

Application for Article 80 Small Project Review

Four Corners Plaza



10-18 Bowdoin Street and 100-104 Bowdoin Ave
Dorchester, MA

June 1, 2015

Submitted to:

Boston Redevelopment Authority

Submitted by:

Codman Square NDC

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March 10, 2015

Brian Golden, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007
Attn: John Campbell, BRA Project Manager

RE: Article 80 Small Project Review Application – Four Corners Plaza (10-32 Bowdoin Street), Dorchester

Dear Director Golden:

Codman Square Neighborhood Development Corporation (CSNDC), developer for Four Corners Plaza, is pleased to submit the enclosed application for Article 80 Small Project Review.

In furtherance of CSNDC's community development goals, Four Corners Plaza (FCP) will be a new mixed-use development, anchored by a mid-rise building on Bowdoin Street, which includes 9,200 square feet of ground-floor retail, twenty-eight (28) affordable apartments on floors 2-4, and forty-two (42) parking spots in an underground garage and a surface lot. We also propose three large townhomes, each with four bedrooms, on Bowdoin Avenue. All thirty-one (31) units will be affordable within 60% of Area Median Income. The project will be structured as a limited equity co-operative, to further social cohesion.

We have engaged in extensive discussions with the BRA and the City of Boston's Department of Neighborhood Development (DND) concerning project design, conducted outreach with local elected and appointed officials, and also worked with neighborhood groups and businesses. These groups include the Greater Four Corners Action Coalition, Four Corners Main Streets, Mt. Bowdoin Betterment Association, and United Neighbors Association. We have incorporated the feedback received during our outreach efforts into the project design, and are pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application, and we look forward to working with you towards a successful outcome. If you have any questions or comments, please contact me at 617-825-4224 X 132 (gail@csndc.com) or Vitalia Shklovsky, Project Manager, at 617-825-4224 x135 (vitalia@csndc.com).

Sincerely,

Gail Latimore
Executive Director, Codman Square NDC

Project Description

Codman Square Neighborhood Development Corporation (CSNDC) is pleased to propose a mixed-use affordable housing development project in the Dorchester neighborhood of Boston, called "Four Corners Plaza." The project will be developed on three separate contiguous parcels, producing a total of 31 affordable rental units, 9,200 square feet of ground floor commercial space, 600 square feet of community-sized space, and public open space. Two buildings will be built: one four-story, mid-rise building at 10-18 Bowdoin Street, with 28 units, the commercial and retail space, and structured parking on a basement level; and one building consisting of three townhomes at 100-104 Bowdoin Avenue. The completed project will total 43,537 gross square feet of buildings (net of parking) on 0.68 acres of land.

The property is comprised of three (3) parcels of land at 10 Bowdoin St, 22 Bowdoin St, and 32 Bowdoin Street, Dorchester, MA. All three parcels are vacant land, with no structures. The City of Boston DND owns both 10 Bowdoin St and 22 Bowdoin St parcels, and chose CSNDC as the designated developer in October 2014. CSNDC acquired the 32 Bowdoin Street parcel in May 2013 from a private owner.

The proposed project's residential component will provide 31 units, with a program of three (3) studios, eight (8) 1-bedroom units, seventeen (17) 2-bedroom units, and three (3) 3-bedroom units. All three 3-bedroom apartments will be built in the townhomes facing Bowdoin Avenue, and the remaining apartments are on floors two through four in the midrise building on Bowdoin Street. All 31 units will be affordable to eligible households earning up to 60% of Area Median Income.

Highlights of the project include:

- 9,200 RSF of commercial space, accessed from Bowdoin Street. CSNDC has signed a Letter of Intent to sell this commercial space as a condominium to a local shopping center owner/manager, Gravestar, whose shopping centers are anchored by grocery stores. The company would aim to bring a small full-service grocery store to provide quality food supply in this neighborhood and catalyze further retail development in the Four Corners commercial district.
- Prominent public plaza, with street furniture and landscaping, welcoming pedestrians to the residential and retail entrances.
- Two story lobby wing with ground-floor retail and community gathering space, connecting the public plaza with the public open space behind the building.
- 28 apartments in the mid-rise building, with secured entry from the public lobby.
- Three (3) 3-bedroom townhouse apartments, with two dedicated off-street parking spaces, along Bowdoin Avenue, similar in scale and materials to adjacent existing multifamily buildings.
- Commitment to limited equity cooperative ownership, to help ensure that new residents will be active, long-term neighborhood stakeholders.
- Underground, structured parking for 31 vehicles – including 20 for residents and 11 for retail.
- Seven (7) surface parking spaces, and entry for loading dock, at 32 Bowdoin Street.
- Provision of a driveway (and parking space) off Bowdoin Avenue, for service use by the adjacent private business at 2 Bowdoin Street (Down Home Delivery restaurant).
- Community room and exercise room set aside for the residents.
- Visible tower, with Four Corners Plaza signage, announcing the development and neighborhood.
- Sustainable, energy-efficient design, to LEED Silver certifiable or above.
- Solar PV's on the roof, under an innovative lease-to-own model, without adding to capital costs.
- Transit oriented, "sustainable" development in support of the MBTA Fairmount Line commuter rail station, Four Corners - Geneva (0.3 miles away), and in support of the Fairmount Collaborative.

Project Team

Developer: Codman Square Neighborhood Development Corporation

The mission of Codman Square Neighborhood Development Corporation is to build a better, stronger community, in Codman Square and South Dorchester by creating housing and commercial spaces that are safe, sustainable, and affordable, promoting financial and economic stability for residents and for the neighborhood, and providing residents of all ages with opportunities and skills to empower themselves to improve their lives. This mission is carried out through comprehensive initiatives that encompass real estate development, economic development, and community planning and community building.

Contact Information

Codman Square Neighborhood Development Corporation
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Dorchester, MA 02124

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Architect: DHK Architects, Inc.

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Alberto Cardenas (Project Architect)
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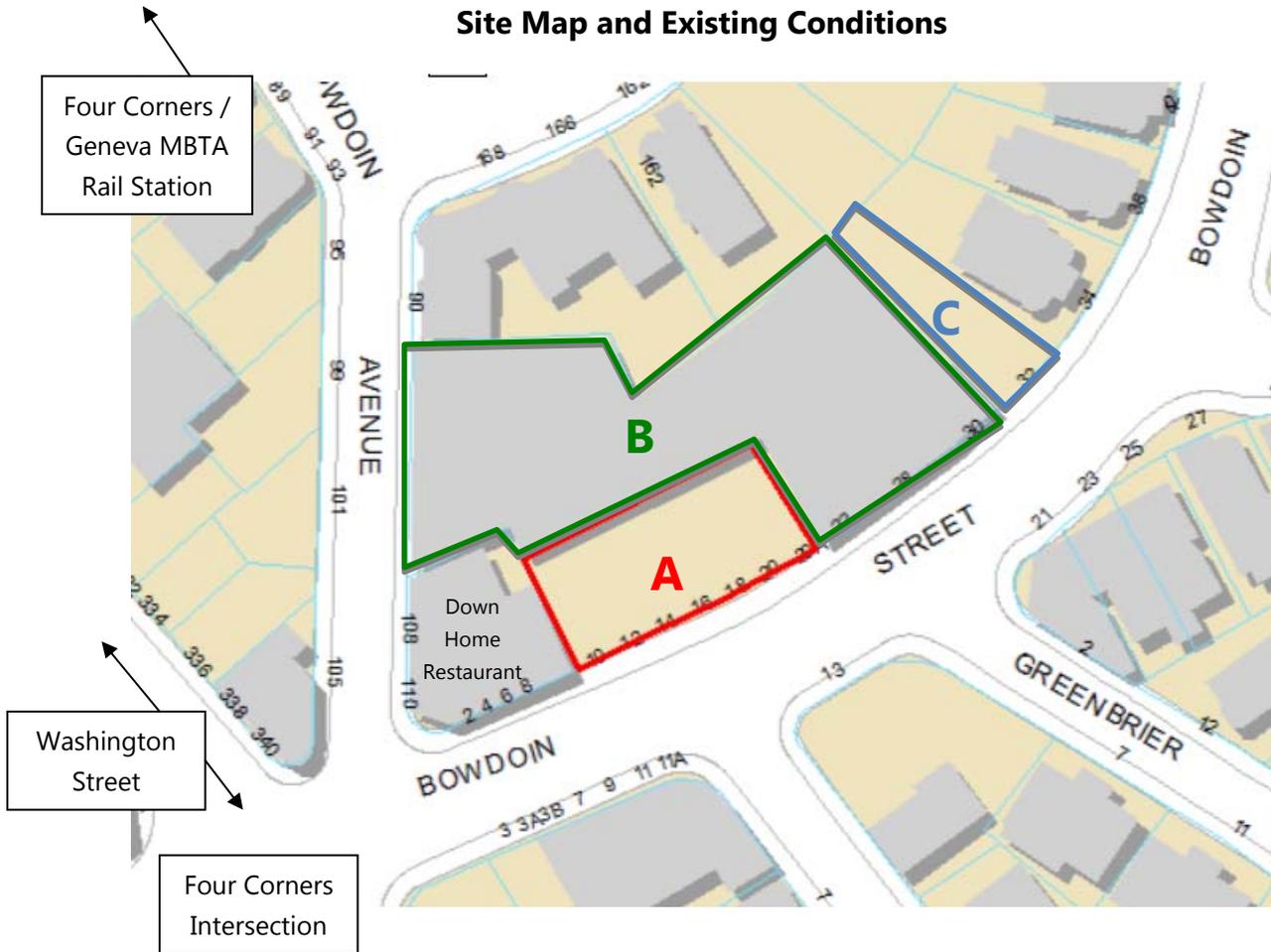
Legal Counsel: Goulston & Storrs

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Other Team Members

- | | |
|-----------------------------|-----------------------------------|
| • Survey | R.E. Cameron and Associates, Inc. |
| • Environmental Engineering | GZA GeoEnvironmental, Inc. |
| • Civil Engineering | STV Group, Inc. |
| • Structural Engineering | Weidinger Associates |
| • MEP Engineering | Wozny/Barbar & Associates, Inc. |
| • Green Design Consulting | Conservation Services Group (CSG) |
| • Marketing and Management | Winn Residential |

Site Map and Existing Conditions



Map Key	Site Address	Parcel ID	Sq Ft	Owner	Assessed Value	Appraisal Value	Appraisal Date	Building / Land	Purchase Price	Purchase Date
A	10 Bowdoin St	1401419000	6,871	City of Boston	\$65,400	\$1,530,000	July 2014	Land	\$200	N/A
B	22 Bowdoin St	1401418000	18,771	City of Boston	\$195,600			Land		N/A
C	32 Bowdoin St	1401417000	3,360	Square NDC	\$22,900	N/A	N/A	Land	\$14,500	2013
Total			29,002		\$283,900	\$1,530,000			\$14,700	

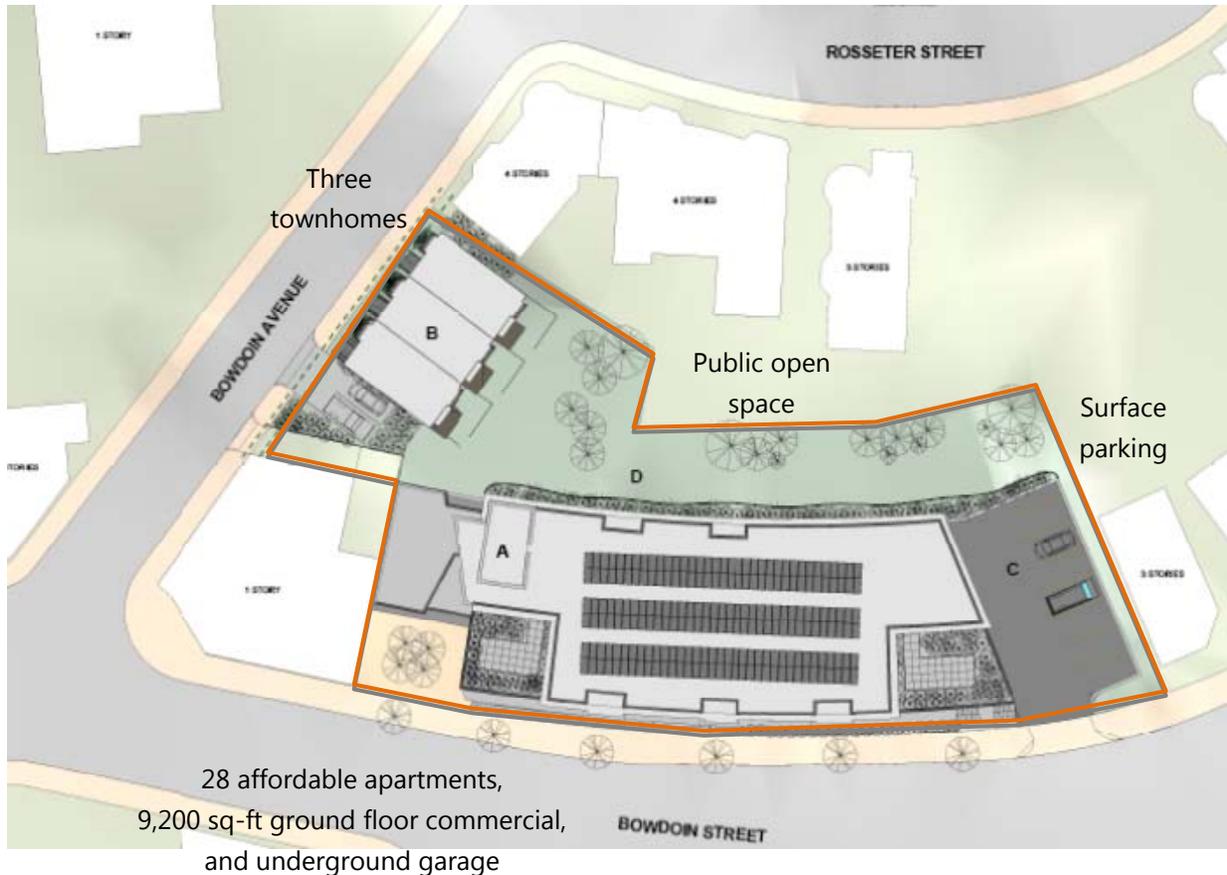
The Four Corners Plaza project site is comprised of three existing parcels, all located at the Four Corners intersection in Dorchester. The combined square footage of the project site is 29,002 square feet (0.67 acres). We currently own the 32 Bowdoin Street parcel (ID #1401417000) via a quitclaim deed, and we acquired the parcel from a private owner on May 28, 2013 for a purchase price of \$14,500. For the other two parcels, located at 10 and 22 Bowdoin Street (ID # 1401418000 and 1401419000), Codman Square NDC has been designated the developer by the City of Boston DND in October 2014. We have a developer designation letter from DND dated January 6, 2015.

The project site previously contained a one-story masonry commercial building, with a partial basement. The building was demolished in the spring of 2005, with the exception of foundation walls, footings, and about four (4) feet of the slab along the north side of the previous building. In addition, the basement was backfilled, and a berm of off-site soil was placed against the northern basement / retaining wall to

improve stability of the wall and the existing off-site slope to the north. At one time in the past, there were small commercial buildings along the Bowdoin Street frontage.

The project team has conducted a Phase I environmental site assessment, dated November 2, 2005 on the 10 and 22 Bowdoin Street parcels, and remediation of any hazardous conditions is part of the proposed project. For 32 Bowdoin Street, the Phase I assessment found no Recognizable Environmental Conditions.

Proposed Site Plan



We are planning to consolidate the three existing parcels into one. With our submission of architectural drawings to the City of Boston Inspectional Services Department (ISD) on March 9, we have been approved to assign the new buildings the following addresses:

- Midrise – 10-18 Bowdoin St
- Townhomes – 100-104 Bowdoin Ave

Development Program



Building Sizes, Unit Counts, and Parking Spaces

Building	GSF	% of total	Efficiency	1-BR	2-BR	3-BR	4-BR	Total # of units
Midrise (10-18 Bowdoin St)	48,996	90%	3	8	17			28
Townhomes (100-104 Bowdoin Ave)	5,310	10%				3	0	3
Total	54,306		3	8	17	3	0	31

Program and Parking at Midrise Building (10-18 Bowdoin Street)

Mid-Rise	GSF	Parking Spaces	Garage	Surface Lot
Retail	9,920			
Residential	27,566			
Management	741			
Parking / Mechanical	10,769			
Total	48,996	38	31	7

We plan on sharing the 38 total parking spaces among the retail and residential uses of the property. Between the garage and the parking lot, there should be enough parking spaces that will accommodate overnight residential use. In the CSNDC portfolio, we typically receive requests for parking spaces from ½ of the residential units. In other words, from the 28 units, we expect to receive requests for 14 spaces.

Housing Affordability Mix

Building	< 30% AMI	< 50% AMI	< 60% AMI	Total
Midrise (10-18 Bowdoin St)		1	2	3
Townhomes (100-104 Bowdoin Ave)	8	1	19	28
Total	8	2	21	31

All 31 units will be LIHTC compliant, targeting households with incomes at or below 60% AMI. They will all also be compliant with affordability restrictions for MA DHCD and Boston DND / NHT. For the 8 ELI units (household income \leq 30% AMI), CSNDC is requesting that MA DHCD provide 8 MRVP operating subsidy.

Sample LIHTC rents and maximum incomes at 60% AMI:

Size	Rent
Efficiency	\$988
1BR	\$1,059
2BR	\$1,270
3BR	\$1,468
4BR	\$1,638

Size	Max Income
1-Person	\$39,540
2-Person	\$45,180
3-Person	\$50,820
4-Person	\$56,460
5-Person	\$61,020
6-Person	\$65,520

Neighborhood Context

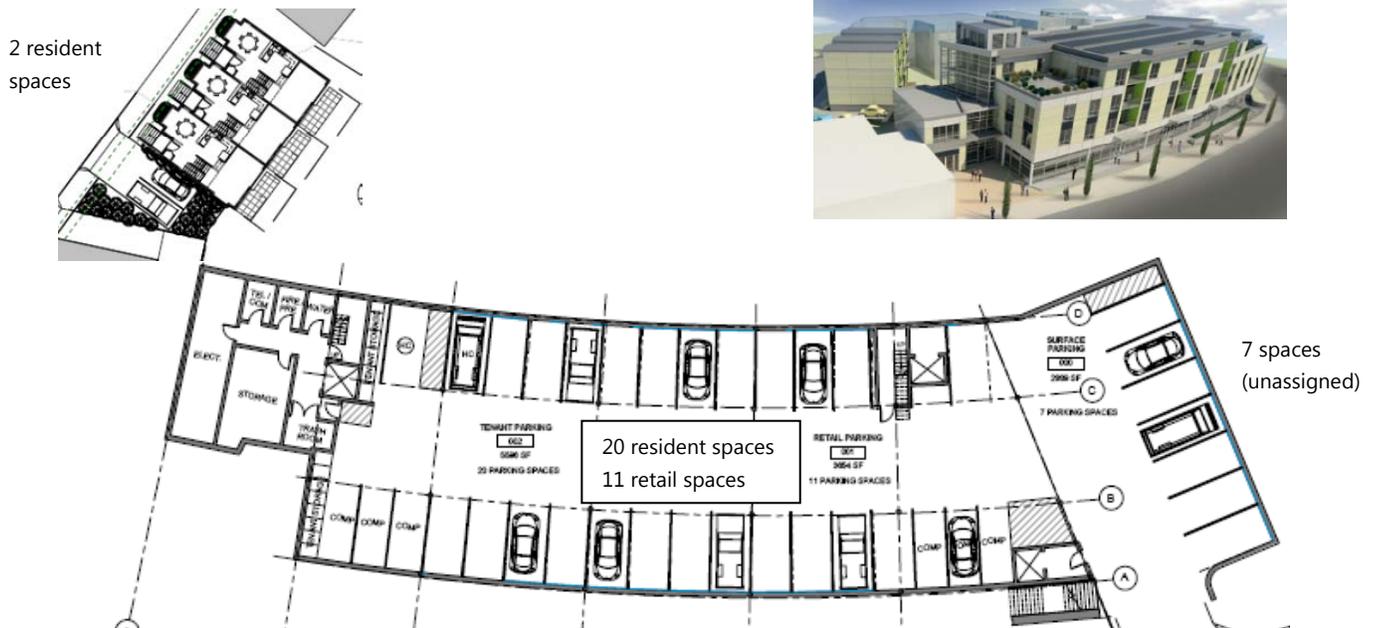
There are roughly 42,741 housing units within a 1.5 mile radius of the site, in the neighborhood of Dorchester. The Four Corners Plaza site sits on the edge of the 02121 and 02124 zip codes. In the 02121 zip code alone, as of 2011, there were 10,816 residential units, with a Median Household Income of \$30,008, and the average household size is 2.6 persons. The Four Corners neighborhood of Dorchester was developed in the later part of the 19th and early part of the 20th century. Our review of the "1918 Combined Dorchester Map" show Washington Street already quite developed at that time. It also shows significant development along the side streets to the north and to the south of the site.

The proposed project is less than a half mile away from the Four Corners / Geneva station on the Fairmount Commuter Rail, with direct rail service to South Station. The #23 MBTA bus route runs up and down Washington Street, while the #15, 17, and 19 bus routes run on Geneva Avenue, a short walk from the site.



View of the site from Bowdoin Street, facing north

Traffic, Parking, and Vehicular and Pedestrian Access



The current design calls for 40 parking spaces total. The main mixed-use building contains an underground garage, with 31 parking spaces, as well as a surface lot with 7 spaces. Our current program will provide 20 underground parking spaces for exclusively residential use, with the remaining 18 (underground and surface) spaces for primarily commercial use. We would like to use these spaces to accommodate other users during non-commercial hours. The surface lot offers seven (7) spaces for parking, as well as access to the commercial tenant for delivery and trash services. Between the garage and the parking lot, we are designating up to 25 spaces as “2 hour parking,” meaning that patrons not only of our commercial tenant, but also of other local businesses, will have off-street parking opportunities.

Two off-street parking spaces are adjacent to the three townhouses on Bowdoin Avenue; townhouse residents can also use the underground parking lot. For the abutting restaurant at 2 Bowdoin Street, we propose to grant an easement to allow a 10-foot wide driveway, for both parking and dumpster access, adjacent to the abutting building. This driveway and its curb cuts comply with DPW requirements.

Pedestrian Access

Pedestrian access to all the project sites will be extensive as the sites are at corners with multiple points of entry. The construction plan, including curb cuts and sidewalks, will comply with Boston Public Works requirements.

Public Transportation

The MBTA #23 bus line runs up and down Washington Street, while the #15, 17, and 19 lines run on Geneva Avenue, a short walk from the site. Most notably, the site is less than half a mile away from the Four Corners / Geneva station on the Fairmount commuter rail line.

Zoning

The project site includes the three parcels at 10 Bowdoin Street, 22 Bowdoin Street, and 32 Bowdoin Street (parcel ID's #1401417000, 1401418000, and 1401419000). We plan to consolidate all three parcels into one. Applications for building permits and zoning rejection were filed at the City of Boston Inspectional Services Department (ISD) on Monday, March 9, 2015.

On March 24, 2015, ISD issued rejection letters in response to the zoning violations. We have received an updated set of rejection letters dated April 29, 2015. We are in the process of submitting our appeals and scheduling a ZBA hearing within the next two-three months.

Zoning District: Dorchester Neighborhood District

Zoning Sub-district: "LC" Local Convenience – Neighborhood Business Subdistrict for 10-22 Bowdoin Street and "3F-5000" – Multifamily Residential for 32 Bowdoin Street.

10-22 Bowdoin St and 32 Bowdoin St	Current Zoning	Proposed Development	Compliance Status
Zoning Sub-District for 10-22 Bowdoin St	"LC" Local Convenience - Neighborhood Business Subdistrict		
Zoning Sub-District for 32 Bowdoin St*	3F-5000 - Multifamily Residential		
Primary Uses	Retail, Residential	Retail, Residential	OK
Accessory Uses	Allows uses normally incident to primary use	Parking on 32 Bowdoin	OK*
FAR	1.00	1.44	Variance
Max Building Height	40	48.33	Variance
Minimum lot size	none	29,002	OK
Minimum lot area per dwelling unit	none	936	OK
Minimum usable open space, SF/DU	50	587	OK
Minimum lot width	none	n/a	OK
Min lot frontage	none	n/a	OK
Min Front Yard	none	252.5	OK
Min Side Yard	none	5	OK
Min Rear Yard	20	29	OK
On Site Parking Spaces, Retail 2/1000 SF	20	18	Variance**
On Site Parking Spaces, Residential (0.7/Affordable Unit)	22	22	OK
Total Required	42	40	See above **
Off Street Loading Spaces	1	1	OK

*Dimensional Requirements do not apply in the case of a lot consolidation plan.

Per Article 12, Transition Zoning, Section 12-1 – Lots in Two Districts – Uses allowed and other regulations applying to the less restricted portion of the lot shall be considered as extending to so much of the remainder of the lot as is within thirty feet of said district boundary line.

In our submission to the ISD, per our analysis above, we sought the following items of relief:

- FAR of 1.4 in a district with a regulation of 1.0
- Building height of 48.3' in a district with a regulation of 40'
- Two retail parking spaces

The zoning rejection letters requested the following items of relief for the midrise – 10-18 Bowdoin St –

- Excessive Building Height (as expected)
- Excessive FAR (as expected)
- Off-street parking – Insufficient parking/design proposed for “Retail” (18) / Residential (20) (as expected)
- Specific design requirements – buffering requirements from residential neighboring 3F sub-district
- Application of Small Project Review
- Use regulations – Multifamily residential – Conditional

The rejection letter requested the following items of relief for the townhomes – 100-104 Bowdoin Ave -

- Excessive FAR (as expected)
- Screening and buffering
- Off-street parking – insufficient
- Use regulations – town house conditional

Please see the attached zoning rejection letters, dated April 29, 2015, as well as the draft appeals to be filed (Appendix B).

Community Process and Support

Codman Square NDC's history with the site dates back more than a decade to 2003. Before 2009, the NDC pursued a commercial-only proposal at the site, and was designated as the developer on three separate occasions (none of which could be carried to completion).

The NDC has been an active stakeholder in multiple planning efforts in the Four Corners area since 2002. Most recently, in 2009 the City of Boston DND and BRA conducted a public planning process, called the Mid-Dorchester Action Plan, regarding City-owned parcels in the Codman Square, Four Corners, and Bowdoin Geneva business districts. The NDC actively participated in three DND-led community meetings, soliciting local opinions and forming a vision for the site, before DND released the RFP with this vision.

In December 2010, DND issued RFP's for the first set of these parcels, and CSNDC prepared a response to the 10-22 Bowdoin Street RFP in advance of the initial February 2011 deadline. This development proposal had much in common with the current proposal in this DND application, including mixed use, a substantial ground floor commercial space, and structured parking. In 2013, Codman Square NDC acquired the 32 Bowdoin Street site, a surface lot adjacent to the property, at a below-market price, recognizing this parcel's potential value for access and surface parking. In spite of the strength of this proposal, and strong community support, the RFP was allowed to languish with no decision, leading to the need for a new RFP in the spring of 2014. CSNDC submitted the only qualified response to this RFP; the project was endorsed by a DND-sponsored community meeting in late 2014, which led to a developer designation by DND in January 2015.

Over the past two years, Greater Four Corners Action Coalition (GFCAC) carried out a Four Corners-wide Master Planning exercise, which involved this site among others. CSNDC was actively involved in this planning, and has tailored our project to the agreed guidelines for this site. In addition, the Codman Square NDC staff has a role in the BRA Fairmount Collaborative Working Advisory Group (WAG) around the planning and implementation of developments around the Four Corners / Geneva Fairmount commuter rail line station. The most recent meeting took place on Tuesday, May 12, 2015.

As a result of these community-planning efforts, our development proposal is providing the following community benefits:

- Public Plaza, directly adjacent to 2-8 Bowdoin Street, in front of the lobby entrance to the mixed-use building.
- Small community-oriented retail space facing the Plaza, and connected to ample rear open space for public events. We think this can function like the Dorchester Arts Collaborative space at our 157 Washington St. project. CSNDC has an agreement with an established shopping center owner-operator, to sell the main commercial space as a condo, for leasing to new business that can complement the existing business district, rather than duplicating uses already well-represented in the neighborhood. Our aim remains to bring a full-service supermarket to the site, which is a long-standing goal of the Four Corners neighborhood.
- Limited equity cooperative for the apartments, to provide opportunities for local asset building, and to increase the likelihood for residents to be active community stakeholders.
- Special provisions to allow continued access and parking for the adjacent private business at 2-8 Bowdoin Street, Down Home Delivery.
- Designation of up to 25 of our parking spaces as "2 hour parking," so that patrons not only of our commercial tenant but also of other local businesses will have off-street parking options.

Substantive support from organizations and other stakeholders

We have started our community consultations early, to ensure that our proposal is responsive to the full range of community concerns. We have met with the following organizations multiple times over the last several months, and had more design update meetings:

- Greater Four Corners Action Coalition (GFCAC) in December 2014
- Mt. Bowdoin Betterment Association (MBBA) on January 24, 2015; March 21, 2015; and May 16, 2015
- United Neighborhood Association (UNA) on February 7, 2015 and
- Four Corners Main Street (FCMS) on February 25, 2015

We gathered positive support from most of these organizations with an intensive community input process in December 2014. Dynell Andrews-Blake, the director of Four Corners Main Streets, organized a working group to discuss the master plan for the greater Four Corners commercial intersection, including: Marvin Martin of GFCAC; Bill Perkins of Four Corners Main Streets; and Caltor McLean, a majority property owner. We presented our current project design and received a uniform, positive response.

In addition, we were ready to present the most recent project design to the community at a meeting originally scheduled for Tuesday, January 27, 2015, by the DND. This meeting was cancelled and rescheduled several times due to inclement weather. It was finally held for Monday, March 23rd. The response to our updated proposal that evening was generally positive.

We are planning on another DND-sponsored meeting on June 3, 2015 for general project updates. Our updates will address the exterior façade on both buildings, the site plan, our collaboration with the abutting restaurant, and the number of bedrooms in the townhomes.

We have also gathered support from the following organizations and local elected officials, including:

- Greater Four Corners Action Coalition (Aug 6, 2014)
- Massachusetts Representative Michael Capuano (Feb 11, 2015)
- Massachusetts State Senator Edward Markey (Jan 29, 2015)
- City Councilor Stephen Murphy (Jan 22, 2015)
- City Councilor Ayanna Pressley (Jan 29, 2015)

These support letters are listed in Appendix C.

Project Schedule

Task	Date	Days	Months
RFP Submission / Award Date	10/1/2014		0
Tentative Designation Date	1/6/2015	97	3.2
Schematic Design	12/30/2014	90	3
Zoning Phase			
ISD Submission	3/9/2015	69	2.3
ZBA Rejection Letters (1st set)	3/24/2015	15	0.5
Draft Appeals	4/13/2015	20	0.7
ZBA Rejection Letters (2nd set)	4/29/2015	36	1.2
Article 80 Small Project Review (PNF)	6/1/2015	30	1
Submit Appeals	6/13/2015	45	1.5
ZBA Hearing	10/11/2015	120	4
ZBA Approval	11/10/2015	30	1
Funding Phase			
Initial DND Submission	2/13/2015	45	1.5
Initial DHCD Submission	11/30/2015	290	9.7
DD drawing set	3/29/2016	120	4
Second DND Submission	4/28/2016	30	1
Second DHCD Submission	6/27/2016	60	2
DND Funding Commitment	8/26/2016	60	2
DHCD Funding Commitment	10/25/2016	60	2
CD drawings (95%)	8/26/2016	120	4
Predevelopment Period Duration (months):	1/6/2015	8/26/2016	23.2
Predevelopment Ends: Development Begins			
Loan Closing	2/22/2017	120	4
Construction Start	3/14/2017	20	0.7
Construction Completion	5/8/2018	420	14
Residential Rent-up	8/6/2018	90	3
Permanent Loan Closing	10/5/2018	60	2
Total Project Duration (months):	1/6/2015	10/5/2018	46
Project Duration to date (months):	1/6/2015	5/13/2015	4
Predevelopment Period Duration (months):			23
Construction Duration (months):			14

Amenities and Public Benefits

The proposed project will provide the following direct benefits to the Dorchester neighborhood and the City of Boston:

- *Affordable Housing.* All 31 proposed units will be reserved for workforce households earning at or below 60% Area Median Income; four (4) will be set-aside for the formerly homeless.
- *Commercial Uses.* The project will establish 9,200 square feet of commercial space, as well as 600 square feet for general community gathering space. A local shopping center owner and manager is going to buy the 9,200 sf space, with the aim to bring a full-service grocery store to meet the demand for quality food supply in this neighborhood and to catalyze further retail development in the Four Corners commercial district.
- *Transit-Oriented Development.* The proposed project will provide these new residential units with close proximity to several forms of transit, including the Fairmount Commuter Rail, MBTA Routes #15, 17, 19, and 23, and the bicycle path on Washington Street.
- *Public Open Space.* The project will create an inviting public plaza on Bowdoin Street, community gathering space inside the lobby, and a connection via the lobby to a public backyard in the rear of the midrise building.
- *New Branding and Signage for Four Corners.* The design will include a prominent tower, with Four Corners Plaza signage, to announce the development and the Four Corners neighborhood.
- *Sensitive, Neighborly Urban Design.* The project will involve a driveway and parking space off Bowdoin Avenue, for service use by the adjacent restaurant at 2 Bowdoin Street (Down Home Delivery).
- *Sustainable, Energy Efficient Design.* In addition to being LEED Silver certifiable or above, we expect to be able to install solar PV's under an innovative lease-to-own model.
- *Increased Tax Revenue.* Once built and in full operation, the proposed project will provide additional tax revenues to the City of Boston, both commercial and residential.

Appendix A

Drawings and Elevations

- 1) Most recent full set of drawings by our architecture firm, DHK, dated March 9, 2015
- 2) Updated townhome plan for 3 x 3-bedroom units
- 3) Sketches for the exterior façade of the midrise building

Project: 3410

FOUR CORNERS PLAZA

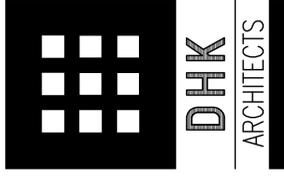
COMMERCIAL/MIXED USE DEVELOPMENT

10-18 BOWDOIN STREET

DORCHESTER, MASSACHUSETTS

February 23, 2015

Prepared For:
CODMAN SQUARE NDC



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DRAWING LIST

A-1	COVER SHEET	SURVEY	TOPO PLAN
A-2	SITE PLAN	C-1	C-101
A-3	BASEMENT PLAN	C-2	C-501
A-4	FIRST FLOOR PLAN	C-2	C-502
A-5	SECOND FLOOR PLAN		
A-6	THIRD FLOOR PLAN		
A-7	FOURTH FLOOR PLAN		
A-8	ROOF PLAN		
A-9	UNIT PLANS		
A-10	RENDERING		
A-11	RENDERINGS		
A-12	WALL SECTIONS		
A-13	ELEVATIONS		



Mixed Use Building	(Gross Square Feet)				
Basement	First	Second	Third	Fourth	Subtotal
Parking and mechanical	10,769				10,769
Retail		9,920			9,920
Management Residential		741			741
Total GSF	10,769	9,508	9,481	7,801	27,566
		10,249	9,481	7,801	48,996
Townhouses					
Unit A	590	590	590	n/a	1,770
Unit B	590	590	590	n/a	1,770
Unit C	590	590	590	n/a	1,770
	-	1,770	1,770		5,310
					54,306

UNIT CHARACTERISTICS - TOWNHOUSE		
UNIT TYPE	# OF BATHROOMS	SIZE (SF)
4 BR	2	1770

UNIT COUNT - MIDRISE					
FLOOR	GROUP 1	GROUP 2	GROUP 1	GROUP 2	TOTAL
1ST	0	0	0	0	0
2ND	1	0	2	1	5
3RD	1	0	2	1	5
4TH	1	0	1	1	3
SUBTOTAL	3	0	5	3	15
TOTAL	3			8	17
UNIT COUNT - TOWNHOUSE					
4 BR	3 UNITS				

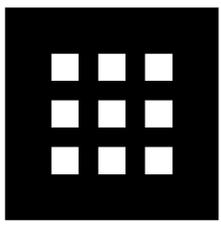
2% of units meet requirements for the Deaf: 1 Unit
 5% of units meet requirements of Group 2 Units (fully accessible): 2 Units

BUILDING INFORMATION		
CONSTRUCTION TYPE	SPRINKLER SYSTEM	HEATING SYSTEM
5A	NFPA 13	FORCED HOT WATER FROM CENTRAL BOILER
5B	NFPA 13R	FORCED HOT WATER FROM INDIVIDUAL COMBINED HOT WATER/HEATING BOILER

UNIT CHARACTERISTICS - MIDRISE		
UNIT TYPE	# OF BATHROOMS	SIZE (SF)
0 BR	1	501
1 BR	1	691-790
2 BR	1	889-1025

TABULATION OF ZONING REQUIREMENTS			
Consolidated Site	Current Zoning	Proposed Development	Compliance Status
10-22 Bowdoin Street and 32 Bowdoin Street			
Zoning Sub-District for 10-22 Bowdoin	"LC" Local Commerce - Neighborhood Business Subdistrict		
Zoning Sub-District for 32 Bowdoin			
Primary Uses	Retail, Residential	Retail, Residential	OK
Accessory Uses	Allows uses normally incident to primary use	Parking on 32 Bowdoin	Variance?
FAR	1.00	1.44	Variance
Max Building Height	40	48.33	Variance
Minimum lot size	none	29,002	OK
Minimum lot area per dwelling unit	none	936	OK
Minimum usable Open Space, SF/Dwelling Unit	50	587	OK
Minimum lot width	none	n/a	OK
Min Lot Frontage	none	n/a	OK
Min Front Yard	none	252.5	OK
Min Side Yard	none	5	OK
Min Rear Yard	20 ft.	29 ft.	OK
On Site Parking Spaces, Retail 2/1000 SF	20	18	Variance
On Site Parking Spaces, Residential 0.7/Affordable Unit	22	22	OK
Total required	42	40	-
Off Street Loading Spaces	1	1	OK

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LEGEND

- A - 28 UNIT MIXED USE BUILDING
- B - 3 TOWNHOUSES
- C - SURFACE PARKING
- D - LANDSCAPED GREENSPACE

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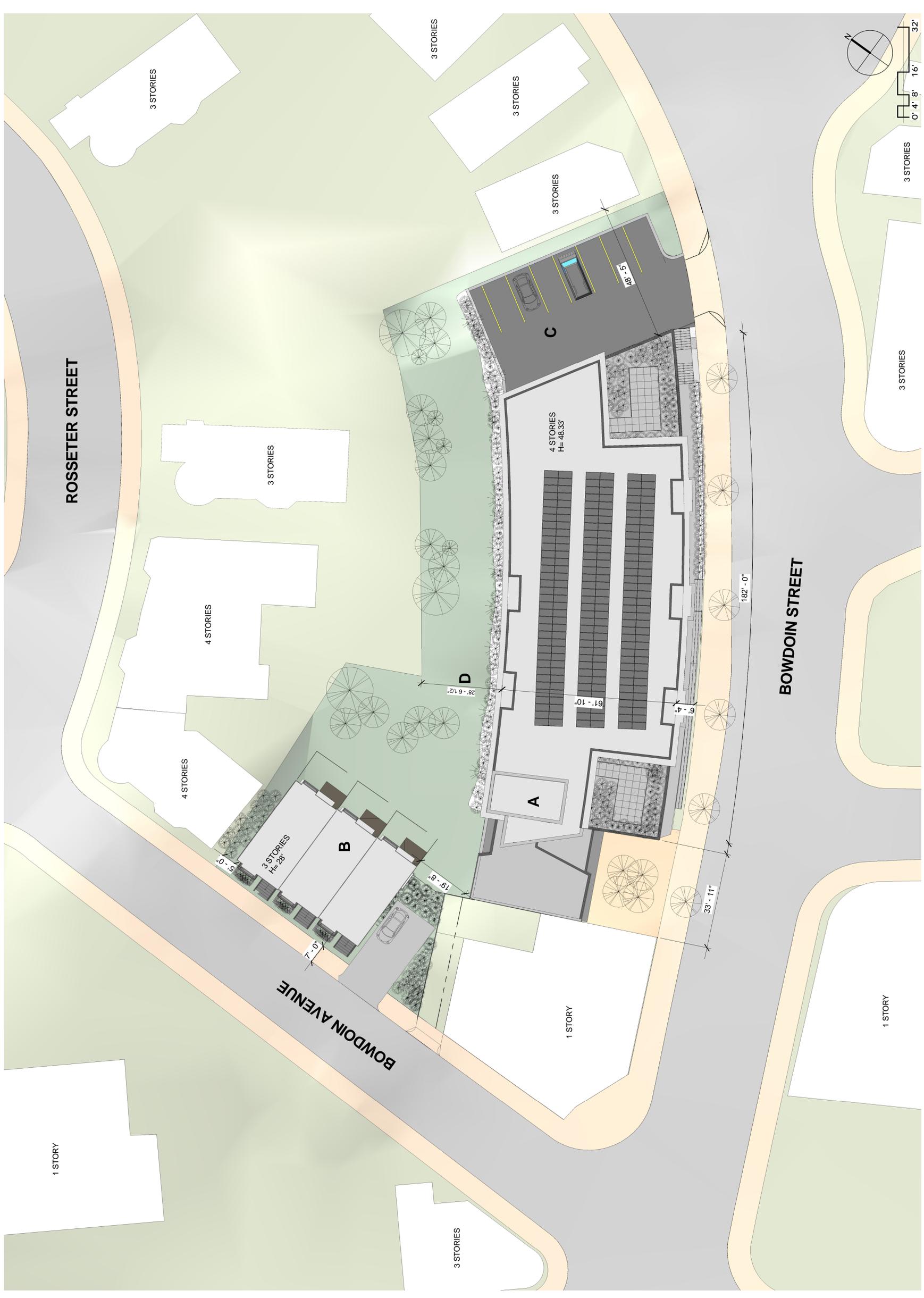
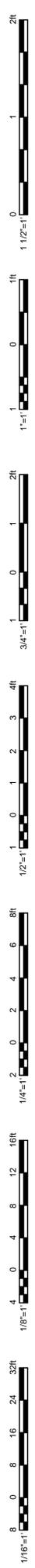
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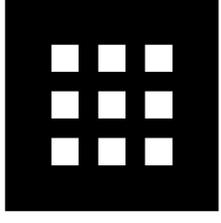
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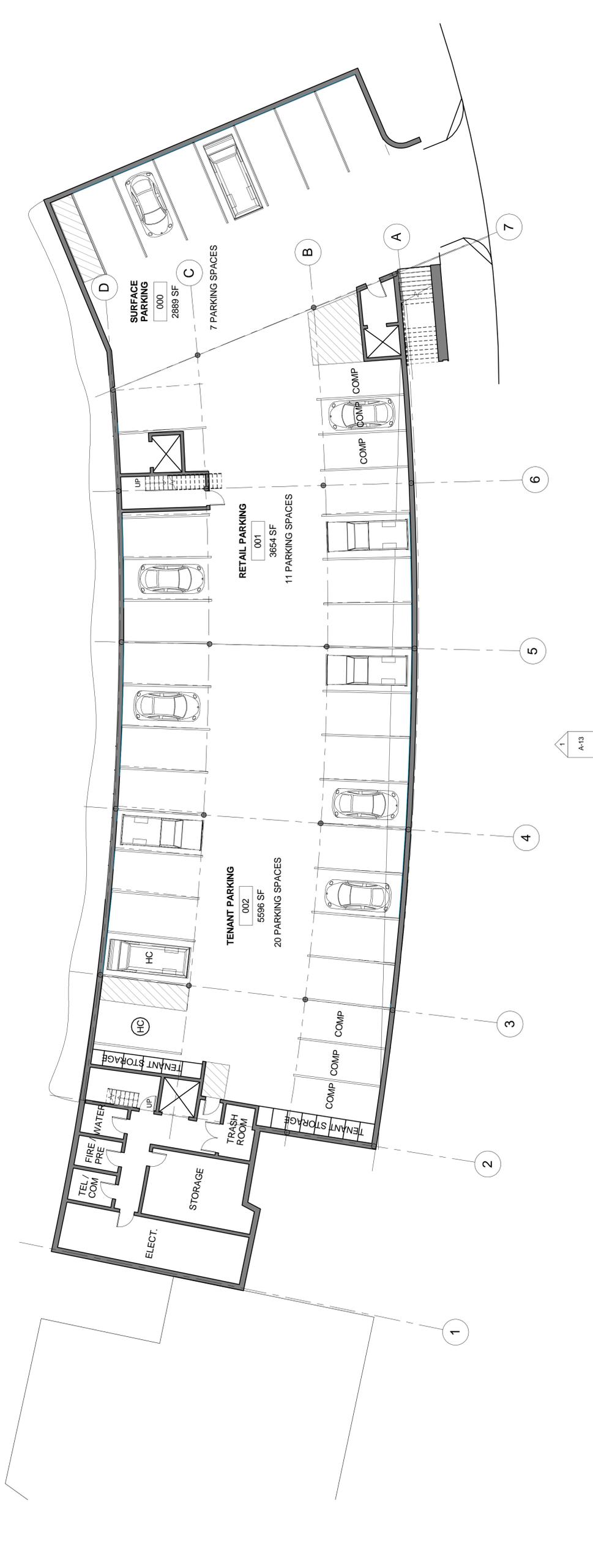
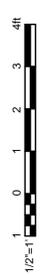
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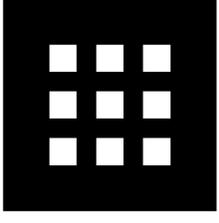
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FIRST FLOOR

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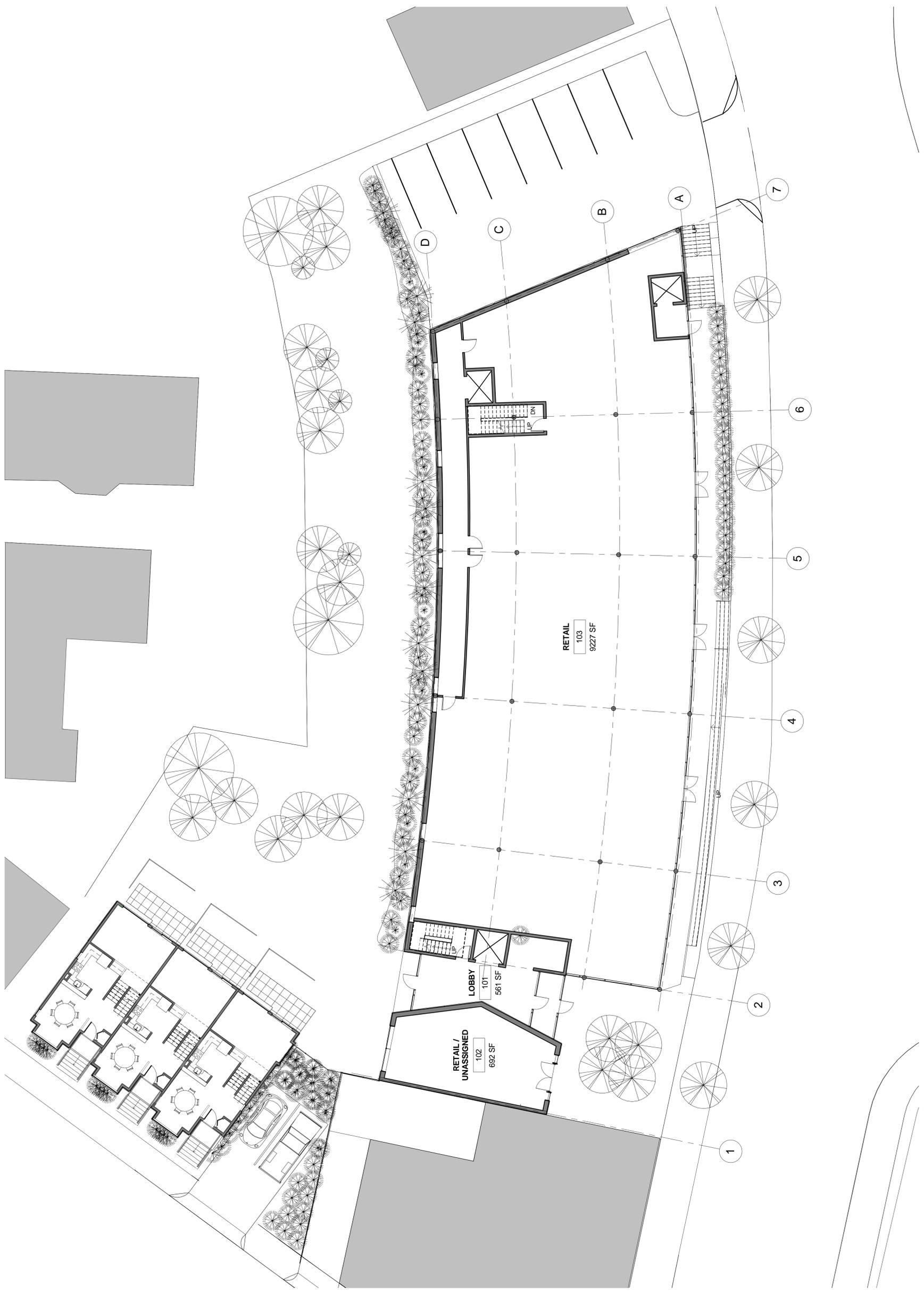
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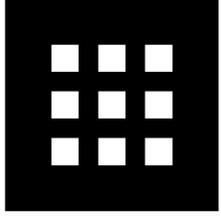
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SECOND FLOOR

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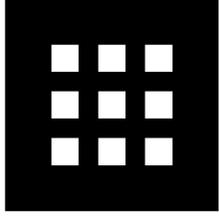
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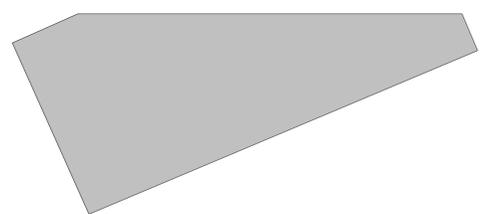
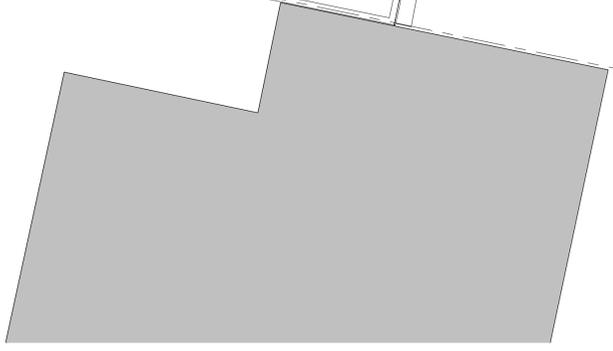
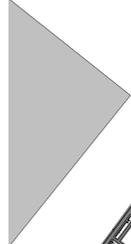
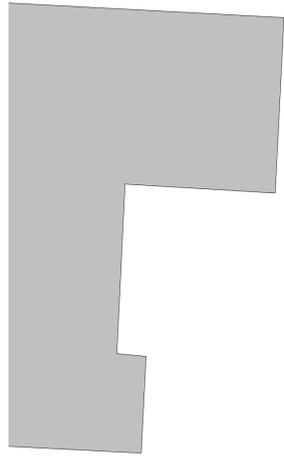
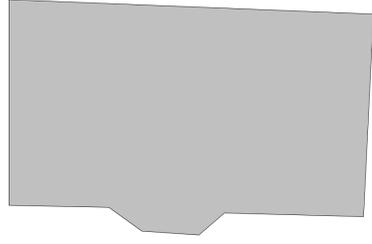
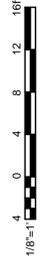
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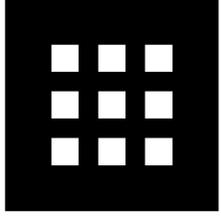
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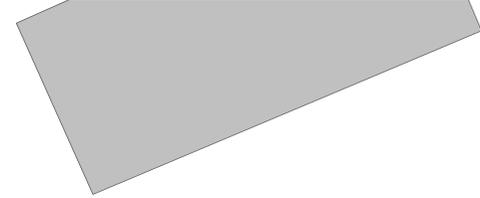
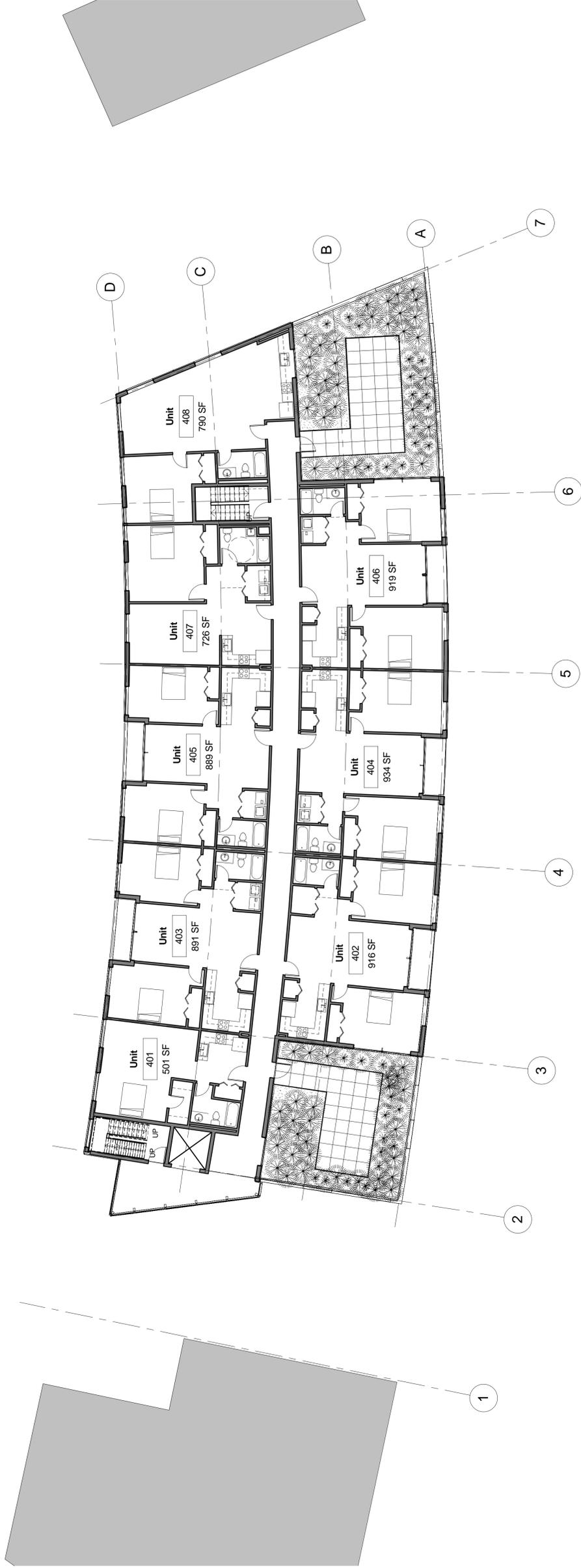
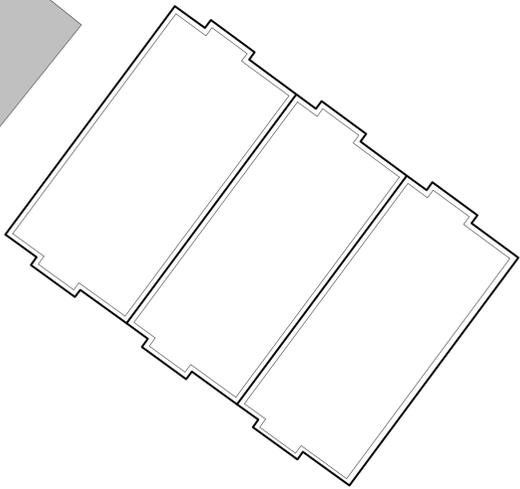
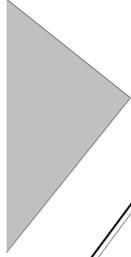
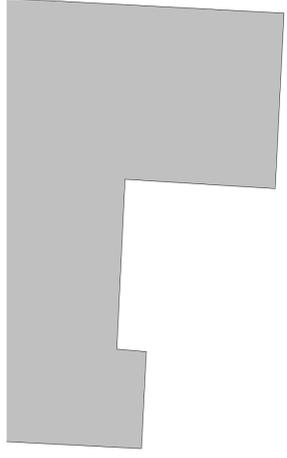
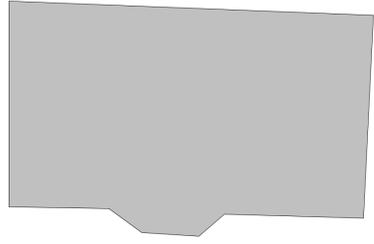
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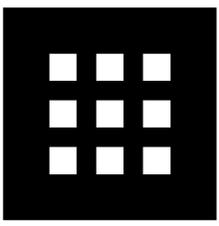
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ROOF PLAN

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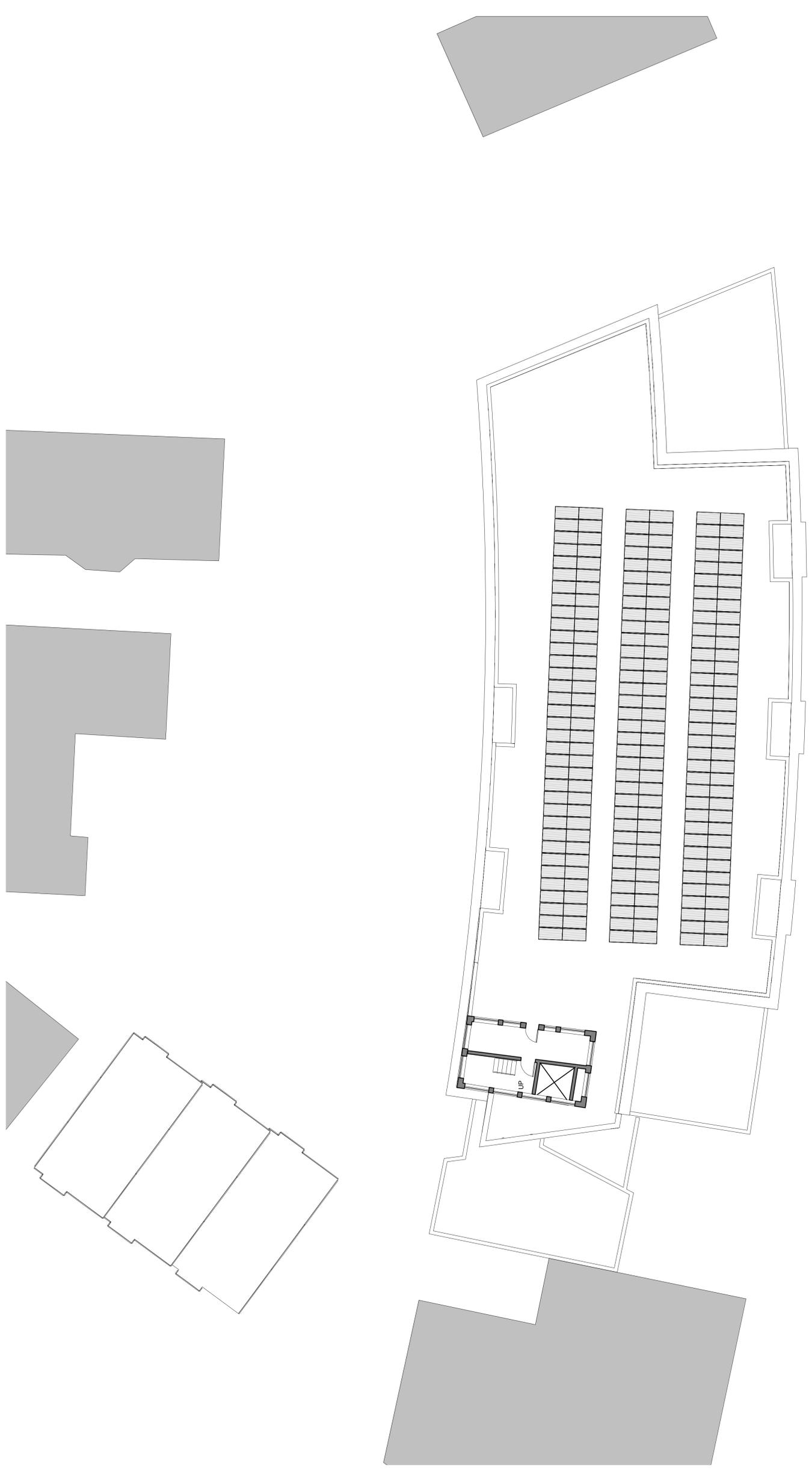
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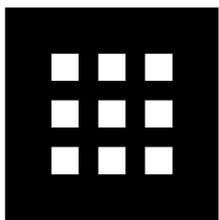
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UNIT PLANS

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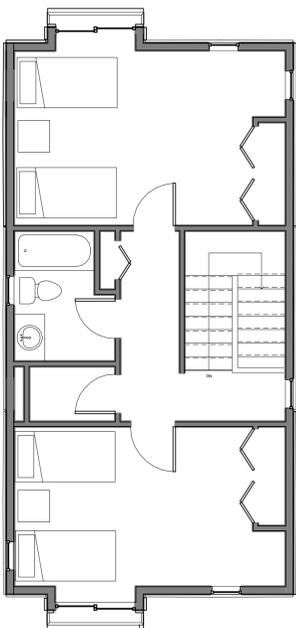
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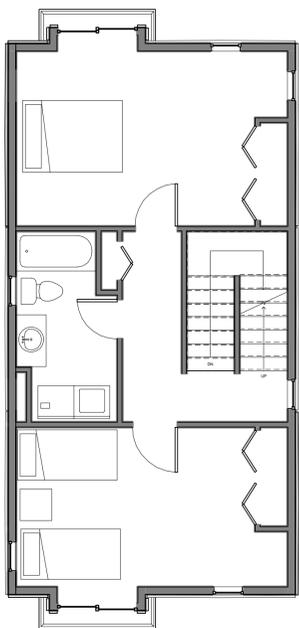
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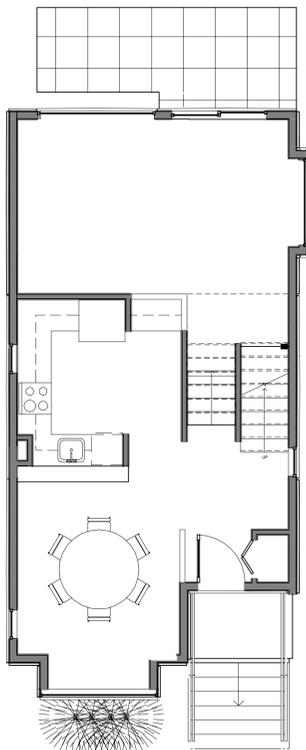
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Town House 2 Floor



Town House 1 Floor



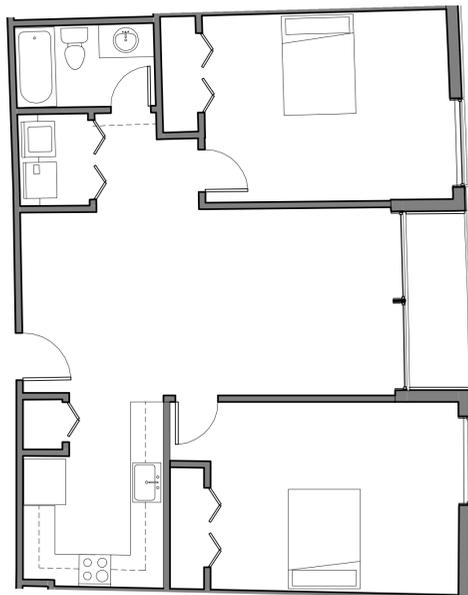
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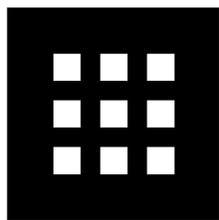
1 BED ROOM UNIT



2 BED ROOM UNIT



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RENDERING

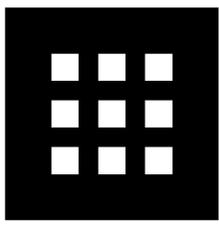
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RENDERING

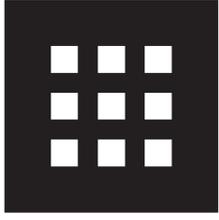
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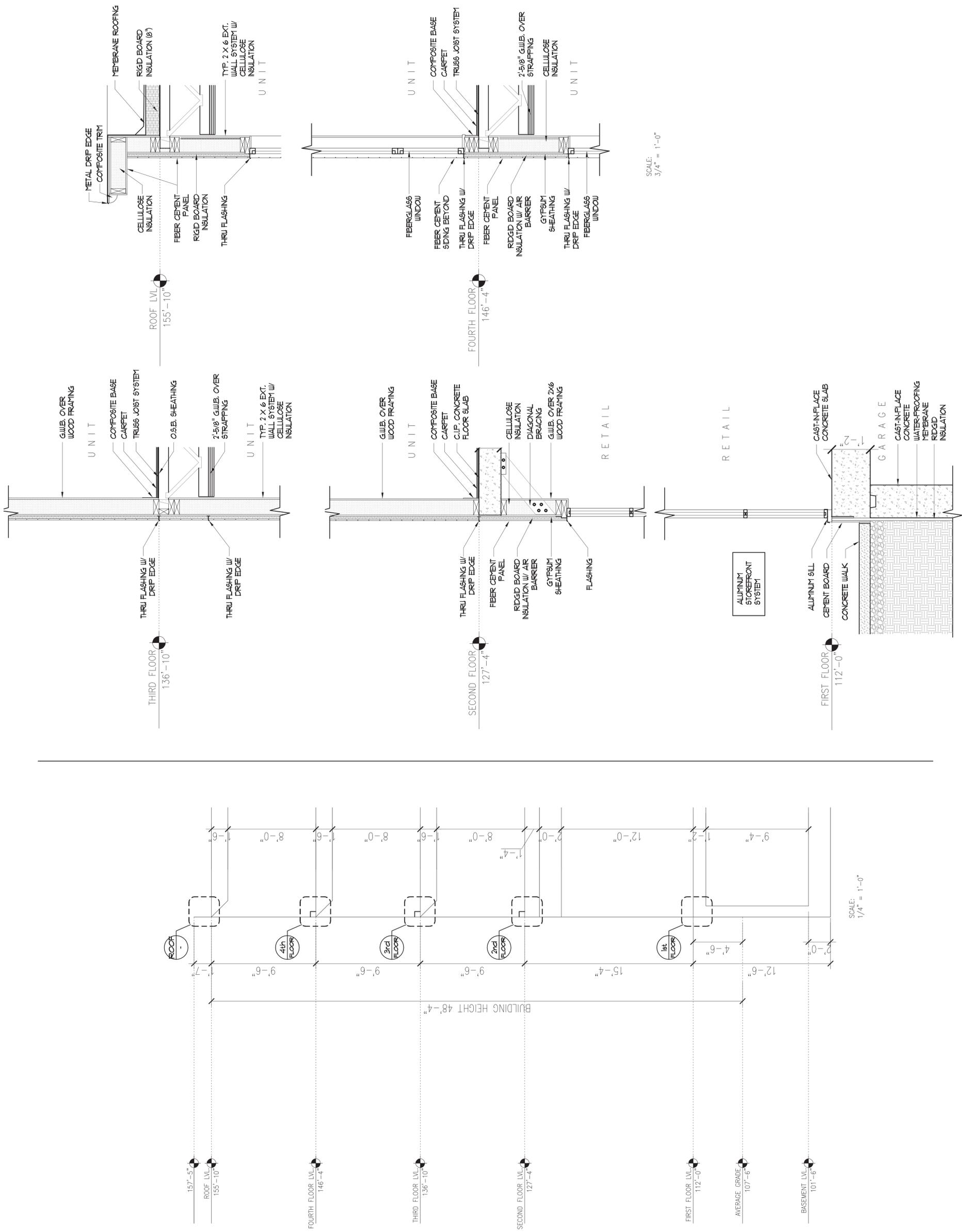
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PROGRESS

WALL SECTION AT
MID-RISE BUILDING

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Date	3/24/15
Drawings No.	
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2ft

1ft

1/2ft

1/4ft

1/8ft

1/16ft

1/32ft

1/64ft

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1/256ft

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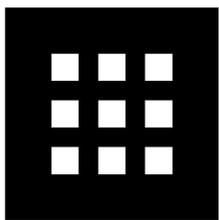
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If this sheet is less than 24"x36" in size, graphic scales must be adjusted accordingly.



DHK
ARCHITECTS

54 Canal Street
2nd Floor
Boston, MA 02114
617-267-6408
Fax 617-267-1990

Prepared for:

**CODMAN SQUARE
CDC**

Project:

**FOUR CORNERS
PLAZA
DORCHESTER, MA**

PROGRESS

ELEVATIONS

Scale: 3/32" = 1'-0"

File Name

Drawn By

Checked By

AC

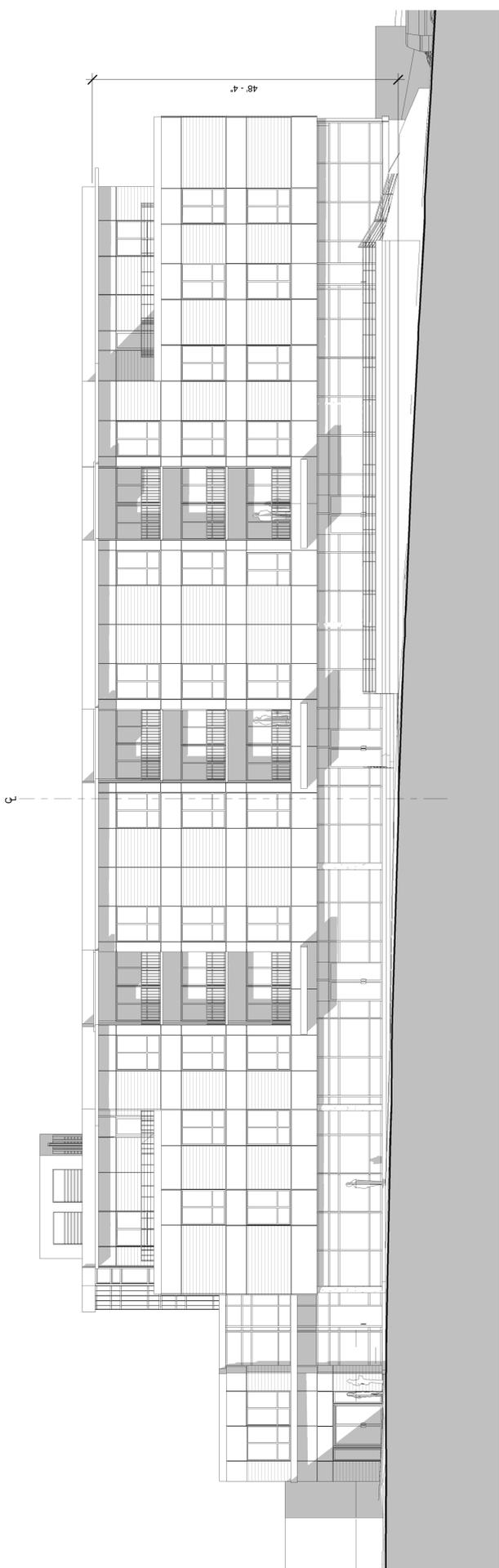
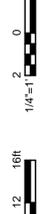
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Date

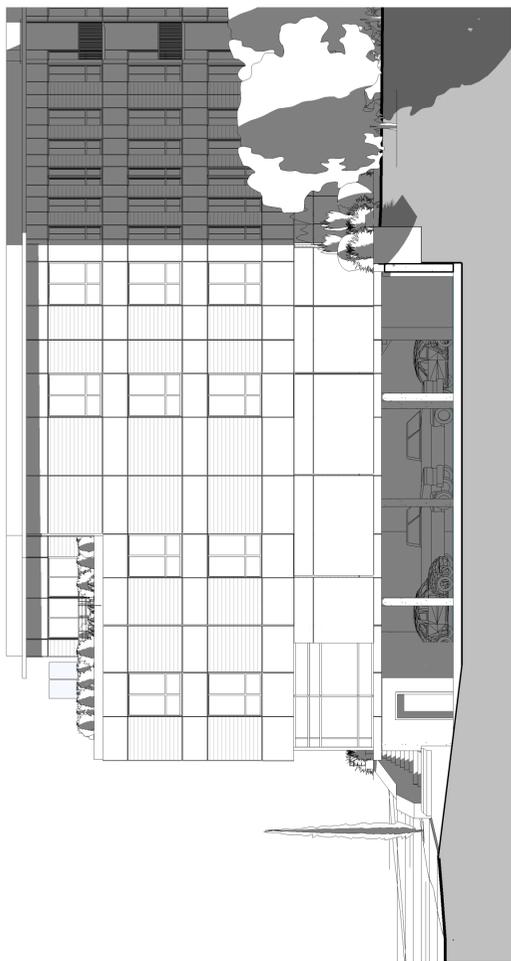
Drawing No.

A-13

© Copyright DHK Architects, Inc.



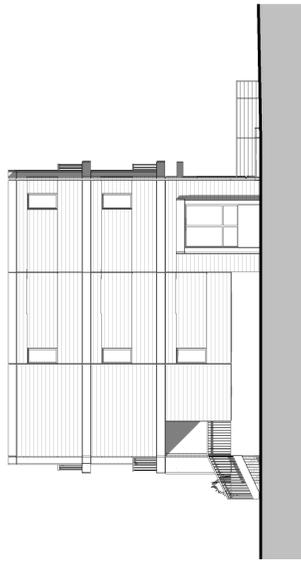
① BOWDOIN STREET ELEVATION - SOUTH
3/32" = 1'-0"



② MIDRISE EAST ELEVATION
3/32" = 1'-0"



③ BOWDOIN AVE ELEVATION - WEST
3/32" = 1'-0"



④ TOWNHOUSE SOUTH ELEVATION
3/32" = 1'-0"

CONSULTANTS

SEALS



PROJECT IDENTIFICATION

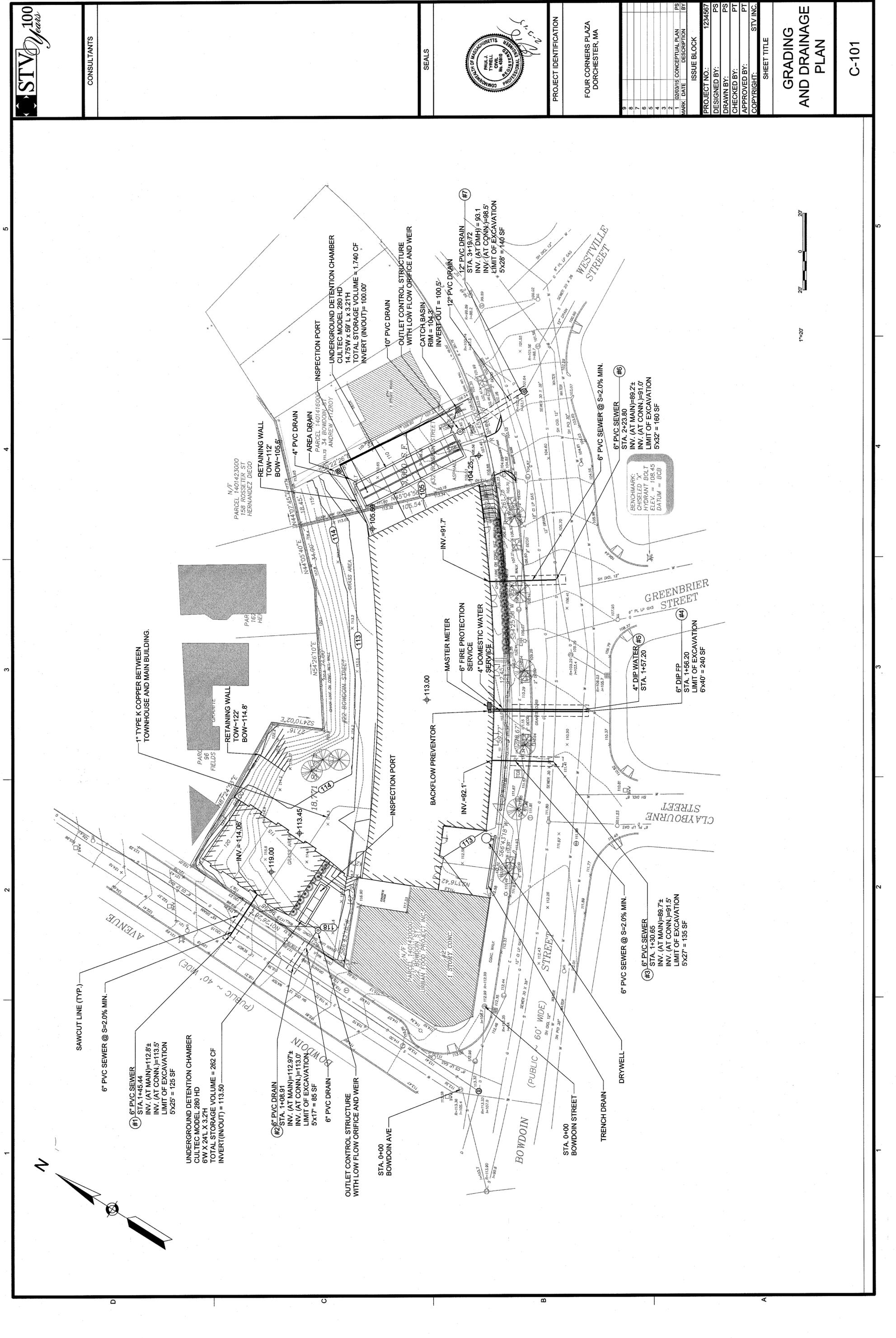
FOUR CORNERS PLAZA
DORCHESTER, MA

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4			PT
5			PT
6			PT
7			PT
8			PT
9			PT

ISSUE BLOCK
PROJECT NO.: 1234567
DESIGNED BY: PS
DRAWN BY: PS
CHECKED BY: PT
APPROVED BY: PT
COPYRIGHT: STV INC.

GRADING AND DRAINAGE PLAN

C-101



1 2 3 4 5

A B C D

CONSULTANTS

SEALS



PROJECT IDENTIFICATION

FOUR CORNERS PLAZA
DORCHESTER, MA

MARK	DATE	CONCEPTUAL PLAN	DESCRIPTION	PS	BY
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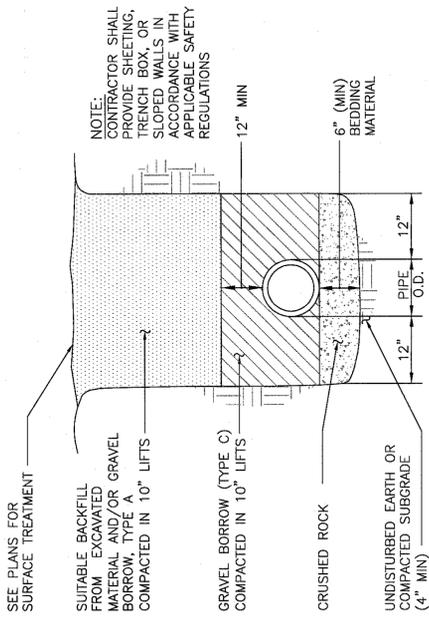
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COPYRIGHT:	STV INC.

SHEET TITLE

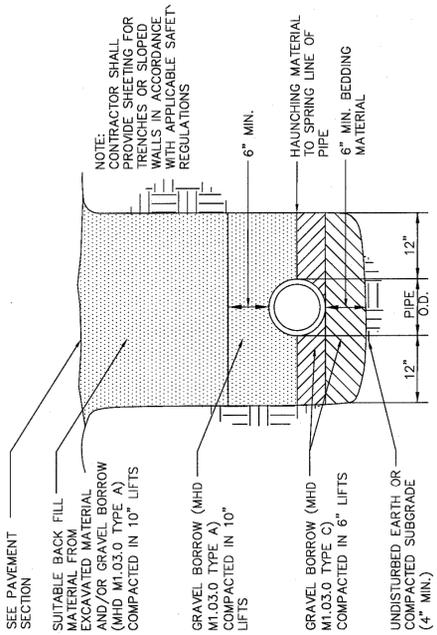
DETAILS

C-501



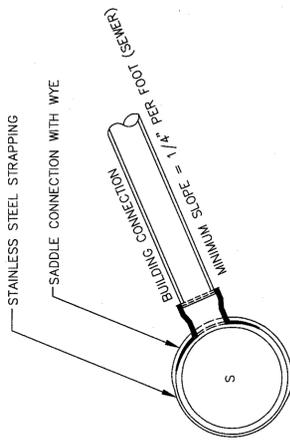
DIP TRENCH DETAIL

NOT TO SCALE



PVC TRENCH DETAIL

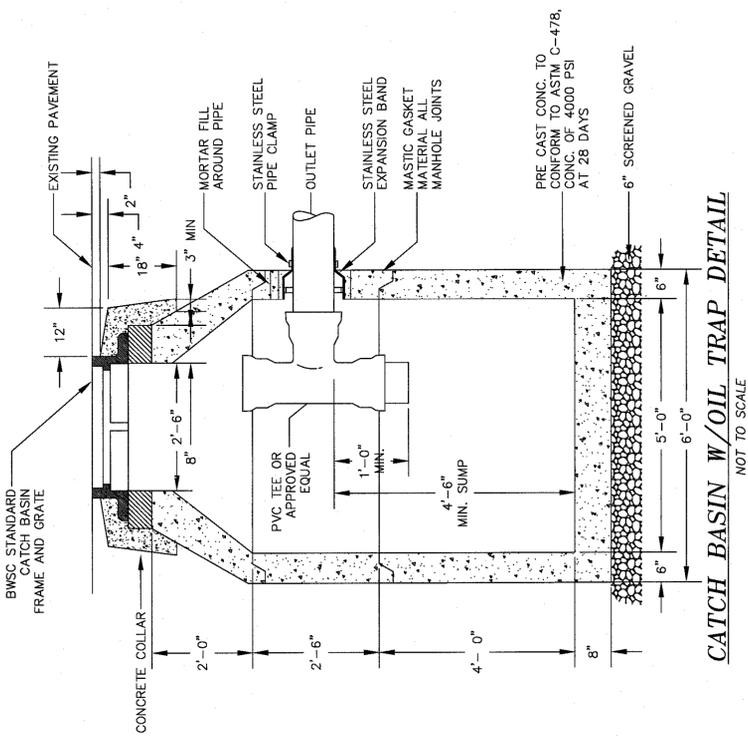
NOT TO SCALE



- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

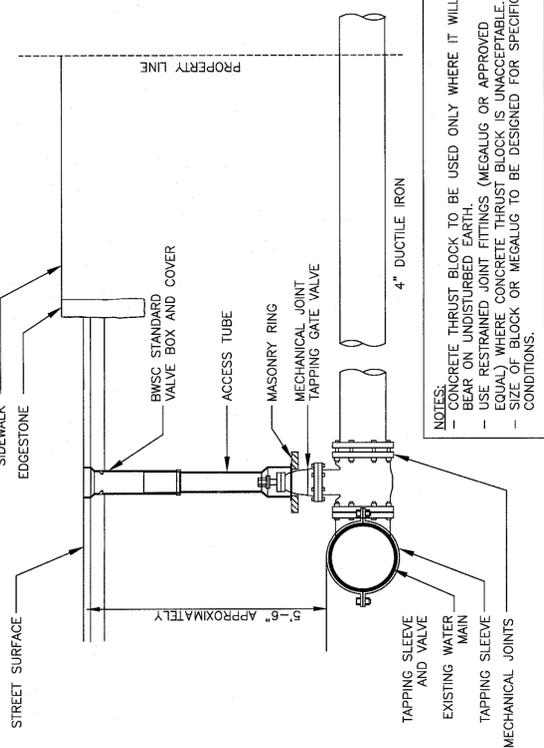
CONNECTION TO EXISTING SEWER

NOT TO SCALE



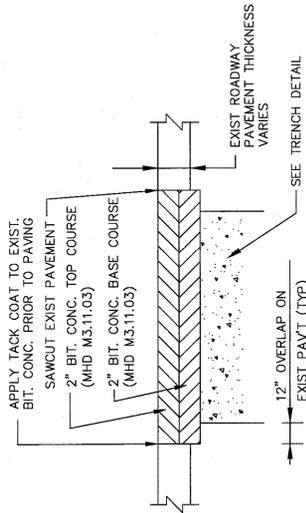
CATCH BASIN W/OIL TRAP DETAIL

NOT TO SCALE



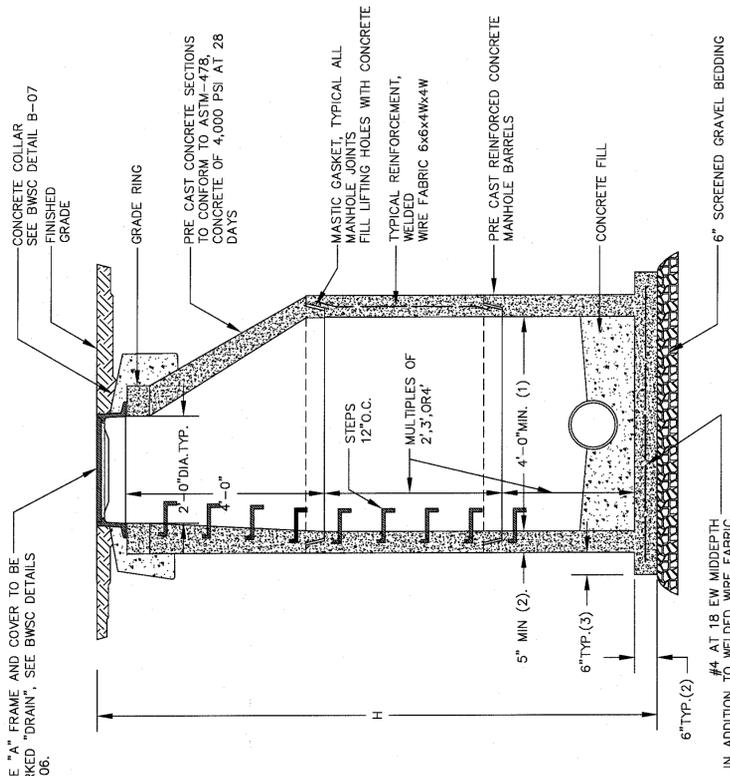
4" & 6" FIRE PIPE CONNECTION DETAIL

NOT TO SCALE



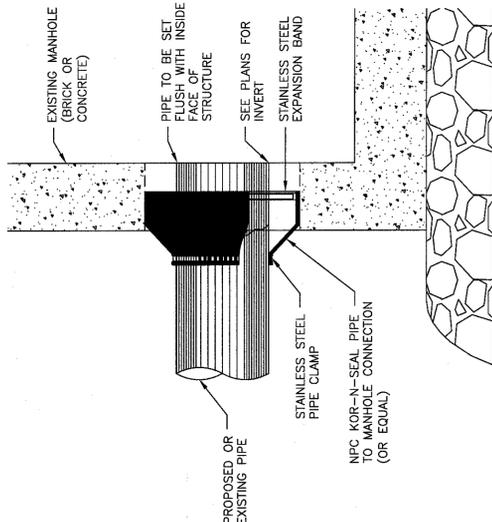
PAVEMENT PATCH DETAIL

NOT TO SCALE



DRAIN MANHOLE

NOT TO SCALE



CONNECTION TO MANHOLE DETAIL

NOT TO SCALE

- NOTES:
1. ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
 2. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE MANHOLE.
 3. FOR PROPOSED MANHOLE INSTALLATION AT EXISTING PIPE, CONTRACTOR SHALL EXTEND EXISTING PIPE INTO NEW MANHOLE USING A SPOOL PIECE (OF SAME PIPE MATERIAL) WITH FERRICO COUPLES.

CONSULTANTS

SEALS



PROJECT IDENTIFICATION

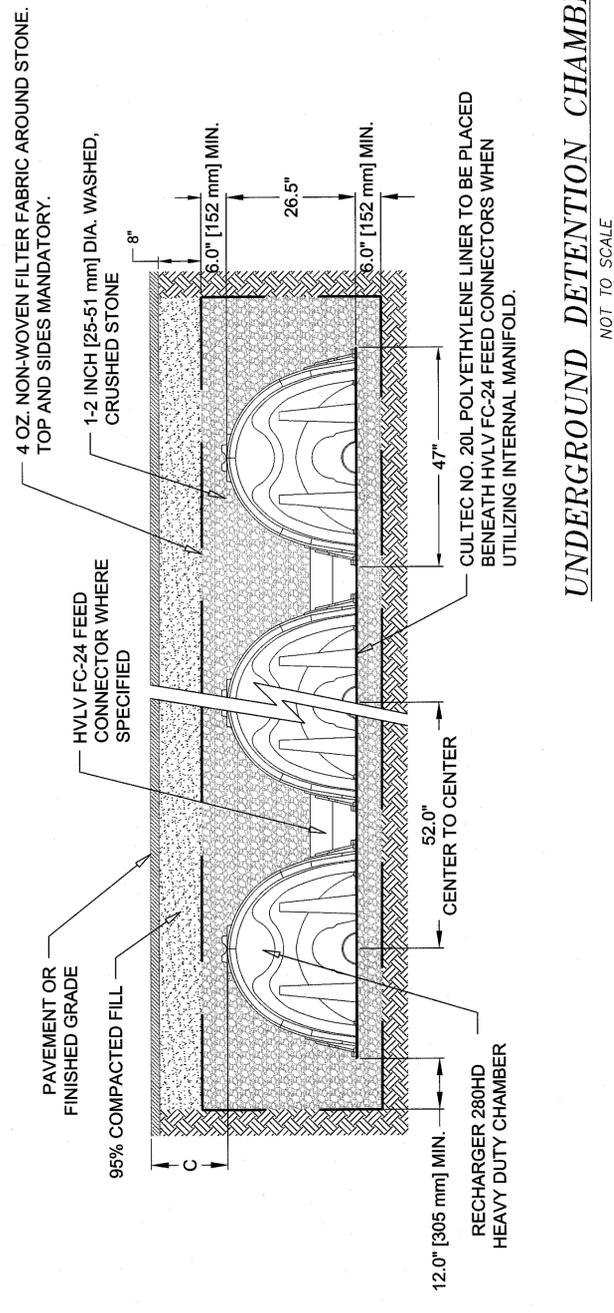
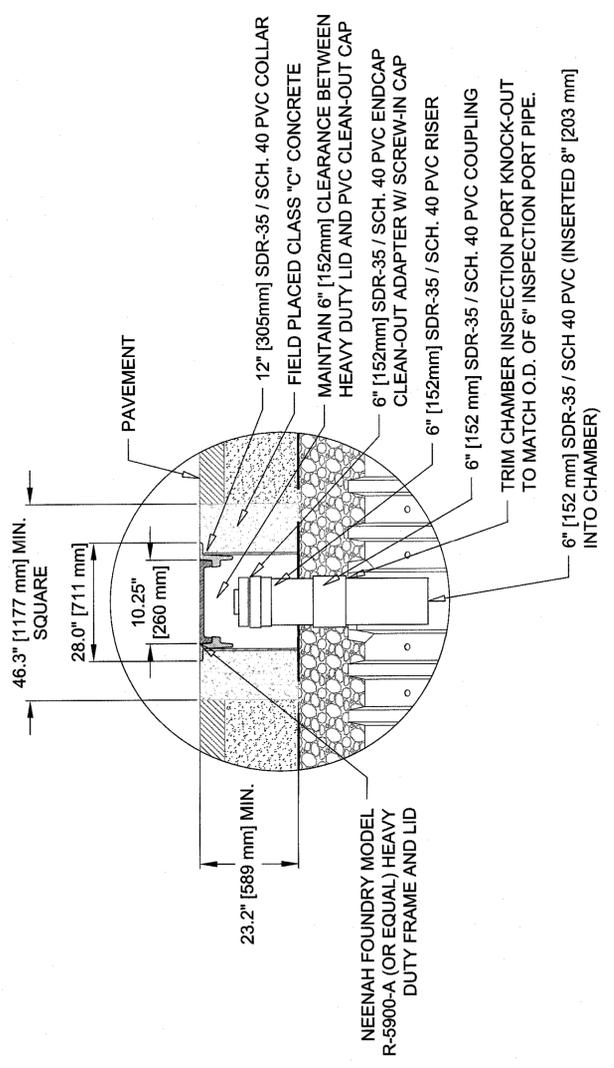
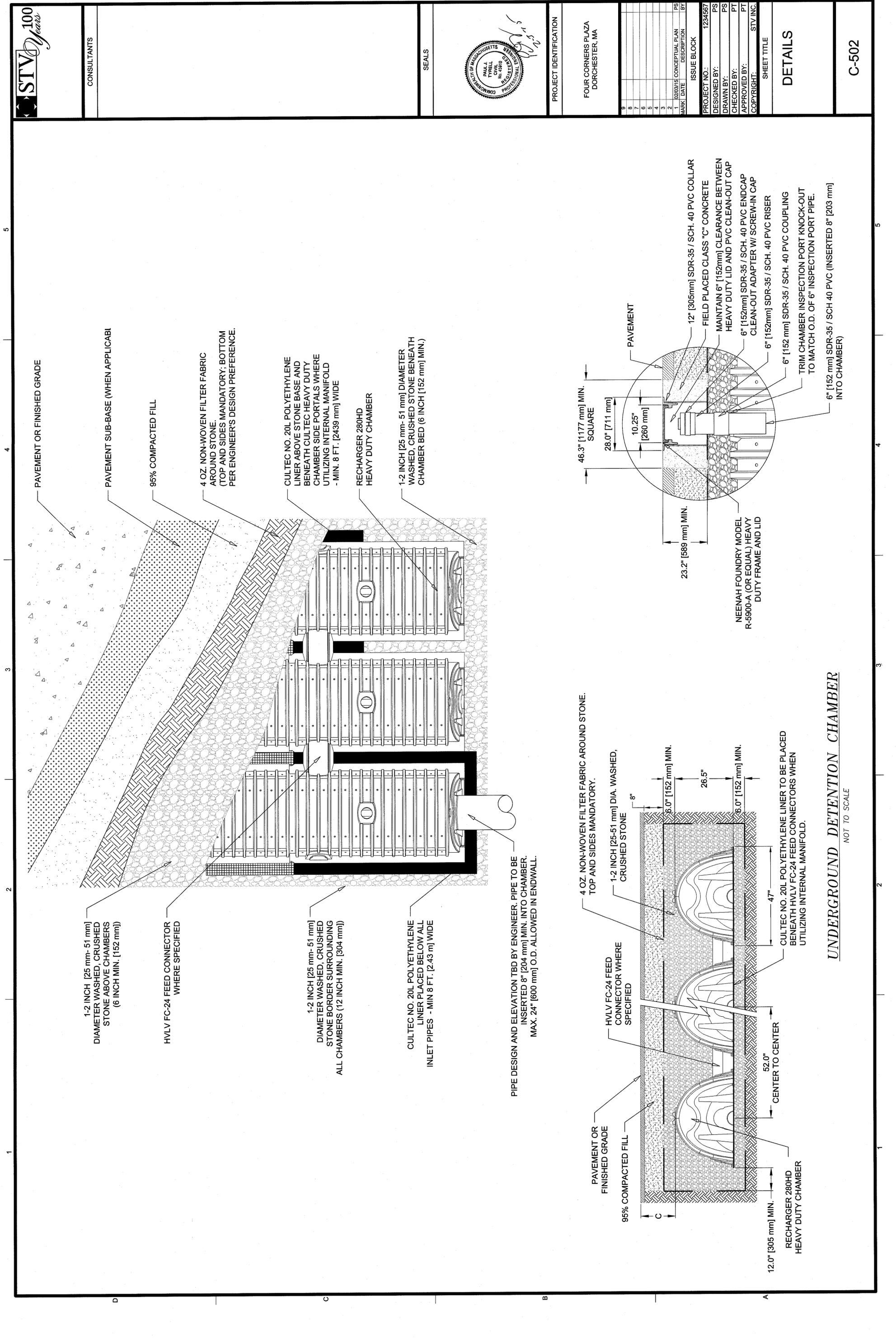
FOUR CORNERS PLAZA
DORCHESTER, MA

MARK	DATE	DESCRIPTION	BY
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3			PS
4			PT
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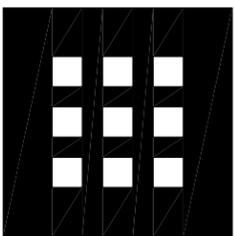
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DRAWN BY:	PS
CHECKED BY:	PT
APPROVED BY:	PT
COPYRIGHT:	STV INC.
SHEET TITLE	

DETAILS

C-502



UNDERGROUND DETENTION CHAMBER
NOT TO SCALE



DHK
ARCHITECTS

54 Canal Street, 2nd Floor
Boston, MA 02114
617-267-6408
Fax 617-267-1990

Prepared for:
CODMAN SQUARE NDC

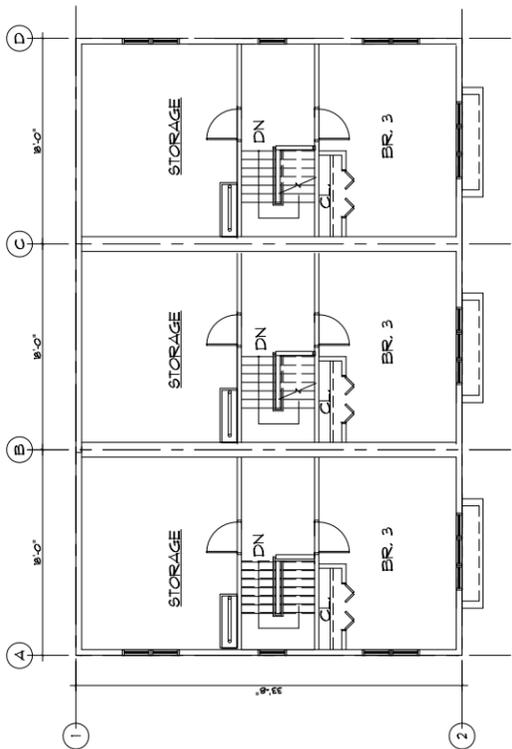
Project:
**FOUR CORNERS
PLAZA**
Dorchester, MA

Title:
3BR TOWNHOUSE OPTION

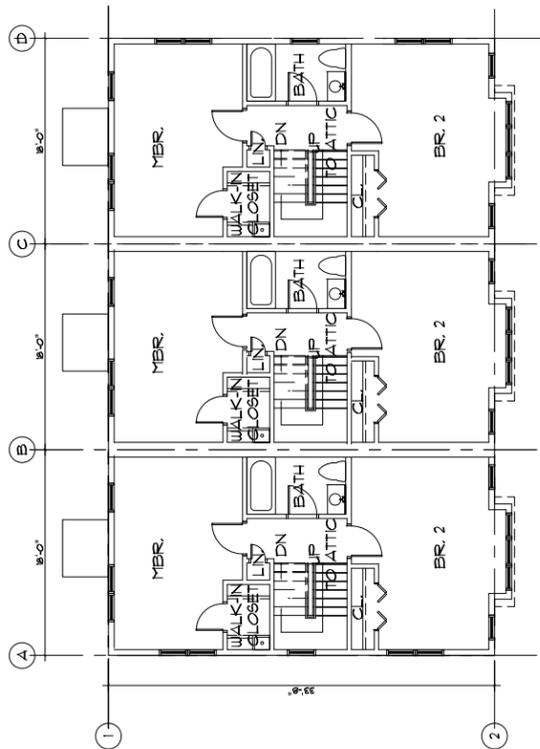
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Drawn By:
Checked By:
Job No.: 3410
Date: 05/07/15

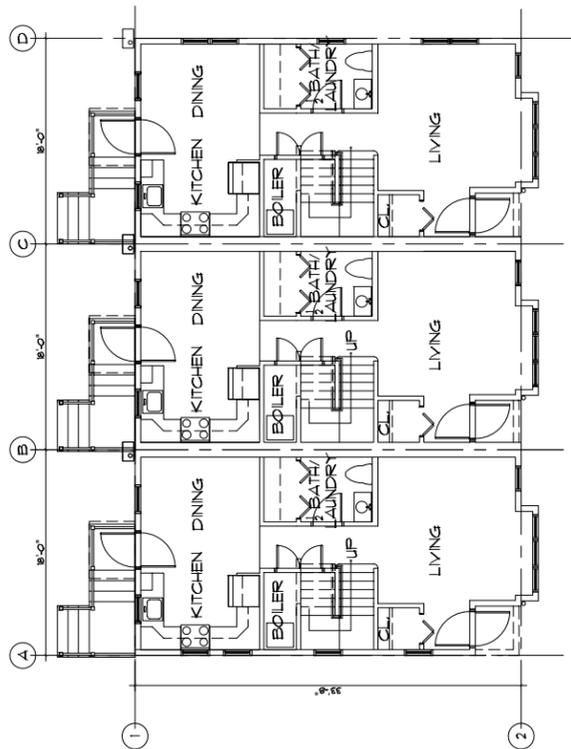
Drawing No.
SK-03



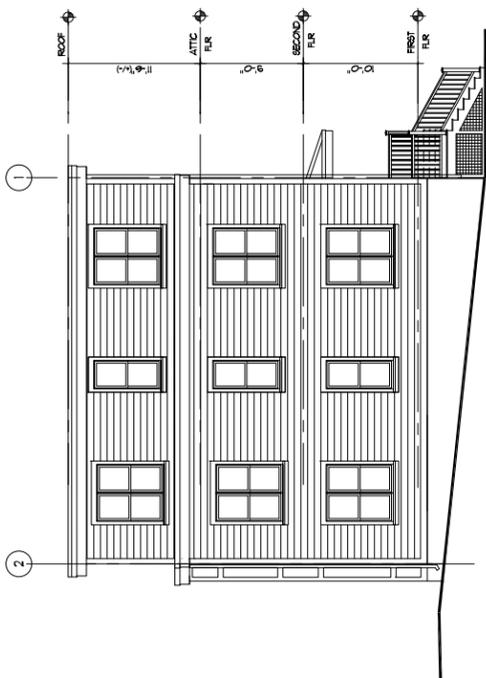
3 3BR-THIRD FLOOR PLAN



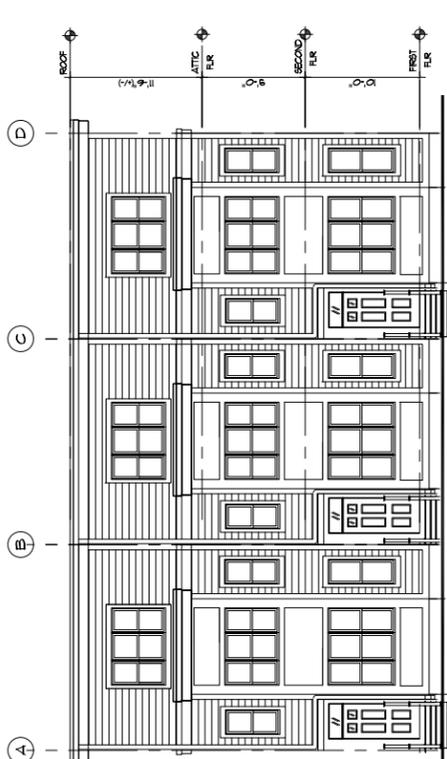
2 3BR-SECOND FLOOR PLAN



1 3BR-FIRST FLOOR PLAN



5 3BR-SIDE ELEVATION



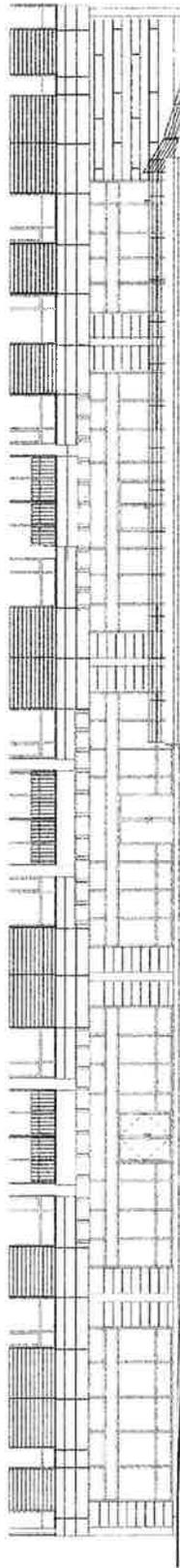
4 3BR-FRONT ELEVATION



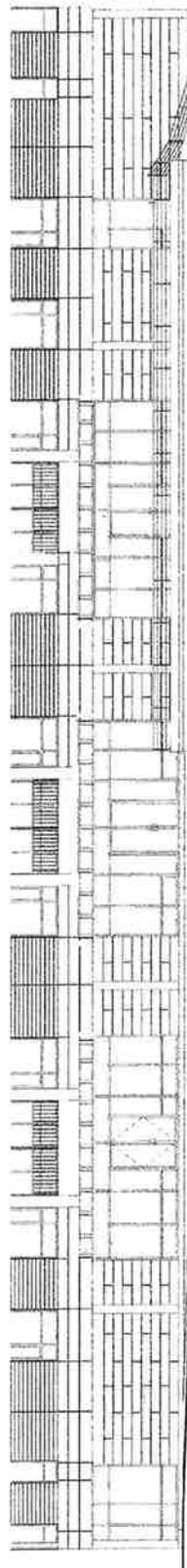
FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC 5/5/2015

Entry & elevator lobby

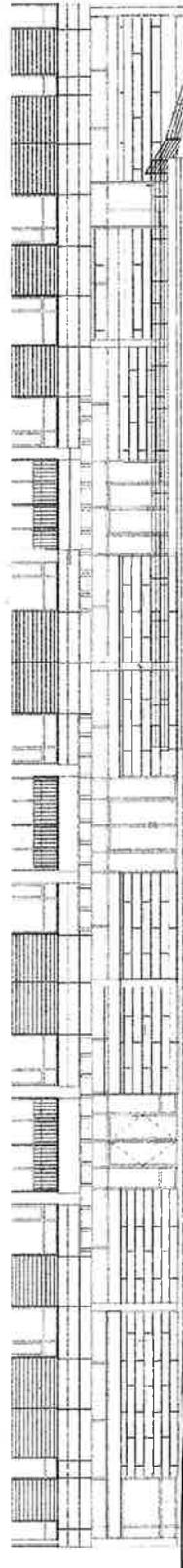




Option A



Option B



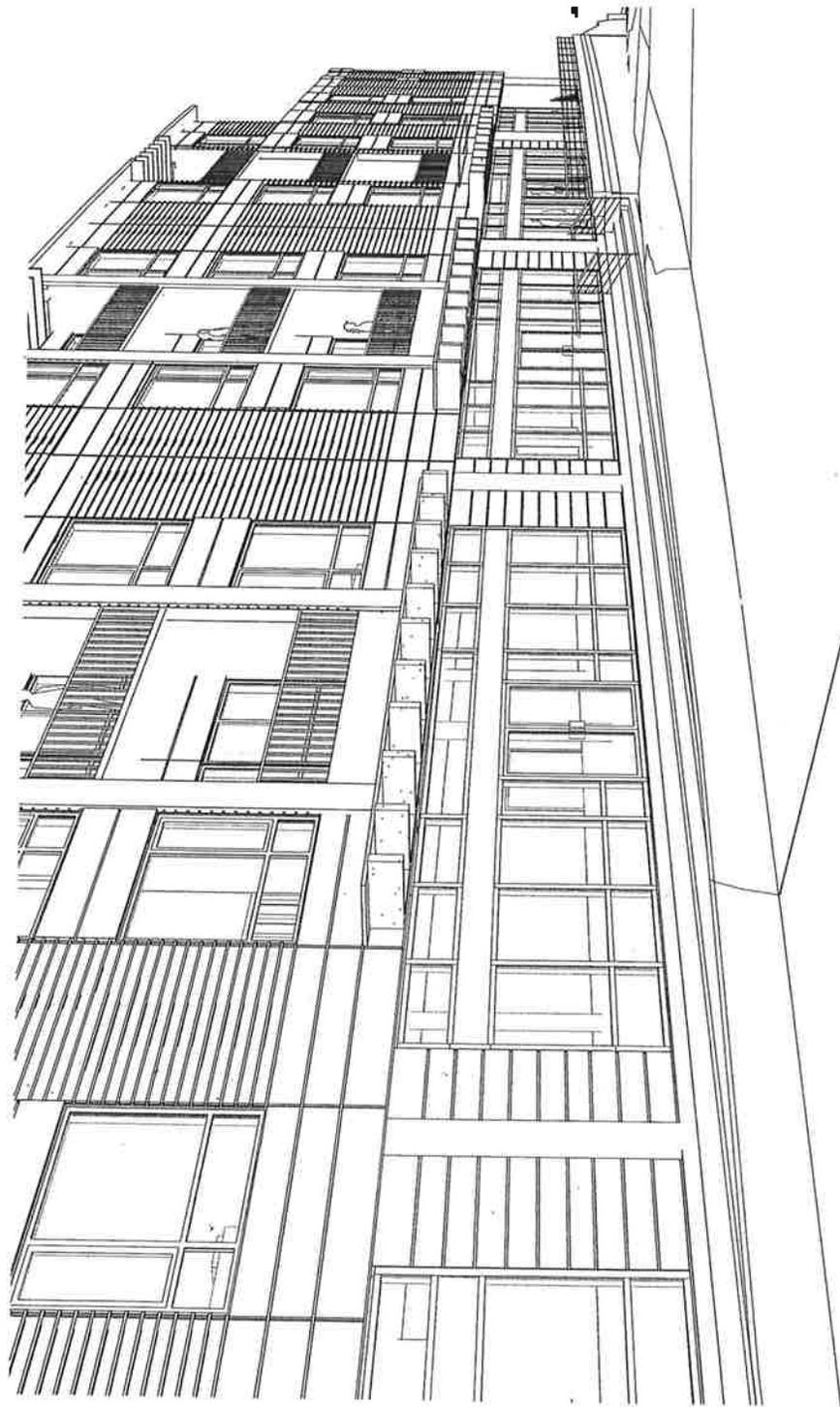
Option C

FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC

5/5/2015

Retail Streetfront



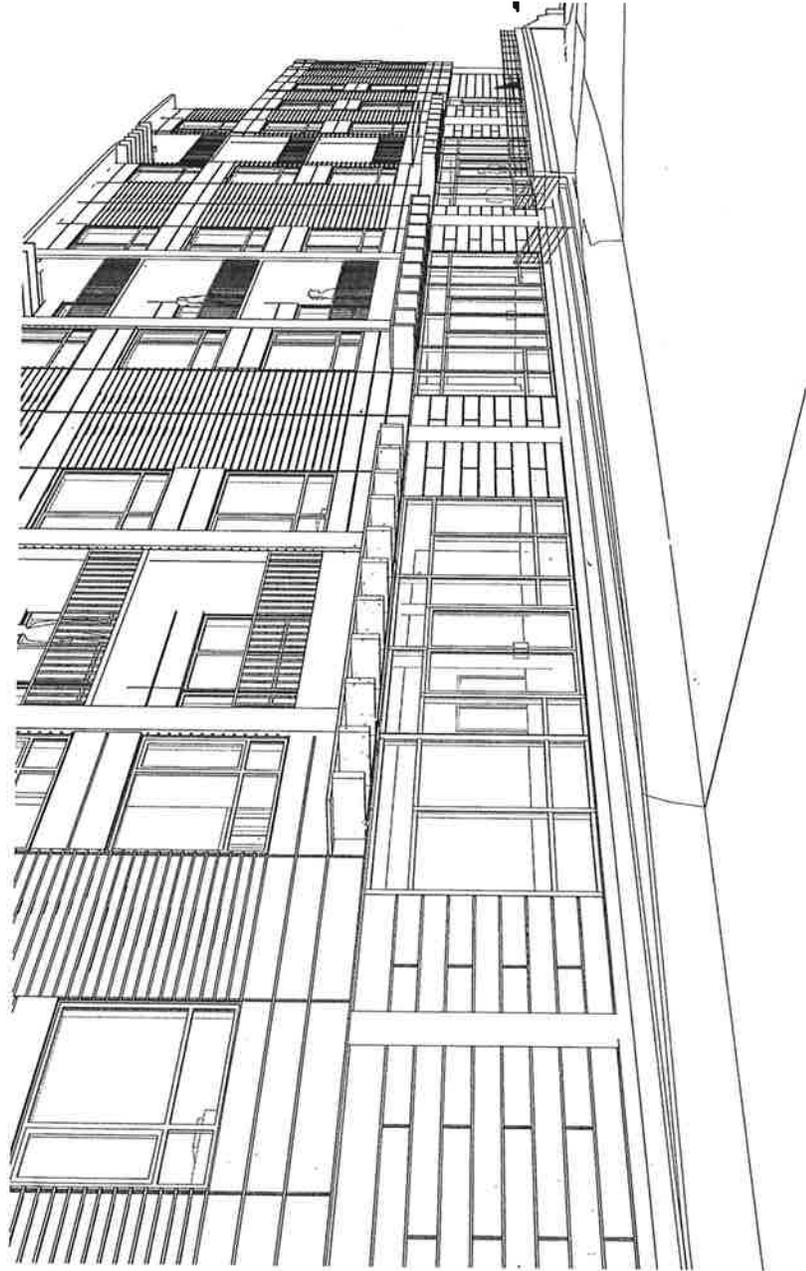


FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC

5/5/2015

street view, option A



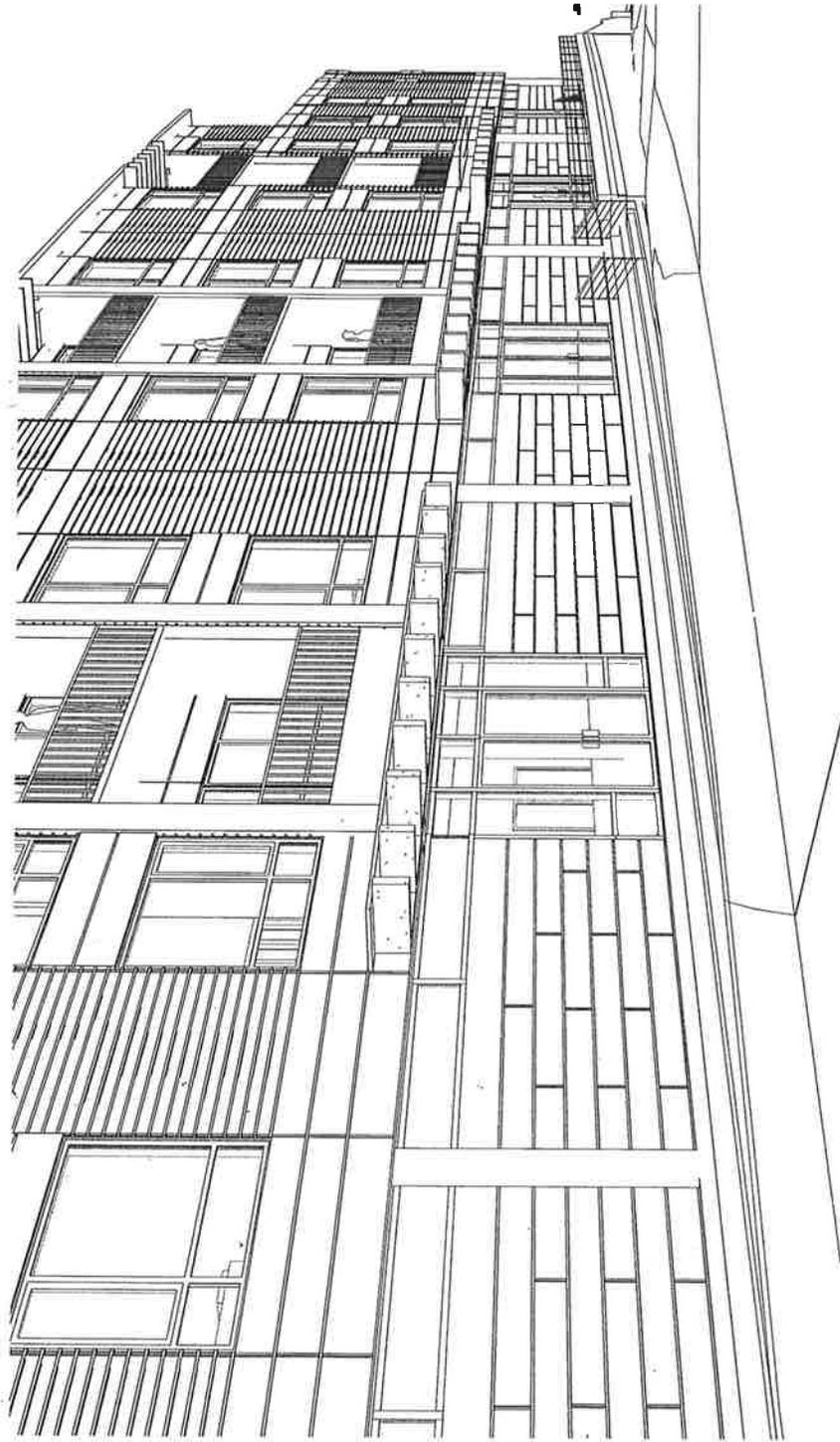


FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC

5/5/2015

Street view, option B



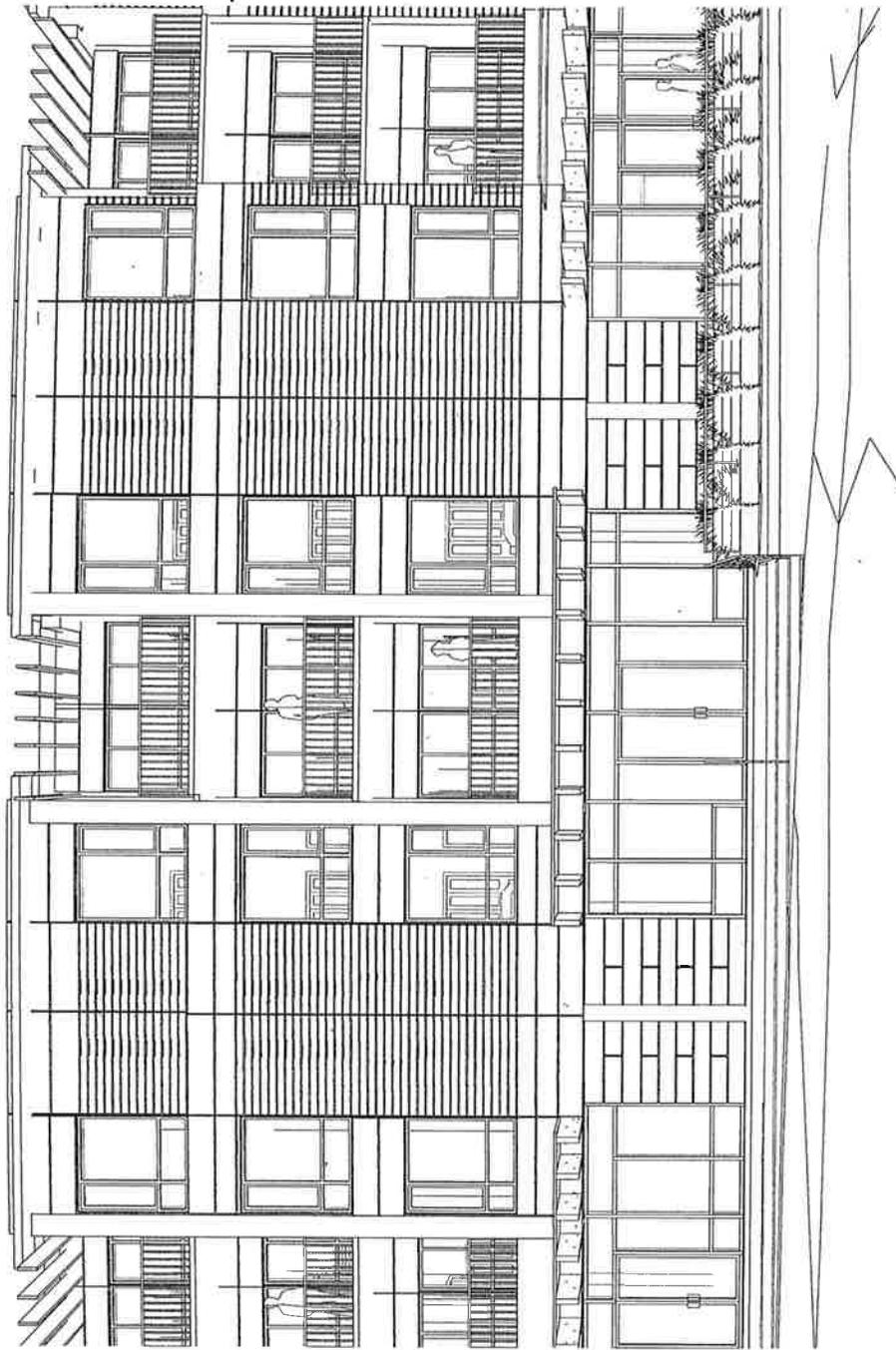


FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC

5/5/2015

Street view, Option C





FOUR CORNERS PLAZA
ELEVATION TREATMENT STUDIES
CODMAN SQUARE NDC

5/5/2015

*Residential levels -
windows + wall patterns*



Appendix B

Zoning Refusal Letters from ISD / Appeals to be Filed



**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

VITALIA SHKLOVSKY
587 WASHINGTON ST
BOSTON, MA 02124

4/29/15
March 24, 2015

Location: 10-18 BOWDOIN ST DORCHESTER MA 02121
Ward: 14
Zoning District: Dorchester
Zoning Subdistrict: LC
Appl. # : ERT449322
Date Filed: February 24, 2015
Purpose: New construction of a 5-story mixed-use wood-frame building at 10-18 Bowdoin Street. Combine Parcels #1401417000, #1401418000 and 1401419000. There will be 9,000 square feet of ground-floor commercial space and 28 residential units on floors 2-4, with a half-underground basement garage. Two units will be accessible. Wood-frame starting on floor two and going up. Part of a Lot Consolidation Plan with #1401417000, #1401418000, and #1401419000. This development will also include a 7-space surface parking lot (#1401419000). This to be one of two building on newly created lot (see ert449325).

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 65 Sec. 65-8	Building Height Excessive	
Art. 65 Sec. 65-8 *	Floor Area Ratio excessive	
Art. 65 Sec. 38	Specific Design Req'ments	Buffering requirements from residential neighboring 3f sub-district
Art.80 Sec. 80E-2	Appl. of Small Project Review	Proposed 48,996 sq ft structure
Article 65 Section 15	Use Regulations	Multifamily residential -Conditional
Article 65, Section 41 **	Off-Street Parking	Insufficient parking/design proposed for "Retail" (18) / Residential (20)
Notes		Pending a favorable ZBA decision, a full set of construction drawings shall be required. (SOIL REPORTS, foundation, structural, framing, sprinkler, fire alarm, DPW/BWS/ community sanitation approvals, applicable energy code etc.)

VITALIA SHKLOVSKY
587 WASHINGTON ST
BOSTON, MA 02124

March 24, 2015

Location: 10-18 BOWDOIN ST DORCHESTER MA 02121
Ward: 14
Zoning District: Dorchester
Zoning Subdistrict: LC
Appl. # : ERT449322
Date Filed: February 24, 2015
Purpose: New construction of a 5-story mixed-use wood-frame building at 10-18 Bowdoin Street. Combine Parcels #1401417000, #1401418000 and 1401419000. There will be 9,000 square feet of ground-floor commercial space and 28 residential units on floors 2-4, with a half-underground basement garage. Two units will be accessible. Wood-frame starting on floor two and going up. Part of a Lot Consolidation Plan with #1401417000, #1401418000, and #1401419000. This development will also include a 7-space surface parking lot (#1401419000). This to be one of two building on newly created lot (see ert449325).

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.



Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.



**Boston Inspectional Services Department
Planning and Zoning Division**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

4/29/2015 (LA)
March 24, 2015

VITALIA SHKLOVSKY
587 WASHINGTON ST
BOSTON, MA 02124

Location: 100-104 BOWDOIN AV DORCHESTER MA 02121
Ward: 14
Zoning District: Dorchester
Zoning Subdistrict: LC
Appl. # : ERT449325
Date Filed: February 24, 2015
Purpose: New construction of a three-story wood-frame building, on new parcel from combining parcel# 1401417000 ,1401418000 and 1401419000 to make new parcel with 29,002 SF of area. Erect three four-bedroom townhomes. No basement. The walls between each townhome are fire-rated, and all the utilities off the Avenue will be coming together to serve the entire building. There will be two surface parking spaces between the townhomes and the one-story retail building at 2 Bowdoin Street. This will be one of two buildings on same lot (see ERT 449322)

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65, Section 39	Screening & Buffering	
Article 65, Section 41 **	Off-Street Parking	Insufficient
Article 65, Section 8	Use Regulations	Town House conditional
Article 65, Section 9	Dimensional Regulations	Excessive F.A.R.
Notes		This ERT is part of two dwellings on same lot. (See ERT 449322 for Article 80 review.) Pending a favorable ZBA decision, a full set of code complaint construction documents shall be required.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.

(LA)

Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

Boston, Massachusetts April 20 15

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being The Owner
The Owner(s) or authorized agent

of the lot at 10-18 Bowdoin Street 14 Dorchester
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

See attached.

STATE REASONS FOR THIS PROPOSAL

See attached.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

See attached.

COMMENTS

OWNER Gail Latimore, President
Codman Square, NDC
~~AUTHORIZED AGENT~~

ADDRESS 587 Washington Street
Dorchester, MA 02124

TELEPHONE (617) 825-4224, Ext. 135

FAX



10-18 Bowdoin Street.

Describe in detail the Reason(s) for this Appeal.

This Appeal seeks permission to construct a 5-story mixed use wood frame building on a new parcel by combining parcels Nos. 1401417000, 1401418000 and 1401419000. There will be a 9,000 sf ground floor commercial space, and 28 residential units on floors 2-4. There will be a partial underground parking garage and 7 surface parking spaces for a total of 38 parking spaces. The violations are:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 65 Sec. 65-8 Art. 65 Sec. 65-8 Art. 65 Sec. 38	Building Height Excessive Floor Area Ratio excessive Specific Design Req'ments	Buffering requirements from residential neighboring 3 f sub-district
Art. 80 Sec. 80E-2 Article 65 Section 15 Article 65, Section 41	Appl. Of Small Project Review Use Regulations Off-Street Parking	Proposed 48,996 sq. ft. structure Multifamily residential-Conditional Insufficient parking/design proposed For "Retail" (18) / Residential (20)

State reasons for this proposal.

The proposal enables the revitalization of the subject property and permits the full, highest and best use of the land, and is consistent with the other dwellings in the neighborhood.

Provide reasons why Board should grant relief.

The Board should grant the relief requested since the proposal is in harmony and not injurious to the neighborhood.

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

Boston, Massachusetts April 20 15

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being The Owner
The Owner(s) or authorized agent

of the lot at 100-104 Bowdoin Avenue 14 Dorchester
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

See attached.

STATE REASONS FOR THIS PROPOSAL

See attached.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

See attached.

COMMENTS

OWNER Gail Latimore, President
Codman Square, NDC
~~AUTHORIZED AGENT~~
ADDRESS 587 Washington Street
Dorchester, MA 02124
TELEPHONE (617) 825-4224, Ext. 135
FAX



100-104 Bowdoin Avenue.

Describe in detail the reason(s) for this Appeal.

This appeal seeks permission to erect a 3-story wood frame building, consisting of three four bedroom townhouses on a new parcel by combining Parcels Nos. 1401417000, 140141800 and 1401419000 to make a new 29,002 square foot parcel. There will be 2 surface parking spaces. This will be one of two buildings on the same lot (See ERT 449322). The violations are:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Article 65, Section 39	Screening & Buffering	
Article 65, Section 41	Off Street Parking	Insufficient
Article 65, Section 8	Use Regulations	Town House conditional
Article 65, Section 9	Dimensional Regulations	Excessive F.A.R.

State reasons for this proposal.

The proposal enables the revitalization of the subject property and permits the full, highest and best use of the land, and is consistent with the other dwellings in the neighborhood.

Provide reasons why Board should grant relief.

The Board should grant the relief requested since the proposal is in harmony and not injurious to the neighborhood.

Appendix C

Support Letters



GREATER FOUR CORNERS ACTION COALITION

367 WASHINGTON STREET

DORCHESTER, MA 02124

PHONE: (617) 436-0289

FAX: (617) 825-3308

EMAIL: gfcac@hotmail.com

August 06, 2014

City of Boston, DND
26 Court Street
Boston, MA 02108

Re: CSNDC's Proposal to develop 10-30 Bowdoin Street, Dorchester, MA 02121

Dear Sir/Madam,

We are writing on behalf of the Greater Four Corners Action Coalition and residents of the Four Corners Community to offer our support for Codman Square Neighborhood Development Corporation's (CSNDC) proposal. CSNDC has presented a proposal to the City of Boston's Department of Neighborhood Development to develop the parcels at 10-30 Bowdoin Street in the Four Corners neighborhood of Dorchester.

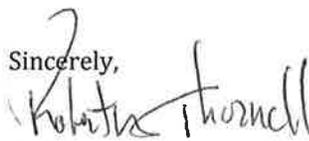
Although there is strong general support for the project, our support is based upon continuing conversation with the developer to address the following issues, which came up following the community presentation:

- Architect needs to be more innovative with the design.
- There needs to more discussion with the abutter –Down Home Catering
- When choosing the general contractor (GC) CSNDC should take into consideration those who are willing to push their sub-contractor to pay a livable wage.

Codman Square Neighborhood Development Corporation has worked closely with the community over the past several years and always tries to incorporate the community's interests in its projects. We look forward to working with Codman Square Neighborhood Development Corporation in the coming months to build a project that will advance the development of Four Corners Business District.

The project advances the community's vision by converting vacant City-owned and privately-owned parcels into productive community assets. The proposal includes building affordable housing for families and developing commercial space to give an impetus to economic development and job creation in the neighborhood.

We request you to consider CSNDC's application favorably.

Sincerely,


Robert Thornell
GFCAC - President

WASHINGTON

1414 Longworth Building
Washington, DC 20515-2108
202-225-5111
Fax 202-225-9322

Committee on Financial Services
Ranking Democratic Member
Subcommittee on Housing
& Insurance

Committee on Transportation &
Infrastructure

Committee on Ethics



Congress of the United States
House of Representatives

Michael E. Capuano

7th District, Massachusetts

MASSACHUSETTS

110 First Street
Cambridge, MA 02141-2109
617-621-6206
Fax 617-621-8628

Roxbury Community College
Campus Library
Room 211

Stetson Hall
Room 124
Randolph

February 11, 2015

Christine O'Keefe
Boston Department of Neighborhood Development
26 Court Street, 8th floor
Boston, Ma. 02108

Dear Ms. O'Keefe, I write in strong support for Codman Square Neighborhood Development Corporations new Four Corners Plaza housing development.

The Neighborhood Development Corporation works with the community to ensure that they have an open and constructive dialogue with the surrounding community. The NDC has provided updates about the project with the Greater Four Corners Action Coalition, Four corners Main St., The Mt. Bowdoin Betterment Association and the United Neighborhood Association, among others and has received support.

The Codman Square Neighborhood Development Corporation will develop 31 affordable housing rental units with a range of mixed household incomes; approximately 9,000 squarefeet of ground floor commercial space; an underground garage with 27 spaces as well as surface space for 10 additional parking spaces. This transit oriented, sustainable development is within a half-mile of the new Four Corners-Geneva MBTA Fairmount Line commuter rail stop and supports the efforts of the Fairmount Collaborative. The housing will have committed limited equity co-operative ownership to help to ensure that the residents will be active, long term neighborhood stakeholders.

The project will benefit the community by developing a mixed use property with residential and commercial use, creating temporary and permanent jobs that will include construction jobs. The project will be of green design and meet LEED silver standards. This development will provide 100% affordability opportunity in a neighborhood with high demand for affordable rental housing and will revitalize a vacant and underutilized property.

I ask that you strongly consider in favor of the application submitted by CSNDC. If you have questions, please feel free to contact my office.

Sincerely,

A handwritten signature in black ink that reads "Michael E. Capuano".

Michael E. Capuano
Member of Congress

Please visit our website to sign up for our newsletter
www.house.gov/capuano



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EDWARD J. MARKEY
MASSACHUSETTS

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U.S. SENATE CLIMATE CHANGE CLEARING HOUSE

United States Senate

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BOSTON, MA 02203
617-565-8519

222 MILLIKEN BOULEVARD, SUITE 312
FALL RIVER, MA 02721
508-677-0523

1550 MAIN STREET, 4TH FLOOR
SPRINGFIELD, MA 01101
413-785-4610

January 29, 2015

Secretary Jay Ashe
Executive Office of Housing and Economic Development
One Ashburton Place
Boston, MA 02108

Dear Secretary Ashe,

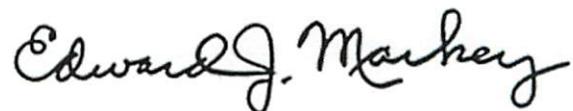
I am writing to express my support for the Codman Square Neighborhood Development Corporation's new Four Corners Plaza housing development.

Four Corners Plaza is a proposed mixed-use development that will offer affordable housing, parking, and commercial space to the community of Dorchester. The proposed plan includes 9,000 square feet of commercial space, 31 units of affordable housing, and parking for 37 vehicles. Additionally, Four Corners Plaza will be sustainably developed and will conform to LEED and the City Of Boston's green design standards.

The proposed Four Corners Plaza will provide numerous benefits to the community. The plaza offers long-term affordable housing, including homeless transitional apartments, in the hopes that residents will be long-term neighborhood stakeholders. The commercial space will serve as a catalyst for business investment and job creation. The energy-efficient design will bring groundbreaking sustainable infrastructure to Dorchester. The close proximity to the MBTA Fairmount commuter Line will allow increased accessibility to the location. This development represents the continued support of the Fairmount Collaborative, a consortium of organizations advocating for neighborhood-sensitive development along the MBTA Fairmount line.

I respectfully request that you will give Four Corners Plaza your most careful consideration. If you have any questions, or require additional information, please do not hesitate to contact David Brade in Boston Office at David_Brade@markey.senate.gov or (617)565-8519.

Sincerely,



Edward J. Markey

EJM/db



Boston City Council
Stephen J. Murphy
City Councillor At-Large

January 22, 2015

Sheila Dillon
Chief of Housing
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Dear Ms. Dillon:

I am writing to offer my full support for Codman Square Neighborhood Development Corporation's new Four Corners Plaza housing development.

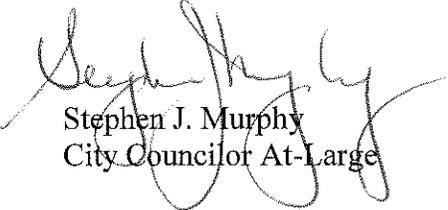
The Neighborhood Development Corporation continues to work with the community to ensure that there is an open and constructive dialogue between the surrounding community and the NDC. Additionally, the NDC has provided regular updates with the Greater Four Corners Action Coalition, Four Corners Main Streets, the Mt. Bowdoin Betterment Association (MBBA), and United Neighborhood Association (UNA).

The Codman Square Neighborhood Development Corporation is developing 31 affordable housing rental units for a range of household incomes; approximately 9,000 square feet of ground floor commercial space; an underground garage with 27 parking spaces as well as 10 surface parking spaces; and transit oriented, "sustainable" development in support of the new MBTA Fairmount Line commuter rail stop Four Corners-Geneva (within a half-mile from the site), in support of the Fairmount Collaborative. The housing will be a committed limited equity co-operative ownership, to help ensure that new residents will be active, long-term neighborhood stakeholders.

This project will benefit the community by developing a mixed-use property with residential and commercial uses at a critical downtown node in Dorchester; associated temporary and permanent job creation, including construction jobs; "green" design and construction that meets LEED silver standards; the revitalization of vacant and underutilized property; and 100% affordability in a neighborhood with high demand for affordable rental housing.

The project is supported locally by such organizations as the Greater Four Corners Action Coalition and the Four Corners Main Streets, among others. Please consider CSNDC's application favorably.

Sincerely,



Stephen J. Murphy
City Councilor At-Large



**AYANNA PRESSLEY
BOSTON CITY COUNCILOR
AT-LARGE**

January 29, 2015

Christine O'Keefe
Boston Department of Neighborhood Development
26 Court Street, 8th floor
Boston, MA 02108

Dear Ms. O'Keefe,

I write to offer my full support for Codman Square Neighborhood Development Corporation's new Four Corners Plaza housing development.

The Neighborhood Development Corporation continues to work with the community to ensure that there is an open and constructive dialogue between the surrounding community and the NDC. Additionally, the NDC has provided regular updates with the Greater Four Corners Action Coalition, Four Corners Main Streets, the Mt. Bowdoin Betterment Association (MBBA), and United Neighborhood Association (UNA).

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The project is supported locally by such organizations as the Greater Four Corners Action Coalition and the Four Corners Main Streets, among others. Please consider CSNDC's application favorably.

Sincerely,

A handwritten signature in black ink that reads "Ayanna Pressley". The signature is written in a cursive, flowing style.

Ayanna Pressley
At-Large Boston City Councilor