

The Revitalized Veterans' Home in Chelsea

October 24, 2023



PENNROSE DIMELLA
Bricks & Mortar | Heart & Soul

SHAFER

CROWLEY
COTTRELL

SOLDIER ON

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

Development Team

DEVELOPER
PENNROSE



CHARLIE ADAMS
Regional Vice
President



KARMEN CHEUNG
Senior Developer



RYAN KIRACOFE
Developer



PHILLIPPE SAAD
Principal

ARCHITECT
DIMELLA SHAFFER



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Senior Associate



**GREG
ALKER-SWEENEY**
Project Manager

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Project Manager

**HISTORIC
CONSULTANT**
PAL



**MAUREEN
CAVANAUGH**
Senior Planner

LANDSCAPE ARCHITECT
CROWLEY COTTRELL



MICHELLE CROWLEY
Principal/Owner



JP CHARBONNEAU
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**





Our Promise:

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

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

Renovate existing 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

100% Veterans' Preference

- **All existing residents 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.**

Approvals Sought

- October 10th - Seeking Zoning Board of Appeals Special Permit approval for a Planned Development
- October 24th - Seeking Planning Board Major Site Plan Approval





Veterans' Home in Chelsea – Current Aerial

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Veterans' Home in Chelsea – Rendering of Site Plan

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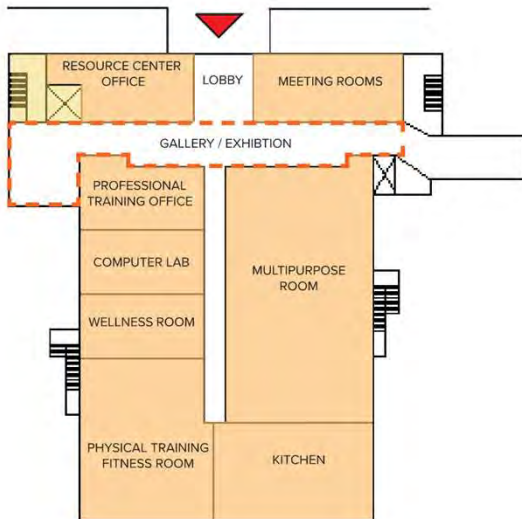
Veterans' Home in Chelsea – Site Plan

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The Headquarters Building



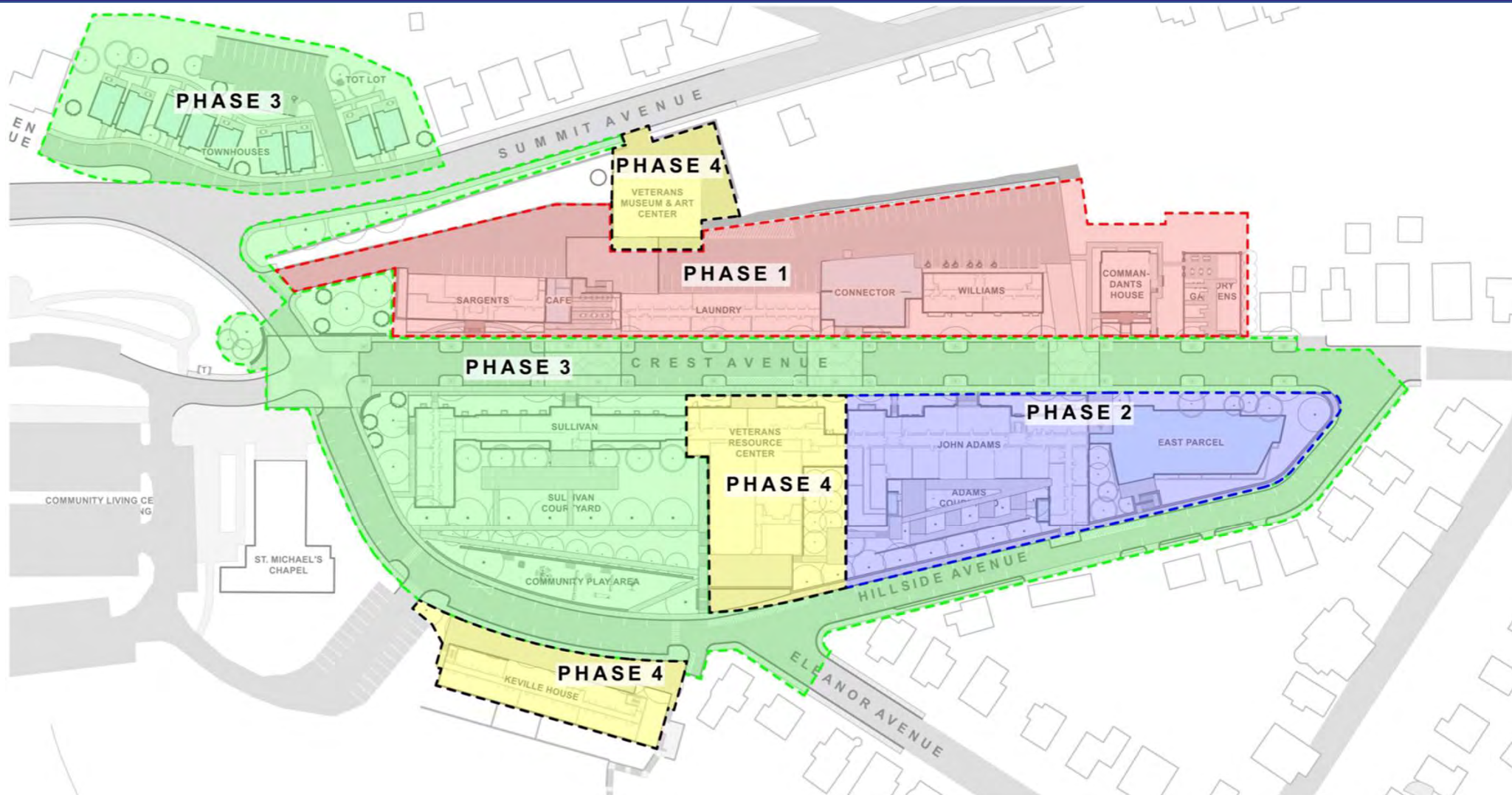
The Veterans' Resource Center



City of Chelsea
Veterans Services



Veterans' Home in Chelsea – Phasing

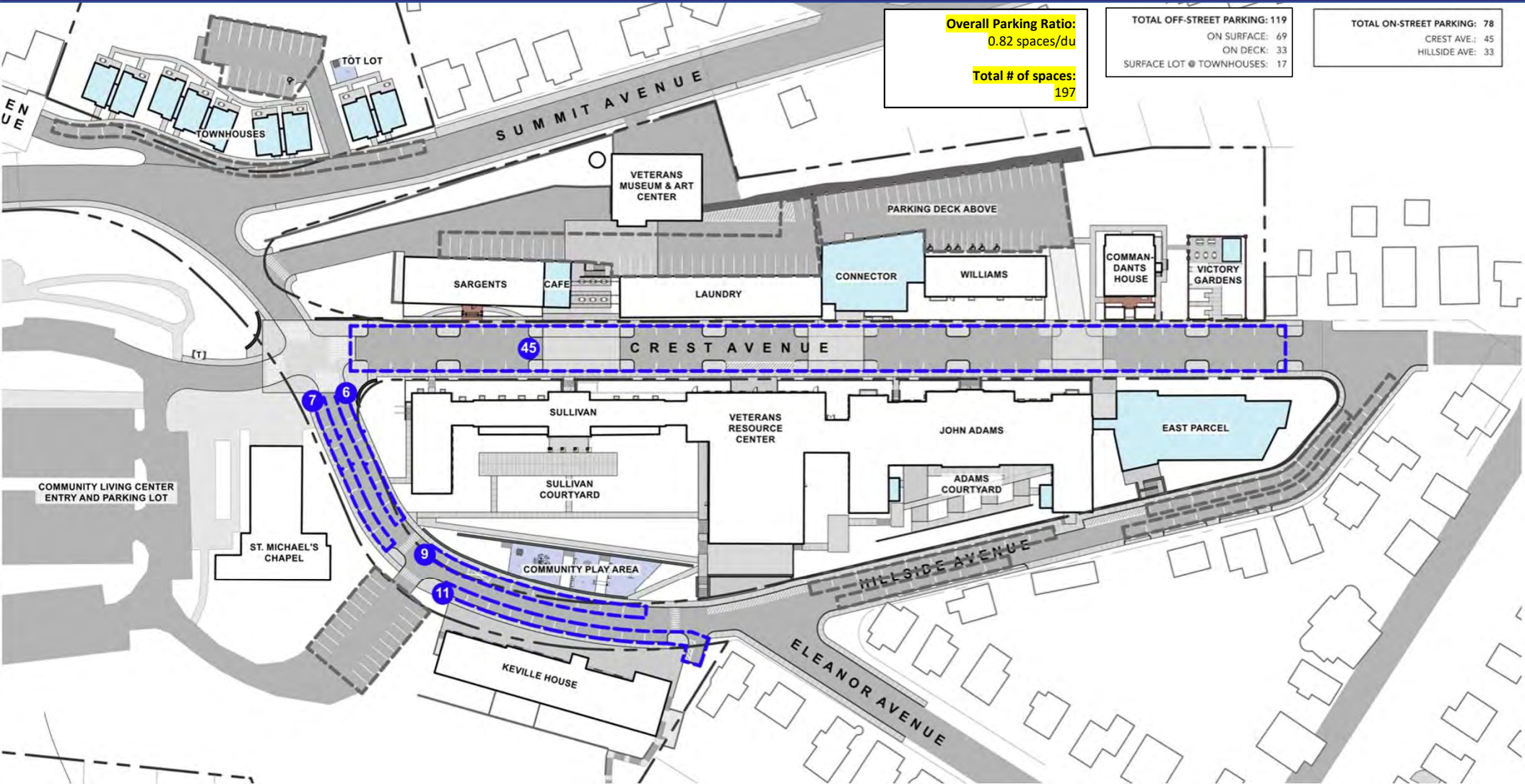


PROPOSED UNIT COUNT

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	241	

Veterans' Home in Chelsea – Proposed Parking District

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Overall Parking Ratio:
0.82 spaces/du

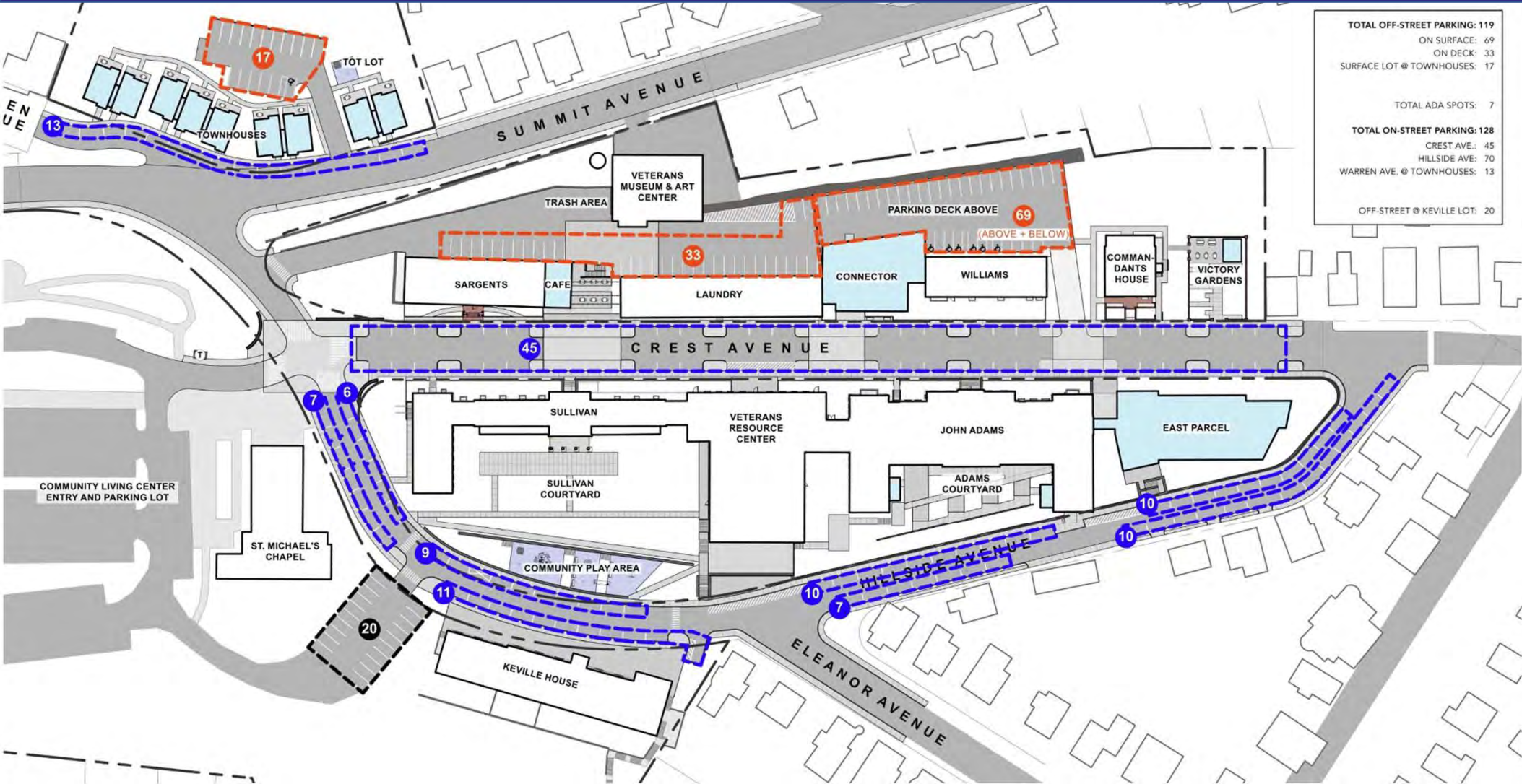
Total # of spaces:
197

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

Veterans' Home in Chelsea – Proposed Parking Counts

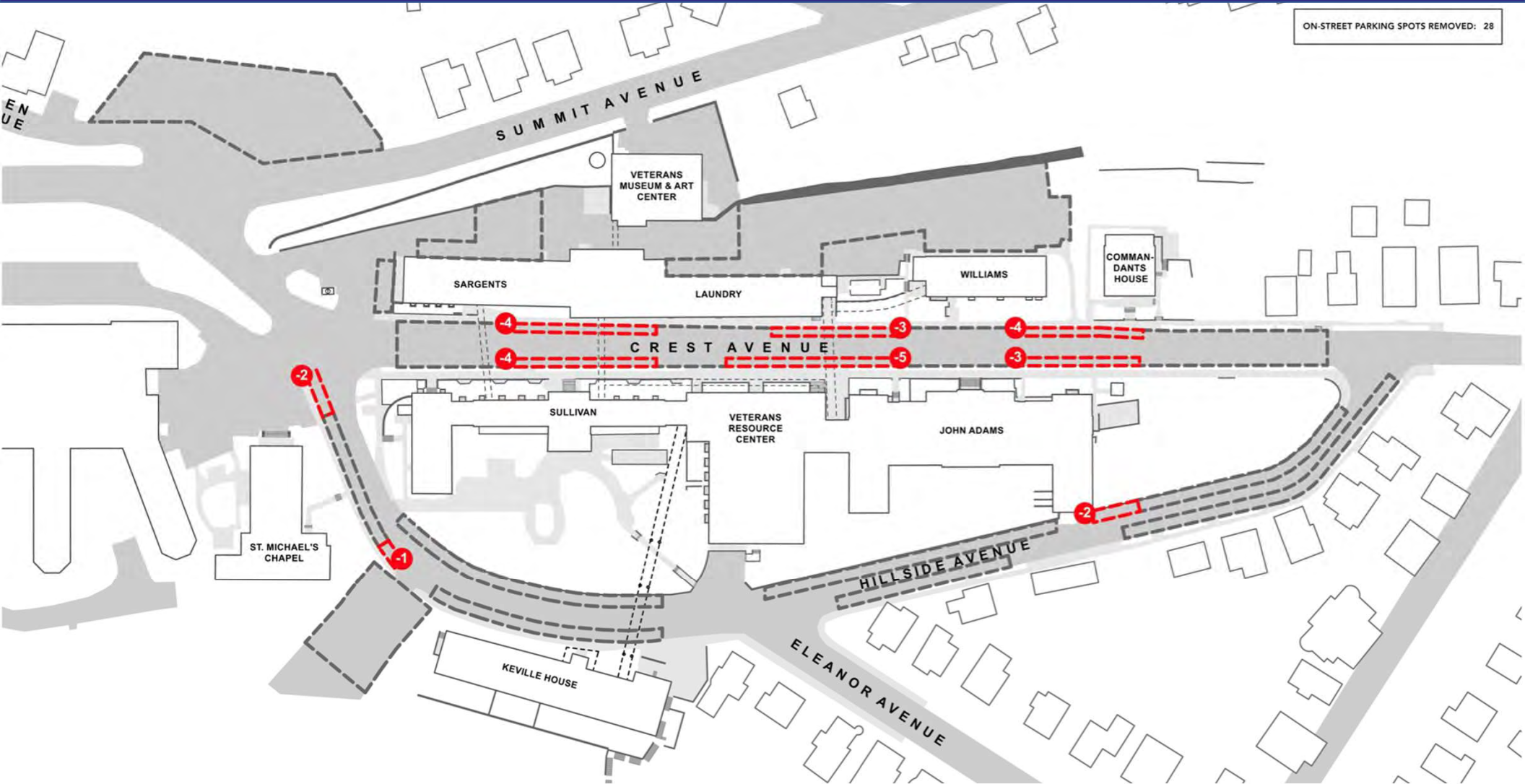
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TOTAL OFF-STREET PARKING: 119
ON SURFACE: 69
ON DECK: 33
SURFACE LOT @ TOWNHOUSES: 17
TOTAL ADA SPOTS: 7
TOTAL ON-STREET PARKING: 128
CREST AVE.: 45
HILLSIDE AVE.: 70
WARREN AVE. @ TOWNHOUSES: 13
OFF-STREET @ KEVILLE LOT: 20

Veterans' Home in Chelsea – Removed Parking

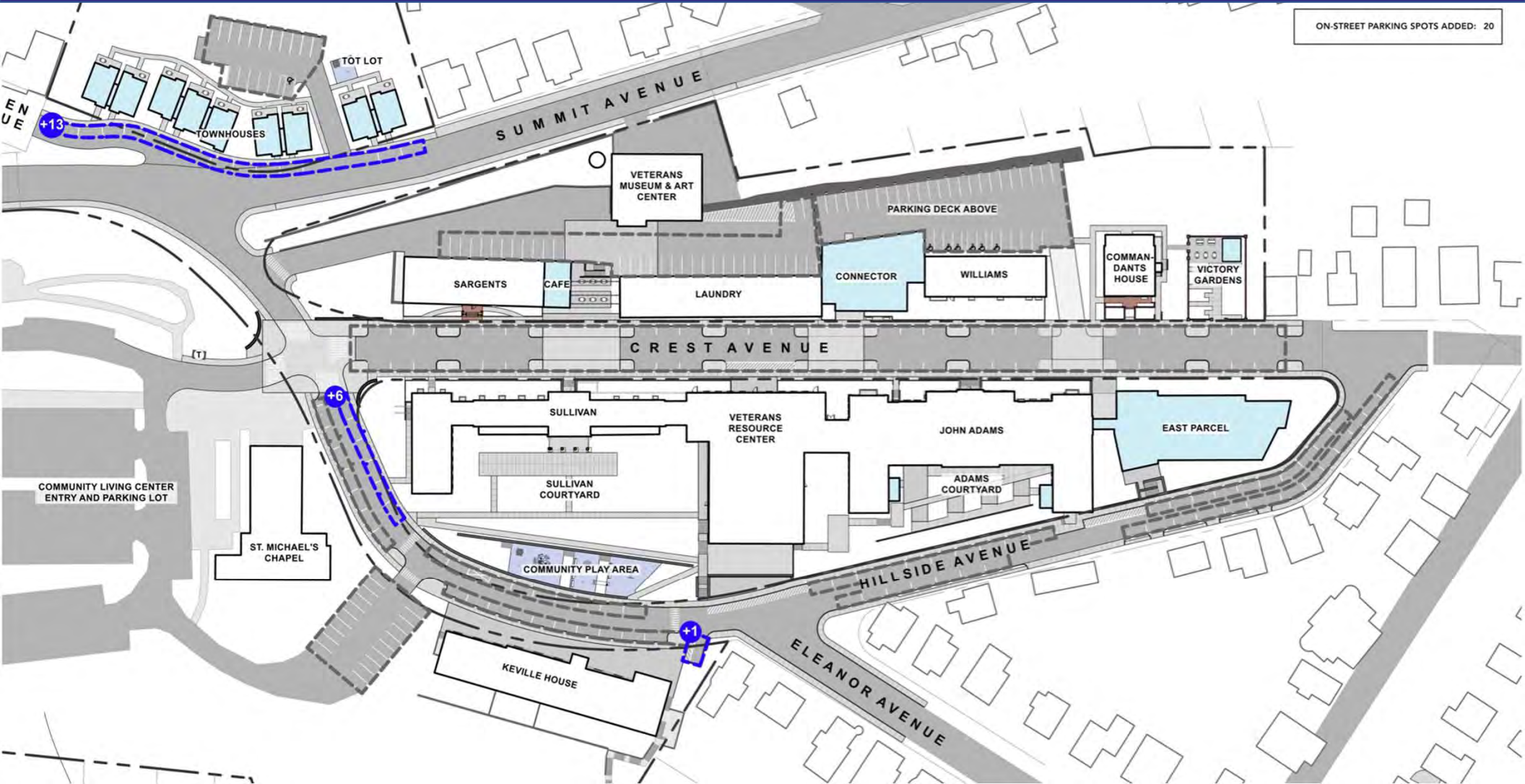
ON-STREET PARKING SPOTS REMOVED: 28



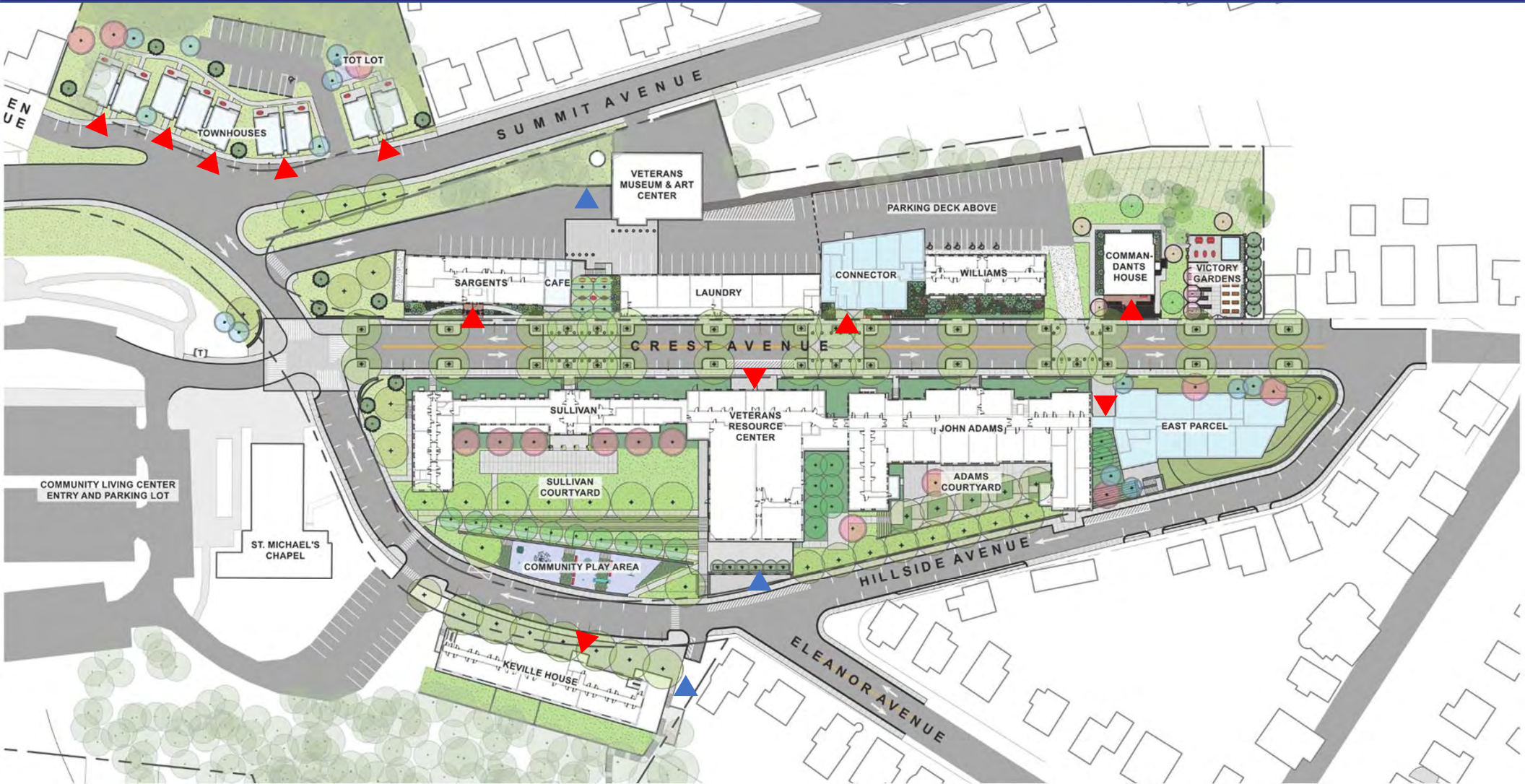
Veterans' Home in Chelsea – Added Parking

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ON-STREET PARKING SPOTS ADDED: 20



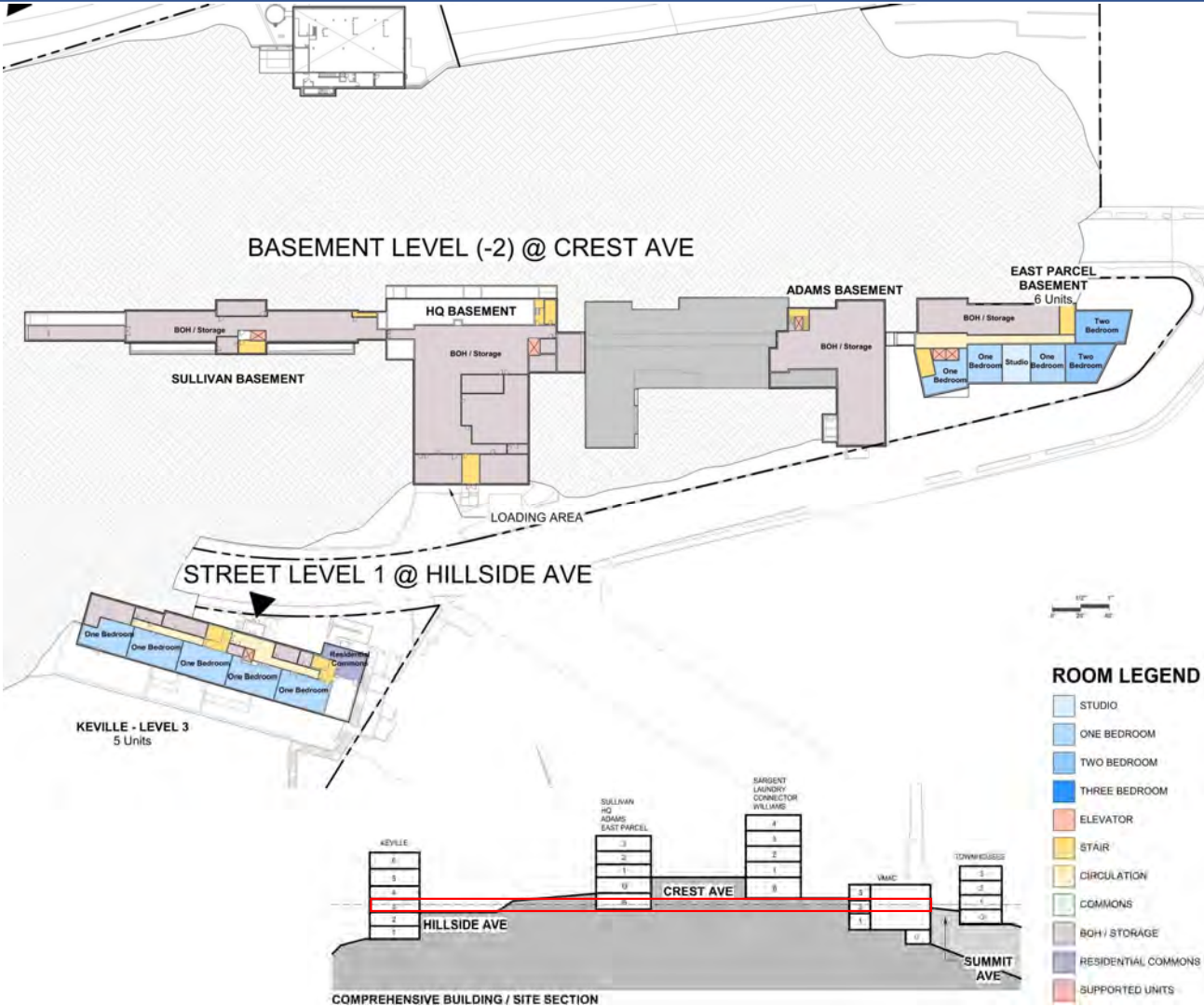
Veterans' Home in Chelsea – Site Plan

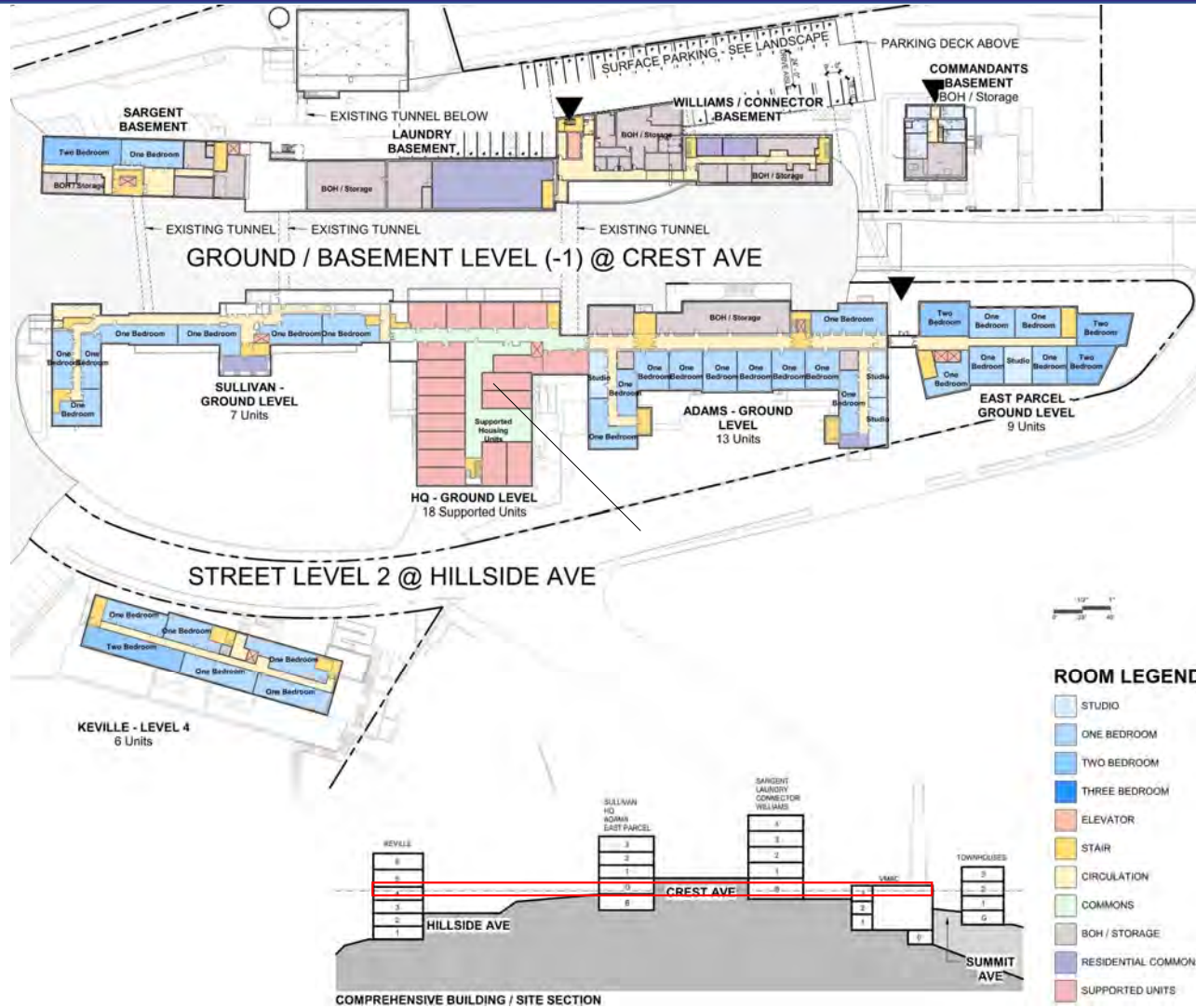


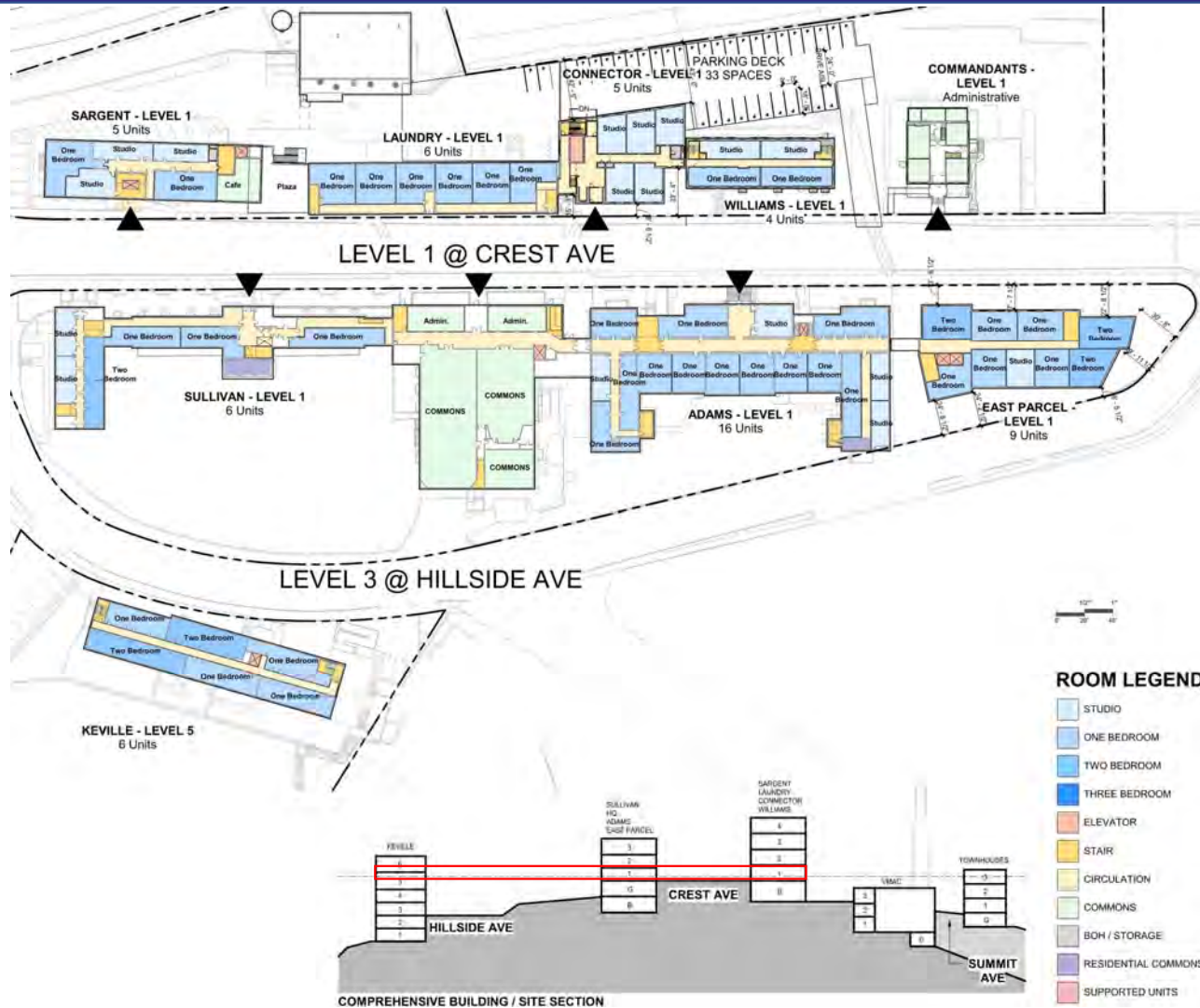
Veterans' Home in Chelsea – Rendering of Site Plan

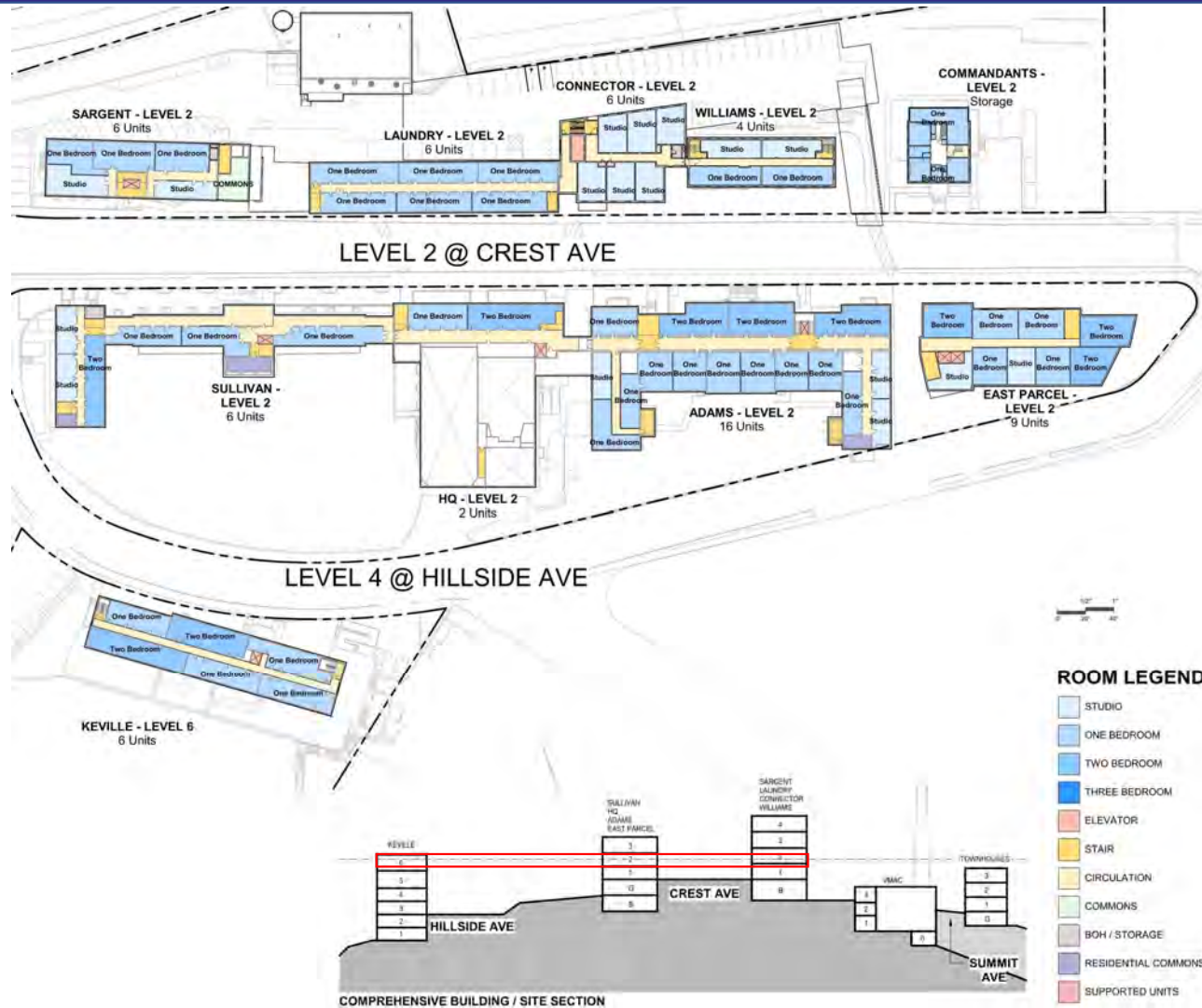
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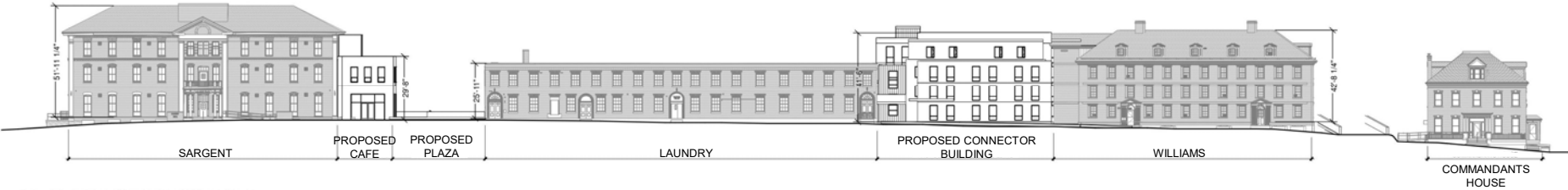












2 CREST AVE ELEVATION 2
3/8" = 1'-0"



1 CREST AVE ELEVATION 1
3/8" = 1'-0"

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

Chelsea Soldiers' Home – Open Space as a Priority

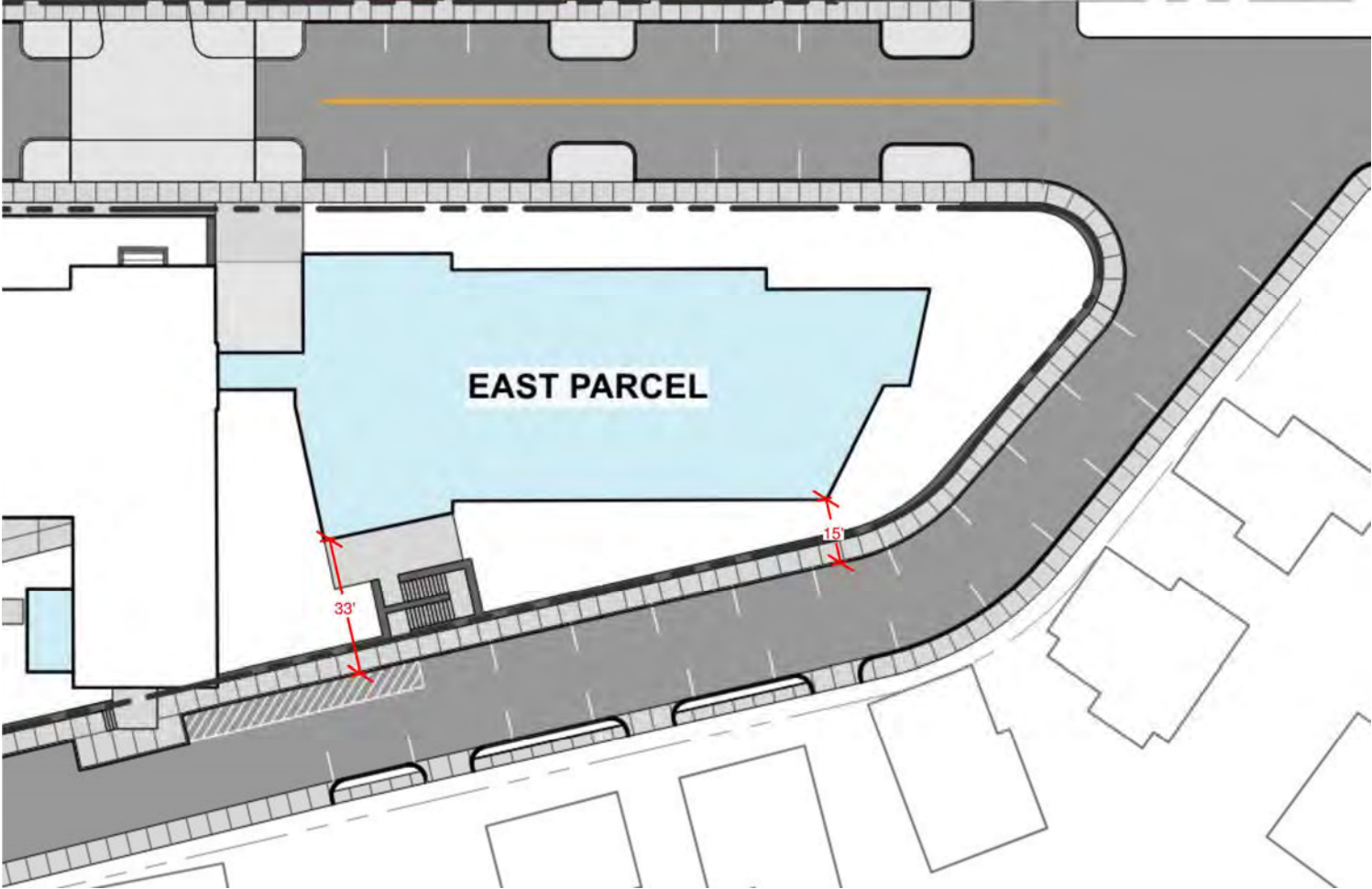
PENNROSE
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Chelsea Soldiers' Home – Open Space as a Priority

PENROSE
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Chelsea Soldiers' Home – Open Space as a Priority

PENROSE
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Veterans' Home in Chelsea – Open Space as a Priority

PENROSE
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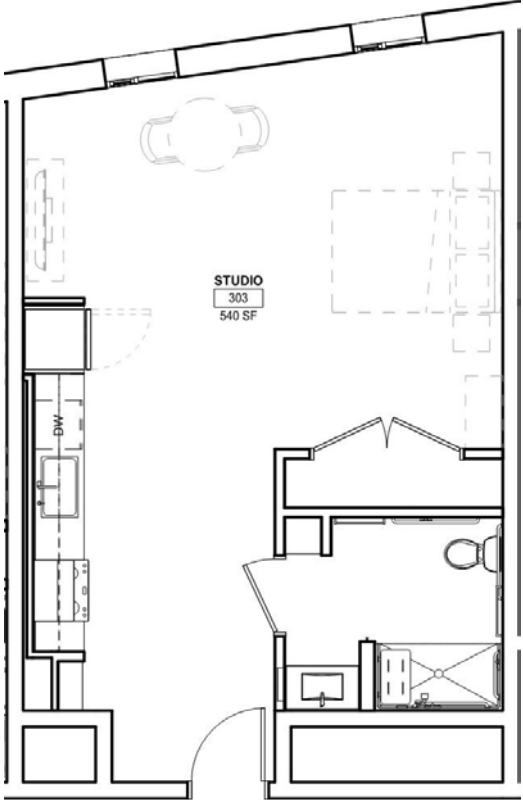
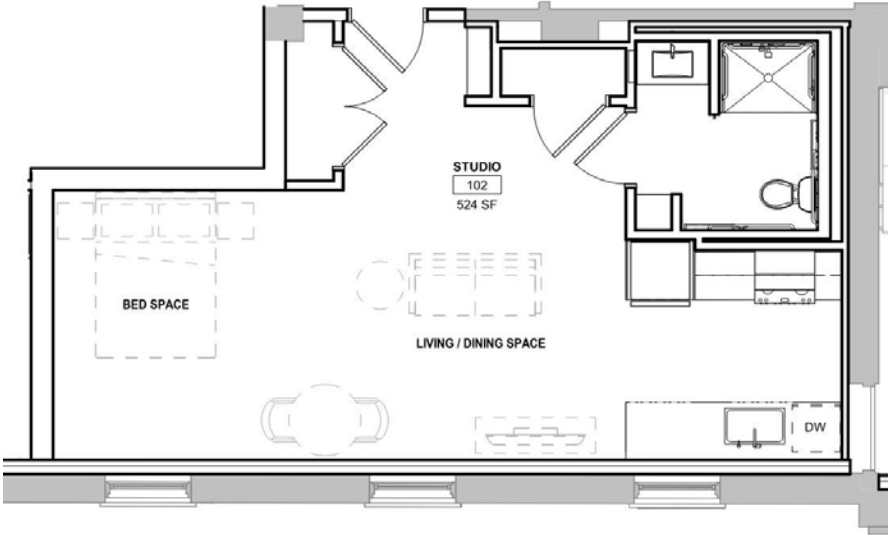


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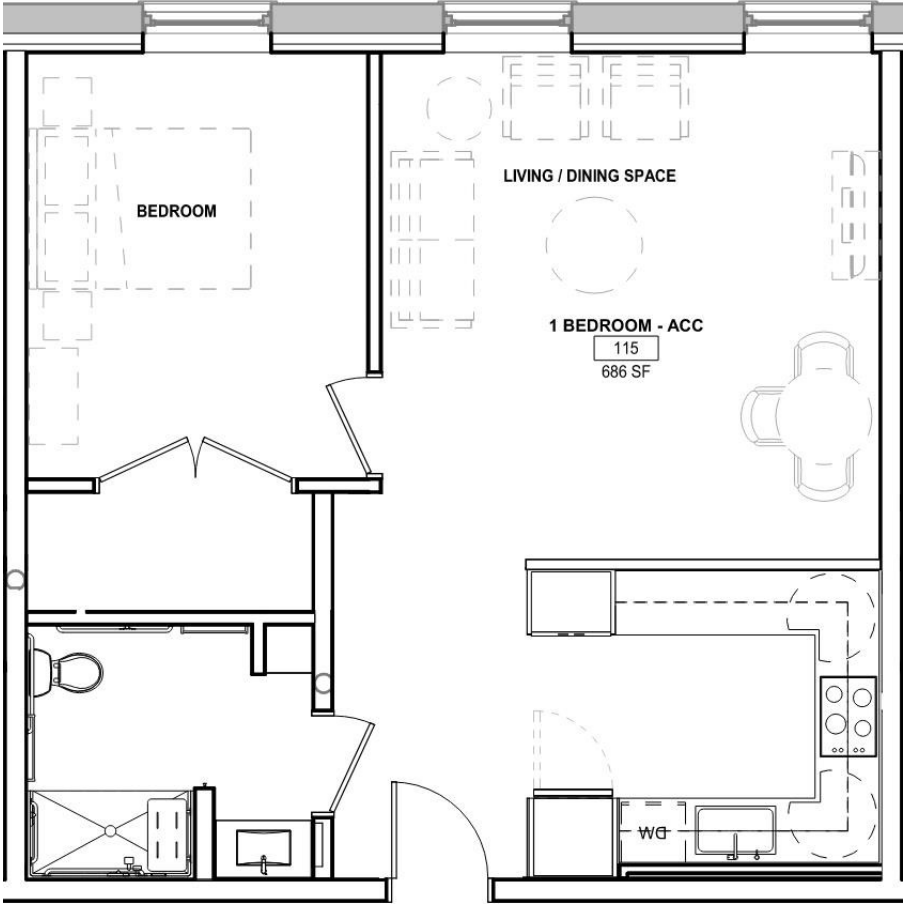


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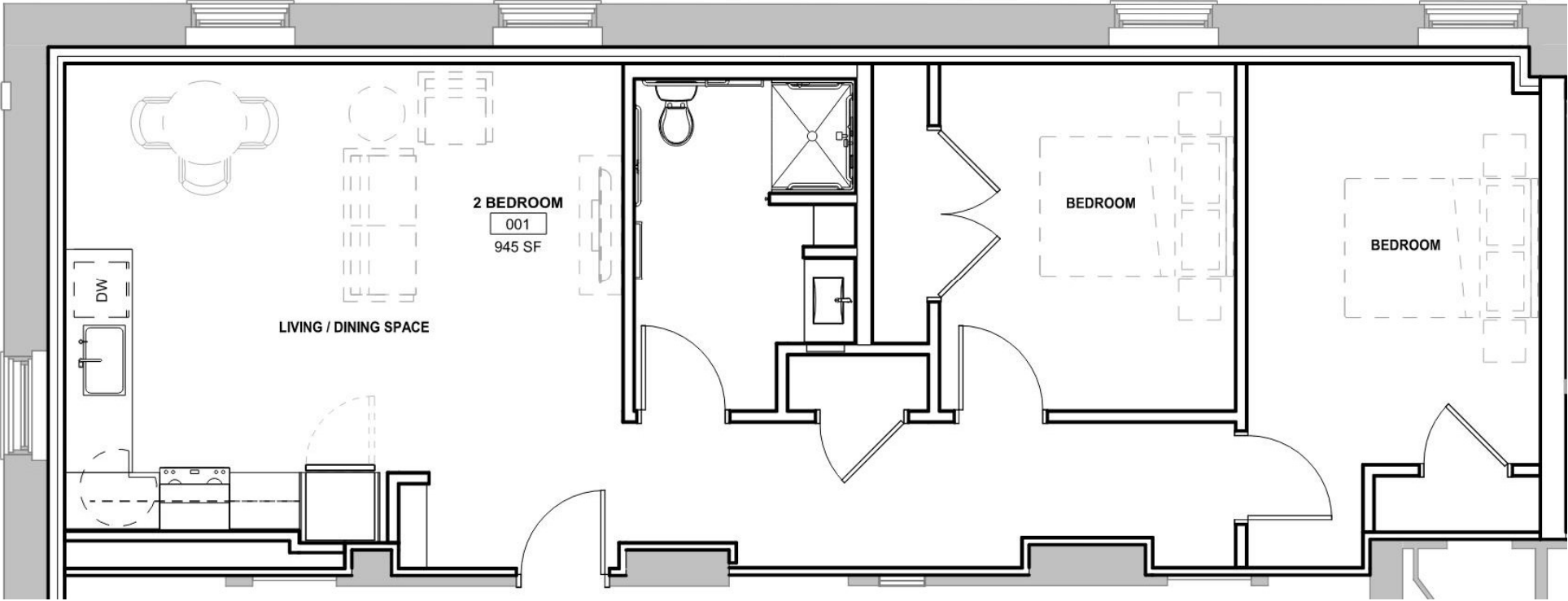
Unit Example – Studio
Unit rang: 500 – 603 SF



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



Unit Example – 2 Bedroom





Veterans' Home in Chelsea – Rendering of Site Plan

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SOLDIER'S HOME, CHELSEA, MASS.



The Soldiers Home. Down Hillside Avenue, Chelsea, Mass.



NURSES' HOME SOLDIER'S HOME HOSPITAL
CHELSEA, MASS.



Soldiers Home. Capt. John G. Adams Hospital North Front,
Chelsea, Mass.

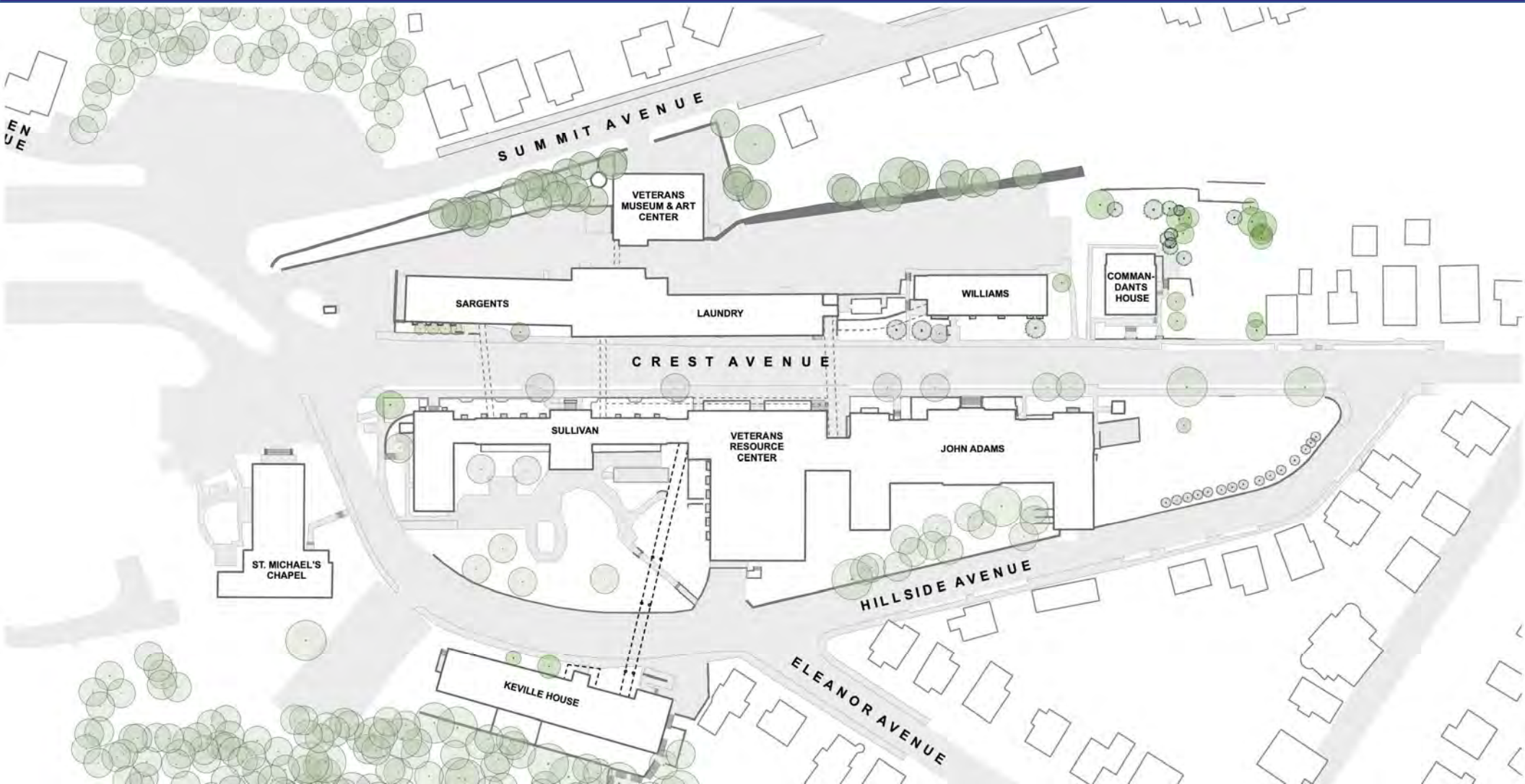


Soldier's Home Chelsea, Mass.

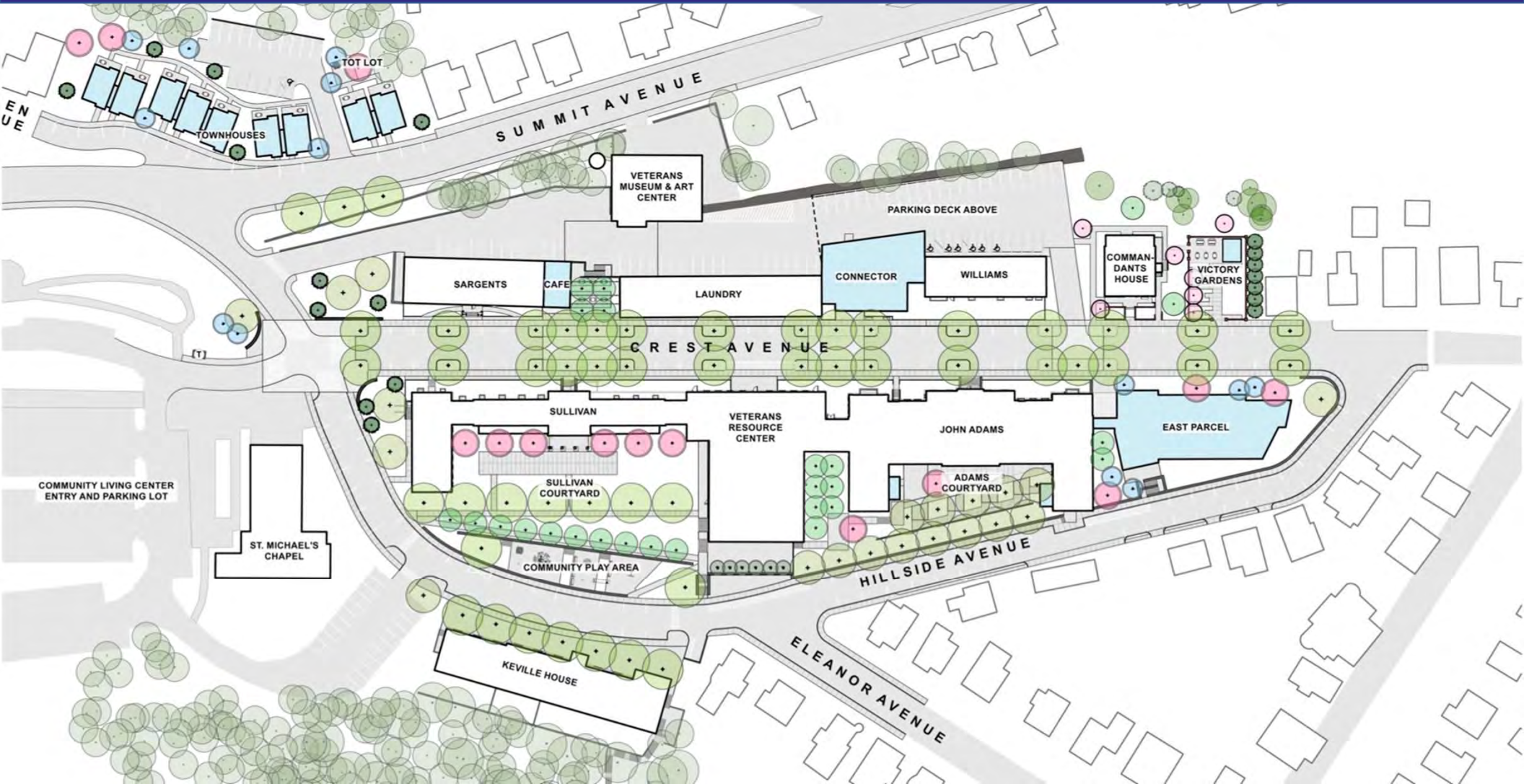
Veterans' Home in Chelsea – Site Plan



Veterans' Home in Chelsea – Existing Trees



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

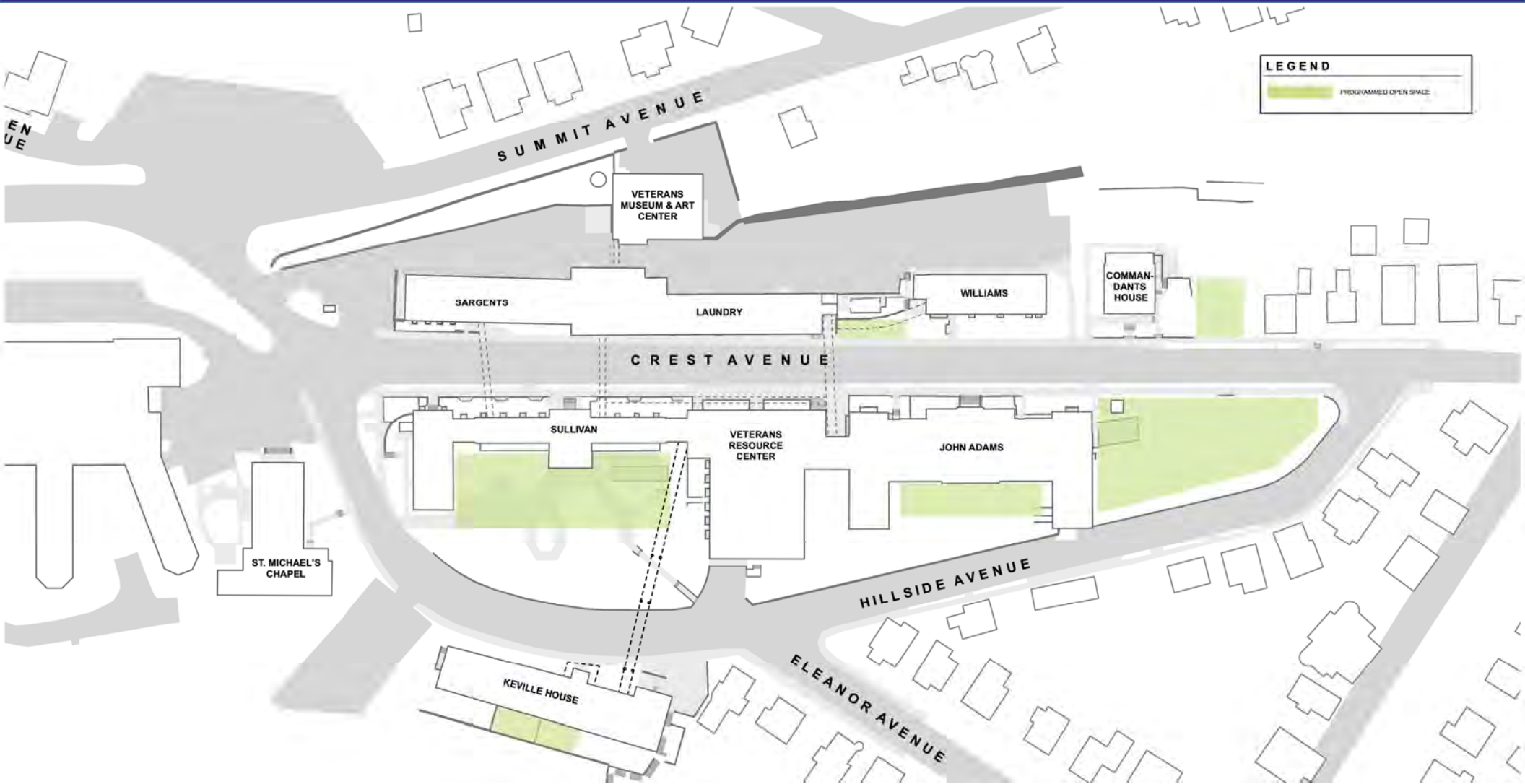


SERVICEBERRY
Amelanchier arborea



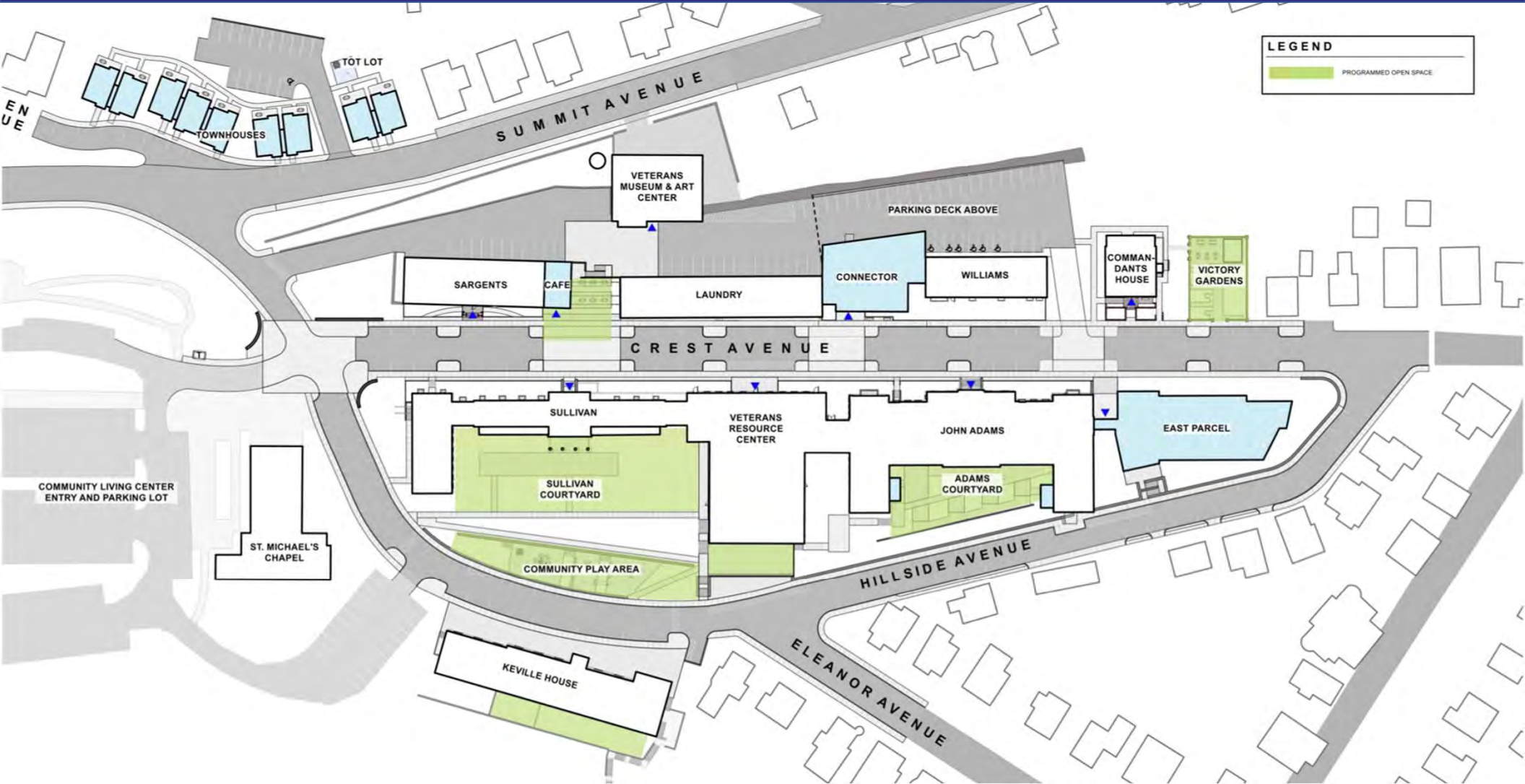
KOUSA DOGWOOD
Cornus kousa

Veterans' Home in Chelsea – Existing Programmed Open Space



Veterans' Home in Chelsea – Proposed Programmed Open Space

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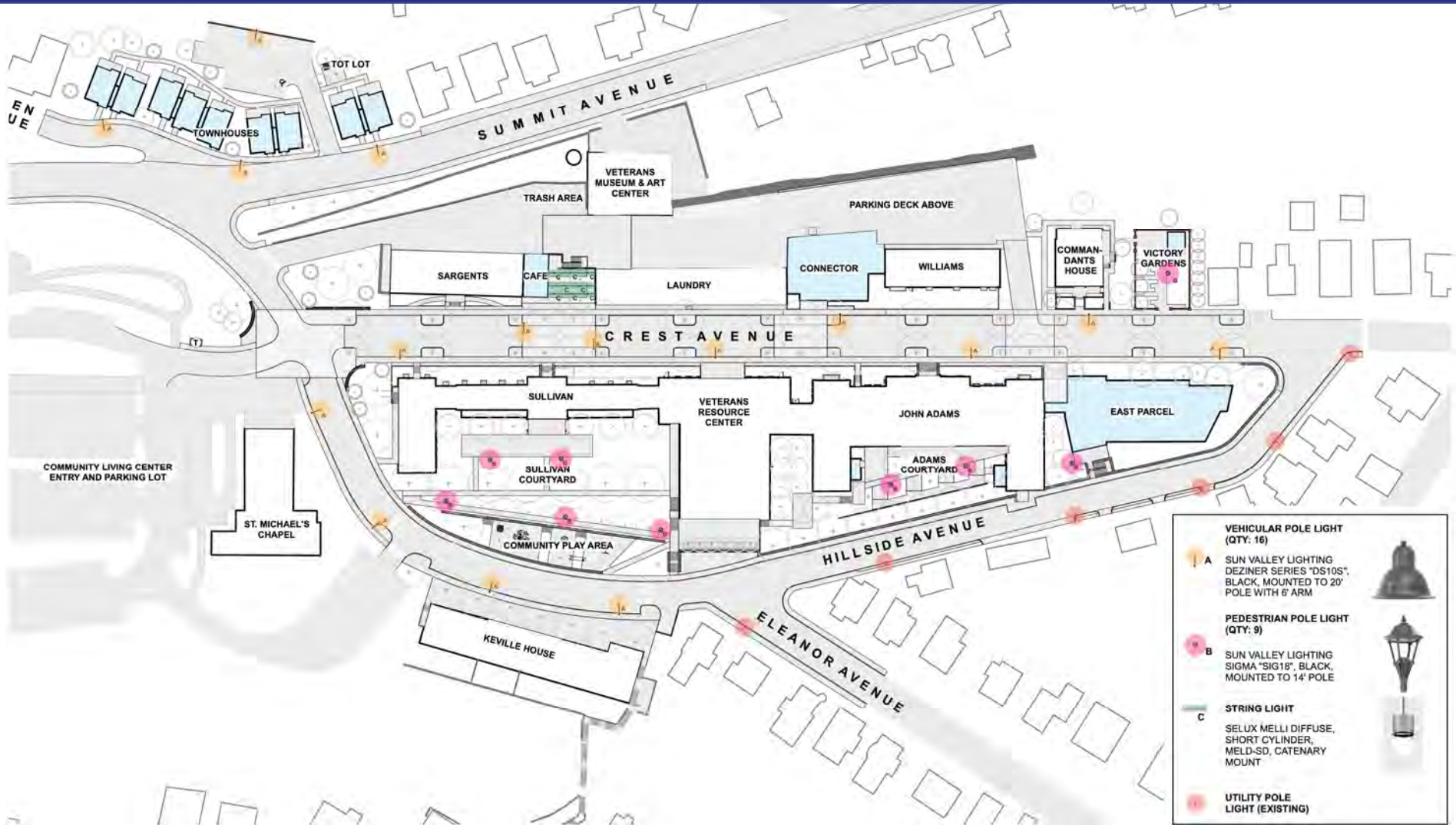


LEGEND

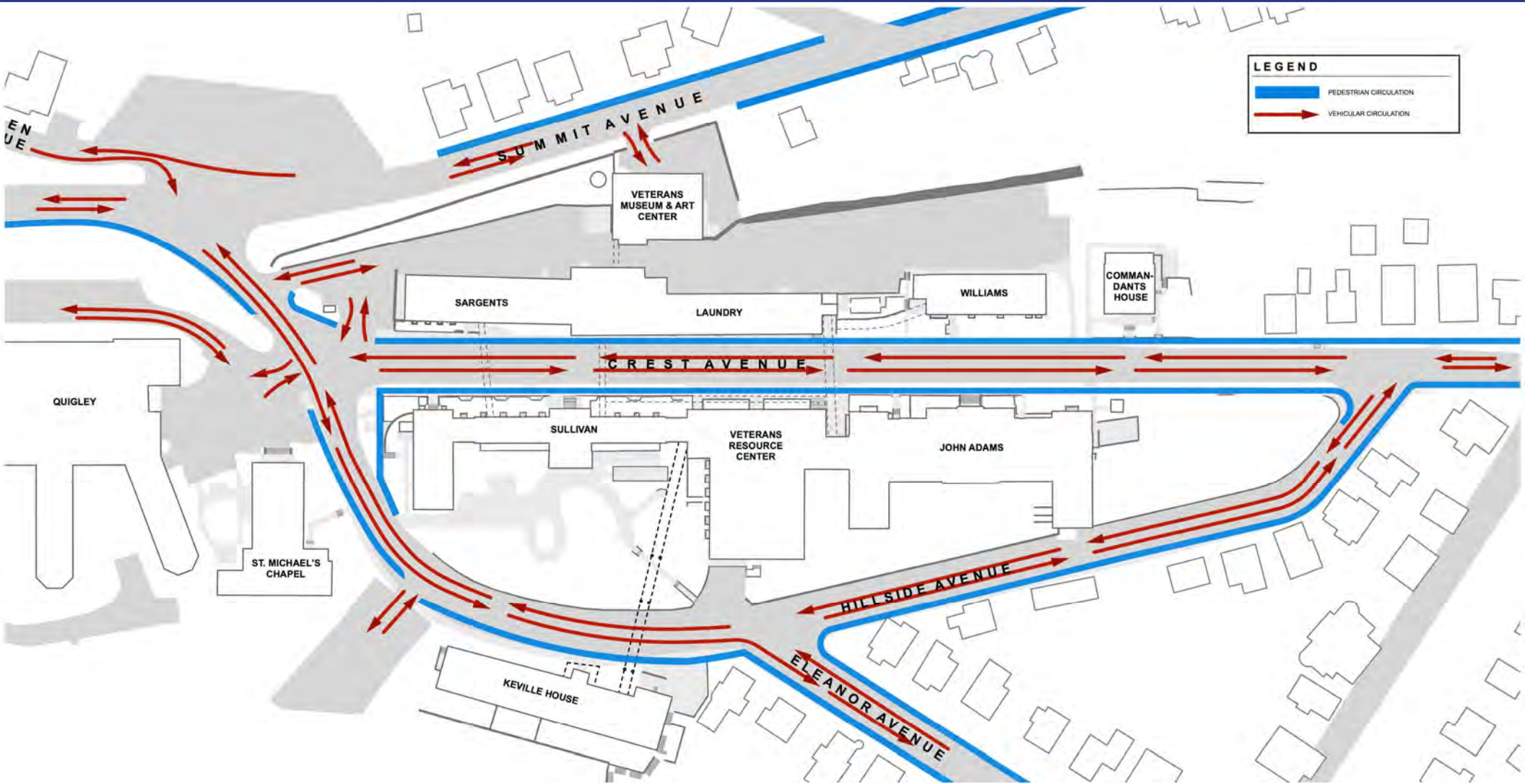
PROGRAMMED OPEN SPACE

Veterans' Home in Chelsea – Proposed Lighting

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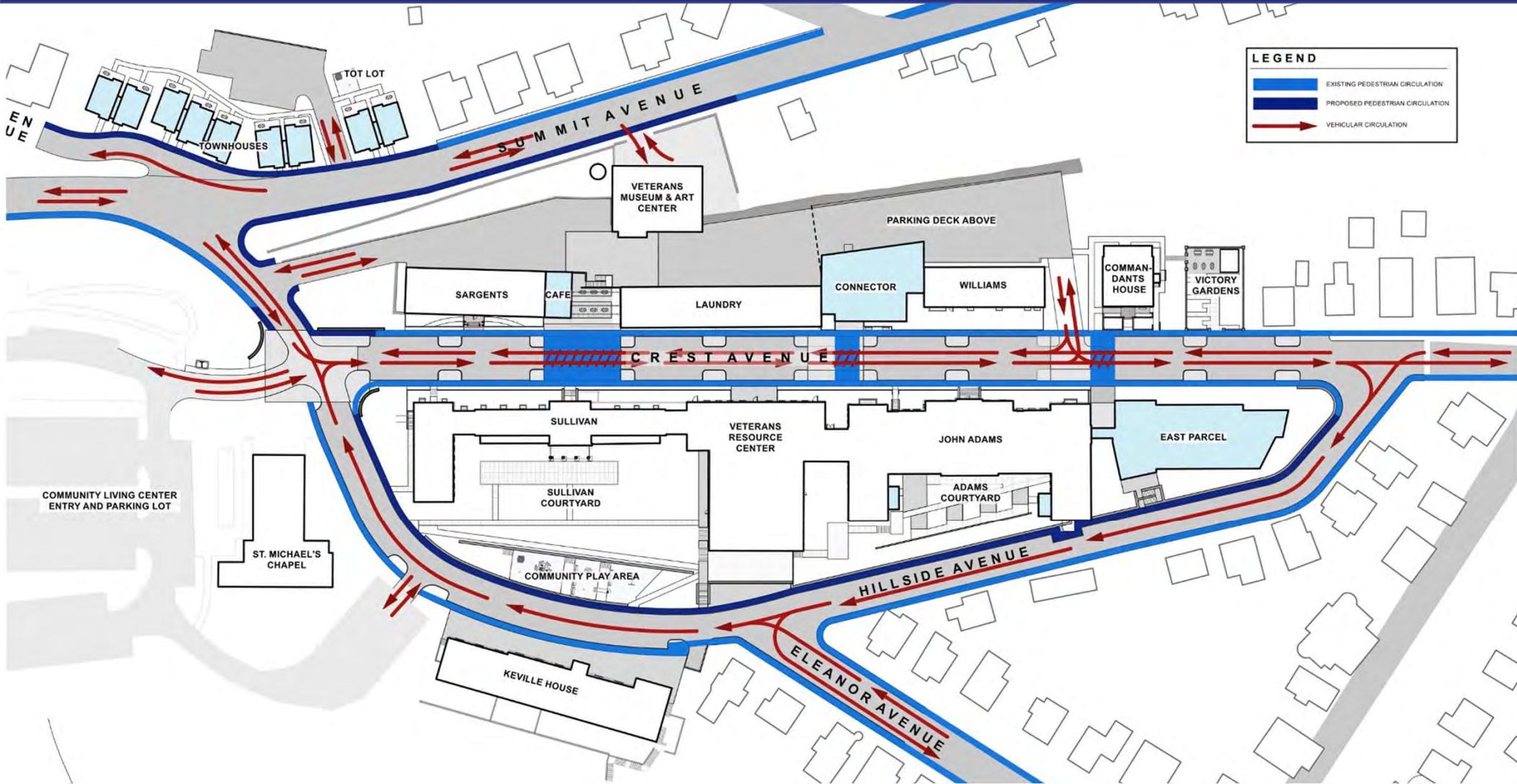


Veterans' Home in Chelsea – Existing Circulation



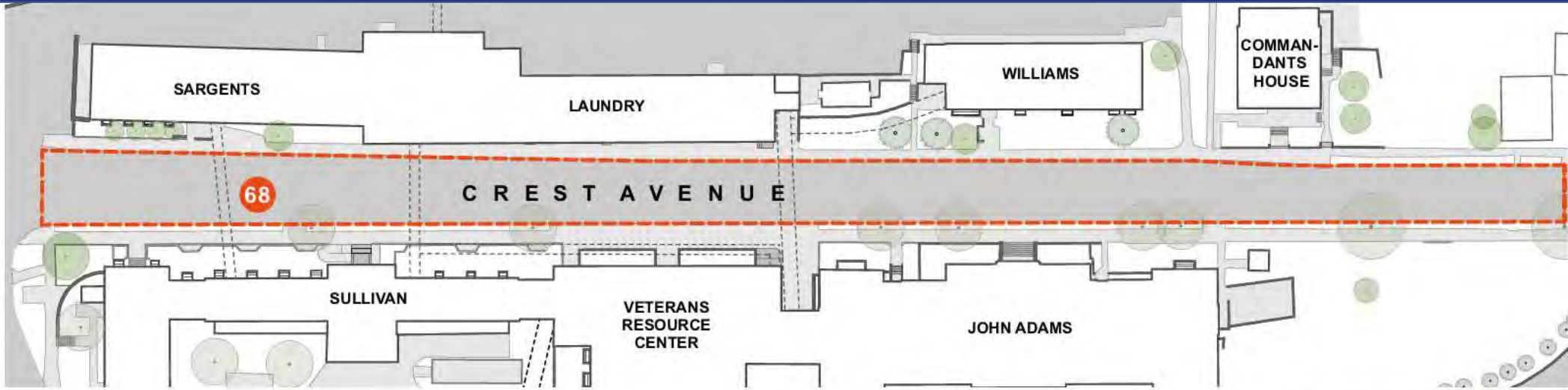
Veterans' Home in Chelsea – Proposed Circulation

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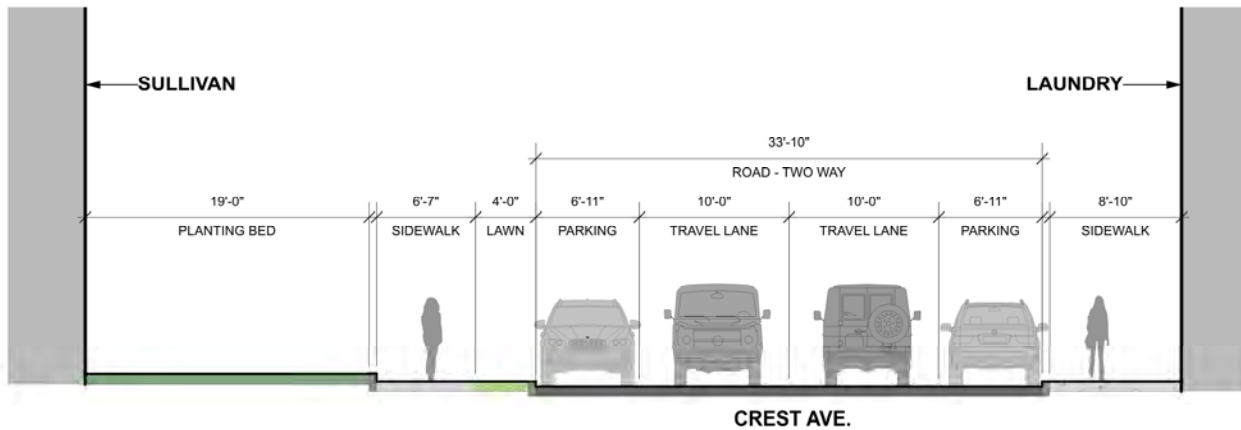




EXISTING CONDITIONS – CREST AVE.



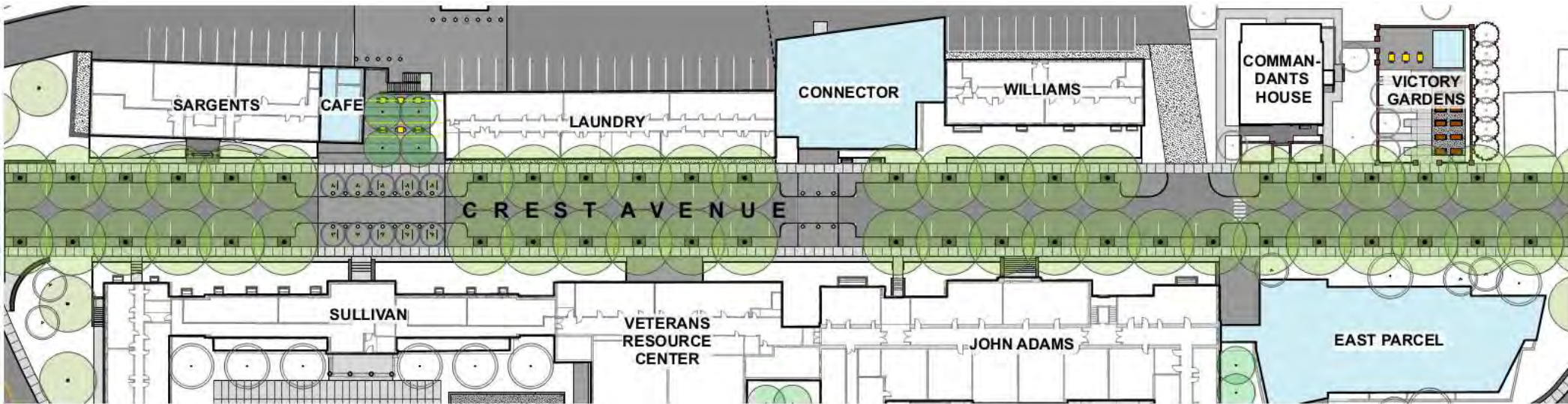
TREES: 8
PARKING: 68 SPOTS



EXISTING CONDITIONS – CREST AVE.

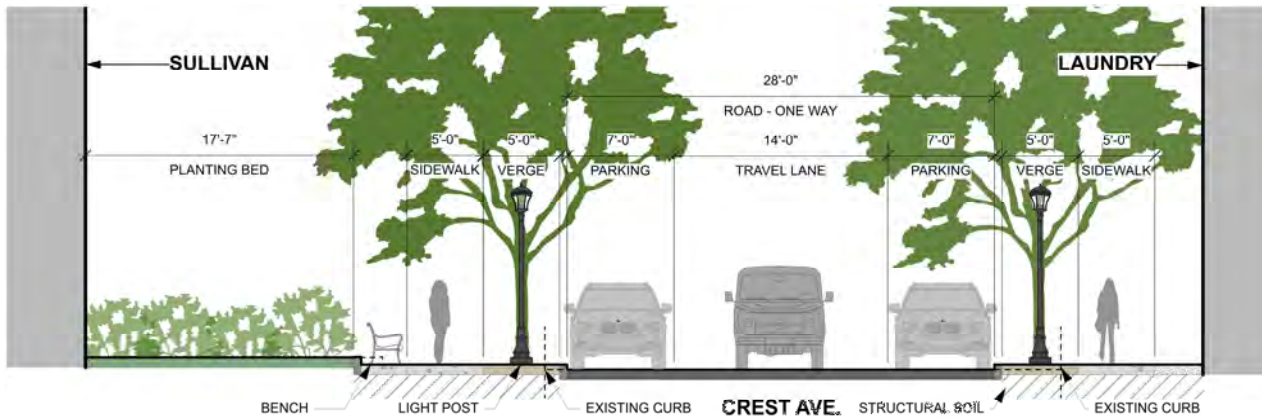
Veterans' Home in Chelsea – Crest Ave

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TREES: 60

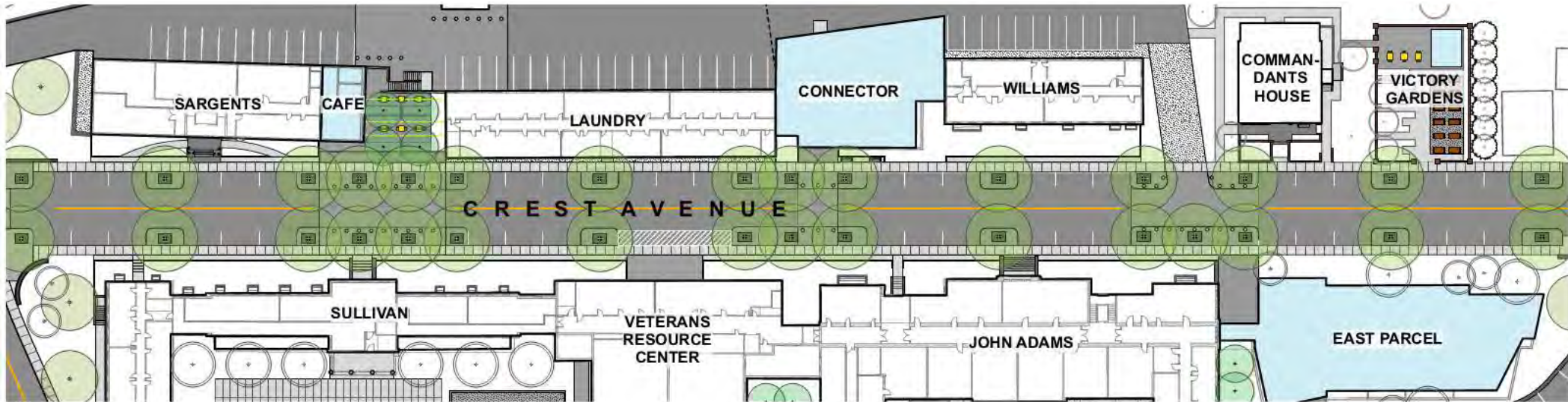
PARKING: 58 SPOTS



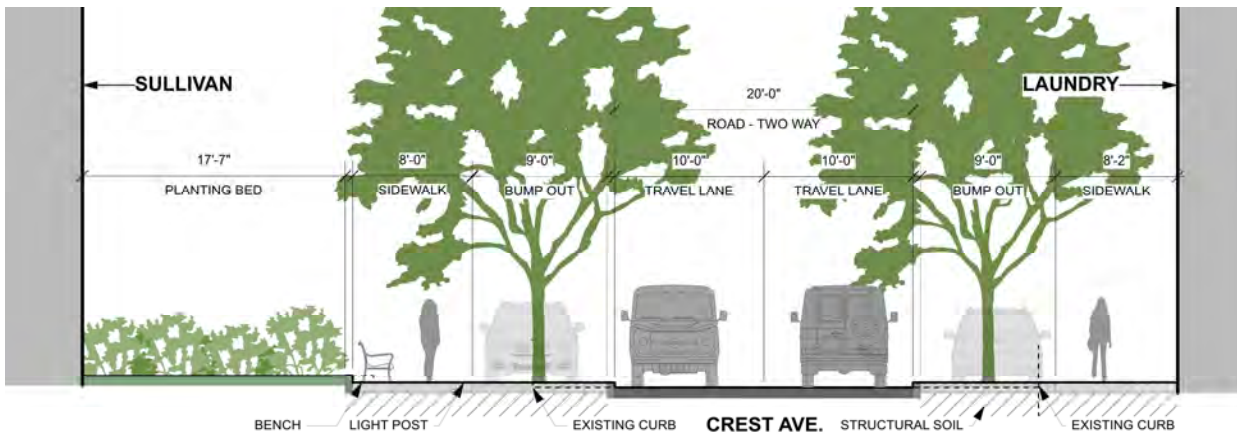
(ORIGINAL) PROPOSED – CREST AVE.

Veterans' Home in Chelsea – Crest Ave

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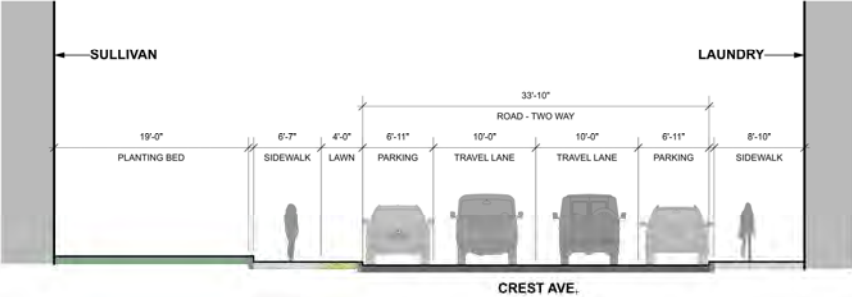
TREES: 31
PARKING: 45 SPOTS



(REVISED) PROPOSED – CREST AVE.

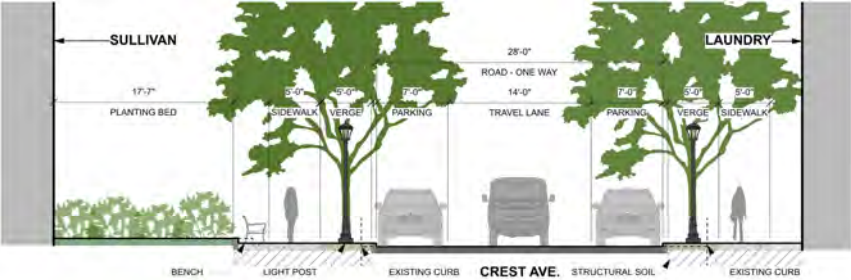
EXISTING

TREES: 8
PARKING: 68 SPOTS



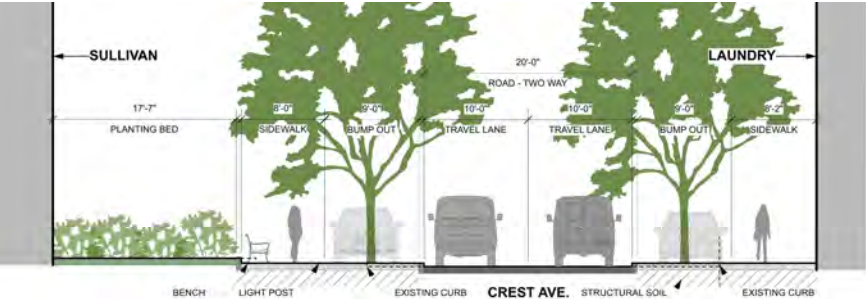
ORIGINAL PROPOSED

TREES: 60
PARKING: 58 SPOTS



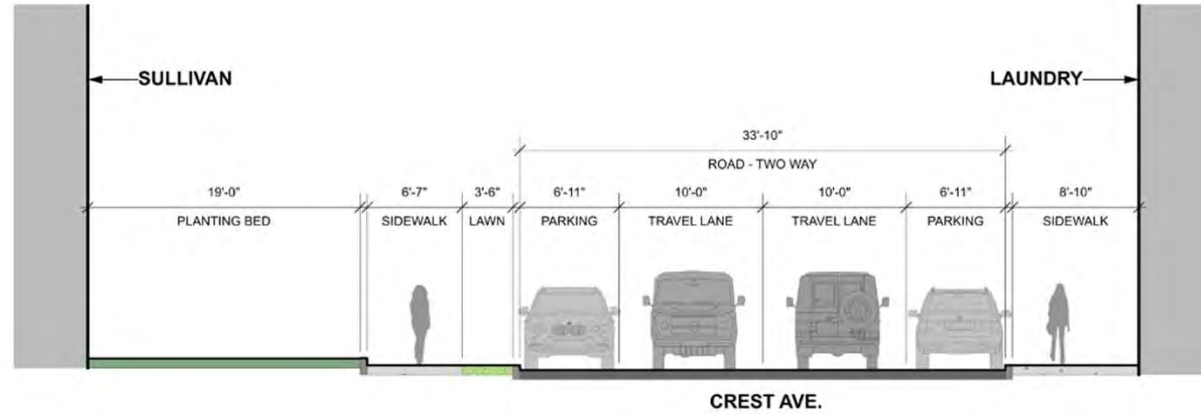
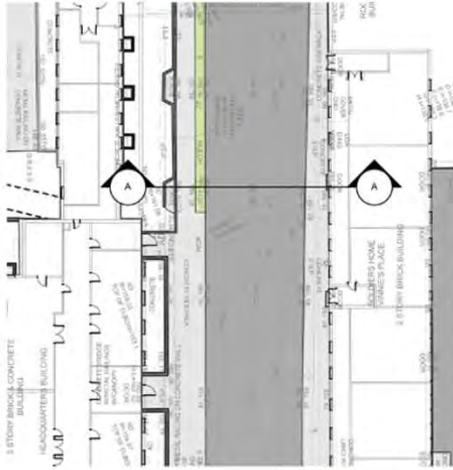
REVISED PROPOSED

TREES: 31
PARKING: 45 SPOTS

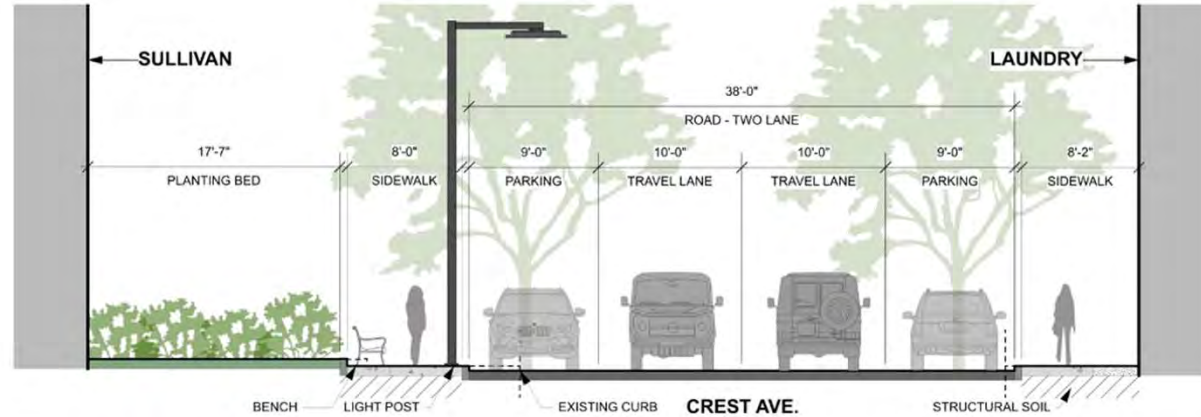
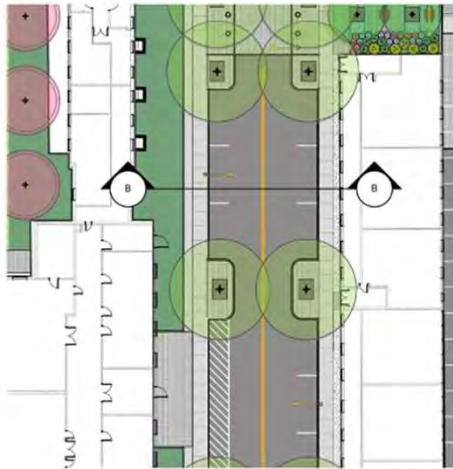




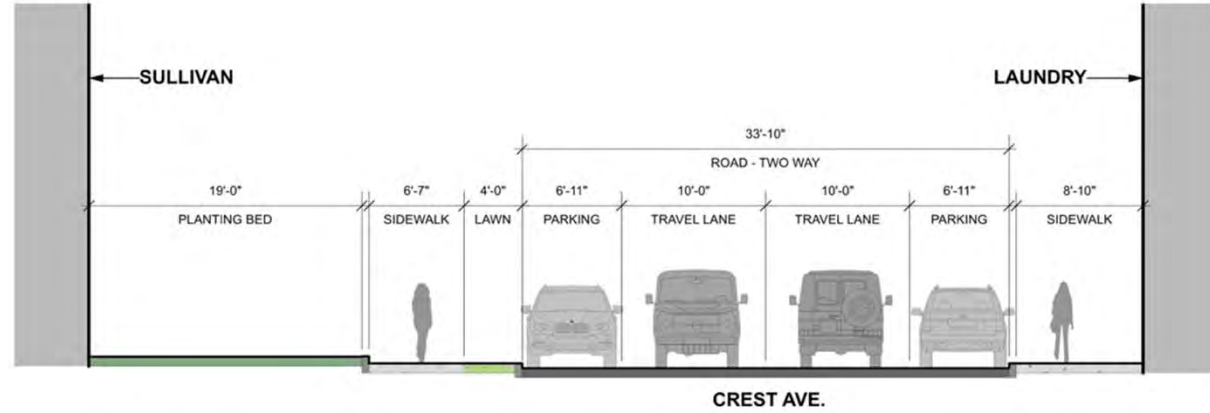
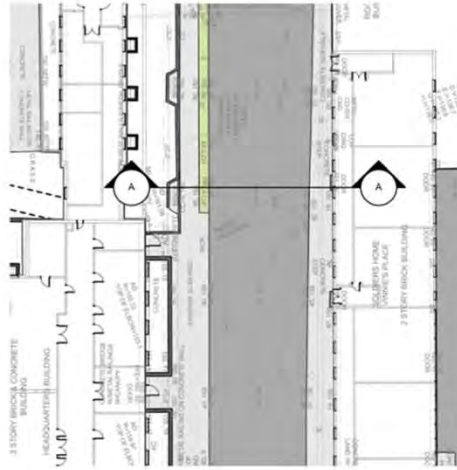
EXISTING CONDITIONS – CREST AVE.



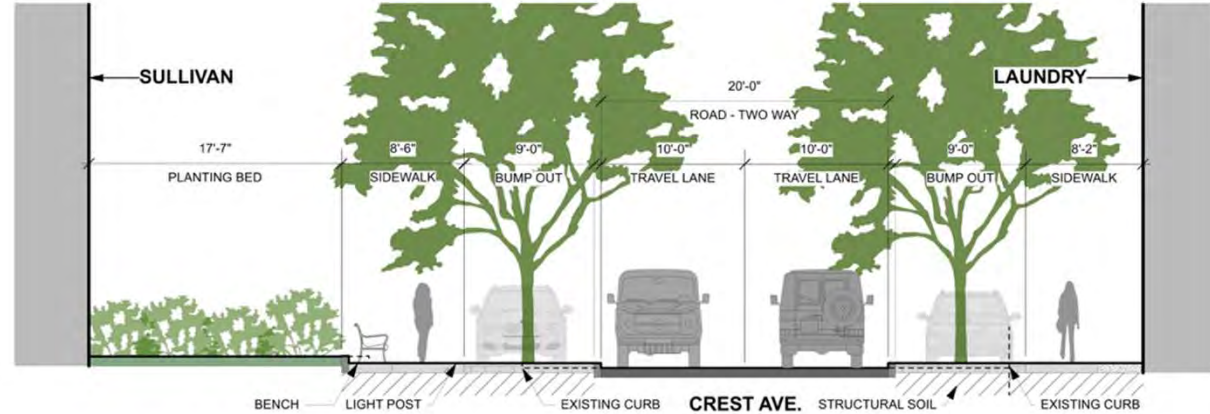
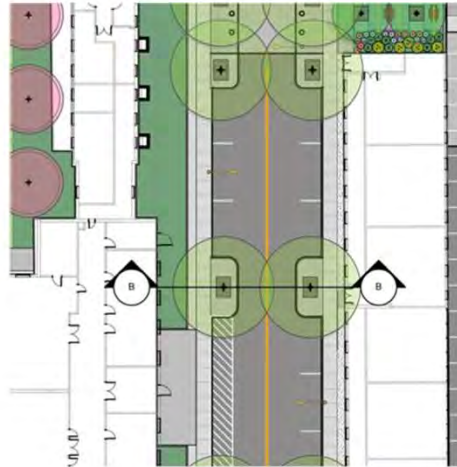
A SECTION - EXISTING
1/8" = 1'-0"



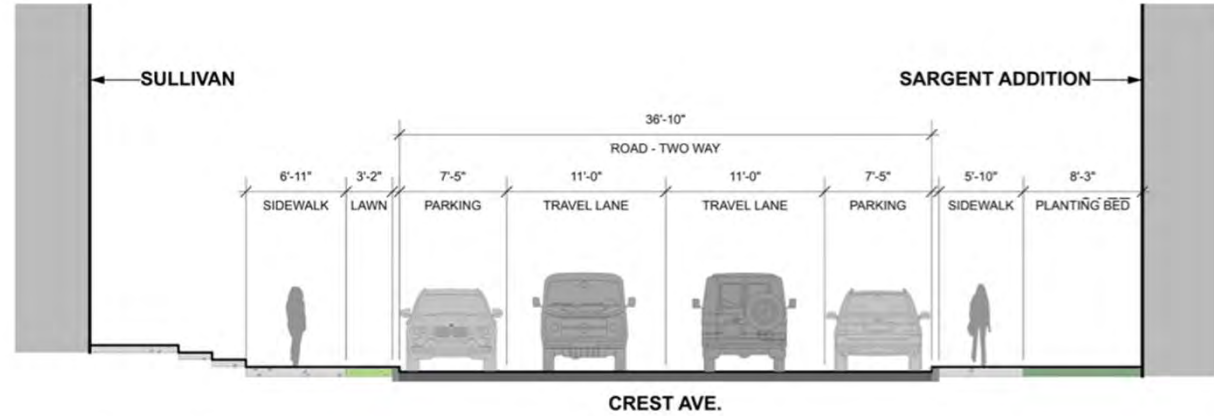
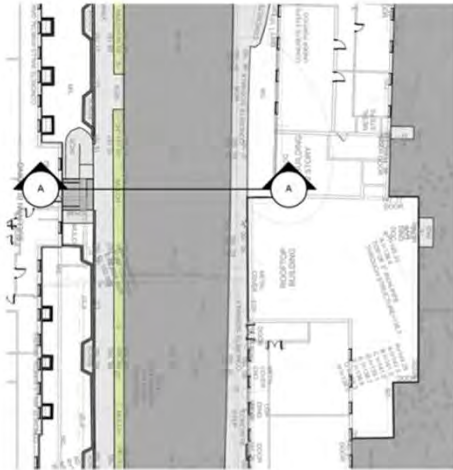
B SECTION - PROPOSED
1/8" = 1'-0"



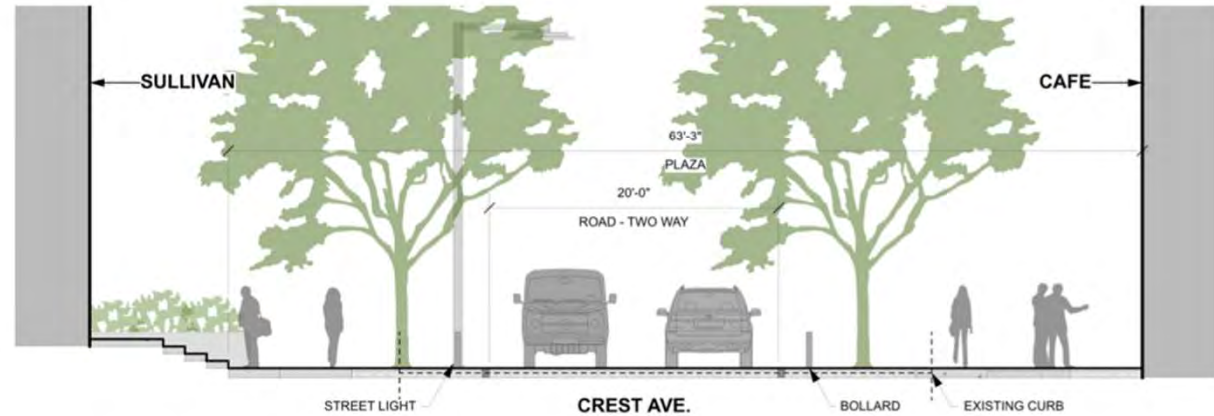
A SECTION - EXISTING
1/8" = 1'-0"



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



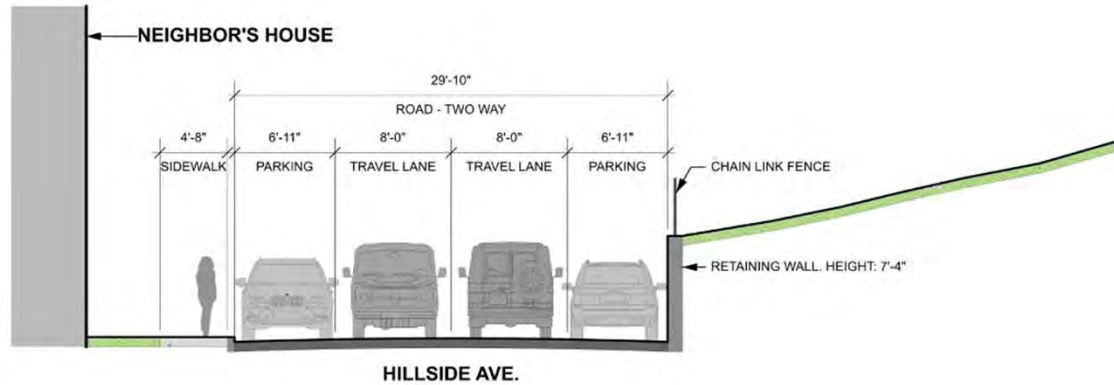
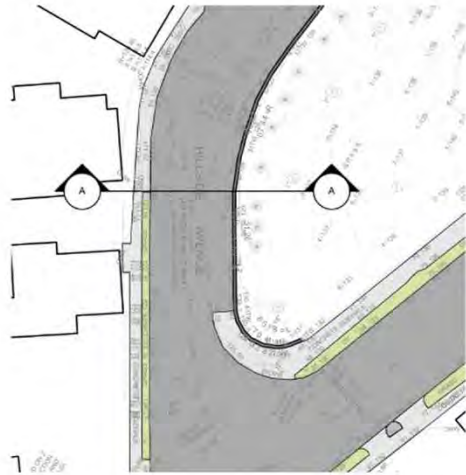
A SECTION - EXISTING
1/8" = 1'-0"



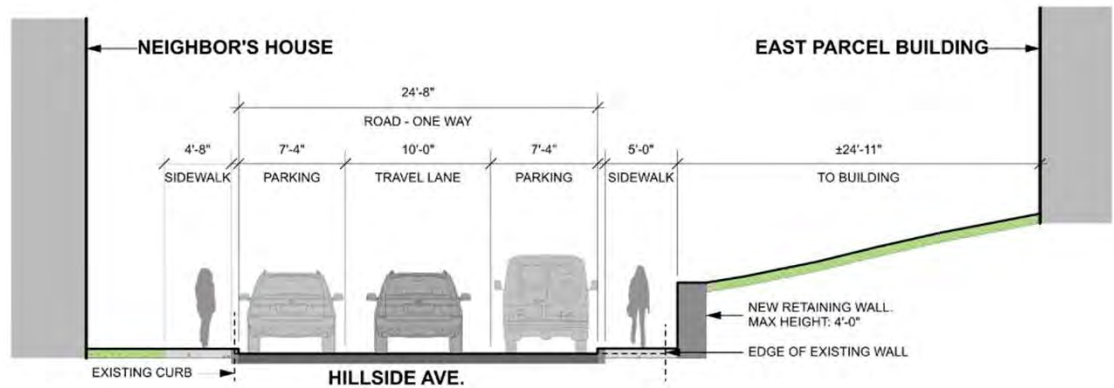
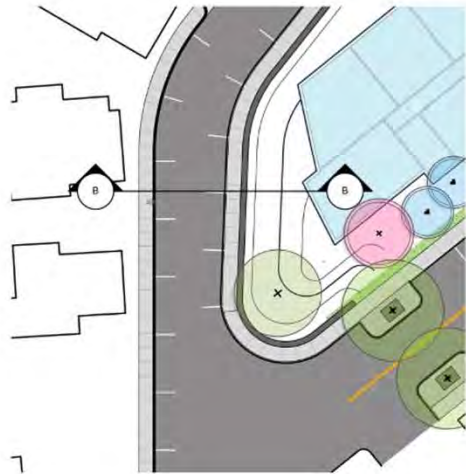
B SECTION - PROPOSED RAISED CROSSING (CAFE PLAZA)
1/8" = 1'-0"



EXISTING CONDITIONS – HILLSIDE AVE.



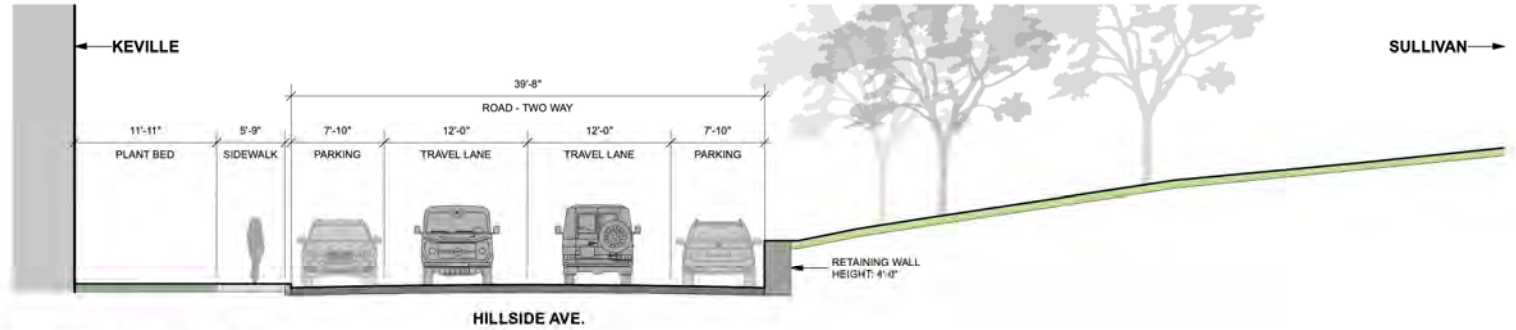
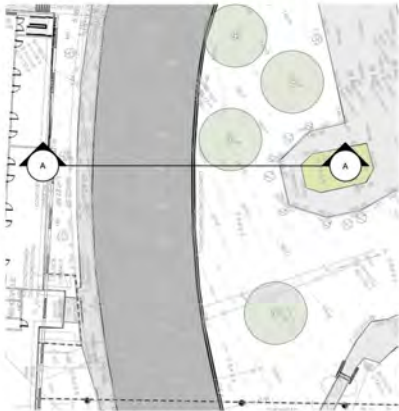
A SECTION - EXISTING
1/8" = 1'-0"



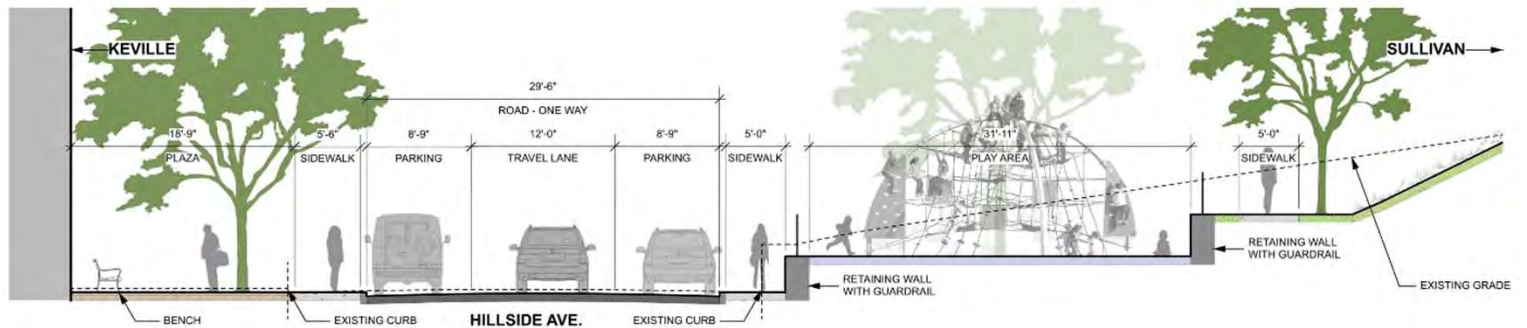
B SECTION - PROPOSED
1/8" = 1'-0"



EXISTING CONDITIONS – HILLSIDE AVE.



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



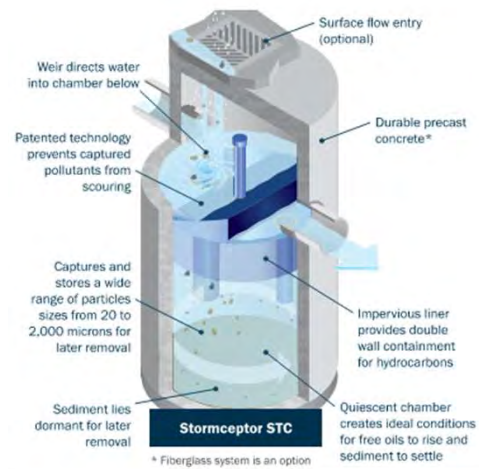
A SECTION - PROPOSED
1/8" = 1'-0"

Site Stormwater Strategies

- Use of bioretention, infiltration or subsurface systems
- Catch basins and water quality structures
- Erosion controls for catch basins, steep slopes, runoff prevention to abutting properties
- Street trees to potentially use impermeable pavers and/or tree box filters



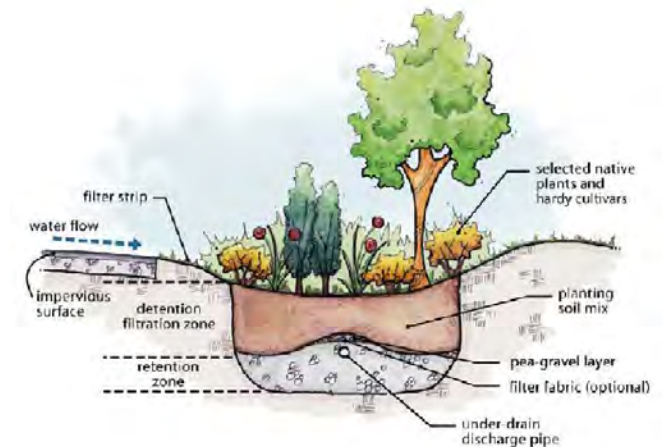
Subsurface Infiltration System



Proprietary Water Quality Structure



Tree Box Filter

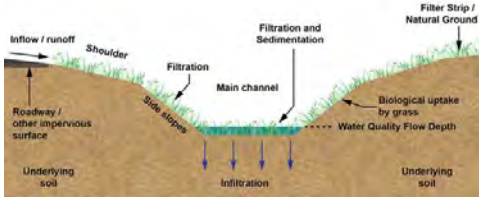


Bioretention

Site Stormwater Erosion Controls



Jute Netting



Water Quality Swale



Double Row of Erosion Control Devices
(Steep Inclines)



Catch Basin Silt Sack

SCHEDULE

March 2023	Veterans' Home Board of Trustees & Veterans Home' Town Hall (every quarter) Chelsea City Council Meeting
April 2023	Neighborhood Meeting @ Merrit Club
June 2023	Meeting with City Staff on Proposed Plans (Fire/Police/DPW) Small Group Meeting with Veterans' Home Residents
Aug-Dec 2023	Secure Zoning & Planning Approval
Winter 2023/2024	Apply to State for Financing (<i>**zoning approval is threshold requirement**</i>)
Spring 2024	Awarded Financing
Summer 2024	Pre-construction Meeting with Neighborhood
Fall 2024/Winter 2025	Phase I Construction Start (each subsequent phase to start after 6-9 month gap)
Spring 2026	Phase I Completion
Spring 2029	Phase IV Completion

Questions?

Please stay tuned for updates on
www.VeteransHomeinChelsea.com

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