

Hebrew SeniorLife: Proposed Affordable Senior Housing Community

Roslindale, MA



Architecture
Interiors + Planning

PC

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Agenda

1. Updates
2. Existing Conditions
3. Design Concepts
4. Preliminary Studies
5. Schedule

01 Our Process So Far

- Convened meetings with LANA, Arboretum, Councilor Pepén, Councilor Weber, Senator Rush, and Representative MacGregor
- Walked the Arboretum with Arboretum staff to determine potential impacts of our project
- Met with Colin Fredrickson, Transportation Planner at the City of Boston's Planning Department, to discuss bike parking, a potential BlueBikes station, and site circulation.
- Prepared detailed shadow studies
- Commenced the Article 80 zoning process with a pre-file meeting, including commissioning the 3rd party traffic and parking study and obtaining the City of Boston's Affordable Housing Acceleration Certificate

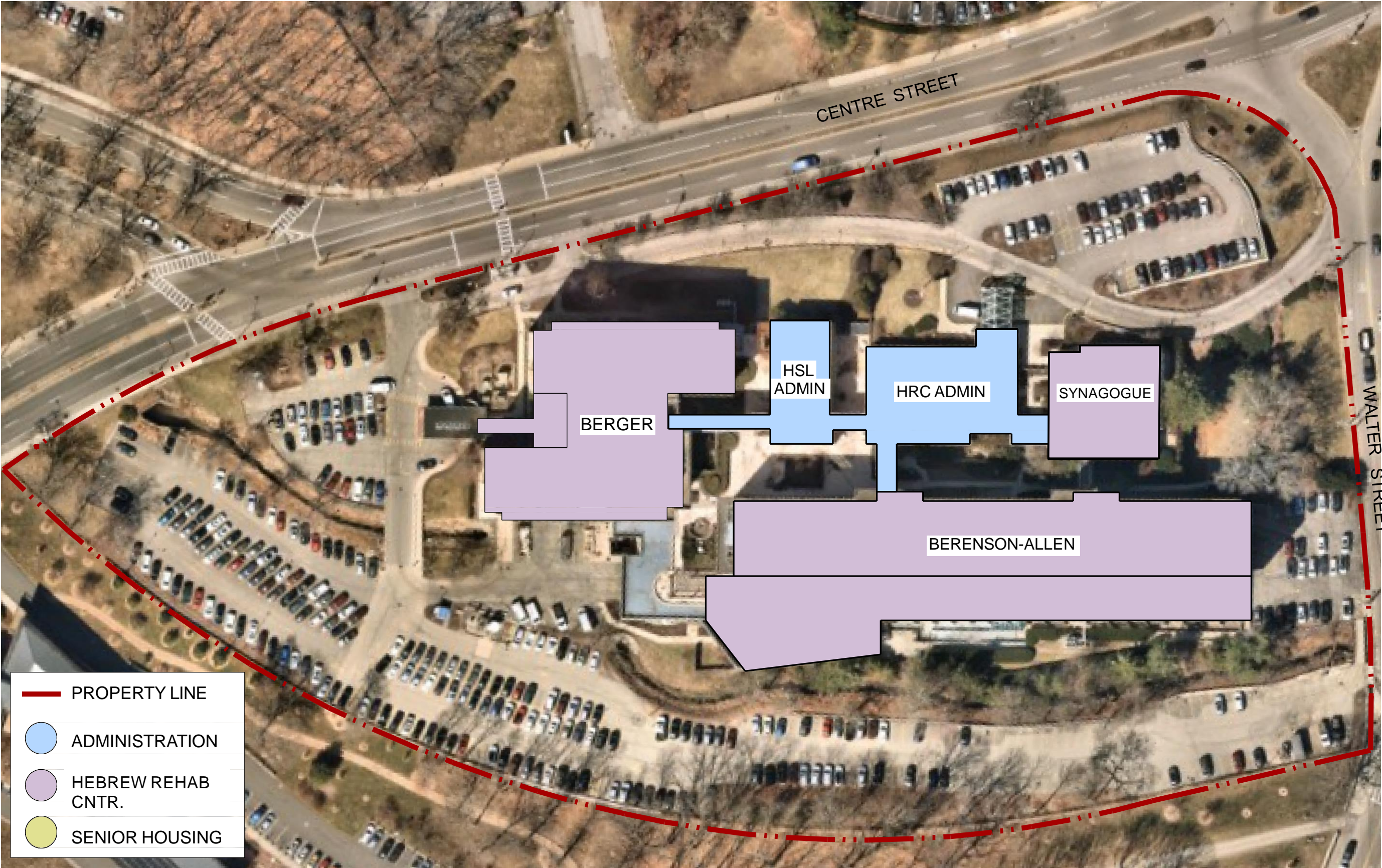
01 Design Homework to Date

- Committed to designing and constructing an environmentally sustainable community
- Explored alternative options re: building height
- Consider the site as both a “Gateway to Hebrew SeniorLife” and a “Gateway to Roslindale.”
- Envision Centre Street as more of a treelined parkway. The entry to the “Superb Suburb.”
- Leverage the DCR Centre & Walter Street improvements as part of our plan
- Committed to creating a pedestrian- and cyclist-friendly community

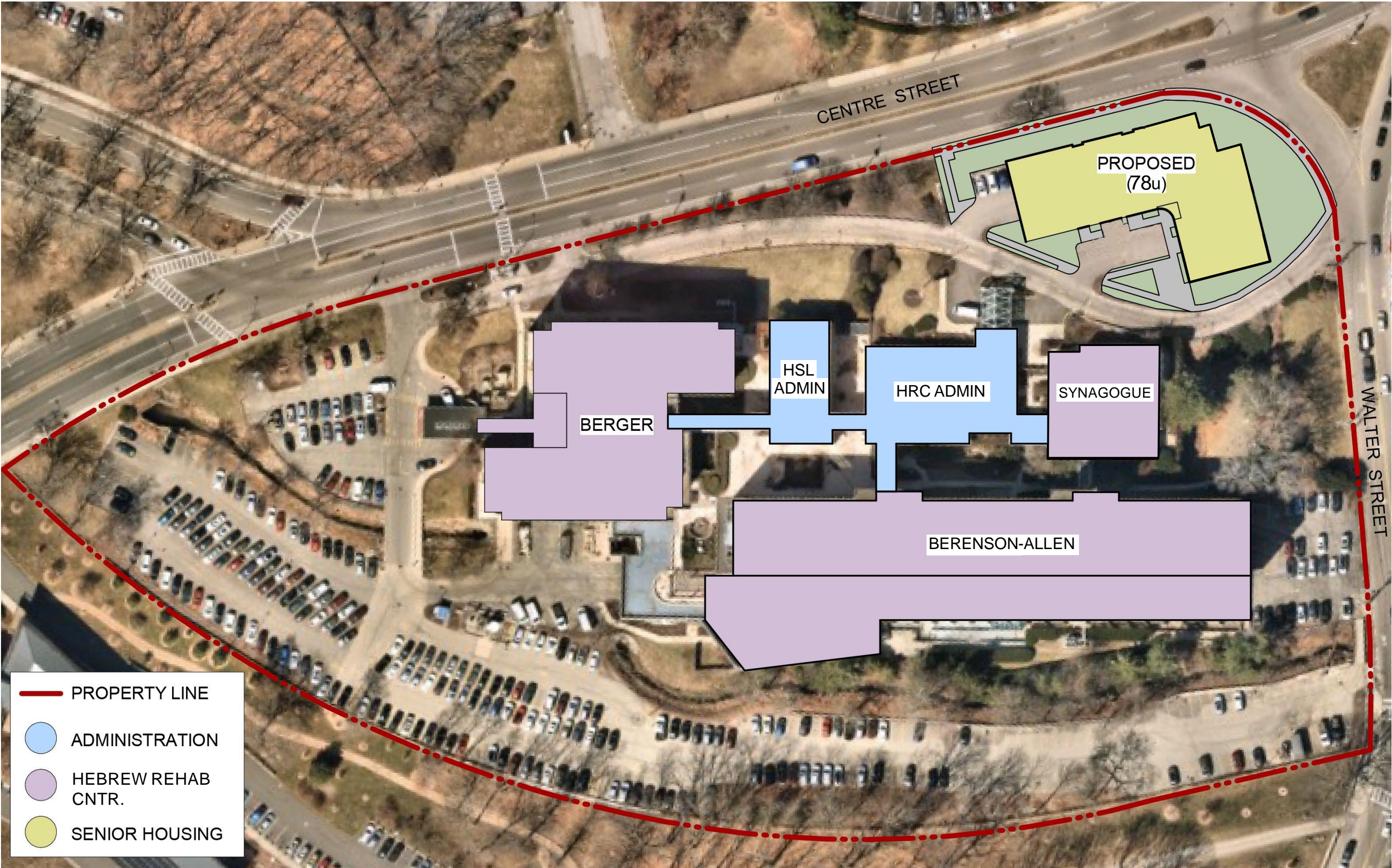
03 Program Basics

- 78 units of 100% Affordable senior housing (74 one-bedrooms and 4 two-bedrooms)
- 6 stories, appx. 81,500 SF
- 17 parking spaces (.22 space per unit)
- Bike parking for senior housing
 - Interior bike storage (currently showing 20 spaces)
 - Exterior bike racks for visitors
 - Exterior BlueBikes station along Centre Street for 19 BlueBikes
 - Plan to provide swing space to accommodate more interior bike parking in future to meet potential demand
- Amenity spaces – TBD
- Intend to meet all current State and City requirements for senior housing, accessibility, and sustainability (designed to PHIUS and Enterprise Green Communities standards)
 - Pre-registered for PHIUS program through MassSaves, passing with preliminary energy model

02 EXISTING
CONDITIONS



02 PROPOSED
SITE



03 EXTERIOR RENDERING - EXISTING
CONDITIONS



VIEW FROM CENTRE
STREET

03 EXTERIOR RENDERING - GATEWAY TO ROSLINDALE (78 UNITSTOTAL)



VIEW FROM CENTRE STREET

03 EXTERIOR RENDERING - FRONT
ENTRY VIEW



03 EXTERIOR VIEW - EXISTING
CONDITION



03 EXTERIOR
RENDERING



03 EXTERIOR VIEW - EXISTING
CONDITION



VIEW FROM WALTER STREET

03 EXTERIOR
RENDERING




03 EXTERIOR
RENDERING



05 Preliminary Schedule – Jan 2025-Feb 2026

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
Community Engagement	1/24 Initial Group Meeting	2/28 Second Group Meeting	3/28 Third Group Meeting	Ongoing community involvement										
Article 80			Pre-file meeting with the City; work towards PNF submission		Submit Letter of Intent to City	File PNF with the BPDA	PNF public review period		Article 80 approval					
City of Boston Mayor’s Office of Housing Funding Application			Work towards MOH Application					Submit MOH application		Receive MOH funding award				
Executive Office of Housing and Livable Communities Funding Application					Work towards EOHLC Application						Submit EOHLC pre-application	Work towards EOHLC application		Submit EOHLC full application
Boston Housing Authority Mixed Finance Plan			Work towards Mixed Finance Plan application											

 Key submissions