



## **WARREN QUINCY GLENBURNE PARCELS.UHM PROPERTIES**

### **a. Introductory Documents**

**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108**

**DATE RECEIVED BY DND:** \_\_\_\_\_

**SUBMITTED BY: NAME:** UHM Properties LLC

**ADDRESS:** 530 Warren Street, Boston, MA

**TELEPHONE:** 617.541.5510 x 215

**EMAIL:** cshepherd@uhmproperties.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 436 Warren Street, 7-9 Quincy Street and 20-22 Glenburne Street, Roxbury

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

See attached

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Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:  
LLC/Partnership

(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

- A. If applicant is a Partnership, state name and residential address of both general and limited partners: See attached

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B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: \_\_\_\_\_  
President is: \_\_\_\_\_  
Treasurer is: \_\_\_\_\_  
Place of Business: \_\_\_\_\_

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

\_\_\_\_\_  
\_\_\_\_\_

A copy of the joint venture agreement is on file at: \_\_\_\_\_ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

\_\_\_\_\_  
\_\_\_\_\_

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

- iii. Bank reference(s): Eastern Bank
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:  
\_\_\_\_\_
- v. Number of years organization has been in business under current name:  
1
- vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

We propose the following purchase price:

vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

J. Kevin Bynoe

Signature of individual submitting proposal

Chief Executive Officer

Title

UHM Properties LLC

Legal Name of Organization

Dated at: \_\_\_\_\_

This 21<sup>st</sup> day of MAY, 2020

NAME OF ORGANIZATION:

UHM Properties LLC

BY: J. Kevin Bynoe

TITLE: Chief Executive Officer

i. ATTESTATION:

I, J. Kevin Bynoe being duly sworn deposes and says that (he/~~she~~) is the Chief Executive Officer of UHM Properties LLC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 21<sup>st</sup> day of May, 2020

Notary Public: Patricia A. Farr  
Patricia A. Farr

My Commission Expires: July 22, 2022  
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.



## **UHM PROPERTIES, LLC**

PRESENTS TO

### **City of Boston Department of Neighborhood Development**

RESPONSE TO

**REQUEST FOR PROPOSALS-  
436 WARREN STREET,  
7-9 QUINCY STREET, AND  
20-22 GLENBURNE STREET, ROXBURY**

By

**UHM PROPERTIES LLC**

J. KEVIN BYNOE, CEO, Partner

530 Warren Street  
Dorchester, MA 02121  
Telephone (617) 541-5510  
kbynoe@uhmproperties.com

May 22, 2020

Sheila Dillon  
Chief and Director  
Department of Neighborhood Development  
26 Court Street, 8<sup>th</sup> Floor  
Boston, MA 02108

**RE: RFP - Warren Quincy Glenburne. UHM Properties**

Dear Sheila Dillon:

UHM Properties, presents this response to the above-referenced RFP with the anticipation of being allowed to create additional needed affordable housing for our community. Being a community-based property management company, we know first hand and daily see the effect that the housing shortage is having on our community. With this proposal we will establish 2 residential buildings that will total 25 residential units and one commercial space. In addition, 14 parking spaces will be provided on-site.

UHM was founded in 2003 on a mission to provide safe and decent housing while providing jobs for the residents of the communities in which we do business. We have been very successful in that mission. To date we manage over 1,400 units mainly in the Dorchester and Roxbury neighborhoods, also, in the past year we spent over \$10.8M in hiring local and minority and woman businesses for services to the properties we manage. That accomplishment was recognized in 2019 by MassHousing as they presented us with the Multi-Million dollar MBE and WBE Achievement Award for minority spending. This award has been received by UHM every year since our founding.

As you review our response to this RFP we hope that you will believe as we do, that UHM Properties is the best candidate to return this vacant land into a valuable resource for the community and help alleviate the housing crisis in the City.

We look forward to hearing from you soon.

Regards,



J. Kevin Bynoe  
CEO



## Warren Quincy Glenburne Parcels.UHM Properties

### PROPOSAL SUMMARY

#### a. Introduction

- i. UHM Properties LLC is submitting this response to the RFP for 436 Warren Street, 7-9 Quincy Street and 20-22 Glenburne Street in Roxbury, MA. UHM proposes to provide affordable housing on the site based on the housing crisis that exists in the neighborhoods of Boston. UHM, the project sponsor and developer intends to pay the requested \$193,300 to the DND for the land for the development.

- ii. UHM Properties LLC (UHM) is a minority-owned property management and development firm located at 530 Warren Street in the Grove Hall section of Boston. UHM was founded in 2003 under the name of United Housing Management Company by eight members of the senior staff of Long Bay Management Company. The employees bought the entire residential portfolio from the Guscott brothers of Long Bay Management Company. Since the inception date, the UHM has grown and now manages 1,400 units, of which UHM owns 128 units.

In 2017 UHM became involved with the Business Equity Initiative program run by Eastern Bank, and through that affiliation, UHM developed a strategic growth plan. As part of that growth plan, the Company officially changed its name to UHM Properties on January 1, 2019. The CEO J. Kevin Bynoe leads the day to day operation of the Company. He, along with Patricia Farr, Director of Human Resources and Sheila Harper, Director of Compliance, are owner-employees. Their short bios are attached to this proposal summary. Other vital employees are Jeffery Caputi, CFO, Winnie Lamour, COO, Christopher Shepherd, Director of Business Development, Robert Ortiz, Regional Manager, and Everton Blake, Director of Maintenance. Bios for the listed personal are also under exhibit 1, full resumes for Christopher Shepherd and Jeffery Caputi are included as they will be the primary contact for the development plan.

- iii. There are no lawsuits brought against the Company or the principals in courts situated within Massachusetts within the past five years.

## b. Development Plan

- i. As UHM Properties has established itself as a premier property management and development company based in the grove hall section of Dorchester, we know the need for additional affordable housing in the area. As such, UHM Properties is committed to achieving the objective of creating and preserving clean, safe, and efficiently operated properties. In this instance, UHM Properties proposes to acquire the land at 436 Warren Street to provide the desired housing. Well known and respected architectural firm DREAM Collaborative has been hired to bring the vision to life. Given the site's slope and shape, it was thought that the site might be best utilized by creating two structures. One structure will front on Warren, and the other will have a Quincy Street address. The Warren Street building will contain 11 units, and the Quincy Street building will include 14 units. Fourteen surface parking spaces will be provided on-site and will have access from Quincy Street near the building entrance. Commercial space will be created on the ground level of the Warren Street building. The commercial space can take many forms, but the occupant will be required to provide beneficial activities to the community.

UHM Properties is a community-driven organization and views this development as an opportunity to broaden our impact on the community. Currently, UHM operates its resident services department at 434 Warren Street, along with its non-profit organization, The Neighborhood Network Center. This abuts the RFP subject property. At this location, UHM provides services to UHM residents and the neighborhood that the properties exist in. Some services are provided in-house and many are referrals to other agencies. The services range from rental assistance, employment training, senior services, summer program ( widely acclaimed "Freedom Schools"), and many other programs. As UHM is a tenant at 434 Warren Street, possible use of the commercial space at 436 Warren Street would be to move UHM's resident services and The Neighborhood Network Center to that location.

- ii. Once selected as the developer, UHM will proceed to assemble the financing for the project. As stated, DREAM Collaborative is the project architect, and they will be able to fully complete the design document that they have provided preliminary design work for. DREAM has completed many projects for the City of Boston, and are versed in the requirements for DND. Their experience will allow them to design the plan to meet their requirements and the community in which the property will sit. Criteria that will be satisfied include LEED silver certification and specification documentation that will address traffic impact, safe excavation, proper drainage, noise reduction, and rodent control. UHM is eager to meet with DND and the community to establish the protocol that will make this a successful project. Again, UHM is committed to the area as the resident service, and The Neighborhood Network Center abuts the subject property. Also, UHM's main office is at 530 Warren Street, a five-minute walk from the property.



iii Attached to this Project Summary, you will find a site plan, floor plans, and renderings.

c. Operational Plan

i. UHM is an established property management company and plans on managing the property once the construction is complete. The demand for affordable housing is high in the City of Boston, and the supply is not sufficient. An affirmative Fair Housing marketing plan will be developed for the property, and the newly available units will be advertised in several markets outside the Grove Hall community to make sure that individuals that might not be aware of it would apply. A lottery will be held for those that qualify to select the occupants of the units, and a waiting list will be developed once the available units are filled. To be eligible for the lottery, the applicants can make no more than 60% of the Area Median Income. HUD will establish the rent level for the units. Vouchers will be requested from housing agencies to ease the rent burden for eligible families.

d. Housing Affordability plan

i. This project will be a 100% LIHTC property. The rents will be set to affordability as established by HUD regulations.

ii. The development will impact the Housing A Changing City: Boston 2030 in many ways. First, it will provide affordable rental housing in the City. Secondly, 20% of the units will be made available to homeless households. Thirdly, dedicated housing vouchers will be sought for the property to assist those who may not be able to afford housing costs.

e. Diversity and Inclusion Plan

i. An integral part of UHM's business model is diversity and inclusion. As UHM put together the team for this development diversity played a major roll in the selection process, and each team member has a track record of achievements in that area.

As the Developer, Owner, and ultimate property manager of the proposed project, UHM's commitment to diversity has been documented by the annual awards that they receive from MassHousing for their performance. Since it's inception in 2003, UHM has received the Multi-Million Dollar MBE and WBE Achievement Award from MassHousing for the spending with minority and women vendors, in 2019 that spending totaled a little over \$10.8M which represents about 65% of the discretionary spending for the year.

UHM is a minority-owned business, with six of the seven owners being of color. Two of the seven owners are women. The staff of 62 represent various ethnicities and nationalities. Many

staff members are bi-lingual, and a few are tri-lingual. The owners and staff are a representation of the residents that UHM serves.

For this proposal, UHM has hired the premier minority-owned architectural firm DREAM Collaborative. DREAM, led by Gregory Minot and Troy Depeiza, who came to America from Jamaica and Barbados, respectively, to pursue their passion for design. The staff at DREAM is very diverse and reflects the fabric of our City. Their diversity profile is attached.

As the General Contractor, we plan to use Bilt-Rite Construction. UHM and Bilt-Rite have a successful history of working together on projects. One example is the Quincy Heights project, which is a 129 unit scattered site project with buildings further down the street from the subject property. The record of minority hiring, women hiring, and Boston residents' hiring was above the standard required at that time. That trend will continue with this project.

f. Developer Qualification, Experience, and References

- i. UHM has played a roll in many renovations and new construction projects in the City of Boston. The closest comparison would be Quincy Heights. For the QH project to be successful, it required the parcels of land to be acquired from the City to make the project work. One of the sites that were used sloped down from a high point of Kineo Street down to Quincy Street, which presented some challenges around accessibility. Several properties refinance and moderate rehabs. Roxbury Hills ( with Bilt-Rite).

Chris Shepherd, while working with the predecessor to UHM, Long Bay Management, was the project manager on the former Silva building in Grove Hall. The building had been vacant for decades before Long Bay acquired the property from the City of Boston and turned it into an office and retail building.

See below for current references:

Perry Newman, Dorchester Bay Economic Development Corporation, 594 Columbia Road, Dorchester, MA [pnewman@dbedc.org](mailto:pnewman@dbedc.org), 617.825.4200. UHM was a critical part of the project management team that re-developed Quincy Heights(2014).

Harold Raymond, Veteran's Benefit Clearinghouse Inc., 495 Blue Hill Avenue, Dorchester, MA. [HaroldRaym@aol.com](mailto:HaroldRaym@aol.com) Washington Heights rehab (current) and 495 Blue Hill Ave (current).

Scott Muoio, Vitus, 1700 Seventh Avenue, Suite 2000, Seattle, WA 101, [scott.muioio@vitus.com](mailto:scott.muioio@vitus.com), 206.397.8083. Fort Hill Trust ( current) and Esperanza Trust (current).

g. Permits/Licenses

All development partners, vendors, and subcontractors shall maintain all required permits and licenses to perform the work they are hired for.

UHM is a registered business in The City of Boston and the Commonwealth of Massachusetts. UHM is a certified MBE with the Supplier Diversity Office of Massachusetts Operational Services Division.

#### h. Subcontractors or Partnerships

UHM has established relationships with the critical entities in the development- the architect and the general contractor. With DREAM, UHM has worked on a past project and is on the development team for 4 other projects. They are currently working on the schematic plans for a new development that we are planning for development on the site of an old gas station that we currently use as parking at 524 Warren Street, two blocks up from 436 Warren Street.

As mentioned above, UHM has a successful work history with Bilt-Rite Construction. In addition to the renovation and new construction work on Quincy Heights, 129 units with DBEDC, they performed a moderate rehab of a 88 unit townhouse project in Roxbury and as part of the Demo-Disposition, were GC on the Franklin Highlands / Franklin Park II.

#### I Additional Data

UHM maintains a stellar record in the community as an organization that provides the highest level of professional service to clients, residents, and the community. Our diversified staff has the experience and skill to manage the development of housing that will benefit the immediate community as well as the City of Boston.

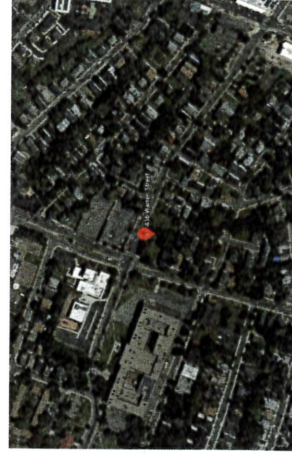
# RESPONSE TO RFP: 436 WARREN ST 7-9 QUINCY ST 20-22 GLENBURNE ST

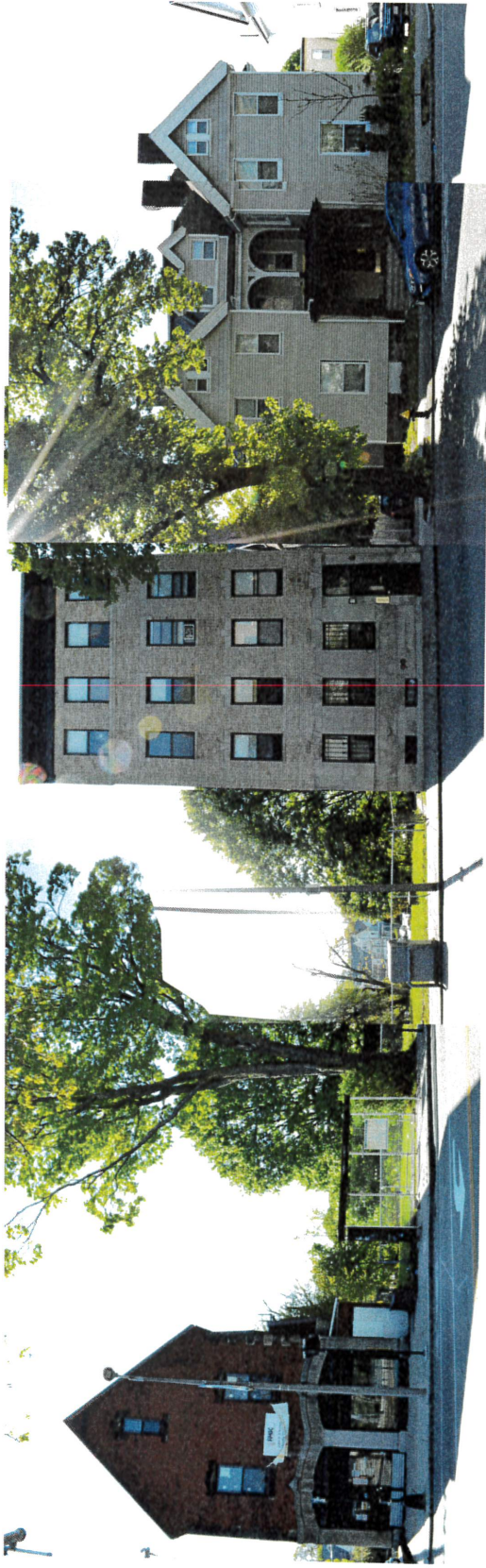
DREAM Collaborative LLC  
31 St James Ave, 6th floor  
Boston MA 02116  
P: 617.606.7029

UHM Properties LLC  
530 Warren Street  
Boston, MA 02121  
P: 617.541.5510  
www.UHMProperties.com

## DRAWING LIST

SHEET NO.	SHEET NAME
A1	COVER
A2	SITE PHOTOS
A3	ZONING
A4	GROSS BUILT AREA
A5	OVERALL PLANS + METRICS
A6	SITE PLAN
A7	QUINCY GROUND FLOOR
A8	WARREN GROUND FLOOR
A9	TYPICAL UNITS
A10	WEST - WARREN ST
A11	NORTH - QUINCY ST
A12	ACCESSIBILITY INFORMATION
A13	RENDERING
A14	RENDERING





VIEW FROM WARREN STREET



VIEW FROM QUINCY STREET

## ZONING CHECKLIST

Parcel ID	120283100
Address:	436 WARREN ST, 02121
Lot Size:	11,060 sf
Parcel ID	1202833000
Address:	7 9 QUINCY ST, 02121
Lot Size:	3,100 sf
Parcel ID	1202849000
Address:	20 22 GLENBURNE ST, 02121
Lot Size:	4,794 sf

### ZONED

Zoning District: Roxbury Neighborhood  
 Zoning SubDistrict: MFR  
 Subdistrict Type: Multifamily Residential  
 Overlay: Neighborhood Design Review  
 Map: 6A-6C  
 Article: 50

### Zoning Regulations

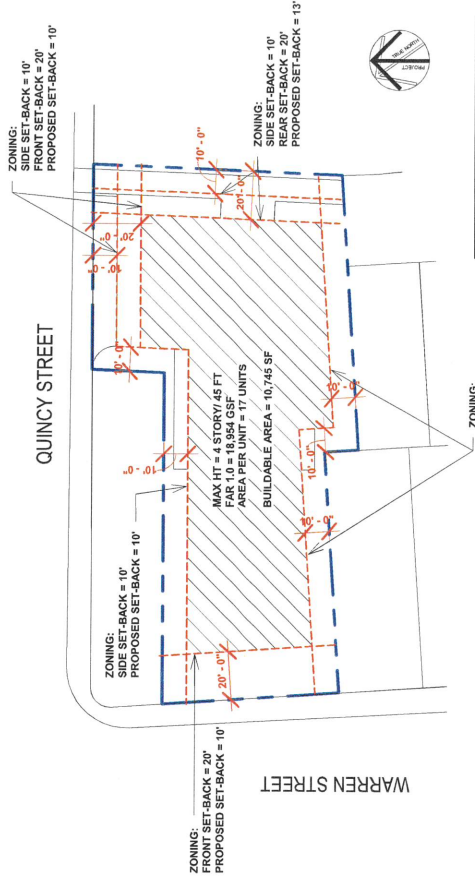
	Zoning Allowable	Proposed Design	Variance Y/N
Lot area	18,964 sf	18,964 sf	
F.A.R. – floor area ratio	1.0	1.8	Y
Building area	10,745 sf	9,118 sf	

### Dimensional Regulations ATRICLE 50 TABLE F

	Zoning Allowable	Proposed Design	
Lot area, Minimum	4000 for 3 unit	4000 sf	Y
Additional Lot Area per Unit	1000 sf	680 sf	
Lot Width Minimum	40 ft	74 ft	
Lot Frontage Minimum	40 ft	74 ft	
Building height (stories)	4 stories	4 stories	
Building height (feet)	45 ft	45 ft	
Usable Open Space per unit	200 sf	211 sf	Y
Front setback	20 ft	10 ft	Y
Side setback	10 ft	10 ft	
Rear setback	20 ft	10 ft	Y

### Off Street Parking and Loading Controls / Regulations

	Required	Design	Minimum dimensions
Total parking spaces	25 spaces	14 spaces	

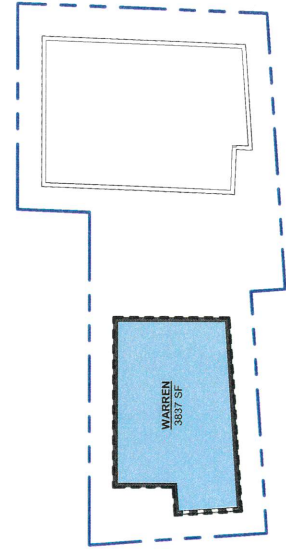


① Site  
 1" = 50'-0"  
 ZONING: SIDE SET-BACK = 10'  
 PROPOSED SET-BACK = 10'

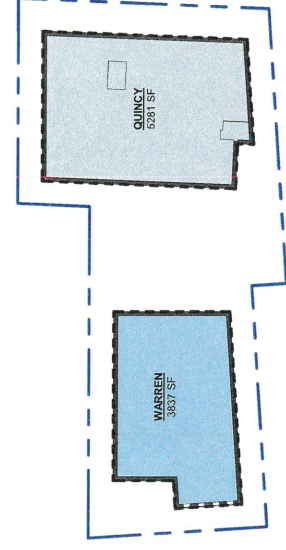
GROSS BUILDING AREA - WARREN		
LEVEL	AREA	
WARREN		
Level 4 - Warren	3837 SF	
Level 3	3837 SF	
Level 2	3837 SF	
Level 1	3837 SF	
Level 2 + Level 1 - Warren	3837 SF	
Total Gross Area	15348 SF	

GROSS BUILDING AREA - QUINCY		
LEVEL	AREA	
QUINCY		
Level 4	5281 SF	
Level 3	5281 SF	
Level 2 + Level 1 - Warren	5281 SF	
Level 1	3044 SF	
Total Gross Area	18877 SF	

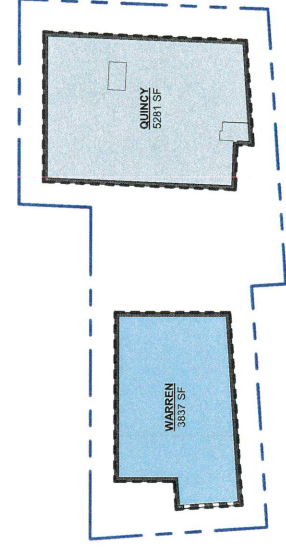
GROSS BUILDING AREA - TOTAL		
LEVEL	AREA	
WARREN	15348 SF	
QUINCY	18877 SF	
Total Gross Area	34225 SF	



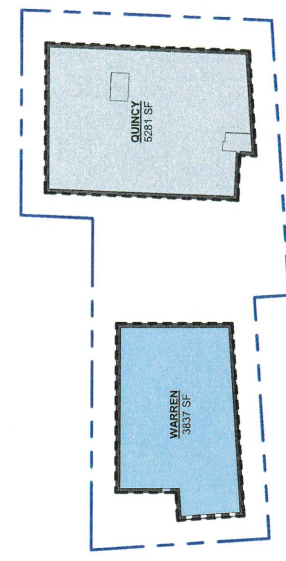
⑤ Level 4 - Warren  
1" = 50'-0"



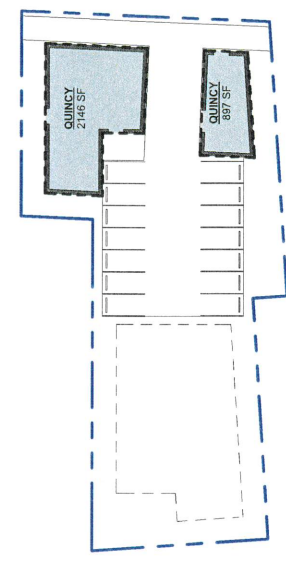
④ Level 3  
1" = 50'-0"



③ Level 2 + Level 1 - Warren  
1" = 50'-0"

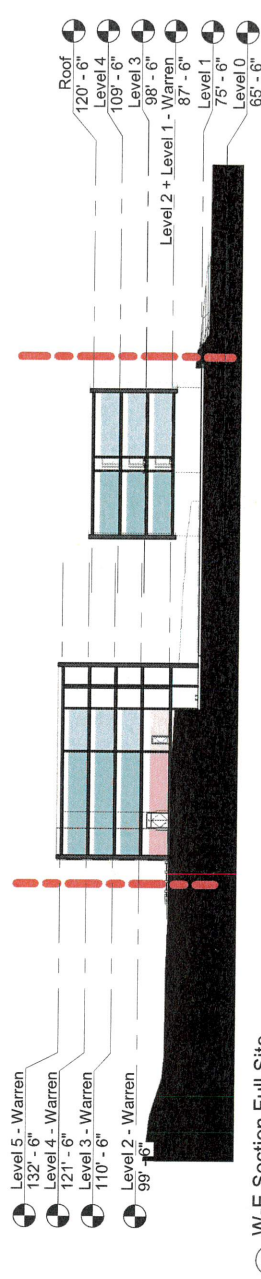


② Level 2 + Level 1 - Warren  
1" = 50'-0"



① Level 1  
1" = 50'-0"

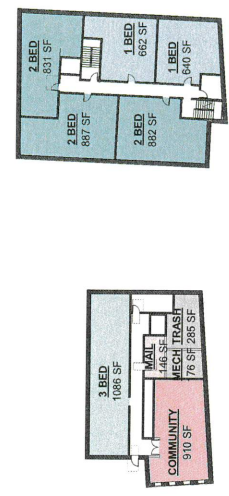




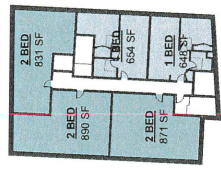
⑥ W-E Section Full Site  
1" = 50'-0"

UNITS BY LEVEL - WARREN			UNITS BY LEVEL - QUINCY		
LEVEL	BEDROOMS	AREA	LEVEL	BEDROOMS	AREA
Level 4 - Warren	1 BED	628 SF	Level 4	1 BED	654 SF
2 BED	960 SF	648 SF	2 BED	1 BED	648 SF
3 BED	1089 SF	890 SF	2 BED	2 BED	890 SF
3	2677 SF	831 SF	2 BED	2 BED	871 SF
Level 3 - Warren	1 BED	628 SF	2 BED	2 BED	3894 SF
2 BED	960 SF	648 SF	Level 3	1 BED	654 SF
3 BED	1089 SF	890 SF	2 BED	2 BED	648 SF
3	2677 SF	831 SF	2 BED	2 BED	890 SF
Level 2 - Warren	1 BED	628 SF	2 BED	2 BED	871 SF
2 BED	960 SF	648 SF	2 BED	2 BED	3894 SF
3 BED	1089 SF	890 SF	Level 2 + Level 1 - Warren	1 BED	662 SF
3	2674 SF	640 SF	1 BED	2 BED	640 SF
Level 2 + Level 1 - Warren	1 BED	1086 SF	2 BED	2 BED	882 SF
3 BED	1086 SF	882 SF	2 BED	2 BED	831 SF
1		3801 SF	5		

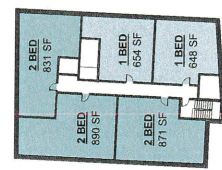
UNITS TOTAL		
BEDROOMS	QTY	AREA
3 BED	4	4351 SF
2 BED	12	10665 SF
1 BED	9	5788 SF
Total Unit Count: 25		20803 SF



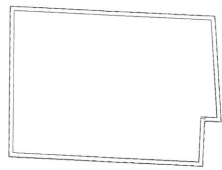
② Level 2 + Level 1 - Warren  
1" = 50'-0"



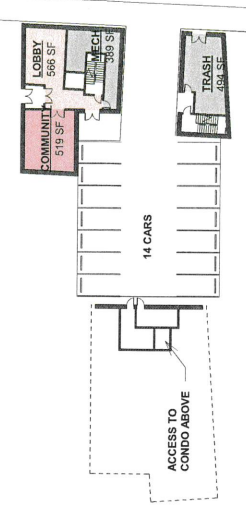
④ Level 4  
1" = 50'-0"



③ Level 3  
1" = 50'-0"



⑤ Level 4 - Warren  
1" = 50'-0"



① Level 1  
1" = 50'-0"







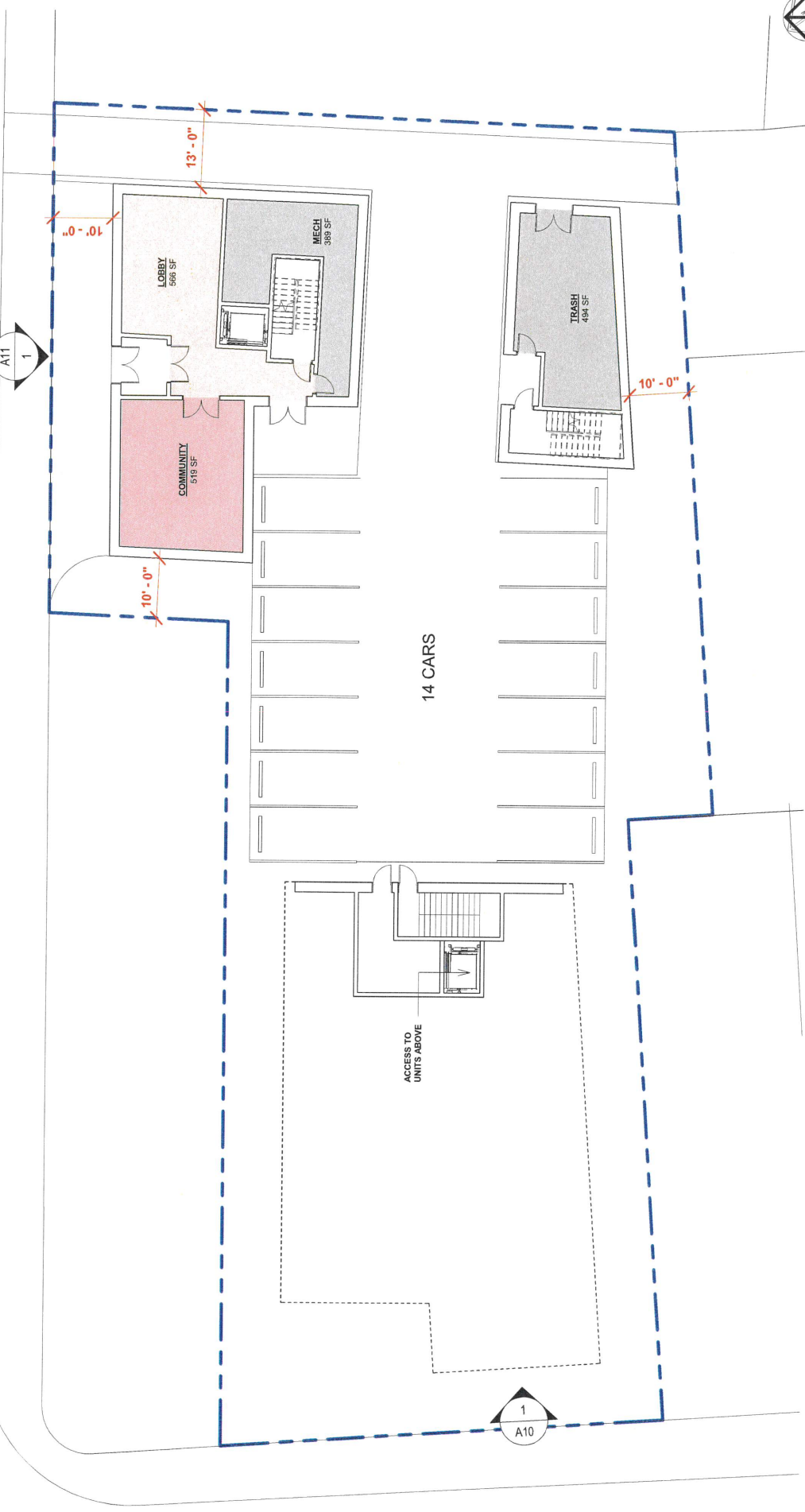
QUINCY STREET

WARREN STREET

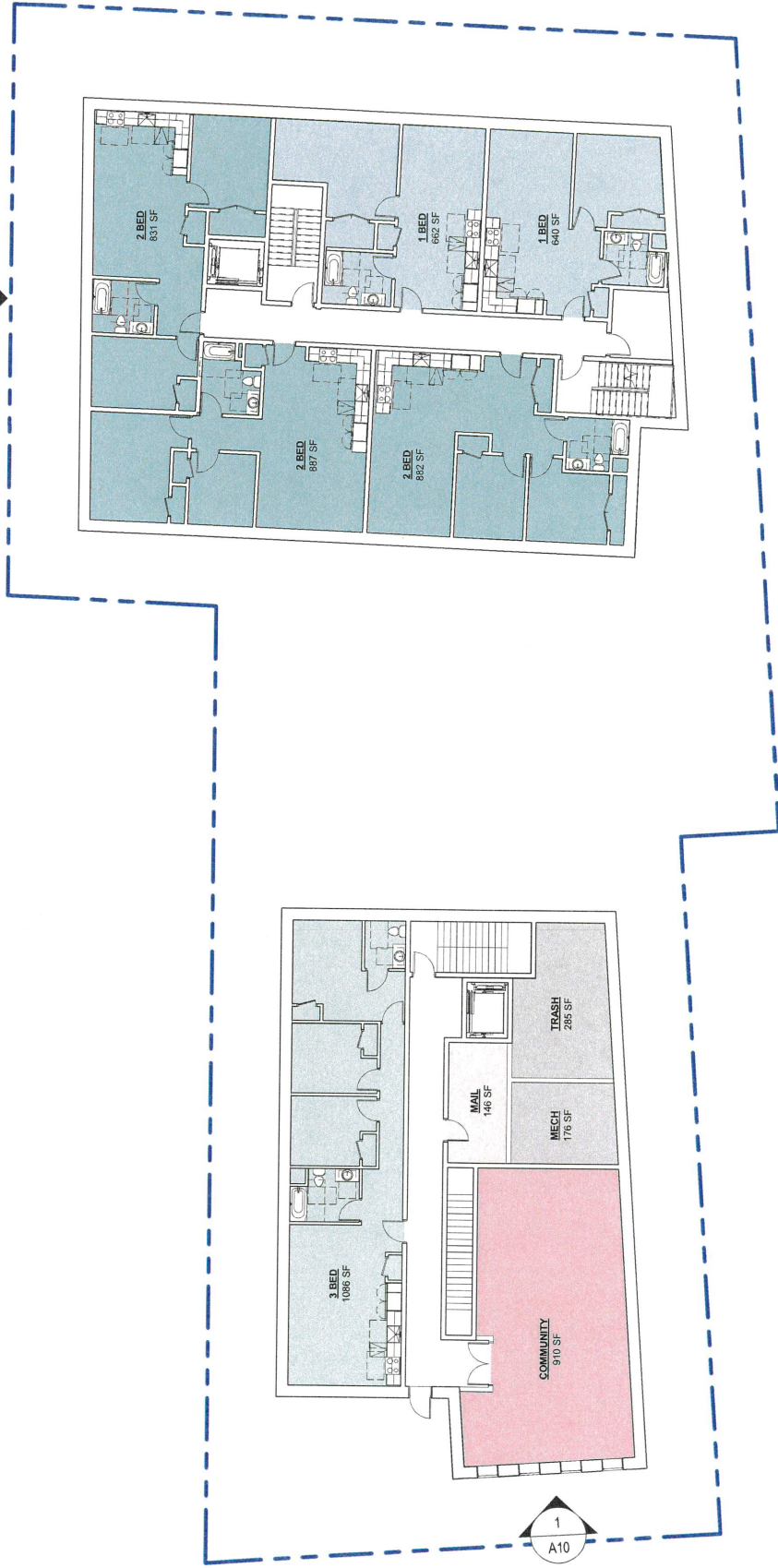
**D/R/E/A/MCOLLABORATIVE**  
ARCHITECTURE | REAL ESTATE DEVELOPMENT

**UHM PROPERTIES**  
5/22/2020

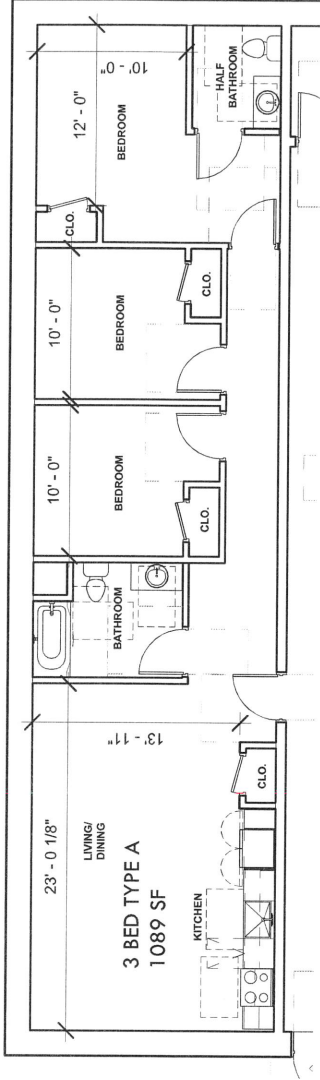
**436 WARREN STREET**  
SITE PLAN



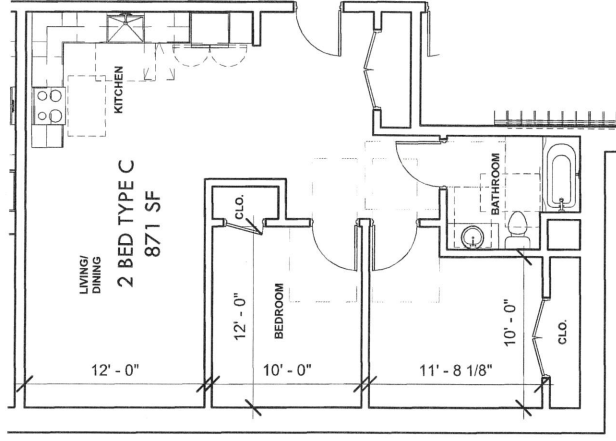
1 Level 1  
1/16" = 1'-0"



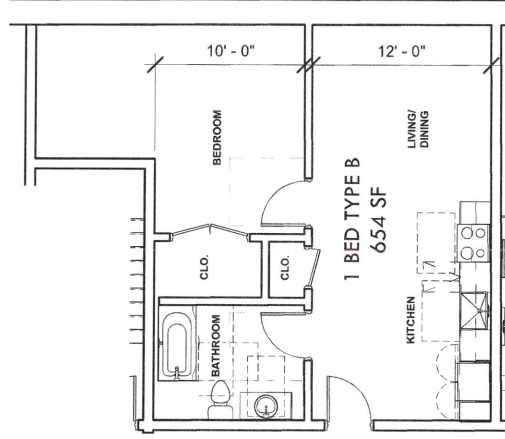
① Level 2 + Level 1 - Warren  
1/16" = 1'-0"



③ 3 BED TYPE A  
1/8" = 1'-0"



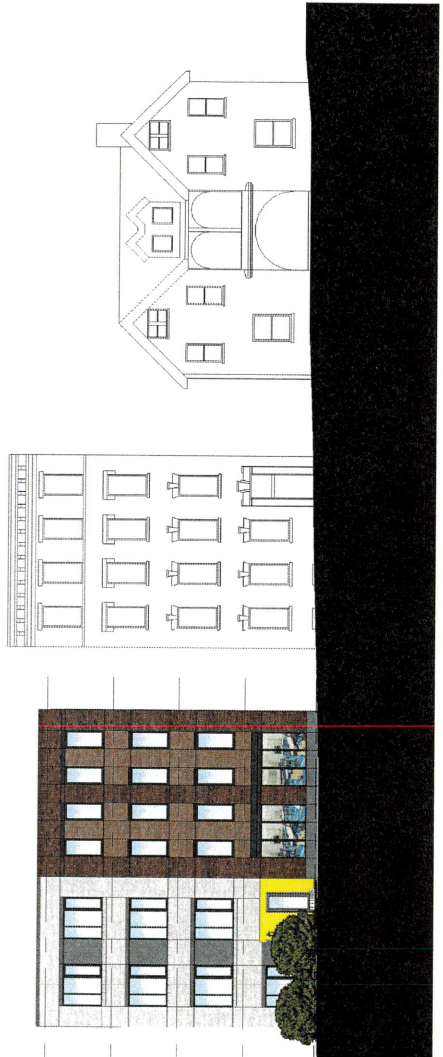
② 2 BED TYPE C  
1/8" = 1'-0"



① 1 BED TYPE B  
1/8" = 1'-0"

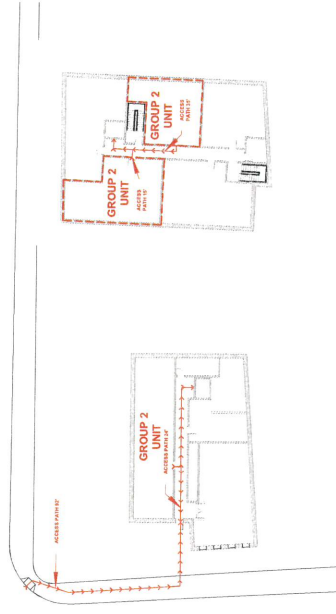
- Level 5 - Warren  
132' - 6"
- Level 4 - Warren  
121' - 6"
- Level 3 - Warren  
110' - 6"
- Level 2 - Warren  
99' - 6"
- Level 2 + Level 1 - Warren  
87' - 6"

12'-0" 11'-0" 11'-0" 11'-0" 11'-0"

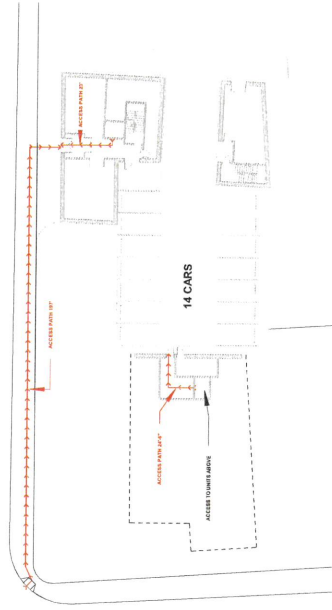




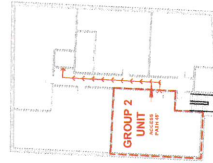
① NORTH - Quincy  
1" = 20'-0"



② Level 2 + Level 1 - Warren Access Plan  
1" = 50'-0"



① Level 1 Access Plan  
1" = 50'-0"



③ Level 3 Access Plan  
1" = 50'-0"





**D/R/E/A/M COLLABORATIVE**  
ARCHITECTURE | REAL ESTATE DEVELOPMENT

**UHM PROPERTIES**  
5/22/2020

**436 WARREN STREET**  
RENDERING





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# D/R/E/A/M COLLABORATIVE

ARCHITECTURE | REAL ESTATE DEVELOPMENT

## PROJECT CORE VALUES

**DATE:** 5/19/2020  
**TEAM:** UHM Properties  
DREAM Collaborative  
**PROJECT:** 436 Warren St RFP  
**PROJECT No.:** 20013

### Context -

The site has two distinct frontages (currently separate city parcels) on Warren Street and one on Quincy Street. Warren Street has a language of multi-family and brick row-houses to the right of the site, and the distinct brick gable of RMSC to our left. Across the street, Latin High School, is a large traditional masonry institutional building. And directly in front of the Warren Street parcel is one of the busiest bus stops in the city.

Quincy Street, on the other hand, has a residential small scale context further down the hill towards Uphams corner to the site left, and grows in scale as it approaches Warren Street and the RMSC brick facade. Walgreens across the street and Bridge Charter School are also large in scale.

### Site Massing -

Two buildings are proposed with parking centered in the site. This approach is based on the physical restrictions of the site, topography, and unique character of the two main street frontages, as well as neighboring Glenburne St. This allows each building to utilize the zoning height of four stories and have their own unique character. Simultaneously the massing enables as much parking as possible, and leaves a buffer to retain key site features and landscaping, such as several mature trees adjacent to the site.

### Design-

The design of these two distinct frontages are approached in two ways. At Quincy street there is a marriage of small scale to large. The mass of the proposed building is broken into bays at the rear of the site facing the smaller neighborhood context. Residents drive into the site to the elevation left and underneath the building to screen parking from view. The distinct high-pitched gable roof of RMSC is mimicked at the corner of the Quincy Street building playing off the style and proportions of its neighbor, and acting as a symbol of a house, at a grand and playful scale.

Along Warren Street, the coloration of the two neighboring buildings brick facades are adopted in a modern take on red and white brick. The face is split in two keeping the rhythm of the block consisting of single unit width buildings. The community space on the ground floor has street presence, engaging and activating the ground floor as students and residents come and go from the bus stop in front. The white brick facade steps back ten feet from the red facade to give more privacy to the units inside, and respond to the large mature street tree, fitting in as if the building has always been there.