

GREATER BOWDOIN/GENEVA NEIGHBORHOOD ASSOCIATION  
C/O 94 CLARKSON STREET  
DORCHESTER, MA 02125

February 20, 2018

Tim Czerwienski  
Boston Planning and Development Agency  
Boston City Hall

RE: 185 – 191 Geneva Avenue, Dorchester, MA

Tim:

The Greater Bowdoin/Geneva Neighborhood Association (GBGNA) would like to go on record as supportive of the development being proposed at the above location. Hiep Chu, the developer, has attended four GBGNA meetings over the past year to discuss his project and the potential impact it will have on the surrounding neighborhood. Mr. Chu has done an incredible job conducting his due diligence with this community.

Our concerns for the most part have focused on traffic and parking. Mr. Chu has addressed these concerns. As a matter of fact, we have worked closely with him on getting an operational traffic light at the corner of Geneva and Olney. The MBTA bus stop has been repositioned to a location which was more suitable than right in front of his project. We will be working closely together in addressing drop off and pick up issues connected with the Gertrude Townsend Head Start building across the street from his project.

The neighborhood expects to be involved in any changes which might take place regarding the project as well as further discussions on the building's façade.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Davida Andelman  
Chairperson, GBGNA

[REDACTED]  
[REDACTED]

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
2/6/2018	Jason	Ksplan		Support	I support this project without changes.
2/12/2018	Iris	Du Pont	MBBA	Support	We have met several times with Hiep Chu and although the number of units is a few more than we'd like, our neighborhood association, Mt. Bowdoin Betterment Association, voted to support the project.
2/12/2018	Jenn	Cartee		Support	I am excited that this project is happening and the innovative use of a complicated site. We need more dense TOD projects like these throughout Dorchester, as quickly as possible, in order to expand the housing supply fast enough to stabilize escalating rent and homeownership costs. Obstacles to building projects like this must be removed if we are to avoid the gentrification nightmare of cities like San Francisco. Thank you for your proposal. That being said, I have two critiques in terms of density: * I understand the ADA compliant off street parking, but beyond that, there should be no other off street parking provided this close to transit. Those other 6 or 7 spaces could easily be either more communal space, or even better, another ADA first floor accessible studio. * I have a hard time "reading" your massing depictions because of the narrow expanse of illustrations like that on page 49. In general, however, I think you are in line with existing "perceived height." It is my understanding that for economies of scale in construction, 6 stories as opposed to 5 can easily pay for itself, that it is when you go past 6 stories that the costs really escalate, so that you might need to do either 6 or 9 to make the numbers work. If my layperson's understanding is accurate, I would urge you to consider going to six stories here. Why not create more of exactly the kind of housing product we need exactly where we need it on a site that can sustain it? Given the sharp slope of land behind it, it does not seem out of context to me. I will not be able to attend the meeting on the 27th but will continue to follow the project closely.
2/24/2018	Gwendolyn	Smith	elderly person	Neutral	Hello, will there be any low-income apartment available if so? When and were the application be available Thanks, Gwendolyn Smith