



872 MORTON STREET AND HOPKINS STREET, MATTAPAN

PRESENTATION | NOVEMBER 15, 2016



Planning Office for Urban Affairs

ARCHDIOCESE OF BOSTON



ubla

Ulrich Bachand Landscape Architecture, LLC
156 Cabot Street Unit 2A, Beverly, MA 01915 * ub-la.com

PROJECT TEAM



Planning Office *for* Urban Affairs

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PROJECT TEAM

- Caribbean Integration Community Development (CICD)
- Planning Office for Urban Affairs, Archdiocese of Boston (POUA)
- Davis Square Architects (DSA)
- Ulrich Bachand Landscape Architecture (UBLA)

OUR EXPERIENCE



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COTE VILLAGE



CICD, POUA, DSA, UBLA



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COTE VILLAGE



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ROLLINS SQUARE



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WEST END PLACE



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RILEY HOUSE



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ST. JOHN OF GOD



Planning Office for Urban Affairs



ST. AIDAN'S

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DOWNING SQUARE



Davis Square Architects

DOWNING SQUARE



Davis Square Architects



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INDIGO BLOCK



Davis Square Architects



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INDIGO BLOCK



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NORTHAMPTON LUMBER YARD



Davis Square Architects



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RESIDENCES AT FAIRMOUNT STATION



Ulrich Bachand Landscape Architecture

ALLSTON GREEN DISTRICT



Ulrich Bachand Landscape Architecture



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AVITA OF NEWBURYPORT



Ulrich Bachand Landscape Architecture



135 LAFAYETTE



Ulrich Bachand Landscape Architecture

TOWN BROOK OPEN SPACES



Ulrich Bachand Landscape Architecture

PROPOSED DEVELOPMENT CONCEPT

OUR DEVELOPMENT PLAN

- Housing, Retail and Community space:

Total Units	38		
Mix	35%	55%	10%
Type	1-Bed	2-Bed	3-Bed
Net SF	600 SF	800 SF	950 SF
Unit Mix	13	21	4
Total Parking Spaces	42		
Total Unit Count	38		
Commercial Space	2037		
Community Garden	8000		
Community Room	1000		

OUR DEVELOPMENT PLAN

- Continuous, interconnected and open space
 - Integrated, flexible spaces that cater and appeal to many different age groups
- Community Garden
 - Butterfly garden
 - Quiet zone/fountain
 - Youth arts and learning area
- Community Room
- Natural daylight
- Pedestrian walkway
- Vehicular access to minimize traffic

EXISTING CONDITIONS

LOCATION



EXISTING CONDITIONS



EXISTING CONDITIONS



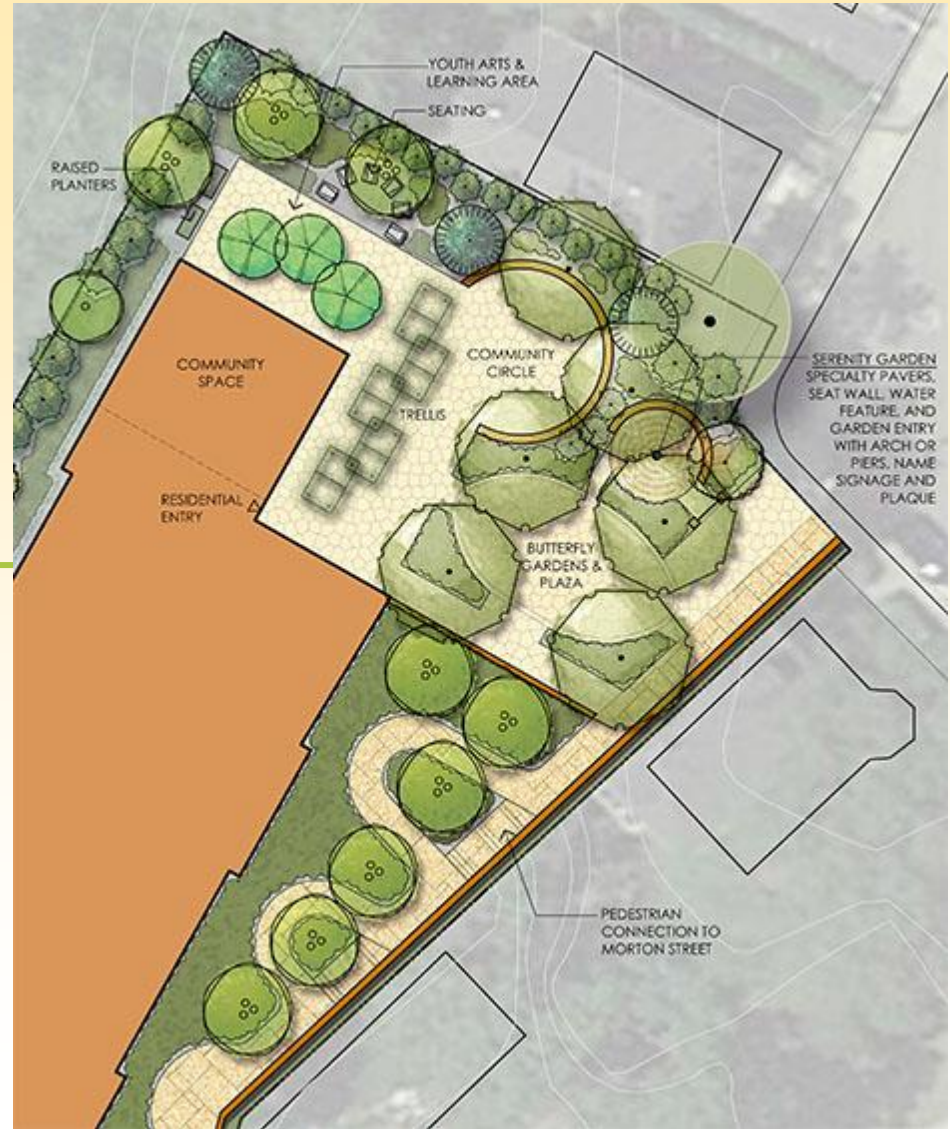
NEIGHBORHOOD AMENITIES

- Public transportation – MBTA Commuter Rail to South Station
- Grocery store
- Restaurants and eateries
- Locally owned shops
- Dance studio
- Religious institutions
- High school

PROPOSED LANDSCAPE PLANS



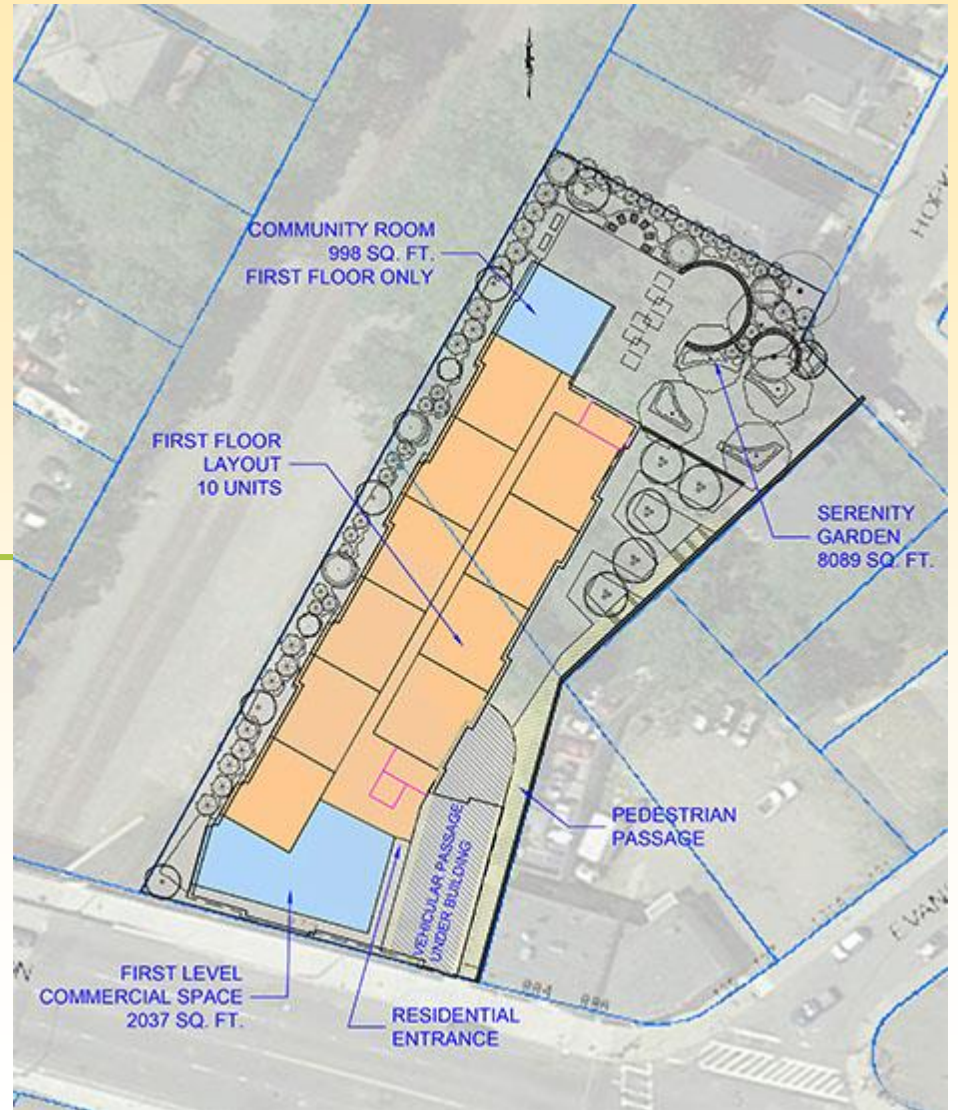
PROPOSED LANDSCAPE PLANS



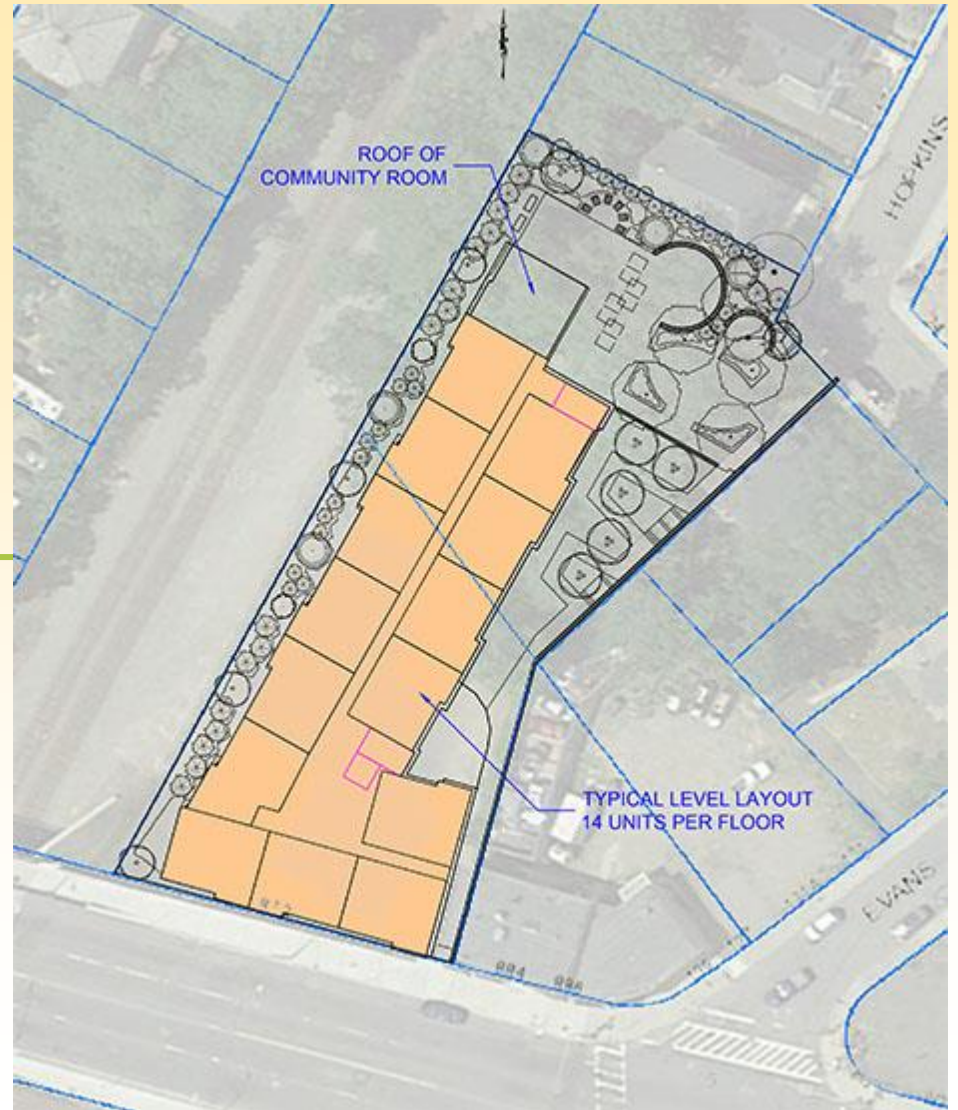
PROPOSED BUILDING PLANS



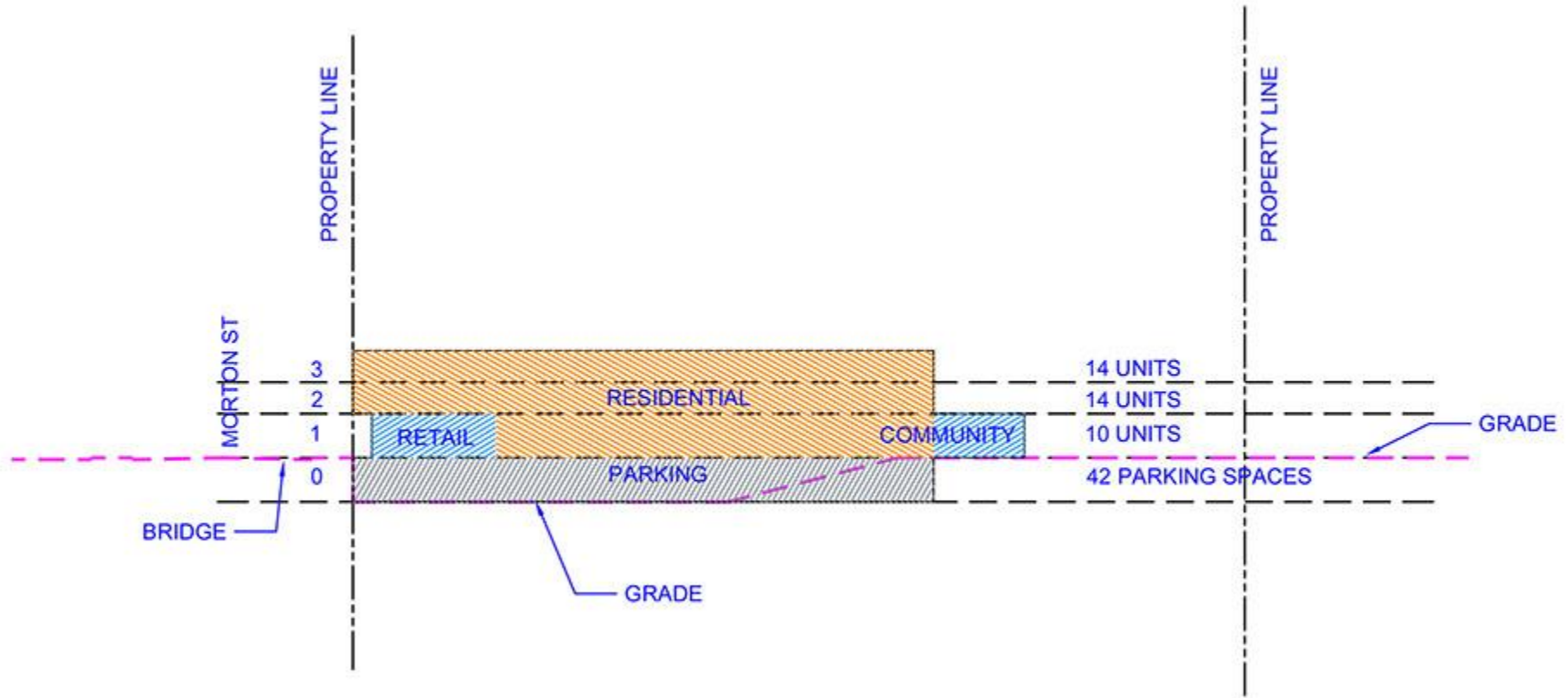
PROPOSED BUILDING PLANS



PROPOSED BUILDING PLANS



PROPOSED BUILDING SECTION



PROPOSED BUILDING RENDERINGS



PROPOSED BUILDING RENDERINGS

