



Desarrollo de Hamlet Street

Solicitud de propuestas (RFP) del lote municipal de Upham's Corner: Reunión pública
1 de junio de 2022



EQUIPO DE DESARROLLO

El equipo de desarrollo

Dorchester Bay Economic Development Corporation (DBEDC) y Preservation of Affordable Housing, Inc. (POAH):
Desarrolladores y copropietarios

Escazu Development:
Desarrollador de viviendas

Studio Luz y Moody Nolan:
Arquitectos

The Collaborative:
Arquitecto paisajista

Beverly Johnson:
Asesor en materia del artículo 80

Nitsch Engineering:
Ingeniero civil

Klein Hornig:
Abogado

POAH Communities:
Administrador de la propiedad



DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION



PIERCE BUILDING [EN LA ACTUALIDAD]
BOSTON, MA



DUDLEY TERRACE [ANTES]

BOSTON, MA



DUDLEY TERRACE [DESPUÉS]
BOSTON, MA

JACKSON FOOD MARKET

WE ACCEPT
WIC ATM
THE LOTTERY
Jackson Food Market
AMERICAN AND SPANISH FOOD
617-265-2816
WE ACCEPT
EBT
FOOD STAMPS

Thank you
for your
business,
please
come back
soon!

DUDLEY TERRACE

25



21 RAMSEY STREET [ANTES]
BOSTON, MA



21 RAMSEY STREET [DESPUÉS]
BOSTON, MA



INDIGO BLOCK [ANTES]
BOSTON, MA



INDIGO BLOCK [DESPUÉS]
BOSTON, MA



INDIGO BLOCK [DESPUÉS]

BOSTON, MA



PRESERVATION OF AFFORDABLE HOUSING

Welcome Jewel Osco

Thank you to:

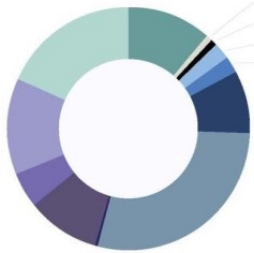
Mayor Rahm Emanuel - DL3 Realty & Terraco - POAH

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

UN VISTAZO A POAH

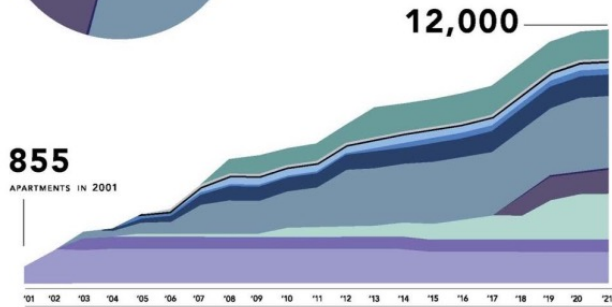
PORTFOLIO GROWTH BY STATE



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



PORTFOLIO GROWTH BY UNITS



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





REVITALIZACIÓN DE WHITTIER STREET [ANTES]
BOSTON, MA 2018



REVITALIZACIÓN DE WHITTIER STREET [DESPUÉS]
BOSTON, MA 2020

Antecedentes del desarrollo



Ubicado en el histórico Upham's Corner, Boston, MA: Distrito de Artes e Innovación

Más de 3 años de planificación.

- Iniciativa de planificación de Fairmount Indigo.
- Implementación de Uphams Corner.
- Design Studio for Social Intervention (DS4SI): "¿Te ves en Uphams Corner?"
- Contrato a plazo sobre acciones de Upham's Corner

Segunda RFP de un total de tres publicadas por:

- Dudley Street Neighborhood Initiative (antiguo emplazamiento del Citizens Bank).
- Alcaldía de Vivienda (terreno municipal).
- Agencia de Planificación y Desarrollo de Boston (Bank of America y Strand Theater).



COLUMBIA CROSSING [ANTES]
BOSTON, MA 2021



COLUMBIA CROSSING [DESPUÉS]
BOSTON, MA 2025

UN COMPROMISO CON LA PARTICIPACIÓN DE LA COMUNIDAD



Objetivos, visión e impacto del proyecto

Desarrollo sin desalojo: tanto comercial como residencial.

Activación de la calle con alternativas artísticas y comerciales que complementen el Distrito de Artes e Innovación.

Viviendas de alquiler y viviendas propias asequibles que se dirijan a un grupos con una amplia variedad de ingresos.

Espacios comerciales asequibles, dimensionados y diseñados teniendo en cuenta las necesidades de las pequeñas empresas y los emprendedores.



PROPUESTA DE DISEÑO





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.

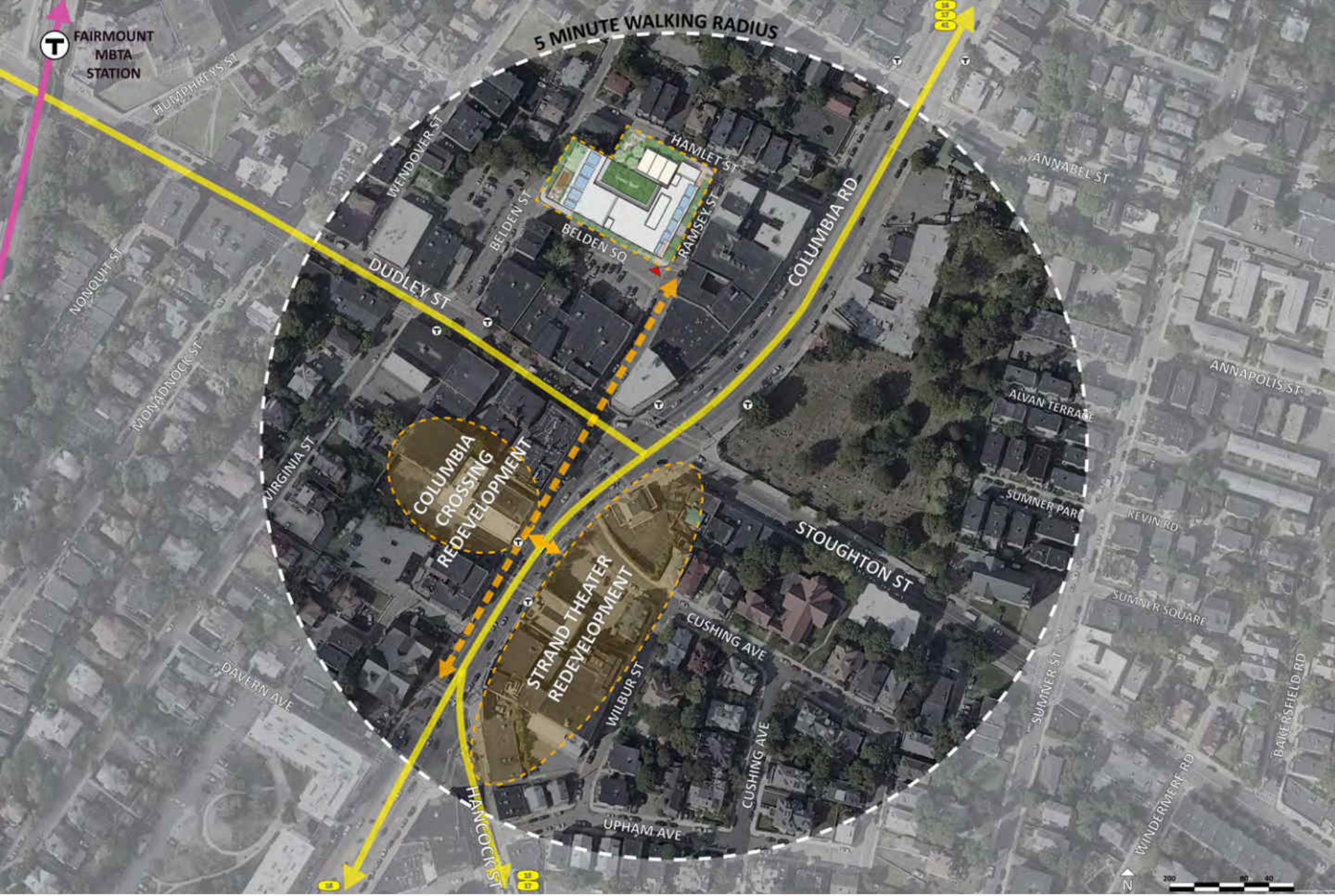
WHY THE TEAM?



ESCAZÚ DEVELOPMENT



the COLLABORATIVE



NEIGHBORHOOD MAP



ESCAZÚ DEVELOPMENT





SITE ACCESS

Entry / Corner Condition



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the COLLABORATIVE



GREEN ROOF

AMENITY TERRACE

POCKET PARK

RAMSEY STREET

HAMLET STREET

BELDEN STREET

LANDSCAPE

Open Green Space



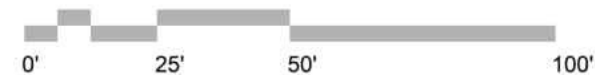
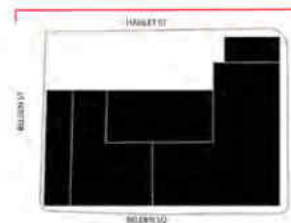
ESCAZÚ DEVELOPMENT



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HAMLET STREET ELEVATION

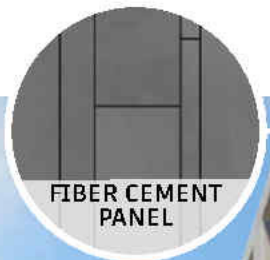


CONTEXT
Building Massing

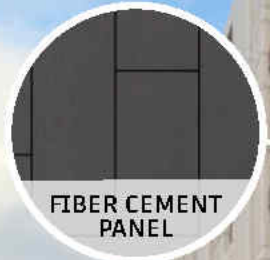


ESCAZÚ DEVELOPMENT





FIBER CEMENT
PANEL



FIBER CEMENT
PANEL



BRICK



CORRUGATED
METAL

MATERIALS

Contextual Building Materials



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**BOW
MARKET**



**FOOD
VENDORS**



**POP-UP
SHOPS**

MARKET HALL

Precedent Market Typologies



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PLAN COMERCIAL ASEQUIBLE

- Tanto la Iniciativa de planificación de Fairmount Indigo como el Proceso de implementación de Upham's Corner han detectado la necesidad de espacios comerciales nuevos, asequibles y de tamaño inteligente.
- Este proyecto tiene como objetivo abordar esta necesidad a través de:
 - 4 - Espacios de incubación de entre 300 y 325 pies cuadrados para empresas nuevas y en crecimiento.
 - 4 - Espacios de venta al por menor a escala comunitaria de entre 673 y 1,140 pies cuadrados para apoyar a negocios un poco más establecidos.
 - Market Hall para eventos y funciones de la comunidad.
 - Compromiso con la asequibilidad: el espacio comercial se ofrecerá a un precio aproximado del 50 % del alquiler a precio de mercado.





RETAIL

Precedent Retail Typologies



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DISTRITO DE ARTES E INNOVACIÓN DE UPHAM'S CORNER

- Doce unidades de alquiler asequible designadas para artistas locales.
- Espacios artísticos en todo el edificio, como espacios de trabajo compartidos y galerías para los artistas residentes.
- Espacios comerciales diseñados y orientados a usos que apoyen las artes y la innovación.
- El equipo de desarrollo se ha puesto en contacto con varias organizaciones artísticas locales para abordar el diseño y el desarrollo de los espacios.
- Estructura de estacionamiento para ubicar a los visitantes de los negocios orientados al arte y para los eventos artísticos del vecindario.
- El Market Hall y la plaza Belden Square ofrecerán un espacio para que los artistas locales expongan y vendan sus obras.



POCKET PARK

Landscaping Inspiration



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An architectural rendering of a modern, multi-story residential building. The building features a light-colored, textured facade and tall, narrow windows. The ground floor has large glass windows and dark structural columns. The scene includes a street with a car, pedestrians, and trees. The entire image has a blue color overlay.

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

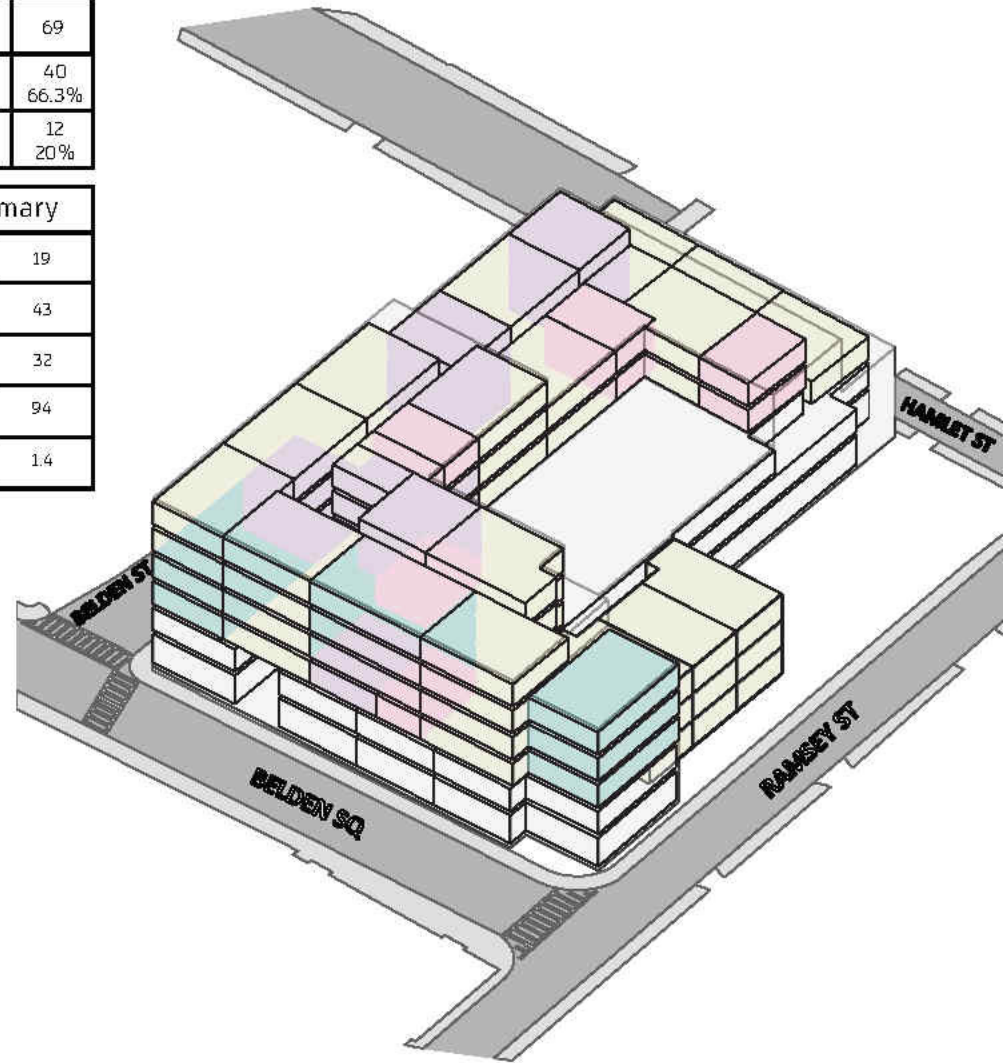
Total Units	
RENTAL UNITS	60
HOMEOWNERSHIP	9
TOTAL UNITS	69
# of Units +2BD	40 66.3%
# of Artist Live/Work	12 20%

Artist Live/Work Summary					
FLOOR	X-SMALL (650 SF)	SMALL (800 SF)	MEDIUM (1100 SF)	LARGE (1400 SF)	TOTAL
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



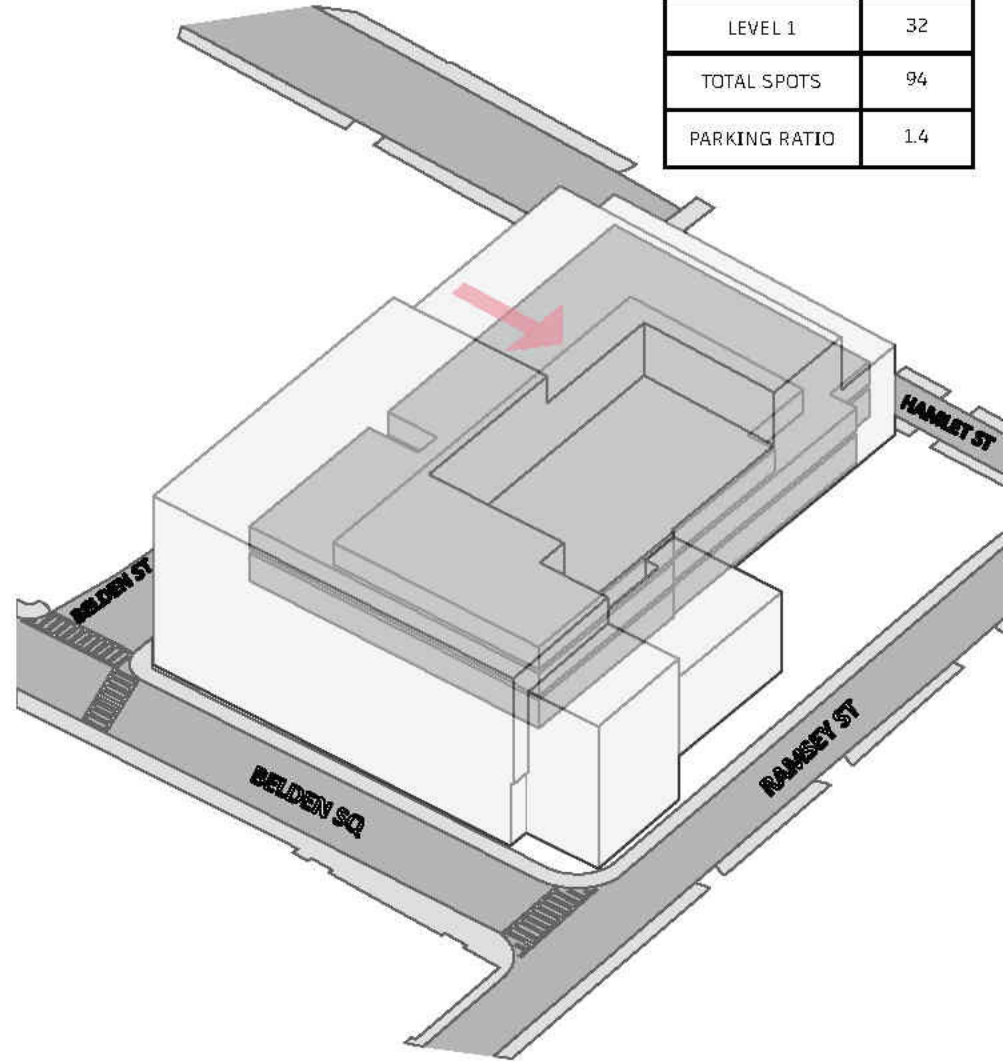
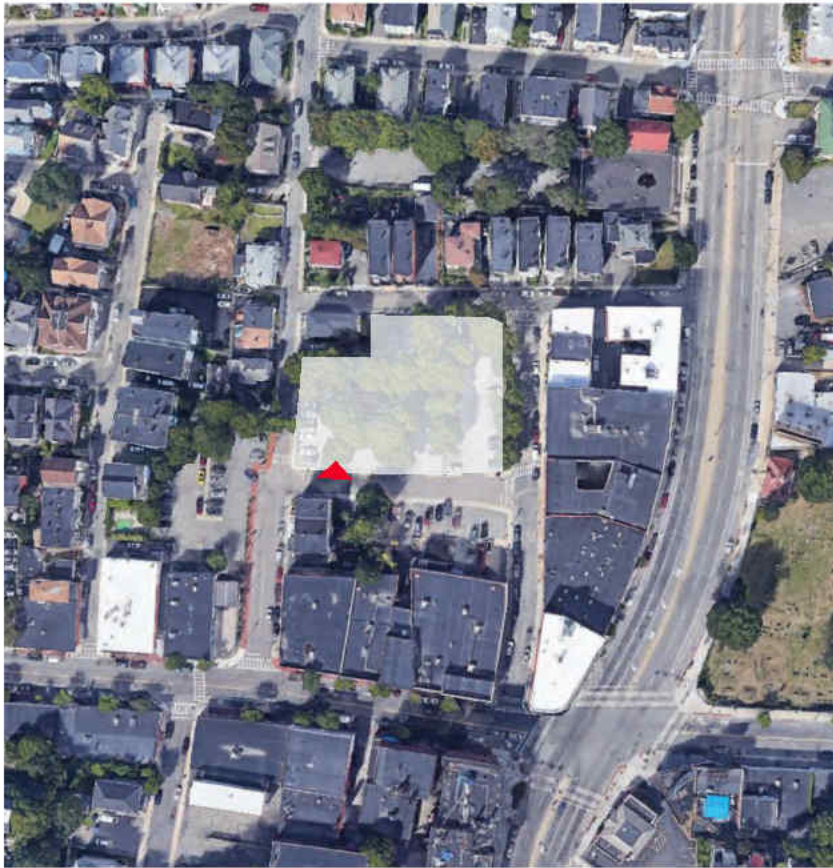
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Our vision for the Hamlet Street development expands the site's current use as a municipal parking lot and transforms the site into a hub of innovation, with rental housing, first-time homeownership opportunities, and commercial space for our community,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



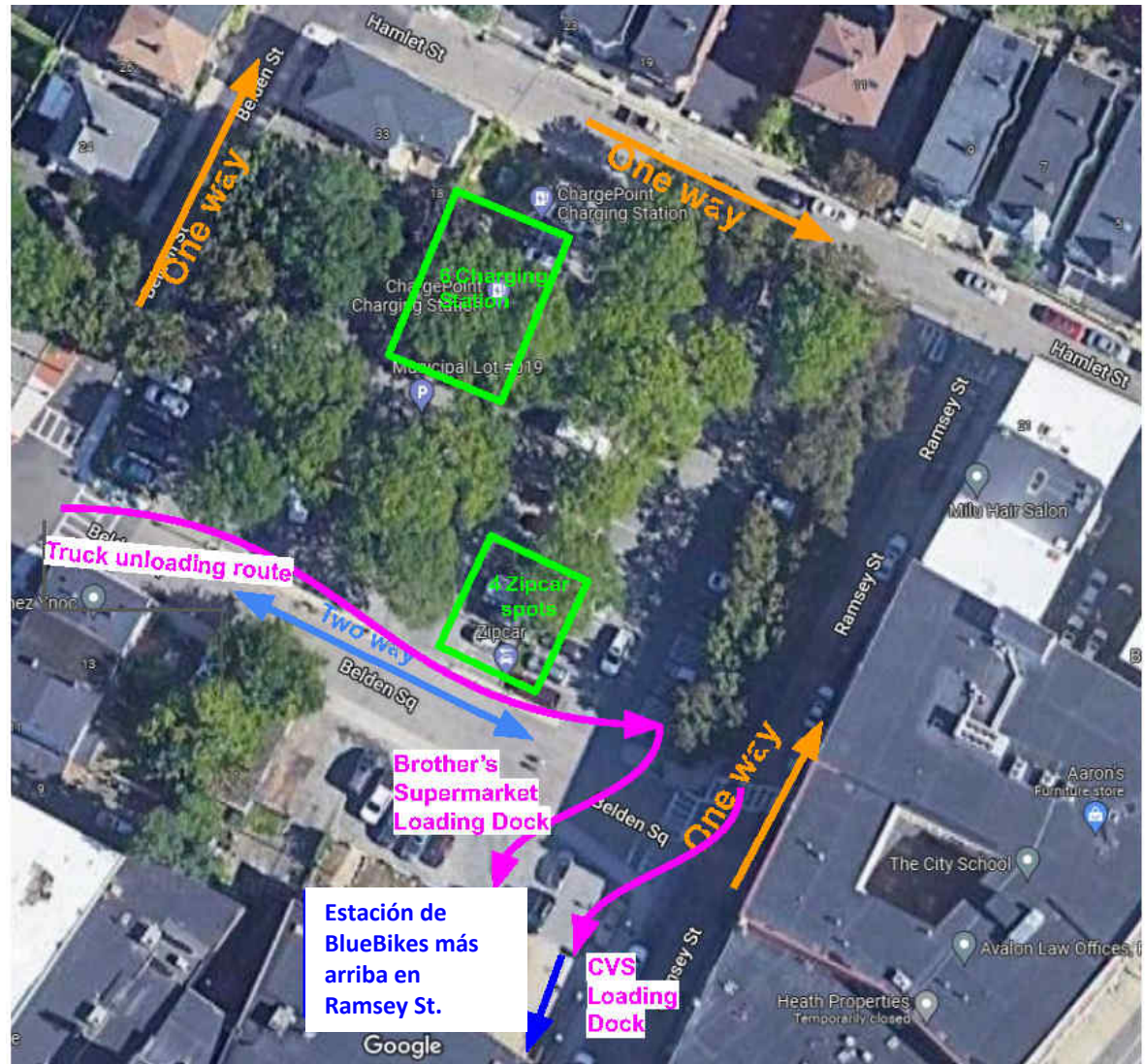
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Análisis del estacionamiento y el tráfico futuro

- El estacionamiento y el tráfico son problemas reales para los residentes y los negocios de Upham's Corner.
- El equipo del proyecto llevará a cabo un análisis del impacto del estacionamiento, el tráfico y la calidad del aire, y abordará los efectos adversos.
- Nuestro objetivo es que el estacionamiento se gestione de forma profesional y que siga siendo gratuito, de dos horas, para el público durante el horario comercial.
- Nos comprometemos a trabajar con los negocios de los alrededores para resolver los problemas de estacionamiento, tráfico y carga.



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 8	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	1.5	1.5	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	2	2	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

OBJETIVOS Y VISIÓN DEL PROYECTO

Desarrollo sin desalojo: tanto comercial como residencial.

Activación de la calle con alternativas artísticas y comerciales que complementen el Distrito de Artes e Innovación.

Viviendas de alquiler y viviendas propias asequibles que se dirijan a una variedad de grupos de ingresos.

Espacios comerciales asequibles, dimensionados y diseñados teniendo en cuenta las necesidades de las pequeñas empresas y los emprendedores.

GRACIAS

Clothes Values

dnc



DESIGN PROPOSAL APPENDIX



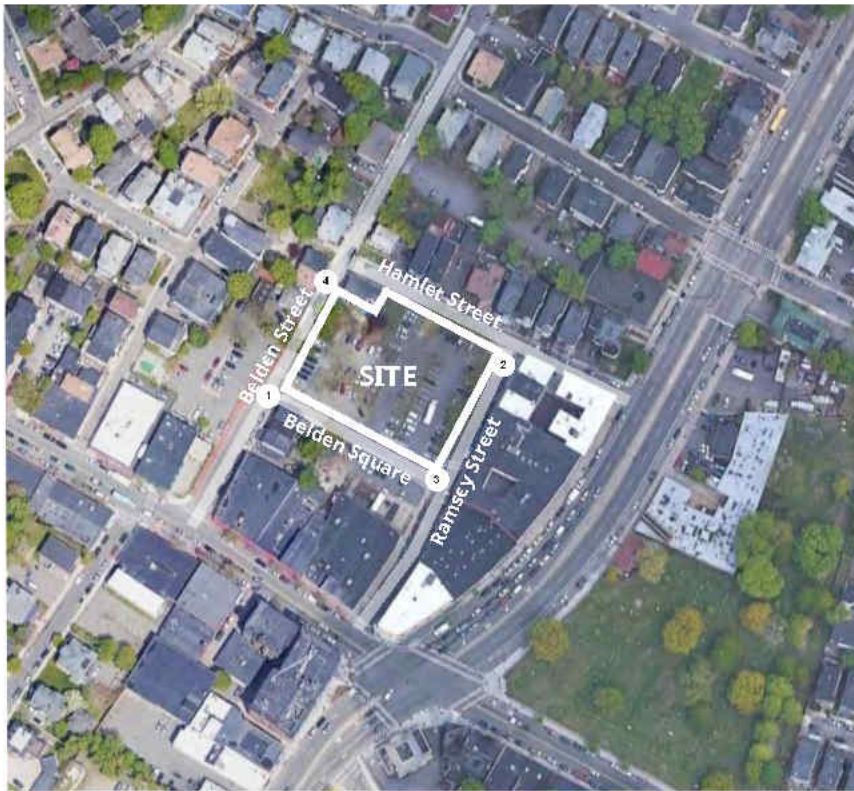
PROPOSED SITE



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CONTEXT

Surrounding Conditions

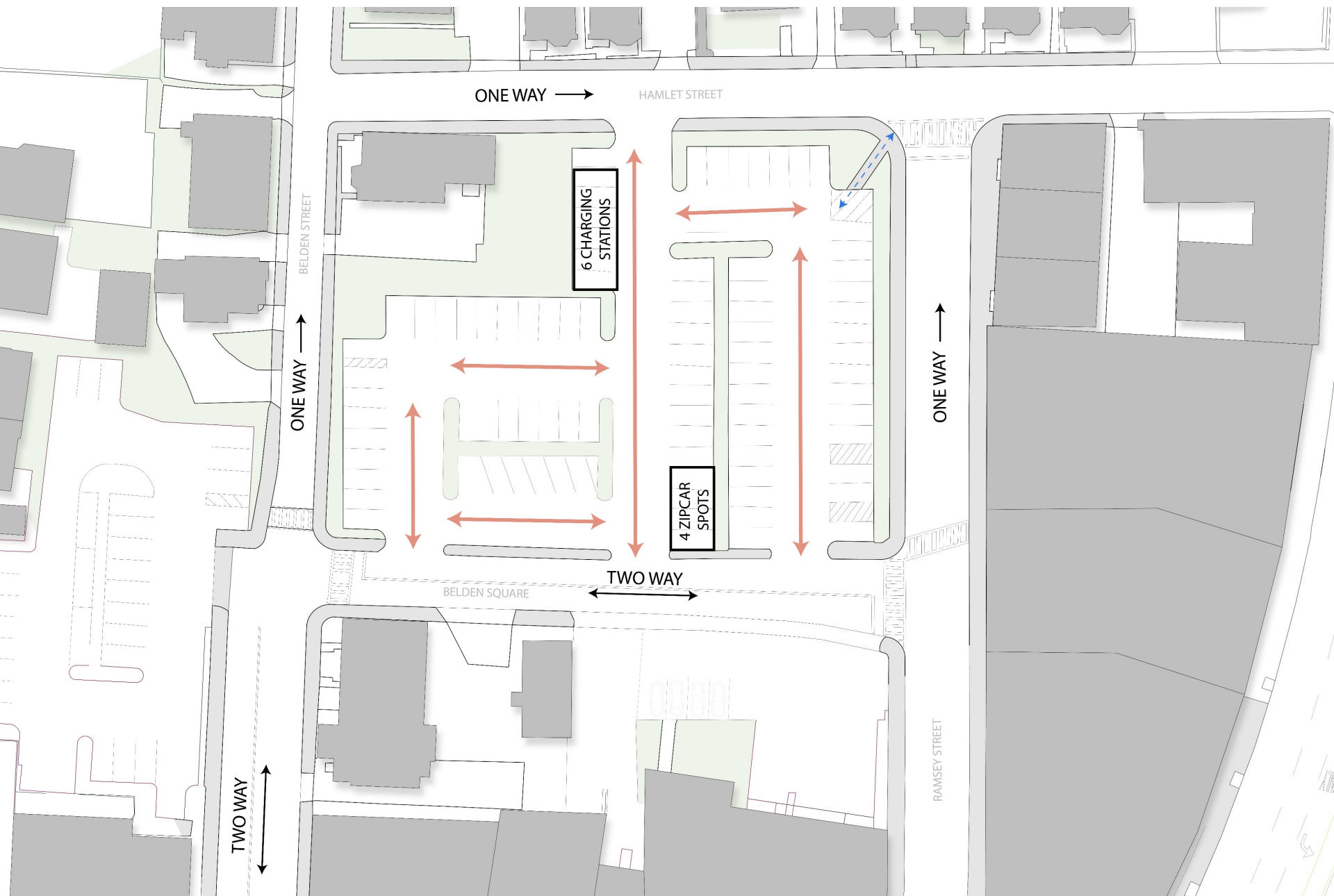


ESCAZÚ DEVELOPMENT

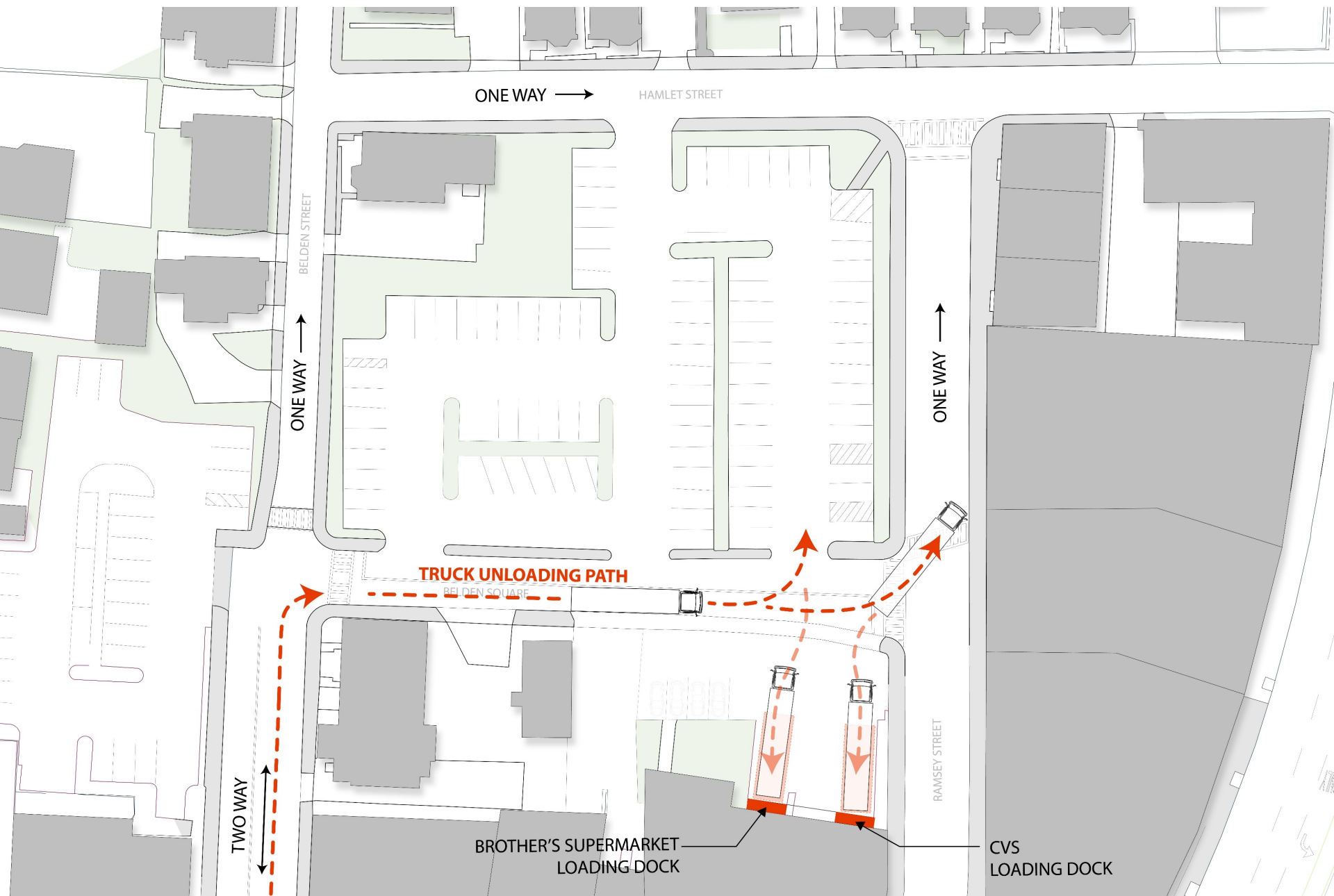


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Circulación existente en el sitio



Operaciones existentes



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!



Community Meetings



Workshops



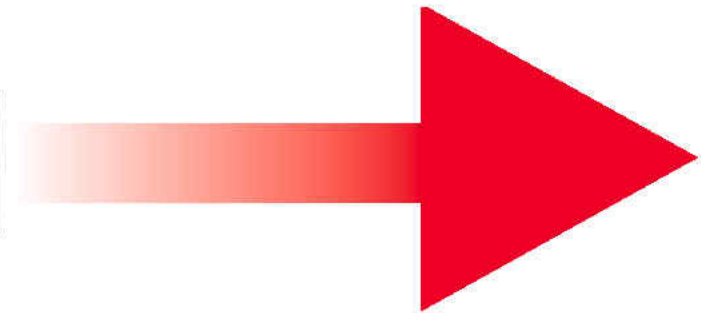
Feedback



Many Iterations



Compiling Ideas



WORK IN PROGRESS!

DESIGN APPROACH



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STUDIO
L U Z
ARCHITECTS

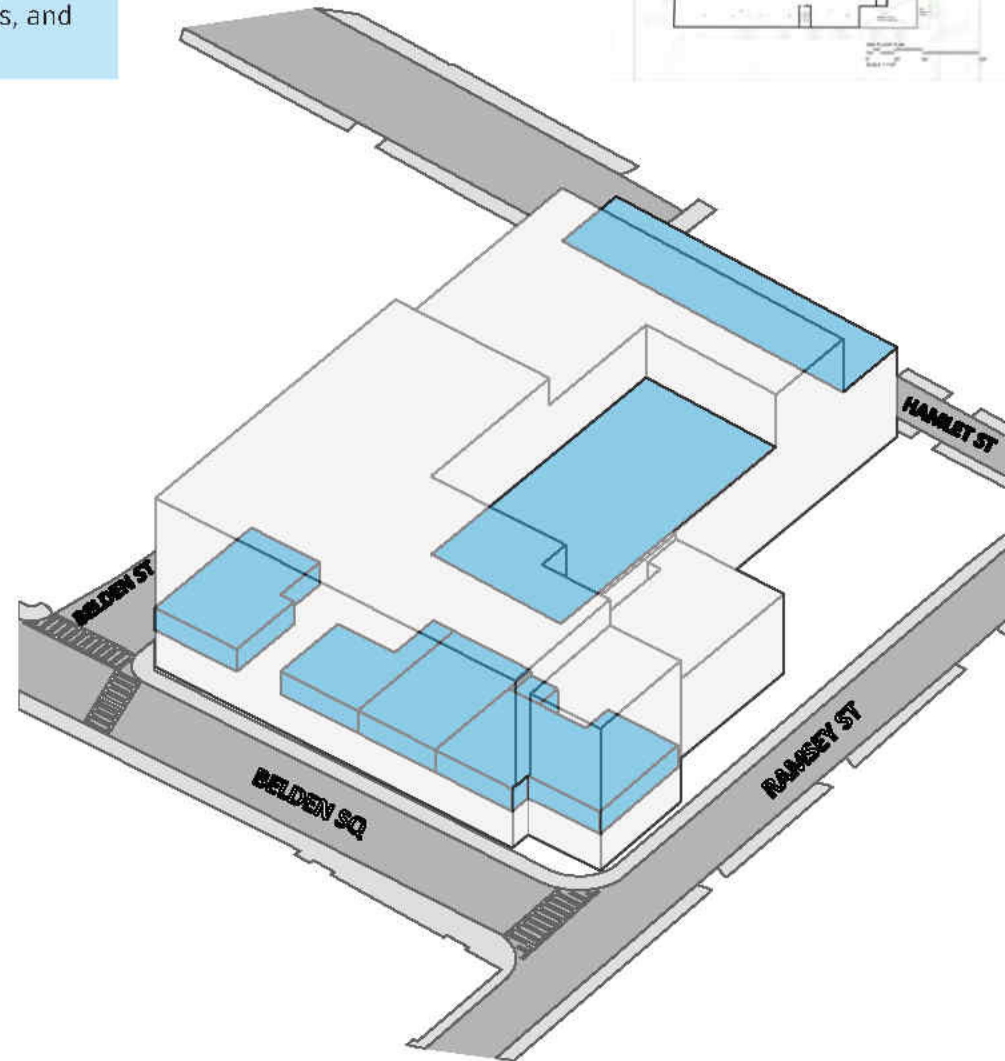


the COLLABORATIVE

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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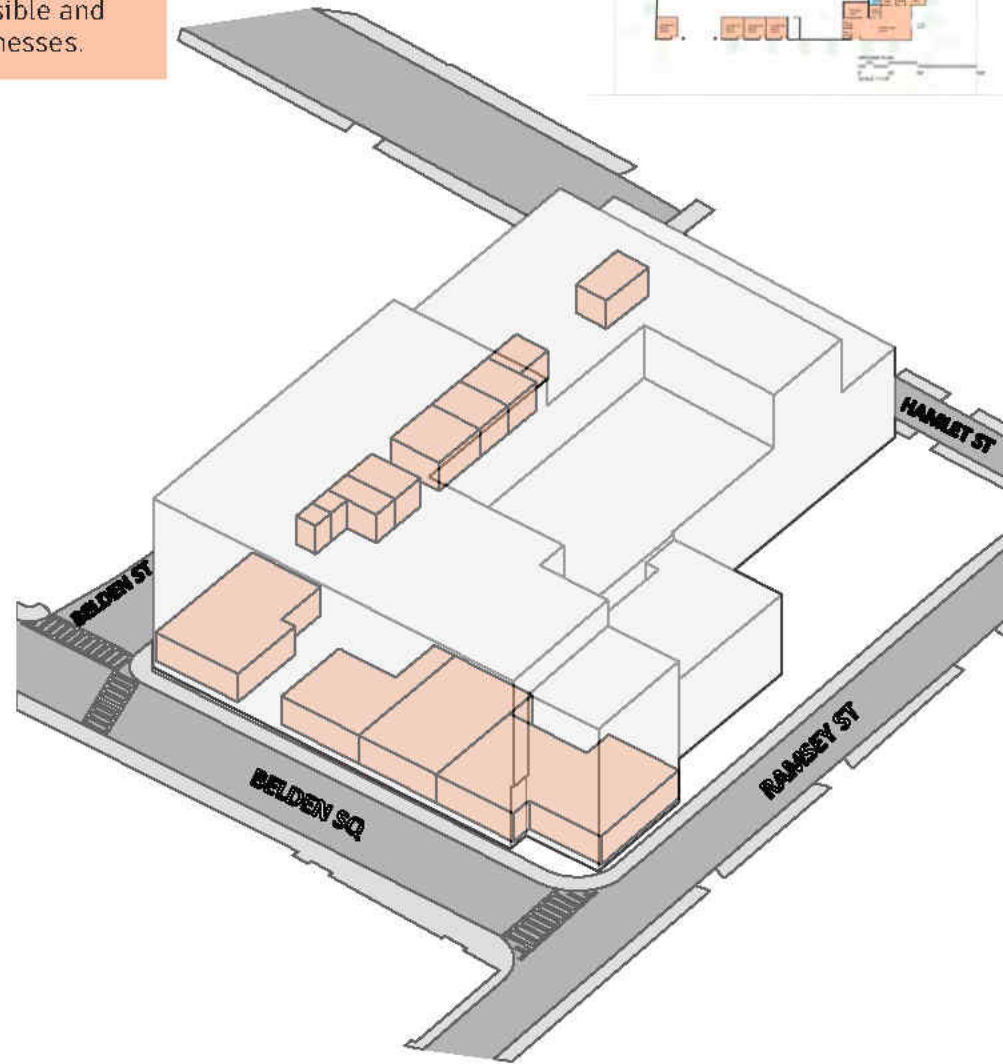


the COLLABORATIVE

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



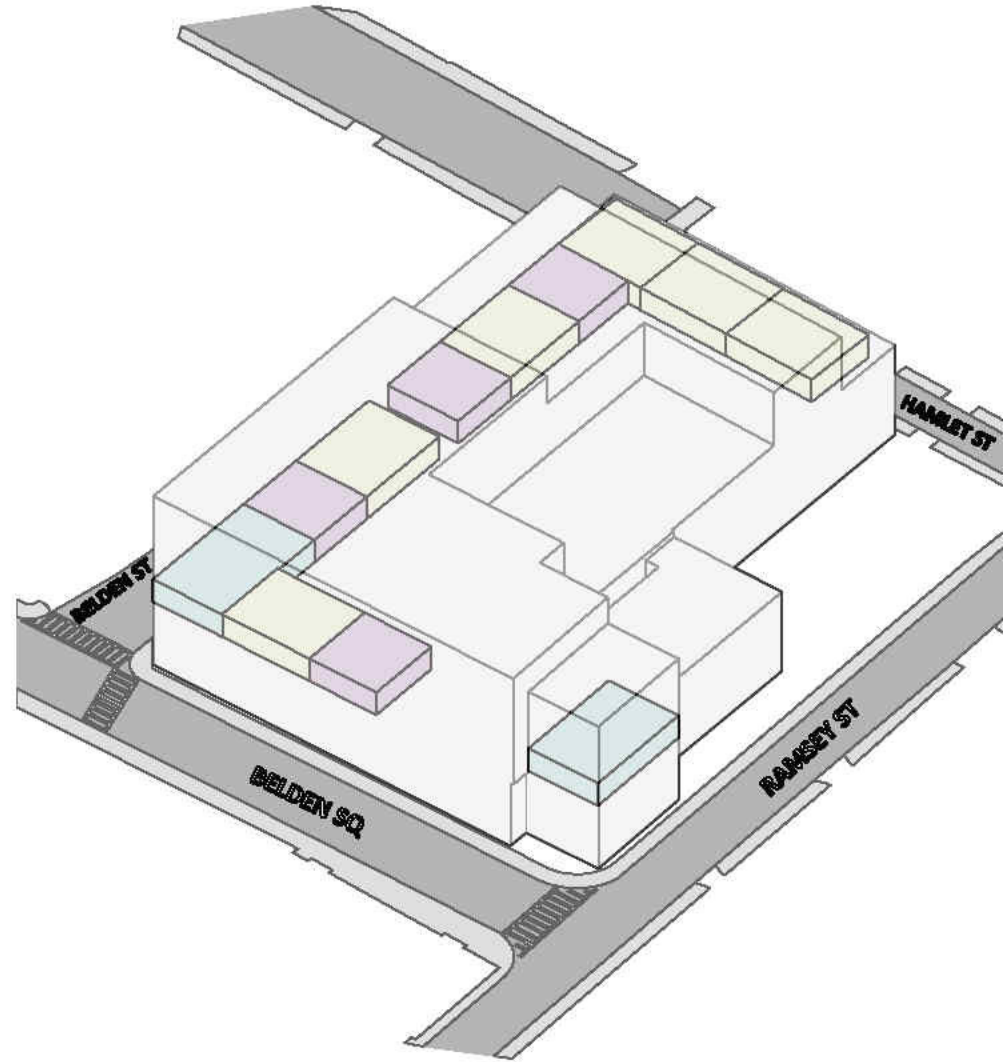
ESCAZÚ DEVELOPMENT



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

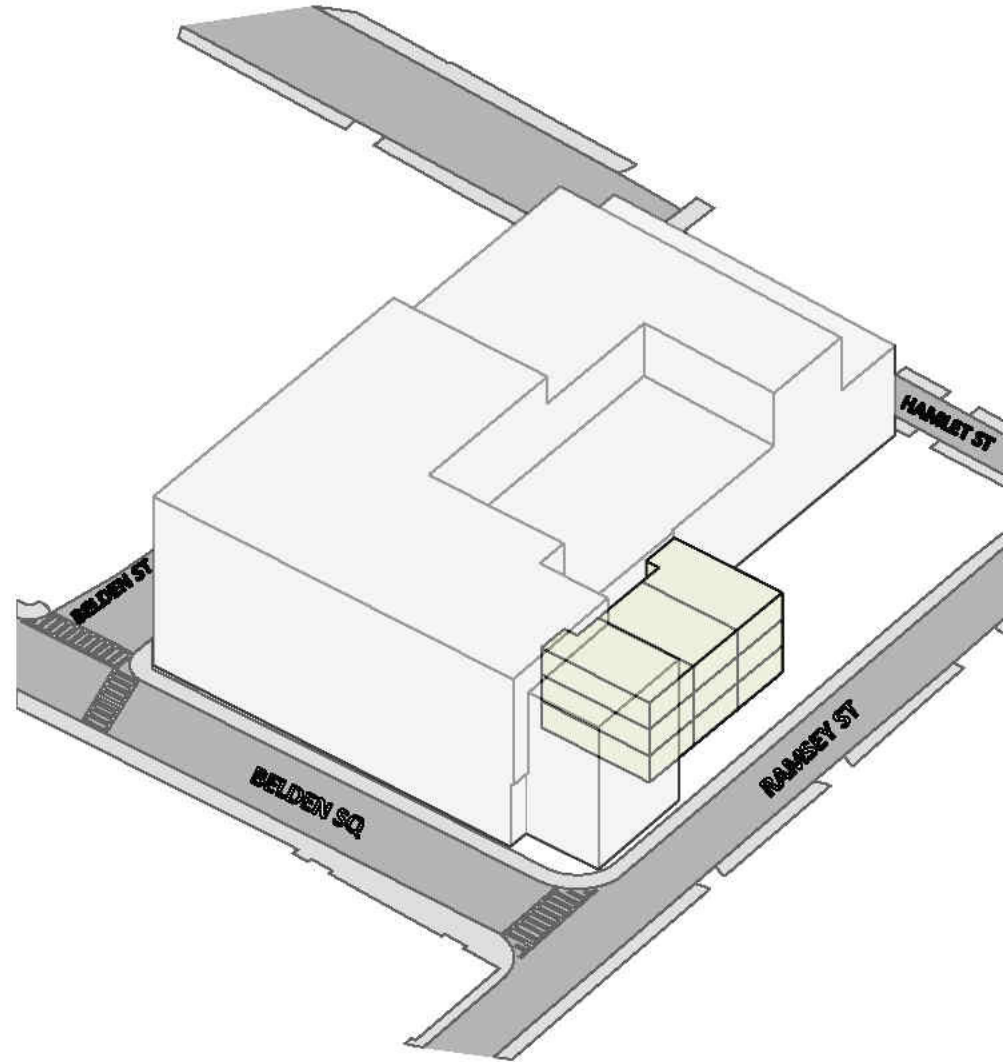
ARTIST LIVE/WORK



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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

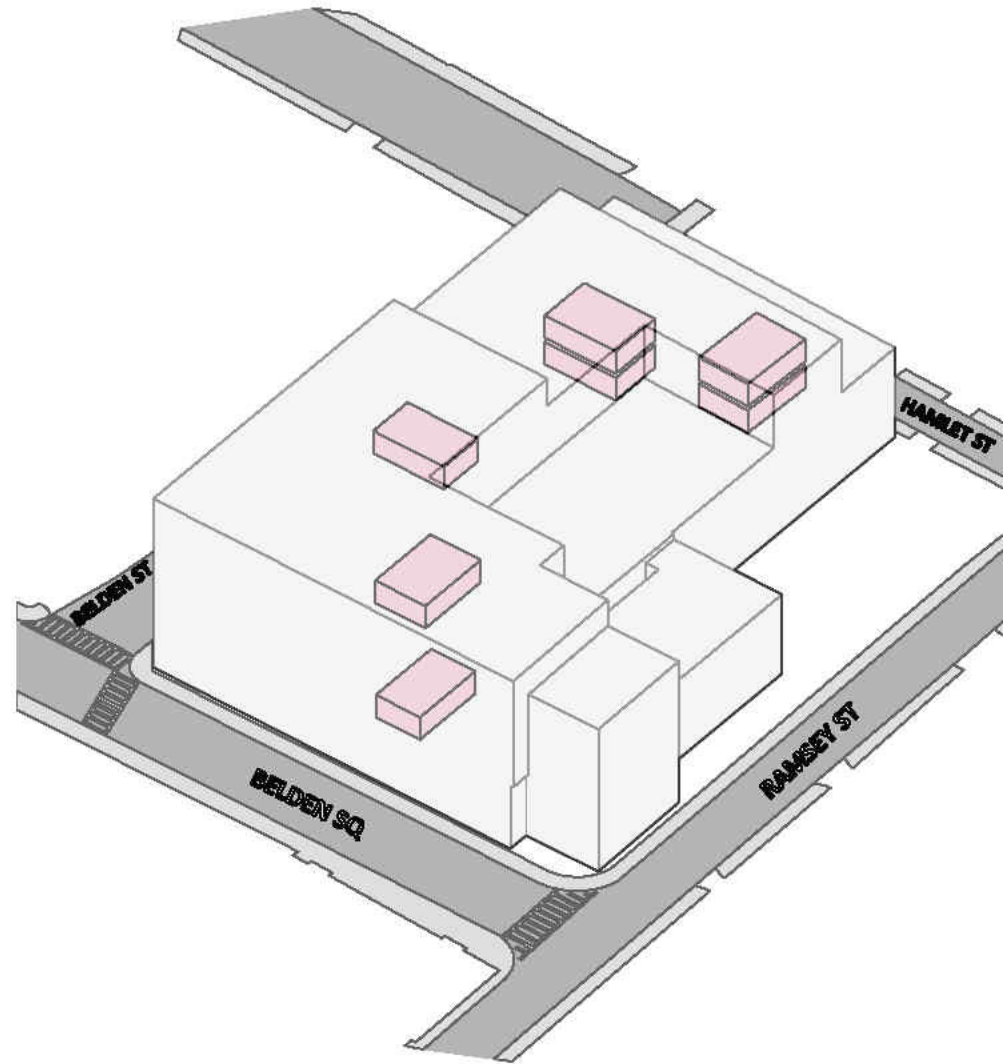
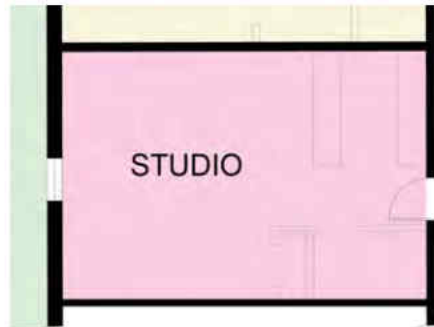


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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



RESIDENTIAL UNITS

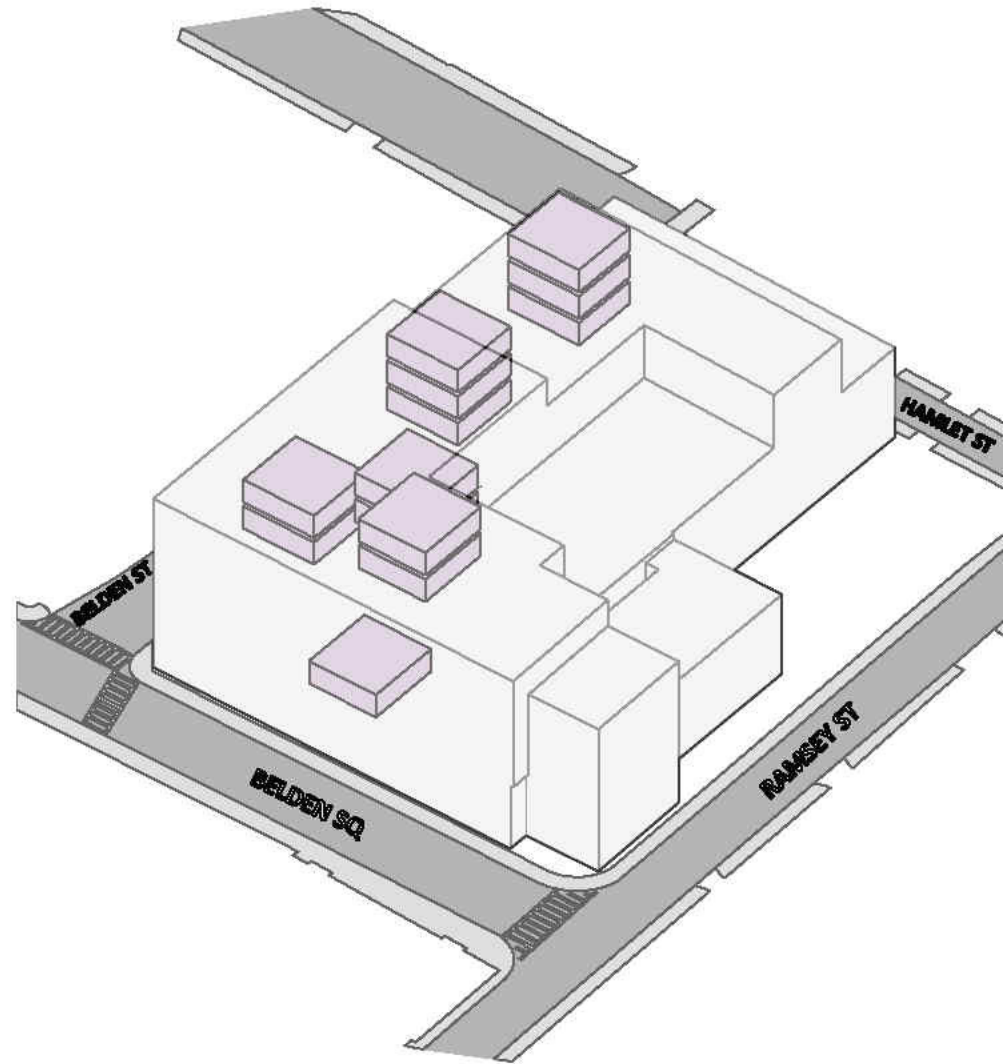
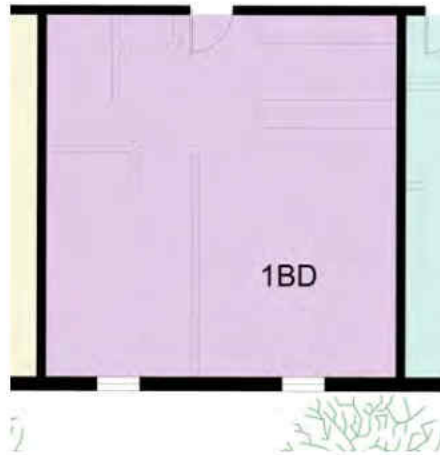
STUDIO UNIT



ESCAZÚ DEVELOPMENT



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RESIDENTIAL UNITS

1 BEDROOM UNIT

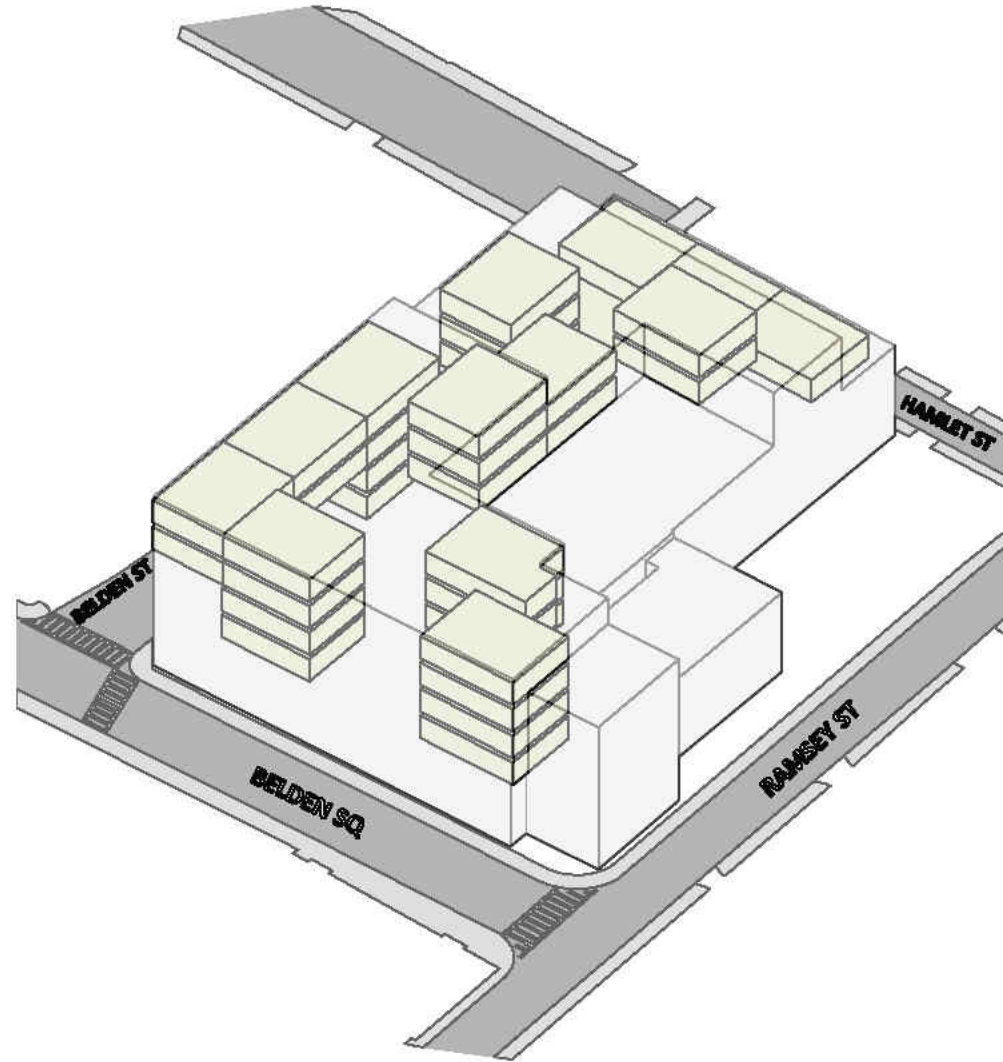
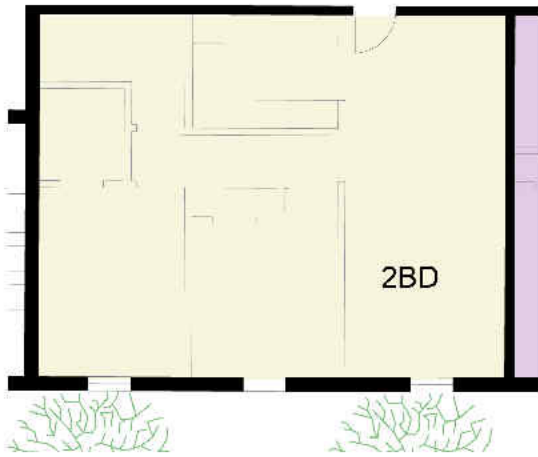


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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RESIDENTIAL UNITS

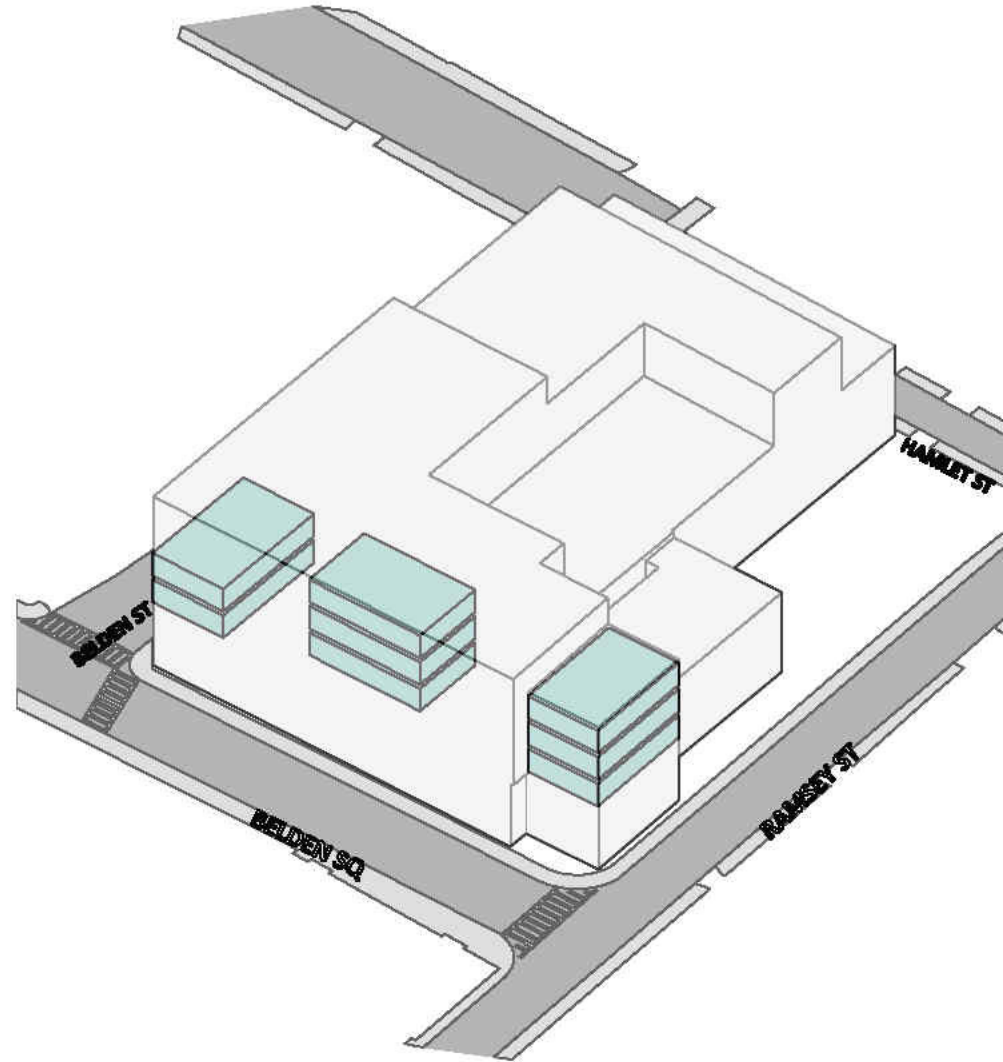
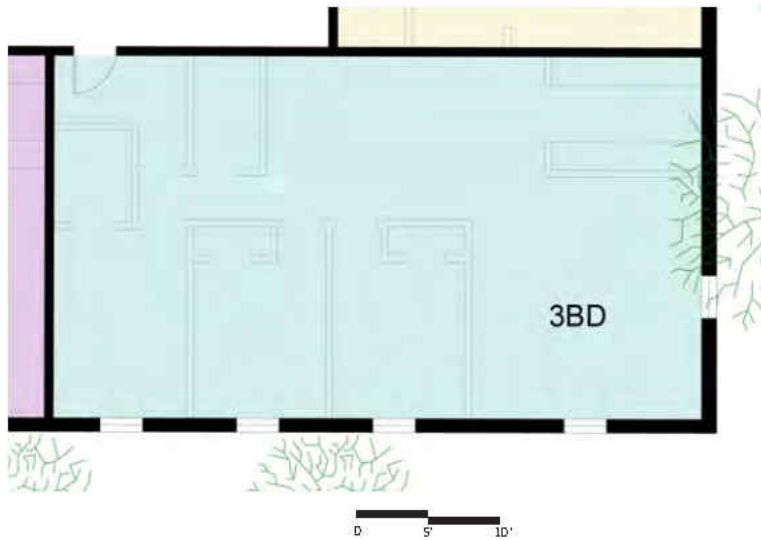
2 BEDROOM UNIT



ESCAZÚ DEVELOPMENT



Rental Unit Summary					
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RESIDENTIAL UNITS

3 BEDROOM UNIT



ESCAZÚ DEVELOPMENT



the COLLABORATIVE