



WELCOME TO THE CONVERSATION!

THURSDAY, MARCH 18, 2021

**PROJECT UPDATE REGARDING
405 WASHINGTON STREET, DORCHESTER**





AGENDA

- **WELCOME & INTRODUCTIONS**
- **PROPERTY INFORMATION**
- **PROJECT UPDATE**
- **COMMENTS, QUESTIONS AND ANSWERS**
- **NEXT STEPS**



Property Information

405 WASHINGTON STREET, DORCHESTER

Development Summary

The proposal is the result of a successful community process and DND land RFP issued in July 2019. Urbanica received tentative designation to develop the site in May 2020. The project is expected to close and begin construction Summer 2021.

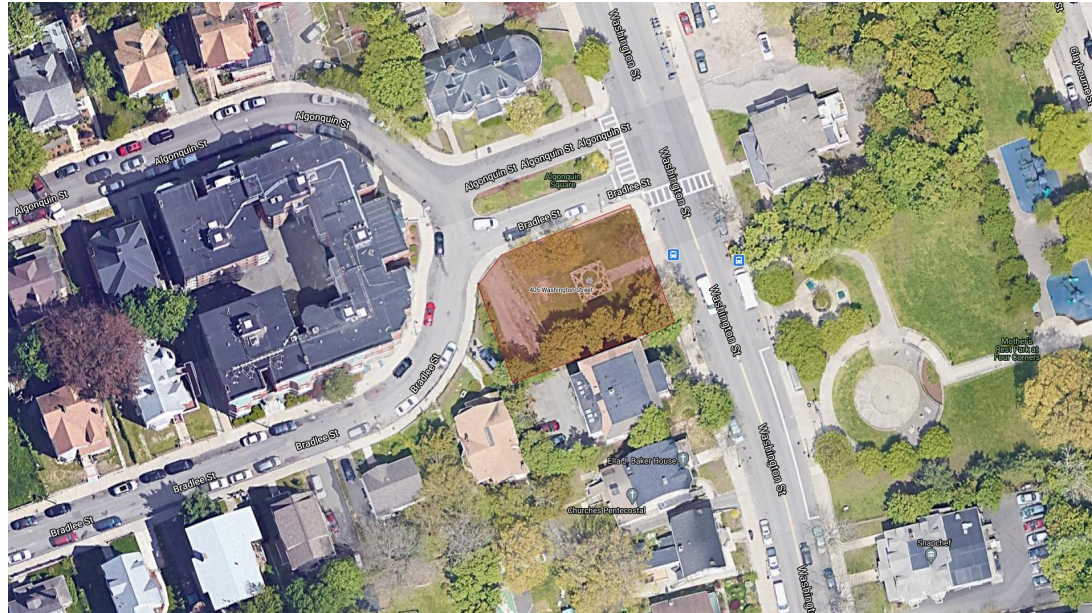
The proposed project consists of 13 condominium units, with a mix of one studio, two 1-bedroom units, six 2-bedroom units, and four 3-bedroom units.

All 13 units will be deed-restricted to home buyers earning no more than 120% of area median income (AMI).

≤80% AMI: 5 units

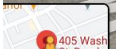
≤100% AMI: 4 units

≤120% AMI: 4 units



Current Use: Vacant Land
Lot Size: 8,850 sf

405 WASHINGTON STREET, DORCHESTER



405 WASHINGTON STREET, DORCHESTER



405 WASHINGTON STREET, DORCHESTER





Development Update

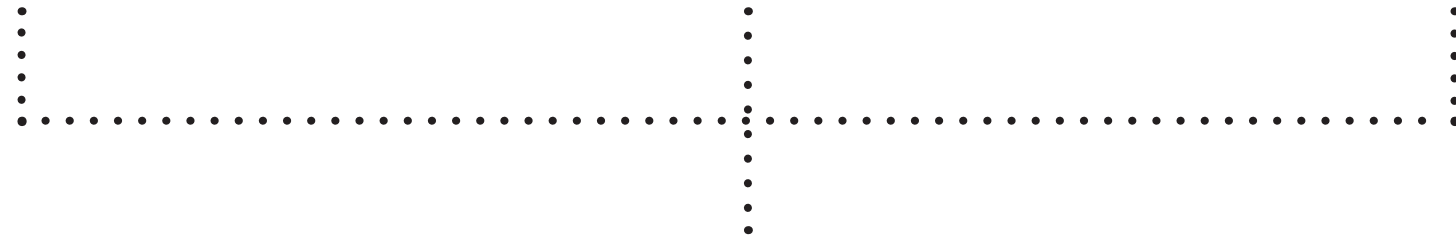
Presentation to the 405 Washington St community meeting

**405 WASHINGTON STREET
DORCHESTER BOSTON 02124**

U R B A N I C A

company profile

DEVELOPMENT DESIGN CONSTRUCTION



URBANICA

www.urbanicaboston.com

- vertically integrated -
- local -
- public/private partnership -

mission statement



ENVIRONMENT

SOCIALLY CONSCIOUS

DESIGN

**FINANCIAL
FEASIBILITY**

sustainable development

URBANICA



MELNEA HOTEL + RESIDENCES
425-435 MELNEA CASS BLVD,
DUDLEY SQUARE, BOSTON, MA
(Under Construction)



PARCEL U
92 - 171 HYDE PARK AVENUE,
JAMAICA PLAIN, BOSTON, MA
(Multiphase | Phase 1 Completed)



74 HIGHLAND eHOMES
74 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



E+ HIGHLAND STREET
226-232 HIGHLAND ST, FORT HILL,
ROXBURY, BOSTON, MA
(Completed)



SIX9ONE RESIDENCES
691 MASSACHUSETTS AVENUE, BOSTON, MA
(Completed)



D4 SOUTH END
7 WARREN AVENUE, BOSTON, MA
(Completed)



URBANICA 50
50 BOW STREET, SOMERVILLE, MA
(Completed)



U HOMES
90 ANTWERP ST., BRIGHTON, MA
(Pre Construction)

1

development plan

Program

UNIT MIX: 13 units

(1)- 1 STUDIO: approx. 500sf

(2)- 1 BEDROOM: approx. 600-630sf

(6)- 2 BEDROOM: approx 750-800sf

(4)- 3 BEDROOM: approx. 1000sf



Affordable Housing Plan

All 13 units are **income-restricted homeownership** units:
 5 units @ ≤ 80%AMI
 4 units @ ≤ 100%AMI
 4 units @ ≤ 120%AMI

Unit Type	Target Income	Unit Price	No.
Studio	80%AMI	\$ 150,700	1
1 BR	80% AMI	\$ 186,400	1
	100%AMI	\$ 248,600	1
2 BR	80% AMI	\$ 221,900	2
	100%AMI	\$ 288,700	2
	120% AMI	\$ 351,400	2
3 BR	80%AMI	\$ 257,500	1
	100%AMI	\$ 327,900	1
	120% AMI	\$ 398,300	2

* Per BPDA Guideline 2020

2

design

Design Narrative

The proposal strives to meet the development objectives of creating mixed-income affordable home ownership housing, while also reflecting the significance of Washington Street. The proposed building strives to be contextual with the neighborhood in terms of its height, massing, material and detail. As part of our design process, we researched what was on the site previously and found a large residence of some architectural merit. Based on partial demolition photos taken from 1977, we were able to discern some distinctive design elements such as the front porch, gabled roof, dormers, as well as some of the exterior materials and details. Our proposed building incorporates some of these elements as a way of reconnecting the present day to the site's past history. Our intention is not to copy the past; but rather to celebrate the site's history while also looking forward by advancing state-of-the-art construction methods and materials, and also employing sustainable, energy-efficient design strategies.



Map of site from 1918



Demolition of former house at 405 Washington Street

Site Plan

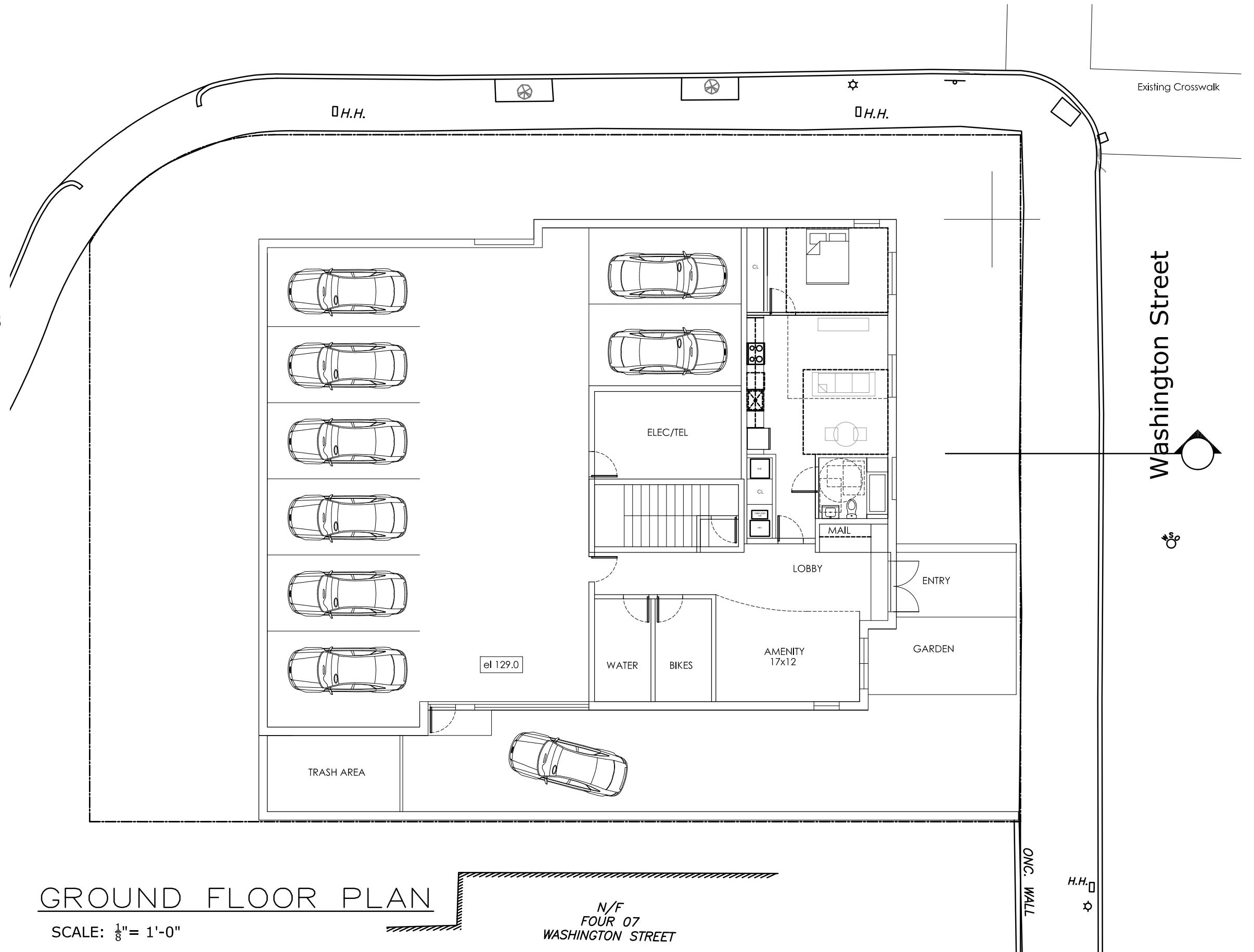


Floor Plans

- Pedestrian Entry
- Drive to Garage Entry

Ground Floor contains:

- Garage Parking (8) spaces
- Resident Lobby/Mail Rm
- Bike Room
- Utility Room
- Resident Storage



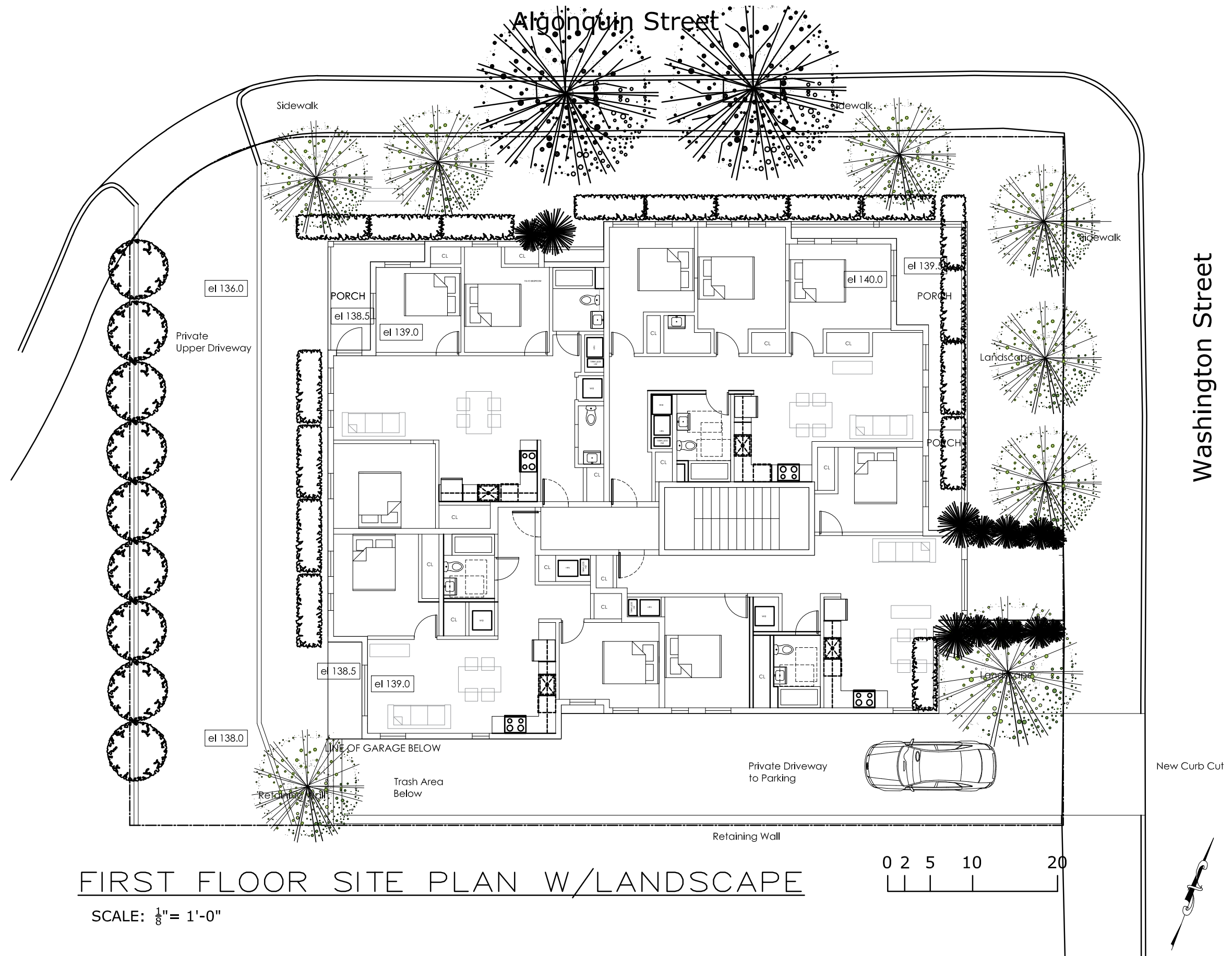
GROUND FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

N/F
FOUR 07
WASHINGTON STREET

GROUND FLOOR PLAN

Floor Plans

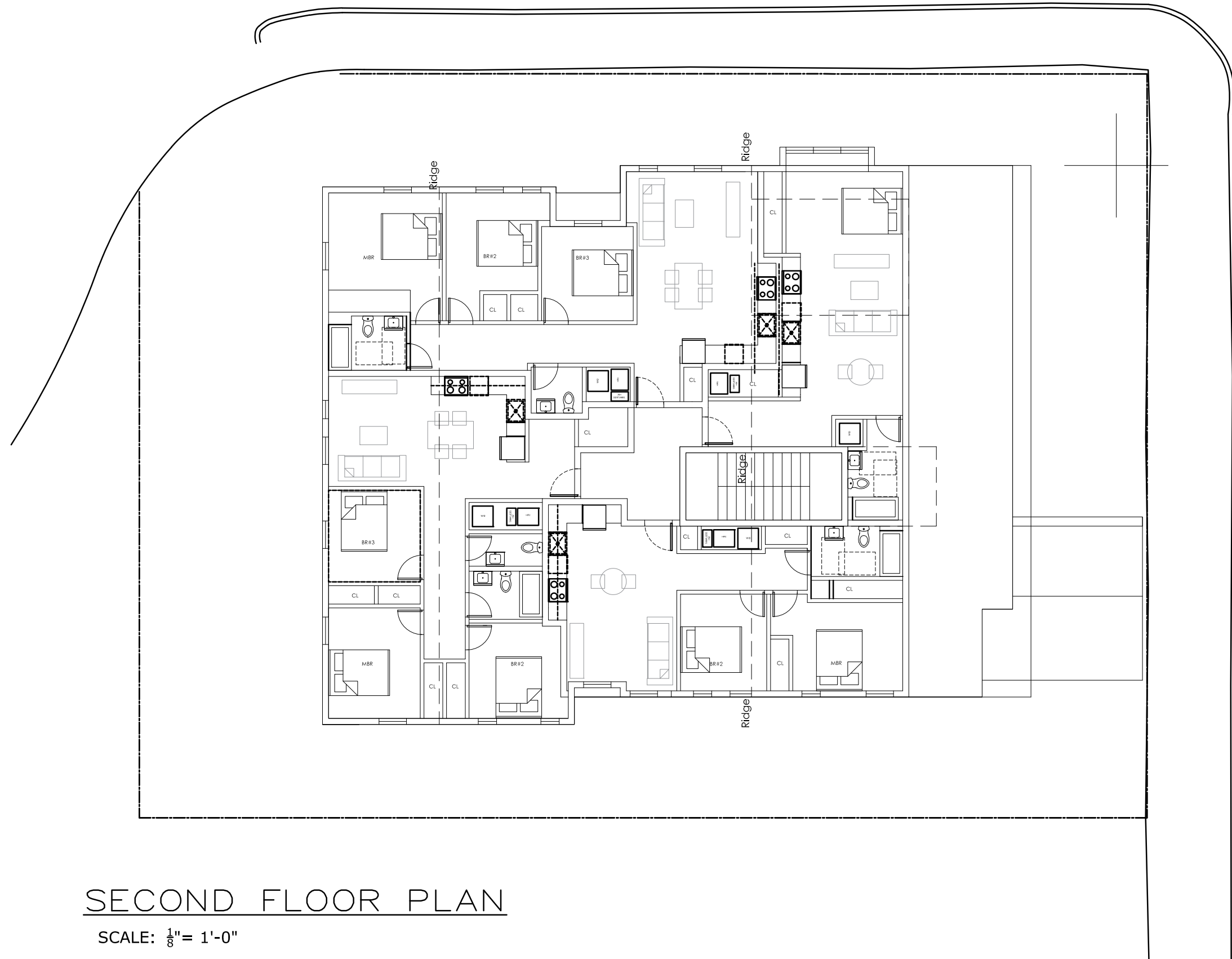


FIRST FLOOR SITE PLAN W/LANDSCAPE

SCALE: $\frac{1}{8}'' = 1'-0''$

GROUND FLOOR PLAN

Floor Plans



SECOND FLOOR PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

GROUND FLOOR PLAN

Perspective View



Perspective View



Perspective View



Perspective View



Perspective View



Thank you.

COMMENTS, Q&A



NEXT STEPS

PLEASE VISIT THE PROJECT PROJECT PAGE FOR THE MOST UP TO DATE INFORMATION, INCLUDING A DEVELOPMENT TIMELINE.

content.boston.gov/buildinghousing/405-washington-street

THANK YOU FOR PARTICIPATING!