

Coppersmith Village Summary: The Vision

An exciting new residential community is proposed for the 1.3 acre parcel of land with near-waterfront views at the old Architectural Iron Works site near the water's edge fronting on Border, Decatur, and Liverpool Streets. The location provides a strong basis for a spunky new urban neighborhood in the Maverick/Central Square triangle in East Boston. This transit oriented development is close to the new \$35M Maverick subway station and the new East Boston Health Center in Maverick Square. NOAH's vision is to create a modest ownership and rental mix that meshes well with the existing urban fabric and accommodates a diverse range of neighborhood needs. We want to bring light to a very bleak street that will be transformed with the new development planned for the area.



The proposed project is comprised of 56 rental apartments along Border Street with 3,000 square feet of ground floor retail space, planned for restaurant use. On the Liverpool Street frontage there will be 15 townhomes for sale using a three story format that ties into the typical triple decker of East Boston. The housing at Coppersmith Village will be a mix of affordable and market rate units, both rental and ownership: of the 56 apartments, 34 will be available to households at 60% AMI and below; of the 15 townhomes, three will be sold to households at 80% AMI or below. Of the rentals, the remaining 22 units, or 39%, will be market rate; of the townhomes, 12 homes, or 80%, will be market rate.



COPPERSMITH VILLAGE
BORDER STREET APARTMENTS & LIVERPOOL STREET TOWNHOUSES





Coppersmith Village Fact Sheet

Townhouses						
	GSF	# Units	3 Bedroom	2 Bedroom	1 Bedroom	Parking
Townhouse	1,735	15	15			1/unit
Affordable 80% AMI Units		3	3			
Market Units		12	12			
TOWNHOUSE TOTALS:	26,025	15	15			15
Rental Buildings						
	GSF	# Units	3 Bedroom	2 Bedroom	1 Bedroom	Parking in Building
North Building						
Floor 1 Commercial	2,888					
Floor 1 Community	1,932					
Floors 2-5 Residential	34,088	28	4	16	8	
Affordability		17	4	8		
Market Units		11	0	6	10	
Parking Garage	4,828					15
Total:	43,736	28	4	16	8	15
South Building						
Floor 1 Community	3,648					
Floors 2-5 Residential	33,472	28	4	12	12	
Affordable 30%-60% AMI Units		17	4	8	10	
Market Units		11	0	6	10	
Parking Garage	6,000					12
Total:	43,120	28	4	12	12	12
Parking Open						10
RENTAL TOTALS:	87,556	56	8	28	20	37