

191 Bowdoin Street Development Proposal

DND Community Meeting
June 27th 2016



VIETNAMESE-AMERICAN INITIATIVE FOR DEVELOPMENT (VIETAID)

The Vietnamese American Initiative for Development (Viet-AID) was founded in 1994 by community leaders and residents who believed that a community development corporation would provide comprehensive economic development programs and services to alleviate poverty and advance civic participation.



VIETNAMESE-AMERICAN INITIATIVE FOR DEVELOPMENT (VIETAID)



43 affordable housing units and 5 commercial spaces



27 affordable apartments and community space

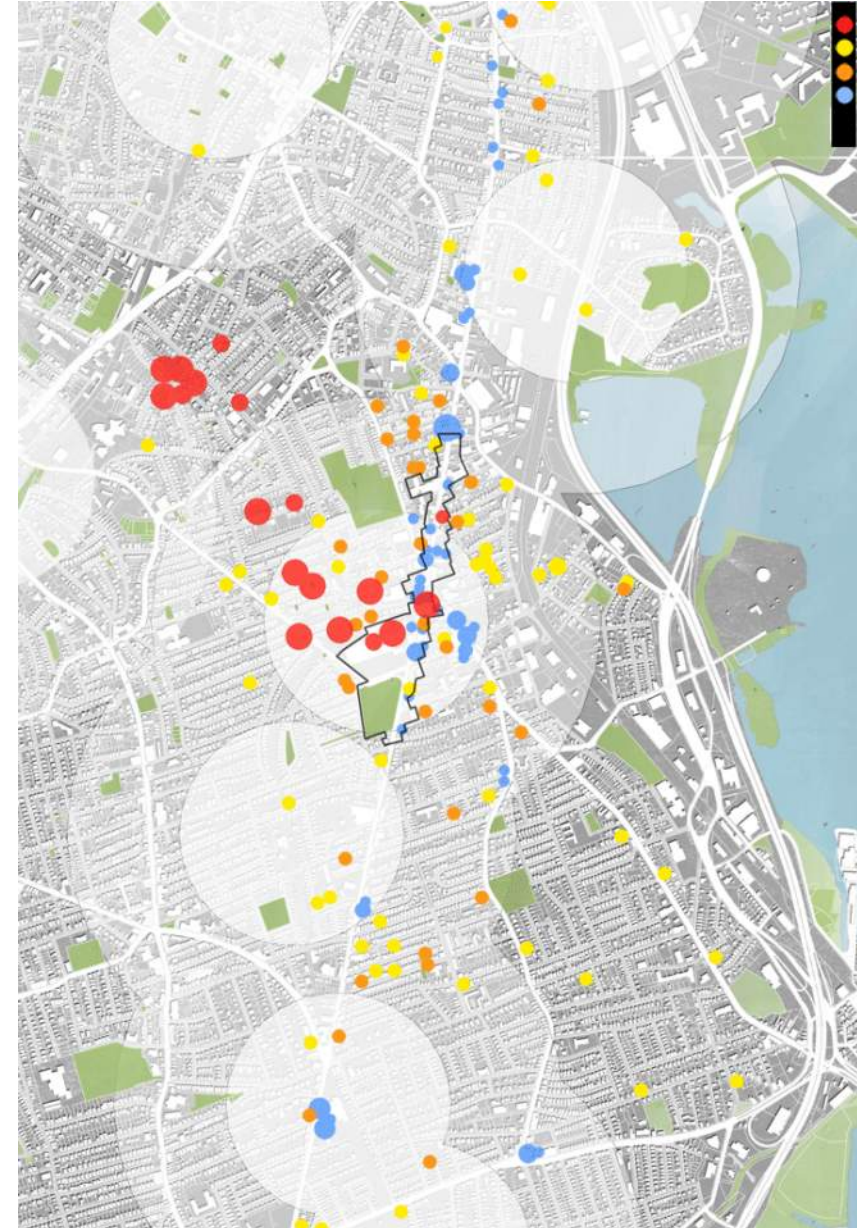


12 affordable apartments and 600 SF of commercial space



23 affordable apartments and 2,200 SF of commercial space

VIETNAMESE-AMERICAN INITIATIVE FOR DEVELOPMENT (VIETAID)



191-195 BOWDOIN PROPOSAL

Development proposal includes 195 Bowdoin Street site.

A mixed-use project with first floor commercial space and affordable housing on the upper floors.

Options for commercial and residential aspects of the project.

Adhere to high standards of sustainability and energy performance.

Committed to local and minority hiring during the construction process and minimum \$20/hour construction wage.

VietAID: Lead Developer

Dorchester Bay EDC: Community Partner

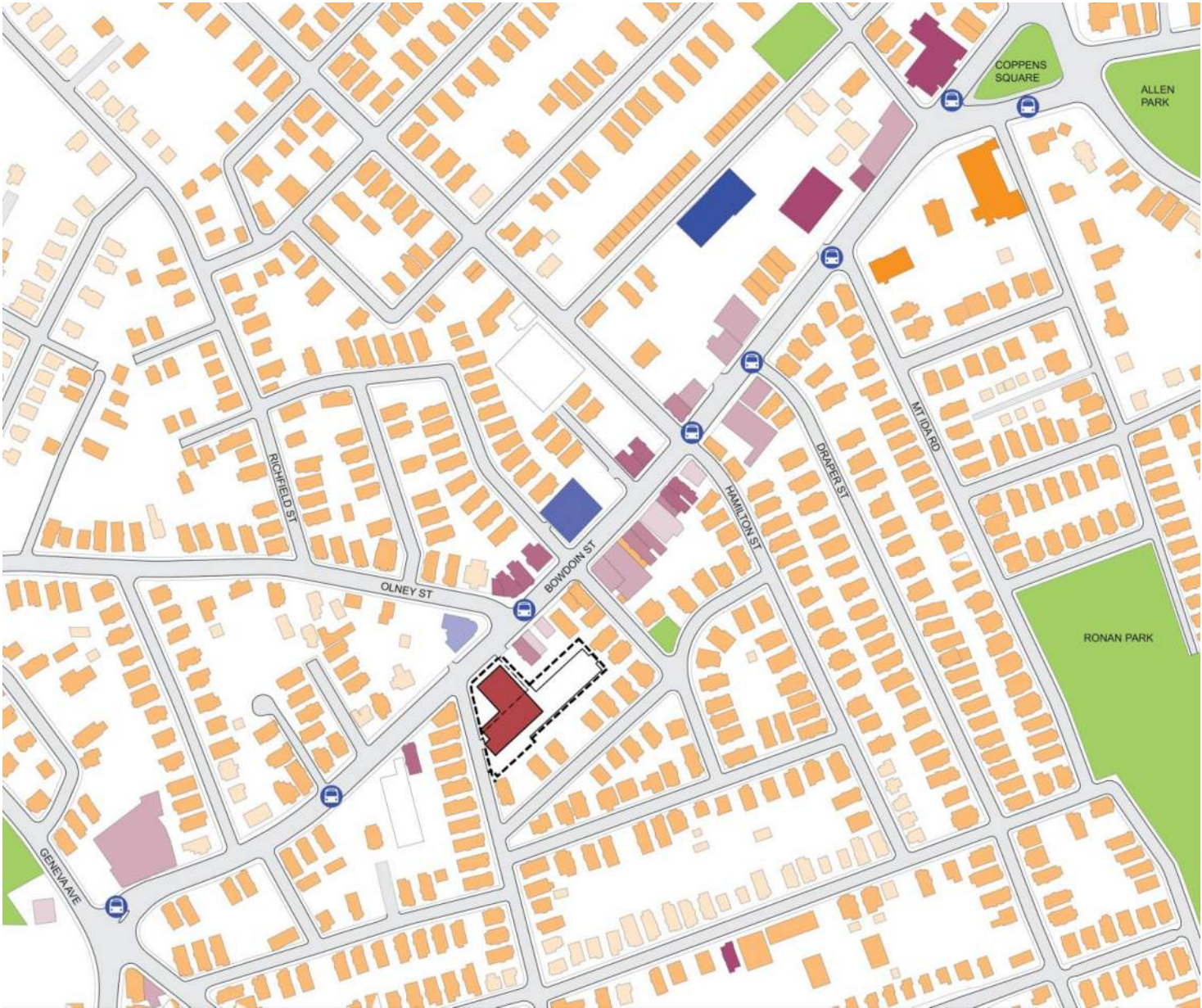
Utile: Project Architect

utile








Neighborhood: Use and Density

- COMMUNITY
- COMMERCIAL/RETAIL
- RESIDENTIAL
- VACANT
- PARKS/OPEN SPACE
- BUS STOP
- SITE/PARCEL OUTLINE



Neighborhood: Parking and Open Space

-  PARKING
-  BUILDINGS
-  PARKS/OPEN SPACE
-  BUS STOP
-  SITE/PARCEL OUTLINE



Development Summary

Base Scheme as proposed in RFP

- 4 Stories (Approx 45' height)
- 6 Retail Parking spaces
- 22 Residential Parking spaces
- 4,500 SF Plaza
- 2,500 SF Expansion Space

- ~4000 SF Retail
- ~1000 SF Community Space
- 36 Affordable Apartments
 - 6 1-Beds
 - 24 2-Beds
 - 6 3-Beds



Ground Floor

Base Scheme as proposed in RFP



BOWDOIN STREET

TOPLIFF STREET

Development Summary

Modified Scheme Accommodating Co-Op

- 4 Stories (Approx 45' height)
- 24 Retail Parking spaces
- 20 Residential Parking spaces
- 2000 SF Retail Plaza
- 1800 SF Residential Plaza

- ~6000 SF Grocery/Food Coop
- ~1000 SF Community Space
- 43 Affordable Apartments
 - 21 1-Beds
 - 16 2-Beds
 - 6 3-Beds



Ground Floor

Modified Scheme Accommodating Co-Op



Lower Level Parking

Modified Scheme Accommodating Co-Op



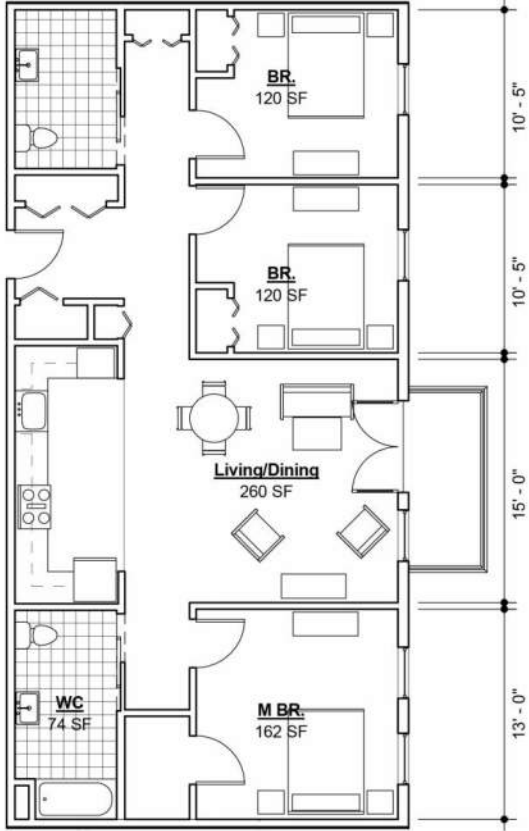
Floors 2-3



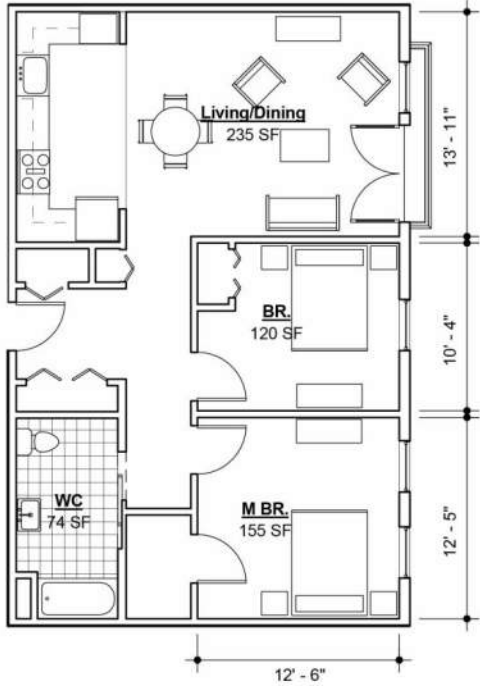
Floor 4



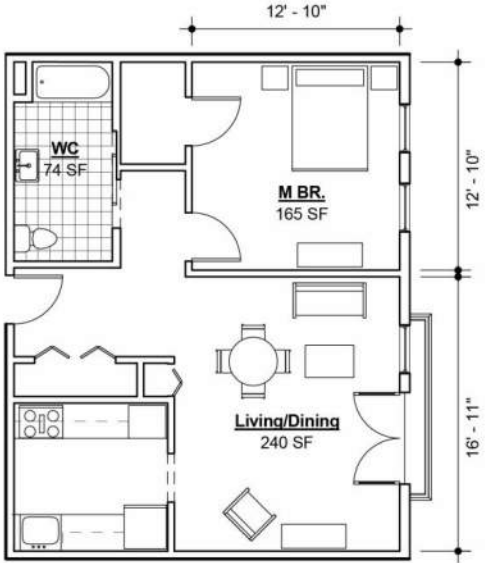
Typical Unit Plans



3 bed
Approx. 1,100 SF



2 bed
Approx. 875 SF



1 bed
Approx. 675 SF

Sustainability/Health

Green Construction and Healthy Homes Strategies

- No carpeting
- Low/No VOC and high recycled content materials
- Energy Star fixtures and appliances throughout
- Energy Star windows
- Low flow toilets, faucets and shower heads
- R20 insulation in the wall cavities
- R38 roof and floor insulation
- 95% AFUE centralized boiler
- Locations and conduit for the future installation of photovoltaic panels

Material and Color



Entries and Public Spaces



Landscape – Community Space



Landscape – Residential Courtyard



View: Looking North on Bowdoin



View: Corner of Bowdoin and Olney



View: Corner of Bowdoin and Topliff



Thank You!