Interpretation and Translation

“Spanish” - for Spanish.

“Haitian Creole” - for Haitian Creole

“Cape Verdean Creole” - for Cape Verdean Creole

“Vietnamese” - for Vietnamese

“English” - for English
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
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
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.
Columbia Lofts.

Revive Dorchester.

Live and work affordably. Innovate, Learn, Create, Thrive!
Who we are...

Mission Driven, Non-Profit, Service Enriched
Project Team

The NHP Foundation
Preserving America's Affordable Housing

Exceptional, Local, Experienced

CARITAS communities
Preventing homelessness.
Improving lives.
One room at a time.

tat
the architectural team

UHM
PROPERTIES

Kirk & Co.

Haynes Construction

Innovation Studio
INNOVATION is for EVERYONE
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
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: 622
- advisor meetings: 2,000
- Ideas Pitched: 162
- ventures launched: 204
- program participants: 4,200
- annual Events: 100
- newsletter followers: 30.8K
- newsletter followers (K): 21.8K
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.
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

Source: Civico Development

Our firms are committed to creating inclusive places through community-focused design and development.
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.
## Community Stewardship for Upham’s Corner

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>ADDRESS</th>
<th>TOTAL UNITS</th>
<th>RENTAL</th>
<th>OWNERSHIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fox Hall</td>
<td>554-562 Columbia</td>
<td>65</td>
<td>65</td>
<td>0</td>
</tr>
<tr>
<td>Columbia Crossing</td>
<td>572 Columbia</td>
<td>63</td>
<td>63</td>
<td>0</td>
</tr>
<tr>
<td>-</td>
<td>16 Hamlet</td>
<td>69</td>
<td>60</td>
<td>9</td>
</tr>
<tr>
<td>Our proposal</td>
<td>555-559 Columbia</td>
<td>33</td>
<td>0</td>
<td>33</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>230</strong></td>
<td><strong>188</strong></td>
<td><strong>42</strong></td>
</tr>
</tbody>
</table>
KEY PROJECT THEMES
100% DEED RESTRICTED OWNERSHIP HOUSING

INCOME LIMITS

<table>
<thead>
<tr>
<th>HOUSEHOLD SIZE</th>
<th>70% AMI</th>
<th>80% AMI</th>
<th>100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH of 1 earning up to</td>
<td>$68,750</td>
<td>$78,550</td>
<td>$98,150</td>
</tr>
<tr>
<td>HH of 2 earning up to</td>
<td>$78,550</td>
<td>$89,750</td>
<td>$112,200</td>
</tr>
<tr>
<td>HH of 3 earning up to</td>
<td>$88,350</td>
<td>$100,950</td>
<td>$126,200</td>
</tr>
<tr>
<td>HH of 4 earning up to</td>
<td>$98,150</td>
<td>$112,150</td>
<td>$140,200</td>
</tr>
</tbody>
</table>

REPRESENTATIVE SALE PRICES

<table>
<thead>
<tr>
<th>UNIT SIZE</th>
<th>70% AMI</th>
<th>80% AMI</th>
<th>100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>$180,200</td>
<td>$213,700</td>
<td>$280,700</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>$213,700</td>
<td>$252,000</td>
<td>$326,000</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>$247,200</td>
<td>$290,300</td>
<td>$368,500</td>
</tr>
</tbody>
</table>

Source: BPDA 2022 Income & Price Limits
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 Ninivaggi
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
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
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

TEL: 617-249-3807
EMAIL: TBEARDEN@CIVICODEVELOPMENT.COM

CIVICODEVELOPMENT.COM
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.