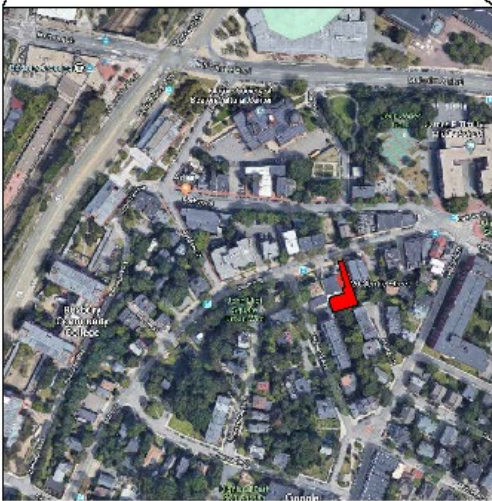


# 20 Centre St.



**Boston and Vicinity Map**



**YouthBuild Boston, Inc.**

27 Centre St

Roxbury, MA 02119

[www.ybboston.org](http://www.ybboston.org)

# Project Team



**Ken Smith**  
Executive Director



**Joe Diaz**  
Construction Manager



**Michael Chavez**  
Project Development  
Manager



**Mark Trombley**  
Site Superintendent



**Alex Ho**  
Design Associate



**Danny Ortiz**  
Site Foreman

# Goals & Vision

- New High-Quality Commercial Building for Construction Training & Community Meetings
- Expansion of YouthBuild Boston Facilities
- More Effective Delivery of Services
- New Maker-Space
- Enhanced Youth/Adult (14-24 y.o.) Education
- Fit Local Aesthetics, Be Energy-Efficient, Work Closely with Community, Be a Good Neighbor

# Developer Profile: 27 Centre St

- Gut-Rehab
- Masonry Construction
- Commercial
- \$1.85 Million
- 5,500 SF
- Historic Revival
- Marmoleum Floors
- Energy-Saving Fixtures & Appliances
- Water-Saving Fixtures
- On-Site Stormwater Infiltration
- Completed 2013



# Developer Profile: 556 Park St

- Gut-Rehab
- Wood Construction
- Single-Family
- 1,600 SF
- 100% AMI
- \$323,000.00
- 3 Bedrooms
- 1.5 Bathrooms
- Finished Attic
- Hardwood Floors
- Unfinished Basement
- 2-Zone Heating
- Fenced Yard
- Off-Street Parking
- Completed 2017



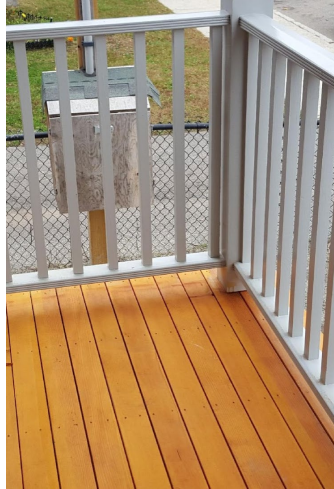
# Developer Profile: 31-33 Woodville

- New Construction
- Wood Construction
- Two-Family Condos
- 1,200 SF/unit
- 100% AMI
- \$360,000.00
- 2 Bedrooms
- 1 Bathroom
- Unfinished Basement
- Hardwood Floors
- Fenced Yard
- Off-Street Parking
- Completed 2018



# Developer Profile: 14 North Ave

- New Construction
- Wood Construction
- Single-Family
- 1,630 SF
- 100% AMI
- \$313,000.00
- 3 Bedrooms
- 1.5 Bathrooms
- Finished Attic
- Hardwood Floors
- Finished Basement
- 2-Zone Heating
- Fenced Yard
- Off-Street Parking
- Completed 2016



# Developer Profile: 26 Arbutus St

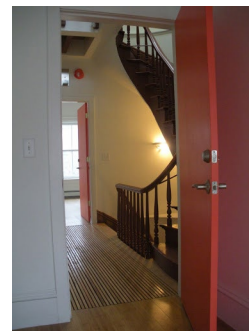
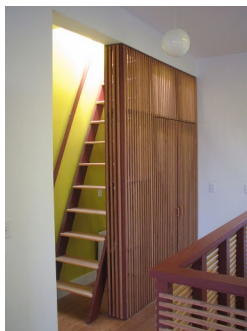
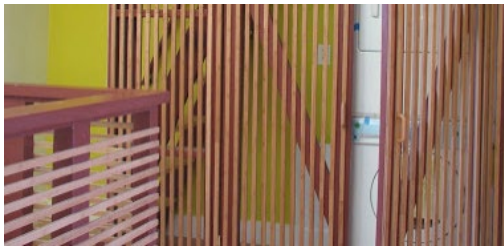
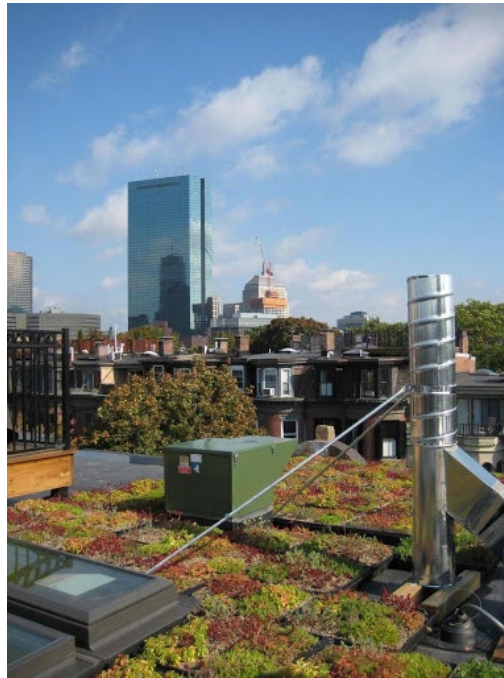
- New Construction
- Wood Construction
- Two-Family
- 1,400 SF/unit
- 80% AMI
- \$135,000/unit
- 3 Bedrooms
- 1.5 Bathrooms
- Hardwood Floors
- Unfinished Basement
- Fenced Yard
- Off-Street Parking
- Completed 2009



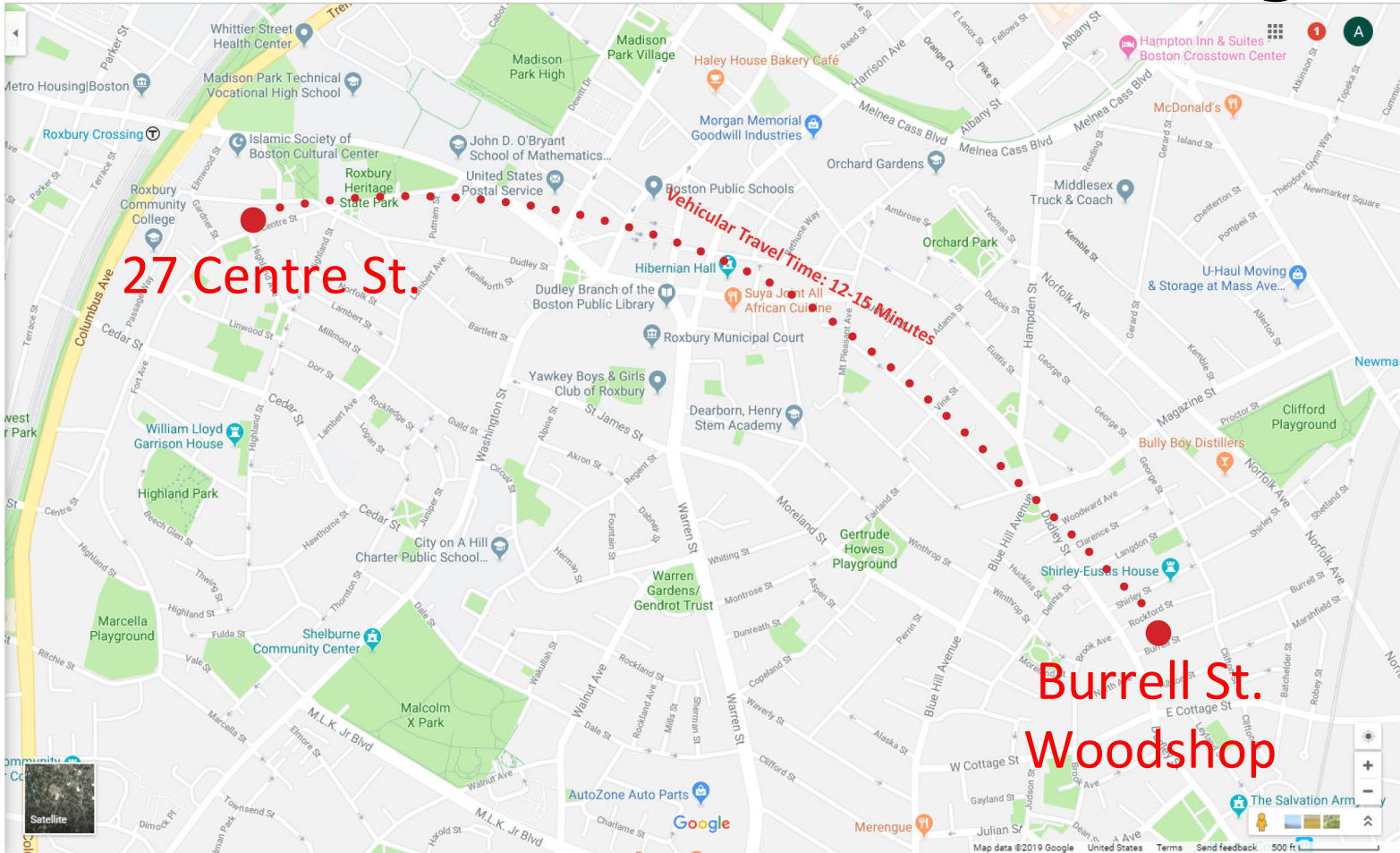


# Developer Profile: 20 Rutland Sq.

- Gut-Rehab
- Masonry Construction
- Artist Housing
- 9 Bedrooms
- 4.5 Bathrooms
- Hardwood Floors
- Bamboo Detailing
- Green Roof
- Completed 2009
- BSA Award

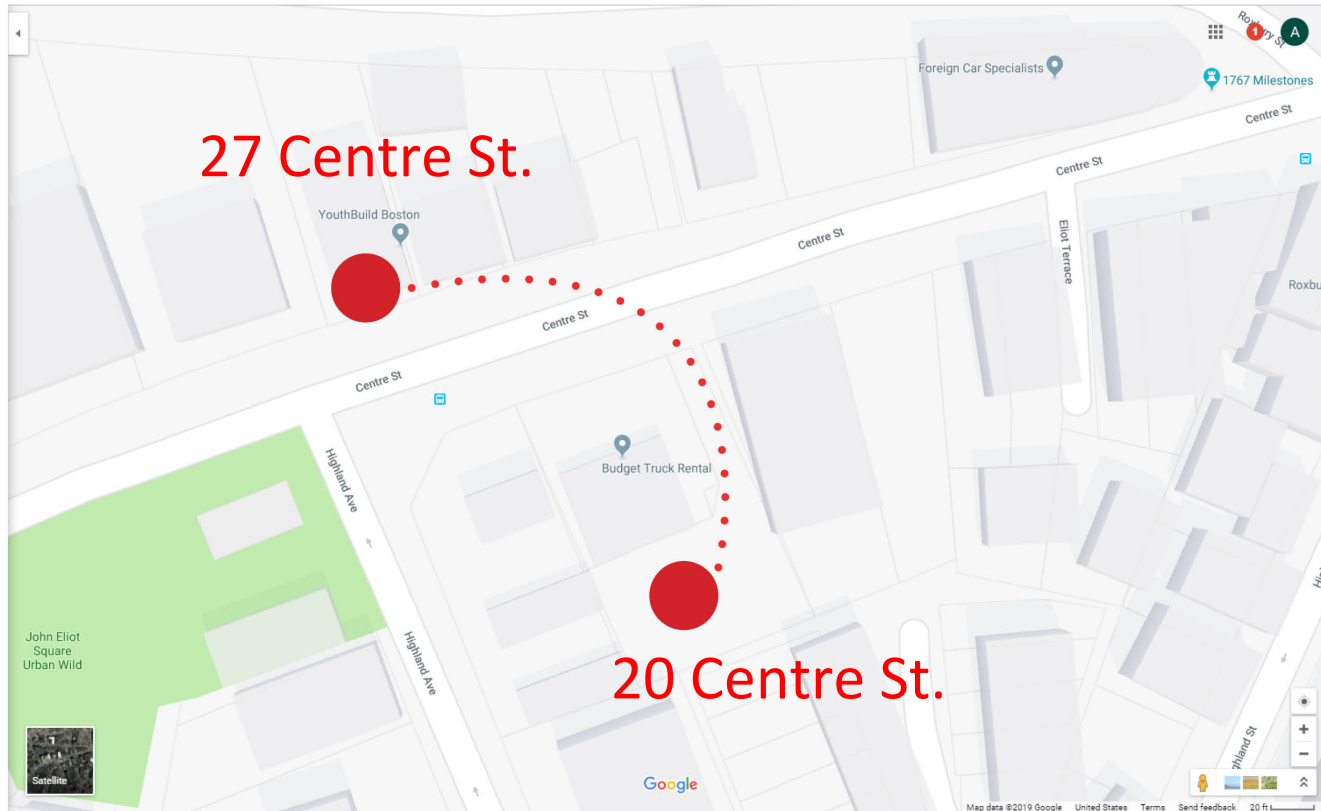


# 20 Centre St. Current Challenges



- Transit Time of 12-15 Minutes (One Way)
- Added Transit Time (Loading, Traffic, Parking)
- Limited Transportation Capacity (6 Passengers – 1 Instructor)
- Complex Logistics and Vocational Instructor Management

# 20 Centre St. YBB and Community Benefits



- Minimize Travel Time, Simplify Logistics
- Enhance Vocational Instructor Management and Instruction
- Reduce Local Traffic Congestion
- Increase On-Street Parking Availability

# YBB Wood Shop



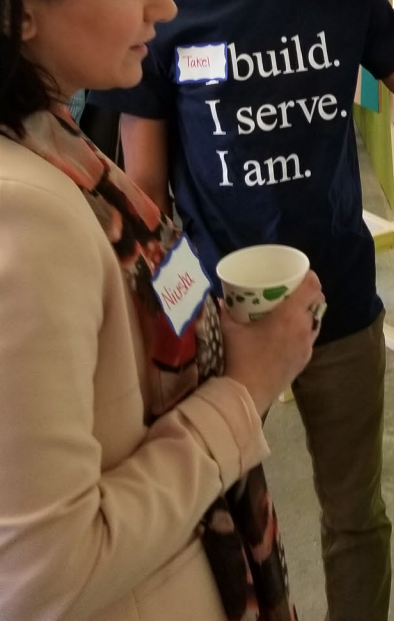
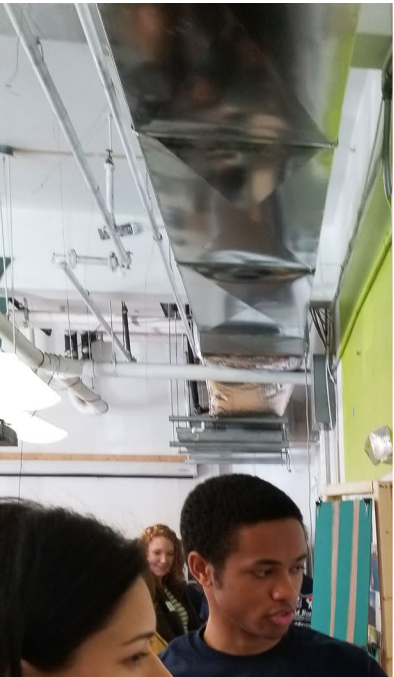
# YBB Wood Shop



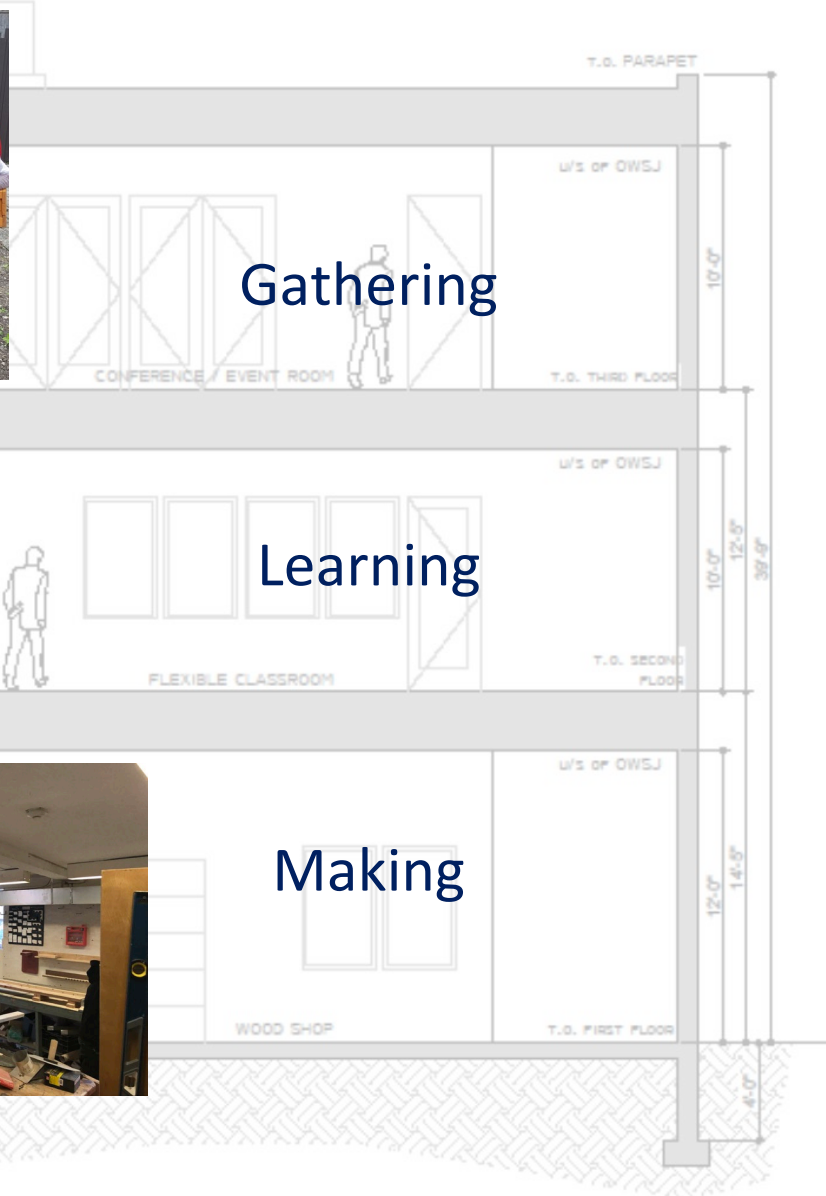
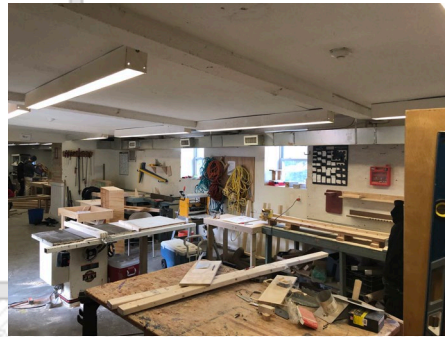
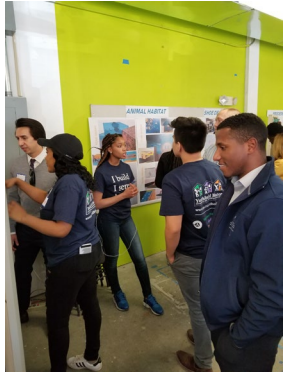
# Learning



# Gathering



# 20 Centre St. Program

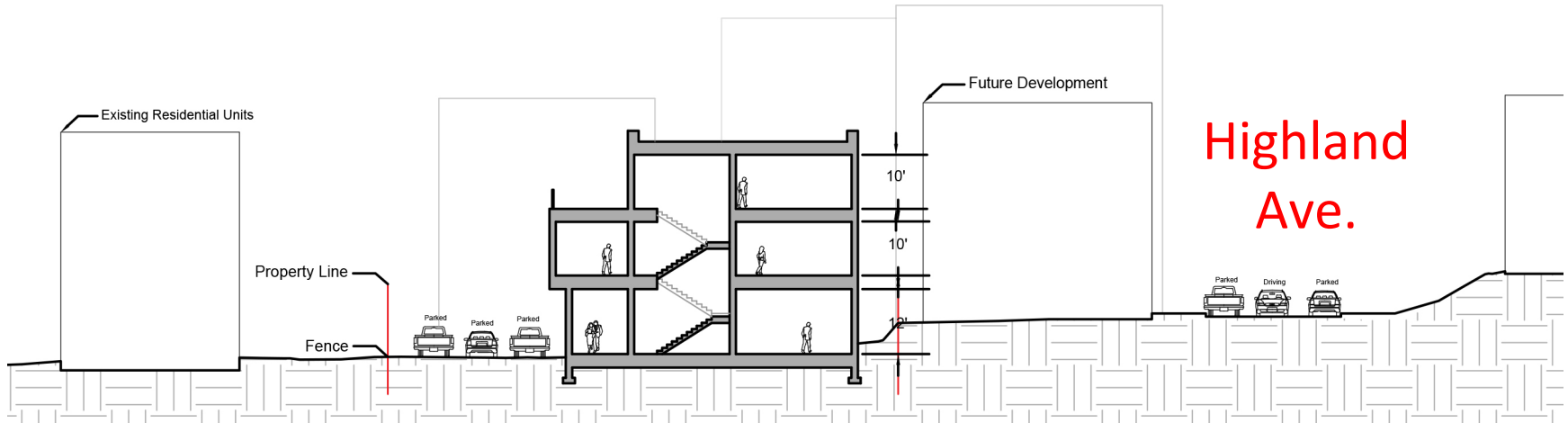




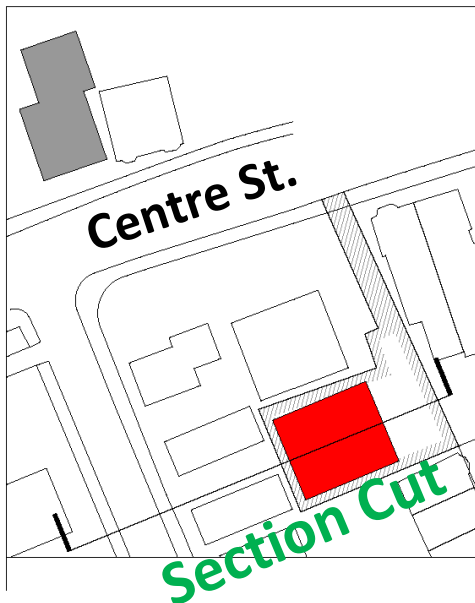
# 20 Centre St. Program

- 7,140 GSF Commercial Building (Adult Education)
- 3-car On-Site Parking
- First Floor Lobby, Woodshop
- Second Floor Classrooms and Computer Lab
- Third Floor Conference and Event Spaces
- Permeable Pavers
- Exterior Finish Materials aim to Connect with Local Context and establish YBB Brand.

# Site Context



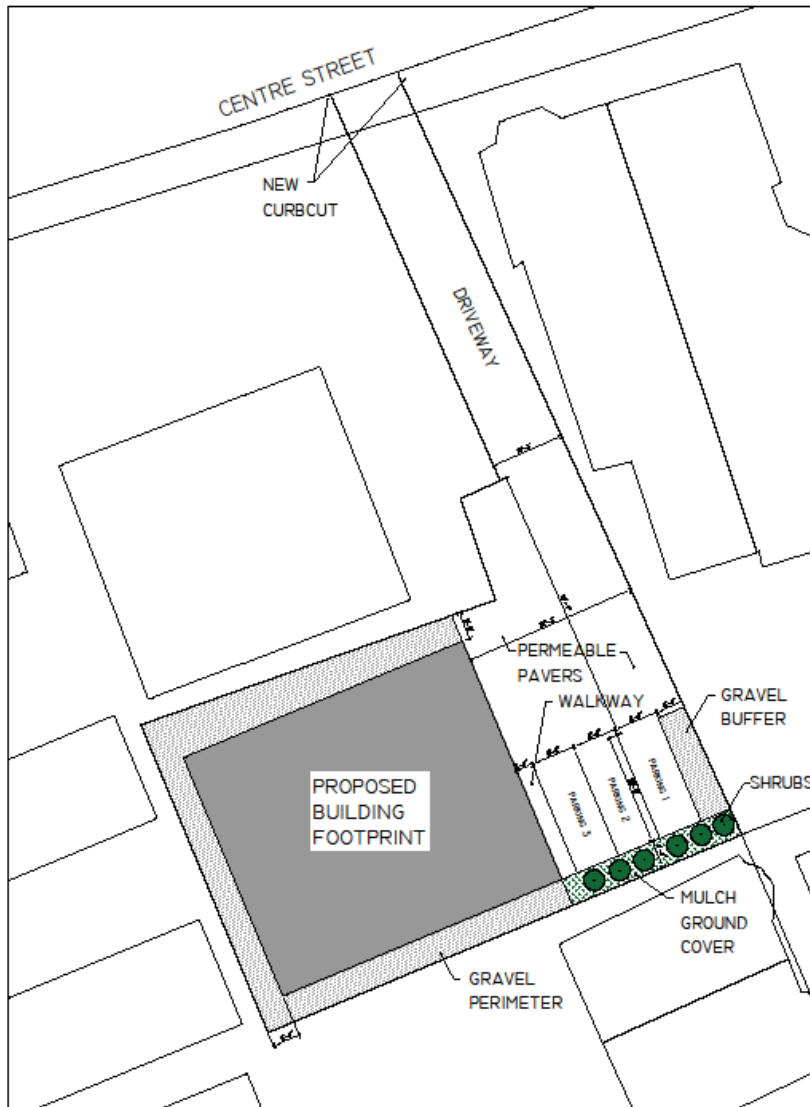
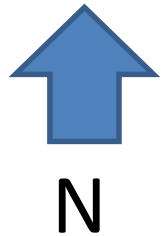
## Proposed Project



The site section taken in the “East/West” direction shows our slab-on-grade building in context with the neighboring residential buildings on Highland Ave. as well as Centre St.

Our proposed structure does not exceed the heights of existing and proposed abutting buildings

# Site Plan



- Min. 5'-0" buffer around the property.
- Three off-street parking spaces for YBB vehicles and guest parking.
- Permeable pavers for ground water infiltration.
- New Shrubs and Vegetation.

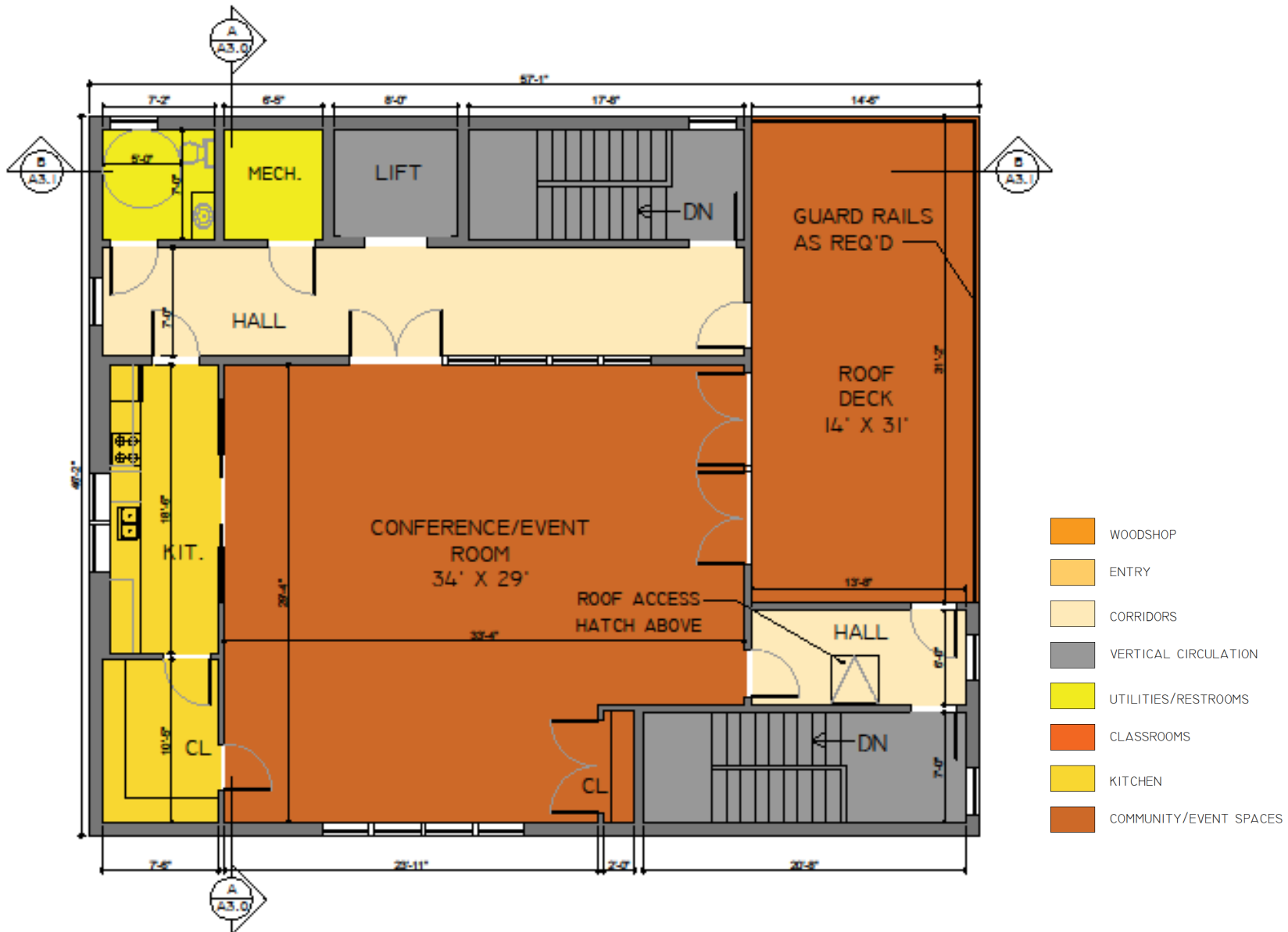
# First Floor



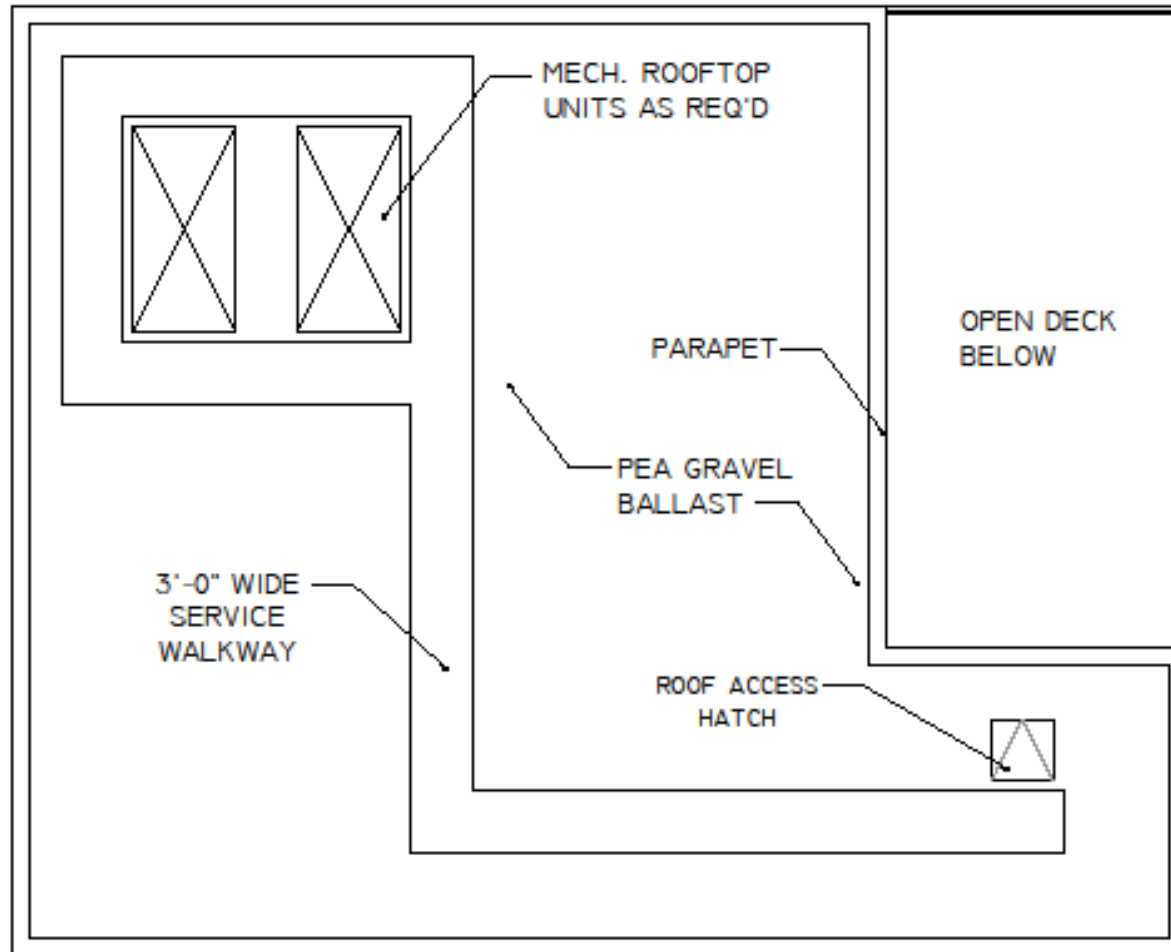
# Second Floor



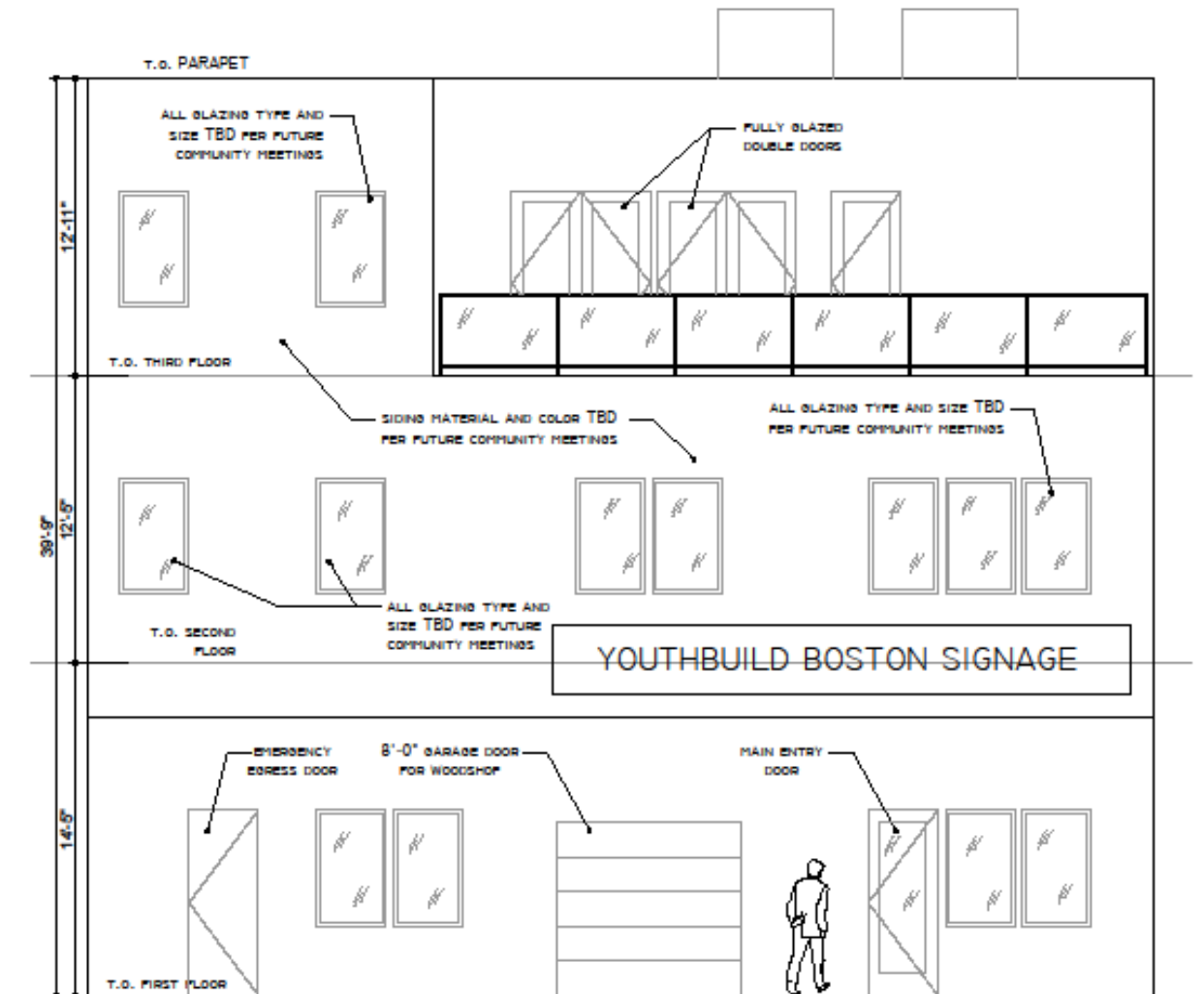
# Third Floor



# Roof Plan

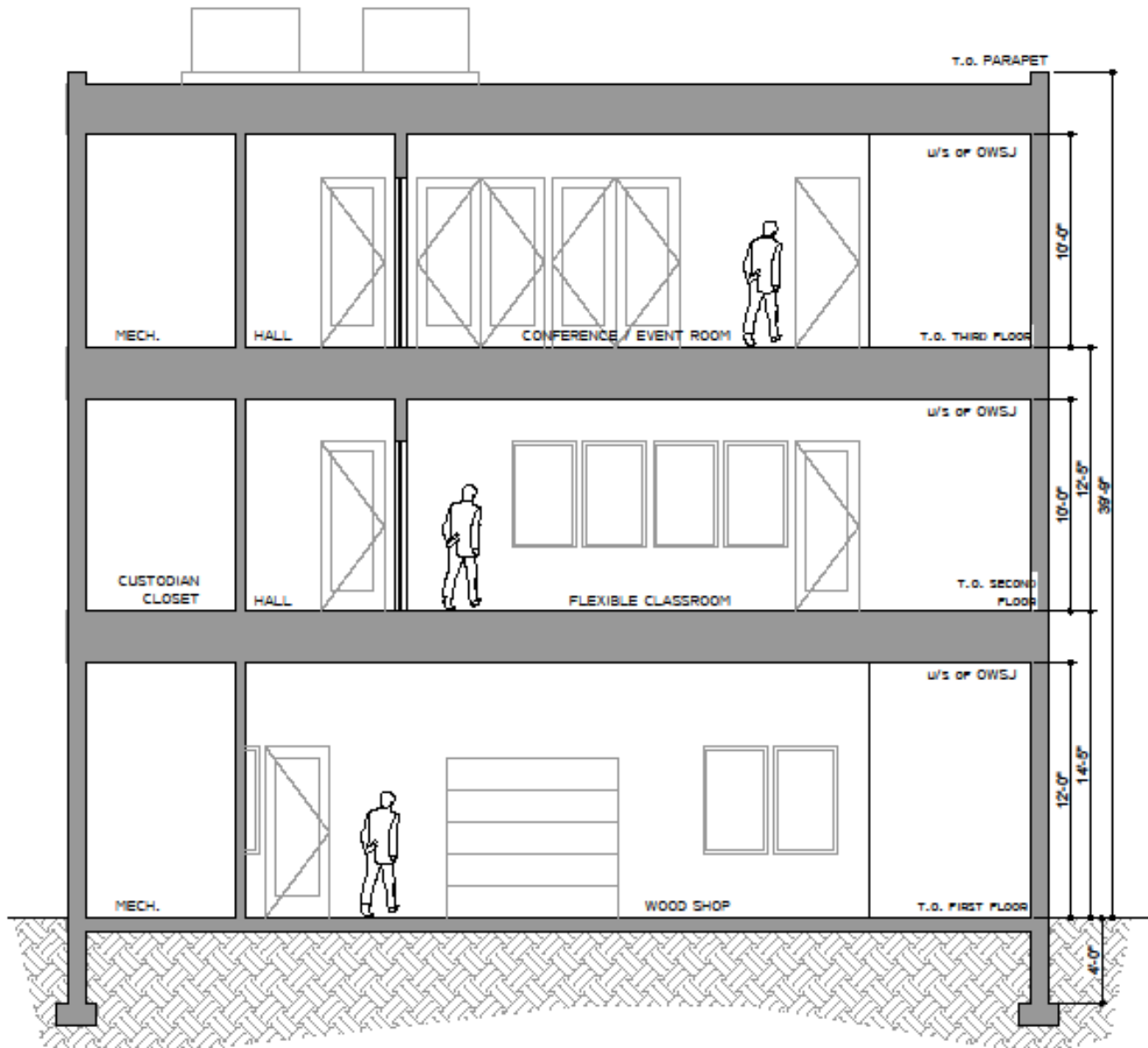


# Front Elevation

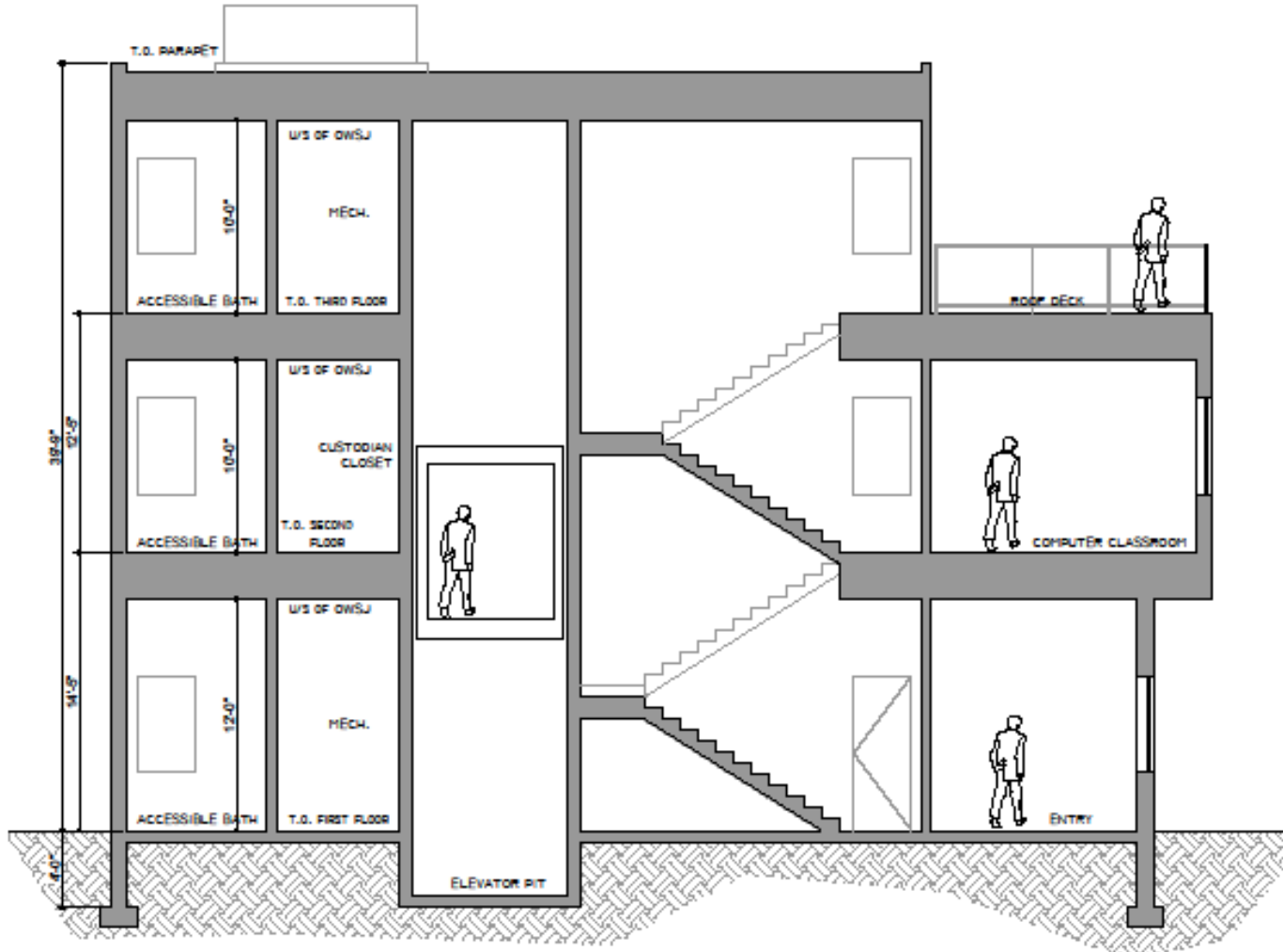




# Building Section A



# Building Section B



# Artistic Rendering



View from Centre Street

# Artistic Rendering



View from Centre Street

# 20 Centre St. Project

## Details and Costs

- \$2.4 million TDC (Total Development Cost)
- Thorough community feedback process, we want to have the drawings done by end of September 2019, apply for permits in winter 2019, close on parcel and begin construction in 2020
- Will meet or exceed BRJP hiring standards as we do on all our projects
- 2020 is YBB's 30th birthday so there will be heavy fundraising for this project as part of that celebration

# Project Benefits

- New High-Quality Commercial Building
- Fits Neighborhood & Historic Design Aesthetic
- Fills a Vacant Lot with YBB Extension Building
- Enhances YBB Services and Capabilities
- Off-Street Parking for YBB Vehicles
- Job Training Opportunity for Local Youth
- Engage with Community Before, During, & After Construction

# Thanks!

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617-445-8887 x-110

## Alex Ho, Design Associate

[aho@ybboston.org](mailto:aho@ybboston.org)

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