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## NEI General Contracting breaks ground on Morton Station Village

July 01, 2022 - Owners Developers & Managers



Boston, MA NEI General Contracting broke ground on the Morton Station Village. Created by the Caribbean Integration Community Development (CICD) and the Archdiocese of Boston’s Planning Office for Urban Affairs (POUA), the new development will include a 34,000 s/f, four-story building with 40 units of mixed-income, mixed tenure housing, and the Steven P. Odom Serenity Garden on the former site of a Boston Police Department station. The project is expected to be completed in the summer of 2023.

“Like the planning office, NEI is committed to creating quality affordable housing developments, improving the conditions and quality of life for their residents,” said Bill Grogan, president of the POUA. “Morton Station Village will re-activate a long-vacant site, bringing both affordable housing and green space to the heart of Mattapan through our partnership with local organization CICD.”

Designed by Davis Square Architects, the development consists of 28 affordable rental apartments; and 12 affordable condominium units for households with incomes of 80% area median income (AMI) to 100% AMI.

Located adjacent to the Morton Street MBTA commuter rail station on the Fairmount Line in the Mattapan neighborhood of Boston, Morton Station Village will provide critically needed affordable housing opportunities and will revitalize the neighborhood by bringing new economic and social investment to the area.

At the groundbreaking ceremony on May 20, 2022, Cardinal Sean O'Malley said, "Certainly, the homelessness and lack of affordable housing are two great challenges we face as a community. Our communities will be stronger when they show respect for the dignity of all people. Morton Station Village will provide residents safe, affordable housing in Mattapan."

Current city councilor Brian Worrell called it a great example of working with local stakeholders to make a project better. "The community's authorship on this site will be seen inside and outside the building," he said. "I want to encourage all future developers to take note and build off the model of Morton Station Village."

The building will be located adjacent to the new 8,000 SF Steven P. Odom Serenity Garden, honoring the late 13-year-old Dorchester resident who was tragically murdered while walking home in 2007.

The project team includes:

Owner/Developer: Morton Station Village LLC, Morton Station Homeownership LLC c/o Planning Office for Urban Affairs, Inc. and Caribbean Integration Community Development

Architect: Davis Square Architects

Construction Manager: NEI General Contracting

Civil Engineer: Horsley Witten Group

Structural Engineer: Souza, True & Partners

MEP/FP Engineer: BLW Engineers

Landscape Architect: RBLA Design LLC

Owner Representative: WaypointKLA, Inc.