

The Development Team

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

65 E COTTAGE ST

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. Aim 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.

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The Program

- Mixed use program with Residential and Light Industrial / Commercial Space
- Residential Program: 80 Rental apartments with 3 income levels and Six 2-Family Market Rate Homes
- 20,000 Square Feet of Light Industrial/Commercial Space on two floors
- Public Transit Access for the neighborhood at two access points—E. Cottage Street and

65 E COTTAGE ST

EXISTING
RESIDENTIAL

RESIDENTIAL

COMMERCIAL

EXISTING
COMMERCIAL

PROPERTY LINE

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|-------------|
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |

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| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| RESIDENTIAL |
| COMMON AREAS LOBBY |

PROPERTY LINE

| |
|------------|
| COMMERCIAL |
| MEZZANINE |
| COMMERCIAL |

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E COTTAGE ST

- FAIRMOUNT COMMUTER RAIL LINE
- COMMERCIAL USE
- RESIDENTIAL USE
- COMMUNITY USE

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Residential Program

- 92 Total Units of Housing
 - 80 Rental Apartments
 - 6 Two Family Homes:
 - 1 unit for the Owner and 1 unit for rental
- Residential Parking
 - 67 parking spaces for rental apartments
 - 12 parking spaces for the homeownership units

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Rental Housing Program

| Rental Housing | 80 Units | Family Income Target |
|-----------------------|------------|-----------------------------|
| Low Income Housing | 8 units | \$0 to \$35,000 / year |
| Workforce Housing | 38 units | \$40,000 to \$55,000 / year |
| Middle Income Housing | 34 units | \$55,000 to \$95,000 / year |
| | | |
| | | |
| | | |
| Unit Types | Unit Count | |
| One Bedroom | 17 | |
| Two Bedrooms | 56 | |
| Three Bedrooms | 7 | |

Rent Levels

- Development Without Displacement
- Enable current residents to afford to live in the neighborhood
- Allow new residents and households to afford rents

| Unit Type | Workforce Units \$40K to \$54K | Middle Income Units \$54K-\$95K | Dorchester Market |
|----------------|-----------------------------------|------------------------------------|-------------------|
| One Bedrooms | \$1,063 | \$1,350 | \$1,300—\$1700 |
| Two Bedrooms | \$1,275 | \$1,500 | \$1,500—\$2,000 |
| Three Bedrooms | \$1,473 | \$1,800 | \$1,800—\$2,500 |

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Homeownership Program

- 6 Two Family Market rate homes for a buyer to live in 1 unit and rent out another unit
- Owner unit will have 3 BR and 2.5 Bathrooms
- Rental unit will have 2 BRs and 2 Bathrooms
- Energy Star certified homes
- Individual parking – One spot per unit
- Opportunity for new home owner to have an investment property

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Light Industrial/Commercial Space

- Flexible spaces: Targeting occupancy by 2 to 8 businesses
- Dedicated Off Street Loading and commercial only parking spaces
- Only light industrial uses that are compatible with the neighborhood will be chosen—the lease will have “good neighbor” restrictions on noise, hours of loading, etc
- Examples include: Back Office for Larger Institutions, Innovative Manufacturing: 3D Printing, Electronic & Digital Components, Craft Distillery, Food Distribution, Architectural/Design Firms, Project Management Co’s, Product Distribution, Import/Export Businesses

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Community Benefits

- **Well Integrated into Existing Neighborhood:**
 - Design and Income Mix
- **Local Construction Jobs:**
 - 51% Boston Residents, 51% Minorities, 15% Women
 - 30% of the total construction contract value will go to minority firms, 10% to women owned firms
 - DBEDC has exceeded these numbers on its last two projects, totaling \$40 million in construction
- **Local Permanent Jobs:**
 - Half of jobs committed to neighborhood residents
 - DBEDC meeting a similar commitment at Pearl

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Community Benefits

- **Public Transit Access** — Working w/ the MBTA to build new well-lit access points to the Uphams Corner Station from E. Cottage and adjacent streets in Groom Humphries area
- **Open Space** — Active green space neighborhood use
- **Community Room** — available for community use
- Commitment to conduct **environmental clean-up** and **to sustainable design**
- **Active community engagement process**, continuing involvement that preceded our proposal

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Timeline and Approval Process

- **Built in Phases**
 - Goal - start Commercial in 2016**
 - Goal - start Residential Rental in 2017**
 - Homeownership is more flexible**
 - Actual start will depend on when funding comes in**
- **Article 80 and Zoning Process**
 - Goal - Complete process late 2015, early 2016**

65 E COTTAGE ST



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

Dorchester Bay
 Economic Development Corporation

Boston Capital

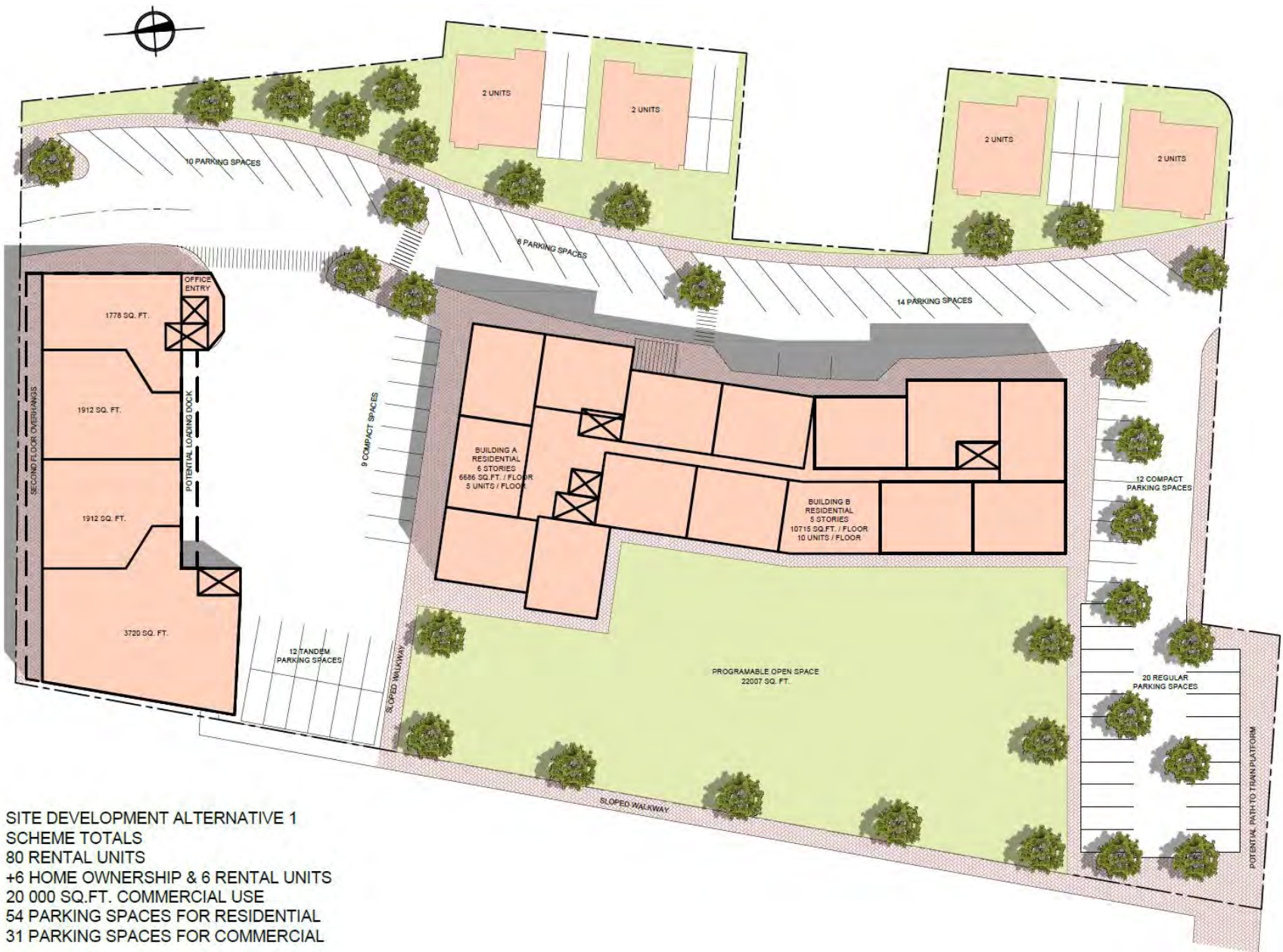


ESCAZÚ DEVELOPMENT





65 E COTTAGE ST



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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