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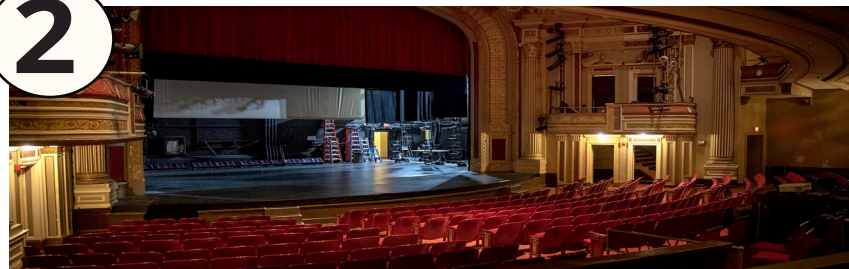


**555-559 Columbia Road & Parking Lot - 2 Proposals**

Proposal A: 33 workforce homeownership units; 20k sf BPL branch; artist space studio space (1.5k sf); 39 garage parking  
*Development team: Civico Development; D/R/E/A/M Collaborative; Bohler Engineering, Sustainable Comfort, Derric Small, Esq.*

Proposal B: 72 affordable rentals; 21k sf BPL branch; affordable commercial space (5.8k sf); retail/gallery/flex space (2.4k sf); no parking  
*Development team: NHP Foundation, Caritas Communities, The Architectural Team, UHM Properties, Haynes Construction, Innovation Studio*

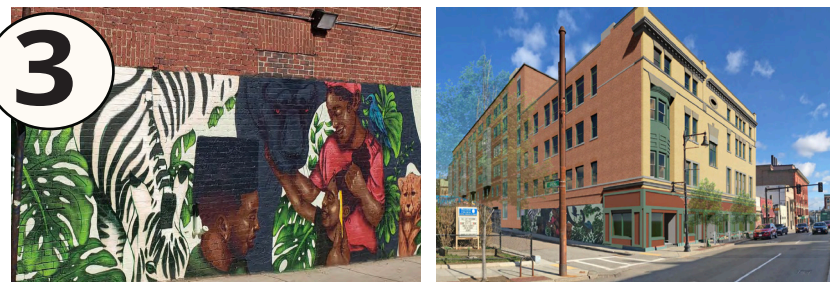
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**Strand Theatre (543 Columbia Road)**

1400 seat historic theater dubbed "New England's Most Beautiful Theater" when first opened in 1918. Welcomed hundreds of musicians and performers -- including Billie Holiday and a young Jay-Z. In 2004, the City took over the theater's management and has worked hard to restore and revitalize the Strand, making necessary structural and audio upgrades.

3



**Fox Hall (554 - 562 Columbia Road) & Murals**

65 residential units (all affordable, deed-restricted); 24 parking spaces. Murals by local artist Luke Barosky & Artists for Humanity.  
*Development team: JLCD, The Architectural Team Inc., Howard Stein Hudson, Verdant Landscape Architecture*

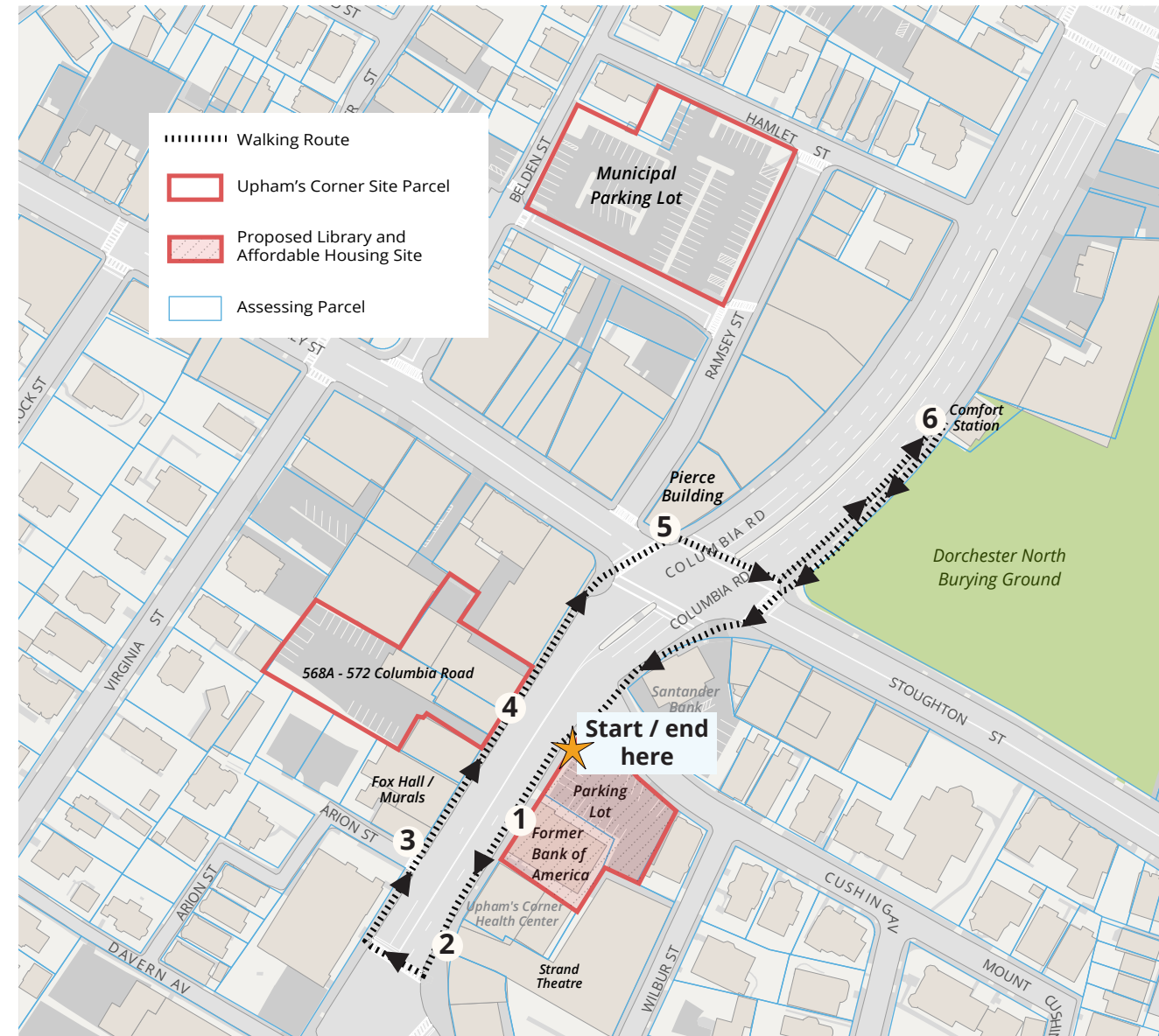
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**Columbia Crossing (572 Columbia Road)**

49 units, including artist housing; art studios and community space; 19 parking spaces  
*Development team: POAH, DBEDC, Stull & Lee, The Collaborative, Bevco, Nitsch Engineering*

**Development Without Displacement: Upham's Corner Arts & Innovation District Walking Tour**



Described as one of the most diverse neighborhoods in the country, Upham's Corner serves as the cultural and commercial center for a surrounding population of 30,000 residents. After the City designated Upham's Corner as the first "Enhanced Neighborhood Pilot" in its comprehensive plan Imagine Boston 2030 (published in 2017), it made a commitment to invest in the community.

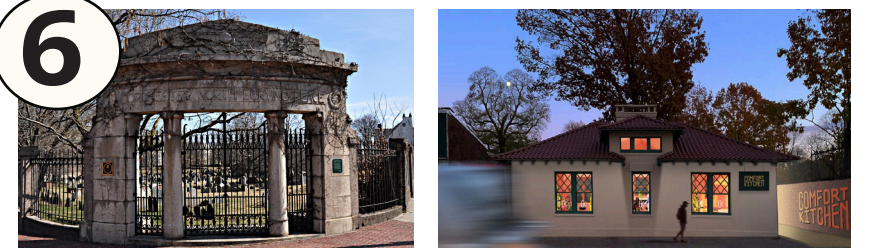
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**Pierce Building (594 Columbia Road)**

20k sf of ground-floor retail and office space; restoration of long-covered architectural features; Chase Bank to open a community center branch focused on financial success in Black & Latino communities.  
*Funding from: The Life Initiative, LISC, City of Boston Community Preservation Act funds, and the Henderson Foundation*

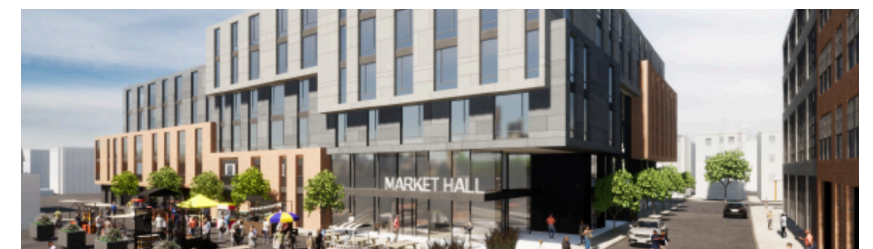
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**Dorchester North Burying Ground / Comfort Station (611 Columbia Road)**

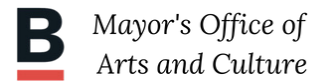
Created in 1634, the North Burying Ground is Dorchester's earliest remaining landmark. The burial ground is the resting place of some of Dorchester's most prominent founding citizens.

Comfort Station was built in 1912 as a restroom station to support Boston's expanding streetcar system. Empty since 1977, it was rehabilitated in 2015 and today is the home of Comfort Kitchen, a newly opened restaurant & cafe featuring dishes from the African diaspora.  
*Funding includes grants from City of Boston Community Preservation funds and Massachusetts Historic Rehabilitation Tax Credits.*



**Municipal Parking Lot**

60 affordable rental units, including 12 artist live/work; 9 homeownership condos; 7,000 SF of ground floor arts, cultural, commercial space  
*Development team: Dorchester Bay Economic Development Corp. (DBEDC), Preservation of Affordable Housing (POAH), Escazu Development, Studio Luz Architects, Moody Nolan, the COLLABORATIVE*



**March 27, 2023**