

Upham's Corner Bike Kitchen

Historic Boston Incorporated (HBI), The American City Coalition (TACC), and Noah Hicks – founder of Bowdoin Bike School – propose the redevelopment of the Upham's Corner Comfort Station as a full-service bicycle shop and café.

Design

- 1200 sf of retail space with open design that incorporates both retail businesses into cohesive floor space
- The preservation of the overall structure enriched with the addition of new, large window opening onto Columbia Road
- The integration of side courtyards into ongoing retail uses (e.g. bike repair classes, café patio seating, etc.)

Community Benefits

- **Align with community preferences**
The proposed Bike Kitchen is a productive and creative retail business use on the Columbia Road site in line with community goals.
- **Preserve and reuse a historic building**
The Bike Kitchen would preserve an important piece of historic architecture, reactivate a long-abandoned building, and reconnect the Comfort Station to its original transportation-related roots.
- **Promote economic development**
A revitalized Comfort Station would create a local business that would enhance the overall Upham's Corner business district.
- **Support and advance a mission-orientated entrepreneur and business**
The business model for the Bike Kitchen is tailored after Bowdoin Bike School and will focus on strengthening the cycling community within Dorchester. It will provide community-centered bike events and repair skills training and classes.
- **Provide employment opportunities**
The Bike Kitchen will create and sustain three (3) FTE jobs in Upham's Corner and approximately fifteen (15) construction period jobs.
- **Promote and support multimodal options and transit-oriented enterprises**
Columbia Road is a key transportation artery and increasingly used by bicyclists. It provides easy access to other major thoroughfares and several modes of public transit, including the Fairmount Indigo Line. The Comfort Station, therefore, is an ideal location for a transit-orientated social and commercial enterprise.
- **Increase access to Dorchester North Burying Ground**
HBI and Noah Hicks intend to collaborate closely with the Parks and Recreation Department to explore ways to increase access to the adjacent historic burying ground.

Partnership

HBI is a nonprofit developer with decades of experience in the redevelopment and reuse of historic structures across Boston. Hicks is the founder of Bowdoin Bike School, a community-focused biking enterprise. TACC is a Dorchester-based nonprofit that has helped facilitate the collaboration between HBI and Hicks, and will continue to provide technical assistance.

Contact Information

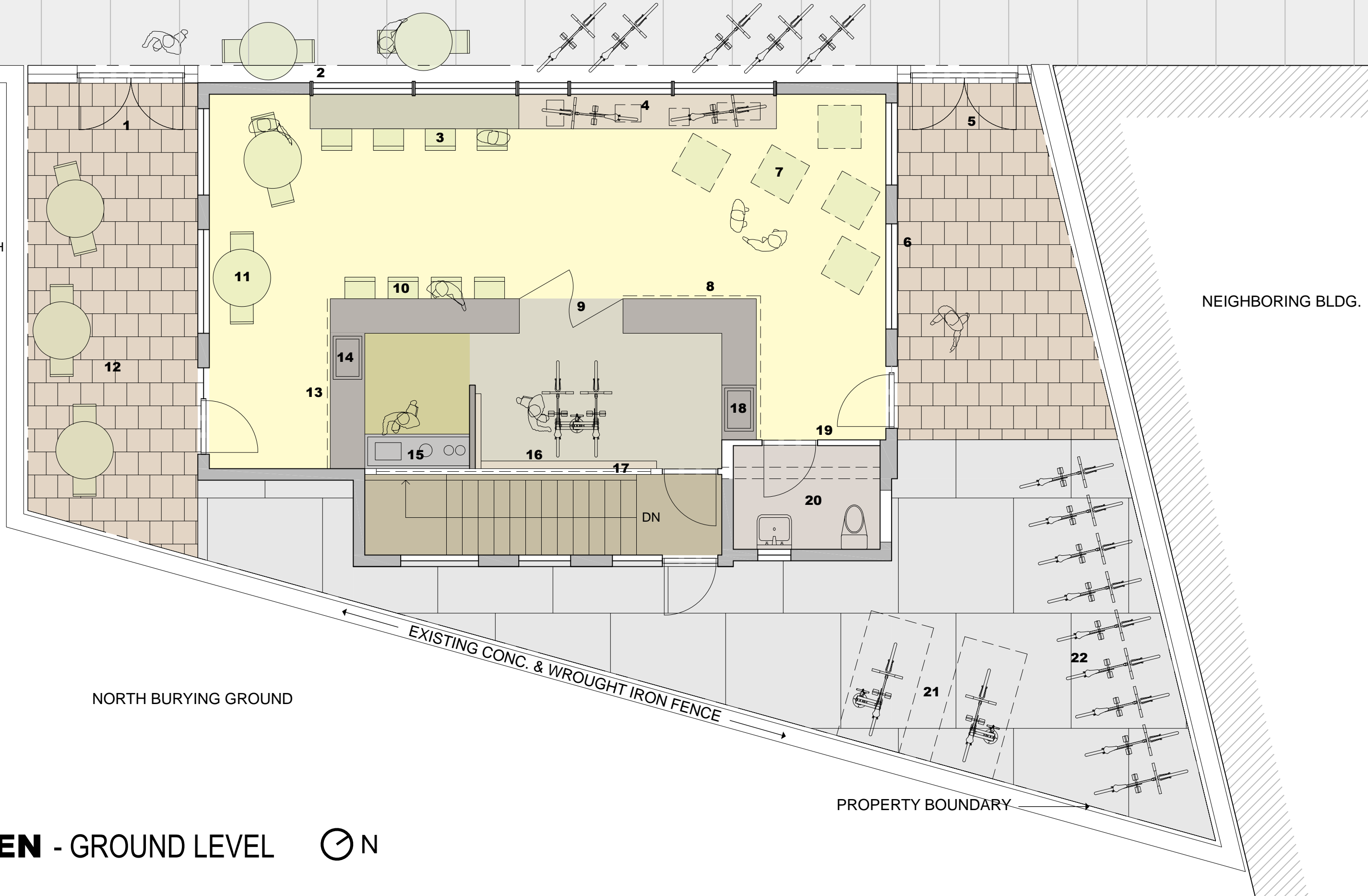
Jeffrey Morgan – Historic Boston Incorporated
jmorgan@historicboston.org
617.442.1859 ex. 22

Noah Hicks – Bowdoin Bike School
noahhicks9@gmail.com
857.453.9522

Zachary Nieder – The American City Coalition
zachary_nieder@tamcc.org
617.822.7267



- 1. GATE AT CAFE ENTRY WITH SIGNAGE
- 2. NEW STOREFRONT SYSTEM WITH MULLIONS ALIGNED TO HISTORIC OPENINGS
- 3. CAFE BAR SEATING
- 4. RETAIL STOREFRONT DISPLAY
- 5. GATE AT BIKE SHOP ENTRY WITH SIGNAGE
- 6. REPAIR AND PRESERVE EXISTING DOUBLE HUNG WINDOW TYP.
- 7. MOVABLE RETAIL SHELVING
- 8. PARTS DISPLAY CASE
- 9. DOUBLE SWING GATE TO WORK AREA
- 10. CAFE COUNTER SEATING
- 11. MOVABLE CAFE SEATING
- 12. NEW DECORATIVE PAVING AT ENTRY COURTYARDS
- 13. PREPARED FOOD DISPLAY
- 14. CAFE P.O.S.
- 15. COFFEE PREP
- 16. TOOL STORAGE
- 17. CLERESTORY WINDOW
- 18. BIKE SHOP P.O.S.
- 19. NEW WALLS TYP.
- 20. NEW ACCESSIBLE BATHROOM WITHIN FOOTPRINT OF EXISTING STAIR
- 21. OUTDOOR WORK AREA
- 22. BIKE STORAGE / DISPLAY



BIKE KITCHEN - GROUND LEVEL

3/16" = 1' 0"





BIKE KITCHEN - SHOP ENTRANCE



BIKE KITCHEN - INTERIOR