

# 1550 Soldiers Field Road

Prepared for the Boston Employment Commission

# Project Team



## **DEVELOPER – SMC Management Corporation**

Robert C. Simonds - Director of Capital Projects

## **GENERAL CONTRACTOR - Dellbrook | JKS**

Sheryce Hearn – Director of Diversity, Equity and Inclusion

Michael O’Connell – Project Executive

Joseph Rose, Senior Project Manager

Carli Dantas, Assistant Project Manager

Will Cook, Assistant Project Manager

Cathy Urban, Project Administrator



# Previous Project Overview

## **\*1550 Soldiers Field Road**

Dinosaur 1550 LLC (the “Proponent”), an affiliate of Dinosaur Capital Partners LLC, as the proposed owner-developer of two (2) parcels of land at 1550 Soldiers Field Road and 21 Soldiers Field Place in the City of Boston’s Brighton neighborhood (the “Project Site”). The Project Site includes 1.65 total acres (approximately 71,984 total square feet), with the Principal Development site consisting of a 1.08-acre (approximately 46,997 square feet) parcel at 1550 Soldiers Field Road and the smaller 0.57-acre (approximately 24,987 square feet) parcel located at 21 Soldiers Field Place. The proposed project includes the construction of 211 market-rate apartment units in a six-story structure at 1550 Soldiers Field Road (the “Principal Development”) and 38 income-restricted homeownership units at 21 Soldiers Field Place in a four-story condominium building (the “Associated Off-Site Project”), with a combined floor area of approximately 223,000 gross square feet and approximately 175 on-site parking spaces for both building components; including 148 spaces in an underground garage at the 1550 Soldiers Field Road building and 27 open-air garaged spaces at 21 Soldiers Field Place (collectively, the “Proposed Project”). While the Proposed Project will consist of two (2) new buildings situated on their own separate parcels of land, the overall Project Site will be master planned and designed together, with vehicular access from Soldiers Field Place, compatible site and pedestrian access improvements, robust usable open space and related public realm measures.

**\*Disclaimer – The project was bought out prior to SMC and Dellbrook’s engagement under the previous owner. The project unfortunately has no participation from MBE or WBE’s. Upon receiving the project SMC decided to move forward with 21 SFR as a separate contract and project.**





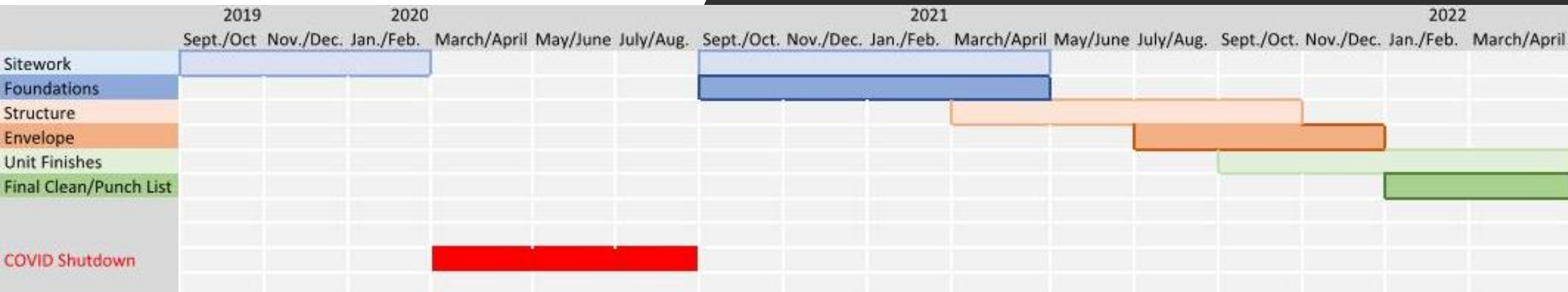
# Current Project Overview



## **1550 Soldiers Field Road**

1550 Soldiers Field Road consists of 210 apartments in a six-story building over a single level podium garage below grade. The unit mix will include studio, one- and two-bedroom apartments. The building's "H-shaped" plan creates two courtyards between the building wings -- a landscaped entry court to the south, and an outdoor amenity area on the north side looking beyond to the Charles River over Soldiers Field Road. First floor interior amenity areas for the residents will extend between the courtyards. Some private patios will be created adjacent to the apartments that surround the amenity courtyard, and decks for units on upper floors are angled to capture views to the river beyond. The below-grade garage provides parking for 148 cars. The garage will include generous bicycle storage areas and charging stations for electric cars.

# 1550 Soldiers Field Road Project Schedule



# Upcoming Subcontractors



- DA Bosworth – Site work
- Turner – Concrete
- Superior Plumbing – Plumbing
- Aldon – Electrical
- Shawnlee - Rough Carpentry (Framing)
- Hydra – Waterproofing
- Charles Contracting – Off Site Work



# Community Outreach, Training and Development



- Dellbrook Careers in Construction  
April 28th Brighton High School
- Virtual Resume Writing and Job Fair Prep Workshop  
May 20<sup>th</sup> 4 – 5:30 PM via Zoom
- Dellbrook Job Fair  
June 16<sup>th</sup> via Zoom
- Dellbrook Summer A.C.E's  
July 5<sup>th</sup> – August 13<sup>th</sup> (apply through ABCD)

To register or receive more information email: [Diversity @dellbrookjks.com](mailto:Diversity@dellbrookjks.com)

# Job Application Process



There is a job application box located on Soldiers Field Place. Blank application will be in the clear box marked “Take One”. Once you have filled out the application you can return it to the black box. If you want to email your resume, please send to: [curban@dellbrookjks.com](mailto:curban@dellbrookjks.com)



# Questions/Comments

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