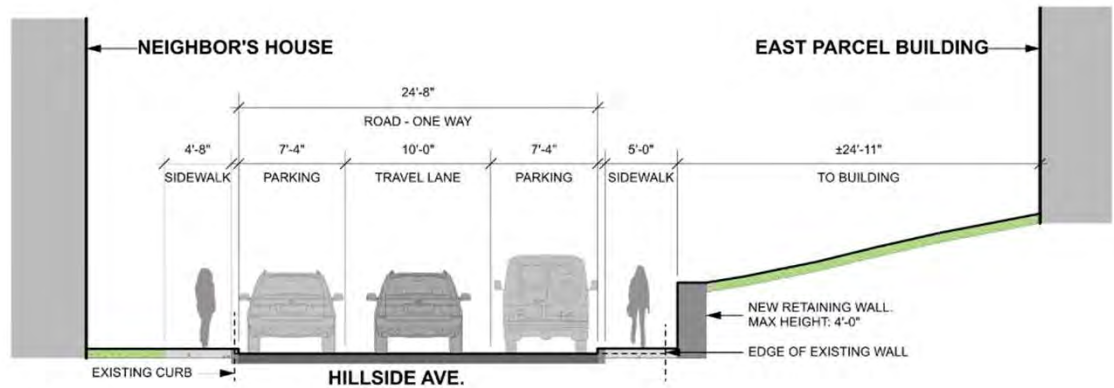
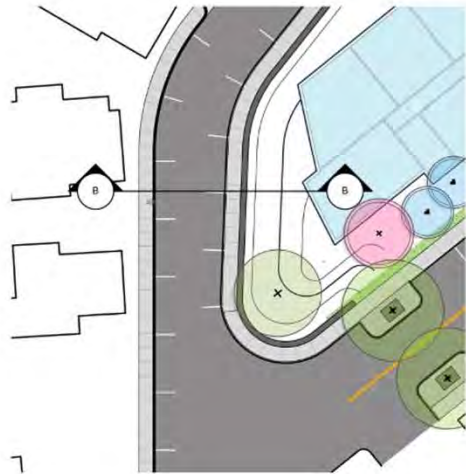
**B** SECTION - PROPOSED RAISED CROSSING (CAFE PLAZA)  
1/8" = 1'-0"



EXISTING CONDITIONS – HILLSIDE AVE.



**A** SECTION - EXISTING  
1/8" = 1'-0"

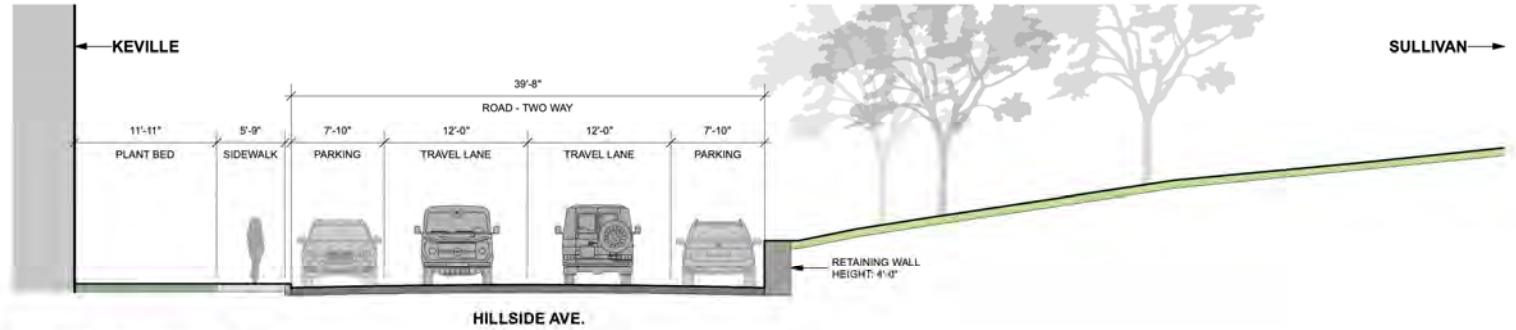
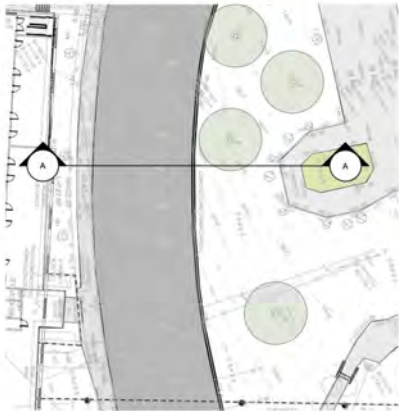


**B** SECTION - PROPOSED  
1/8" = 1'-0"

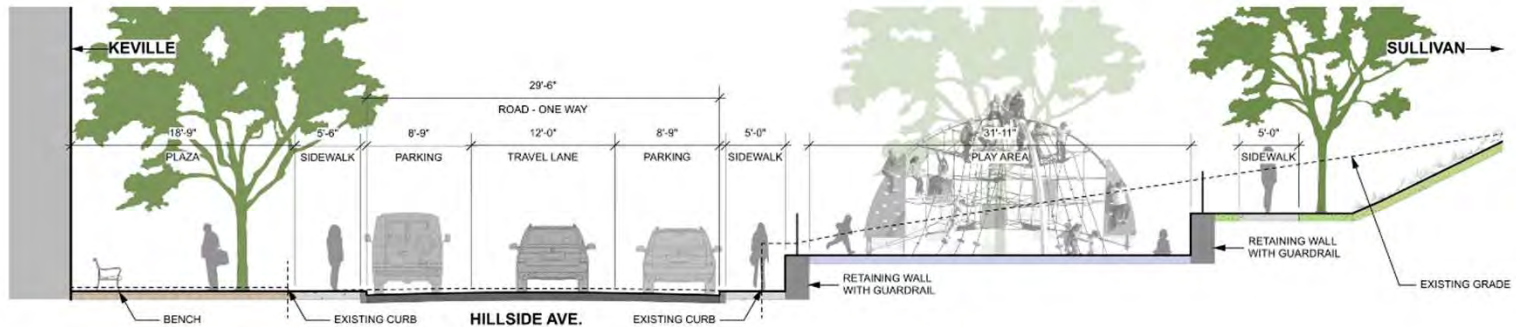




EXISTING CONDITIONS – HILLSIDE AVE.



**A SECTION - EXISTING**  
1/8" = 1'-0"



**A SECTION - PROPOSED**  
1/8" = 1'-0"

# Veterans' Home in Chelsea – Site Plan

**PENNROSE**  
Bricks & Mortar | Heart & Soul

