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## **Samuels & Associates begins Phase 1 of Washington Village development - redevelopment of a five-acre former industrial site**

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South Boston, MA According to Samuels & Associates, Phase 1 of the Washington Village project in South Boston has commenced construction, officially kicking off the long-awaited redevelopment of a five-acre former industrial site into a mix of uses knitting together the Andrew Sq. community.

This first phase – which is being developed in a joint venture with Core Investments, Inc. and Intercontinental Real Estate Corp. (Intercontinental) – will include the construction of a mixed-use building with 214 rental homes, including 37 income-based units, and 20,000 s/f of ground floor retail and restaurant space at the intersection of Old Colony Ave. and Dorchester St. The center piece of the Washington Village project will be a public park that will be created to provide a welcomed neighborhood amenity that immediately establishes the site within the Andrew Sq. community. The streetscape developed in this first phase will feature upgraded sidewalks, crosswalks, landscaped areas, and new streets, to promote walking and biking as healthy and safe transportation options.

“We’re excited to get shovels in the ground and make this transformative project a reality. Beyond the much-needed new housing at various price points, the plan creates new streets and new public open spaces that will be the beginning of the transformation of this former industrial area,” said Peter Sougarides, principal at Samuels & Associates. “The project team would not have reached this important milestone without the invaluable feedback and support of the Andrew Square community, and we look forward to working with our neighbors as additional phases of Washington Village progress.”

“Washington Village has an outstanding place in the history of the neighborhood, and I am delighted to celebrate the realization of this reimagined project. This first phase of Washington Village is a key step in renewing Dorchester Ave. in South Boston for the 21st century,” said David Pogorelc, founder and CEO of Core Investments. “We honored our early commitments to the Andrew Sq. Civic Association and particularly thank them for their relentless support.”

Just a short walk from the MBTA’s Andrew Station, this is the first phase of an approximately one million s/f master plan that will introduce a mix of retail, residential, and commercial uses, plus open space open to the community and anticipated to be programmed year-round. Washington Village is designed to reduce the surrounding neighborhood’s dependence on vehicular travel in accordance with mission and vision of the Dorchester Ave. Corridor Plan. The building has been designed to take into account the city’s greenhouse gas reduction goals and will be certified LEED Gold.

“The corner of Dorchester St. and Old Colony Ave. is being transformed into a vibrant section of Andrew Sq. Washington Village will bring all good things for those who wait. And boy, have we waited,” said Linda Zablocki, president of Andrew Sq. Civic Association.

“We feel like the 2004 Red Sox, on the verge of something special. Core Investments assembled the team and Samuels is bringing home the trophy! This will be a momentous project for the future of South Boston, and we are excited to see it get off the ground,” said Pattie McCormick, vice-president of Andrew Square Civic Association.

Peter Palandjian, chairman and CEO of Intercontinental, said, “We are honored and thrilled to be activating the community in our own back yard. With union jobs and a thoughtfully designed multi-use complex, this project represents the potential that exists in Andrew Square. We are excited to help realize that potential.”

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