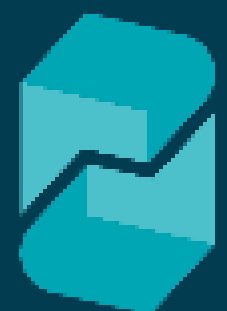


Mildred Hailey Development Buildings 2 & 3

Public Meeting

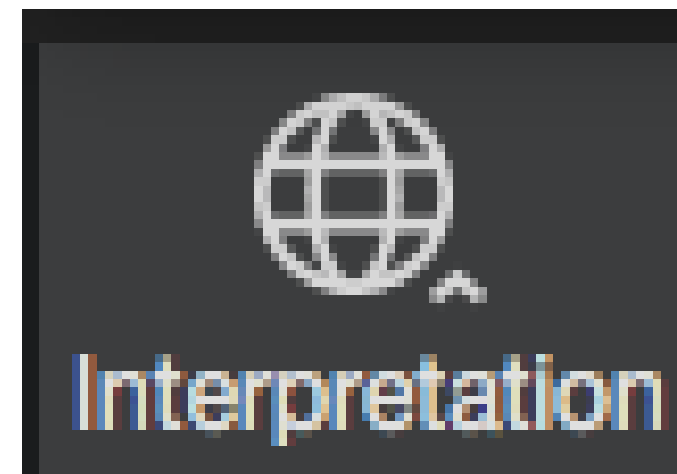


**boston planning &
development agency**

November 8, 2023

Language Interpretation Services

- Simultaneous Spanish interpretation services are being provided for this meeting.



- To switch to the Spanish audio channel, please select the following box that appears at the bottom of your screen:
 - **For the Spanish audio channel, please select "Spanish"**

Meeting Recording

The BPDA will be recording this meeting and posting it on the BPDA's project webpage for those who are unable to attend the Zoom meeting live. It is possible that participants may also be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

Agenda

6:00 - 6:15 PM

- Meeting Introduction
 - *Camille Platt, Project Manager*

6:15 PM - 6:30 PM

- Development Presentation
 - *Urban Edge & Jamaica Plain Neighborhood Development Corporation*

6:30 PM - 8:00 PM

- Questions and Comments from members of the public

Meeting Format

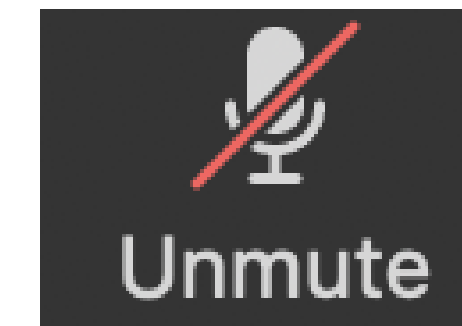
- BPDA staff and presenting members of the development team are co-hosts
- During the presentation, attendees microphones will be muted
- Once the presentation is over, questions/comments from the public will be accepted in two ways: 1) through the chat tab at the bottom of your screen for clarifying questions only; or, 2) you can raise your hand and we will take your questions orally in the order which hands were raised

Zoom Tips

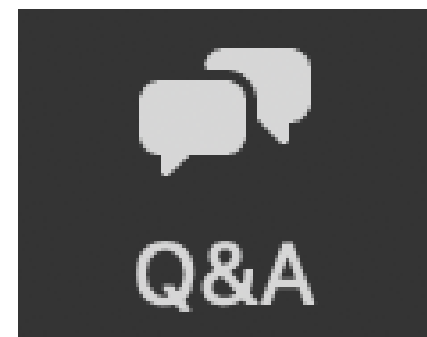
Zoom controls should be available at the bottom of your screen. Clicking on these symbols activates different features:



Interpretation channels



Mute/unmute



Q&A to ask questions
throughout the presentation



Raise hand to ask for audio/video
permission at the end of presentation

Virtual Meeting Etiquette

- We want to ensure that this conversation is a pleasant experience for all, and that all community members/stakeholders are comfortable sharing their comments, questions, and feedback.
- Please be respectful and mindful of each other's time when asking questions/providing comments, so that all attendees are able to participate in the meeting.
- Please wait until all attendees have had the opportunity to ask a question/provide a comment before providing additional questions/comments.
- You can always set up a conversation with Camille Platt (camille.platt@boston.gov) to further discuss the project and/or process

Meeting Information

- All project information and major updates can be found on the project webpage
- Comments may be submitted through the project webpage or emailed directly to camille.platt@boston.gov
- Meeting recording will be uploaded to the project webpage within 48 hours

Mildred Hailey Development Buildings 2 and 3 webpage on the BPDA's website:
<https://www.bostonplans.org/projects/development-projects/mildred-hailey-development-buildings-2-and-3>

Redevelopment Commitments

Mildred C. Hailey Apartments

Residents



- Right to return with no re-screening
- Improve site safety
- Conduct project in phases with a build-first model
- Continuing tenants' rights
- Minimize disruption for existing residents

Housing



- 1:1 replacement of existing public housing units
- Same 30% rent, utilities included
- Add new affordable and moderate rate units
- Relocation: relocation plan with input from Tenant Organization. Plan will ensure that all residents will be treated equitably, fairly, and transparently.

Community



- Build new Anna Mae Cole community center
- Connect Mildred Hailey with the surrounding neighborhood through new streets, welcoming pedestrian paths, and outdoor spaces.

Equity



- Transparent Communication
- Prioritizing stakeholders' interests
- Reconstructing community
- Equitable Design: all new units will have the same or substantially equivalent quality and type of finishes, fixtures, appliances, and amenities

Master Planning Process To-Date

Process Leading to Article 80 Master Plan Approval

Fall 2017

2017-2020

Winter 2020

Fall 2020-2021

April 2021

Summer 2022

December 2022

January 2023

November 2023

Next Steps:

December 2023

Developer Designation

Resident Meetings, Surveys, Focus Groups

Pre-Article 80 Community Meeting

Article 80 Review and Approval

- Oct 2020 IAG Meeting

- Nov 2020 Community Meeting

- March 2021 IAG Meetings

Article 80 Approval

Community Meeting – update on B2 and B3

IAG Meeting – B2 & B3

BPDA Public Meeting – B2 & B3

BPDA Public Meeting – B2 & B3

BPDA Vote

Centre Street Partners Team



Emilio Dorcely
CEO

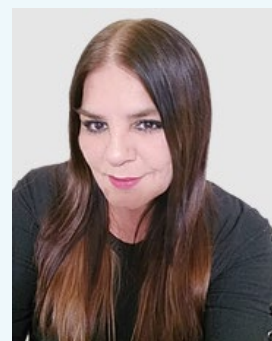


Alia Pacombe
Director of Community
Engagement



Durrell Harris
Associate Director of
Community Engagement

Russell Pandres
Project Manager



Lourdes Viera
Community Engagement
Officer

Kathleen Magee
Associate Project Manager



Bart Mitchell
President & CEO



Andy Waxman
Regional VP of
Development, New England



Anne Vinick
Director of Community Life,
New England



Laura Martin
Senior Development
Project Manager



Robert E. Smith
Development Project
Associate



Suzeth Dunn-Dyer
Director of Community Life, Boston



Keveisha Robinson-Clark
Senior Community Life Service
Coordinator



Teronda Ellis
CEO



Rebecca Mautner
VP of Real Estate



Gio Valencia
VP of Community Planning



E. Ricky Guerra
Director of Real Estate



Sai Smith
Associate Project Manager



Cristal Martinez
Senior Community Organizer





Master Plan Changes *November 2023*

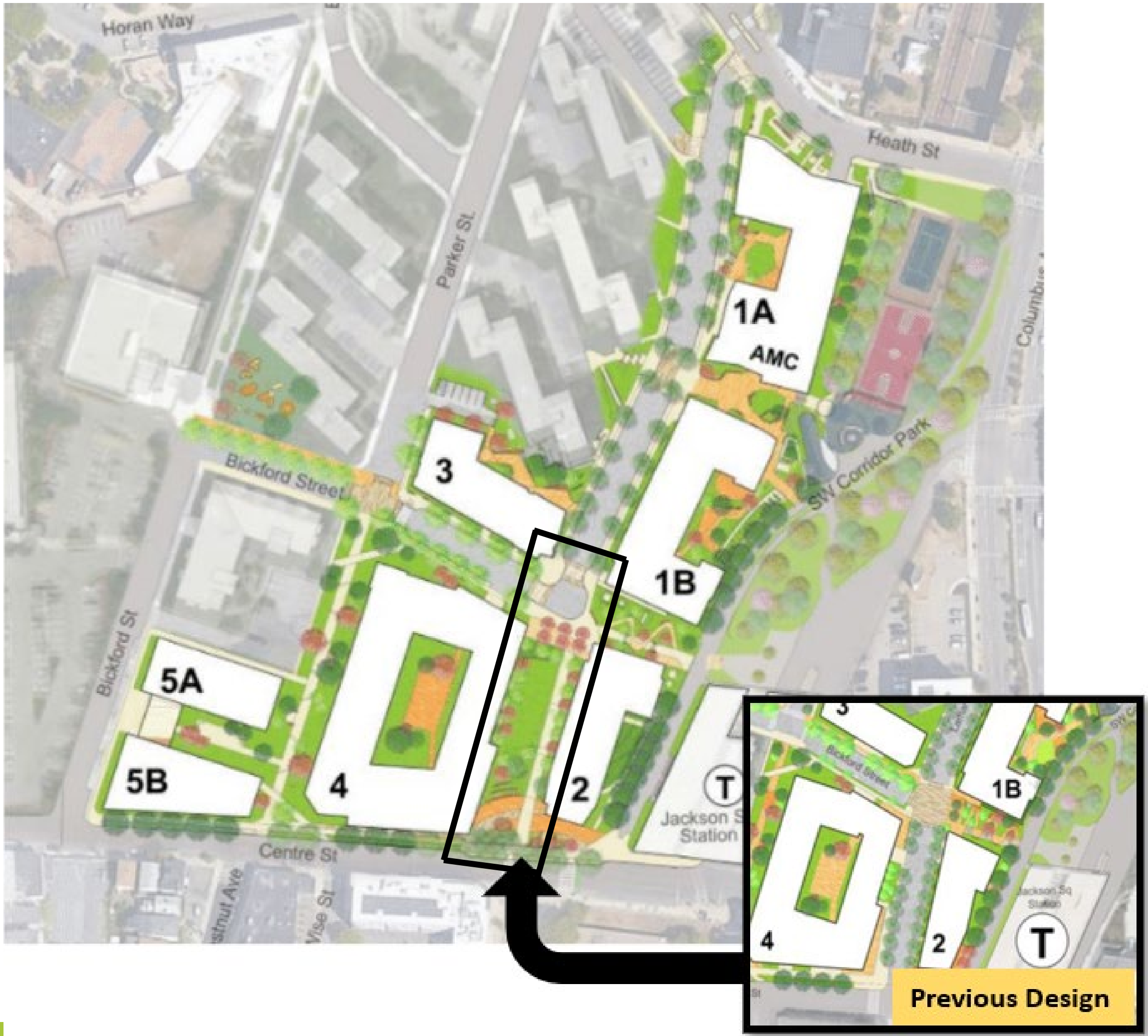
Google Earth
© 2023 Google

Master Plan Update

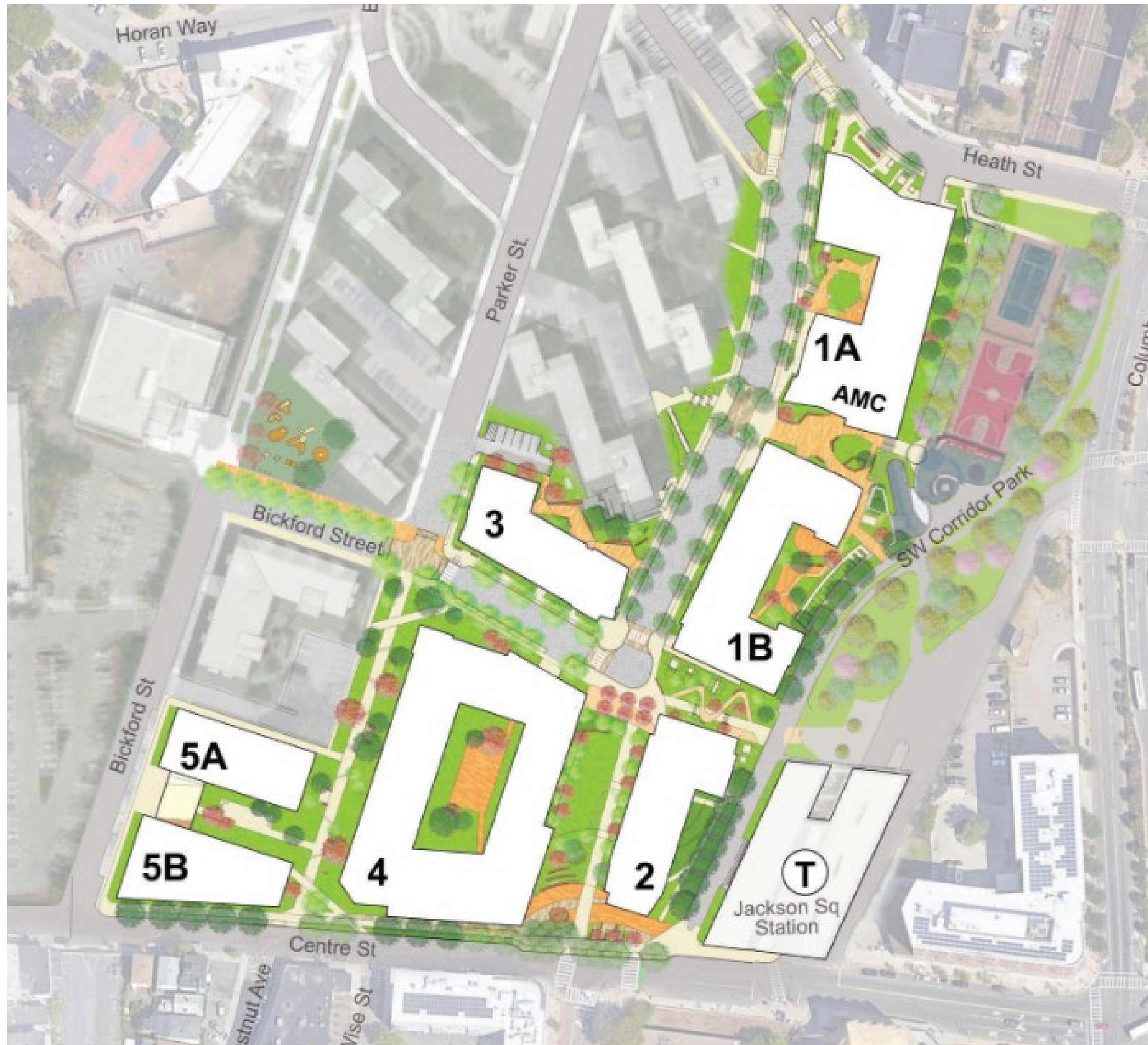
Approved Master Plan (2021)



Revised Master Plan



Site Plan and Program Highlights



674 income-restricted units



Up to 274 parking spaces



42% open space

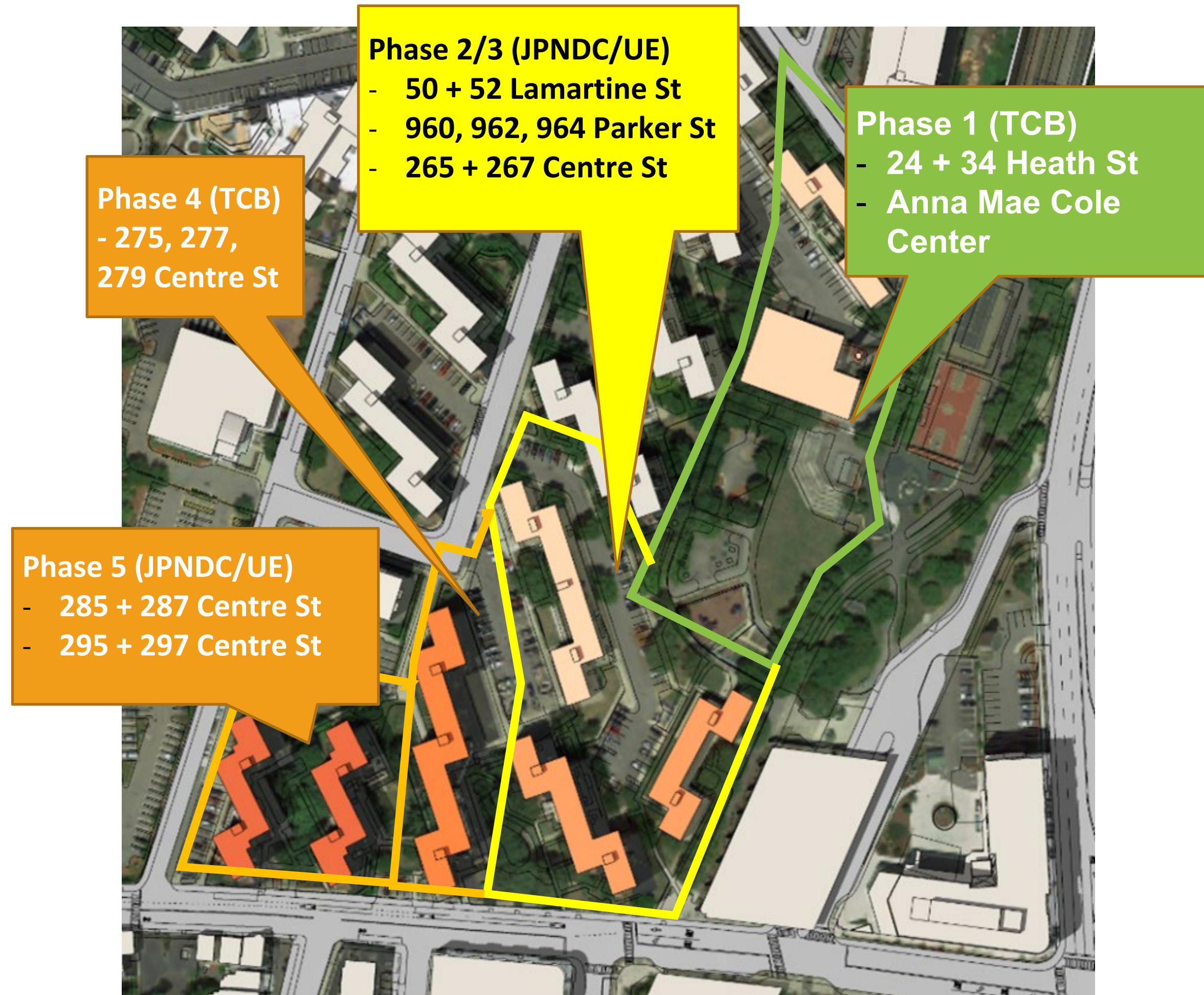


6,800 sf community center



8,300 sf additional community space/ neighborhood retail

Projected Phasing



Demolition Phasing

Construction 2022 - 2030 +



New Construction Phasing

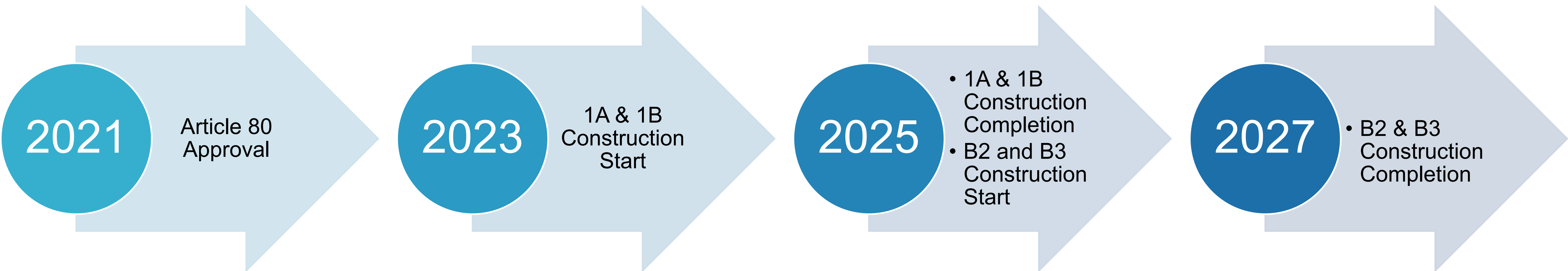


BOSTON
HOUSING
AUTHORITY

THE COMMUNITY
BUILDERS



Project Timeline Phase 1 – 2/3



Master Plan Proposed Unit Mix

Master Plan Unit Mix

Unit Mix	1A	1B	2	3	4	5A	5B	Total
Section 8 Replacement Units	44	47	23	22	78	20	19	253
New Project Based Vouchers	4	4	8	8	16	8	8	56
≤ 50% AMI	10	8	-	-	20	-	-	38
≤ 60% AMI	18	34	34	30	30	25	26	197
≤ 80% AMI	24	-	-	-	46	-	-	70
≤ 120% AMI	-	30	-	-	30	-	-	60
Total	100	123	65	60	220	53	53	674

Proposed Unit Mixes

Unit Mix Building 2

	BHA Replacement	New PBV	LIHTC	Total
	30-50% AMI	30% AMI	60% AMI	
1bd	1	2	20	23
2bd	7	3	10	20
3bd	9	3	4	16
4bd	4	-	-	4
5bd	2	-	-	2
Total	23	8	34	65

Unit Mix Building 3

	BHA Replacement	New PBV	LIHTC	Total
	30-50% AMI	30% AMI	60% AMI	
1bd	1	4	9	14
2bd	7	1	14	22
3bd	8	1	7	16
4bd	3	2.00	-	5
5bd	3	-	-	3
Total	22	8	30	60

Design Overview – Building 2

Google Earth
© 2015 Google

MILDRED HAILEY APARTMENTS, BUILDING 2

Boston MA

JPNDC

BCDC Submission

November 1, 2023

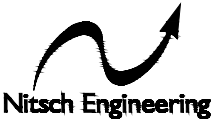


URBAN EDGE
Building Community

THE COMMUNITY BUILDERS



JPNDC

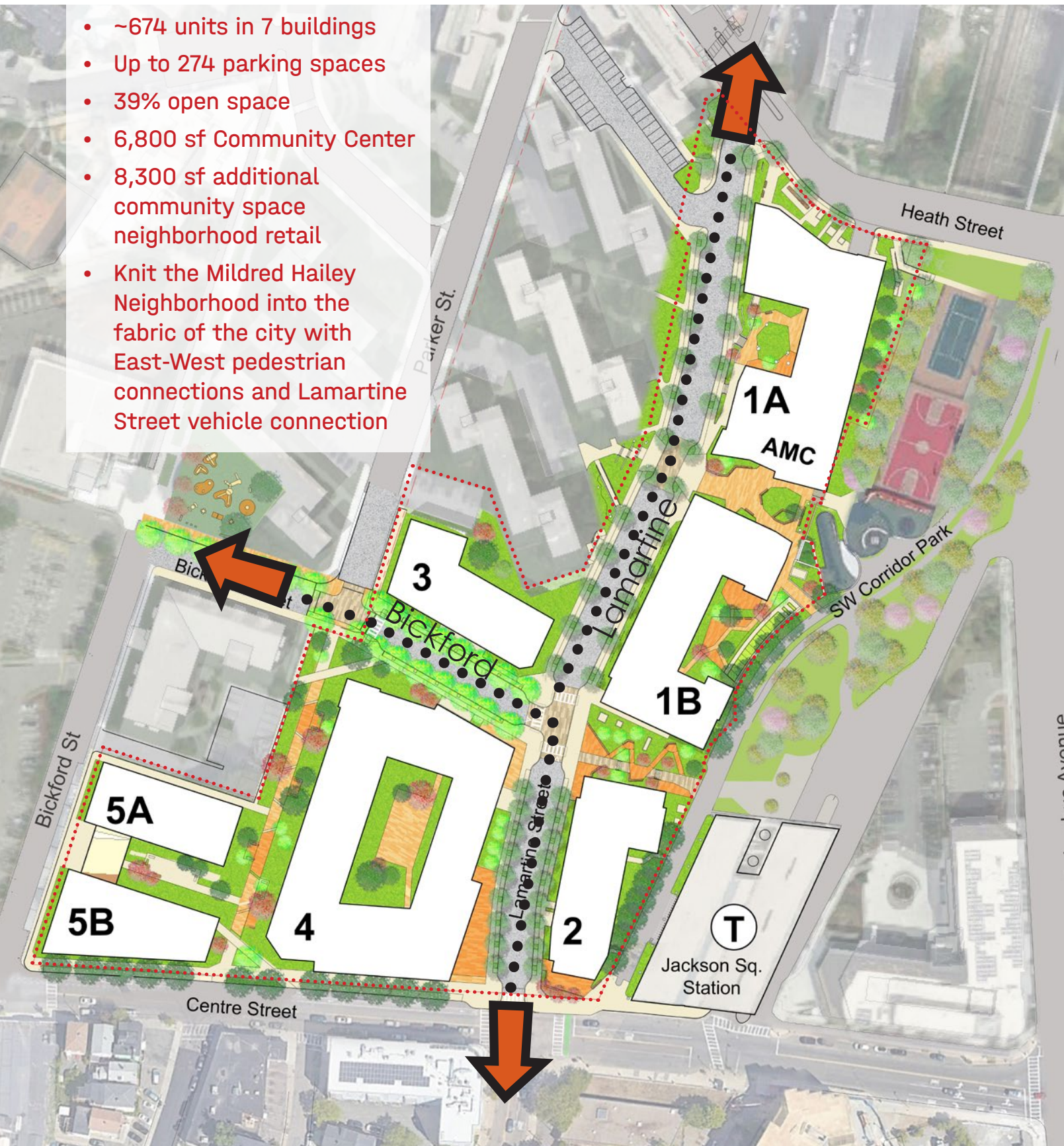


Architecture
Interiors + Planning



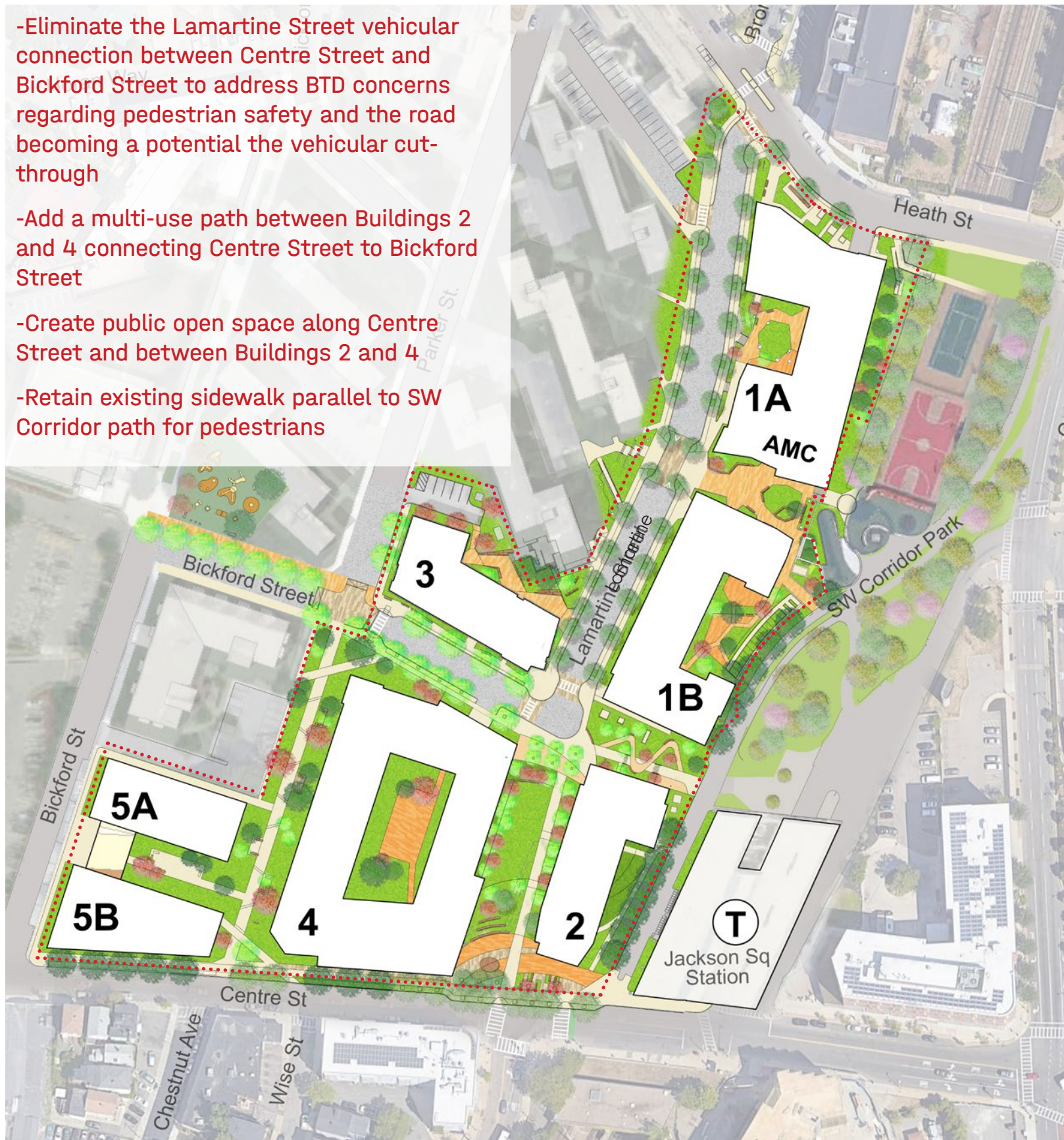
APPROVED MASTER PLAN

- ~674 units in 7 buildings
- Up to 274 parking spaces
- 39% open space
- 6,800 sf Community Center
- 8,300 sf additional community space neighborhood retail
- Knit the Mildred Hailey Neighborhood into the fabric of the city with East-West pedestrian connections and Lamartine Street vehicle connection



REVISED MASTER PLAN

- Eliminate the Lamartine Street vehicular connection between Centre Street and Bickford Street to address BTDC concerns regarding pedestrian safety and the road becoming a potential the vehicular cut-through
- Add a multi-use path between Buildings 2 and 4 connecting Centre Street to Bickford Street
- Create public open space along Centre Street and between Buildings 2 and 4
- Retain existing sidewalk parallel to SW Corridor path for pedestrians



LANDSCAPE PLAN

- 1. The footprint of Building 2 has been shifted away from the SW Corridor and rotated.
- 2. Space has been increased to accommodate future growth of existing trees.
- 3. Expanded opening at the SW Corridor entrance for both pedestrians and bicycles.



Building location

Previous

Current

LANDSCAPE PLAN

Tree grove 8



7 Open Lawn

Shared path 6



5 Amphitheater seating



Green Connector 1



2 Fern garden



3

Seating area at Community Space



4 Multi-use plaza



MULTI-USE PLAZA SPACE AND SHARED PATH



STREETSCAPE AT THE SW CORRIDOR ACCESS



UPPER PLAZA AT BICKFORD/LAMARTINE



SMALL LAWN AREA



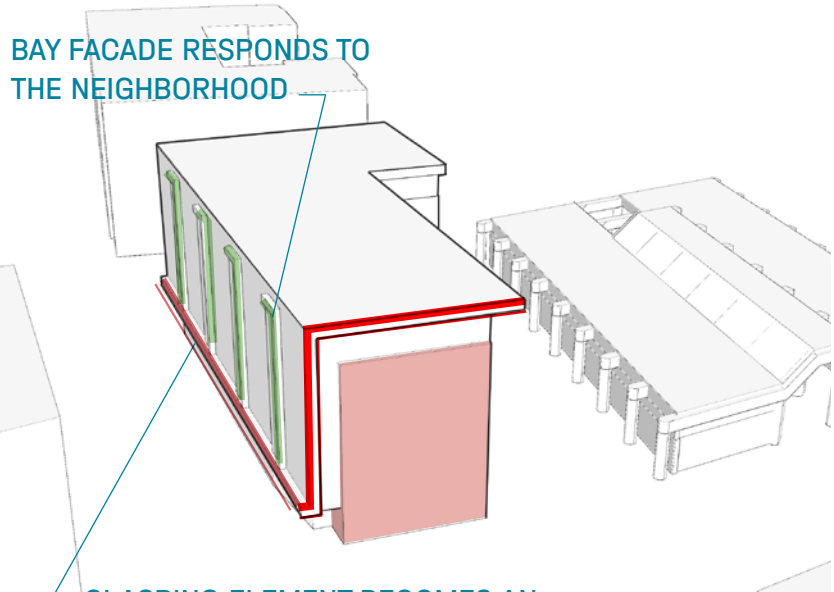
GREEN CONNECTOR AT BICKFORD STREET



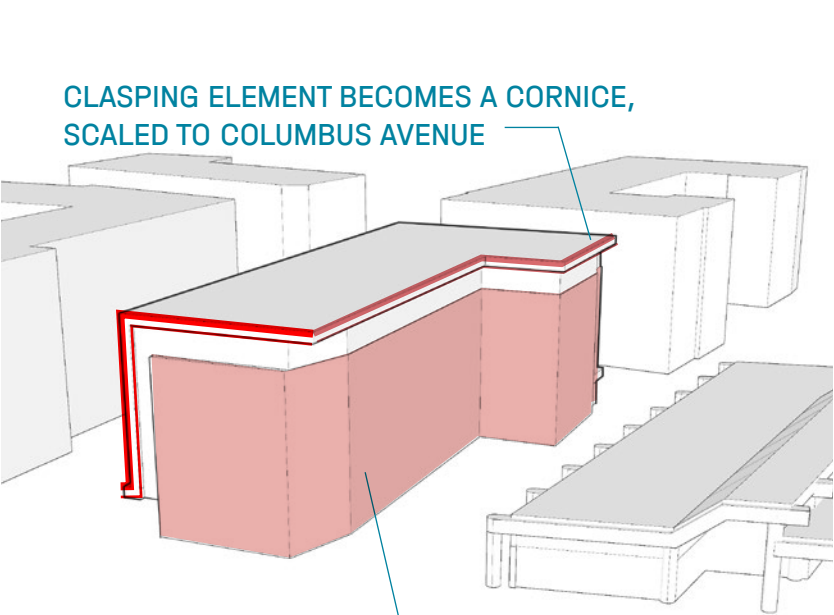
MULTI-USE PLAZA SPACE AND SHARED PATH



BUILDING 2 DESIGN CONCEPTS



CLASPING ELEMENT BECOMES AN EYEBROW, SCALED TO THE PEDESTRIANS AND LAMARTINE SQUARE



BRICK FACADE RESPONDS TO THE CITY



MILDRED C HAILEY TENANTS ASSOCIATION LOGO



BUILDING 2 BUILDS UPON THE CONCEPT STARTED IN THE MASTER PLAN AND BUILDINGS 1A/1B:

- CREATE A WELCOMING EDGE TO THE NEIGHBORHOOD
- CREATE MORE EAST-WEST CONNECTIONS INTO THE NEIGHBORHOOD
- CREATE A NEW NORTH-SOUTH CONNECTION AT LAMARTINE STREET (MULTI-USE PATH & STREET)
- CLASPING HANDS REPRESENT THE KNITTING OF THE NEIGHBORHOOD BACK INTO THE FABRIC OF THE CITY AND THE RELATIONSHIP OF THE NEIGHBORS WITH EACH OTHER. THIS IS INSPIRED NOT ONLY BY THE SITE AND THE RESIDENTS BUT ALSO THE LOGO OF THE MILDRED HAILEY TENANT ORGANIZATION

CONTEXT AND MATERIALS



AMERICAN BREWING COMPANY, HEATH STREET
BRICK AND LIMESTONE BASE AND HORIZONTAL ACCENTS



701 CENTRE STREET & 109 W WALNUT PARK
3D BRICK PATTERNING



713 CENTRE STREET
ACCENT COLORS (GREENS AND BLUES)



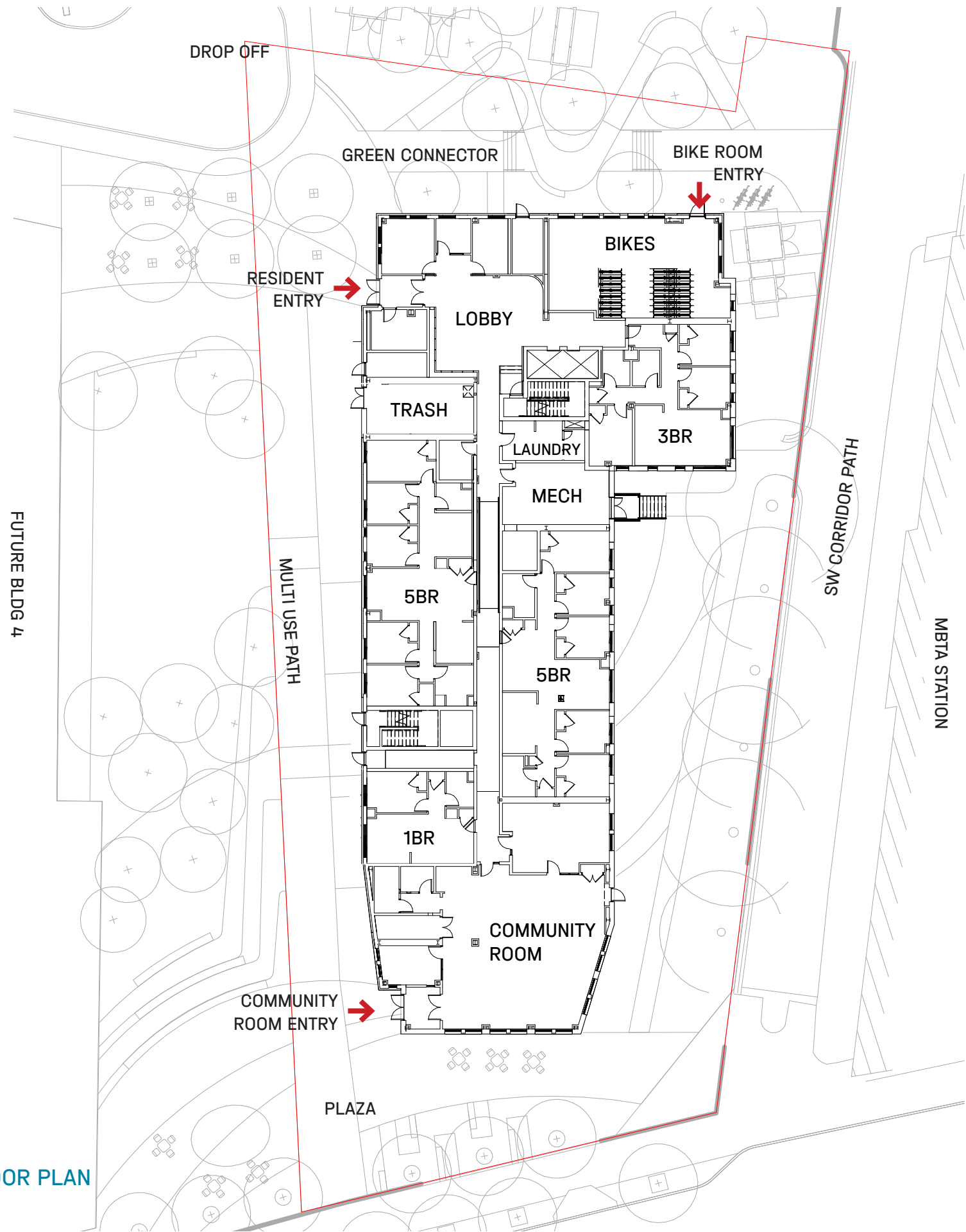
804 PARKER STREET
ECLECTIC AND COLORFUL SIDING, STRONG CORNICE, AND BAYS



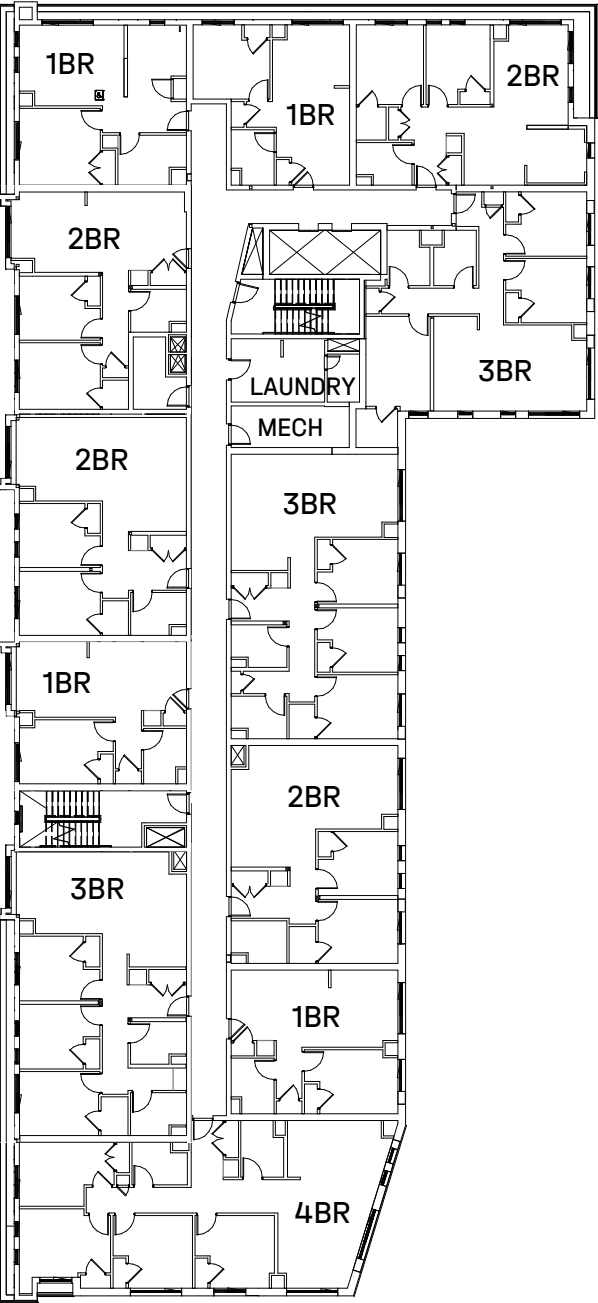
SITE ANALYSIS

FLOOR PLANS

GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



VIEW ON CENTRE STREET LOOKING WEST

A BRICK FACADE AND STRONG CORNICE LINE FACE EAST TOWARD COLUMBUS AVENUE, FORMS A **CIVIC GATEWAY FROM THE REST OF THE CITY**



VIEW ON SW CORRIDOR LOOKING WEST

A BRICK FACADE AND STRONG CORNICE LINE FACE EAST TOWARD COLUMBUS AVENUE, FORMS A **CIVIC GATEWAY FROM THE REST OF THE CITY**



VIEW ON CENTRE STREET LOOKING EAST

A SIMPLE FACADE, ANIMATED WITH BAYS, FORMS THE **BACKGROUND TO THE ACTIVITY OF THE STREET AND NEIGHBORHOOD**



VIEW ON LAMARTINE STREET LOOKING SOUTHEAST

A SIMPLE FACADE, ANIMATED WITH BAYS, FORMS THE **BACKGROUND** TO THE **ACTIVITY** OF THE STREET AND NEIGHBORHOOD



Design Overview – Building 3

Google Earth
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MILDRED HAILEY BUILDING 3

JGE





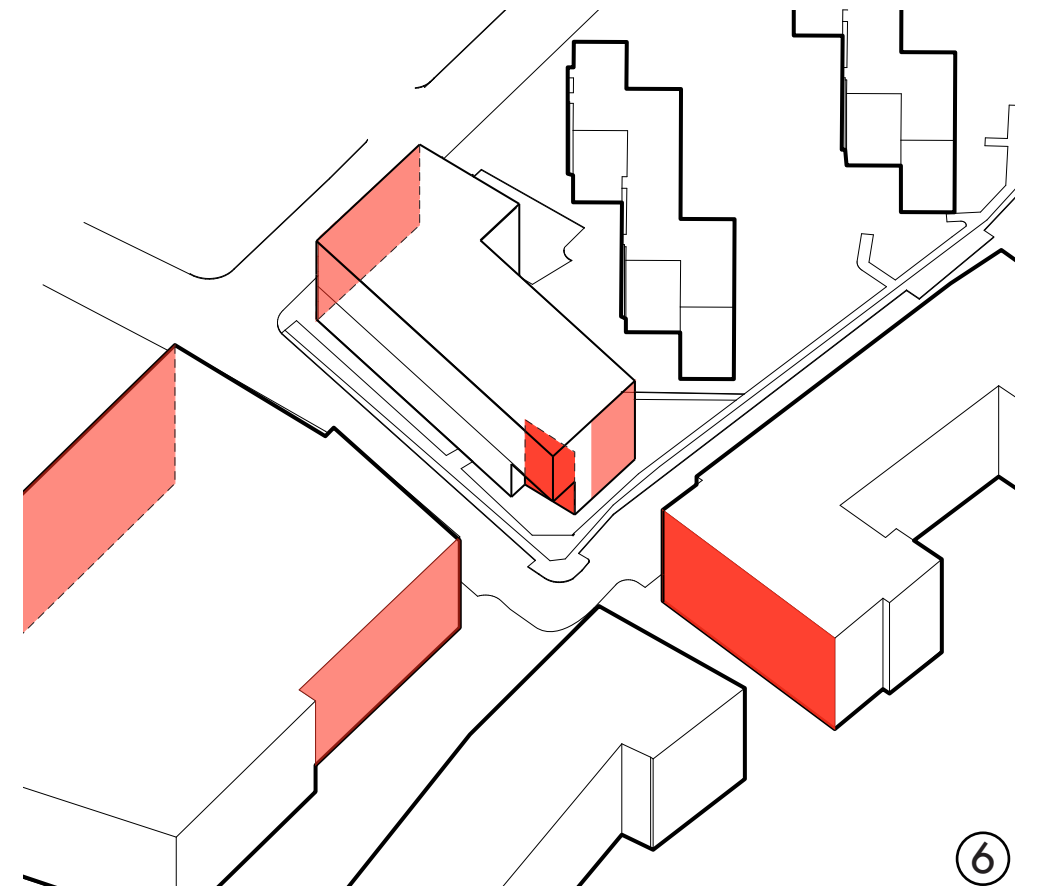
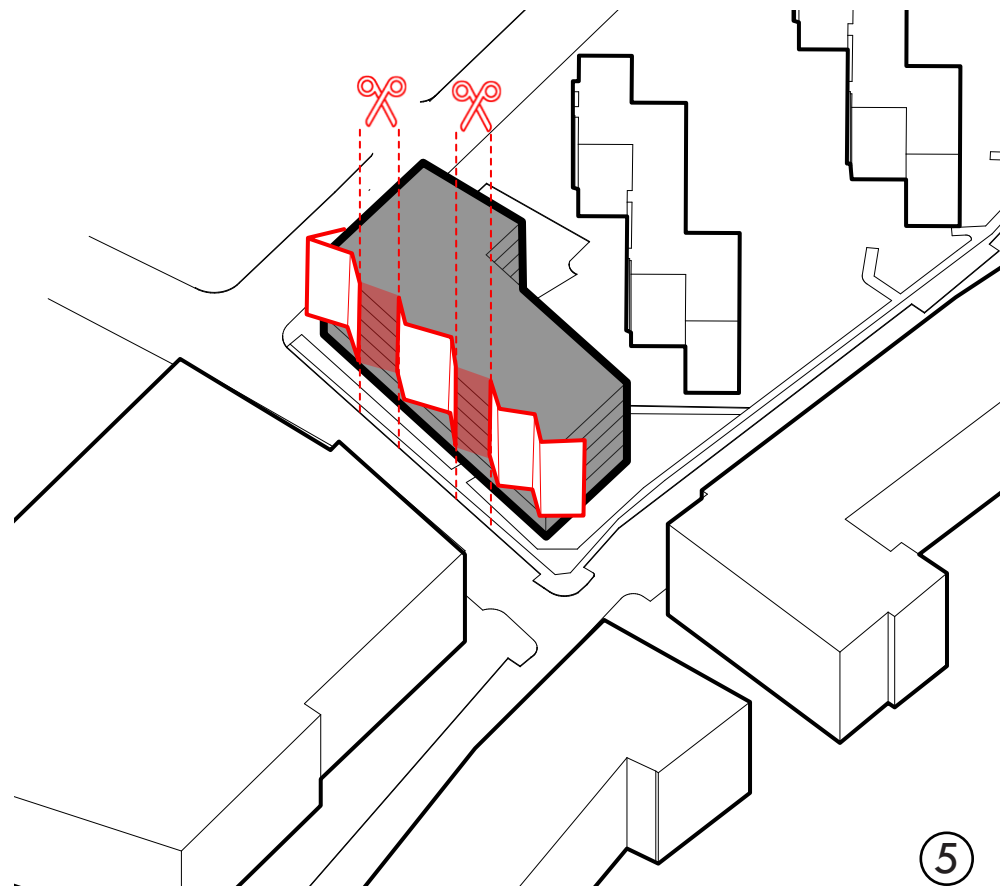
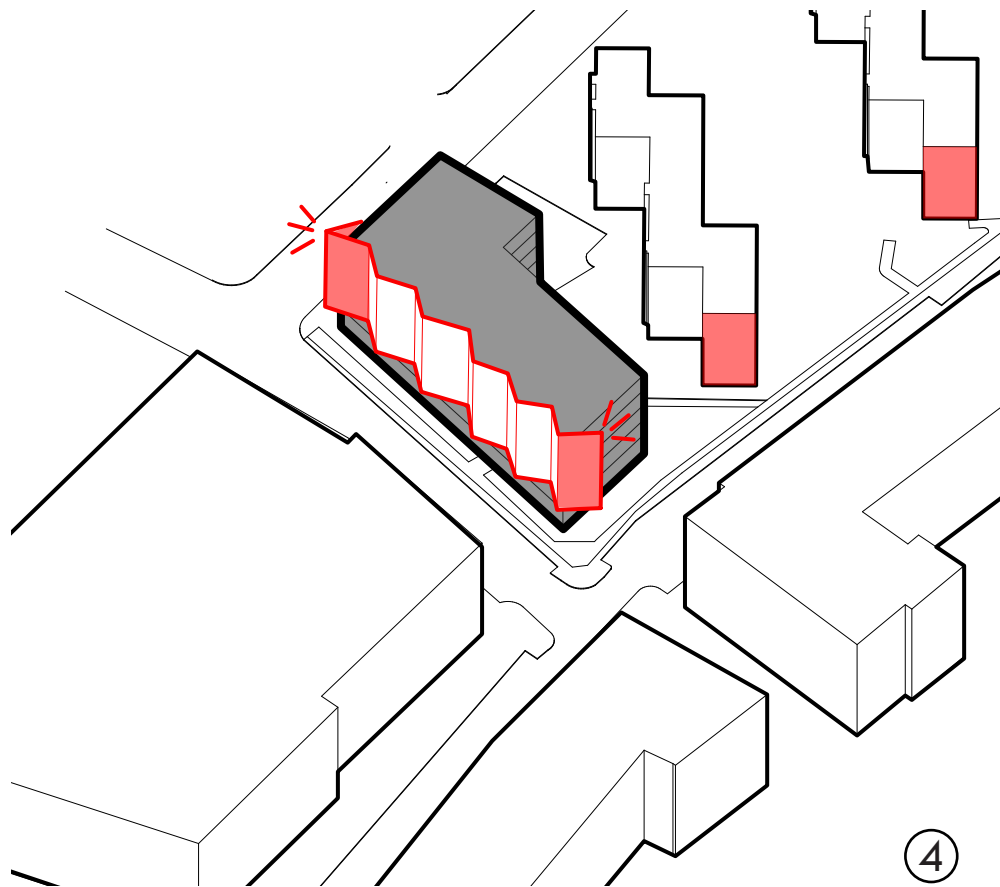
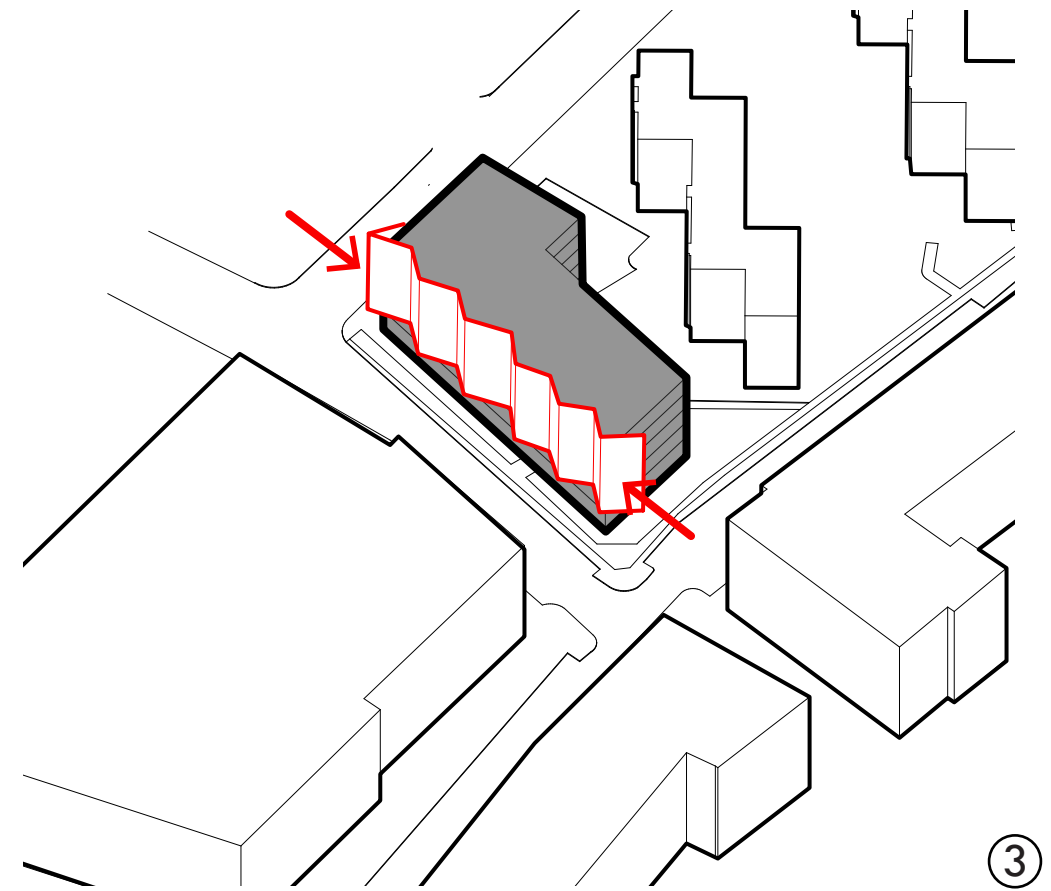
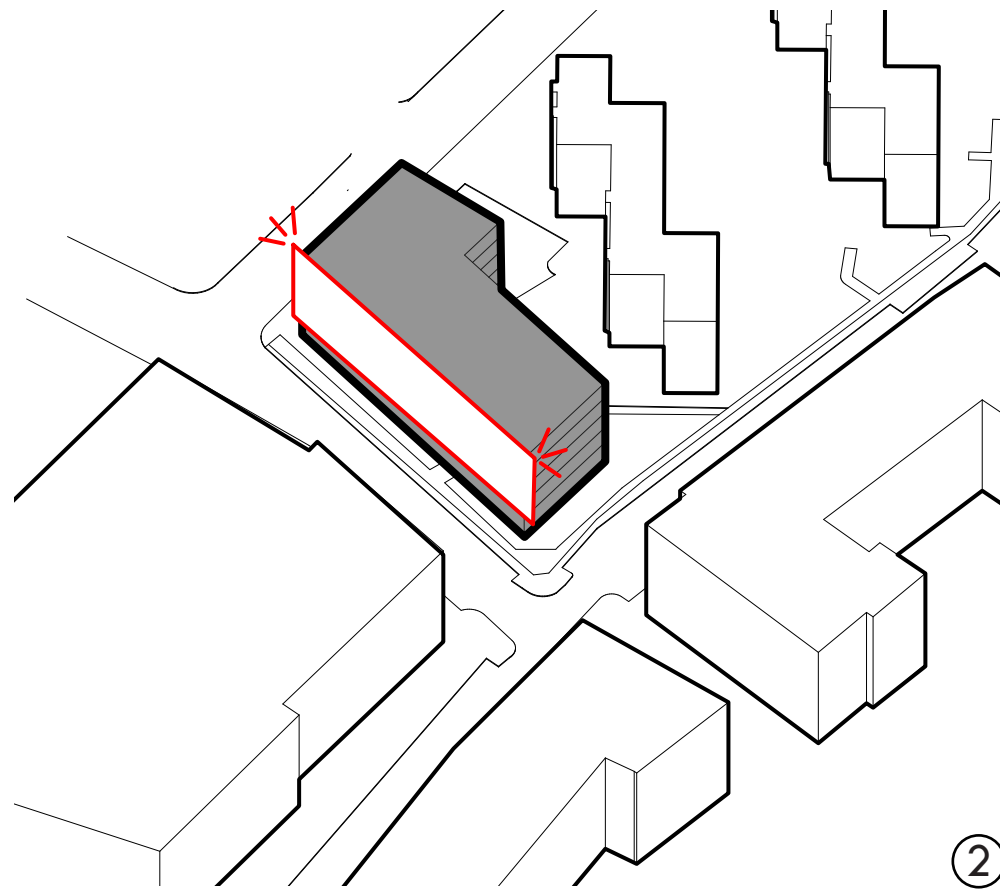
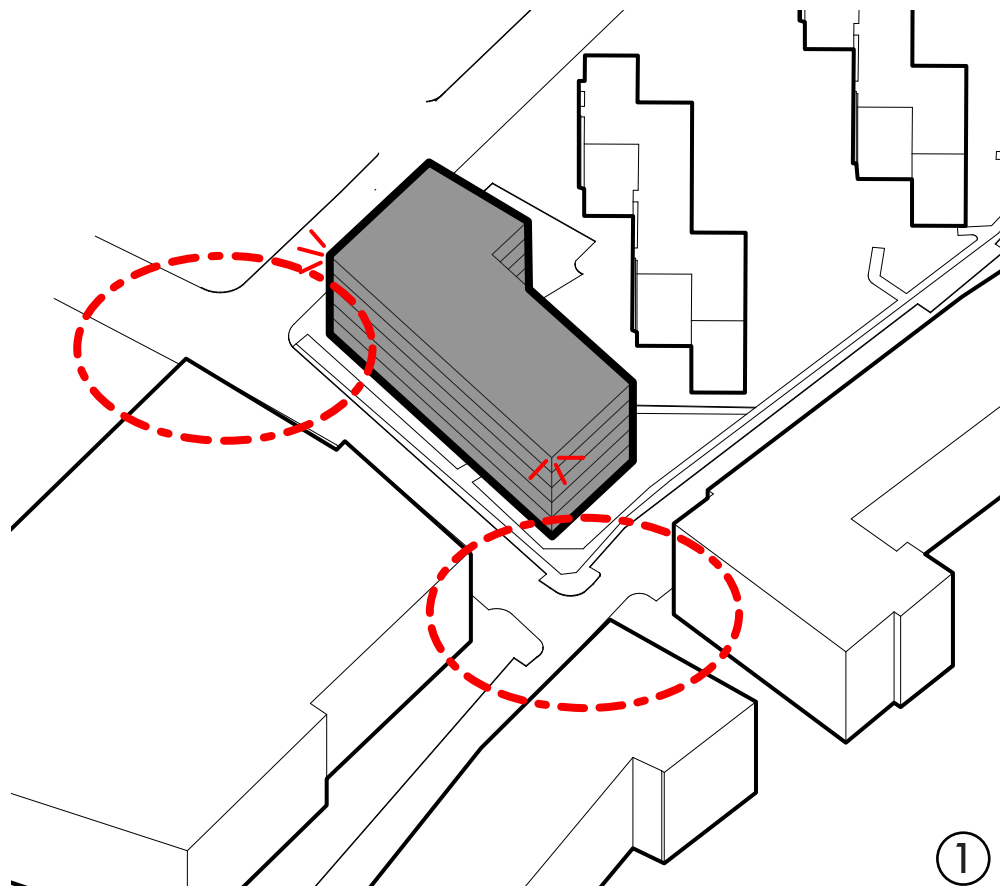
JULIA MARTIN HOUSE



BUILDING 1A & 1B



BUILDING 2







Q&A

Find more information at haileyapartments.com

Centre Street Partners Contact:
info@haileyapartments.com
617-522-2424 x 265

Google Earth
Imagery Landsat-7 Copernicus