

Indigo Block

located at 65 East Cottage St

Presented by:

Dorchester Bay Economic Development Corporation

Boston Capital

Escazu Development

Newmarket Community Partners

Davis Square Architects

The Development Team

- Dorchester Bay Economic Development Corporation
- Boston Capital
- Newmarket Community Partners
- Escazú Development
- Davis Square Architects

Goals and Vision

- **Integrate** the 65 East Cottage Street property into prior Uphams Corner based **planning initiatives**: Uphams Corner Working Group, DND process, and neighborhood meetings/resident input.
- Build **housing for 4 levels of income**. Goal is to keep residents in the neighborhood, not displace them.
- Create light industrial/commercial space focused on **job creation, local employment**, and low impact on abutters.
- Commit to **local hiring for construction and permanent jobs**, and using minority and women owned contractors.

Context Aerial View



INDIGO BLOCK

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Economic Development Corporation

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 **NEWMARKET**
COMMUNITY PARTNERS

ESCAZÚ DEVELOPMENT

 **DAVIS**
SQUARE
ARCHITECTS

Context Photos



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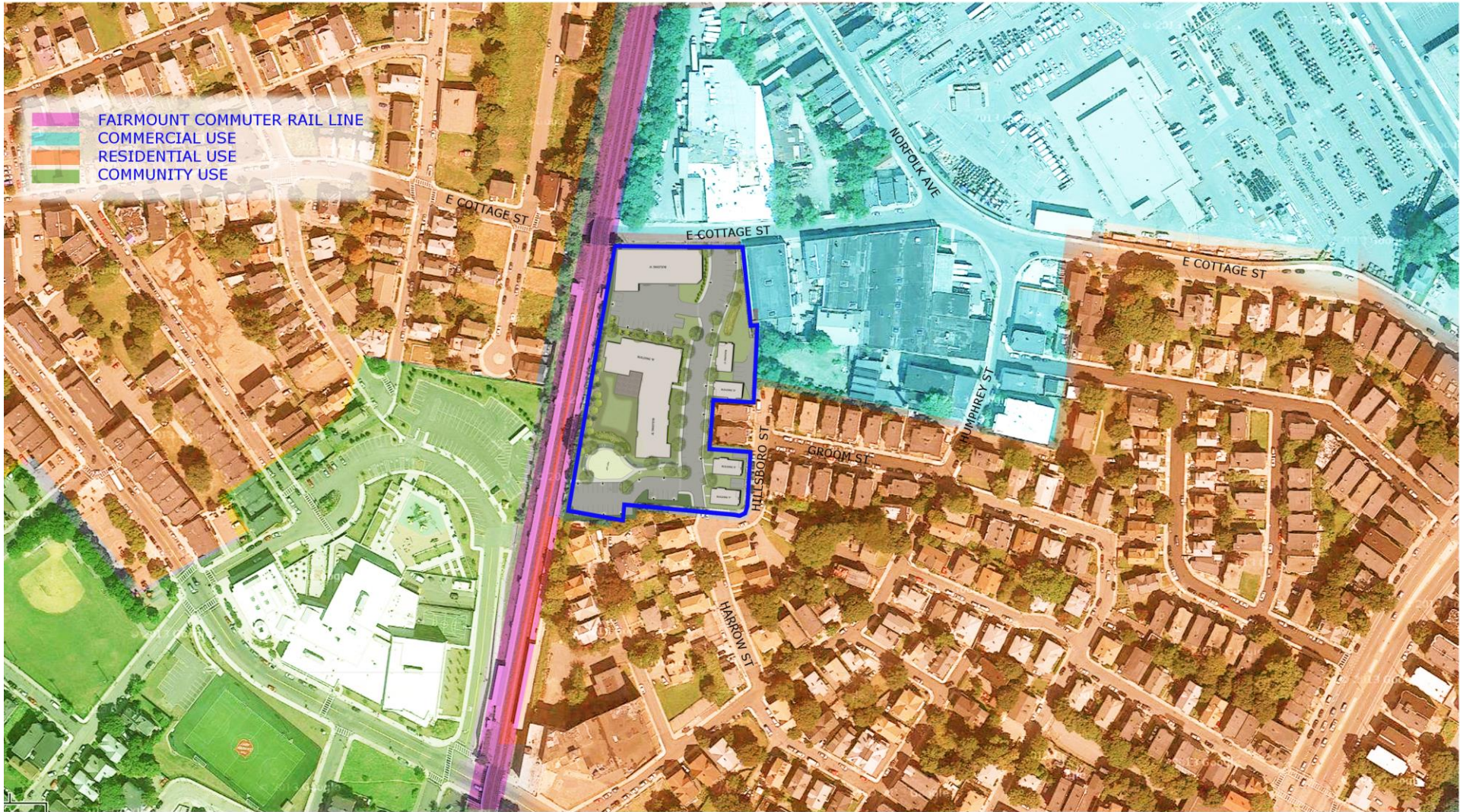


The Program

Mixed-use program:

- 80 **Residential rental** apartments with 4 **market rate** two-family homes for **homeownership**
- 20,000 square feet of low impact **Light Industrial/Commercial** space on two floors (plus a 3,400 SF mezzanine level)
- A new **connection to public transit** at the Uphams Corner platform directly from the site

Context Uses



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Site Program



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ARCHITECTS

Parking

- Total of 63 spaces available for 80 residential rental units (0.78 ratio):
 - 50 dedicated residential spaces
 - 13 “swing” spaces shared with commercial based on time of day
 - Resident parking sticker program
- Total of 29 spaces available for commercial (1.3 per 1,000 SF)
 - 16 dedicated commercial spaces
 - 13 “swing” spaces shared with residential based on time of day
- 2 spaces per two-family building (1:1 ratio per unit)

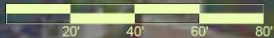
Evolution of the Site Plan

1. RFP Response



65 E COTTAGE ST SITE DEVELOPMENT PROPOSAL

SCHEME TOTALS
 80 RENTAL UNITS
 + 6 HOME OWNERSHIP UNITS & 6 RENTAL UNITS
 12 PARKING SPACES FOR HOMEOWNERSHIP
 67 PARKING SPACES FOR APARTMENTS BUILDING
 19 674 SQ.FT. COMMERCIAL
 26 PARKING SPACES FOR COMMERCIAL TENANTS





2. July 27 community meeting



SITE DEVELOPMENT ALTERNATIVE 1
 SCHEME TOTALS
 80 RENTAL UNITS
 +6 HOME OWNERSHIP & 6 RENTAL UNITS
 20 000 SQ.FT. COMMERCIAL USE
 54 PARKING SPACES FOR RESIDENTIAL
 31 PARKING SPACES FOR COMMERCIAL

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3. EPNF site plan



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4. Current site plan



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Traffic



Residential Apartments



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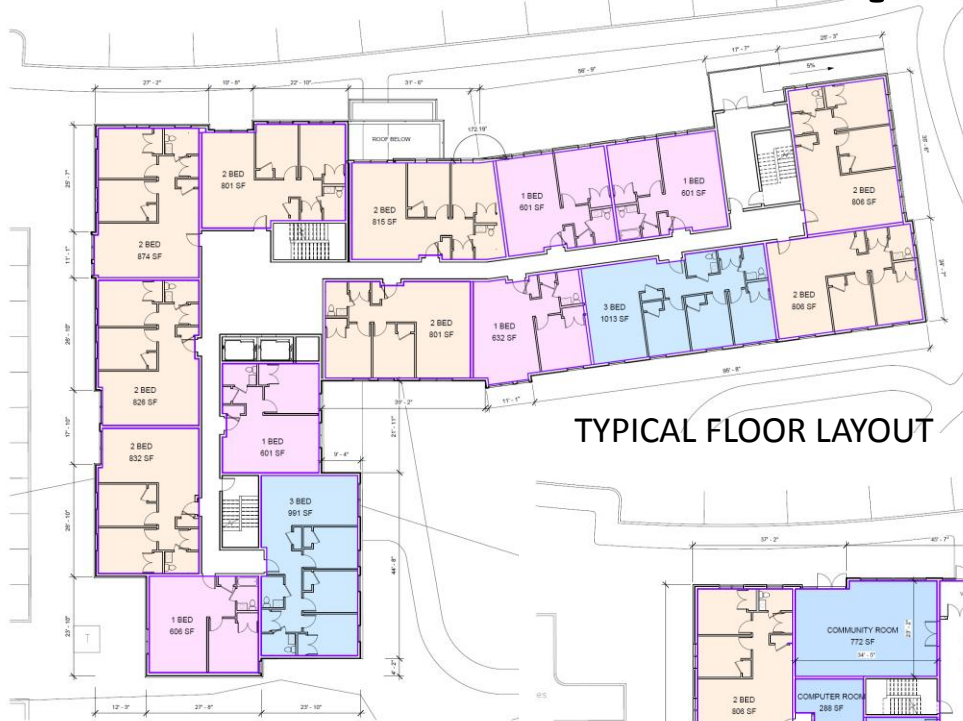
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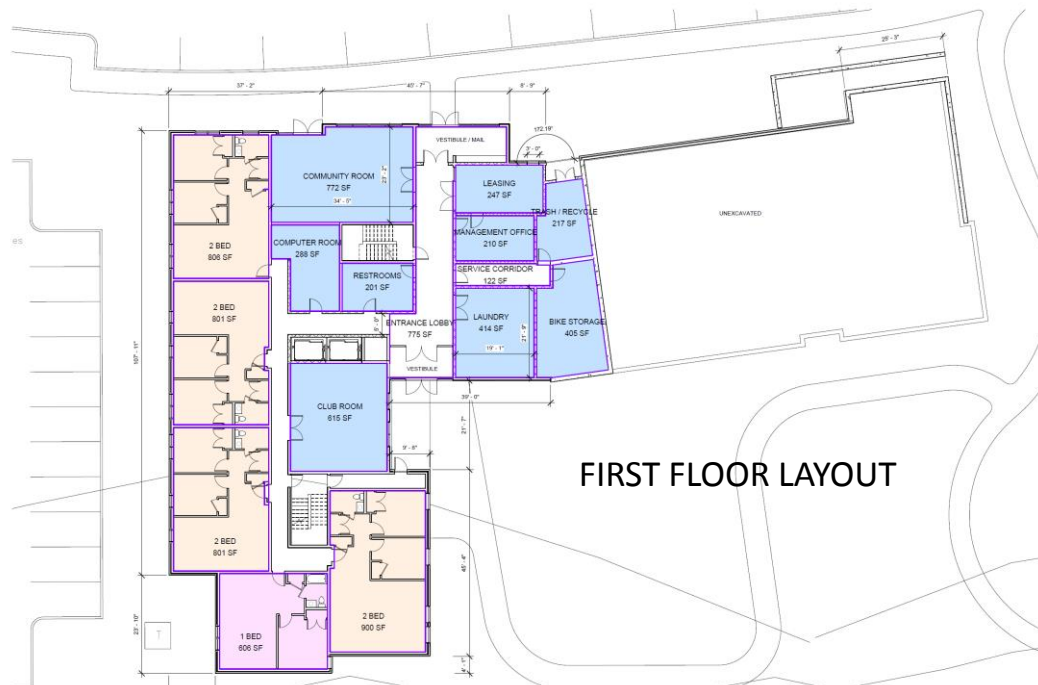
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Residential Apartments



TYPICAL FLOOR LAYOUT

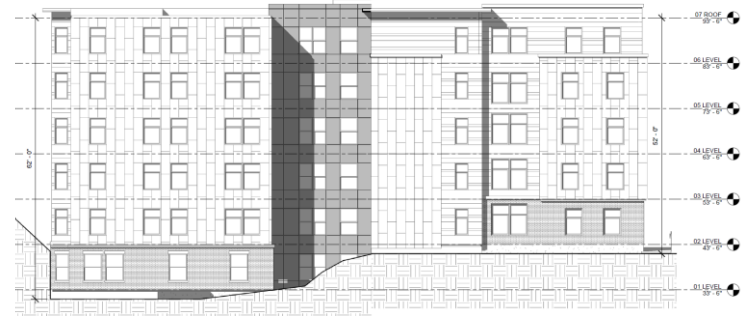


FIRST FLOOR LAYOUT

Residential Apartments



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

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Light Industrial / Commercial



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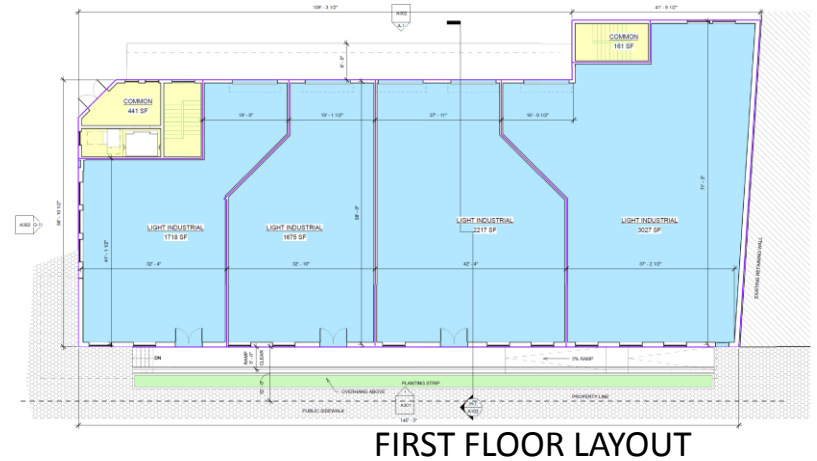
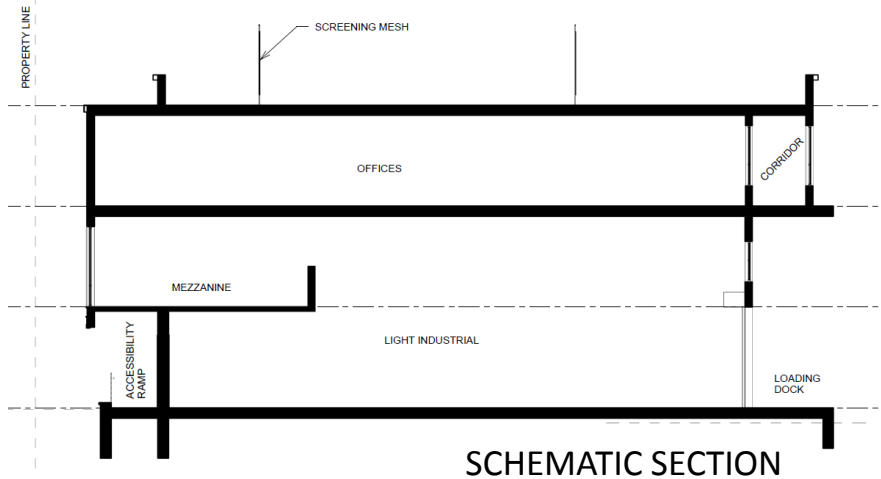
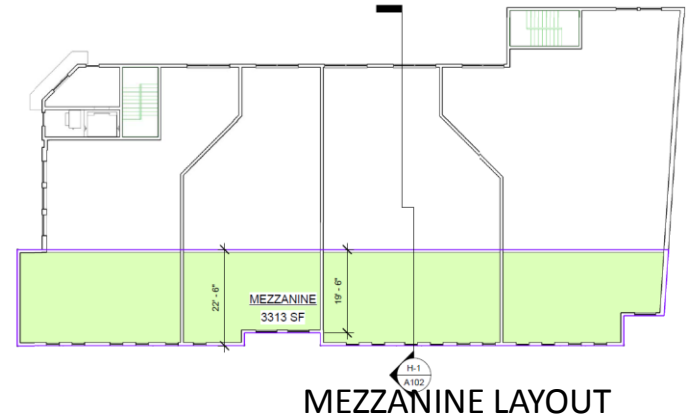
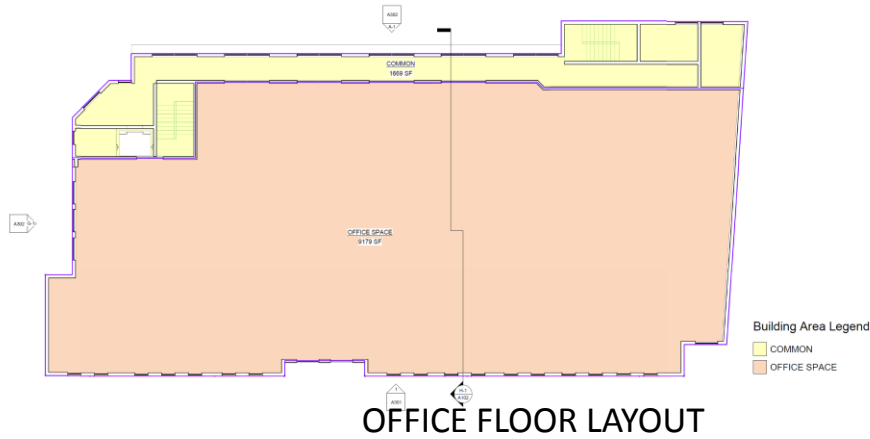


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**DAVIS
SQUARE
ARCHITECTS**

Light Industrial / Commercial



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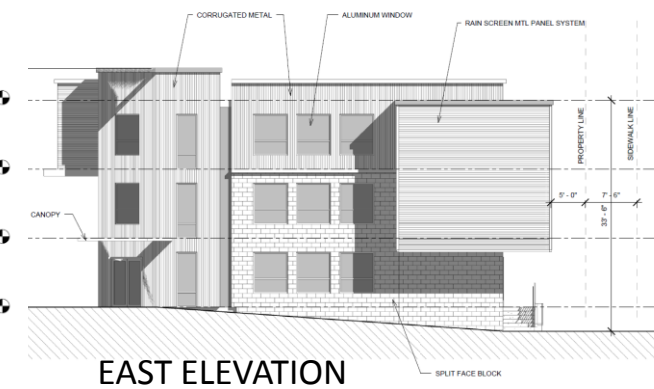
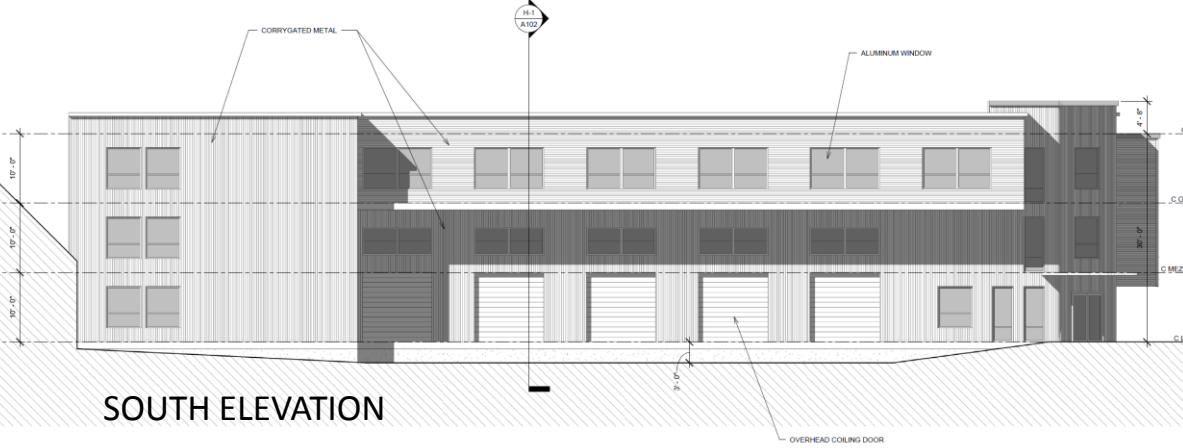
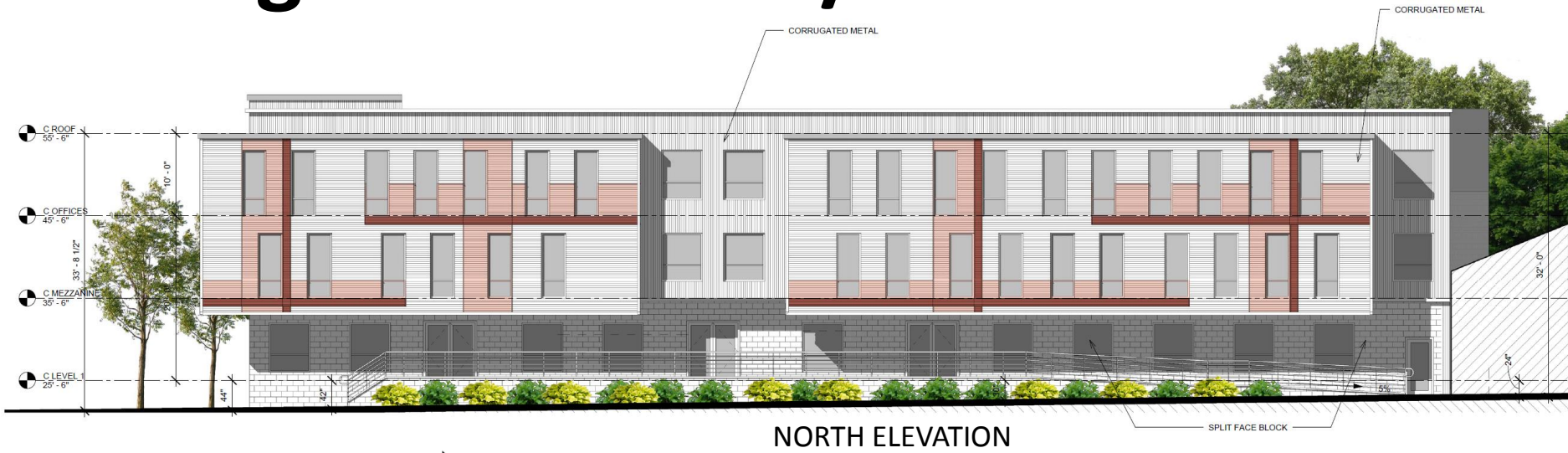
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Light Industrial / Commercial



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Homeownership Units



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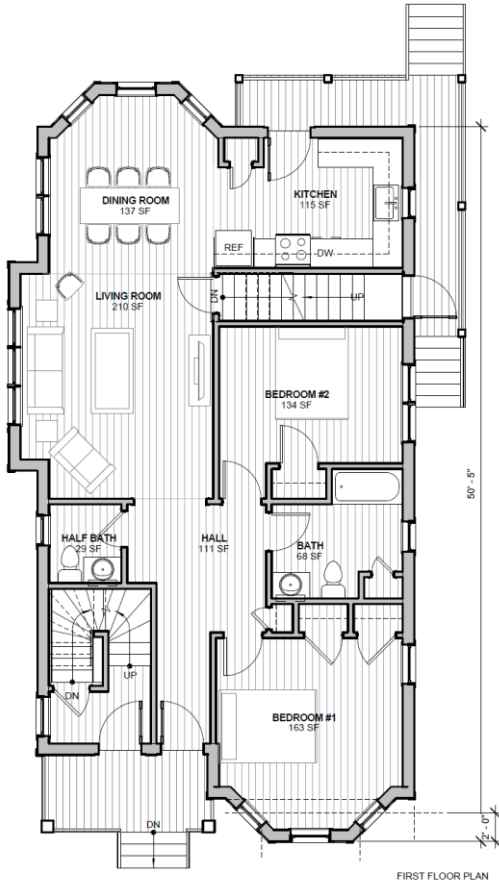


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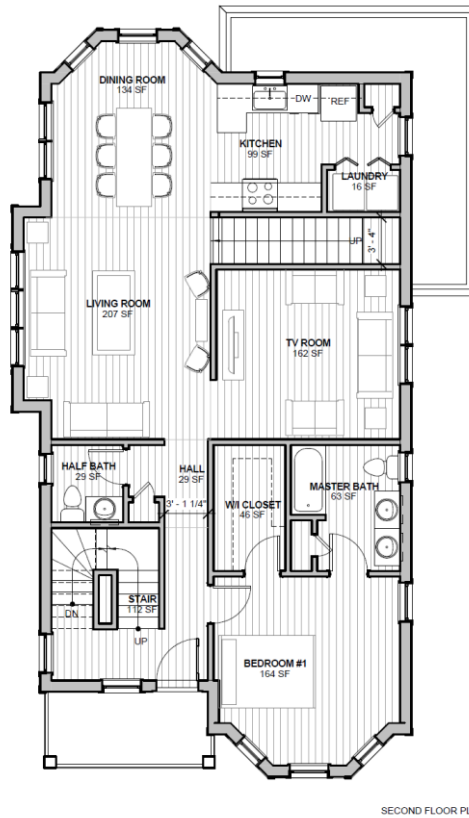


Homeownership Units

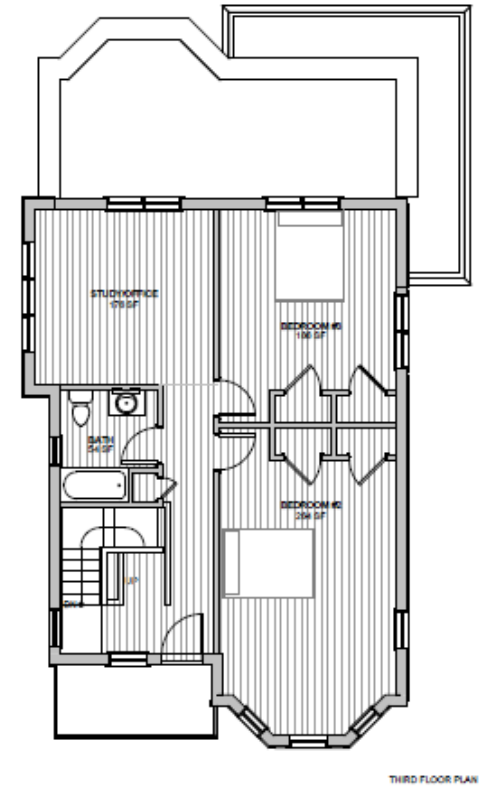
FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT



THIRD FLOOR LAYOUT



Homeownership Units



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