Dorchester Bay EDC acts to build a strong, thriving, and diverse community in Boston’s Dorchester neighborhoods. Dorchester Bay EDC was founded in 1979 by local civic associations to address the problems of disinvestment, unemployment, crime, community tensions and the shortage of quality affordable housing undermining Boston’s Dorchester neighborhoods.

Leah Whiteside is a Project Manager in Dorchester Bay EDC’s Real Estate Department. She has been with DBEDC for 2 years, and focuses on commercial real estate development. Most recently, she managed the financing, development, lease-up, and asset management of a $15 million, 36,000 SF food production facility in Dorchester that has created over 100 jobs in its first year of operations. Leah graduated from the University of Pennsylvania with a Master of City Planning.
**PROJECT INFORMATION**

**DEVELOPMENT STRATEGY**
- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

**HOUSING TYPOLOGY**
- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Single-Room Occupancy/Supportive Housing
- Senior Housing
- Tribal/Native American
- Workforce Housing

**RESIDENTIAL UNIT INFORMATION**
- Number of Units: 80 in Phases 1 & 2, 8 in duplexes
- > 5-6 story mixed-income, 85 rental 4 homeownership
- > Mix of 1, 2, 3 BR
- > Parking: 67 for rental units, 8 for townhouses

**NON-RESIDENTIAL FEATURES**
- Commercial/Retail Space: 20,000 light industrial/comm.
- Community Space: community room
- Offices
- Service Space
- Open Space: shared playground
- Recreation/Exercise Room
- Other

**PROJECT SUMMARY**

Indigo Block is a collaboration between Dorchester Bay Economic Development Corporation (DBEDC), Boston Capital, and Escazu Development. This residential and light industrial development sits on a 2.7 acre site in Boston’s Dorchester neighborhood, directly adjacent to the Fairmount/Indigo Line. The residential component is comprised of 80 rental units in a 5-story 2-phase development, and eight units (four rental, four market-rate homeownership) in four two-family homes. The 80 unit building is aimed at low-income and middle-income families, with the goal of keeping housing affordable for current residents of the neighborhood. The residential component is complemented by 20,000 SF of light industrial space that will accommodate between two and eight businesses. DBEDC is partnering with Newmarket Community Partners on the light industrial development. By integrating mixed-income housing and a jobs center right next to public transportation, DBEDC will add more affordable rental housing options for families and bring new job opportunities to the neighborhood.

**INSTITUTE OUTCOMES**

DBEDC’s goals for Indigo Block include integrating the development into prior Upham’s Corner and Fairmount/Indigo Line planning initiatives; creating both low- and middle-income housing opportunities to mitigate displacement in Boston’s quickly gentrifying neighborhoods; and to create permanent jobs for neighborhood residents. Our design challenges include negotiating a 20’ slope across the site; ensuring adequate residential and commercial parking and space for loading trucks; creating a cohesive design for all buildings on the site; designing safe public spaces with minimal fencing; crafting “complete streets;” creating publicly-accessible but privately-maintained green spaces; and integrating the development with the existing train platform. DBEDC hopes to address some of these challenges over the course of the Institute.
Current site plan

UNIT MIX
- 1 BED
- 2 BED
- 3 BED

Floors 2-6 on apartment building.

North elevation of light industrial/commercial building.

West elevation of 5/6-story residential multifamily building.