



Dizenvolviméntu Imobiliáriu di Hamlet Street

RFP di Lóti Munisipal di Upham's Corner - Riunion Públiku

1 di junhu di 2022



EKIPA DI DIZENVOLVIMÉNTU IMOBILIÁRIU

Ekipa di Dizenvolviméntu Imobiliáriu

DBEDC & POAH -
Prumutoris Imobiliáriu & Ko-
Proprietáriu

Escazu Development - Prumutor
Imobiliáriu

Studio Luz & Moody Nolan - Arkitétus

The Collaborative -
Arkitétu Paizajista

Beverley Johnson -
Konsultor di Artigu 80

Nitsch Engineering -
Injineru Sivil

Klein Hornig - Adivogadu

POAH Communities -
Administrador di Imóveis



DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION



PRÉDIU PIERCE [ATUAL]
BOSTON, MA



DUDLEY TERRACE [ANTIS]

BOSTON, MA



DUDLEY TERRACE [DIPOS]
BOSTON, MA



21 RAMSEY STREET [ANTIS]
BOSTON, MA



21 RAMSEY STREET [DIPOS]
BOSTON, MA



INDIGO BLOCK [ANTIS]
BOSTON, MA



INDIGO BLOCK [DIPOS]
BOSTON, MA



INDIGO BLOCK [DIPOS]

BOSTON, MA

PRIZERVASON DI MORADIAS NA PRÉSU ASESÍVEL

Welcome Jewel Osco

Thank you to:

Mayor Rahm Emanuel - DL3 Realty & Terraco - POAH

GOOD JOBS · GOOD SERVICE · GOOD INVESTMENT

Quality Food ~ Affordable Prices

Woodlawn Community Development Corp (WCDC)

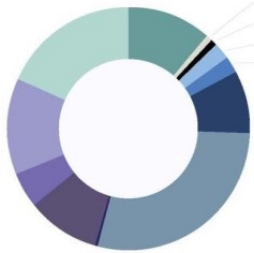
African American Leaders & Partners

West Woodlawn Coalition

Alderman Willie Cochran

POAH NUN ODJADA

PORTFOLIO GROWTH BY STATE



- WASHINGTON, DC
- MARYLAND
- NEW HAMPSHIRE
- CONNECTICUT
- RHODE ISLAND
- MASSACHUSETTS
- KENTUCKY
- OHIO
- MICHIGAN
- MISSOURI
- ILLINOIS
- FLORIDA

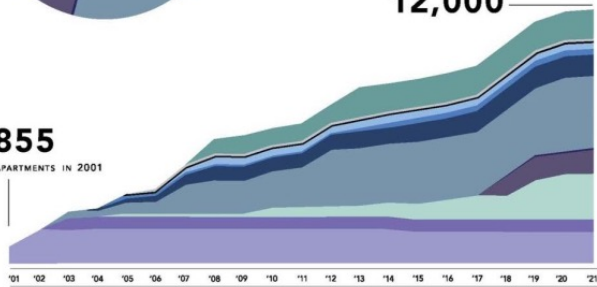


PORTFOLIO GROWTH BY UNITS

12,000

855

APARTMENTS IN 2001



- FLORIDA
- WASHINGTON, DC
- MARYLAND
- NEW HAMPSHIRE
- CONNECTICUT
- RHODE ISLAND
- MASSACHUSETTS
- KENTUCKY
- OHIO
- ILLINOIS
- MICHIGAN
- MISSOURI





RIVITALIZASON DI WHITTIER STREET [ANTIS]
BOSTON, MA 2018



RIVITALIZASON DI WHITTIER STREET [DIPOS]
BOSTON, MA 2020

Kontestu di Dizenvolviméntu Imobiliáriu



Lokalizadu na Stóriku Upham's Corner,
Boston, MA - Distritu di Artis & Inovason

+ di 3 Anu di Planiaméntu

- Inisiativa di Planiaméntu di Fairmount Indigo
- Implimentason di Uphams Corner
- DS4SI's - "Bu ta odja bu kabésa na Uphams Corner?"
- Equity Forward Upham's Corner

Segundu di Trêz RFP lansadu pa:

- Inisiativa di Zóna di Dudley Street (antigu Lokal di Citizens Bank)
- Gabeti di Abitason di Prizidenti di Kámara (Lóti Munisipal)
- Ajénsia di Planiaméntu & Dizenvolviméntu di Boston (Bank of America y Strand Theater)



KRUZAMÉNTU DI COLUMBIA [ANTIS]
BOSTON, MA 2021



KRUZAMÉNTU DI COLUMBIA [DIPOS]
BOSTON, MA 2025

UN KONPRUMISU KU INVOLVIMÉNTU DI KUMUNIDADI



Objetivos, Vizon y Inpaktu di Prujétu

Dizenvolviméntu sén Mudansa Forsadu -
tantu kumersial komu rizidensial

Ativa rua ku artis y uzus kumersial ki ta
konplimenta Distritu di Artis & Inovason

Moradias pa renda y kazas própriu na
présu asesível, diresionadu pa un
variedadi di grupus di rendiméntu

Spasus kumersial na présu asesível,
dimensionadu y prujetadu pensandu na
nisisidadis di pikénus inpréza y
enprendedor



PRUPÓSTA DI DESIGN

MARKET HALL

An architectural rendering of a modern, multi-story building with a facade of light-colored panels and vertical windows. The ground floor features a large glass entrance labeled "MARKET HALL". In front of the building is a public square with picnic tables, planters, and people walking. A street with cars and a crosswalk is visible on the right side of the image. The scene is set under a clear blue sky.



OUR VALUES AND GUIDING PRINCIPLES:

- Have a Track Record of Success
- Value Community Input as the Foundation of Great Design
- Communicate Design Concepts Effectively
- Have Earned Our Reputation for Excellence in Design
- Strive to Create Buildings and Spaces that Enhance the Community
- Integrate Sustainable Construction Practices
- Incorporate Local Materials and Work with Local Craftspeople
- Have a Track Record of Bringing Projects in On-Time and On-Budget
- Clients: Appreciate Our Clients
- Staff: Create The Best Team
- Business: Provide The Best Design Services
- Brand: Build Our Brand
- Our Work: Practice Responsive Architecture
- Ethics: Set & Exhibit The Highest Ethical Standards
- Culture: Treat Others As We Expect To Be Treated

As a team, we will work with you to create a collaborative and integrated design to meet the current and future needs of the entire community.

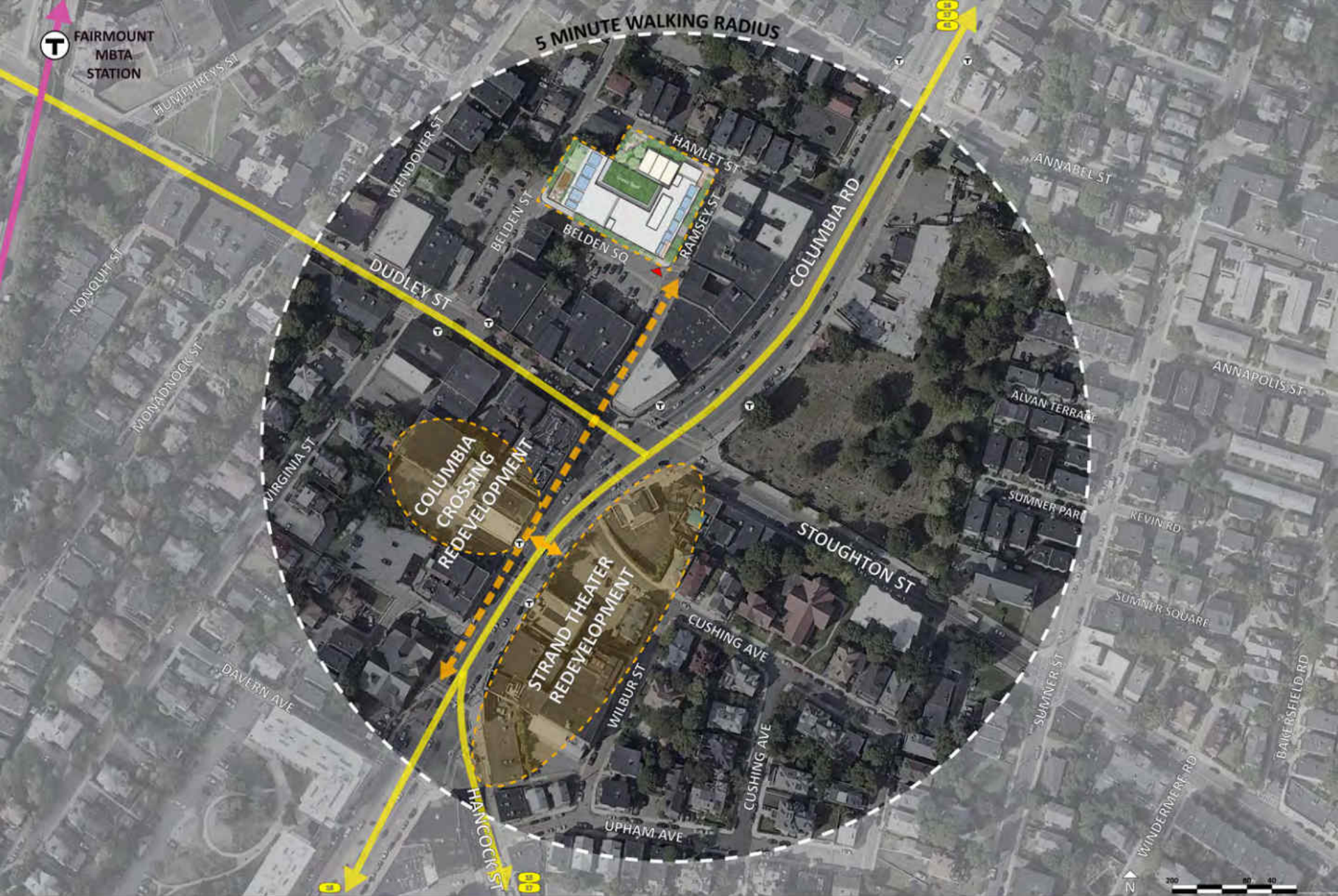
WHY THE TEAM?



ESCAZÚ DEVELOPMENT



the COLLABORATIVE



NEIGHBORHOOD MAP



ESCAZÚ DEVELOPMENT





SITE ACCESS

Entry / Corner Condition



ESCAZÚ DEVELOPMENT





GREEN ROOF

AMENITY TERRACE

POCKET PARK

RAMSEY STREET

HAMLET STREET

BELDEN STREET

LANDSCAPE

Open Green Space



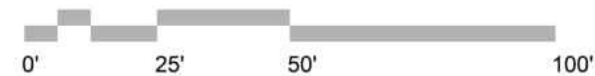
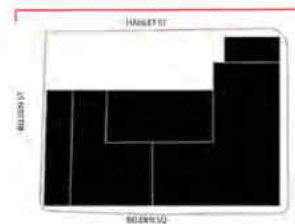
ESCAZÚ DEVELOPMENT



the COLLABORATIVE



HAMLET STREET ELEVATION

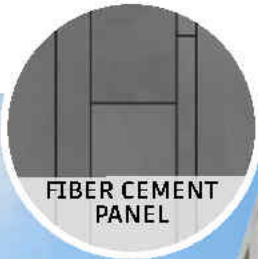


CONTEXT
Building Massing

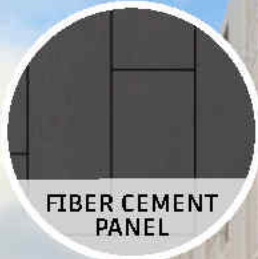


ESCAZÚ DEVELOPMENT





FIBER CEMENT
PANEL



FIBER CEMENT
PANEL



BRICK



CORRUGATED
METAL

MATERIALS

Contextual Building Materials



ESCAZÚ DEVELOPMENT

STUDIO
LUZ
ARCHITECTS



the COLLABORATIVE



**BOW
MARKET**



**FOOD
VENDORS**



**POP-UP
SHOPS**

MARKET HALL

Precedent Market Typologies



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PLANU KUMERSIAL NA PRÉSU ASEŚÍVEL

- Inisiativa di Planiaméntu di Fairmount Indigo y Pruséu di Implimentason di Upham's Corner, tudu dos diskubri un nisisidadi di spasus kumersial nóvu, na préu asesível y ku tamanhu intilijenti
- Es prujéto sta pritende satisfaze es nisisidadi atravêš di:
 - 4 - Spasus di Inkubadora ki ta vâria di 300-325 pê kuadrado, pa inprézas nóvu y en kresiméntu
 - 4 - Spasus di Retalhu en Skala Kumunitáriu ki ta vâria di 673-1140 pê kuadrado, pa apoia inprézas un poku más stabelesidu
 - Merkadu Munisipal pa ivéntus y serimónias kumunitáriu
 - Konprumisu ku préus asesível – spasus kumersial pa ser ofereseđu a 50% di rénda di merkadu





RETAIL

Precedent Retail Typologies



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DISTRITU DI ARTIS & INOVASON DI UPHAM'S CORNER

- 12 unidadi di rénda na présu asesível dizignadu pa artistas lokal
- Spasus artístiku na prédiu interu, sima spasus di trabadju konpartilhadu y spasus di galeria pa artistas rizidenti
- Spasus kumersial prujetadu y diresonadu pa uzus ki ta apoia artis & Inovason
- Ekipa di dizenvolviméntu dja kontakta ku várius organizason artístiku lokal sobri design y dizenvolviméntu di spasus
- Strutura di stasionaméntu pa komoda vizitantis di inprézas di arti y pa iventus di arti na zóna
- Market Hall (merkadu munisipal) y prasa di Belden Square ta ben oferese spasu pa artistas lokal izibi y bende ses trabadju



POCKET PARK

Landscaping Inspiration



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the COLLABORATIVE



RESIDENTIAL UNITS

Rental Unit Summary					
Floor	Studio (500 SF)	1BD (630 SF)	2BD (800 SF)	3BD (1100 SF)	TOTAL
LEVEL 6	1	1	7	1	10
LEVEL 5	2	4	10	2	18
LEVEL 4	3	4	8	3	18
LEVEL 3	1	-	1	-	2
NSF	3,150	5,670	20,800	8,800	38,420

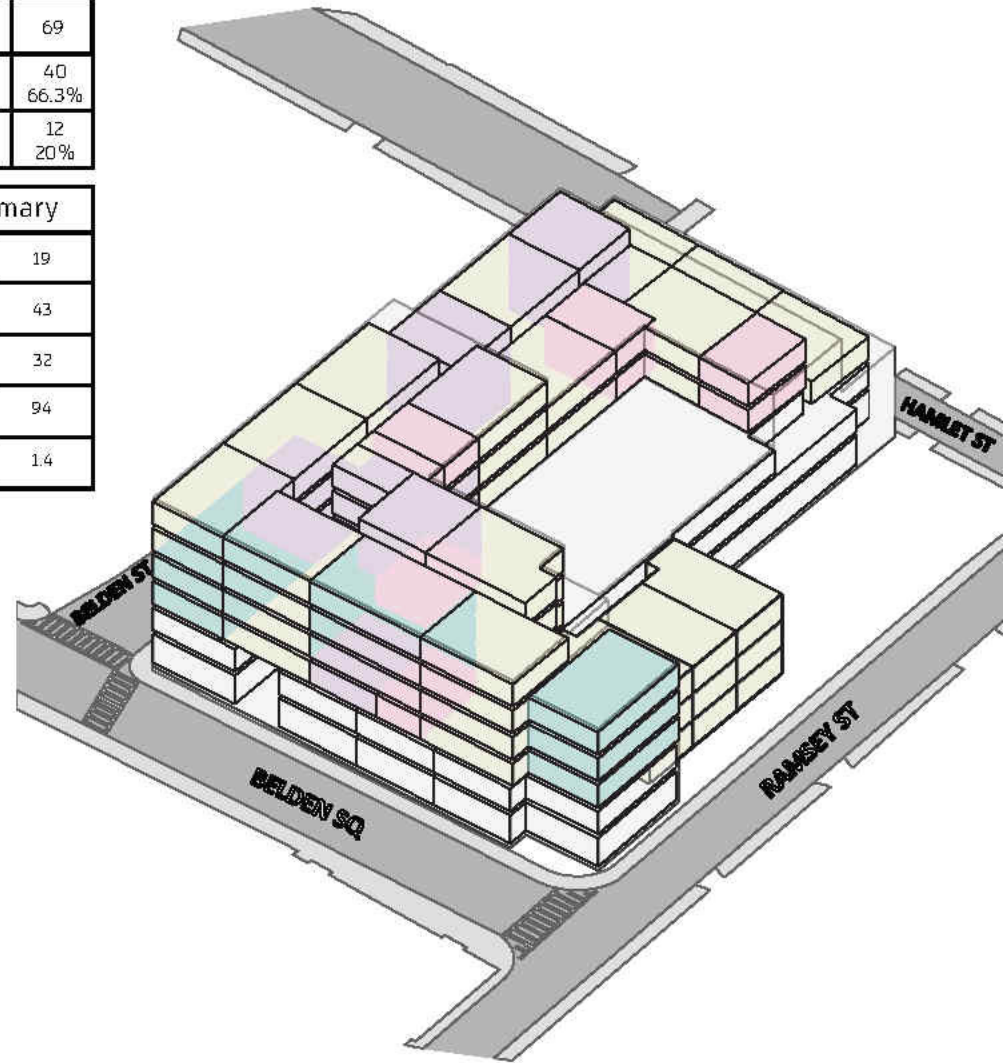
Total Units	
RENTAL UNITS	60
HOMEOWNERSHIP	9
TOTAL UNITS	69
# of Units +2BD	66.3%
# of Artist Live/Work	20%

Artist Live/Work Summary					
FLOOR	X-SMALL (650 SF)	SMALL (800 SF)	MEDIUM (1100 SF)	LARGE (1400 SF)	
LEVEL 3	4	6	-	2	12
NSF	2,520	4,800	-	2,800	10,120

Parking Summary	
LEVEL 3	19
LEVEL 2	43
LEVEL 1	32
TOTAL SPOTS	94
PARKING RATIO	1.4

Total Rental Unit Summary					
TOTAL	7	13	32	8	60
TOTAL %	11.6%	21.6%	53%	13.3%	
NSF					47,940

Homeownership Unit Summary					
FLOOR			2BD (800 SF)		
LEVEL 1			3		
LEVEL 2			3		
LEVEL 3			3		
TOTAL			9		
NSF			7,200		7,200



RESIDENTIAL UNITS UNIT DISTRIBUTION SUMMARY



ESCAZÚ DEVELOPMENT

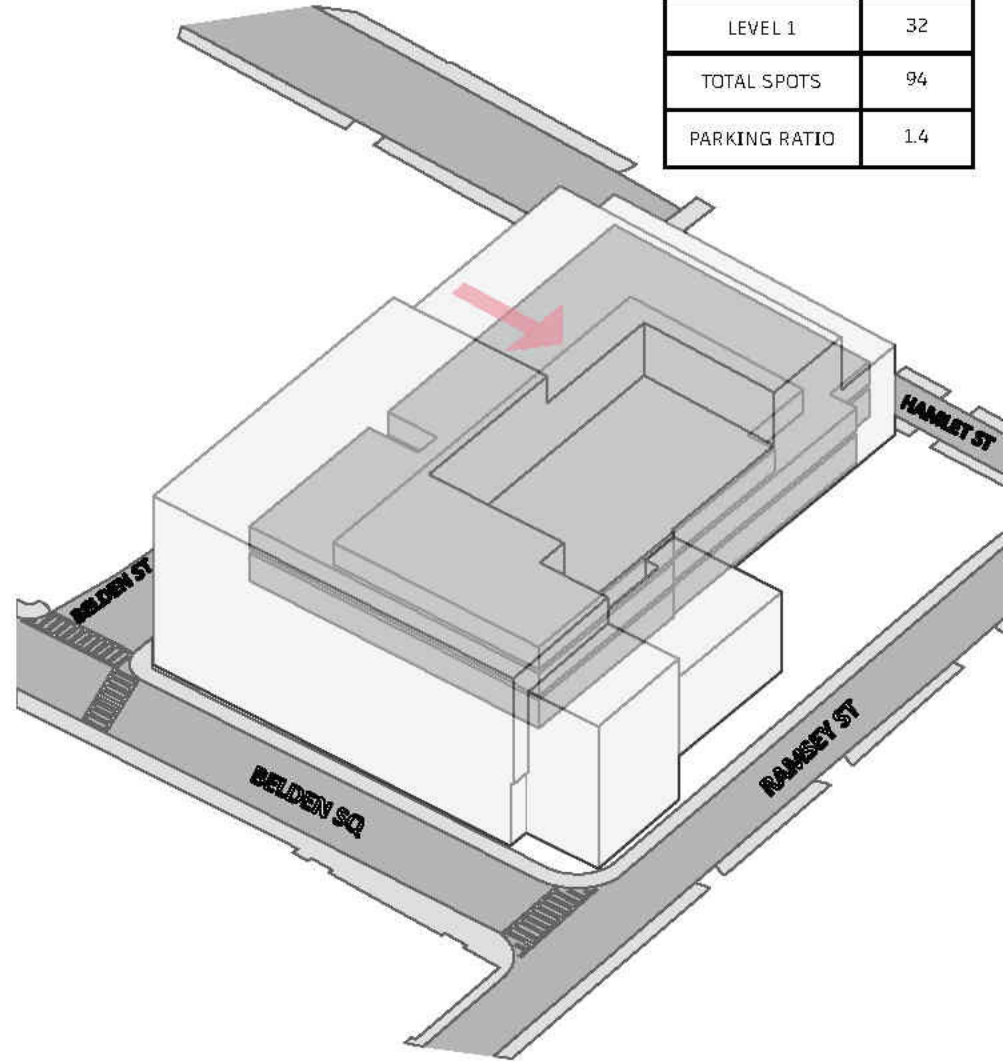
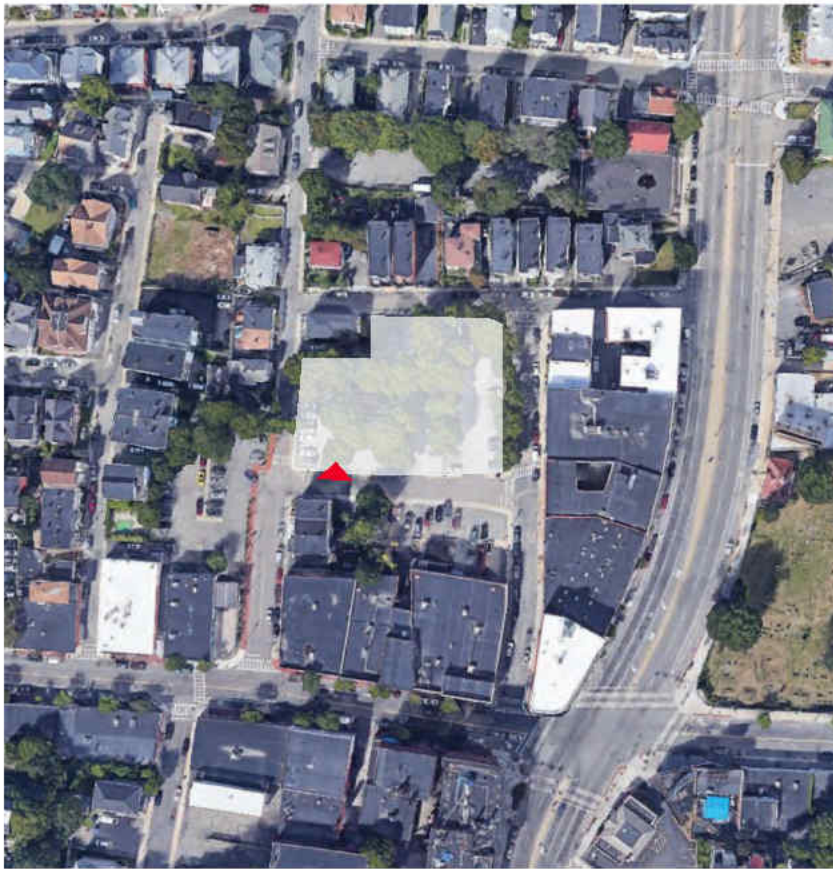


the COLLABORATIVE

Our vision for the Hamlet Street development expands the site's current use as a municipal parking lot and transforms the site into a hub of innovation, with rental housing, first-time homeownership opportunities, and commercial space for our community, while simultaneously preserving the existing parking capacity.

Parking Summary	
LEVEL 3	19
LEVEL 2	43
LEVEL 1	32
TOTAL SPOTS	94
PARKING RATIO	1.4

EXISTING SPACES: 88 PARKING SPOTS
 PROPOSED: 94 PARKING SPOTS



PARKING



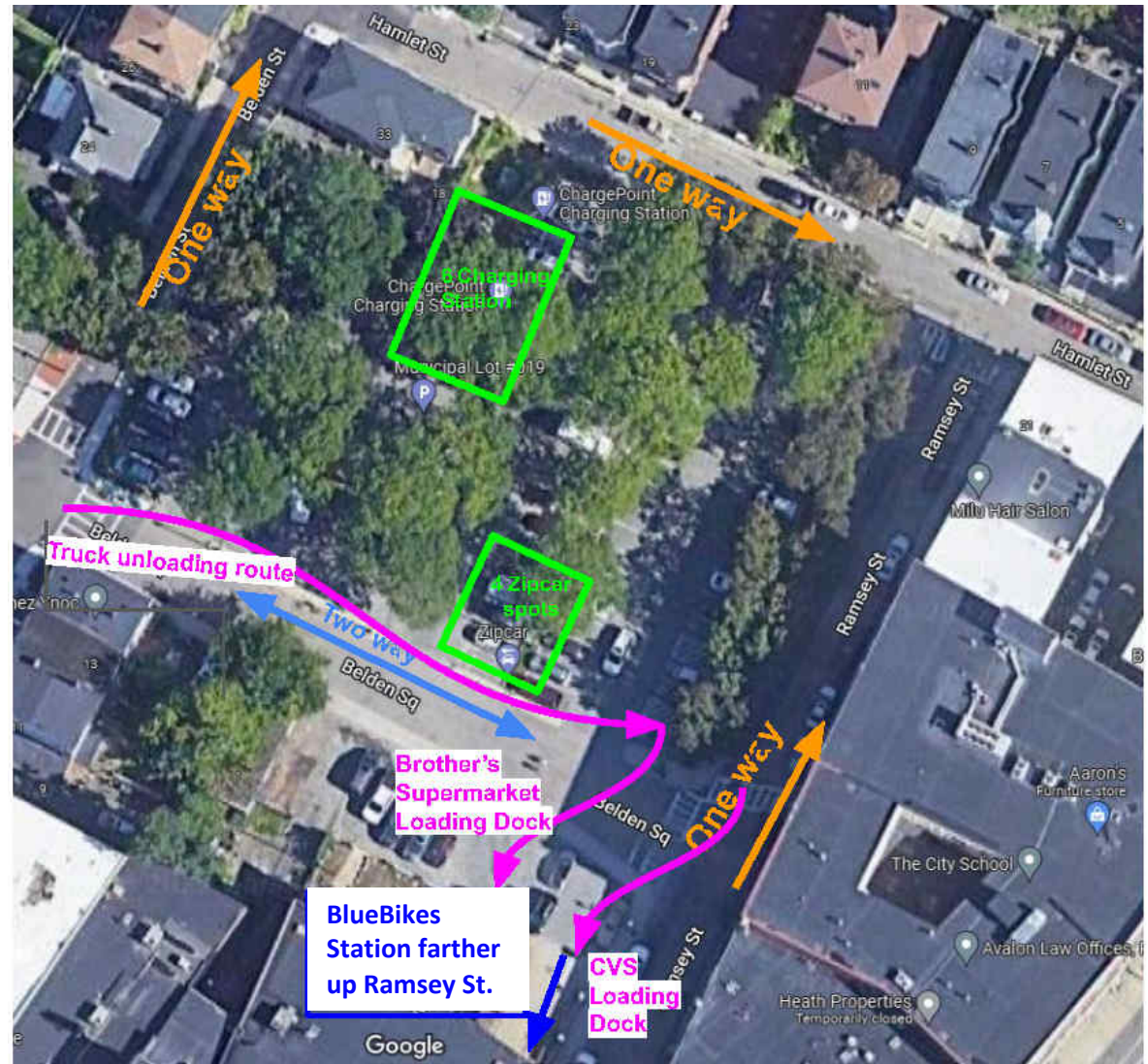
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Análizi di Stasionaméntu y Tránzitu na Futuru

- Stasionaméntu y tránzitu é problémas rial pa moradoris y inprézas di Upham's Corner
- Ekipa di prujétu ta ben faze un análizi di inpaktu pa stasionaméntu, tránzitu y kualidadi di ar, y tenta rizolve kualker inpaktu advérsu
- Nos objetivu é pa stasionaméntu ser jeridu profisionalmenti y pa kontinua ta ser stasionaméntu di dos óra di grasa pa públiku duranti oráriu normal di spidienti.
- Konpromitidu na trabadja ku inprézas vizinhu pa infrenta dizafius di stasionaméntu, tránzitu y karegaméntu



SUSTAINABILITY GOALS:

- Net zero energy usage
- Passive House Certification
- LEED Certifiable
- All-electric building with a high-performance envelope design
- Integrative Design Process: passively reduce energy consumption before applying energy conservation measures to systems
- On-site photovoltaics
- Green roof + site landscaping
- Additional sustainability measures include: bicycle storage, electric vehicle charging stations, and low-flow indoor water fixtures

LEED BD+C: Multifamily Midrise v4 - LEED v4

Upham's Corner Scorecard

Location: 16 Hamlet Street, Dorchester, MA 02125

Note: The information on this table is READ-ONLY. To edit this information, see the Credit Category tabs.

Icon	Category	Preliminary	Y	M	W	Verified
	Integrative Process	0 of 2	0	0	0	0
	IPc Integrative Process	0 of 2	0	0	0	0
	Location and Transportation	12 of 15	12	12	0	0
	LTP Floodplain Avoidance	Required				Not Verified
	Performance Path					
	LTC LEED for Neighborhood Development	0 of 15	0	0	0	0
	Prescriptive Path					
	LTC Site Selection	8 of 6	0	0	0	0
	LTC Compact Development	2 of 3	0	0	0	0
	LTC Community Resources	2 of 2	0	0	0	0
	LTC Access to Transit	0 of 2	0	0	0	0
	Sustainable Sites	4 of 7	4	4	0	0
	SSp Construction Activity Pollution Prevention	Required				Not Verified
	SSp No Invasive Plants	Required				Not Verified
	SSc Heat Island Reduction	0 of 2	0	0	0	0
	SSc Rainwater Management	2 of 3	0	0	0	0
	SSc Nontoxic Pest Control	2 of 2	0	0	0	0
	Water Efficiency	10 of 12	10	10	0	0
	WEp Water Metering	Required				Not Verified
	Performance Path					
	WEc Total Water Use	0 of 12	0	0	0	0
	Prescriptive Path					
	WEc Indoor Water Use	6 of 6	0	0	0	0
	WEc Outdoor Water Use	4 of 4	0	0	0	0
	Energy and Atmosphere	29 of 37	29	29	0	25
	EAp Minimum Energy Performance	Required				Not Verified
	EAp Energy Metering	Required				Not Verified
	EAp Education of the Homeowner, Tenant or Building Manager	Required				Not Verified
	EAc Annual Energy Use	26 of 30	0	0	0	25
	EAc Efficient Hot Water Distribution System	4 of 5	0	0	0	0
	EAc Advanced Utility Tracking	0 of 2	0	0	0	0

The DBEDC x POAH team is committed to maximizing the incorporation of sustainable design, resiliency, and energy efficiency elements into this project, with the goal of attaining net zero energy usage and a certification to the Passive House standard for the Hamlet Street project

OBJETIVUS & VIZON DI PRUJÉTU

Dizenvolviméntu sén Mudansa Forsadu - tantu kumersial komu rizidensial

Ativa rua ku artis y uzus kumersial ki ta konplimenta Distritu di Artis & Inovason

Moradias pa renda y kazas própriu na préso asesível, direcionadu pa un variedadi di grupus di rendiméntu

Spasus kumersial na préso asesível, dimensionadu y prujetadu pensandu na nisisidatis di pikénus inpréza y enpreendedor

OBRIGADU

Clothes Values

dnc



DESIGN PROPOSAL APPENDIX



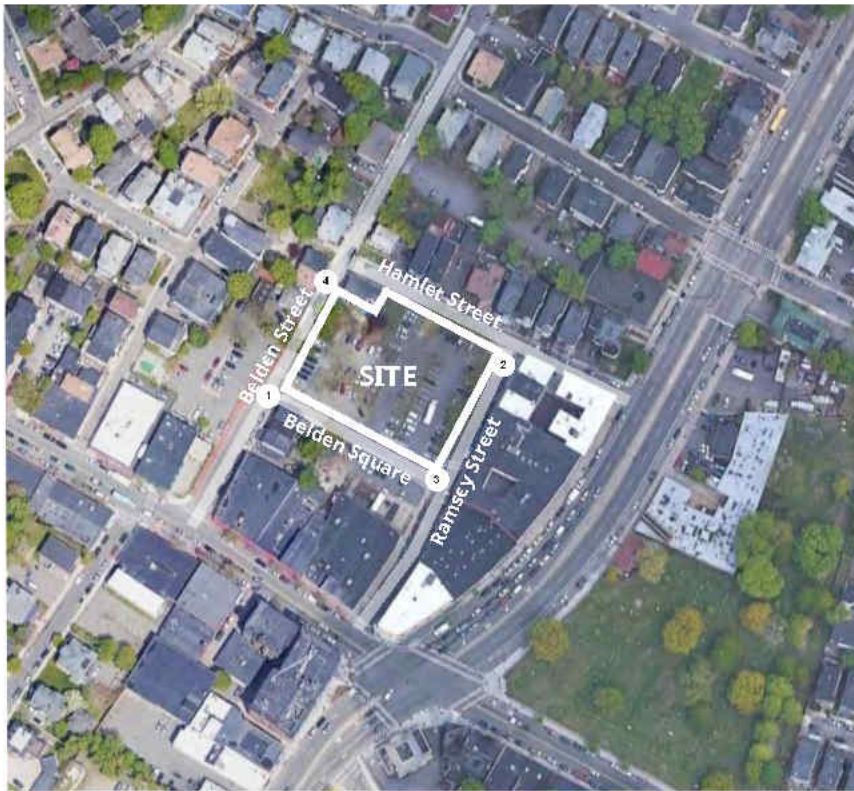
PROPOSED SITE



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the COLLABORATIVE



CONTEXT

Surrounding Conditions

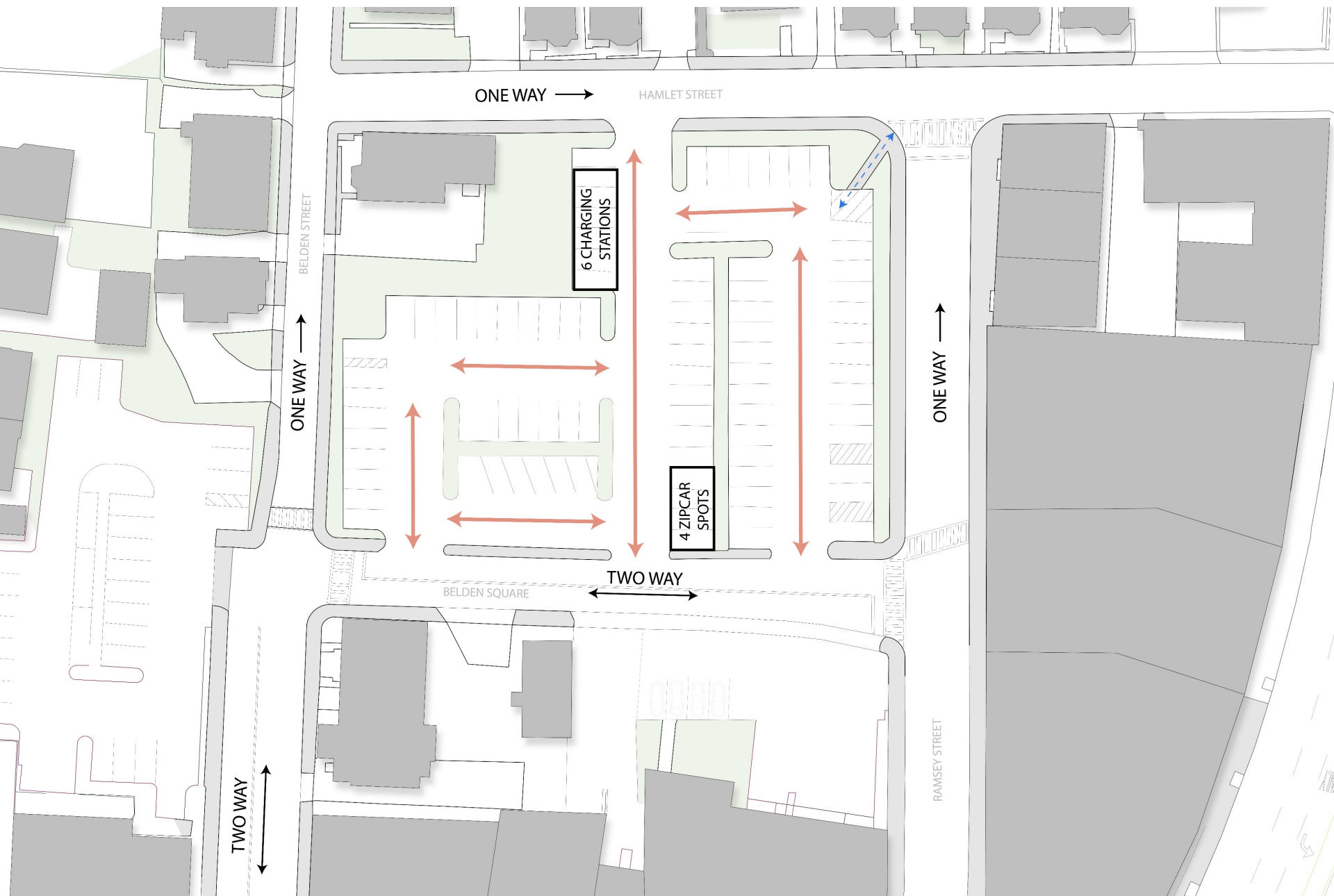


ESCAZÚ DEVELOPMENT

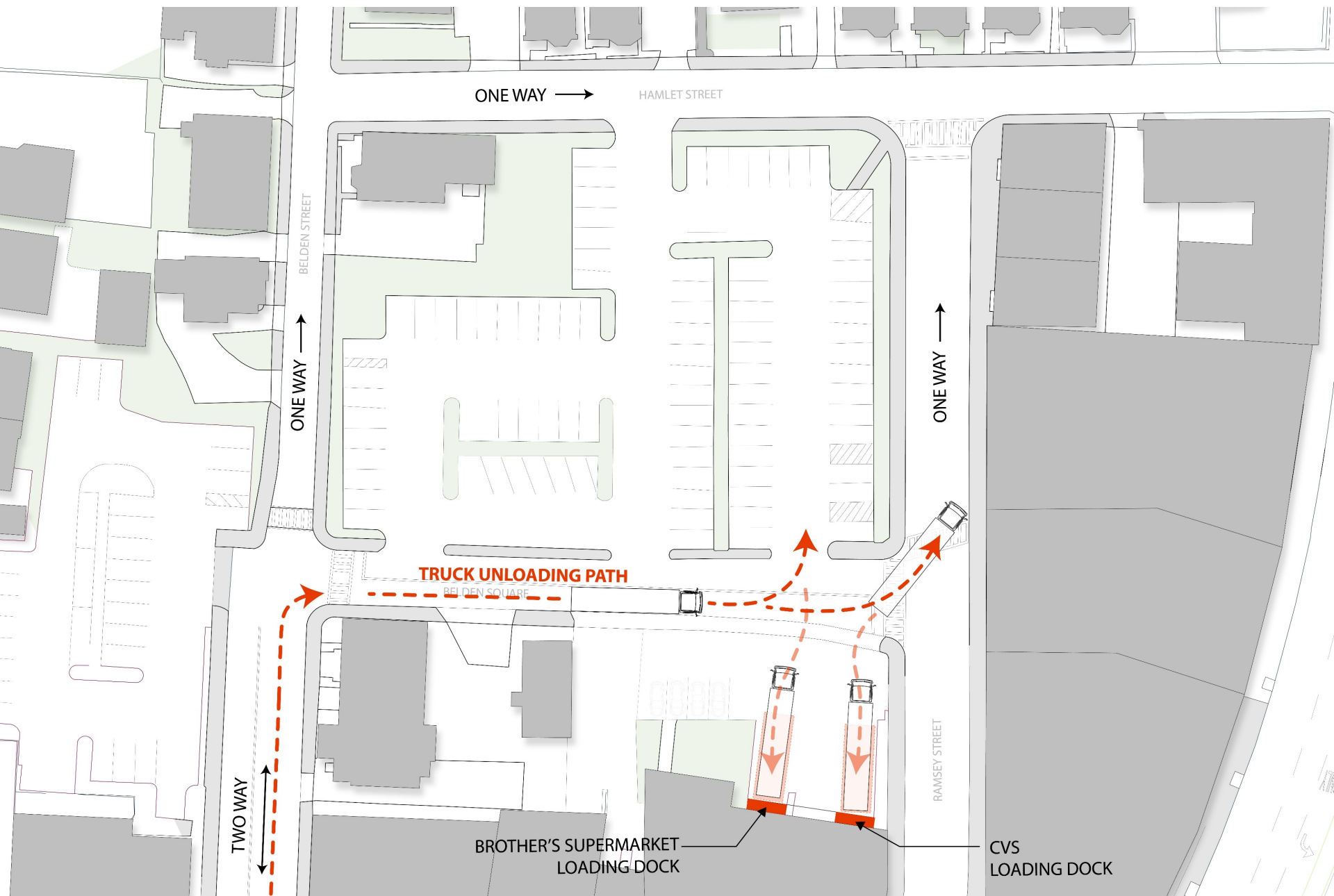


the COLLABORATIVE

Sirkulason di Lokal Aktual



Operasons Atual



Here, you'll find no default style. No preconceived notions, either. We practice Responsive Architecture – which means we will listen intently, analyze effectively, then design an innovative, functional and aesthetically pleasing space, without losing sight of the project's program and budget.

We work collaboratively with our clients to arrive at a design solution that achieves a common vision with uncommon results.

WORK IN PROGRESS!



WORK IN PROGRESS!



Community Meetings



Workshops



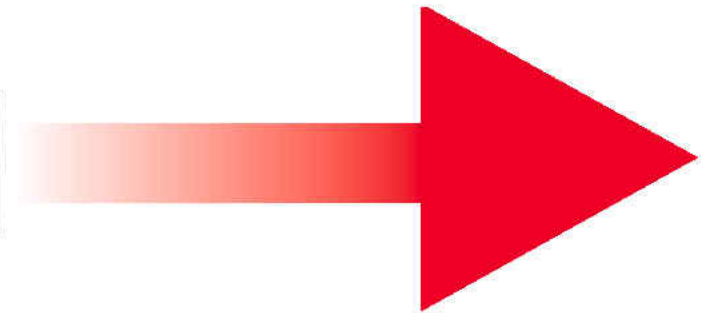
Feedback



Many Iterations



Compiling Ideas



DESIGN APPROACH



ESCAZÚ DEVELOPMENT

STUDIO
LUZ
ARCHITECTS

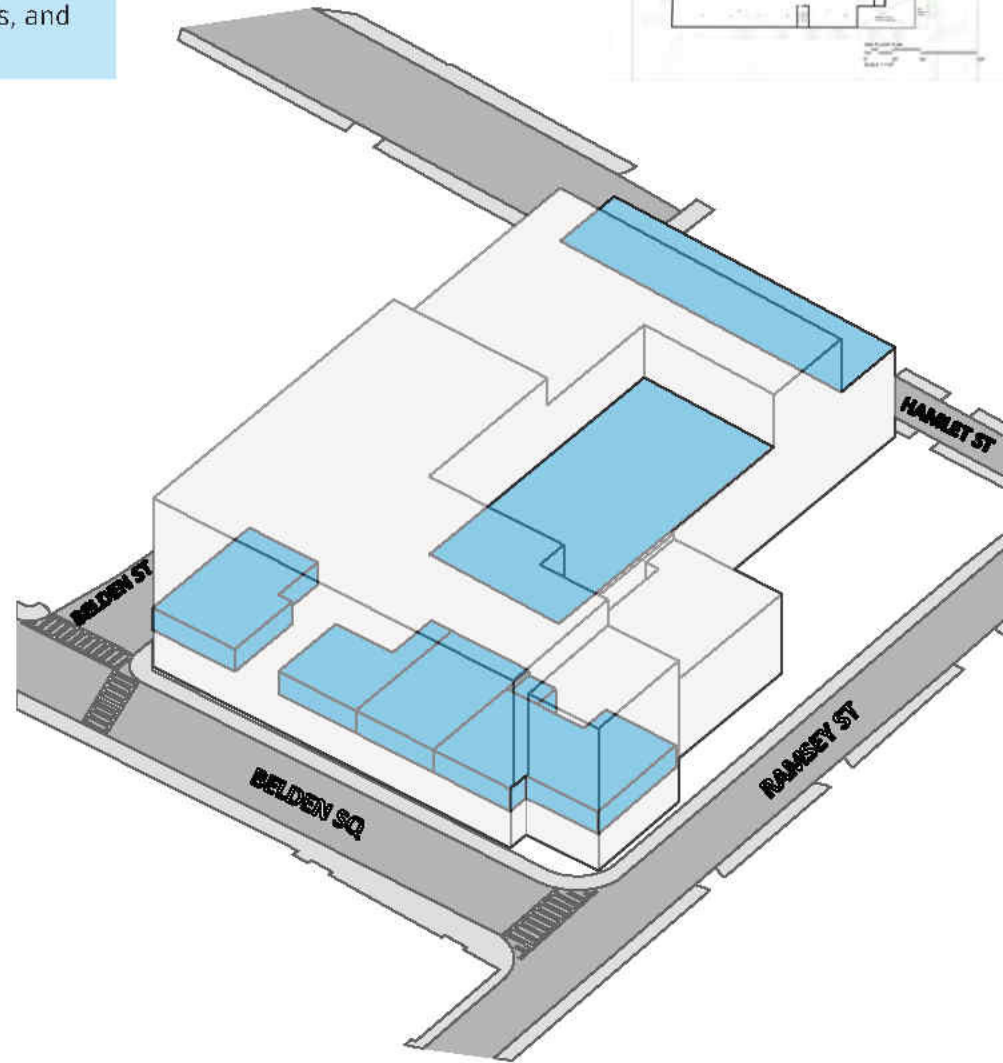
MOODY-NOLAN

the COLLABORATIVE

The community amenities range in purpose and access. Various gallery and workspaces are focused on meeting the spatial needs for individual artists while encouraging a community of collaboration and unity among those using the shared spaces. Community rooms, gym, terraces, and business center are amenities to support residential needs. The market hall, kitchen, conference areas support local entrepreneurs, artists, and community members.



Community Amenity Space			
FLOOR	Type	AREA (SF)	TOTAL (SF)
LEVEL 1	Market Hall	1200	
	Kitchen	260	
	Conference	120	
	Conference	160	
	Lobby	810	
			2550
LEVEL 2	Community Room	2150	
	Gallery	270	
	Artist Workspace	950	
	Conference	450	
	Business Center	300	
	Management Office	500	
			4620
LEVEL 4	Resident Terrace	2656	
			2656
TOTAL			9826



COMMUNITY AMENITY



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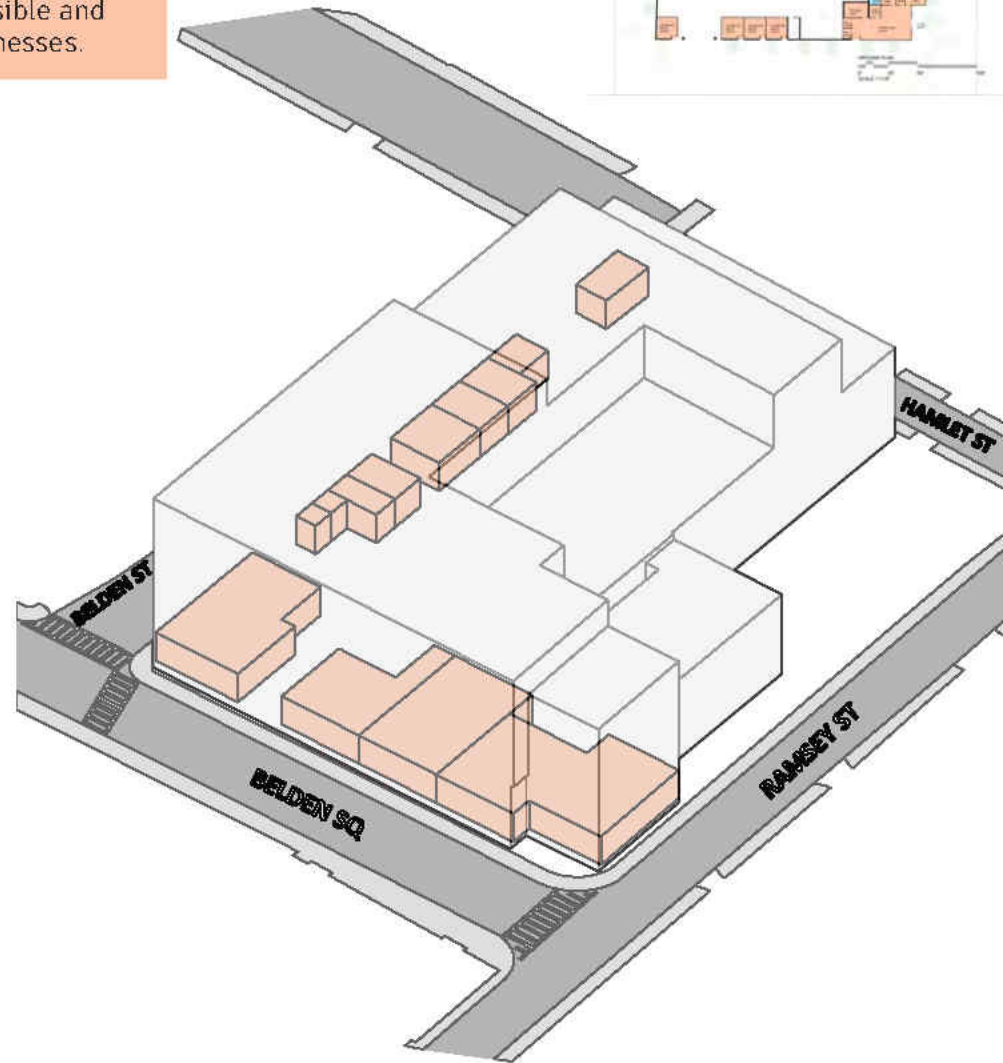


the COLLABORATIVE

The commercial space we propose will enhance a portion of Upham's Corner that has historically been absent of active retail and residential spaces due to the municipal parking lot. By preserving the parking and creating a state-of-the-art mixed-use building, we propose to activate the Hamlet Street site and bring more foot traffic through the area. Our goal is to provide space that is otherwise unavailable in the area, to make it accessible and affordable, and to make it welcoming for local artists and businesses.



Retail Space			
FLOOR	Type	AREA (SF)	TOTAL (SF)
LEVEL 1	Incubator	300	
	Incubator	325	
	Incubator	325	
	Incubator	325	
	Larger Retail	1140	
	Larger Retail	1130	
	Larger Retail	700	
	Larger Retail	675	
			3645
TOTAL			4920



RETAIL



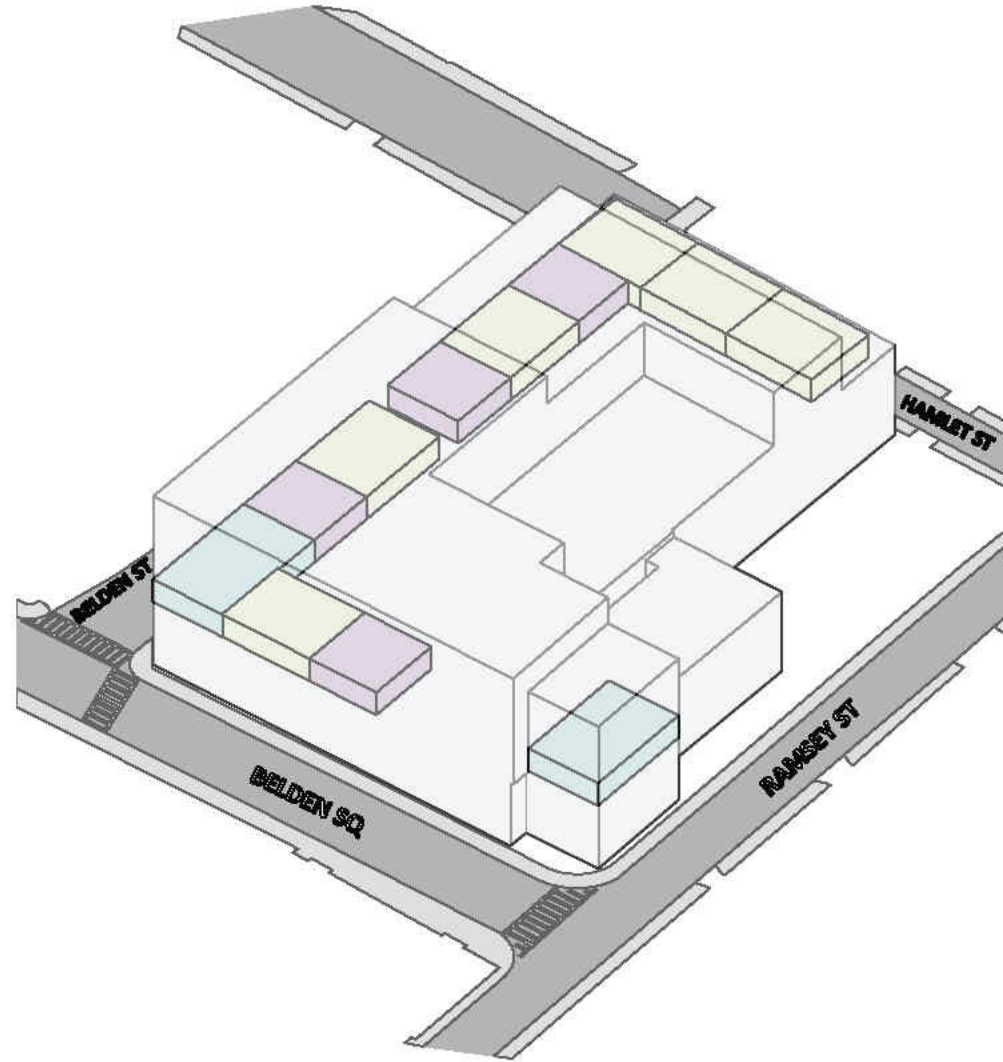
ESCAZÚ DEVELOPMENT



the COLLABORATIVE

Artist Live/Work Summary

FLOOR	X-SMALL (650 SF)	SMALL (800 SF)	MEDIUM (1100 SF)	LARGE (1400 SF)	
LEVEL 3	4	6	-	2	12
NSF	2,520	4,800	-	2,800	10,120



RESIDENTIAL UNITS

ARTIST LIVE/WORK

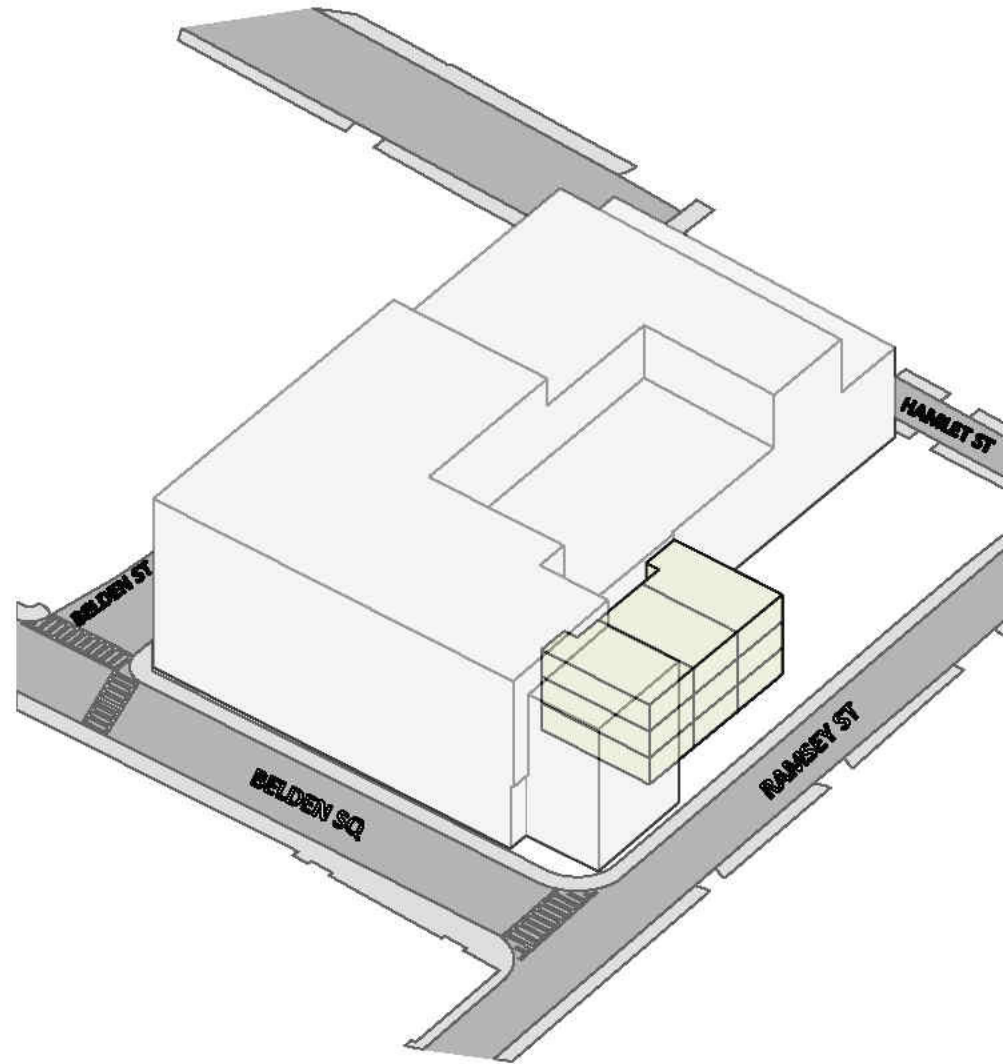


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

Homeownership Unit Summary				
FLOOR			2BD (800 SF)	
LEVEL 1			3	
LEVEL 2			3	
LEVEL 3			3	
TOTAL			9	
NSF			7,200	7,200



RESIDENTIAL UNITS

HOMEOWNERSHIP 2 BEDROOM UNITS

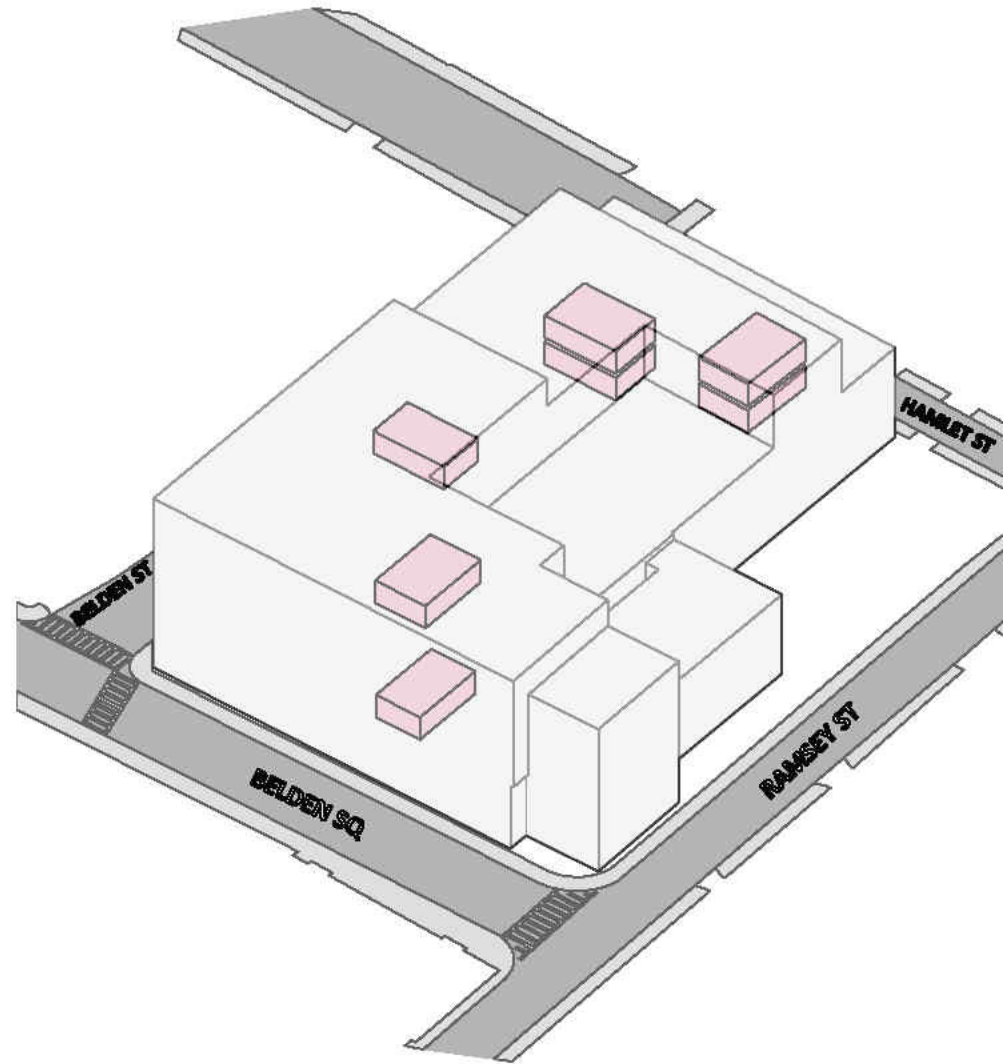
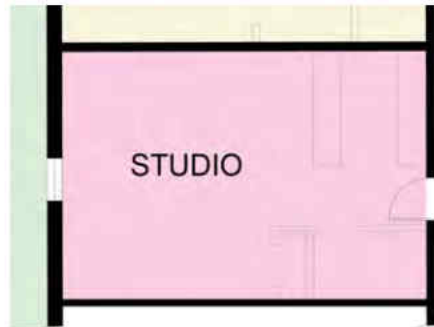


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

Rental Unit Summary					
Floor	Studio (500 SF)	1BD (630 SF)	2BD (800 SF)	3BD (1100 SF)	TOTAL
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NSF	3,150	5,670	20,800	8,800	38,420



RESIDENTIAL UNITS

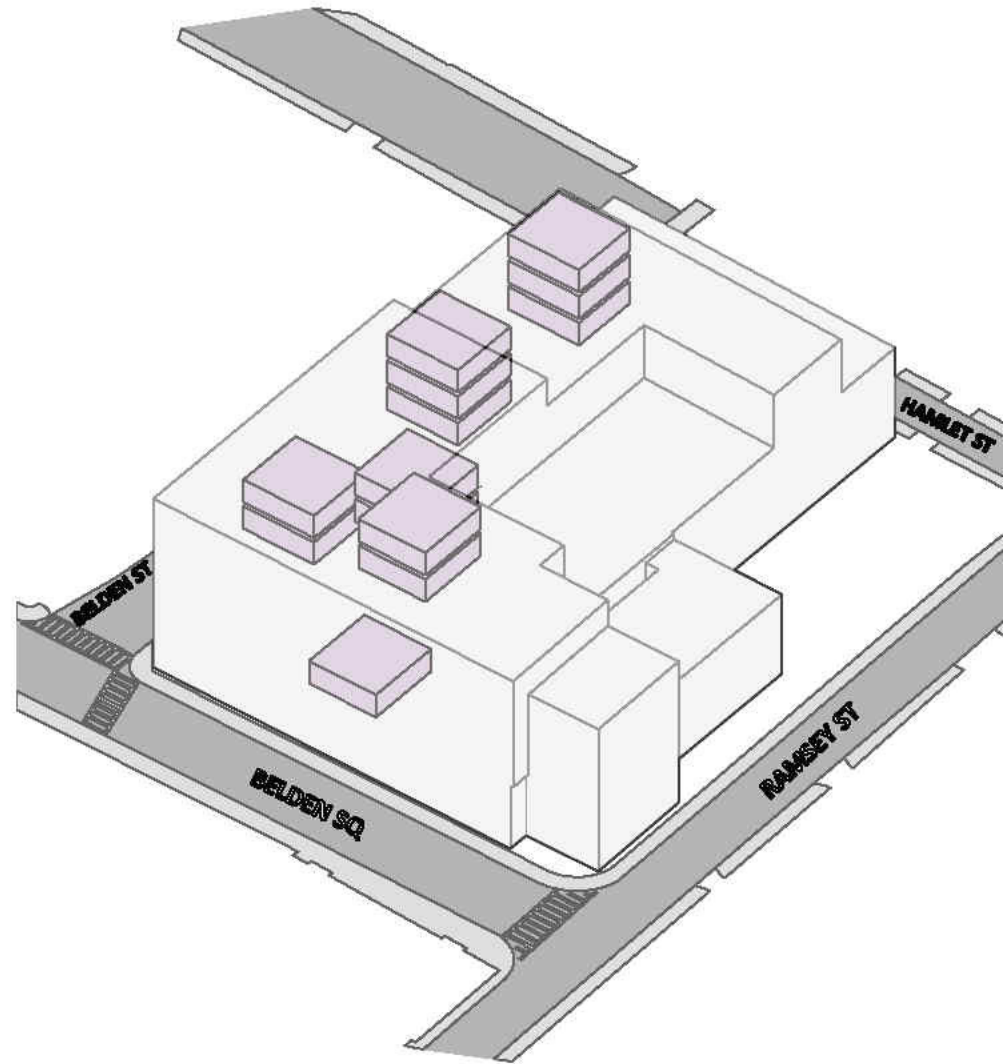
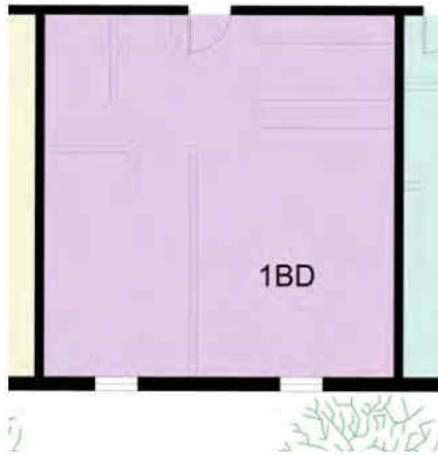
STUDIO UNIT



ESCAZÚ DEVELOPMENT



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LEVEL 3	1	-	1	-	2
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RESIDENTIAL UNITS

1 BEDROOM UNIT

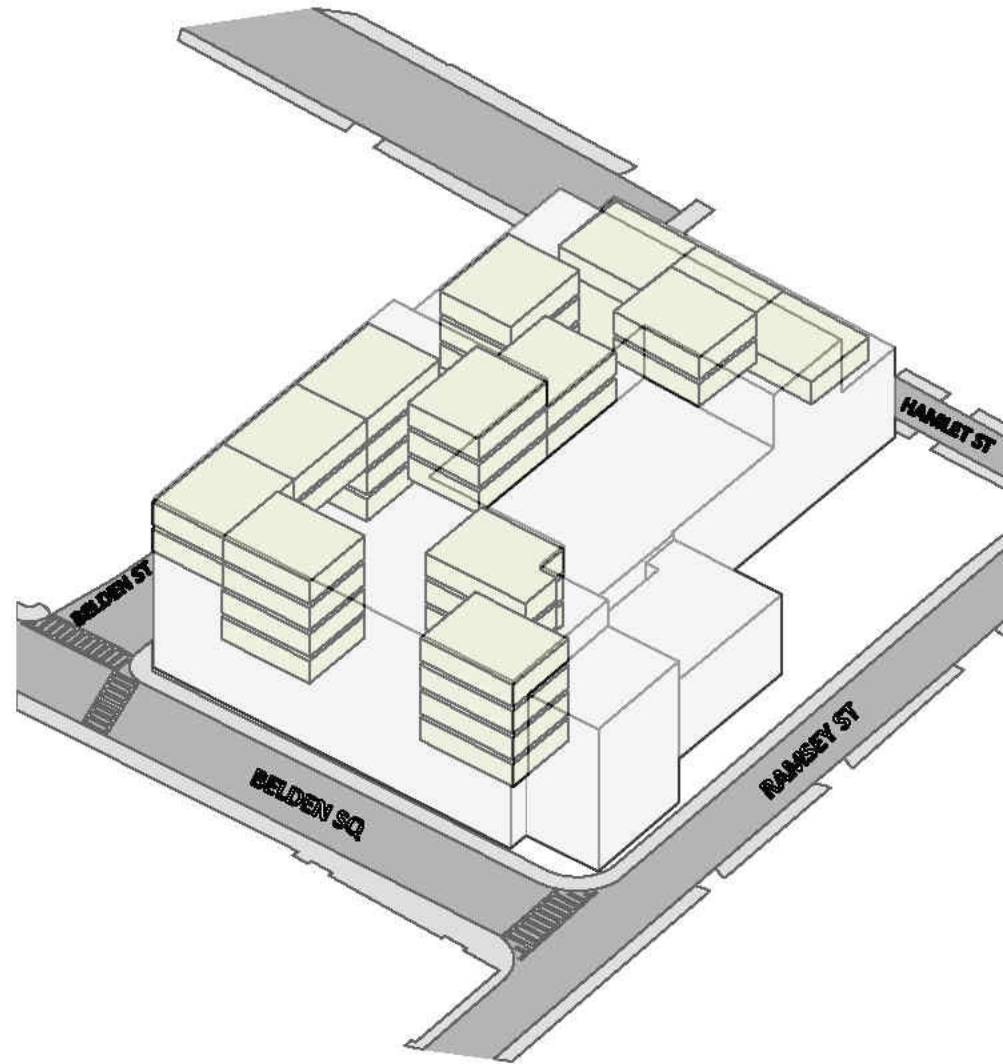
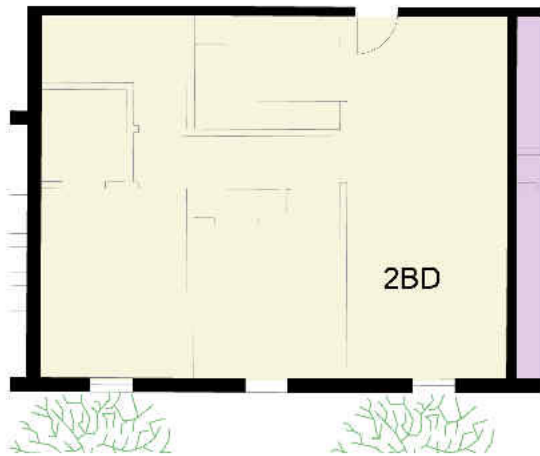


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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RESIDENTIAL UNITS

2 BEDROOM UNIT

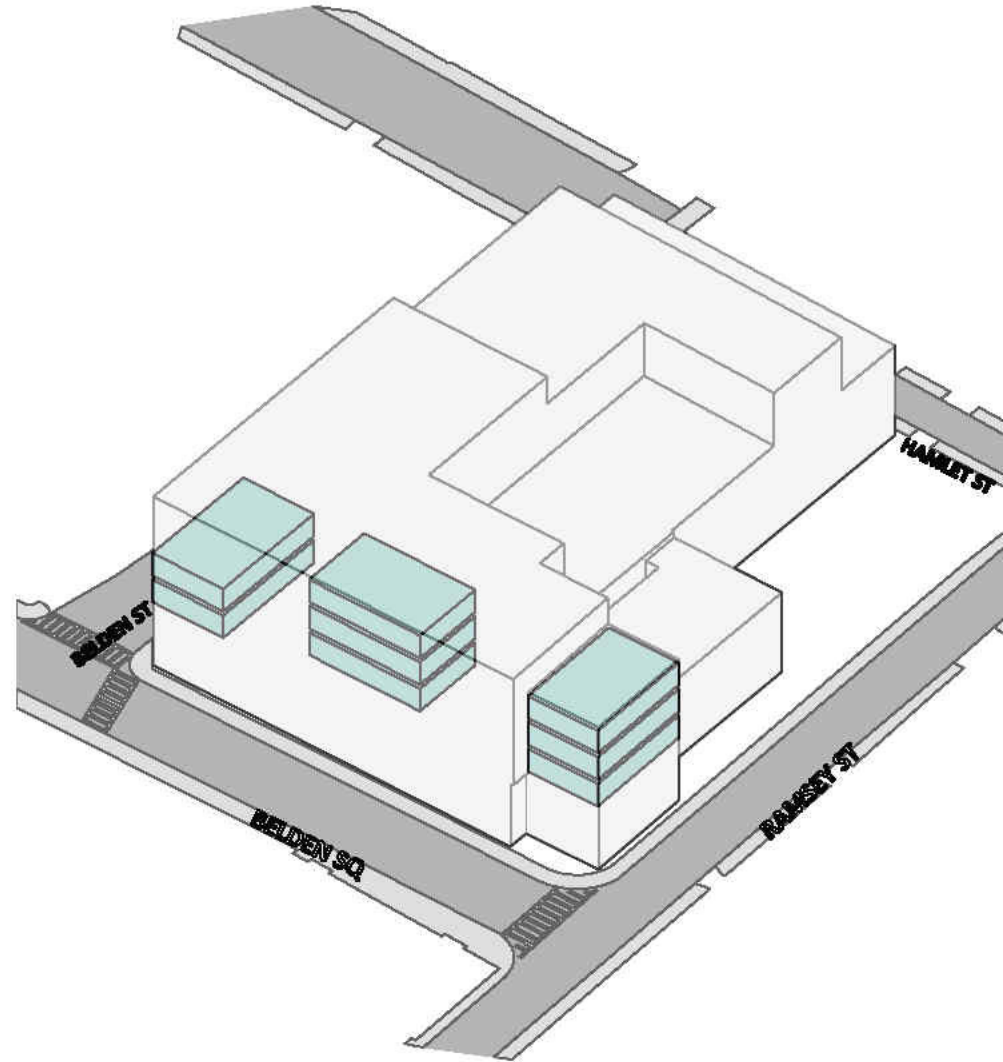
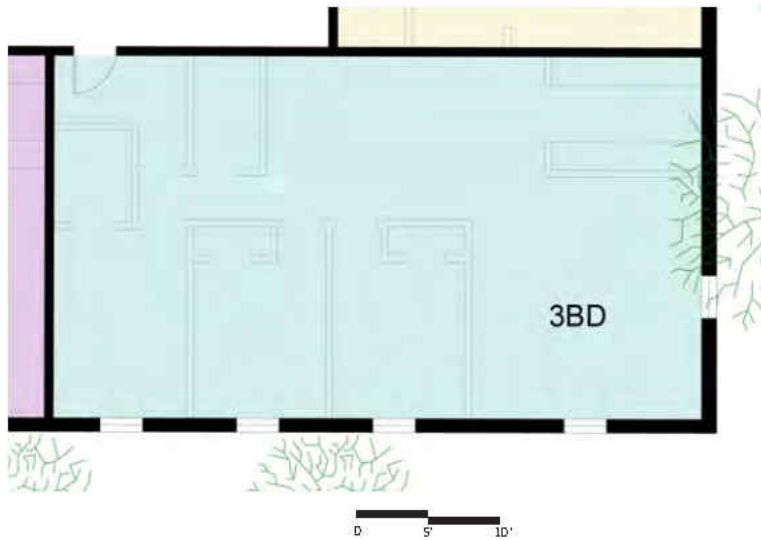


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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LEVEL 6	1	1	7	1	10
LEVEL 5	2	4	10	2	18
LEVEL 4	3	4	8	3	18
LEVEL 3	1	-	1	-	2
NSF	3,150	5,670	20,800	8,800	38,420



RESIDENTIAL UNITS

3 BEDROOM UNIT



ESCAZÚ DEVELOPMENT



the COLLABORATIVE