

Dorchester Reporter

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[Home](#) > Morton St. housing gets city OK

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A 40-unit condo and apartment complex within steps of the Morton Street MBTA station on the Fairmount Line won approval to proceed from the board of the Boston Development and Planning Agency last week. Morton Street Village— as the building is called by proponents— will be located at 872 Morton St., on what is now an empty lot. It was formerly home to a Boston Police station that became a derelict eyesore in recent years and was bulldozed in 2013.

The project will be developed by Caribbean Integration Community Development and the Archdiocese of Boston’s Planning Office for Urban Affairs, which have also partnered on a larger Mattapan project — a mixed-use building at Cote Village, a former auto dealership on Cummins Highway.

The Morton Station Village project will include nine “income restricted homeownership units” and 31 income restricted rental units, according to the BPDA.

“In order to create an economically diverse new residential community and to meet the needs of and desires expressed by neighborhood residents through the seven community conversations, the 40 units of housing will be made available to residents earning from 30 to 100 percent of the Area Median Income (AMI),” the agency said in announcing the board’s vote to approve the project. The unit mix consists of 14 one-bedroom units, 22 two-bedroom units and four three-bedrooms. In

addition, the project will feature common areas including laundry, a fitness center, bicycle storage, onsite management and parking in a modern LEED Silver Certifiable structure. There will be 30 parking spaces on-site.

The building will also include 1,500 square feet of “community space” in the building adjacent to the Steven P. Odom Serenity Garden, which sits behind the proposed building near Hopkins Street.

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