

Project Notification Form



bed•rock•geneva
185 & 191 Geneva Avenue
Dorchester, MA

January 31, 2018

Submitted to:

Boston Planning & Development Agency
Boston City Hall
City Hall Square, 9th floor
Boston, MA 02201

Submitted by:

BT Geneva Development, LLC
15 Neponset Avenue
Dorchester, MA 02122

BT Geneva Development LLC
15 Neponset Avenue
Dorchester, MA 02122
Phone 617-257-7579
Email: HiepChu@BTCompanies.net

January 31, 2018

Mr. Brian Golden
Director, BPDA
City of Boston
Boston City Hall, 9th Fl.
Boston, MA 02201

**RE: Letter of Intent to File Project Notification Form
Article - 80 Small Project Review
185 & 191 Geneva Avenue, Dorchester
Residential Development**

Dear Mr. Golden:

I am pleased to submit this Project Notification Form in accordance with the Article – 80 Small Project Review requirements of the Boston Zoning Code for a residential development. The proposed project is a transit-oriented development, 200 feet to and from the Fairmount Line, MBTA, Four Corners – Geneva T-Station. The project is proposed for 27 residential housing units development.

Enclosed is the project Article – 80 Small Project Review full submission. Please feel free to contact me at 617-257-7579 for any questions you might have. I am looking forward to continuing with the project review process and approval.

Sincerely,

Hiep Chu

Hiep Chu
General Manager

Cc: Mayor's Office Neighborhood Services
Andrea Campbell, District 4
Council President

Article-80 Small Project Review Application

**bed•rock•geneva
185 & 191 Geneva Avenue
Dorchester, MA**

January 31, 2018

Submitted to:

Boston Planning & Development Agency
City Hall Square, 9th floor
Boston, MA 02201

Submitted by:

BT Geneva Development, LLC
15 Neponset Avenue
Dorchester, MA 02122

Prepared by:

BT Geneva Development, LLC
15 Neponset Avenue
Dorchester, MA 02122

In Association with:

Davis Square Architects
Amy Bloom Architecture
Devellis Zrein, Inc.

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Community Letters of Support

1 Proposed Project Overview

Project Name:	bed•rock•geneva	
Location:	185 & 191 Geneva Avenue, Dorchester	
Parcel Numbers:	Parcel 185 Geneva Ave - # 01122-000 Parcel 191 Geneva Ave - # 01123-000	
Project Description:	Construct a new residential steel and wood-frame building with 27 rental housing units, including 23 market-rate rentals, 4 affordable rental housing units, & 7 off-street enclosed parking spaces, one ADA compliant parking, and a bike room.	
Lot Area:	14,118 SF	
Number of Residential Dwellings:	27 units, 23 market rate & 4 affordable units	
Proposed Building Footprint:	First Floor:	5,325 GSF
	Second Floor:	5,420 GSF
	Third Floor:	7,775 GSF
	Fourth Floor:	7,775 GSF
	Fifth Floor:	5,358 GSF
Floor Area:		
Ground/First Floor:	5,325 GSF	building lobby, building operation spaces, community room, 8 parking spaces, & bike room
Second Residential Floor:	5,420 GSF	building operation spaces & 4 residential units
Third Residential Floor:	7,775 GSF	9 residential units
Fourth Residential Floor:	7,775 GSF	9 residential units
Fifth Residential Floor:	5,358 GSF	5 residential units
Proposed Total Gross Floor Area:	31,653 GSF	
FAR:	2.24	

Housing Unit Configurations:

Studios:	9 units
One-Bedroom:	12 units
Two-Bedrooms:	5 units
Three-Bedrooms:	1 unit

Proposed Building Height: 56' - 00"

Number of Stories: 5 Stories

Area Zoning: Dorchester Neighborhood District

2 Proposed Project

Project Name: bed•rock•geneva

Location: 185 & 191 Geneva Avenue
Dorchester, MA 02121

The proposed new residential building includes 27 units of rental apartments (23 market-rate and 4 affordable), 8 off-street, enclosed parking spaces, and a bike room. The building will be a 5-story structure with a steel frame for the first floor and wooden frame for the second to fifth floors. The building will be constructed above grade. There will be on-grade paved enclosed parking lot for 8 off-street parking spaces and access in and out of the parking lot from a driveway on Geneva Avenue.

The exterior of the new structure will be a combination of large glass windows, clapboard, and decorative design reveal elements at the top of the structure. The first floor front building façade will be limited clapboard, large double doors at the main entrance, and large glass windows to provide the front with a main street feeling. The front building, first floor will provide a set-back of five feet to widen the sidewalk. The proposed project design will also include an open green space of about 5,000 SF. The project will provide generous lighting at its front and immediate surroundings to better serve its community.

The 27 residential units will be sized as follows:

Studios	9 Units	500 SF
One-Bedroom	12 Units	600-700 SF
Two-Bedrooms	5 Units	800-830 SF
Three-Bedrooms	1 Unit	1,160 SF

Parking for the project will be 8 off-street enclosed parking spaces. There will be access both in and out of the parking lot from a paved driveway on Geneva Avenue. There will be a minimum of one ADA - van parking space. The parking spaces will be paid and assigned to tenants within the proposed project. Lastly, the proposed project site is about 200 feet away from the new MBTA T-Station, Four Corners/Geneva - Fairmount Line.

The proposed project will provide a 5,000 SF open green space at the back of the building. It will be planted with native species for enhancement of the garden and screening from the abutters.

3 Project Team

Developer Contact: Hiep Chu, General Manager
BT Geneva Development, LLC
15 Neponset Avenue
Dorchester, MA 02122
Telephone: 617-257-7579
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Project Representative: Hiep Chu
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4 Neighborhood and Project Location

The proposed project is located in the Four Corners - Geneva neighborhood of Dorchester neighborhood. The lots are on Geneva Avenue and are in between of Olney Street and Columbia Road. The location is concentrated with the *ABCD* Head Start & Early Head Start, Holland - Boston Public School, mid-size elderly housing projects, and many housing apartment buildings. The site is 200 feet walking to and from the newly built MBTA Fairmount Line, Four Corners – Geneva T-Station. From the T-Station riding in-bound a few stops will take residents to Boston Downtown, South Station where it connects to Boston Downtown.

This site is located within the Dorchester Neighborhood District Zoning, a sub-district section of Geneva Avenue for 2F-6,000 – Multifamily Residential. This Geneva Avenue section consists predominately of buildings with schools and multifamily residential. The proposed project is in scale and similar in uses with the existing buildings are on this section of Geneva Avenue. The project is a perfect for smart growth location and it is a transit oriented development site.

5 Boston Development & Planning Agency Project Review Meetings

Project first review meeting was on April 27, 2017
Presented the original proposed plans.

Project second follow up meeting was on May 16, 2017
Presented the revision proposed plans incorporated many recommendations from the BPDA's staff and community interests.

A third follow up meeting was on June 9, 2017
Presented another revision proposed plans again incorporated many enhancing designs improving the first floor, adding in a community room, and many recommendations from the BPDA's staff and from the community.

A fourth final meeting on December 14, 2017
Presented the final revision plans and to confirm the project has strong community support.

6 Project Community Process

Mount Bowdoin Betterment Association

First community meeting, Saturday, March 18, 2017
Presented proposed project plans

Second community meeting, Saturday, May 20, 2017
Presented proposed revision project plans

Third final community meeting, Saturday, December 16, 2017

Voted to support the project, presented proposed revision project plans, project with 5 stories, 27 housing units, 8 enclosed parking space, bike cycle room, and a community room.

Greater Bowdoin/Geneva Neighborhood Association

First community meeting, Thursday, March 23, 2017
Presented proposed project plans

Project also met on number of separated times with the neighborhood association chairperson on the community concerns regarding of the proposed project concerns.

Second final community meeting, Thursday, Jan 25, 2018

Voted to support the project, presented proposed revision project plans, project with 5 stories, 27 housing units, 8 enclosed parking space, bike cycle room, and a community room.

Abutters Meeting

The City of Boston, Mayor's Office of Neighborhood Services hosted the project abutters meeting at the proposed site 185 & 191 Geneva Avenue, Dorchester on Thursday, May 18, 2017 at 6:00 PM. There were a number of the abutters at the meeting.

Greater Four Corners Action Coalition

At two separated meetings, project met with the association director, staff, and community member representatives from Mount Bowdoin Betterment Association and Greater Bowdoin/Geneva Neighborhood Association about the project's concerns.

7 Development Context

The subject parcels are located in the neighborhood of Four Corners - Geneva, Dorchester with a cluster of schools, elderly housing, large residential buildings, residential townhouses, and three-decker of similar in height and scale. This proposal is seeking similar relief for scale, density (FAR), and parking as the abutting and neighborhood parcels.

(See photo “Development Context”)

8 Project Community Benefits

The proposed project offers the following community benefits:

- A Transit-Oriented Development (TOD) – The proposed residential development project is truly a TOD project. The project is within 200 feet from the MBTA, Four Corners - Geneva, T-Station, Fairmount Line. Also, there are two bus lines run along on Geneva Avenue: bus line #17 to and from Andrew T-Station, Red Line to Field Corner, T-Station, Red Line and bus line #19 to and from Kenmore T-Station to Ruggles T-Station to Fields Corner T-Station, MBTA Red Line. The project offers tenants without access to vehicles full access to nearby public transportation. Project also offers an on-site bike room to encourage healthy living.
- Provides new housing units – At a time when demand is strong for new housing units in Boston and Dorchester in particular, this project will add twenty-seven (27) high quality new residential units to the overall supply.
- Provides new affordable housing units – With housing costs in the City of Boston at an all-time high, this project will provide four (4) new affordable residential units to be priced within the reach of lower and moderate income residents of the City. Pricing will be determined by the BPDA according to an affordable housing agreement.
- Improves the neighborhood – The proposed development will remove a simple one-family house and replace it with a thoughtfully designed, attractive new building with enclosed parking spaces, first floor lobby, large community room, and residential units. The project will provide a wide sidewalk along the front of building, new landscaping,

streetscape, and lighting along the project's surrounding. These will further enhance the neighborhood's quality of life that is much needed.

- Complement the Four Corners – Geneva community – By investing in the neighborhood and creating new, modern, high-quality residential units, this project will complement the committed efforts of the Dorchester neighborhood.
- The Four Corners – Geneva Avenue community - In their efforts to revitalize this important neighborhood into a family & community friendly area, one of their efforts is promoting more quality residential units and attracting residents to utilize the local businesses within walking distance of the site.
- Best use of the urban land – For the last century, the two lots were limited land used for a single family house and to serve one Dorchester family. The new proposed residential development project will serve many Dorchester families from the area.
- Utilizes superior urban design – With the assistance of the BPDA staff and the architect team, the project will be a first class designed building with a stature that pays tribute to the coming of the Four Corners – Geneva Dorchester neighborhood.
- Provides off-street parking – The project is able to provide limited off-street parking. For those without cars, the proposed project is located 200 feet walking distance to and from the MBTA, Four Corners - Geneva, T-Station, Fairmount Line. Also, there are two bus lines run through Geneva Avenue: Bus line #17 from Andrew Station to Field Corner, T-Station, Red Line and bus line #19 from Kenmore Station to Ruggles Station to Fields Corner, T-Station, Red Line.

9 Zoning Analysis

185 & 191 Geneva Avenue, Dorchester

New Construction: 27 rental apartment units, and 8 offStreet parking spaces.

Dorchester Neighborhood District Zoning, Article 65

Lot Area: 14,118

	Zoning Items	Required	Provided	Meets/Exceeds Zoning Requirements
1.	Lot area minimum per dwelling unit	6,000 SF for first 2 units	6,000 SF	Yes
2.	Additional lot area – each additional dwelling units	3,000 SF for additional unit	8,118 SF	No
3.	Minimum Lot width (feet)	30 Feet	108 Feet	Yes
4.	Minimum Lot Frontage (feet)	30 feet	108 Feet	Yes
5.	Maximum Floor Area Ratio (FAR)	1.0 FAR 14,118 SF = 14,118 GSF	2.24 FAR 31,653 GSF	No
6.	Maximum Building Height – stories/feet	3 stories / 35 Feet	5 stories / 56 Feet	No
7.	Minimum Use-able Open Space	400 SF per unit	5,000 SF	No
8.	Minimum Front Yard	5 Feet	5 Feet	Yes

9.	Minimum Side Yard	10 Feet	Right Side 5 Feet Left Side 20 Feet	No Yes
10.	Minimum Rear Yard	30 Feet	Right Side 8 Feet Left Side 50 Feet	No Yes
12.	Allowed Uses	Multi-Family Residential	Allowed	Yes
13.	Parking	Residential 4 Affordable units x .75 = 3 parking spaces 23 Market rental units x .75 = 18 parking spaces	1 parking space 7 parking spaces	No No Total of 8 parking spaces provided

10 Building Code Analysis

Massachusetts Building Code 9th Edition

10.1 Subject Building is five (5) stories.

10.2 Use Groups: R-2: Residential, Multi-Family (note: Community Room is also R-2 : considered an accessory use because it's under 10% of the floor area)

10.3 Construction Type: 5A on upper 4 floors. Construction type 1A on first floor podium. There is a 3-hours separation between 2 types.

10.4 Entire building will be fully sprinkled.

10.5 Each dwelling unit is separated by a minimum of 1-hours rated assembly wall; with a 2-hours separation between the commercial spaces and a 3-hour separation between construction types (see 8.3)

10.6 All exterior walls are 1-hour rated.

10.7 Each dwelling unit has 2 means of egress via stairway #1 and stairway #2 in addition to the elevator.

10.8 Egress stairways are 1-hours rated enclosure.

10.9 The building is served by a 3,500 lb. elevator to meet MAAB Code Requirements.

10.10 The building will meet MAAB Code Requirements.

11 Project Development Budgets

Construction Sources	
Land	\$600,000
Construction	\$6,600,000
Soft Costs	\$900,000
Equity	\$2,400,000
Developer Deferred Fee	\$250,000

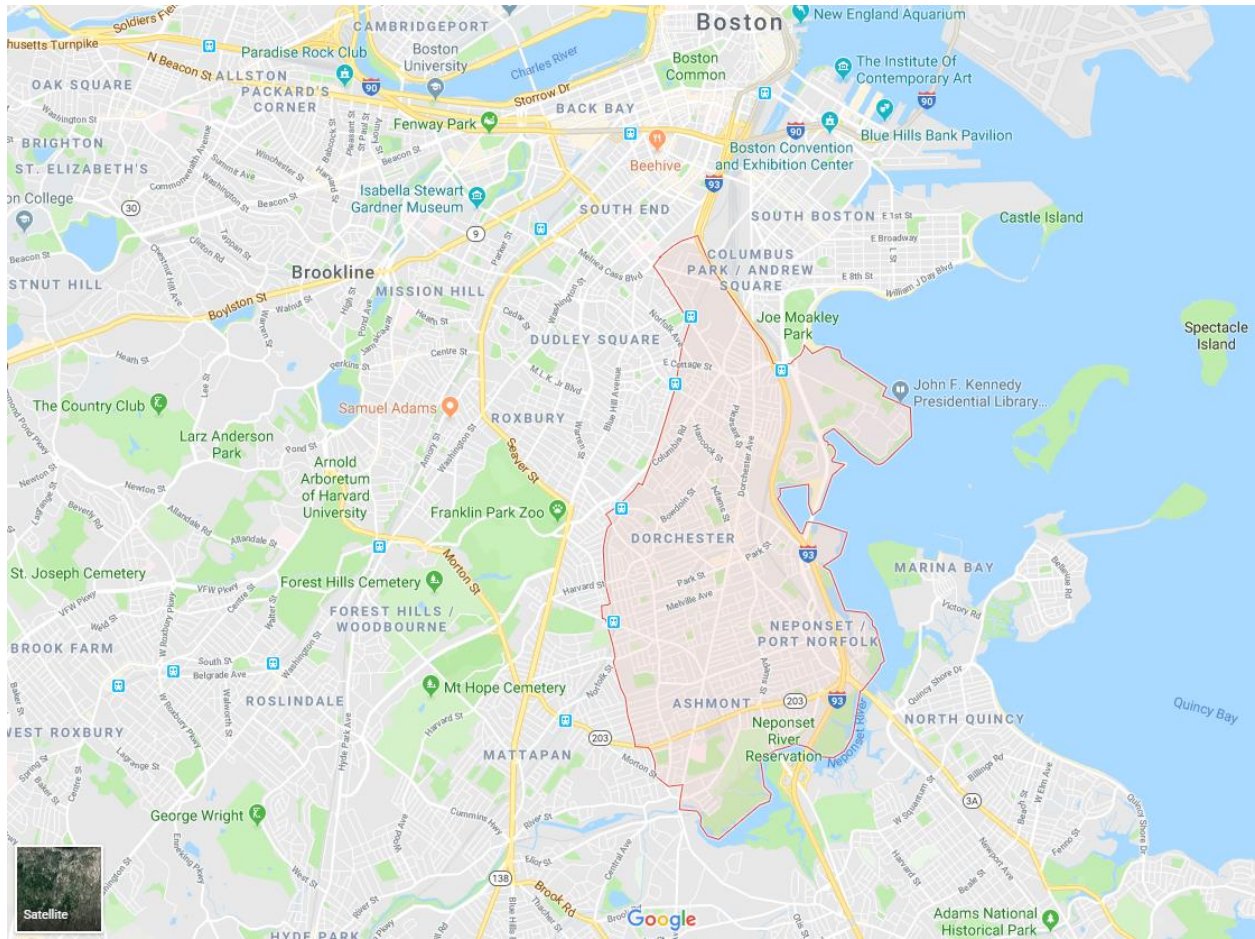
Uses:	
Acquisition	\$600,000
Direct Construction	\$6,600,000
Misc. Construction & Contingency	\$330,000
Soft Costs	\$900,000
Developer Deferred Fees	\$250,000
Marketing & Sales	\$20,000
Financing Costs	\$200,000
TDC	\$8,900,000

Permanent Sources	
Permanent Loan	\$6,500,000
Equity	\$2,400,000
Total	\$8,900,000

Exhibits

Dorchester & Zoning Map

Google, Dorchester Map



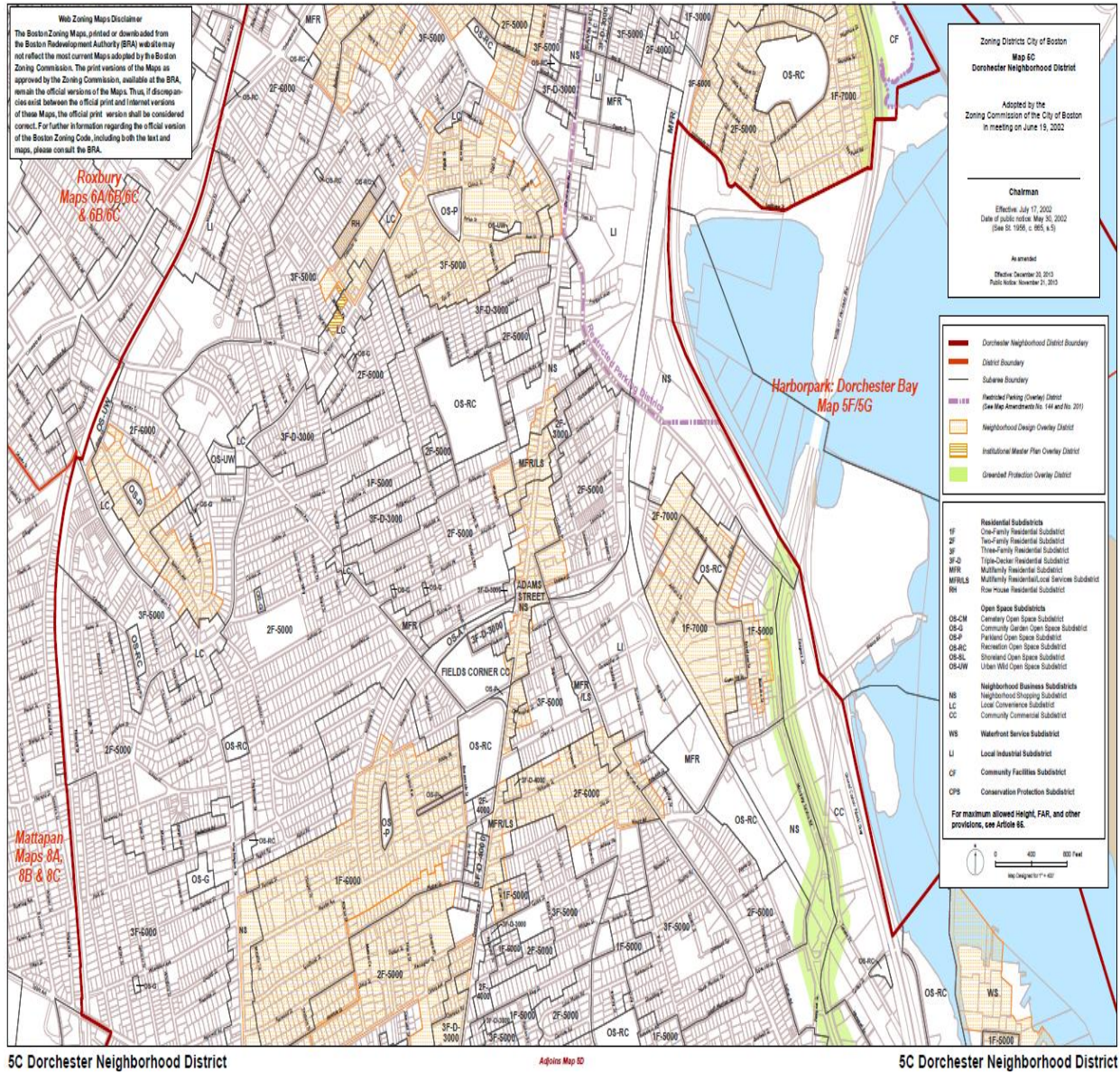
Google, Dorchester Neighborhood Map



Google, Dorchester Neighborhood, Project Location



BPDA, Dorchester District Zoning Map



Current Pictures and Surrounding Area

185 & 191 Geneva Avenue, Dorchester

Abutting Properties

Current Single Family House Front on Geneva Avenue



Current Property Front West Along Geneva Avenue

Property is 200 Feet to the Four Corners - Geneva T-Station Fairmount Line



Property West is 200 Feet to the Four Corners - Geneva T-Station Fairmount Line



Current Property Front On Geneva Avenue

***ABCD* Head Start & Early Head Start**



Current Property Front East Along Geneva Avenue, East to Fields Corner



Current Rear of Property

Rear Looking North



Abutting Properties Around 185 & 191 Geneva Avenue, Dorchester

181, 179, 177, & 175 Geneva Avenue, Dorchester



West of 200 Feet to the Four Corners - Geneva T-Station Fairmount Line



ABCD Head Start & Early Head Start



Geneva Avenue Elderly Housing



Property at corner of Geneva and Beechwood Street



UP Academy Holland, Boston Public School, 85 Olney Street, Dorchester

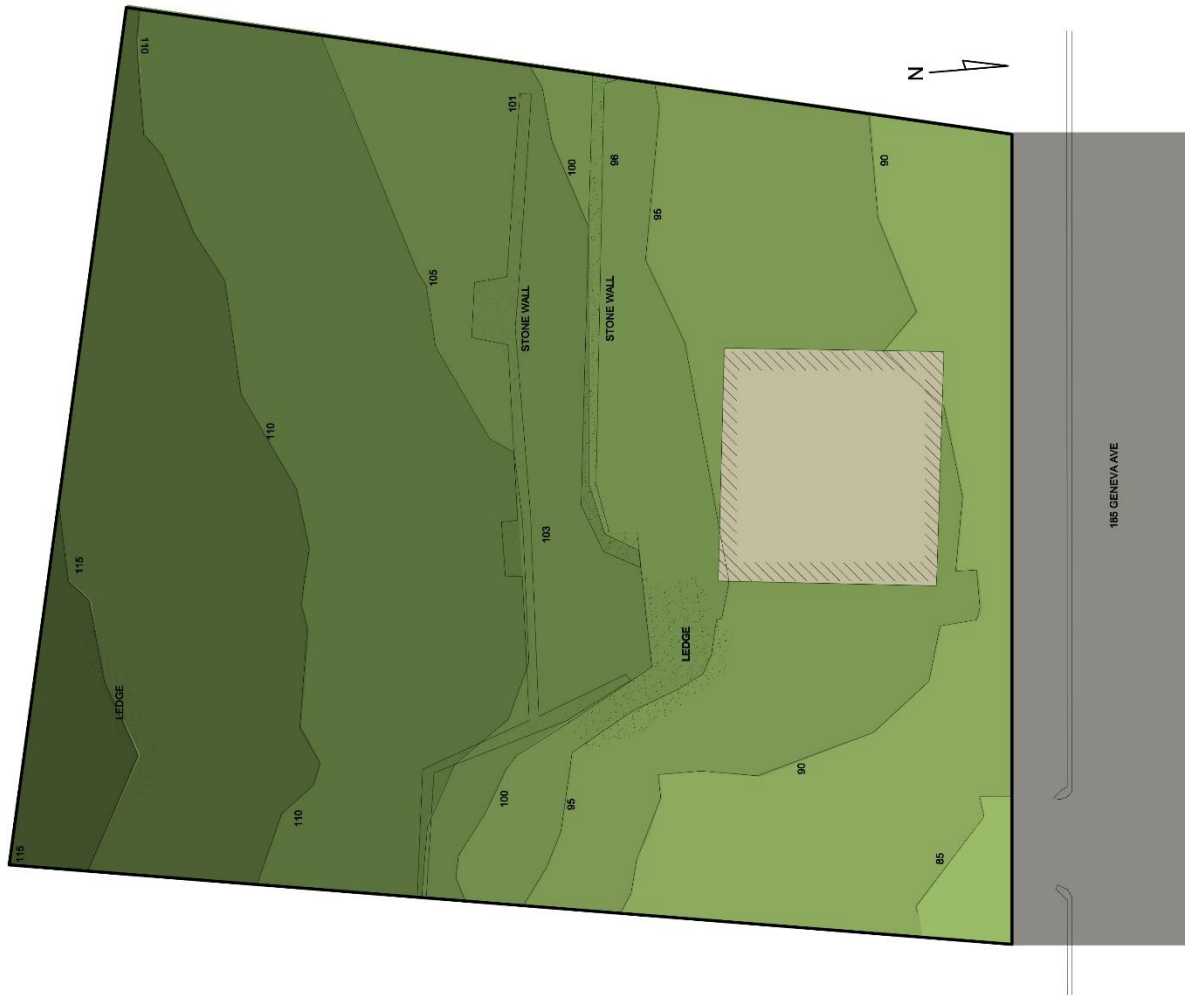


201 to 205 Geneva Avenue Townhouses



Existing Land Survey & Site Plans

Existing Site Plan with a Single Family House



Section Through Existing Building



- Existing dated single family home on site.
- Does not make use of existing site contours.
- Potential for accessible, commuter living.
- Potential for increased density (similar to surroundings) which will bring more people to the neighborhood and invigorate the street.

Proposed Site Plans & Architectural Plans

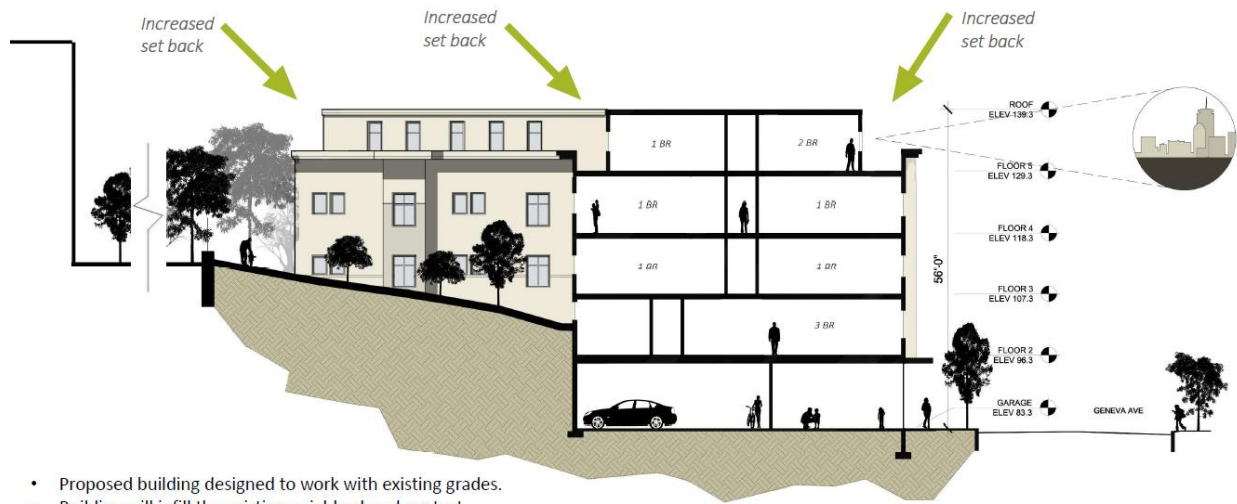
185 & 191 Geneva Avenue, Aerial View Site Plan



amy | bloom | architecture
project manager, registered architect, leed accredited

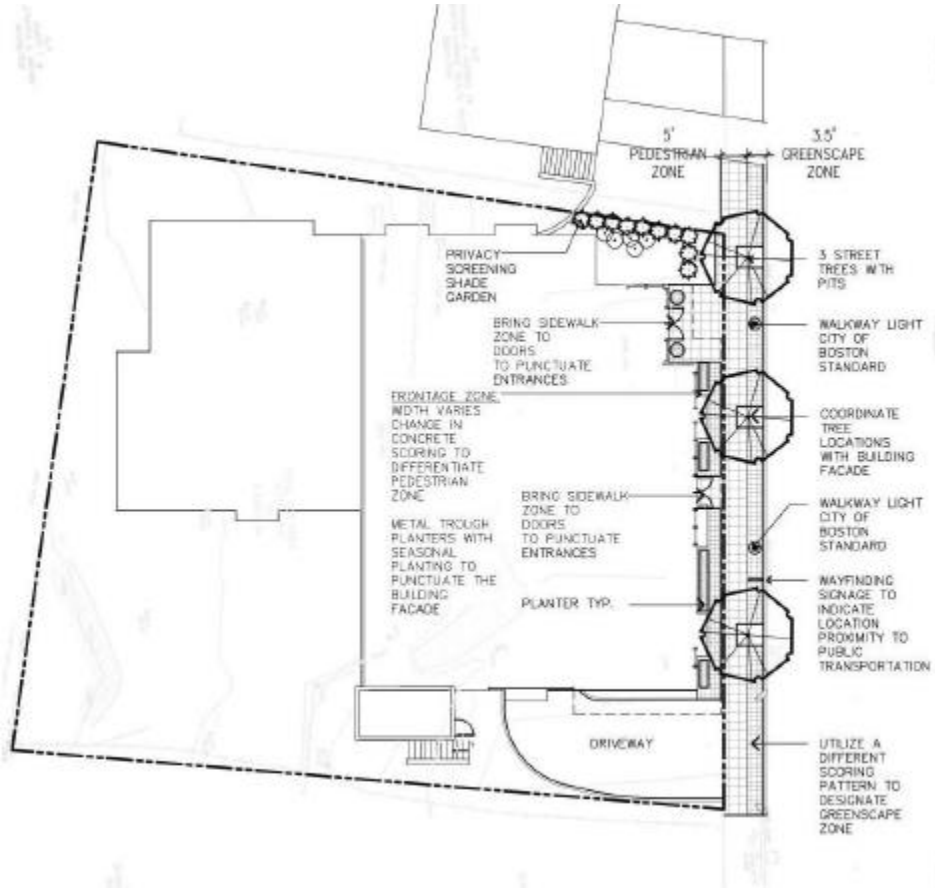

DAVIS
SQUARE
ARCHITECTS

Section Through Proposed Building



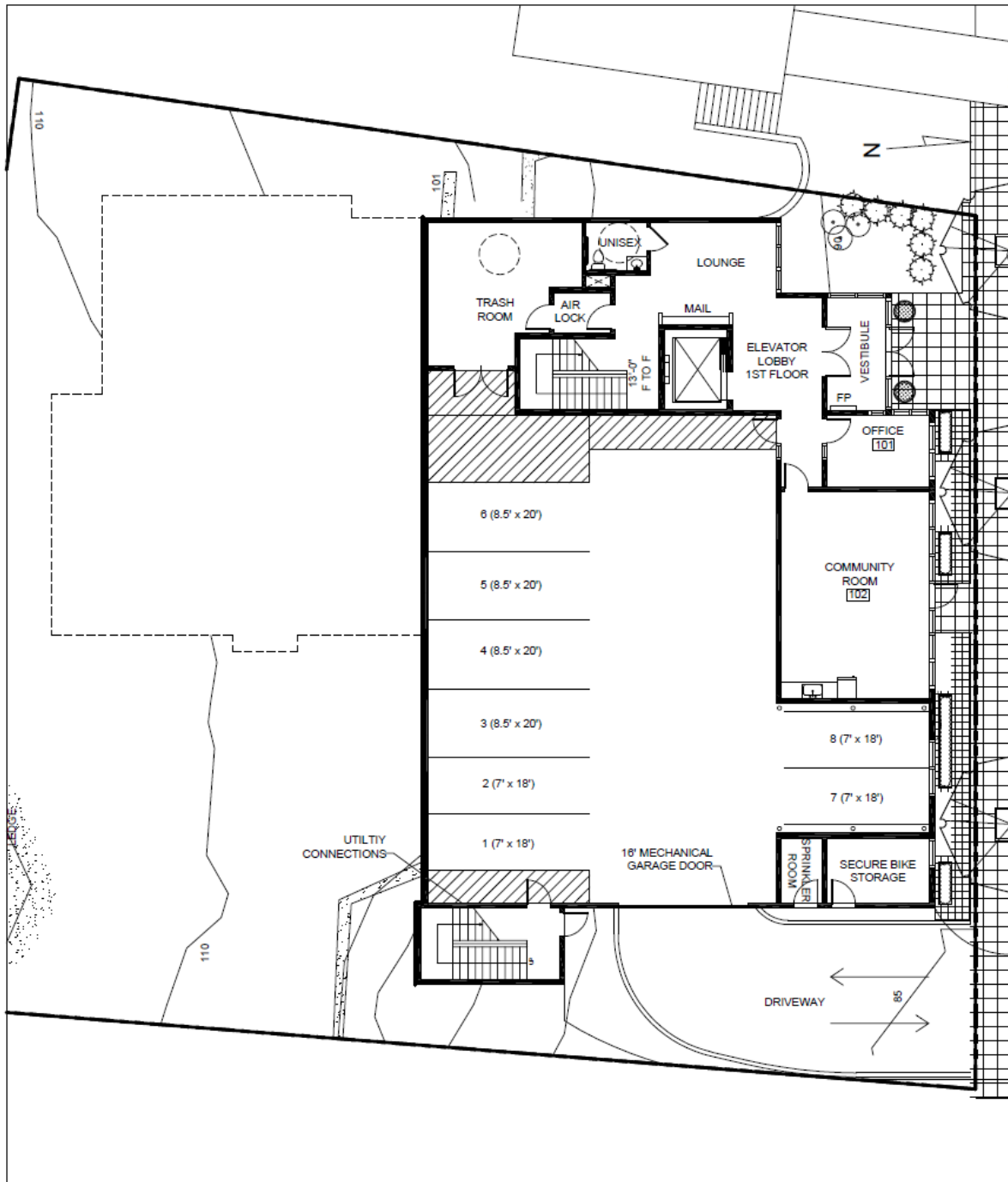
- Proposed building designed to work with existing grades.
- Building will infill the existing neighborhood context.
- Proposed building will cut into ledge only for accessibility and parking.

Proposed Site Plan



Landscape Design – Boston’s Complete Streets

Proposed First Floor Plan

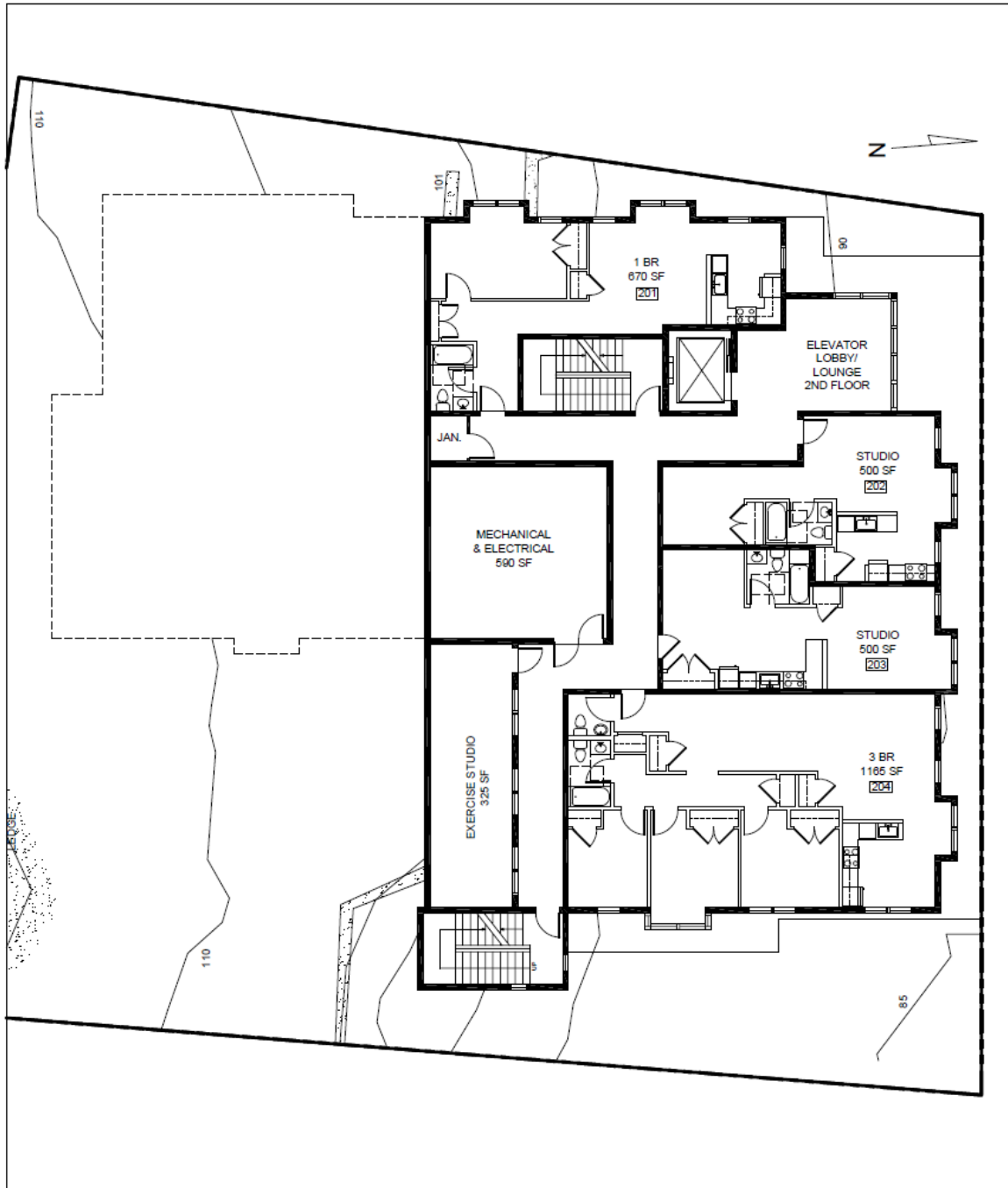


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	<p>Project: bed•rock•geneva</p> <p>Title: FIRST FLOOR PLAN</p> <p>Scale: 1/16" = 1'-0"</p>

<p>Project: bed•rock•geneva</p> <p>Title: FIRST FLOOR PLAN</p> <p>Scale: 1/16" = 1'-0"</p> <p>Date: 01-30-2018</p>	<p>Sheet No. A-1</p> <p>ARTICLE 80</p>
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Proposed Second Floor Plan



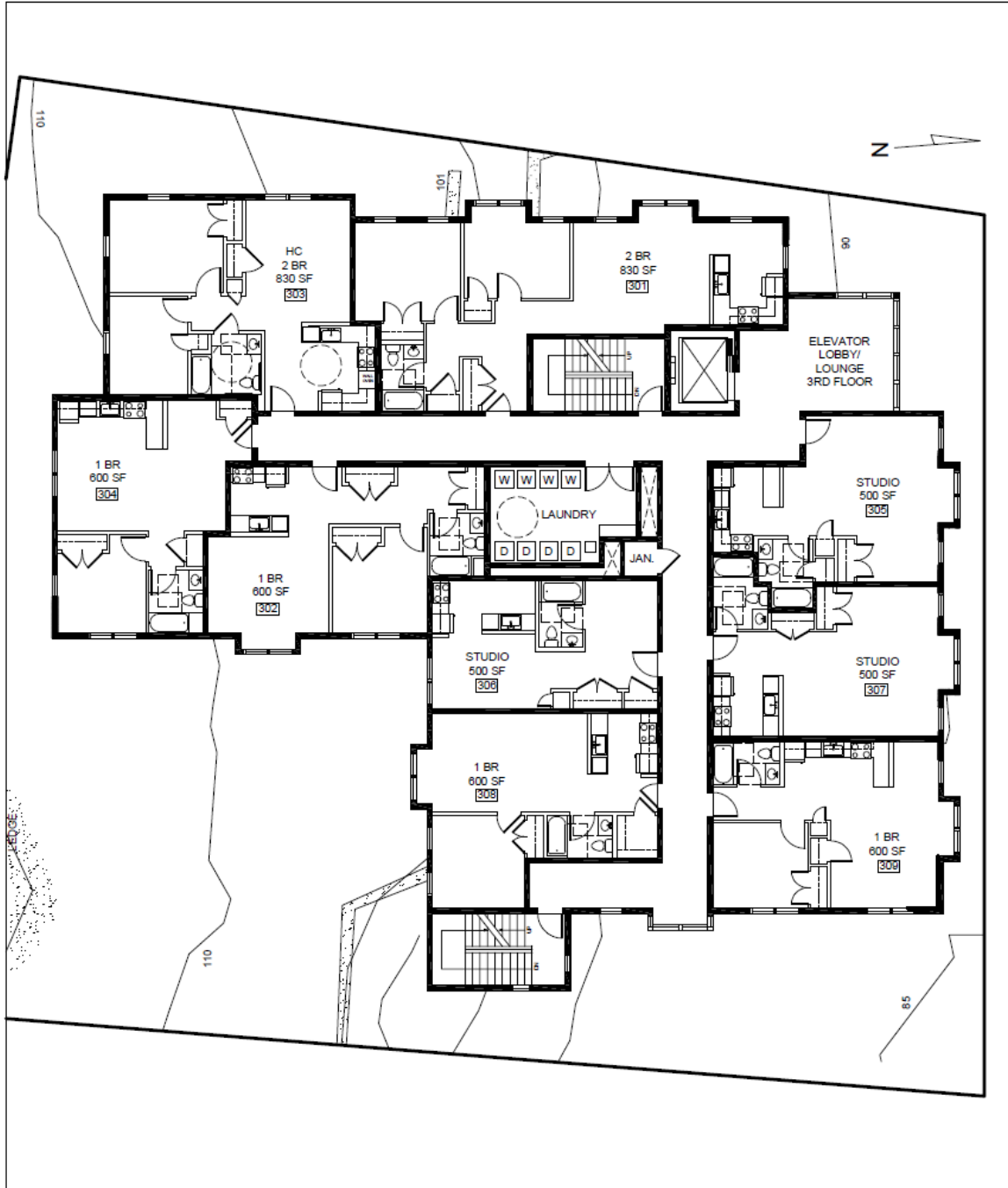
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Project	
bed-rock-geneva	
Title	
SECOND FLOOR PLAN	
Scale	Date
1/16" = 1'-0"	01-30-2018

Sheet No.
A-2
ARTICLE 80

Proposed Third Floor Plan

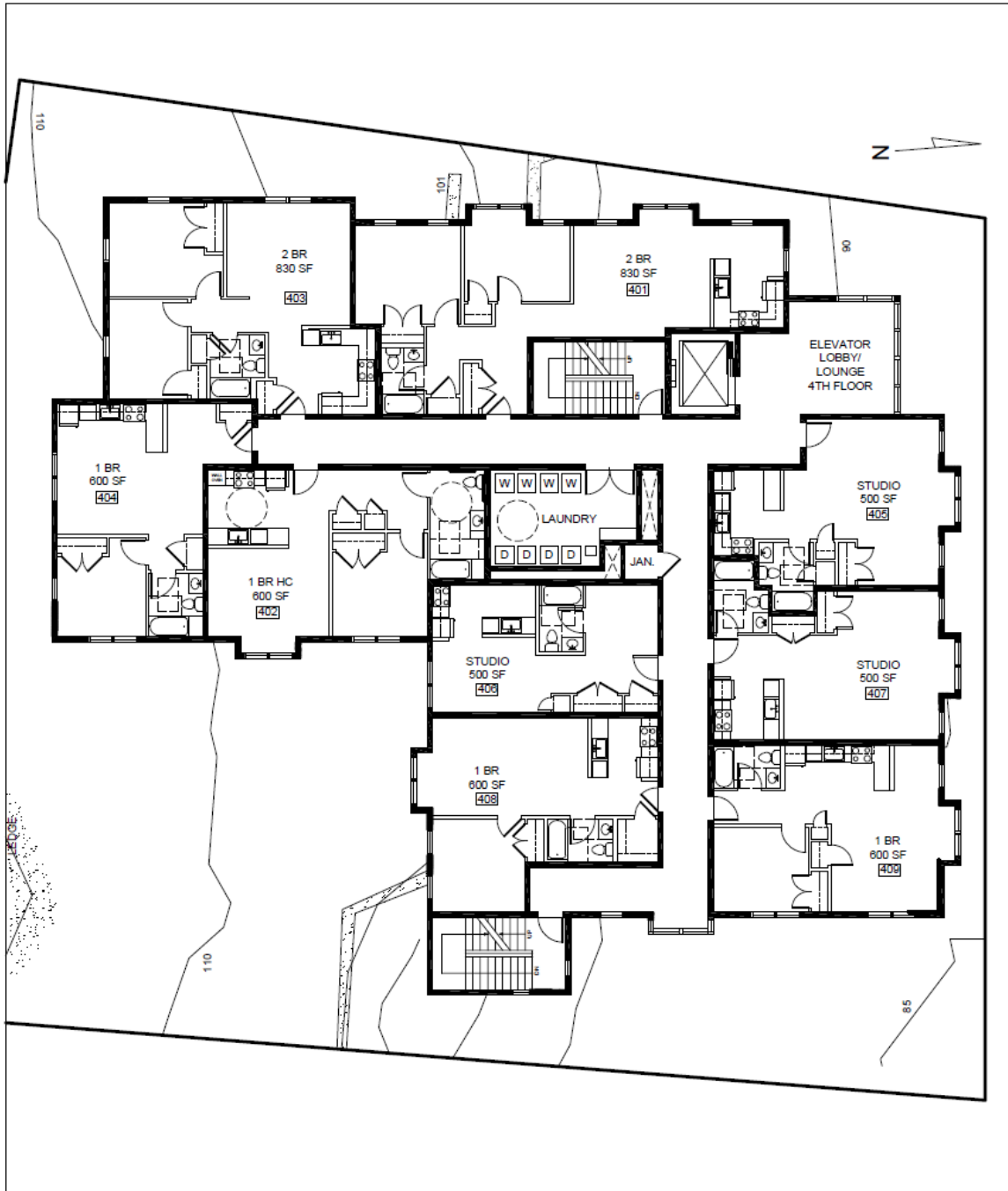


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	Project: bed•rock•geneva Title: THIRD FLOOR PLAN Scale: 1/16" = 1'-0" Date: 01-30-2018

Sheet No. **A-3**
ARTICLE 80

Proposed Fourth Floor Plan



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Project
 bed•rock•geneva

Title
 FOURTH FLOOR PLAN

Scale
 1/16" = 1'-0"

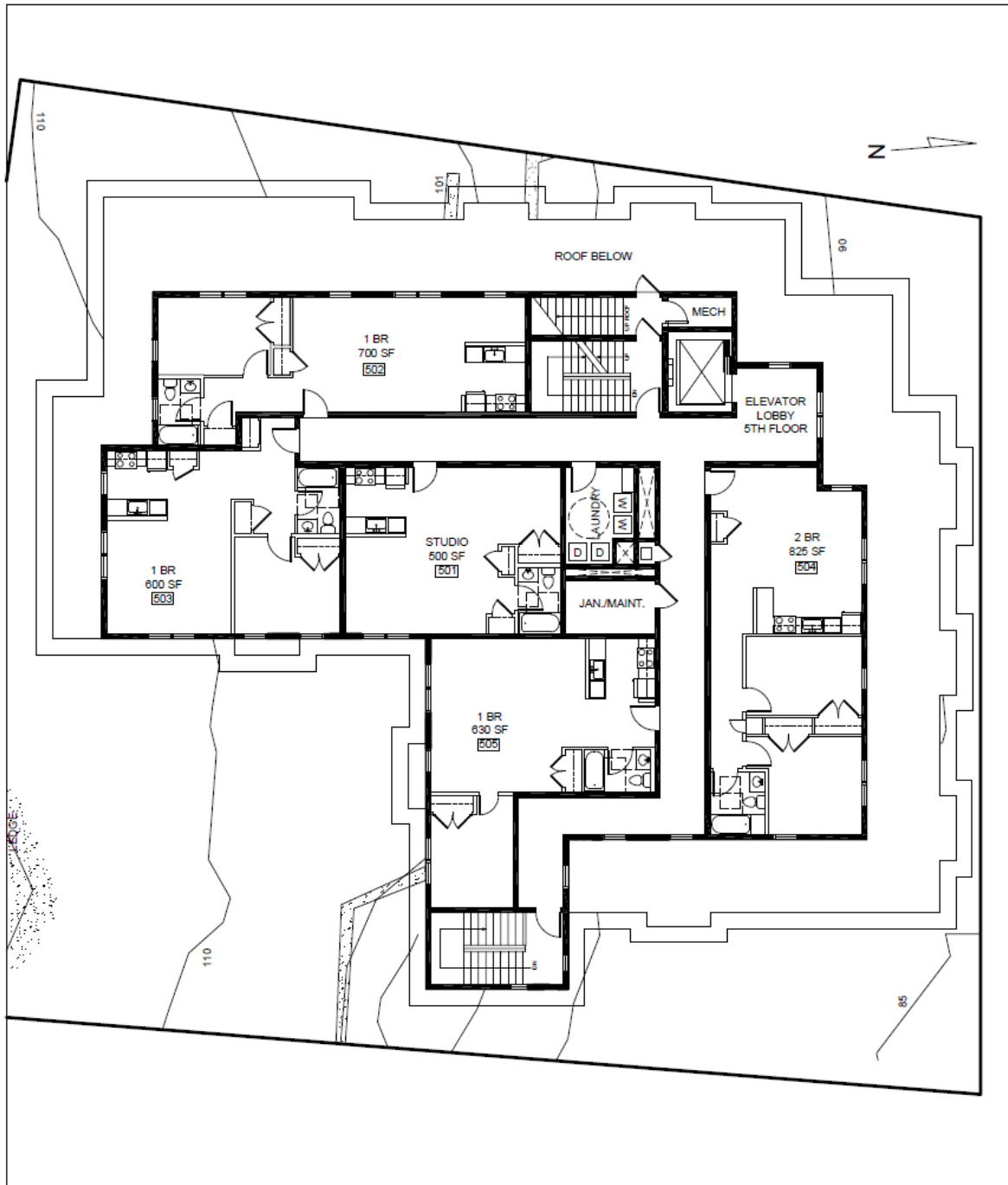
Date
 01-30-2018

Sheet No.

A-4

ARTICLE 80

Proposed Fifth Floor Plan



 <p>DAVIS SQUARE ARCHITECTS</p>	<p>amy bloom architecture</p> <p><i>Registered Architect, LEED A.P., WBE/DBE</i></p> <p>Andover, MA 01810 Phone: 617-699-5918 Email: amybloom@gmail.com Website: www.amybloomarchitecture.com</p>
	<p>Project bed•rock•geneva</p> <p>Title FIFTH FLOOR PLAN</p> <p>Scale 1/16" = 1'-0"</p>

<p>Project bed•rock•geneva</p> <p>Title FIFTH FLOOR PLAN</p> <p>Scale 1/16" = 1'-0"</p>	<p>Date 01-30-2018</p>
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Sheet No.
A-5
ARTICLE 80

Proposed Perspective Front Street View, To East Direction on Geneva Avenue



amy | bloom | architecture
project manager, registered architect, design consultant



Proposed Perspective Front Elevation on Geneva Avenue



Proposed Perspective, Left Elevation, on Geneva Avenue



Proposed Perspective, Right Elevation on Geneva Avenue



Proposed Rear Elevation



Other Attachments



EAST WEST BANK

January 25, 2018

BT Geneva Development LLC
15 Neponset Ave
Dorchester, MA 02122

Attention: Mr. Hiep Chu

Re: 185-191 Geneva Ave, Dorchester, MA 02121 (Suffolk County)

Mr. Chu,

Greetings from East West Bank.

Subsequent to our meetings and site inspections in Q3 and Q4 2017, we are pleased to advise that East West Bank is very interested to pursue the construction loan and permanent loan financing opportunity for the ground up development at 185-191 Geneva Ave to 27-unit (including 4 affordable units) residential apartment building with various amenities and parking.

We treasure the long term working relationship with you and the solid track record of your project development experience in Dorchester. When further details and progress on the project become available, please let us know.

We look forward to working with you closely.

Sincerely,

Ricky Lam

Ricky Lam
First Vice President, Relationship Manager
Commercial Real Estate Lending
East West Bank
Tel: 617-340-8313
Email: ricky.lam@eastwestbank.com

Community Letters of Support

Mount Bowdoin Betterment Association

Voted to support the project, Saturday, December 16, 2017

Greater Bowdoin/Geneva Neighborhood Association

Voted to support the project, Thursday, January 25, 2018