

# The Revitalized Veterans' Home in Chelsea

July 26, 2023



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

**DIMELLA**  
**SHAFFER**

**CROWLEY**  
**COTTRELL**

**SOLDIER ON**

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







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PENNROSE



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President



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SOLDIER ON



**BRUCE BUCKLEY**  
CEO



**MICHAEL HAGMAIER**  
Executive Vice  
President



**MATTHEW BUCKLEY**  
Executive Vice President

**Recent Veterans'  
Developments**



**Dover Veterans  
Dover, NJ**



**Residences at Roosevelt Park  
Edison, NJ**



**Bensalem Veterans' Residence  
Bensalem, PA**



**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**

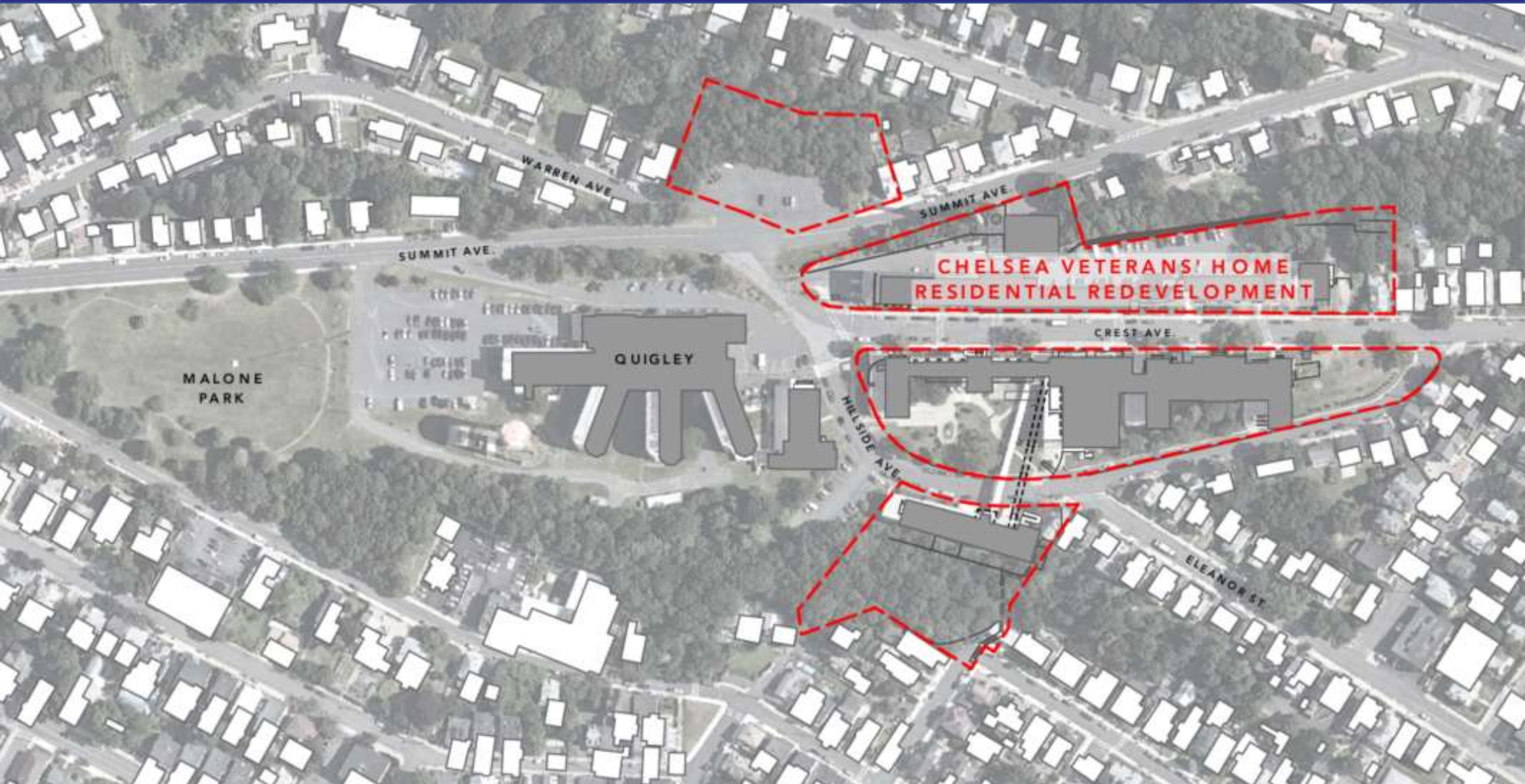
**Create one-stop resource center & other amenities for veterans and their families**



**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
August 2023	Submit for Zoning Approval
Winter 2023/2024	Apply to State for Financing
Spring 2024	Awarded Financing
Summer 2024	Pre-construction Meeting with Neighborhood
Fall 2024	Phase I Construction Start (each subsequent phase to start after 6-9 month gap)
Spring 2026	Phase I Completion
Spring 2029	Phase IV Completion





## Slide 8

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**E(0**      **Redevelopment is missing an "e"**  
Emerson, Ashley (DCP), 2023-03-03T19:59:27.348



E(0

# Veterans' Home in Chelsea – Current Aerial

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## Slide 9

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**E(0**      **Redevelopment is missing an "e"**  
Emerson, Ashley (DCP), 2023-03-03T19:59:27.348



Veterans' Home in Chelsea – Rendering of Site Plan

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# Veterans' Home in Chelsea – Site Plan

**PENNROSE**  
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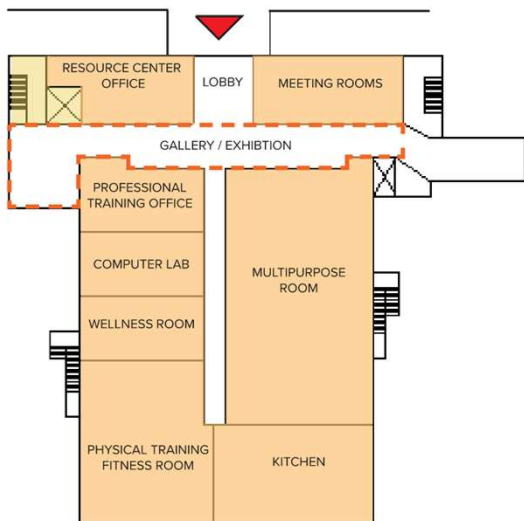


*Disclaimer: This conceptual plan is for preliminary planning purposes and is not reflective of final plan*

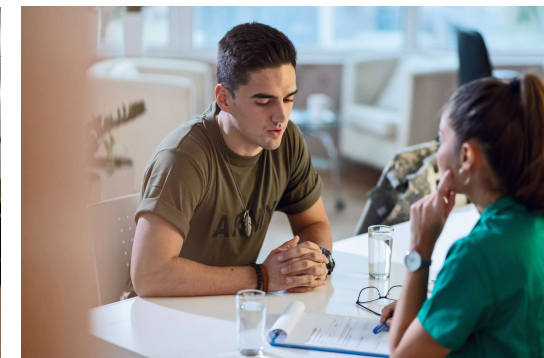




### The Headquarters Building



### The Veterans' Resource Center



City of Chelsea  
Veterans Services



## Slide 12

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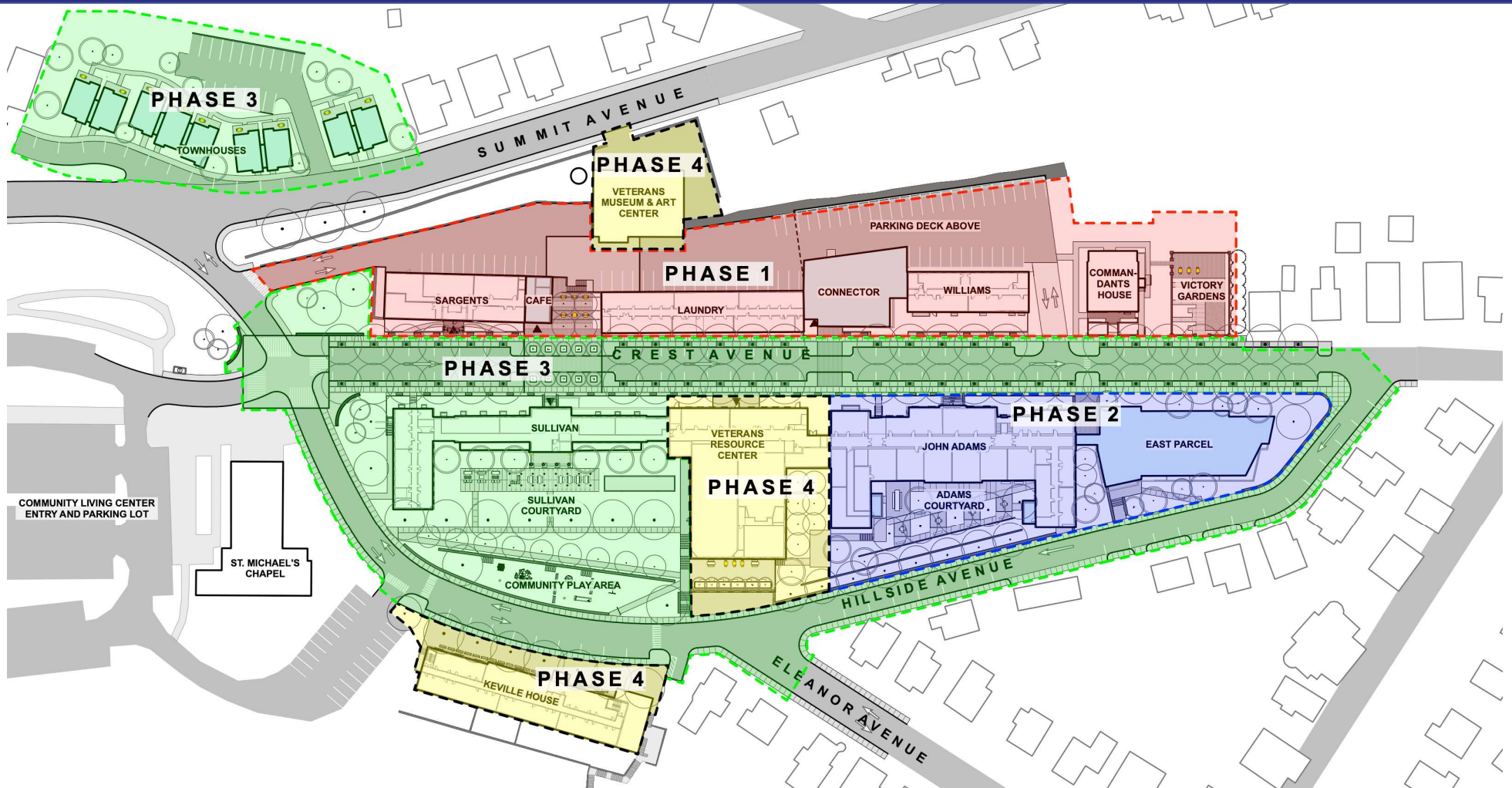
**GU0** This slide seems out of place within the discussion of Architecture and Landscape  
-Greg

Guest User, 2023-04-25T15:33:04.204

**KC0 0** I can address this slide, moved it to the back of the Arch/Landscape section

Karmen Cheung, 2023-04-25T15:39:39.137





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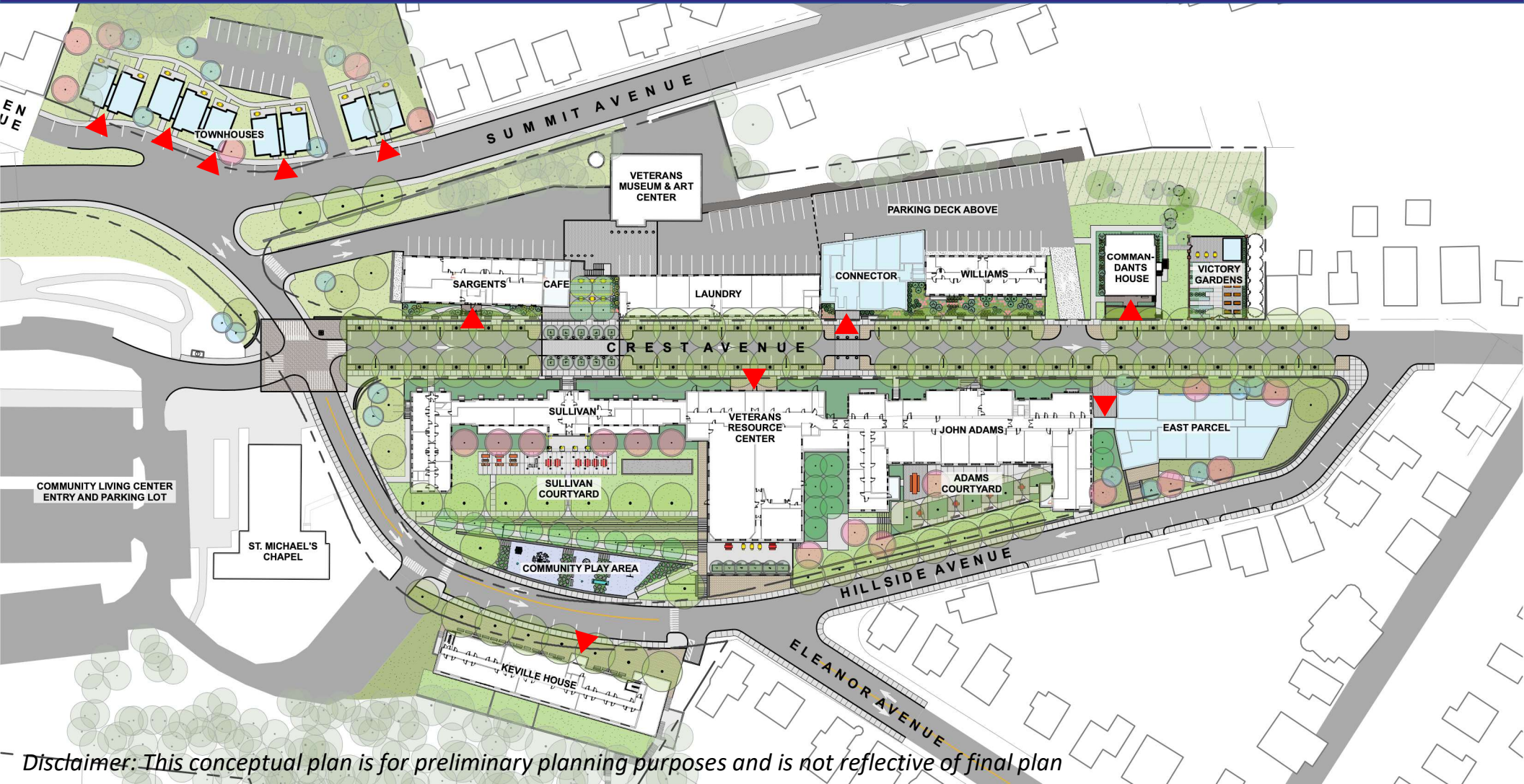
## PROPOSED UNIT COUNT

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 – Site Plan

**PENNROSE**  
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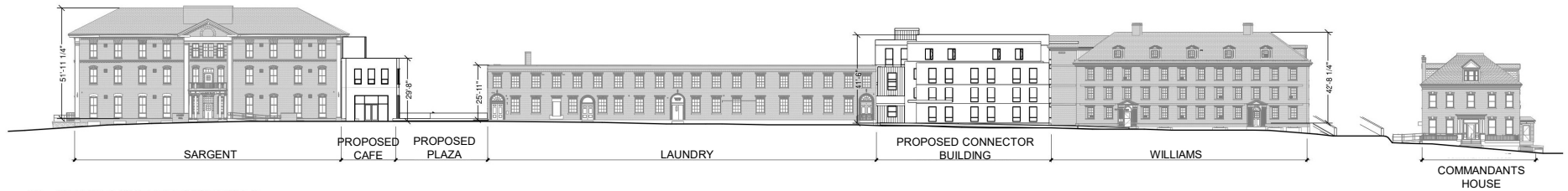
Veterans' Home in Chelsea – Rendering of Site Plan

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



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

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





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Veterans' Home in Chelsea – Open Space as a Priority

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Chelsea Soldiers' Home – Open Space as a Priority

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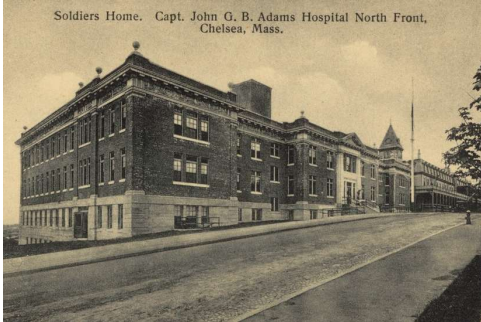
SOLDIER'S HOME, CHELSEA, MASS.



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



NURSES' HOME SOLDIERS' HOME HOSPITAL  
CHELSEA, MASS.



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



*Soldier's Home Chelsea, Mass.*

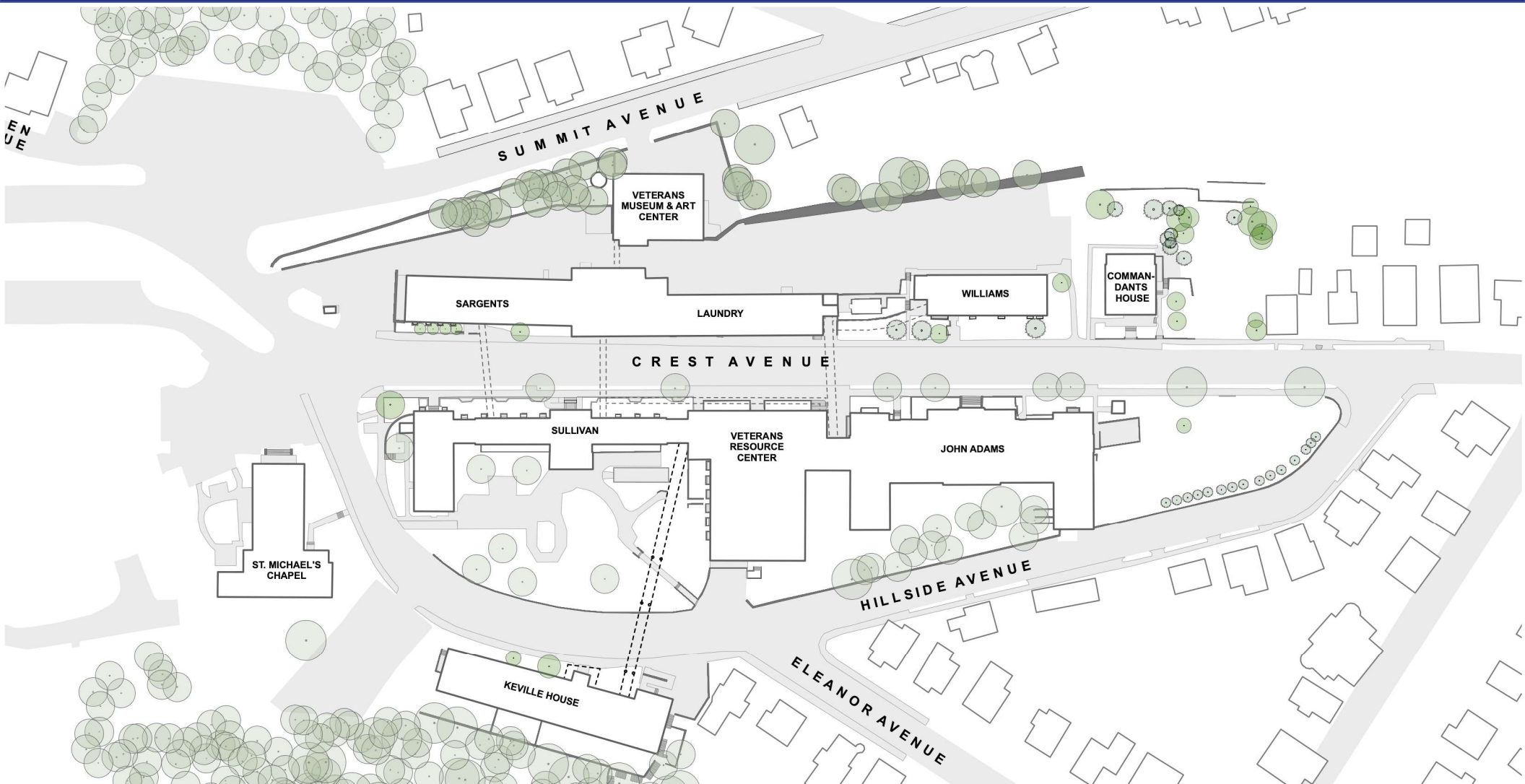


# Veterans' Home in Chelsea – Site Plan



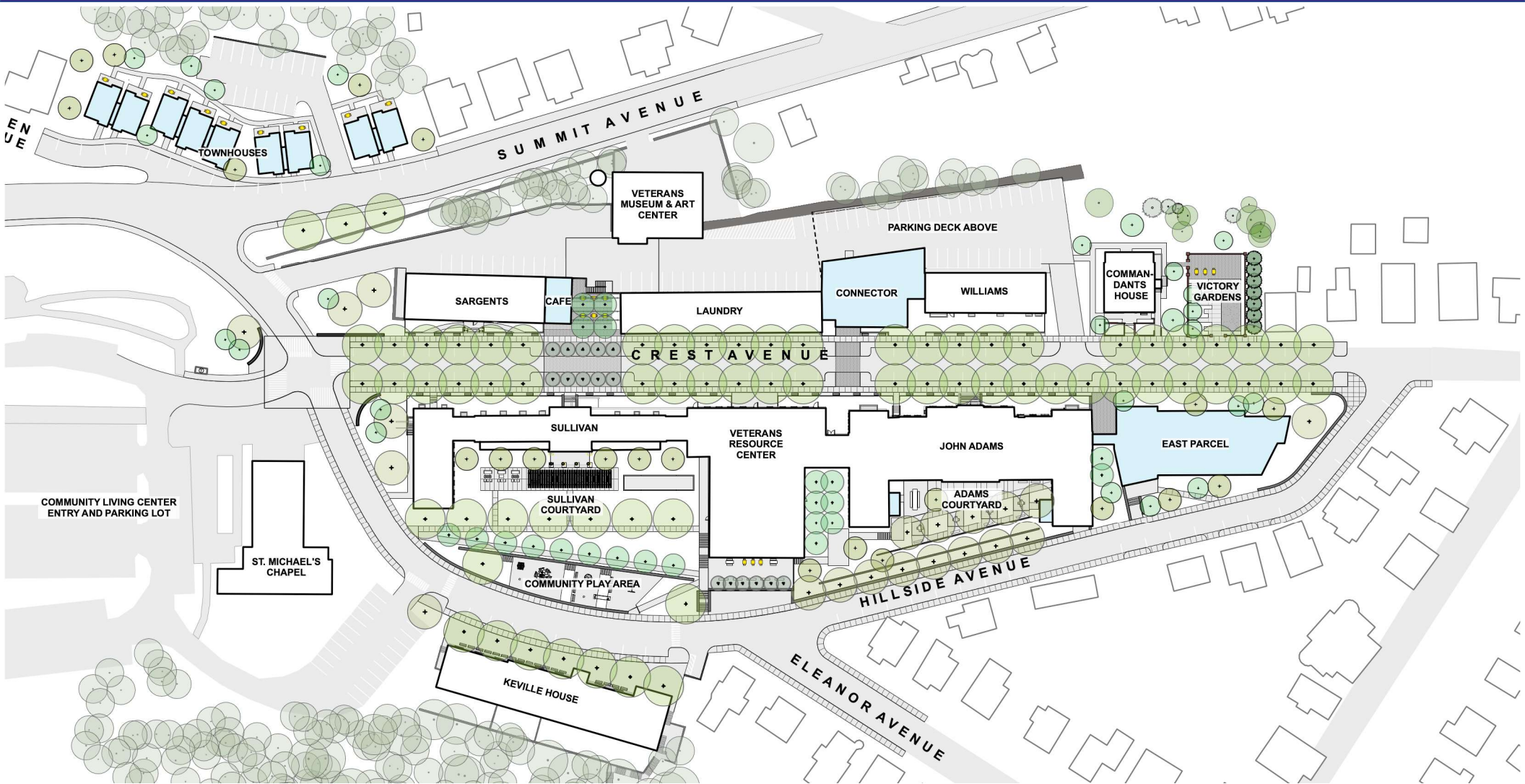
*Disclaimer: This conceptual plan is for preliminary planning purposes and is not reflective of final plan*

# Veterans' Home in Chelsea – Existing Trees





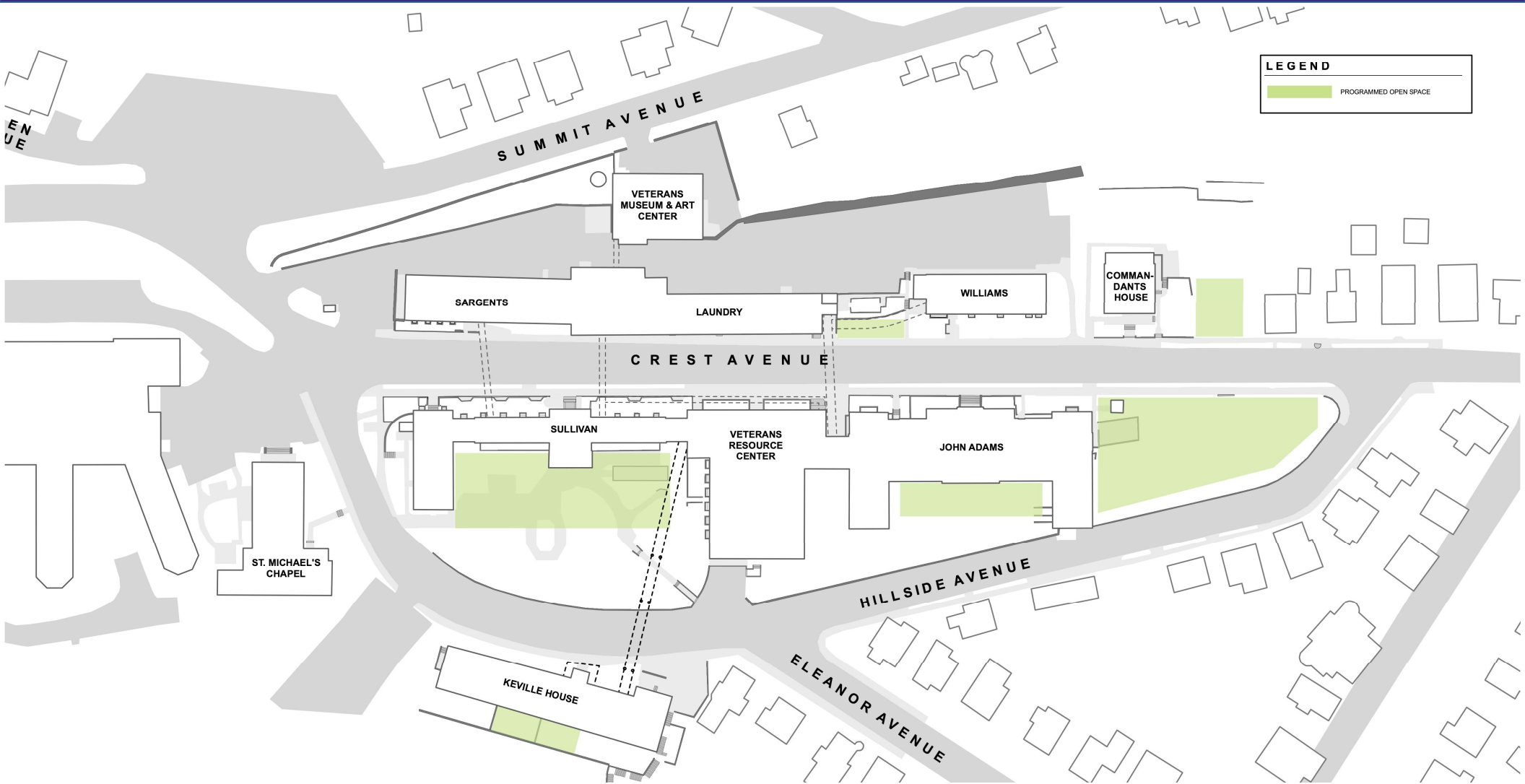
# Veterans' Home in Chelsea – Proposed Trees



# Veterans' Home in Chelsea – Existing Programmed Open Space

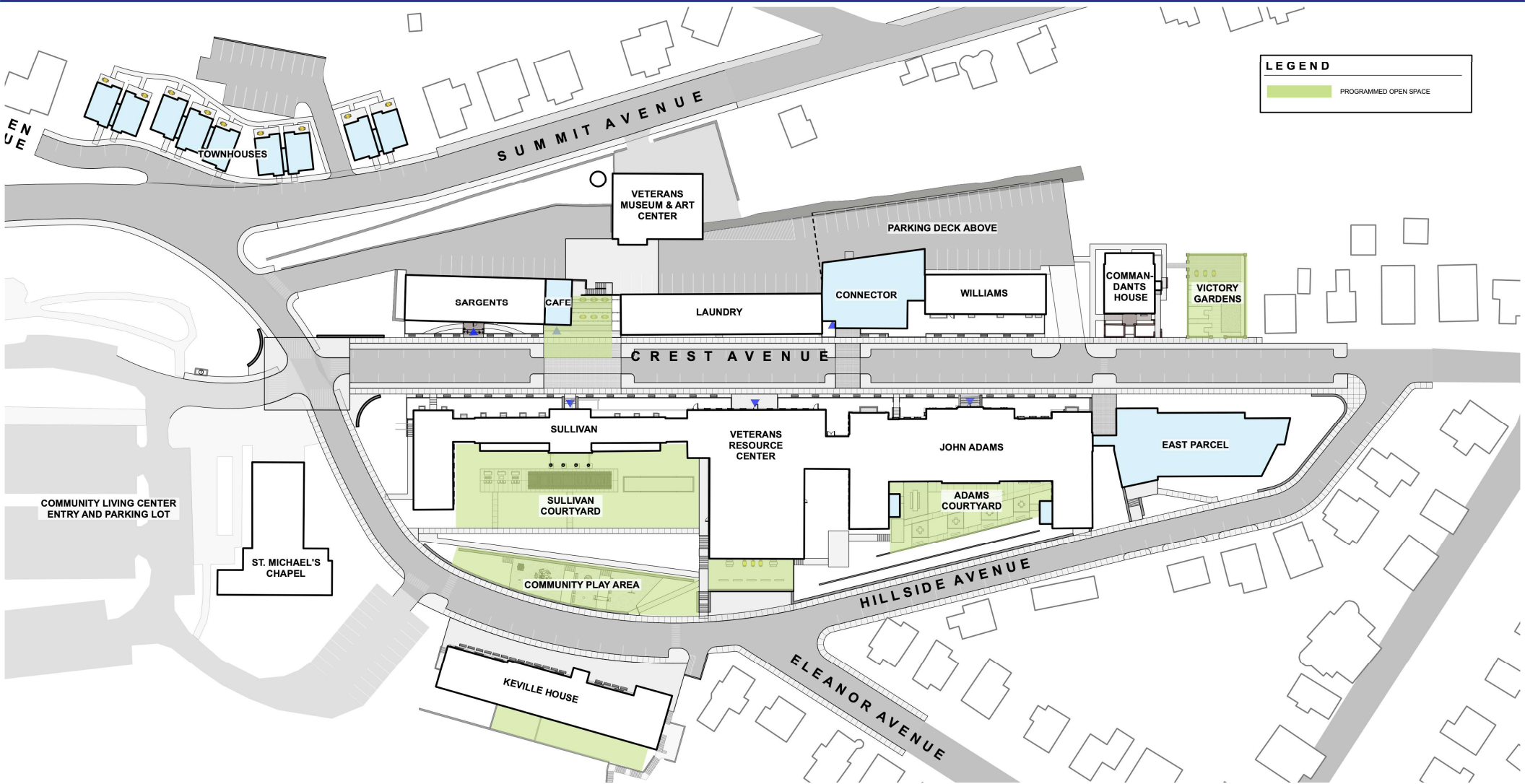
**LEGEND**

PROGRAMMED OPEN SPACE





# Veterans' Home in Chelsea – Proposed Programmed Open Space



**LEGEND**

PROGRAMMED OPEN SPACE

COMMUNITY LIVING CENTER  
ENTRY AND PARKING LOT

ST. MICHAEL'S  
CHAPEL

KEVILLE HOUSE

ELEANOR AVENUE

HILLSIDE AVENUE

CREST AVENUE

SUMMIT AVENUE

TOWNHOUSES

VETERANS  
MUSEUM & ART  
CENTER

PARKING DECK ABOVE

SARGENTS

CAFE

LAUNDRY

CONNECTOR

WILLIAMS

COMMANDANT'S  
HOUSE

VICTORY  
GARDENS

SULLIVAN

VETERANS  
RESOURCE  
CENTER

JOHN ADAMS

EAST PARCEL

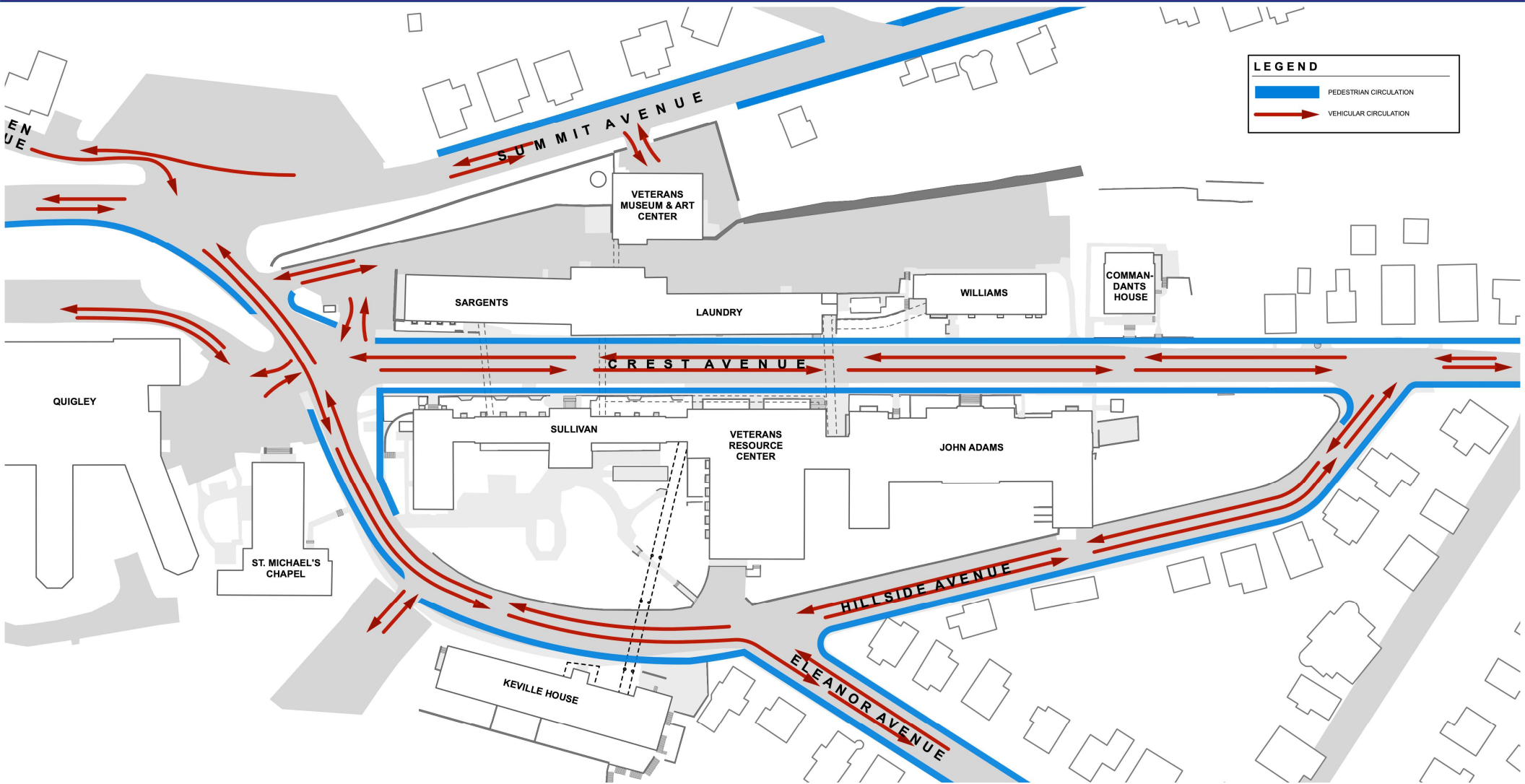
SULLIVAN  
COURTYARD

ADAMS  
COURTYARD

COMMUNITY PLAY AREA



# Veterans' Home in Chelsea – Existing Circulation

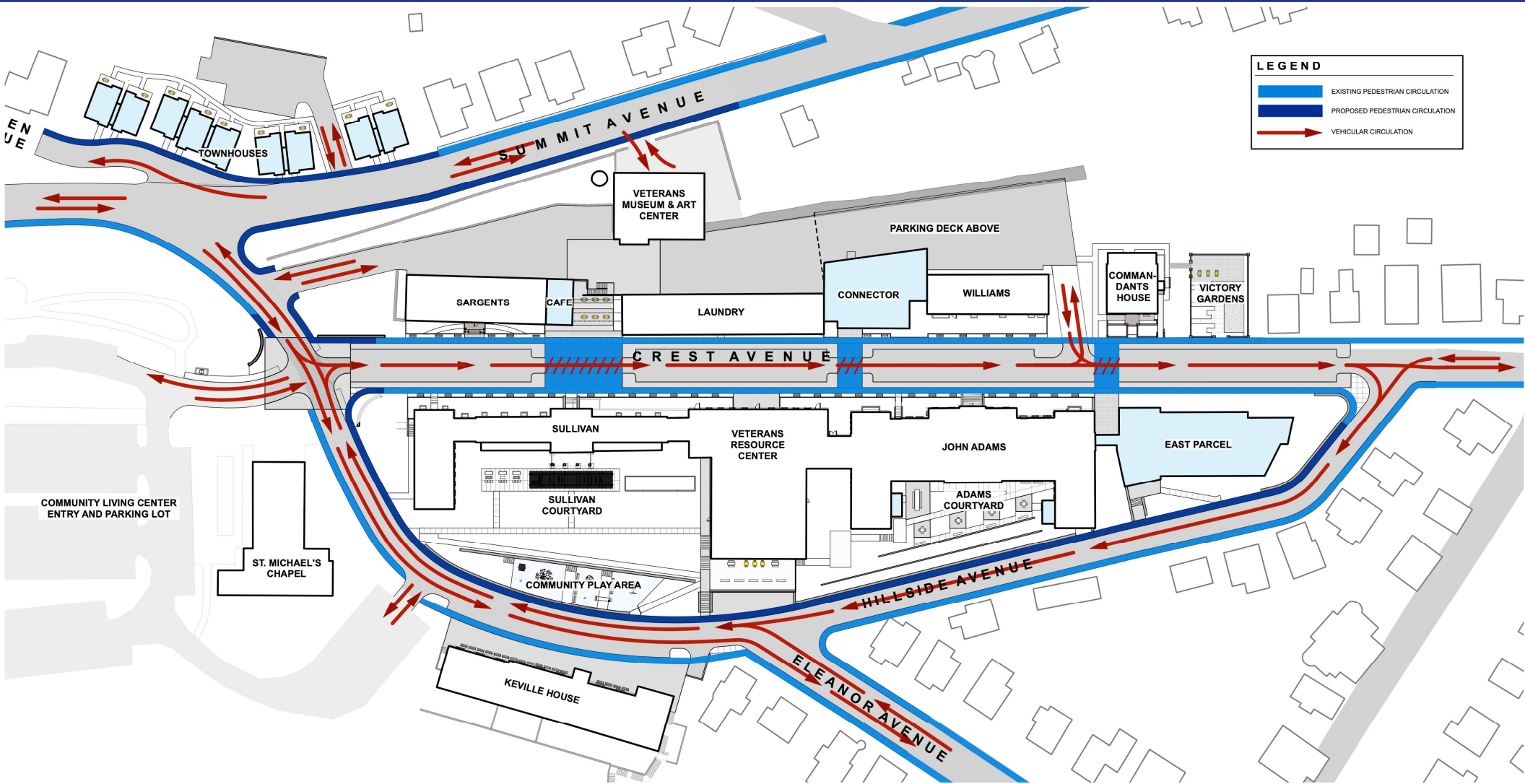


**LEGEND**

- PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

# Veterans' Home in Chelsea – Proposed Circulation

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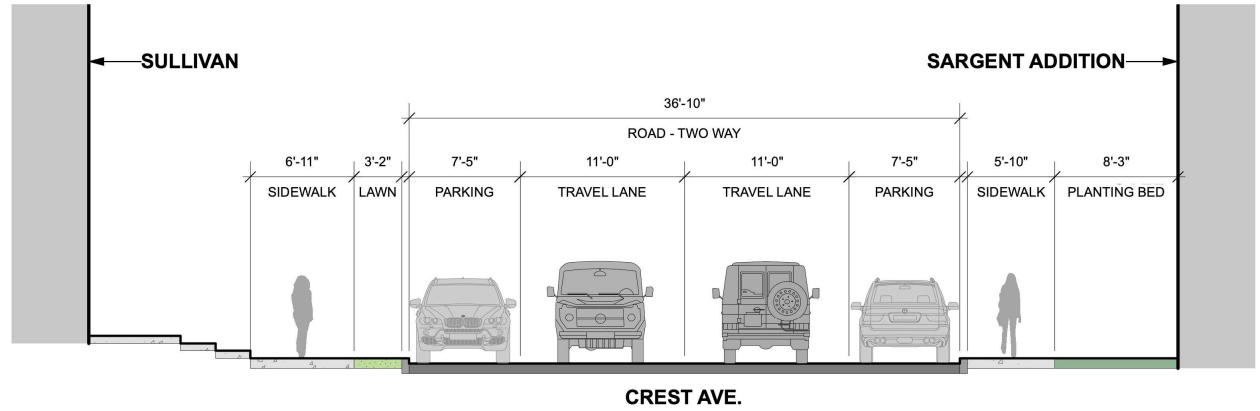
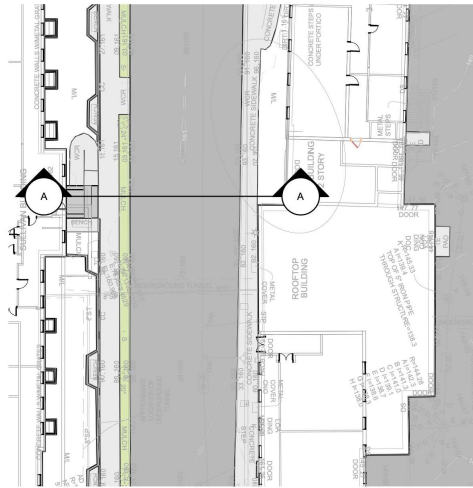
**LEGEND**

- EXISTING PEDESTRIAN CIRCULATION
- PROPOSED PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

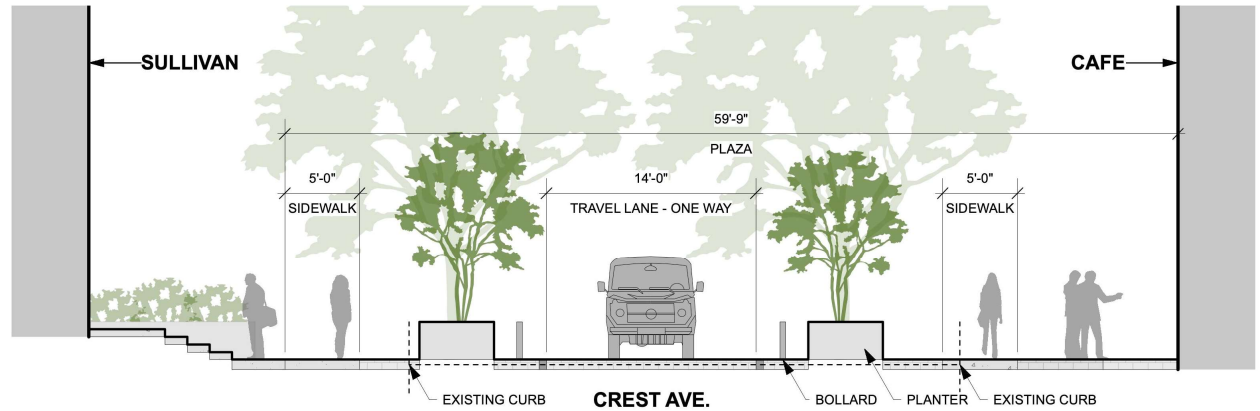
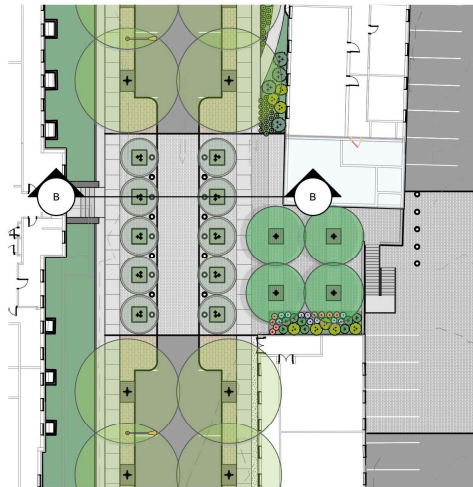




EXISTING CONDITIONS – CREST AVE.



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

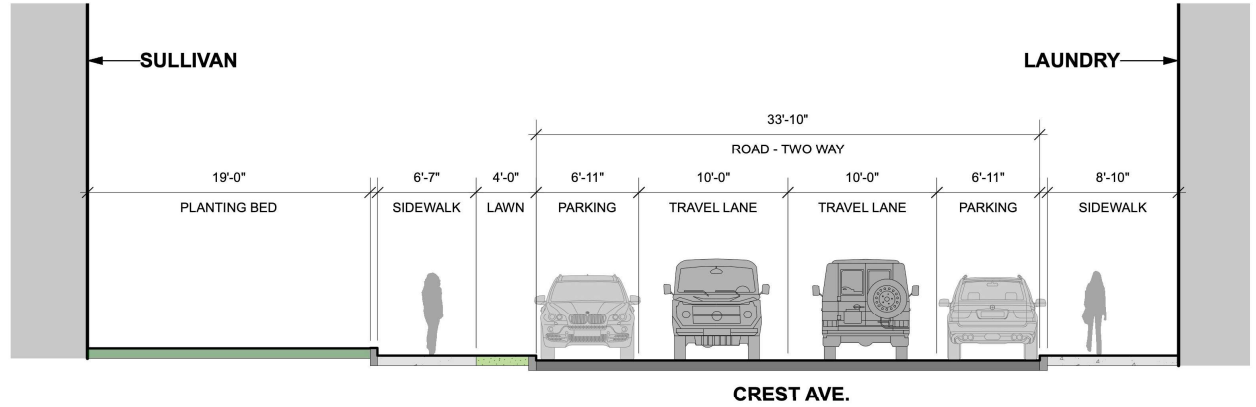
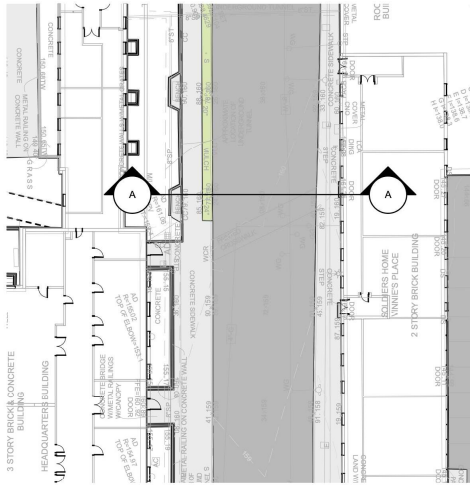


**B** SECTION - PROPOSED RAISED CROSSING (CAFE PLAZA)  
1/8" = 1'-0"

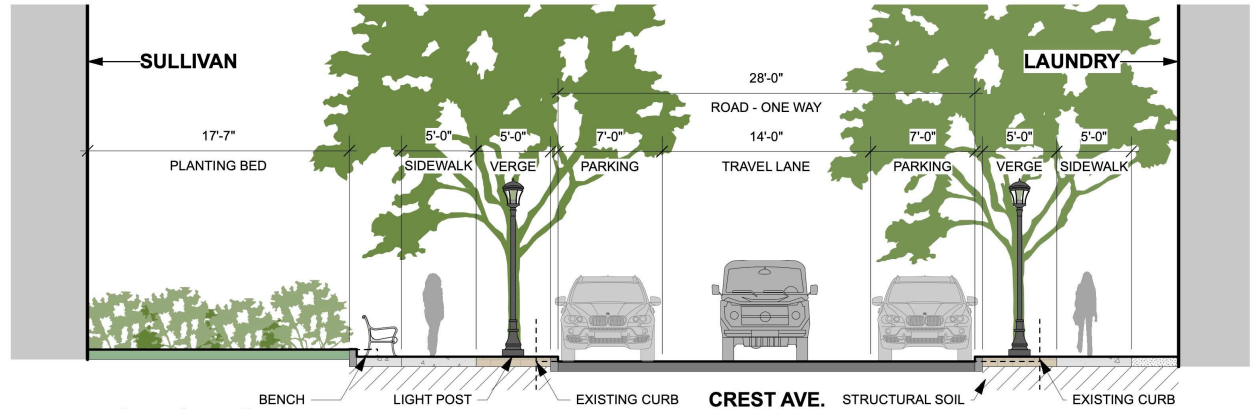
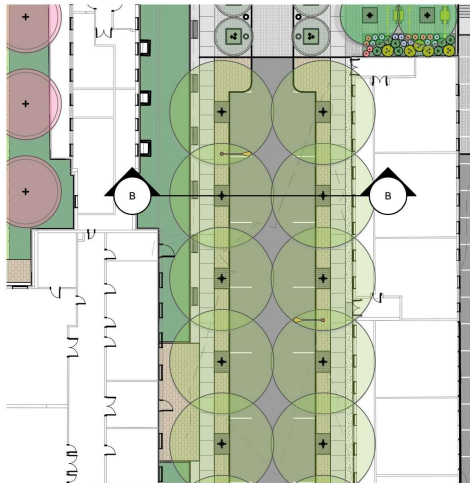




EXISTING CONDITIONS – CREST AVE.



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

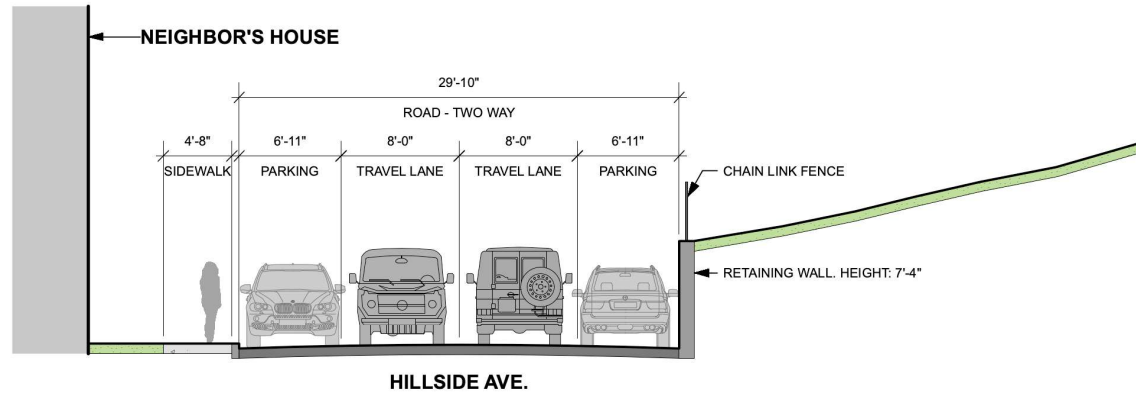
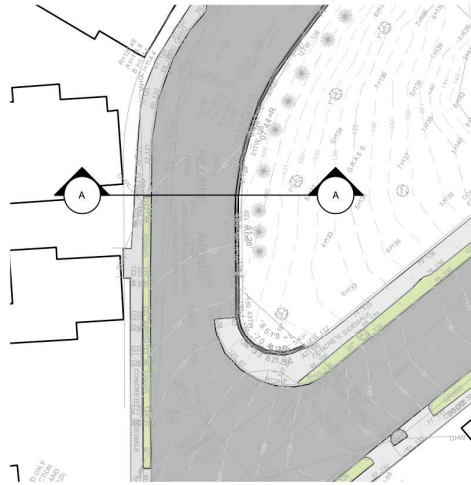


**B** SECTION - PROPOSED  
1/8" = 1'-0"

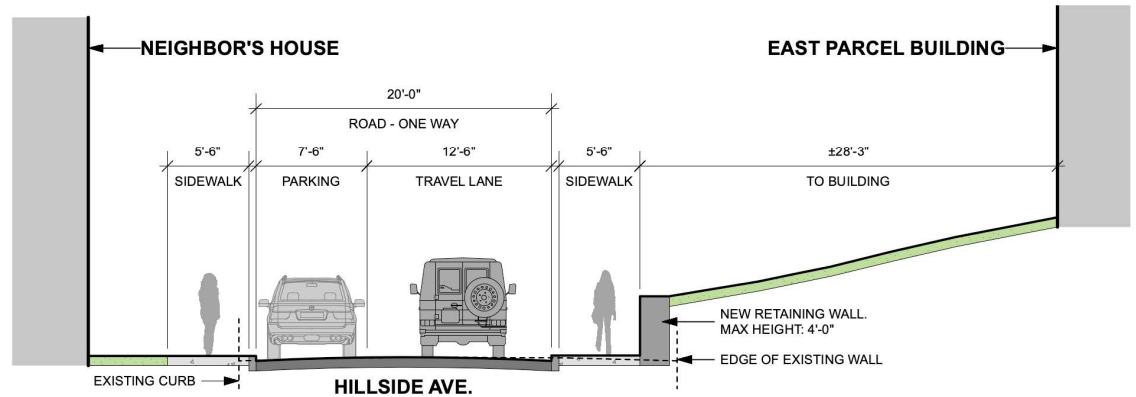




EXISTING CONDITIONS – HILLSIDE AVE.



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



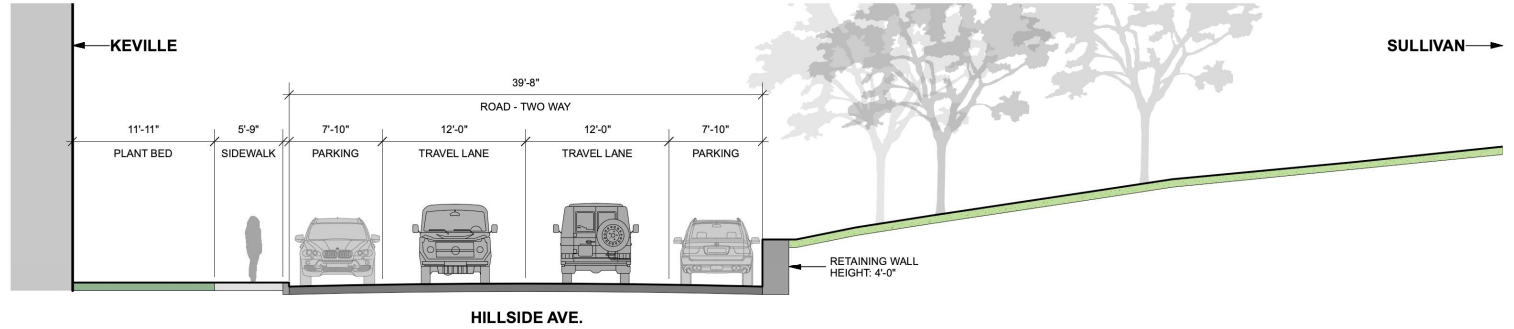
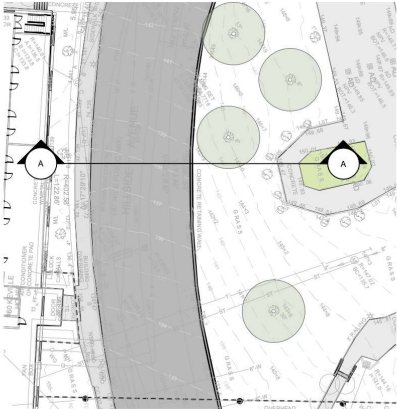
**B** SECTION - PROPOSED  
1/8" = 1'-0"



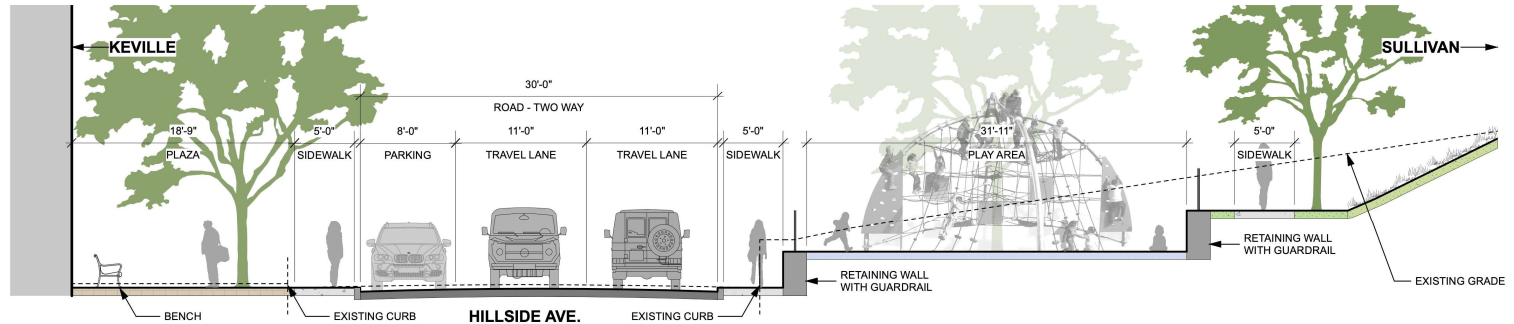


*EXISTING CONDITIONS – HILLSIDE AVE.*

# Veterans' Home in Chelsea – Landscape



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

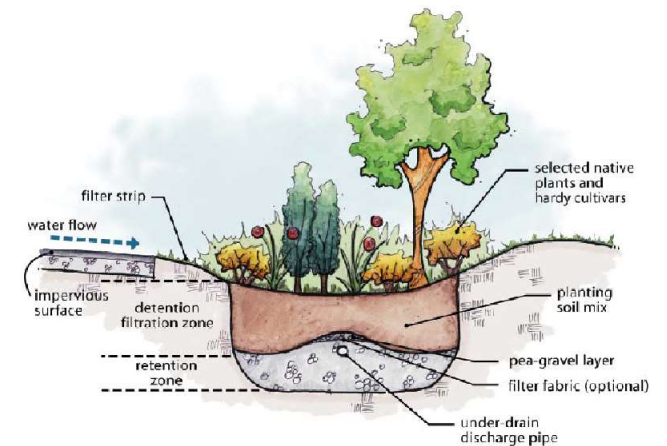


**A** SECTION - PROPOSED  
1/8" = 1'-0"

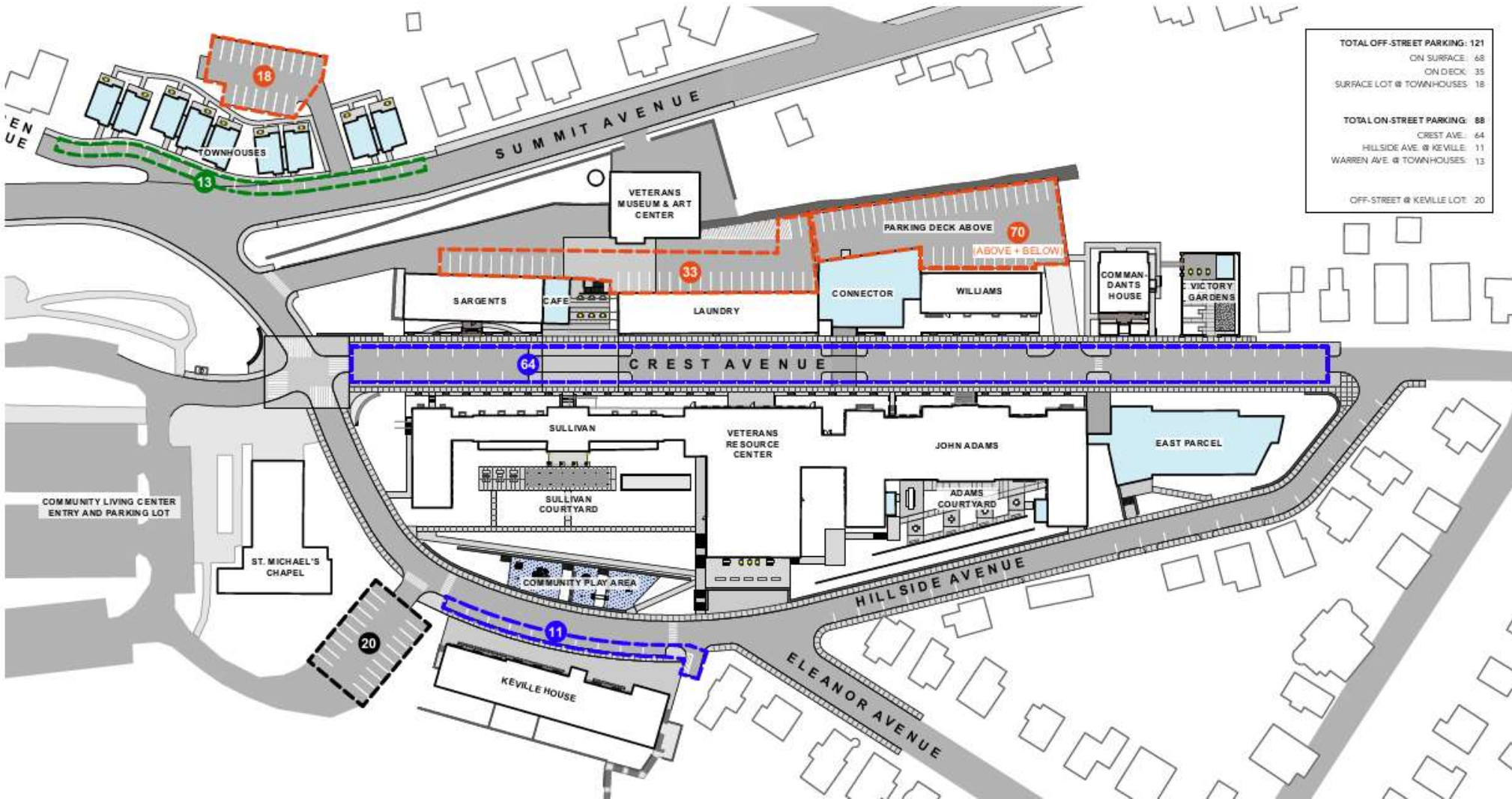


## Site Stormwater Strategies

- 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



# Veterans' Home in Chelsea – Parking



<b>TOTAL OFF-STREET PARKING: 121</b>	
ON SURFACE:	68
ON DECK:	35
SURFACE LOT @ TOWNHOUSES:	18
<b>TOTAL ON-STREET PARKING: 88</b>	
CREST AVE:	64
HILLSIDE AVE @ KEVILLE:	11
WARREN AVE @ TOWNHOUSES:	13
OFF-STREET @ KEVILLE LOT:	20



# Questions?

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

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