



Hamlet Street Development

Upham's Corner Municipal Lot RFP - Public Meeting
June 1, 2022



DEVELOPMENT TEAM

The Development Team

DBEDC & POAH -
Developers & Co-Owners

Escazu Development -
Homeownership Developer

Studio Luz & Moody Nolan -
Architects

The Collaborative -
Landscape Architect

Beverley Johnson -
Article 80 Consultant

Nitsch Engineering -
Civil Engineer

Klein Hornig - Attorney

POAH Communities -
Property Manager



DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION



PIERCE BUILDING [CURRENT]
BOSTON, MA



DUDLEY TERRACE [BEFORE]

BOSTON, MA



DUDLEY TERRACE [AFTER]
BOSTON, MA



21 RAMSEY STREET [BEFORE]
BOSTON, MA



21 RAMSEY STREET [AFTER]
BOSTON, MA



INDIGO BLOCK [BEFORE]
BOSTON, MA



INDIGO BLOCK [AFTER]
BOSTON, MA



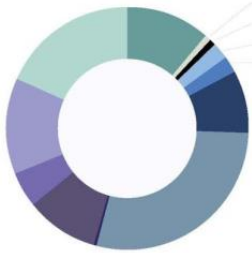
INDIGO BLOCK [AFTER]
BOSTON, MA

PRESERVATION OF AFFORDABLE HOUSING



POAH AT A GLANCE

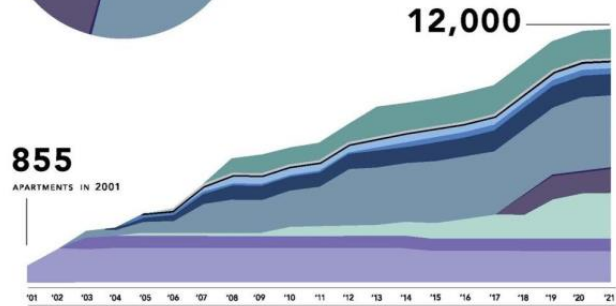
PORTFOLIO GROWTH BY STATE



- 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





WHITTIER STREET REVITALIZATION [BEFORE]
BOSTON, MA 2018



WHITTIER STREET REVITALIZATION [AFTER]
BOSTON, MA 2020

Development Background



Located in Historic Upham's Corner,
Boston, MA - Arts & Innovation District

3+ Years of Planning

- Fairmount Indigo Planning Initiative
- Uphams Corner Implementation
- DS4SI's - "Do you see yourself in Uphams Corner?"
- Equity Forward Upham's Corner

Second of Three RFPs released by:

- Dudley Street Neighborhood Initiative (former Citizens Bank Site)
- Mayor's Office of Housing (Municipal Lot)
- Boston Planning & Development Agency (Bank of America and Strand Theater)



COLUMBIA CROSSING [BEFORE]
BOSTON, MA 2021



COLUMBIA CROSSING [AFTER]
BOSTON, MA 2025

A COMMITMENT TO COMMUNITY ENGAGEMENT



Project Goals, Vision, and Impact

Development without Displacement -
both commercial and residential

Activate the street with arts and
commercial uses that complement the
Arts & Innovation district

Affordable rental housing and
homeownership that address a variety of
income groups

Affordable commercial space sized and
designed with the needs of small
businesses and entrepreneurs in mind



DESIGN PROPOSAL

MARKET HALL





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.

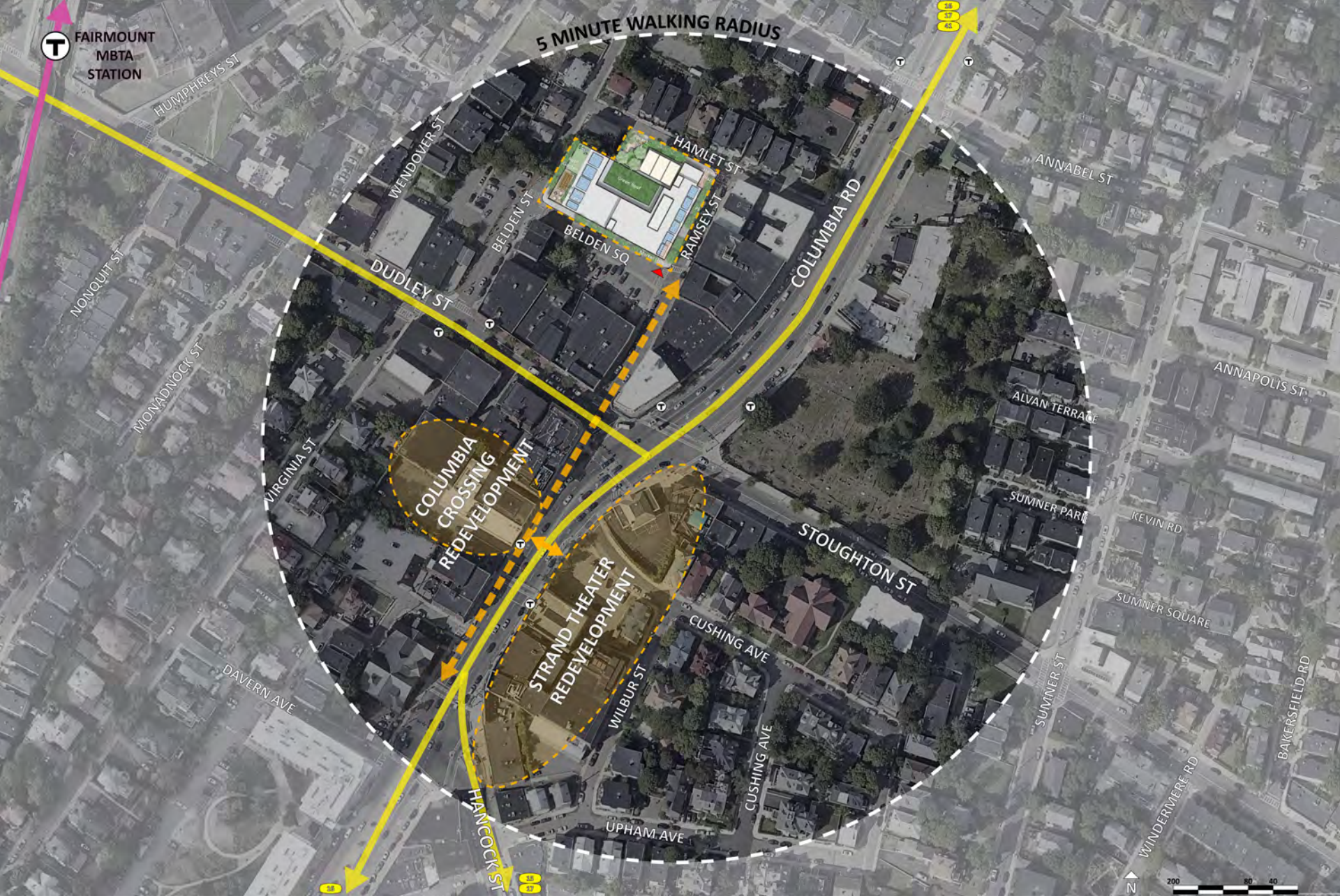
WHY THE TEAM?



ESCAZÚ DEVELOPMENT



the COLLABORATIVE



NEIGHBORHOOD MAP



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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



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**RAMSEY STREET
CONTEXT**



**HAMLET STREET
CONTEXT**



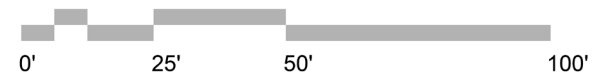
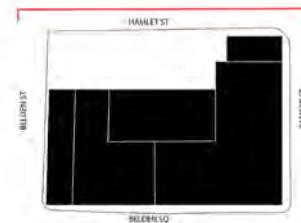
**BELDEN STREET
CONTEXT**



**BELDEN SQUARE
CONTEXT**



HAMLET STREET ELEVATION



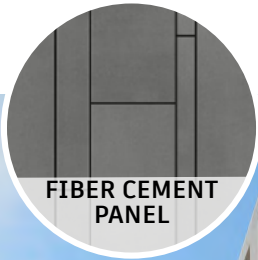
CONTEXT
Building Massing



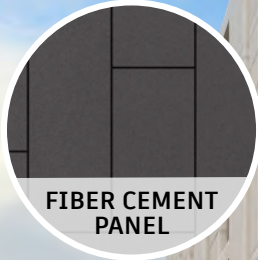
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FIBER CEMENT
PANEL



FIBER CEMENT
PANEL



BRICK



CORRUGATED
METAL

MATERIALS

Contextual Building Materials



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MARKET HALL

Precedent Market Typologies



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AFFORDABLE COMMERCIAL PLAN

- The Fairmount Indigo Planning Initiative and the Upham's Corner Implementation Process both found a need for new, affordable, and smartly sized commercial spaces
- This project aims to address this need through:
 - 4 - Incubator Spaces ranging from 300-325 SF for new and growing businesses
 - 4 - Community-Scale Retail spaces ranging from 673-1,140 SF to support slightly more established businesses
 - Market Hall for community events and functions
 - Commitment to affordability - commercial space to be offered at approximately 50% market rent





**SMALL
INCUBATORS**



**OUTDOOR
MARKET**



**MEDIUM
RETAIL**



**LARGE
FLEXIBLE
SPACE**



RETAIL

Precedent Retail Typologies



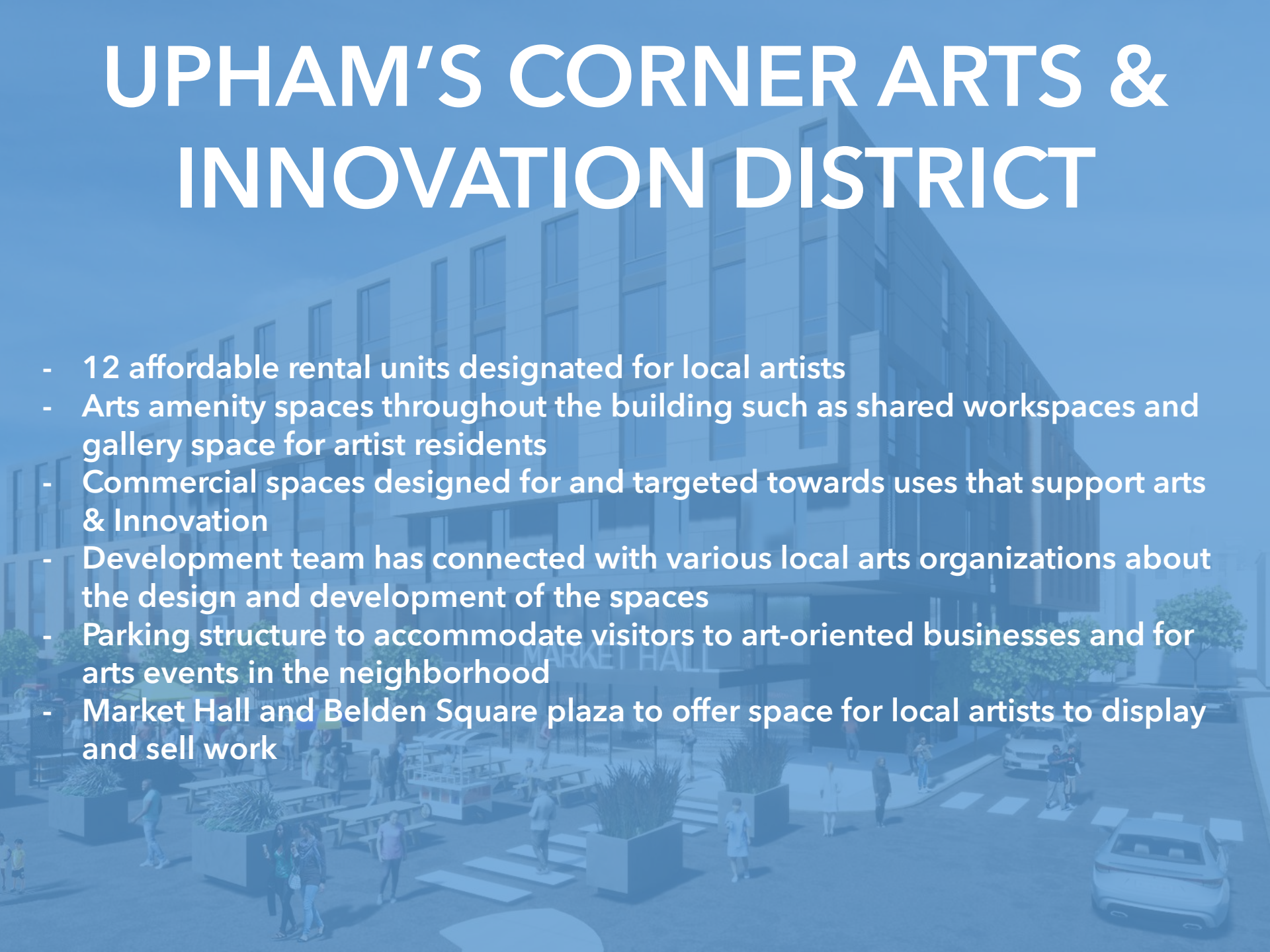
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UPHAM'S CORNER ARTS & INNOVATION DISTRICT

- 12 affordable rental units designated for local artists
- Arts amenity spaces throughout the building such as shared workspaces and gallery space for artist residents
- Commercial spaces designed for and targeted towards uses that support arts & Innovation
- Development team has connected with various local arts organizations about the design and development of the spaces
- Parking structure to accommodate visitors to art-oriented businesses and for arts events in the neighborhood
- Market Hall and Belden Square plaza to offer space for local artists to display and sell work





POCKET PARK

Landscaping Inspiration



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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

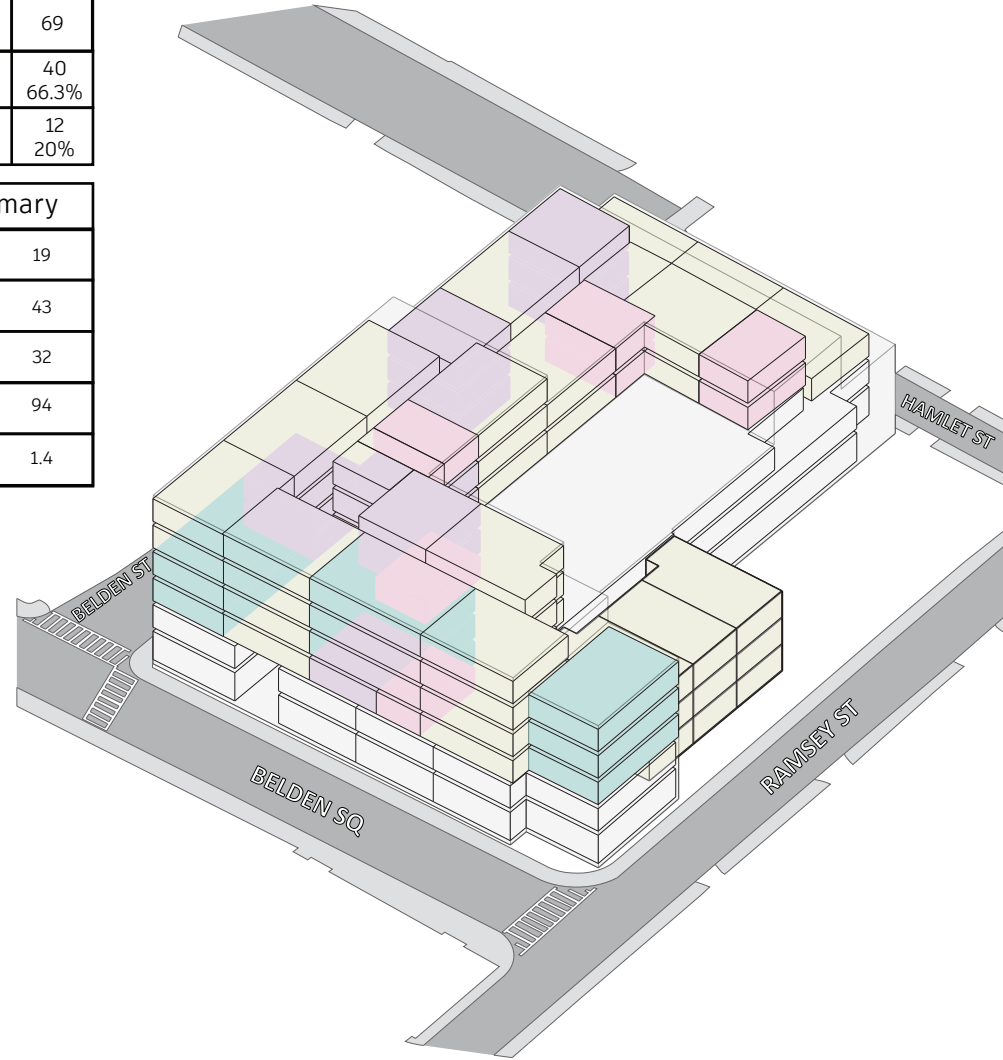
Total Units	
RENTAL UNITS	60
HOMEOWNERSHIP	9
TOTAL UNITS	69
# of Units +2BD	40 66.3%
# of Artist Live/Work	12 20%

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



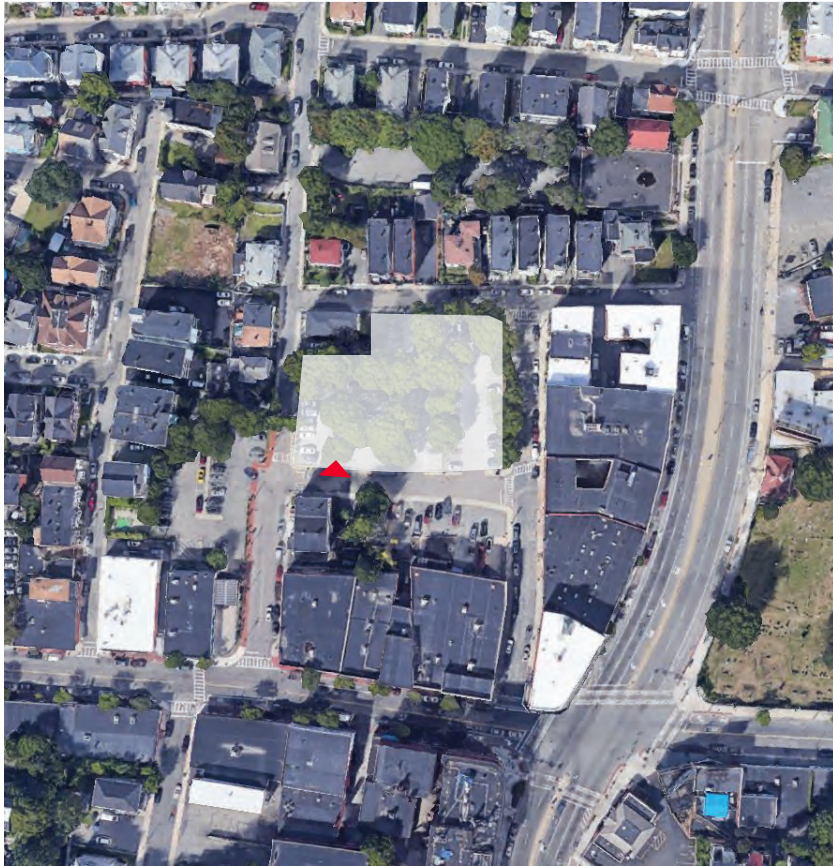
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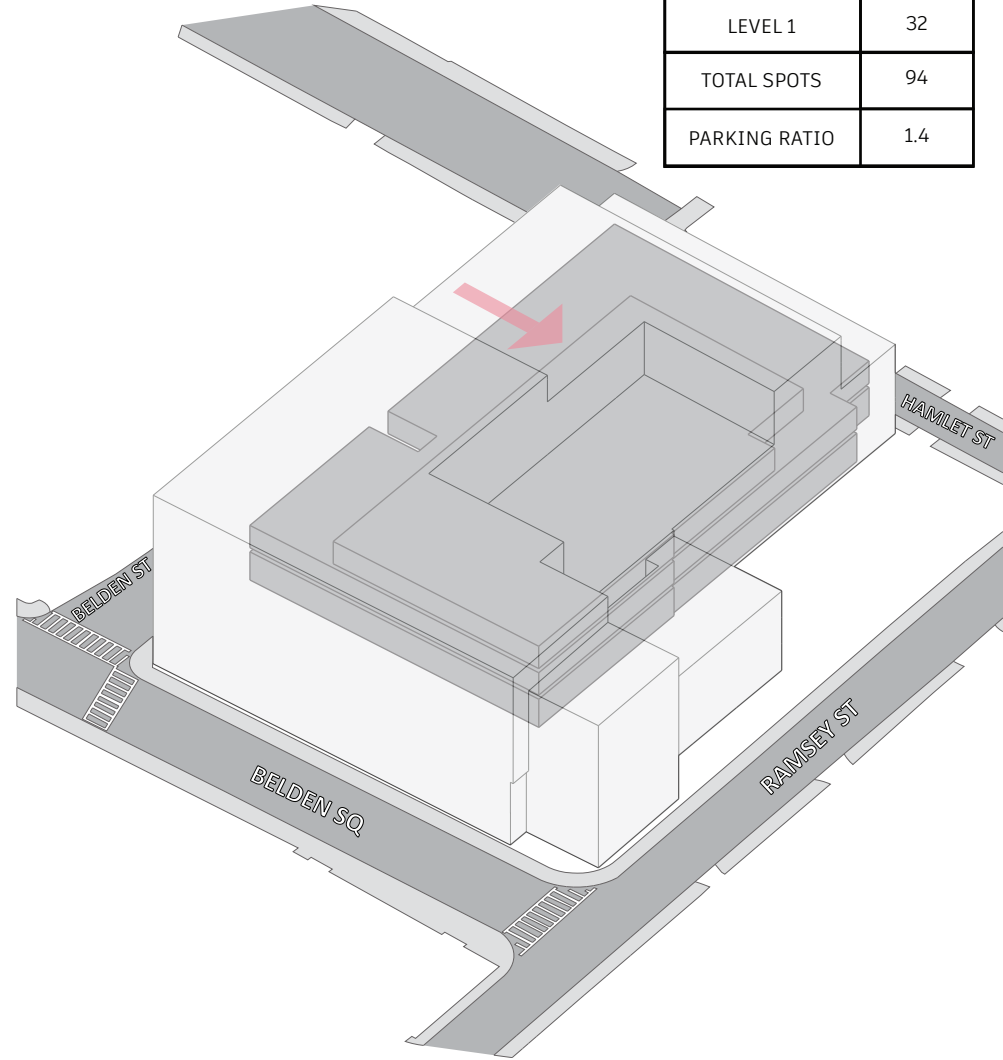
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Our vision for the Hamlet Street development expands the site's current use as a municipal parking lot and transforms the site into a hub of innovation, with rental housing, first-time homeownership opportunities, and commercial space for our community,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

EXISTING SPACES: 88 PARKING SPOTS
 PROPOSED: 94 PARKING SPOTS



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



PARKING



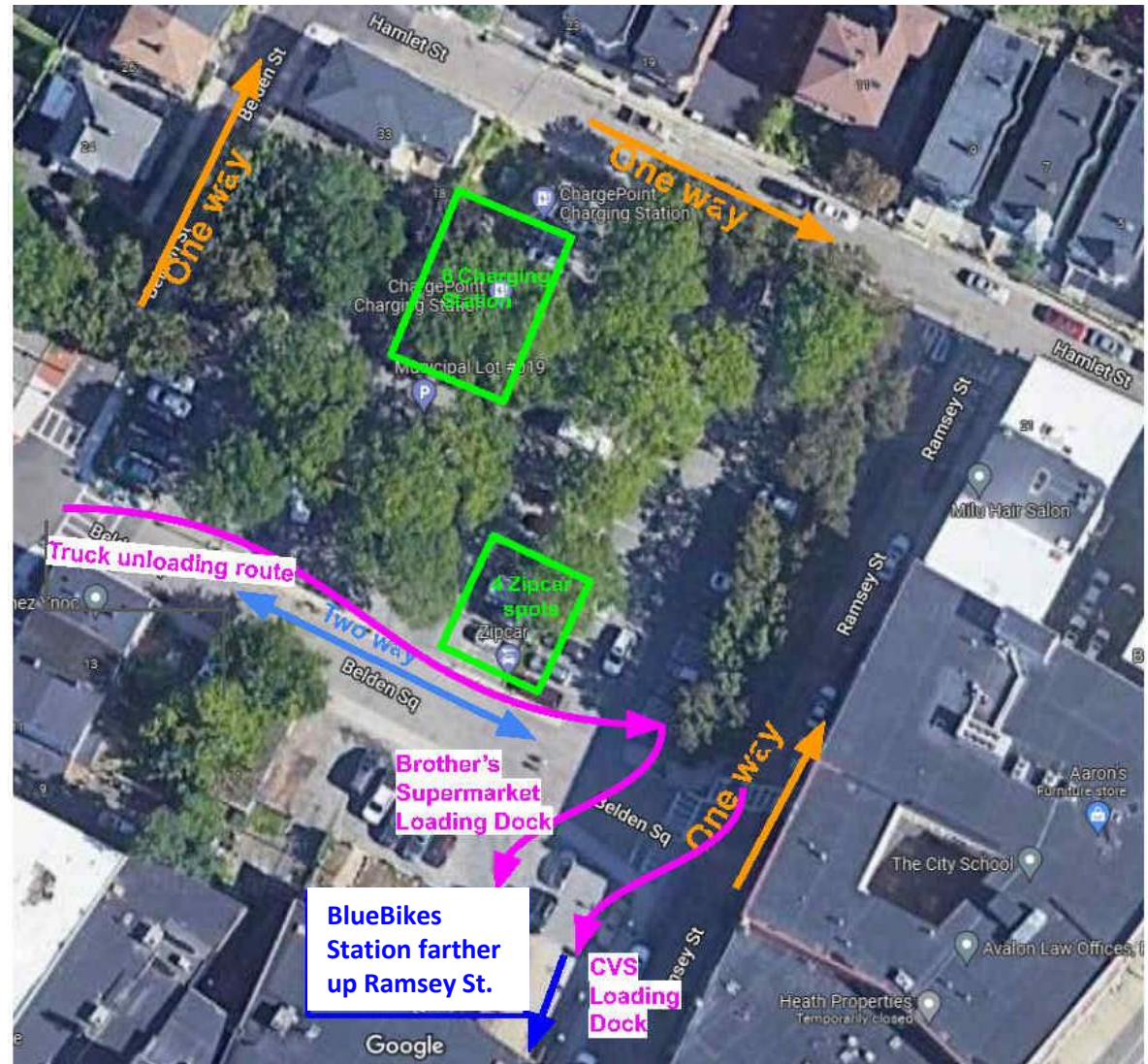
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Future Parking and Traffic Analysis

- Parking and traffic are real issues for Upham's Corner residents and businesses
- The project team will conduct an impact analysis for parking, traffic, and air quality and address any adverse impacts
- Our goal is for parking to be professionally managed and for it to remain free, two-hour parking for members of the public during business hours.
- Committed to working with surrounding businesses to work through parking, traffic, and loading challenges



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 tab is READ-ONLY. To edit this information, see the Credit Category tabs.

Icon	Category	Preliminary	Y	M	Verified
	Integrative Process	0 of 2	0	0	0
	IPc Integrative Process	0 of 2		0	
	Location and Transportation	12 of 15	1.5	0	0
	LTP Floodplain Avoidance	Required			Not Verified
	<i>Performance Path</i>				
	LTC LEED for Neighborhood Development	0 of 15		0	
	<i>Prescriptive Path</i>				
	LTC Site Selection	8 of 8		0	
	LTC Compact Development	2 of 3		0	
	LTC Community Resources	2 of 2		0	
	LTC Access to Transit	0 of 2		1.5	
	Sustainable Sites	4 of 7	2	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	
	SSc Rainwater Management	2 of 3		0	
	SSc Nontoxic Pest Control	2 of 2		0	
	Water Efficiency	10 of 12	0	0	0
	WEP Water Metering	Required			Not Verified
	<i>Performance Path</i>				
	WEC Total Water Use	0 of 12		0	
	<i>Prescriptive Path</i>				
	WEC Indoor Water Use	6 of 6		0	
	WEC Outdoor Water Use	4 of 4		0	
	Energy and Atmosphere	29 of 37	0	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	25 of 30		0	25
	EAc Efficient Hot Water Distribution System	4 of 5		0	
	EAc Advanced Utility Tracking	0 of 2		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

PROJECT GOALS & VISION

Development without displacement - both commercial and residential

Activate the street with arts and commercial uses that complement the Arts & Innovation district

Affordable rental housing and homeownership that address a variety of income groups

Affordable commercial space sized and designed with the needs of small businesses and entrepreneurs in mind



An architectural rendering of a modern, multi-story building complex. The building features a mix of light-colored brick and large glass windows. In the foreground, a wide pedestrian walkway is populated with various people, including a couple walking together, a person with a bicycle, and a group of people walking away. There are several trees planted along the walkway, and a small outdoor seating area with a table and chairs is visible. The sky is clear and blue. The overall scene is bright and lively, suggesting a vibrant urban environment.

THANK YOU

Clothes Values

dnc

DESIGN PROPOSAL APPENDIX



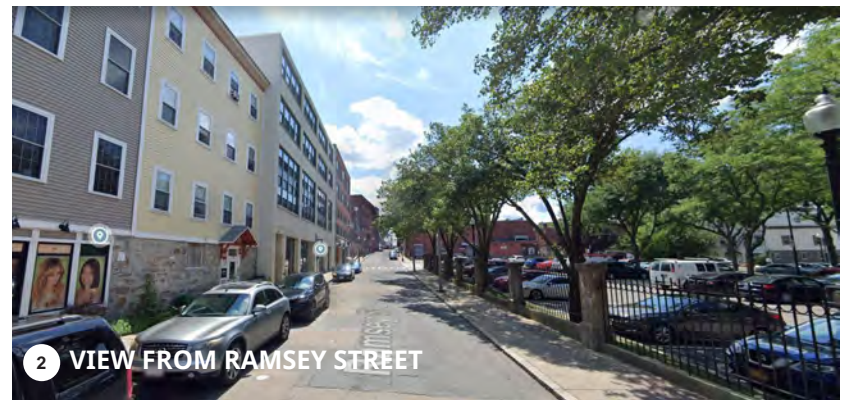
PROPOSED SITE



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CONTEXT

Surrounding Conditions

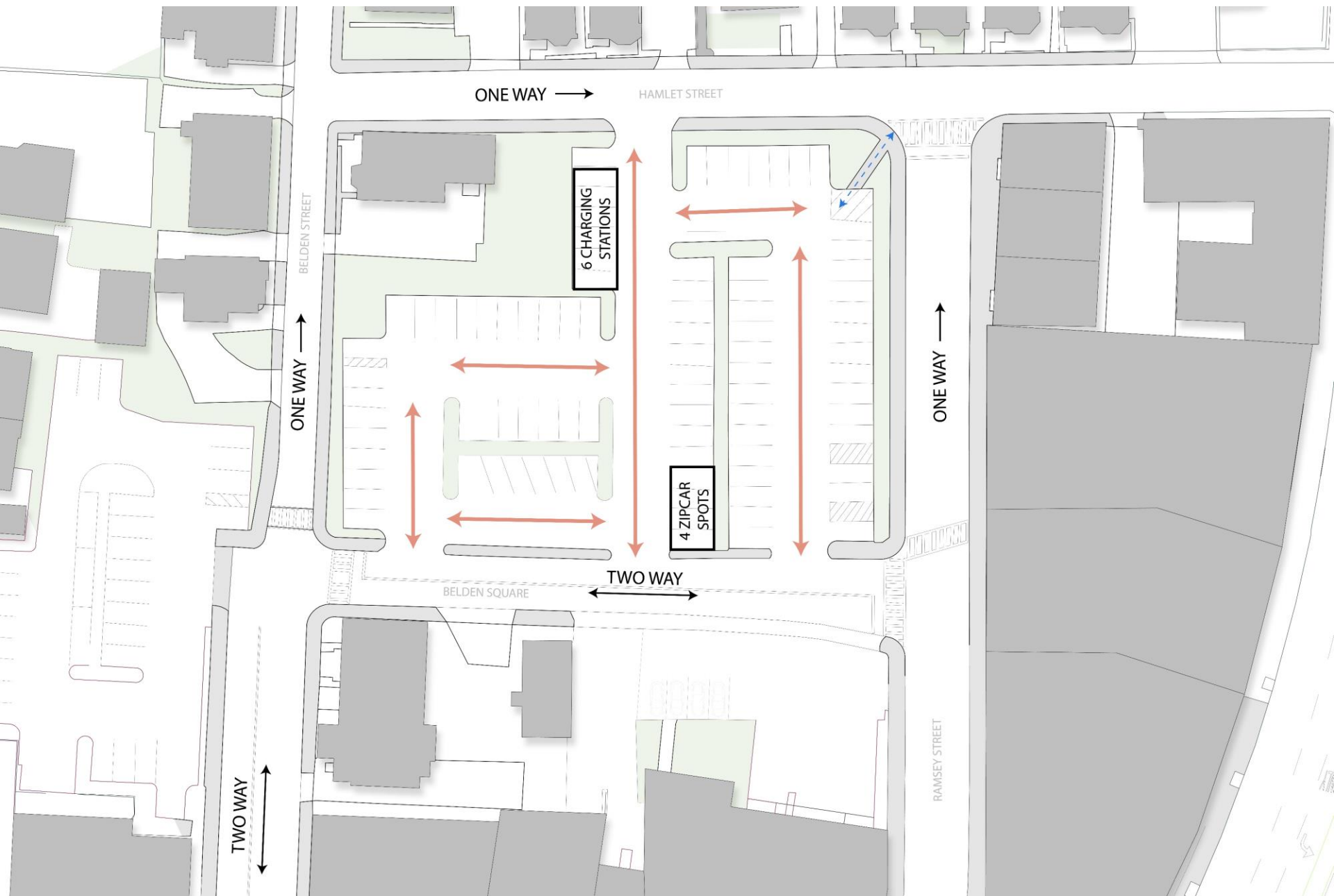


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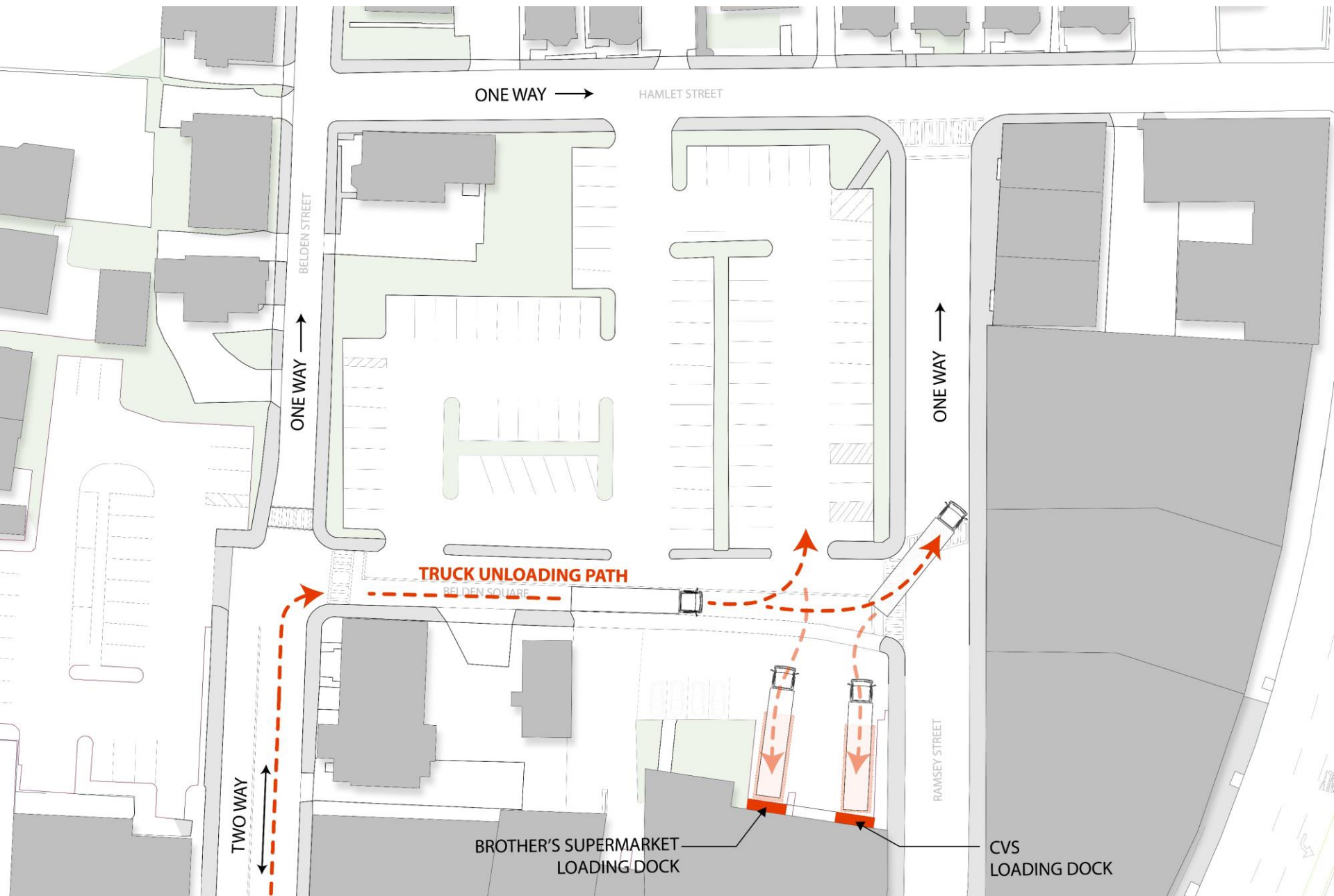


the COLLABORATIVE

Existing Site Circulation



Existing Operations



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



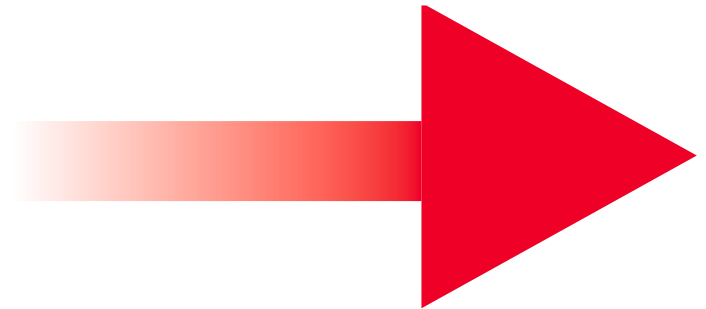
Feedback



Many Iterations



Compiling Ideas



DESIGN APPROACH



ESCAZÚ DEVELOPMENT

STUDIO
LUZ
ARCHITECTS

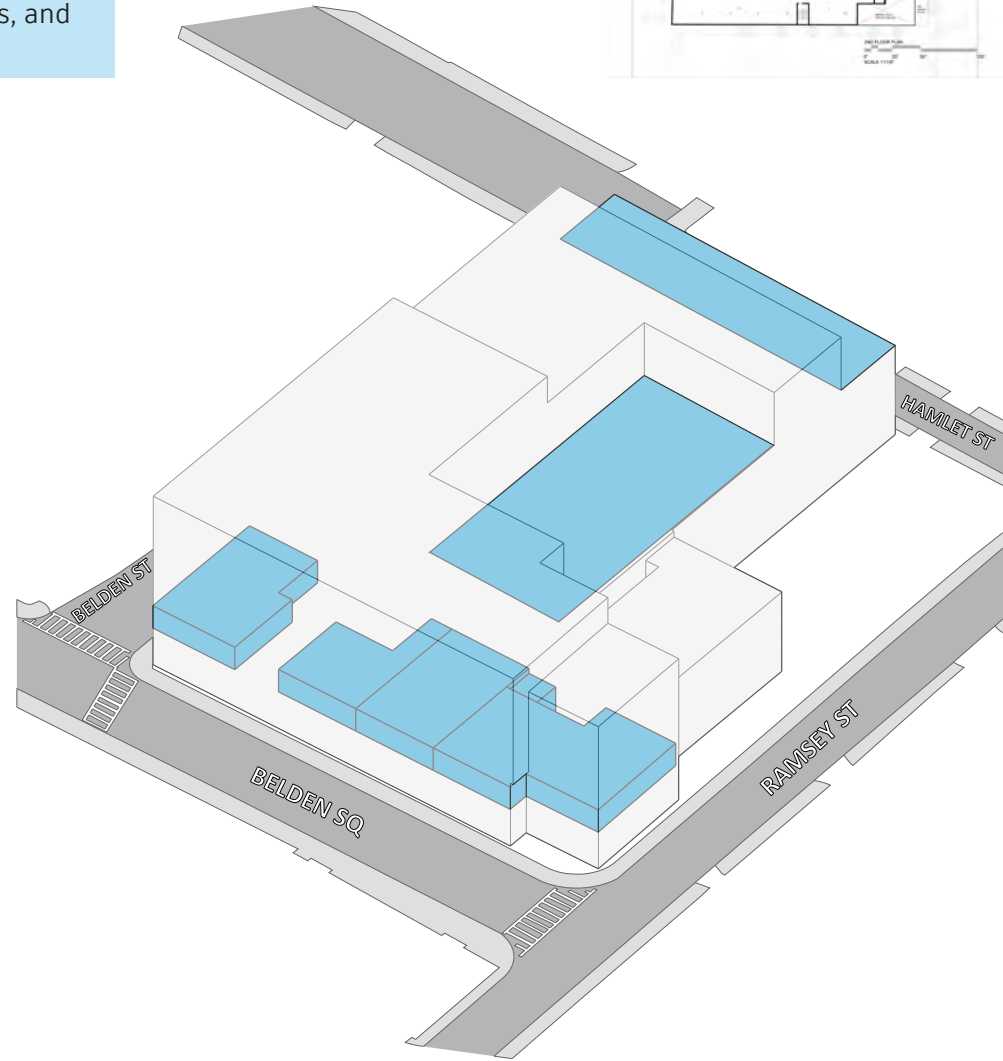


the COLLABORATIVE

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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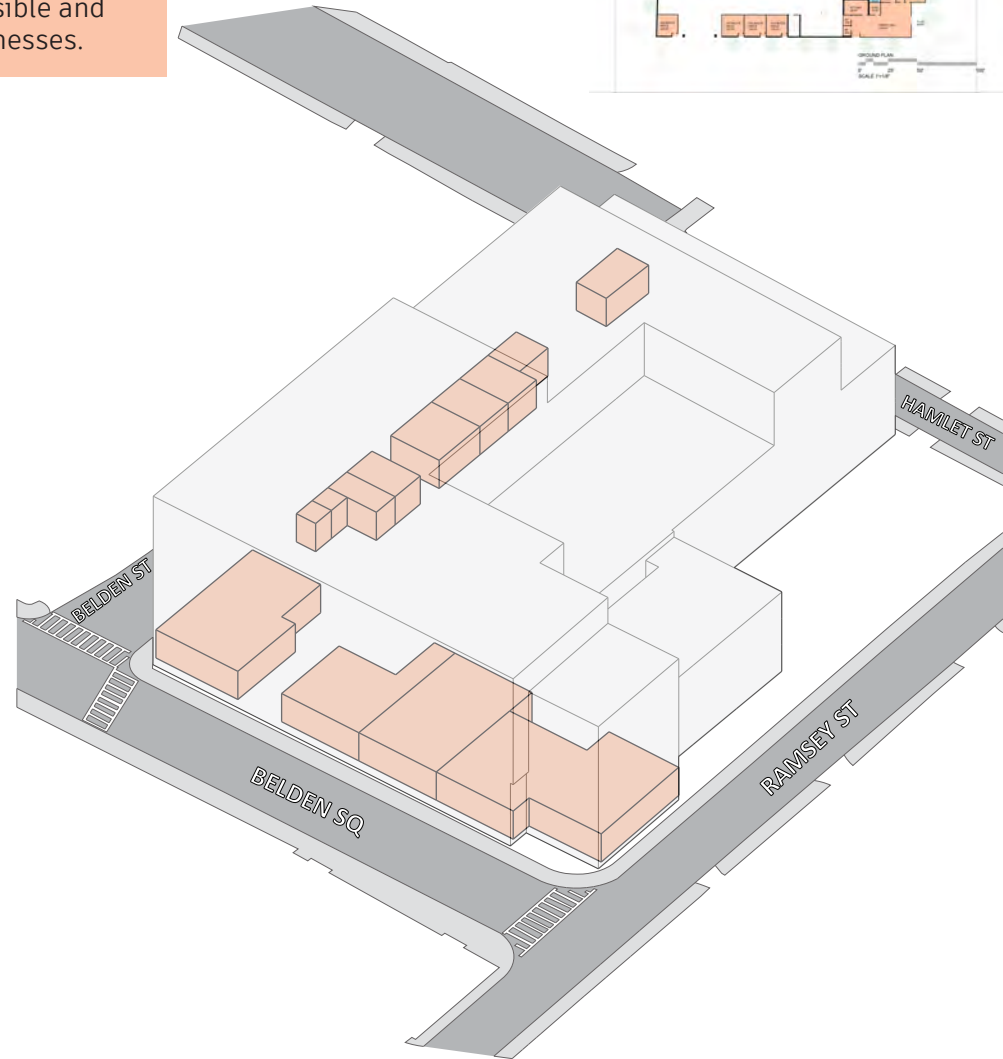


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The commercial space we propose will enhance a portion of Upham's Corner that has historically been absent of active retail and residential spaces due to the municipal parking lot. By preserving the parking and creating a state-of-the-art mixed-use 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



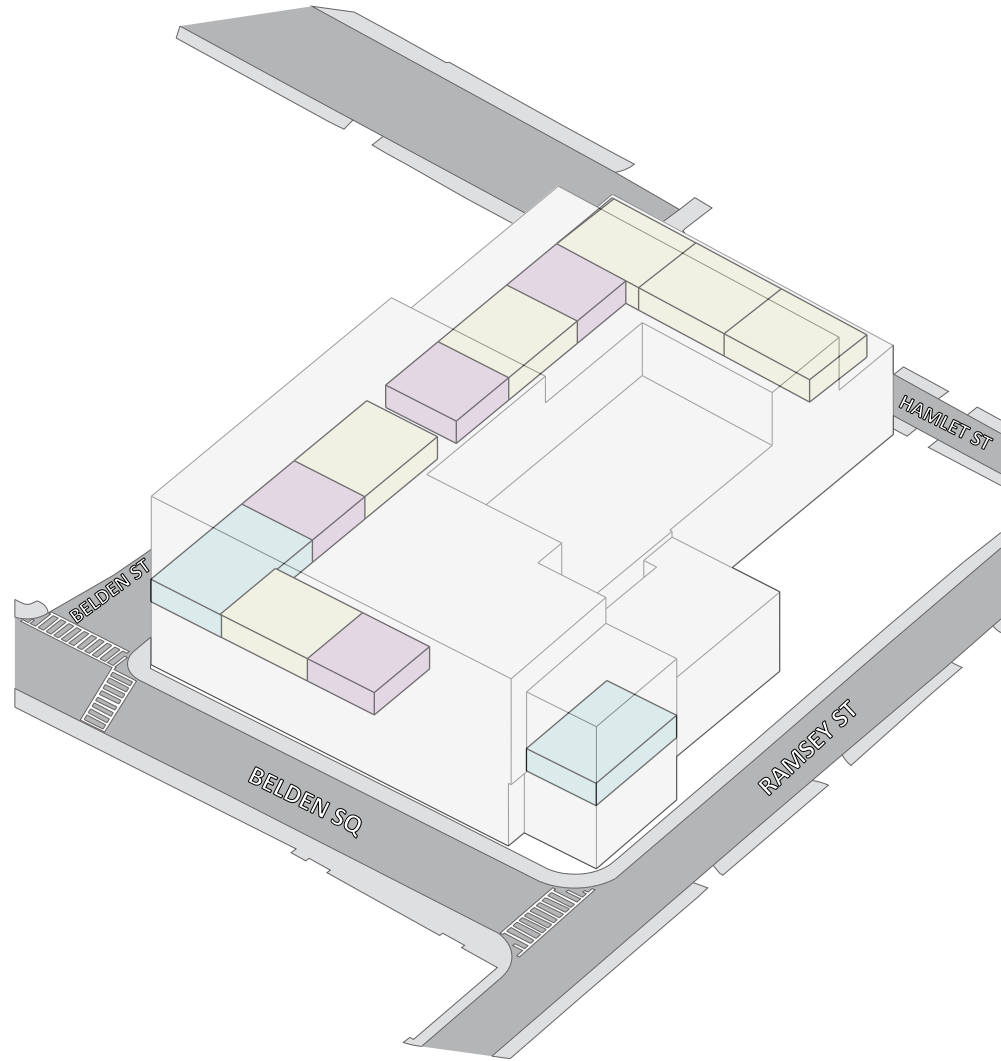
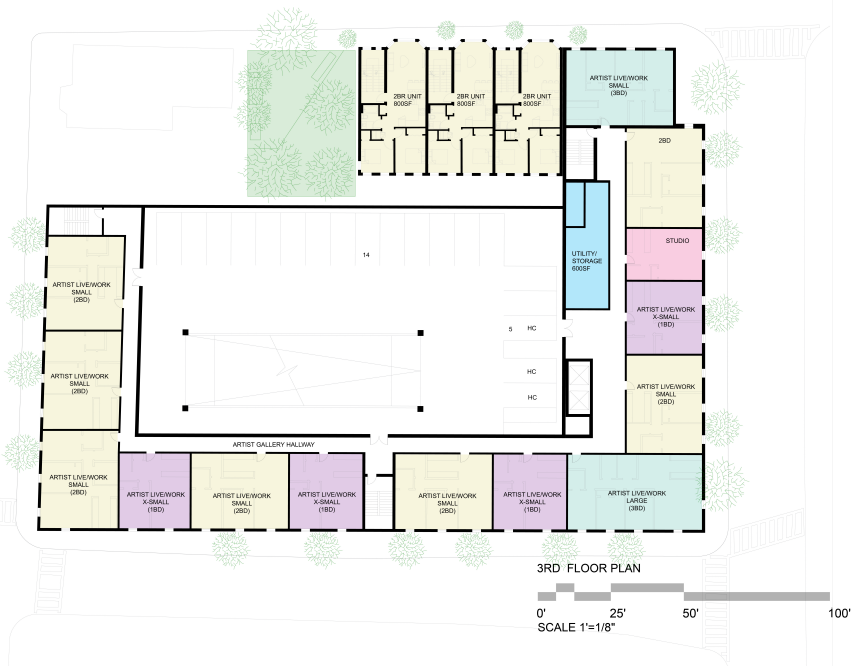
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Artist Live/Work Summary

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

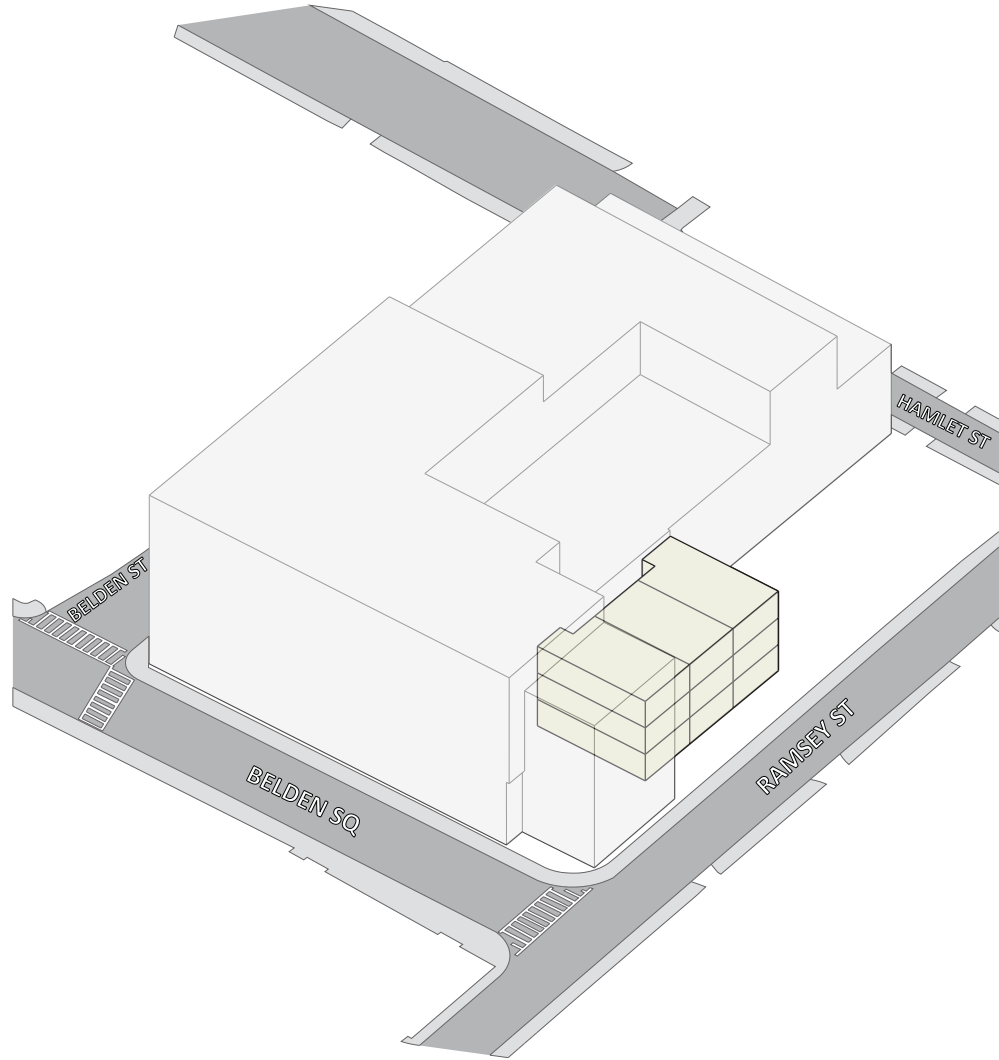


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the COLLABORATIVE

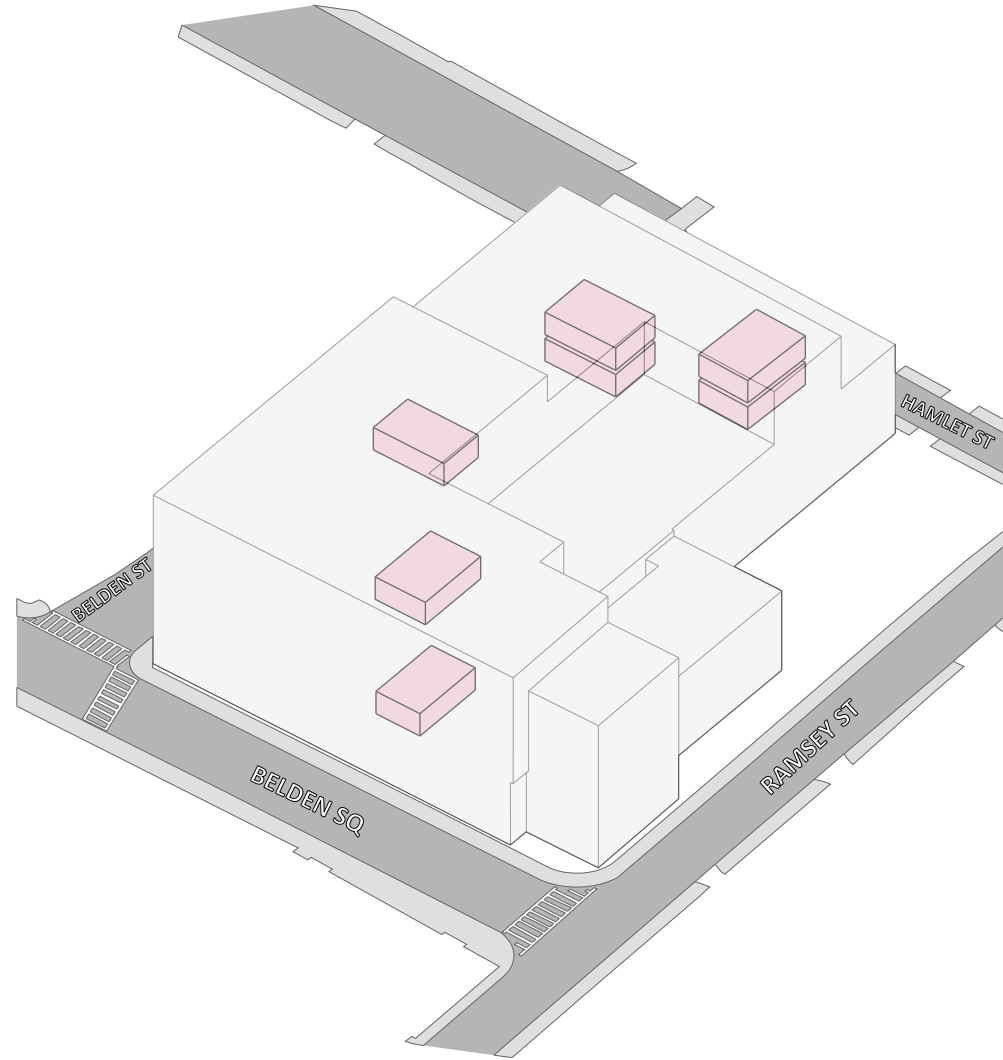
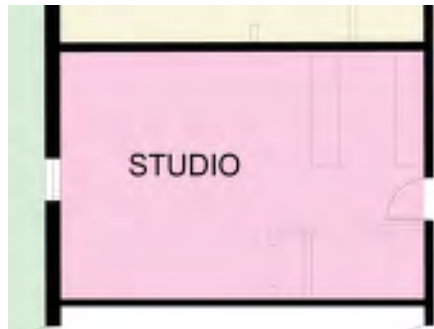
Homeownership Unit Summary					
FLOOR			2BD (800 SF)		
LEVEL 1			3		
LEVEL 2			3		
LEVEL 3			3		
TOTAL			9		
NSF			7,200		7,200



RESIDENTIAL UNITS
HOMEOWNERSHIP 2 BEDROOM UNITS



Rental Unit Summary					
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RESIDENTIAL UNITS

STUDIO UNIT

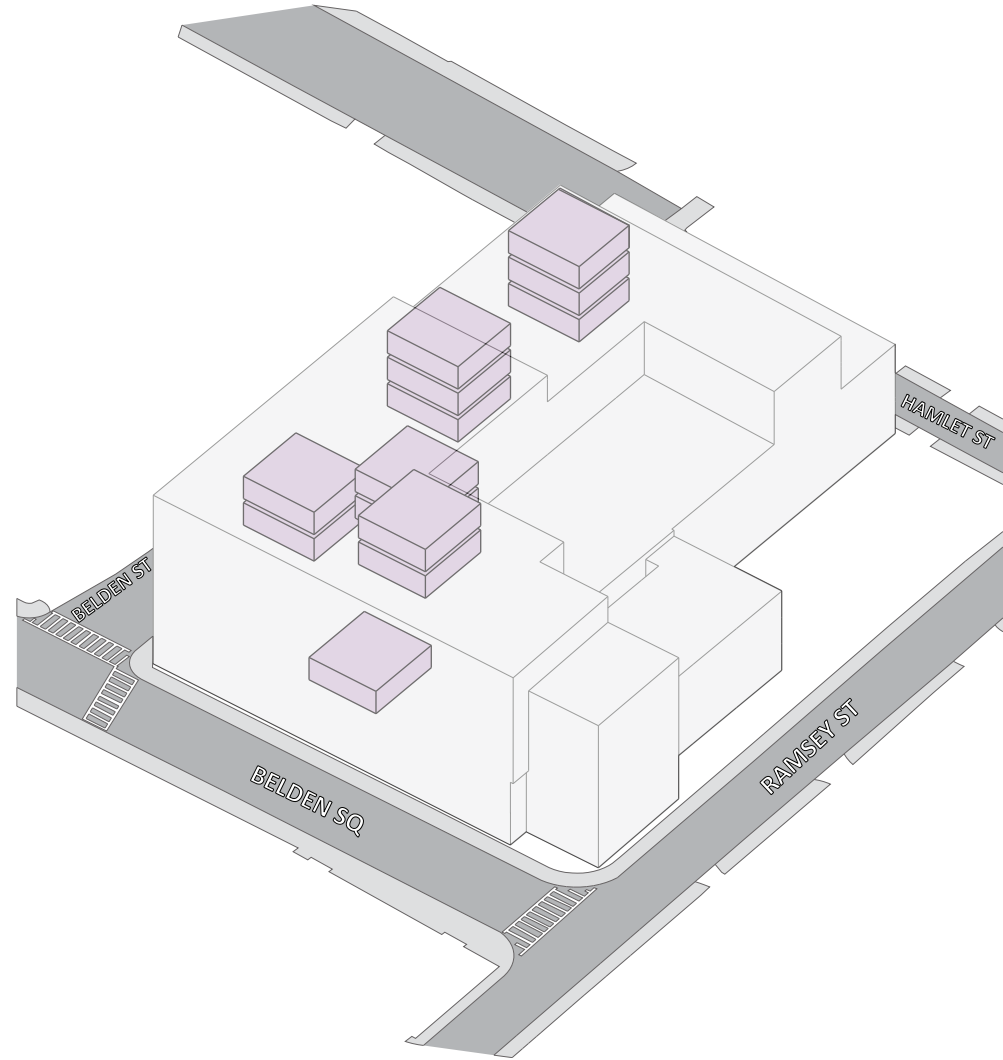
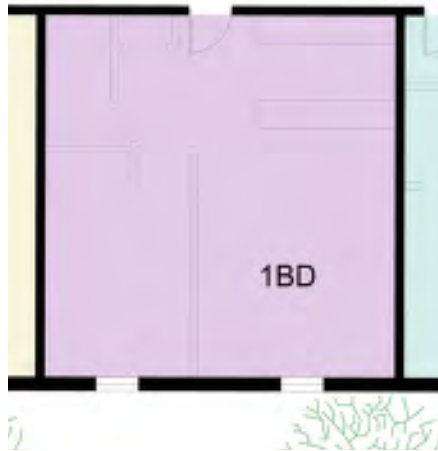


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the COLLABORATIVE

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RESIDENTIAL UNITS

1 BEDROOM UNIT

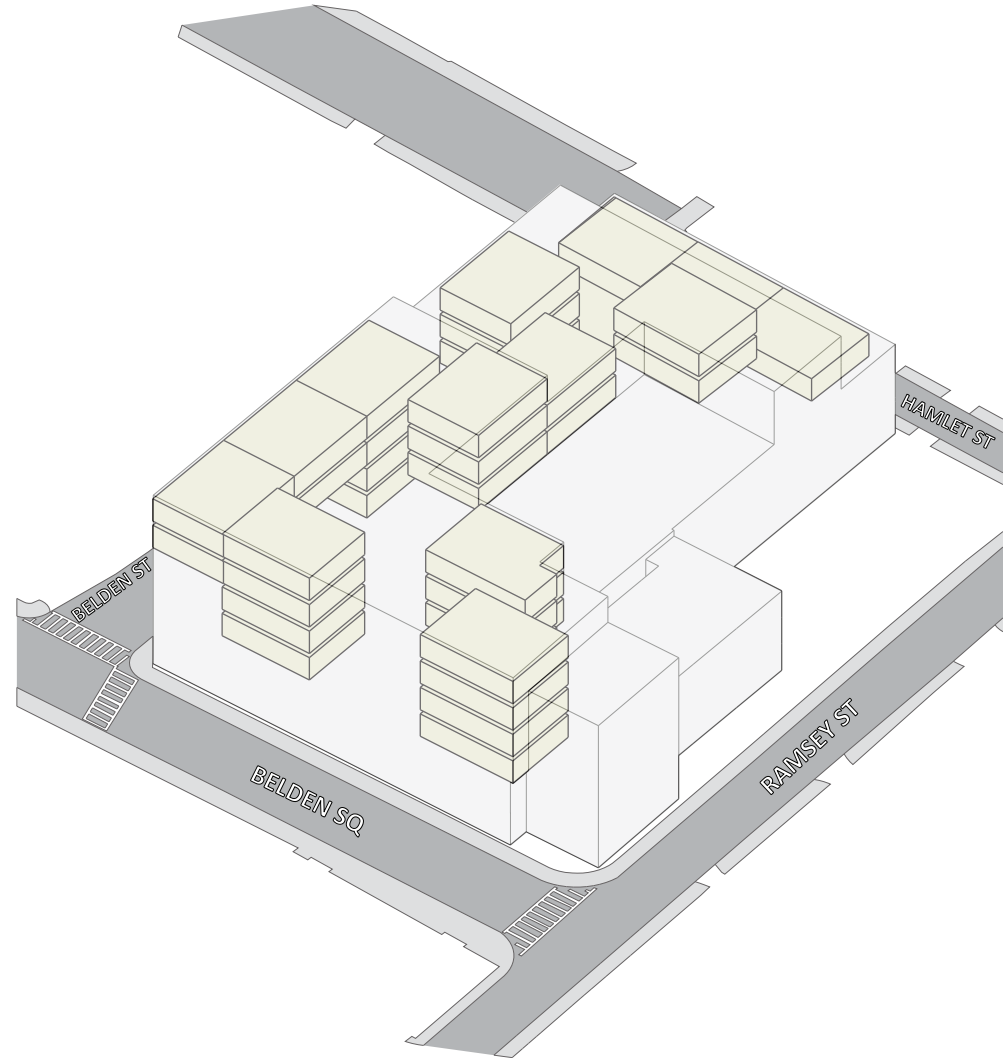
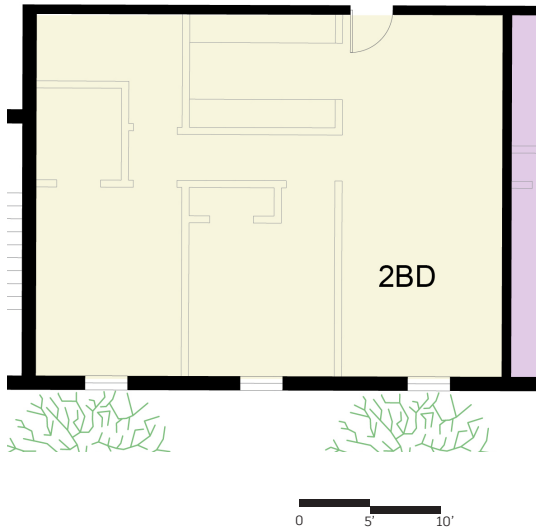


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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RESIDENTIAL UNITS

2 BEDROOM UNIT

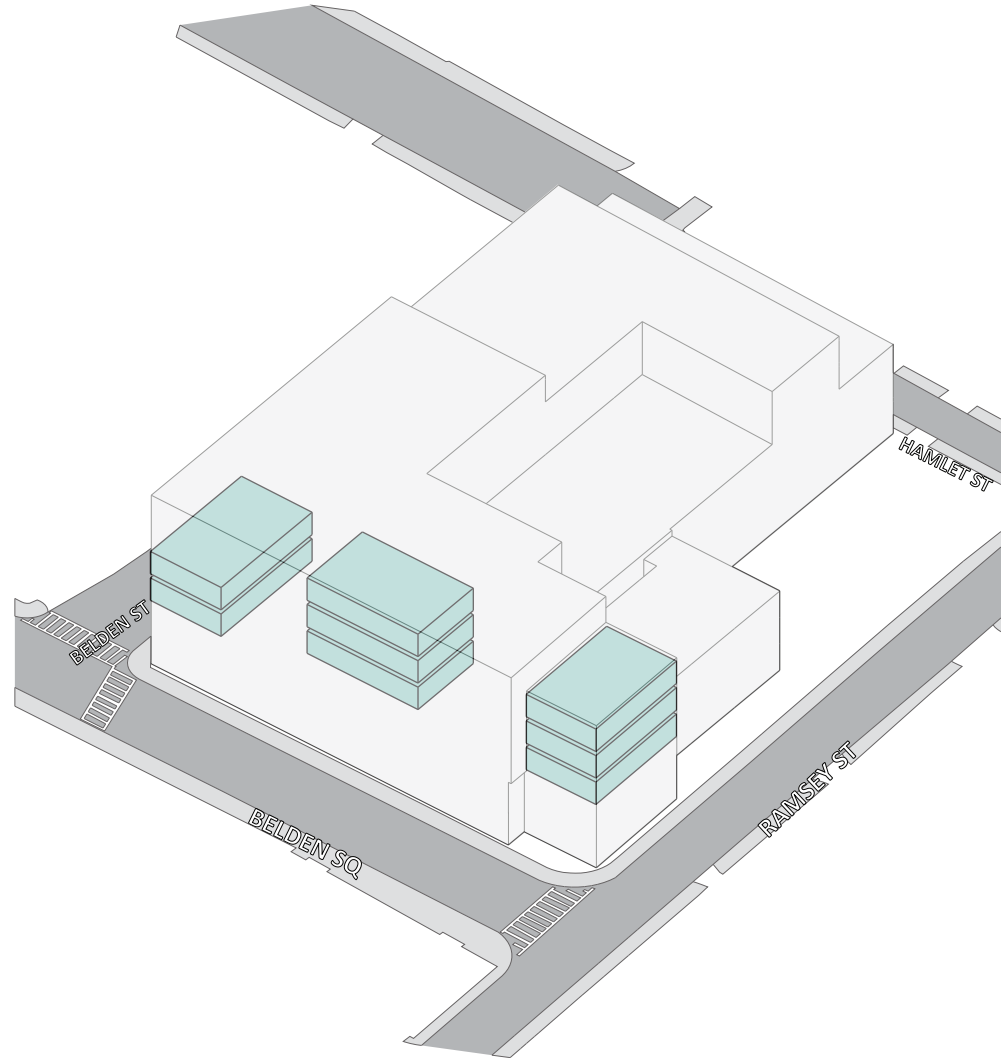
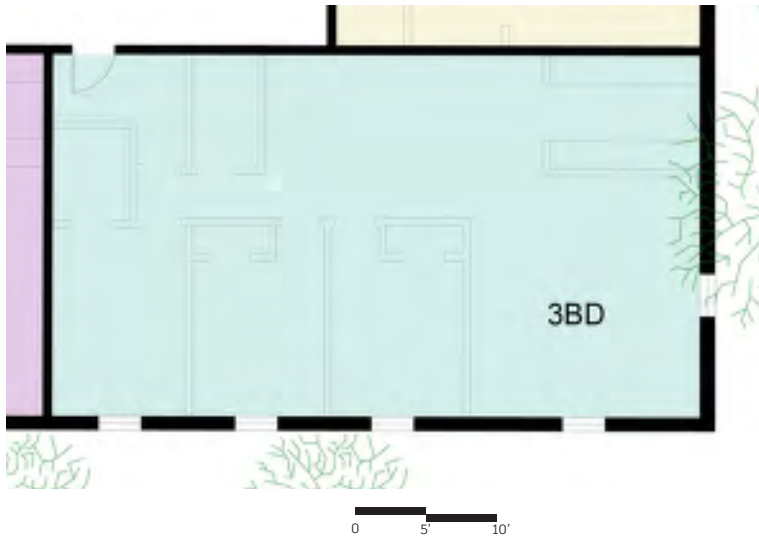


ESCAZÚ DEVELOPMENT



the COLLABORATIVE

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RESIDENTIAL UNITS

3 BEDROOM UNIT



ESCAZÚ DEVELOPMENT



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