

Upham's Corner

Arts & Innovation District

Site 1 Developer Presentations

Interpretation and Translation

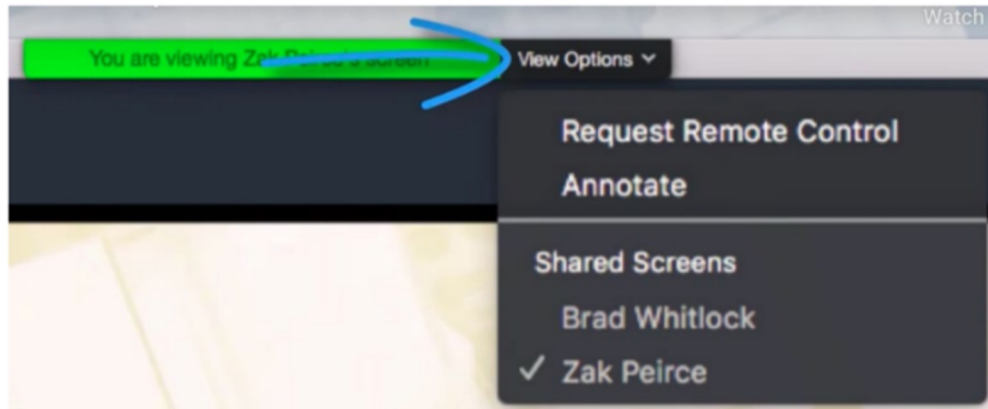
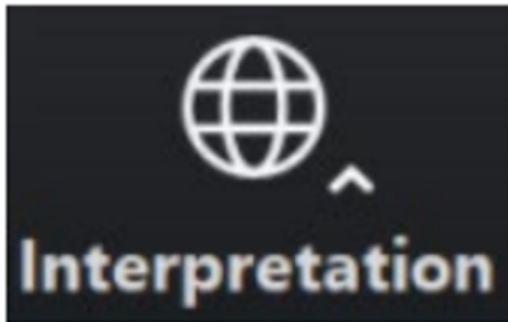
“Spanish” - for Spanish.

“Haitian Creole” - for Haitian Creole

“Cape Verdean Creole” - for Cape Verdean Creole

“Vietnamese” - for Vietnamese

“English” - for English



Zoom Tips!

Here are some tips for Zoom Users.

The controls are located at the bottom of your screen.



Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat



To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box



Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk



Turns your video on/off

Zoom Meeting Process...

- Attendees may participate via the chat feature, as well as by using the “Raise Hand” function of Zoom. When you hit the “Raise Hand” button a staff moderator will know to unmute your computer. Please be mindful of background noise.
- During the presentation, attendees will be able to submit comments and questions to the hosts via the chat. We’ll address questions after the presentation.
- During the discussion section, attendees will be able to chat with BPDA staff and other attendees.

Meeting Recording ...

- This meeting will be recorded and be made available upon request for those who are unable to attend the Zoom event live.
- Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- If your camera and microphone are off, you can still participate through the text chat feature.

Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- Please remain muted until called on. If you'd like to speak during this time please use the "Raise Hand" function in Zoom so a BPDA moderator can unmute attendees.
- Please be respectful of each other's time.
- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.
- If we are unable to get to your question at this meeting please put them in the Chat at the end or email natalie.deduck@boston.gov



**boston planning &
development agency**

Goal for Discussion and Presentation

555-559 Columbia Road

Two developers will present their responses to the Request for Proposals (RFP) for private development of 555-559 Columbia Road.

Agenda

Overview of RFP

Presentation of Proposal: Caritas

Question and Answer: Caritas

Presentation of Proposal: Civico

Question and Answer: Civico

Comments and Questions from Community

Next Steps



Dorchester North
Burying Ground

Columbia Road

Site 2:
Municipal Lot

Pierce Building
(DBEDC)

Site 1:

Strand
Theatre

Santander

BoA

CVS

Dudley Street

Brothers
Supermarket

Fox Hall

Columbia Road

Fairmont Line
MBTA Station

Conservatory
Lab Charter
School

Site 3: DNI

Fairmont
Innovation
Lab

City-owned parcels

Partner-owned parcel

Site 1 Overview

Site 1 is approximately 18,821 SF

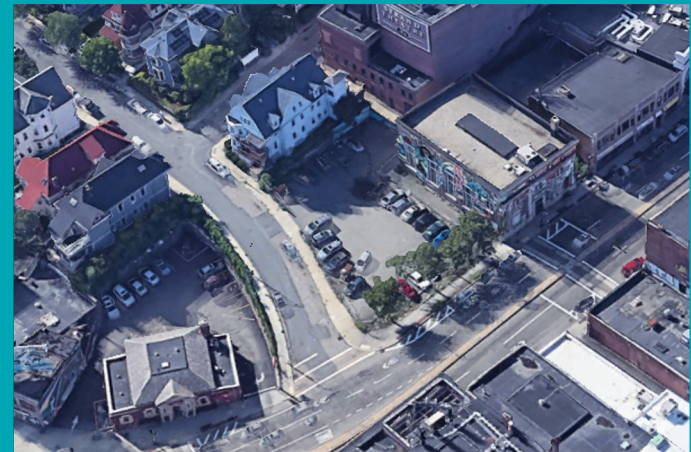
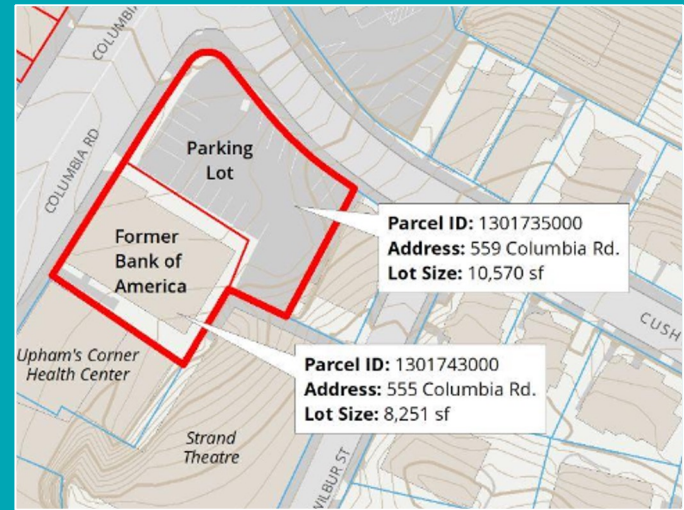
- The **parking lot** is around 10,550 SF
- The **former bank building** is around 8,251 SF

559 Columbia Road: Parking Lot

- The surface parking lot contains approximately 17 parking spaces and has vehicular access via Cushing Avenue.
- The entrance on Cushing Avenue is the access point to the Strand Theater loading dock.
- The lot was the original location of the Baker Memorial Methodist Church (1891), and then was used as a Gulf Gas Station.

555 Columbia Road: Bank Building

- The 3-story masonry building was built in 1915.
- Bank of America vacated the building in March 2014, and then it was purchased by BPDA 2017.



Request for Proposal Details

Purpose

The purpose of this Request for Proposal (RFP) is to deliver **affordable housing and commercial space**, and a core and shell for a **branch library**. The vision is to reignite Upham's Corner as a hub of **creative activity** that boasts physical assets in close proximity.

Evaluation Criteria

- Ability to execute the project presented
- Exceptional design, development program, and public realm contribution
- Developer Financial Capacity
- Community Focused Development without Displacement
- Diversity and Inclusion Plan

The **Composite Rating** will value the diversity and inclusion plan criterion at 25%, and the remaining 75% of the evaluation criteria will be weighted equally.

Caritas + NPH Foundation

Columbia Lofts.

Revive Dorchester.



Live and work affordably. Innovate, Learn, Create, Thrive!

Who we are...



Mission Driven, Non-Profit, Service Enriched

Project Team



Exceptional, Local, Experienced

Vision

We envision a gateway mixed-income, mixed-use development to serve under-represented local individuals, to provide high quality Live and Work-spaces, and a creative environment to meet their social, educational and entrepreneurial goals.

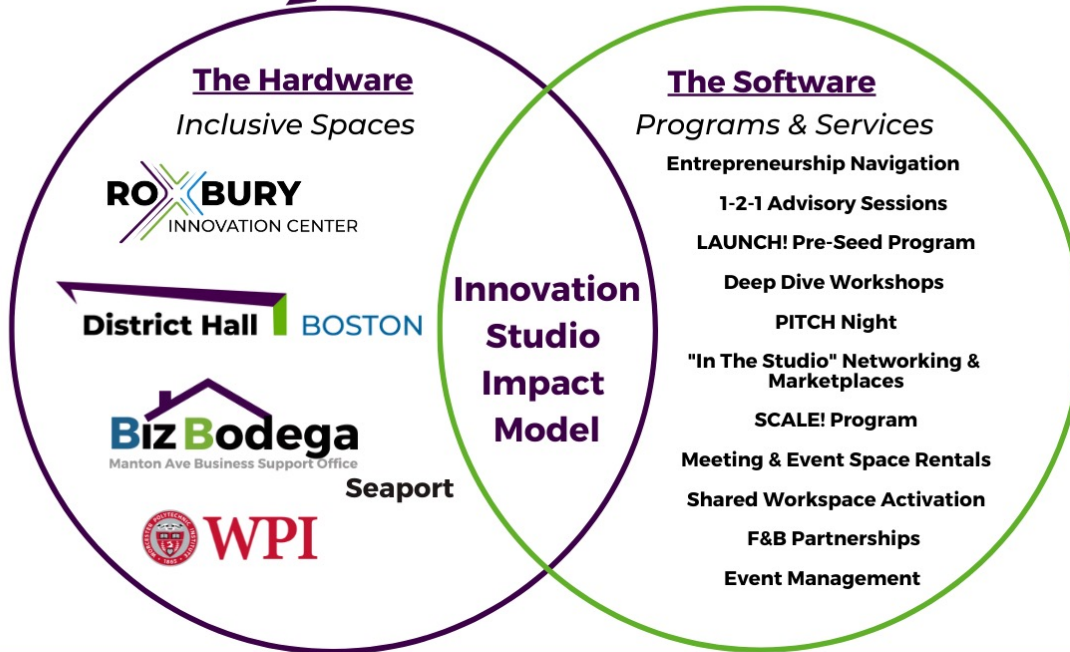


- 72 residential units (49 studios, 23 one-bedrooms)
- 42% under 50% AMI, 30% at 60% AMI, 14% at 80% AMI, 14% at 100% AMI
- 20% of residential units are set-aside for the Innovation Studio entrepreneurs-in-residence
- 20% of units are set-aside for artists-in-residence



Innovation Studio

INNOVATION is for EVERYONE



Name: Dianne Austin
 Business: Colis to Locs
 Program(s): Pitch Night & LAUNCH!

"After the Forbes Magazine article was published, we were contacted by BIGfish PR, a national PR firm located in Boston...After a deep dive conversation, they are taking us on as a pro bono social impact client. I'm still speechless and a bit in shock...Dan, we really have you to thank for mentioning Coils to Locs at the event that Barnet attended. Barnet by the way is also working behind the scenes to connect us with several business experts and potential investors. THANK YOU!!!!!"

Our Mission

Make innovation, entrepreneurship and business ownership attainable through an empowering and inclusive network of community spaces and individualized pathways.

By the numbers

							
navigator sessions	advisor meetings	Ideas Pitched	ventures launched	program participants	annual Events	newsletter	followers
622	2,000	162	204	4,200	100	30.8K	21.8K



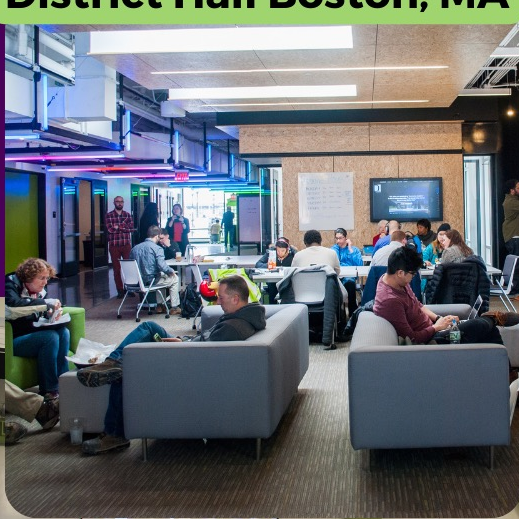
District Hall Boston, MA



Biz Bodega, Providence RI



Innovation Spaces



Roxbury Innovation Center, MA

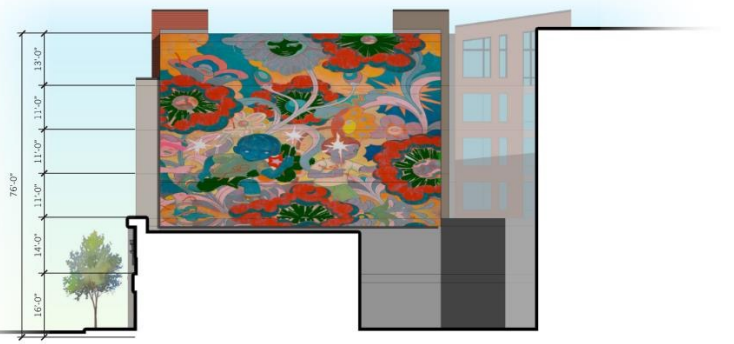




Northwest Elevation | Columbia Road



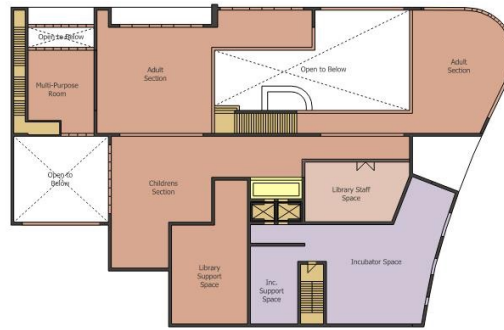
Northeast Elevation | Cushing Avenue



South Elevation | Site Section



Columbia Street Level



Second Floor Level



Typical Residential Floor





Project Schedule & Costs

Dec 2022 - Developer Designation
Sep 2023 - Article 80 Approval
Dec 2023 - ZBA Approval
Jan 2024 - Full DHCD Application
Apr 2024 - Construction Drawings
May 2024 - DHCD Award
Jul 2024 - Start Construction
Sep 2025 - Construction Complete

Total Development Cost - \$ 21.6 M

Proposed Sources

First Mortgage - \$8.57 M

Federal LIHTC - \$9.20 M

State LIHTC - \$750 K

BPL Condo Purchase - \$3.15 M

We have decades of experience creating affordable housing locally.

Civico Development + DREAM Collaborative

UPHAM'S CORNER

555-559 COLUMBIA ROAD

OCTOBER 19, 2022

D/R/E/A/M
COLLABORATIVE

ARCHITECTURE POWERED BY DIVERSITY

CIVICO
URBAN RESPONSIBILITY



555-559 COLUMBIA ROAD

MEET THE TEAM A PARTNERSHIP FOR UPHAM'S CORNER



Greg Minott, AIA, LEED AP
Managing Principal



Sara Kudra, AIA
Affordable Housing Director



Taylor Bearden
Partner



Andrew Consigli, AIA, LEED AP
Managing Partner

THE CONSULTING TEAM

Bohler Engineering - Civil Engineer

Derric Small, Esq. - Permitting Counsel

Sustainable Comfort, Inc. - Sustainability



WHY US

A PARTNERSHIP FOR UPHAM'S CORNER

DREAM COLLABORATIVE

- Boston's leading minority-owned architecture firm.
- Deep experience with planning, architecture, sustainability, and stakeholder engagement.

CIVICO DEVELOPMENT

- We work with neighborhood stakeholders to facilitate responsible development.
- Experience developing design-driven mixed-income housing across the Commonwealth.

Source: DREAM Collaborative



2147 WASHINGTON STREET, ROXBURY

Source: Civico Development



WEST NEWTON ARMORY, NEWTON

Our firms are committed to creating inclusive places through community-focused design and development.

555-559 COLUMBIA ROAD

OVERVIEW

WHAT WE PROPOSE FOR 555-559 COLUMBIA ROAD

100% OWNERSHIP HOUSING

33-units of workforce homeownership units at a variety of income levels.

BOSTON PUBLIC LIBRARY UPHAM'S CORNER BRANCH

~20,000 square foot public library for neighborhood residents.

CREATIVE STUDIO SPACE

~1,500 square foot creative studio above the historic facade.

MOBILITY, TRANSIT, AND PARKING

0.3 miles from Upham's Corner Station, with bus stops for lines 15, 16, and 17, bicycle parking, and 1.2:1 vehicle parking.

SUSTAINABILITY

Ambitious sustainability goals to reduce utility costs for residents.

BUYING IN COMMUNITY STEWARDSHIP FOR UPHAM'S CORNER

PROJECT	ADDRESS	TOTAL UNITS	RENTAL	OWNERSHIP
Fox Hall	554-562 Columbia	65	65	0
Columbia Crossing	572 Columbia	63	63	0
-	16 Hamlet	69	60	9
Our proposal	555-559 Columbia	33	0	33
		230	188	42



555-559 COLUMBIA ROAD

KEY PROJECT THEMES

100% DEED RESTRICTED OWNERSHIP HOUSING

INCOME LIMITS

HOUSEHOLD SIZE	70% AMI	80% AMI	100% AMI
HH of 1 earning up to	\$68,750	\$78,550	\$98,150
HH of 2 earning up to	\$78,550	\$89,750	\$112,200
HH of 3 earning up to	\$88,350	\$100,950	\$126,200
HH of 4 earning up to	\$98,150	\$112,150	\$140,200

REPRESENTATIVE SALE PRICES

UNIT SIZE	70% AMI	80% AMI	100% AMI
1 Bedroom	\$180,200	\$213,700	\$280,700
2 Bedroom	\$213,700	\$252,000	\$326,000
3 Bedroom	\$247,200	\$290,300	\$368,500

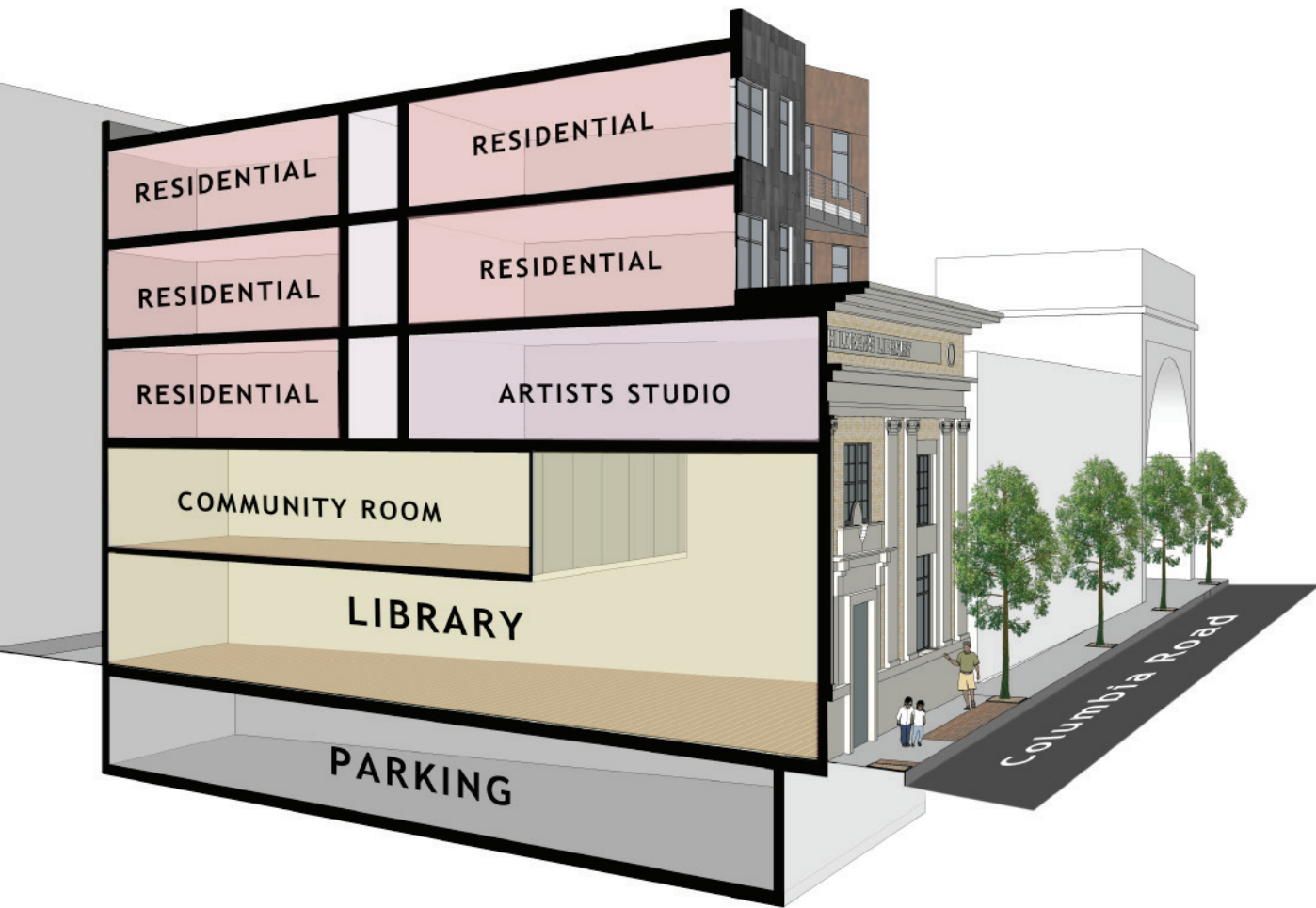
Source: BPDA 2022 Income & Price Limits

CONTEXT



Max Bldg Hght. 60'





Source: Provincetown Commons, Inc.

**CREATIVE
STUDIO SPACE**

**ROXBURY BRANCH
BPL**



Source: Boston Public Library

KEY PROJECT THEMES

HISTORIC PRESERVATION
+ SUSTAINABILITY

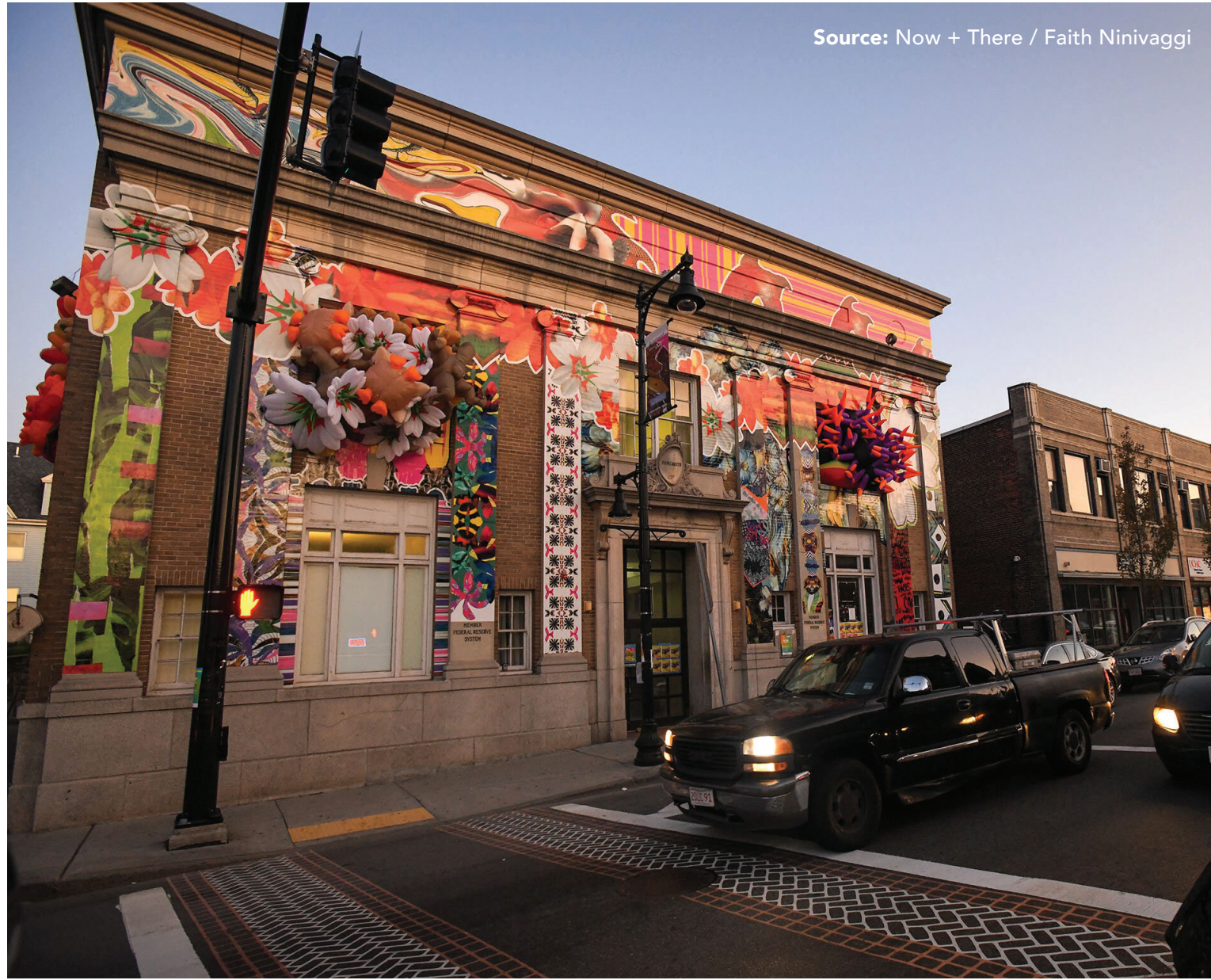
AMBITIOUS SUSTAINABILITY GOALS

Better indoor air quality, healthier occupants,
and 50% or higher utility cost savings to
owners.

HISTORIC PRESERVATION

1918 Dorchester Trust Company facade
preserved as a library entrance.

Source: Now + There / Faith Ninivagg



555-559 COLUMBIA ROAD

BUILDING WITH COMMUNITY OUR COMMITMENT

JOB CREATION

- Walk-on application system for local workers
- 51% Boston residents, 40% people of color, 12% women

HIRING AND OUTREACH

- Robust community participation
- Utilization of the Boston Residents Jobs Bank database
- Massachusetts Minority Contractors Association
- Outreach strategy shaped by community input

Source: DREAM Collaborative



Source: DREAM Collaborative



Source: DREAM Collaborative

EQUITABLE DEVELOPMENT OUR COMMITMENT

WORKFORCE HOMEOWNERSHIP OPPORTUNITIES

- 100% deed restricted workforce homeownership units
- Local preference

COMMUNITY IMPACT

- 1,500 square foot creative studio space
- Embracing local artists, makers, and entrepreneurs
- This homeownership project will be developed with, owned, and governed by the community



Source: DREAM Collaborative

555-559 COLUMBIA ROAD

TIMELINE

ESTIMATING THE TIME TO OCCUPANCY

ENGAGING STAKEHOLDERS AND PERMITTING

- 12- to 18-months

CONSTRUCTION PERIOD

- 18-months

UNIT SALES

- 6- to 12-months

TOTAL TIMELINE FROM DEVELOPER DESIGNATION

- Estimate 3-years to completed building, 4-years to 100% occupancy

UPHAM'S CORNER

555-559 COLUMBIA ROAD

OCTOBER 19, 2022

CONTACT TAYLOR BEARDEN, PARTNER
CIVICO DEVELOPMENT

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EMAIL: TBEARDEN@CIVICODEVELOPMENT.COM

CIVICODEVELOPMENT.COM

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URBAN RESPONSIBILITY



Next Steps

- We will be scheduling **another public meeting** for the community to ask the developers questions about the proposal
- This meeting will be **in person!**
- Between now and the next public meeting, you can **submit questions in advance** by emailing Natalie at natalie.deduck@boston.gov
- Note that you will still be able to **ask questions live** during the meeting as well.