

# Article 80 Small Project Review Application

## Four Corners / Upper Washington

322 - 336 Washington Street + 101 Bowdoin Avenue  
331 - 337 Washington Street

VIET AID

OWNER:  
Vietnamese American Initiative for Development (Viet-AID)

**utile**

ARCHITECT:  
Utile, Inc. | Architecture + Planning





# V I E T A I D

Vietnamese American Initiative for Development, Inc.

42 Charles Street, Suite E, Dorchester, Massachusetts 02122  
Tel: 617.822.3717 Fax: 617.822.3718 www.vietaid.org

July 3, 2013

Mr. Peter Meade, Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

## Upper Washington / Four Corners Project Letter of Intent

Dear Mr. Meade,

The Vietnamese American Initiative for Development, Inc. (Viet-AID) is pleased to introduce you to the Four Corners/Upper Washington project. The project is designed to implement the community vision as outlined in the Mid-Dorchester Action Plan (2010), in the Urban Village Concept Plan (2000), and as articulated by the Four Corners community members in the community meetings organized by the Greater Four Corners Action Coalition (Fall of 2012) and by the City's Department of Neighborhood Development (November 2012 and January 2013). The project also aligns with Viet-AID's vision to build strong, vibrant and diverse communities in the Fields Corner and Four Corners neighborhoods, to provide affordable housing, to facilitate access to decent paying jobs, and to strengthen neighborhood businesses.

Viet-AID has built a very competent and committed team for this project that includes: Utile, Inc. Henry Joseph & Associates, and TE-Enterprise. Our team has worked closely with the Greater Four Corners Action Coalition and the Four Corners Main Streets in understanding the community's desires and in developing a proposal that enhances the urban environment of the area and responds to the community vision. In May 14, 2013 our team was invited to present the project to the community of Four Corners. Following our presentation the community discussed and expressed their support in moving the project forward.

The project area is comprised of 10 parcels (9 city-owned and 1 private) that combined create a developable area of 30,402 square feet. The proposal includes thirty-five (35) affordable units: (4) 1-br, (21) 2-br, and (10) 3-br units, and provides meeting space, outdoor sitting and play areas for the residents. Nine (9) of the thirty-five (35) units are set aside for extremely low-income homeless or formerly homeless families and the remaining are affordable units with tax credit restrictions. The proposal also includes commercial/retail space on the first floor that aims to strengthen and complement the existing businesses.

In the following pages, you can find specifics of the proposed project. We look forward to a continued dialog with your team as we refine the project and work toward approval. Should you have any questions, please feel free to contact Aspasia Xypolia of Viet-AID or Matthew Littell of Utile, Inc.

Best regards

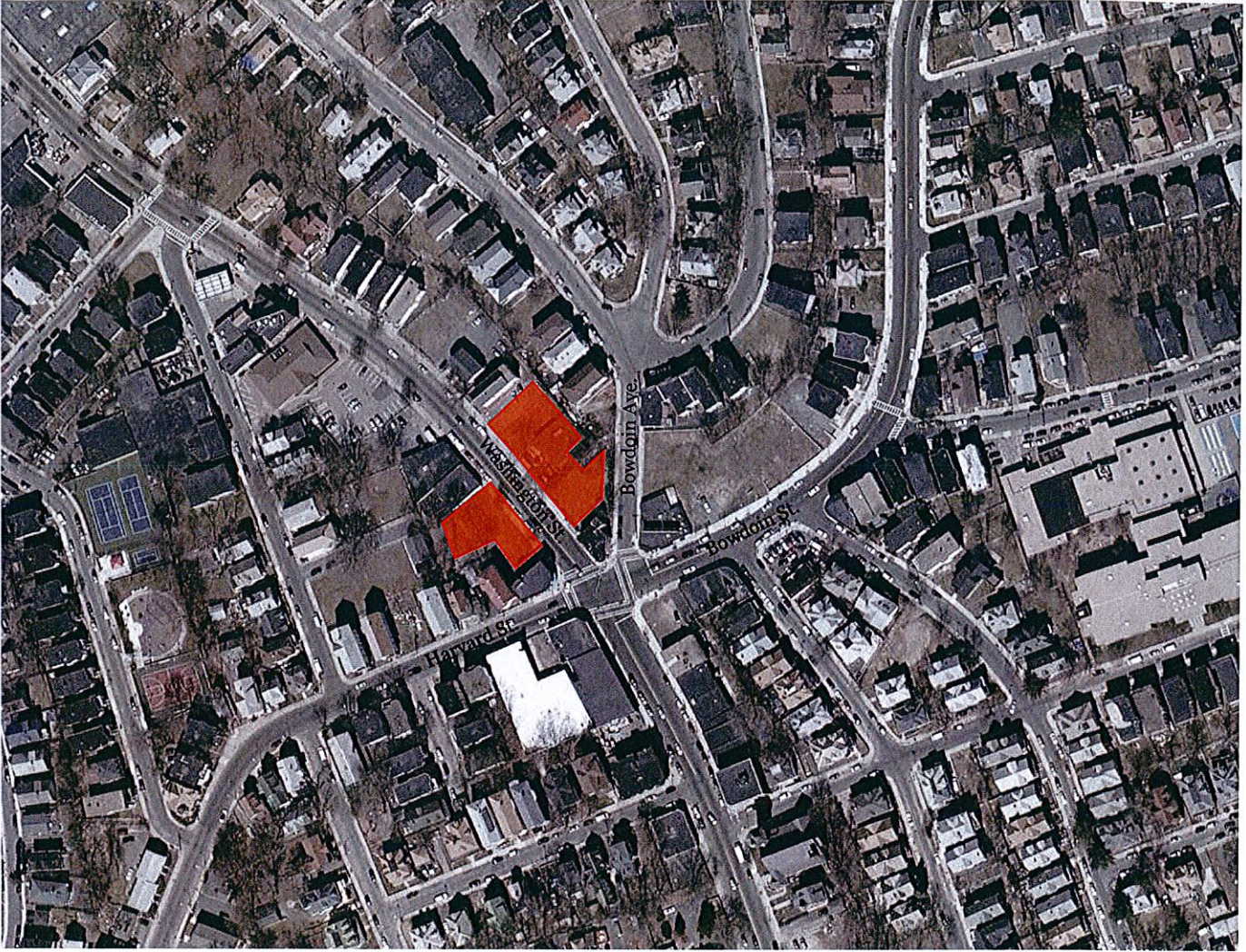


Nam Pham  
Executive Director

THIS AGENCY SUPPORTED BY

 **United Way**  
of Massachusetts Bay





Four Corners, Dorchester







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# Project Narrative

## Overview

The Four Corners / Upper Washington project proposes adding 35 residential units and 3,200 square feet of commercial space to the Four Corners neighborhood. The project is split between two buildings along Washington Street. 324 Washington Street is a four story residential building with ground level retail and community program. This building also features three townhouse units. 331 Washington Street is a three story residential building with ground level retail and community program. As a whole, the project is in keeping with community goals for strengthening the Four Corners neighborhood.

## Design Vision

The overall design of the project responds to community desires for lively, affordable, multi-family residential buildings with street level retail and community uses. At the ground level, the design responds to the community's desire for active street frontage. To this end, the community and retail spaces are arranged to maximize their frontage on the streets, and both buildings have primary lobbies on the street. Further townhouse units on the 324 site further enhance the Washington Streetscape. Where the parking abuts the sidewalk, it is screened creatively with architectural elements that extend the rhythm of the storefronts and other active uses. Strategic lighting of all the ground floor elements will ensure a street edge that is safe, welcoming, and that contributes positively to the legibility of the street as a special place.

The rear of each building features an outdoor open space that features a play structure and casual seating. In both buildings, the arrangement of common areas – outdoor spaces, lobbies, community spaces, laundry rooms, mailboxes, front and rear entries – is configured in such a manner so as to maximize the interaction of the occupants and enhance their sense of community.

At the upper floors, the scale of the two buildings, as well as the expression of individual units on the upper floors, retains the residential character of the district while bringing much-needed density and activity to the Washington / Harvard / Bowdoin intersection. The pattern of ground-floor retail with residential above is entirely in keeping with the “Main Street” qualities of the block. At the 331 side, the 3 story building height matches that of the abutting building to the south, and extends the active ground floor uses further north along Washington. The continuation of the street wall in this regard enhances the sense of place. At the 324 side, the design of the façade also extends the retail uses at grade, and introduces a cornice element to match the height of the adjacent building.

The architectural expression of the buildings is contemporary, in keeping with the forward-looking aspirations of a revitalizing neighborhood. While the proposed use of materials is not traditional, the scale of the buildings, the building elements, and the expressed rhythms of residential occupancy through the fenestration and balconies is very much in keeping with the older fabric of the surrounding neighborhood.

## Green Narrative

The development will strive to be environmentally responsible in both its construction process and eventual operation. Consistent with these goals, the project will pursue a LEED silver rating from the United States Green building Council. The design and development team will incorporate many best practices from USGBC and Energy Star guidelines. Many of these specification items are now standard practice for sustainable building in general, and include all the basics such as:

- R20 cellulose in the wall cavities
- R38 roof and floor insulation
- 95% AFUE centralized boiler
- Locations and conduit for the future installation of photovoltaic panels
- Energy Star fixtures and appliances throughout
- Energy Star windows
- Low flow toilets, faucets and shower heads
- Low/No VOC and high recycled content materials

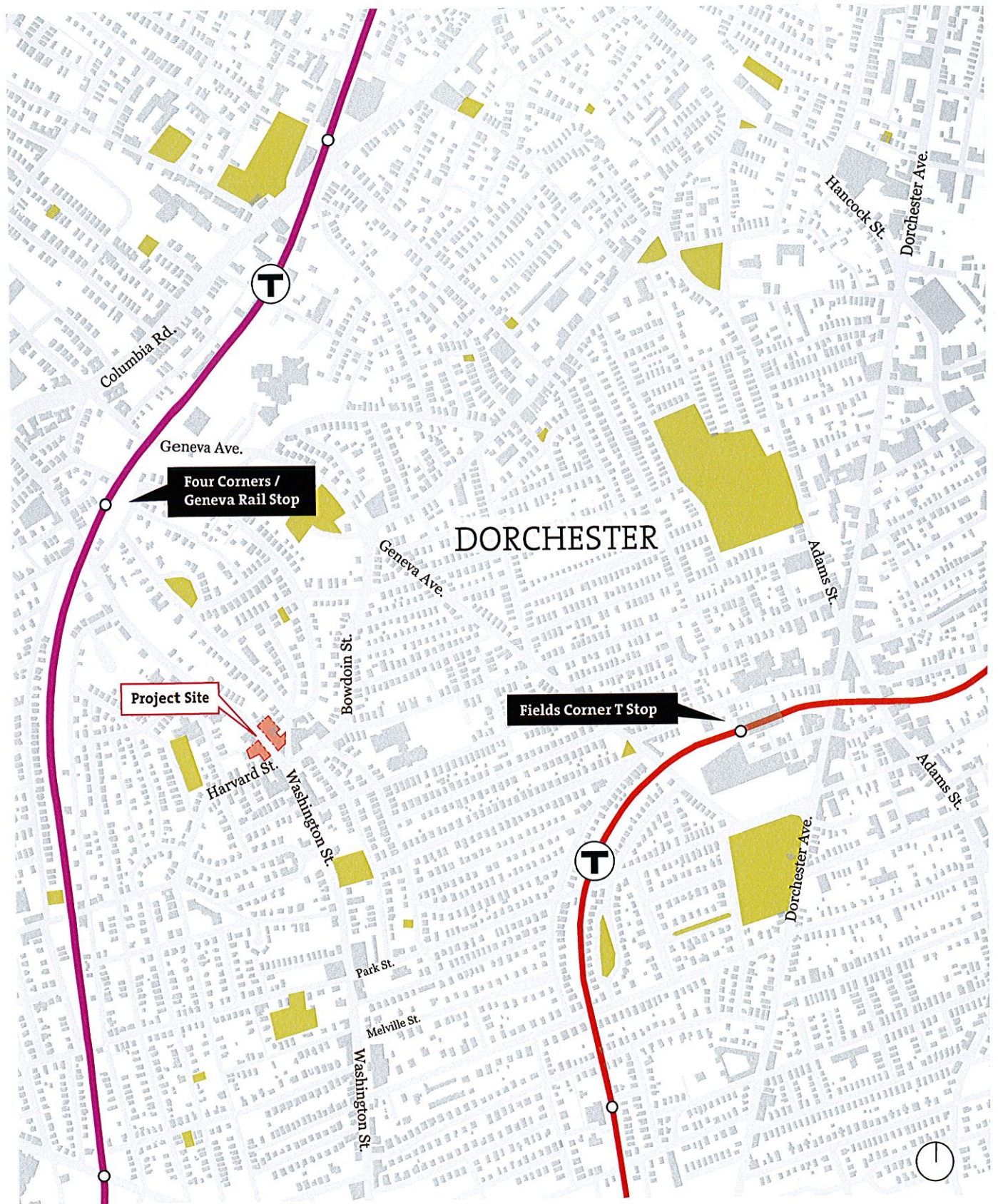


## Public Benefits

- **Affordability** – Nine out of the thirty five units will service extremely low-income (30% of AMI) homeless or formerly homeless families. The remaining units will service households earning 60% of AMI and will have tax credit restrictions.
- **Neighborhood Commercial** - The project includes 3,200 square feet of commercial space that nurtures and supports neighborhood businesses, expands the customer base to support existing businesses, and contributes to the ongoing neighborhood revitalization effort undertaken by the city, the Four Corners Main Streets, and the community of the Four Corners neighborhood.
- **Community Vision** - The project is designed to implement the community vision as outlined in the Mid-Dorchester Action Plan (2010) and the Urban Village Concept Plan (2000) as well as articulated by the Four Corners community members in the community meetings organized by the Greater Four Corners Action Coalition (Fall of 2012) and the Department of Neighborhood Development of the City of Boston (November 2012 and January 2013).
- **Community space** - The project will include approximately 875 square feet of community space, which will increase daytime use in the building and a place for residents to take part in community activities.
- **Family units** – 25% of the units feature three bedrooms. Amenity space within the building as well as the play structure in the back yard helps to foster a family friendly atmosphere.
- **Sidewalk amenities/street life** – The design of the new street level facades will enhance the activity on the street by adding lighting, activity, and additional transparency to the street level.

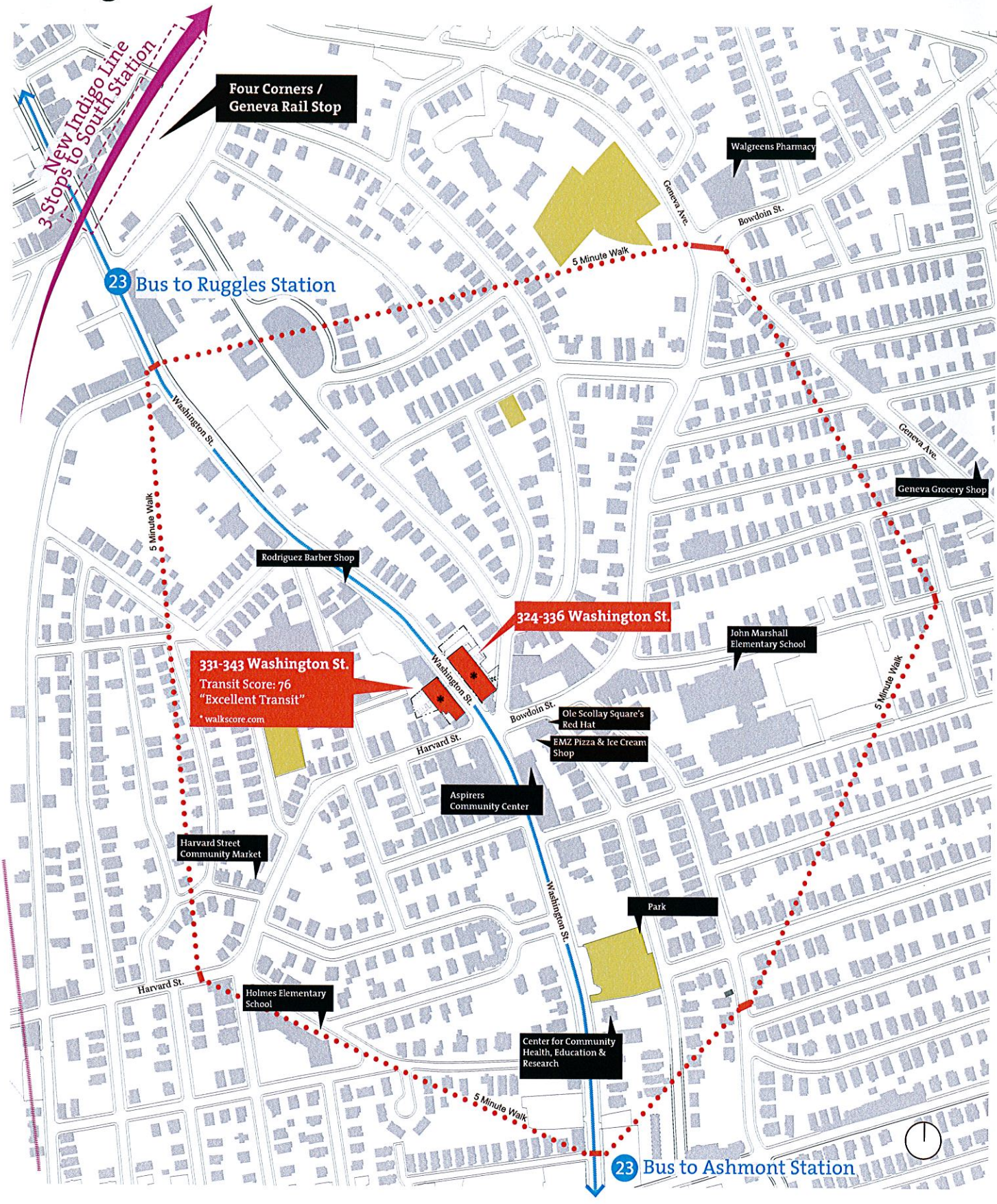


# Dorchester Vicinity Map





# Neighborhood Amenities





# Existing Conditions



322-336 Washington



322-336 Washington



Washington and Harvard St.



322-336 Washington





331-337 Washington



331-337 Washington



331-337 Washington



331-337 Washington

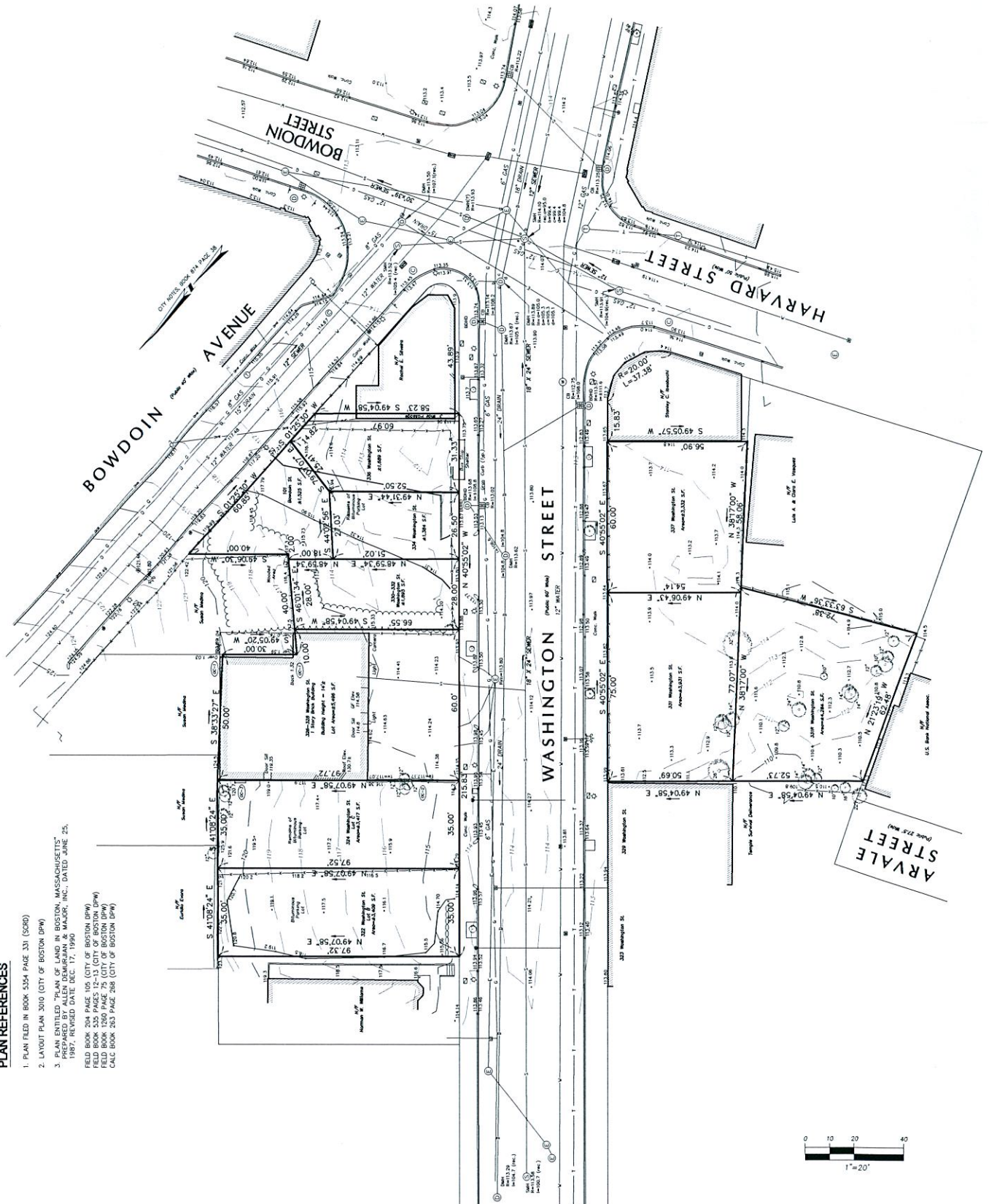


# Site Survey

Site Survey Conducted by Samiotes Consultants Inc.  
June 13, 2013

## PLAN REFERENCES

1. PLAN FILED IN BOOK 5354 PAGE 331 (SC0D)
2. LAYOUT PLAN 3010 (CITY OF BOSTON DPW)
3. PLAN ENTITLED "PLAN OF LAND IN BOSTON, MASSACHUSETTS" PREPARED BY ALLEN DEMERJIAN & MAJOR, INC., DATED JUNE 25, 1987, REVISED DATE DEC. 17, 1990
- FIELD BOOK 204 PAGE 105 (CITY OF BOSTON DPW)
- FIELD BOOK 535 PAGES 12-13 (CITY OF BOSTON DPW)
- FIELD BOOK 535 PAGES 14-15 (CITY OF BOSTON DPW)
- CALC BOOK 253 PAGE 269 (CITY OF BOSTON DPW)





# Development Team

## Developer / Sponsor

Vietnamese American Initiative for  
Development, Inc. (Viet-AID)  
42 Charles Street, Suite E  
Dorchester MA 02122  
vietaid.org  
(617) 822-3717 x 12  
Contact: Aspasia Xypolia

## Development Consultants

Henry Joseph & Associates  
Housing and Community Development  
Consultants  
103 Terrace Street  
Roxbury, MA 02120  
(617) 782-4520  
Contact: Henry Joseph

## Legal Councilors

Legal Councilors:  
Bartlett Hackett Feinberg, PC (real  
estate councilor)  
155 Federal St, Boston, MA 02110  
bartlethhackettfeinberg.com  
(617) 422-0200  
Contact: Joel J. Feinberg

## TE - Enterprise

42 Charles Street, Suite E  
Dorchester MA 02122  
te-enterprise.com  
(857) 919-0566  
Contact: Long Nguyen

Law Office of Hang Nina Nguyen, PC  
(zoning and construction)  
1582 Dorchester Avenue  
Dorchester, MA 02122  
(617) 822-8088  
Contact: Hang Nina Nguyen

## Environmental Engineer

Irwin Engineers  
33 West Central Street  
Natick, MA 01760  
508) 653-8007 ext. 12  
Contact: Andrew Irwin

Van Paul Le, P.C. (land conveyance)  
1370 Dorchester Ave., Suite 22B  
Dorchester, MA 02122  
(617) 506-8066  
Contact: Van Paul Le

## Architect

### Utile, Inc.

50 Summer Street  
Boston, MA 02110  
(617) 423-7200  
utiledesign.com  
Matthew Littell  
Jonathan Evans

## Subconsultants

Structural  
Engineering  
RSE Associates, Inc.  
63 Pleasant St, Suite  
200  
Watertown, MA 02472  
(617) 926-9300  
www.richmondso.com  
Richmond So

### Mechanical, Electric, Plumbing, Engineering

BLW Consulting, Inc.  
311 Great Road,  
P.O. Box 1551,  
Littleton, MA 01460  
(978) 486-4301  
blwengineers.com  
Ken Beck

### Landscape Architecture

G2 Collaborative  
P.O. Box 403  
Belmont, MA 02478  
(617) 484-0742  
www.G2cLA.com  
Lisa Giersbach

### Civil Engineering

Samiotes Consultants Inc.  
20 A Street St  
Framingham, MA 01701  
(508) 877-6688  
www.samiotes.com/  
Stephen Garvin

### Sustainability

New Ecology, Inc.  
15 Court Sqaure, Suite 420  
Boston, MA 02108  
www.newecology.org  
(617) 557-1700  
Ed Connelly



# Development Summary + Zoning Analysis

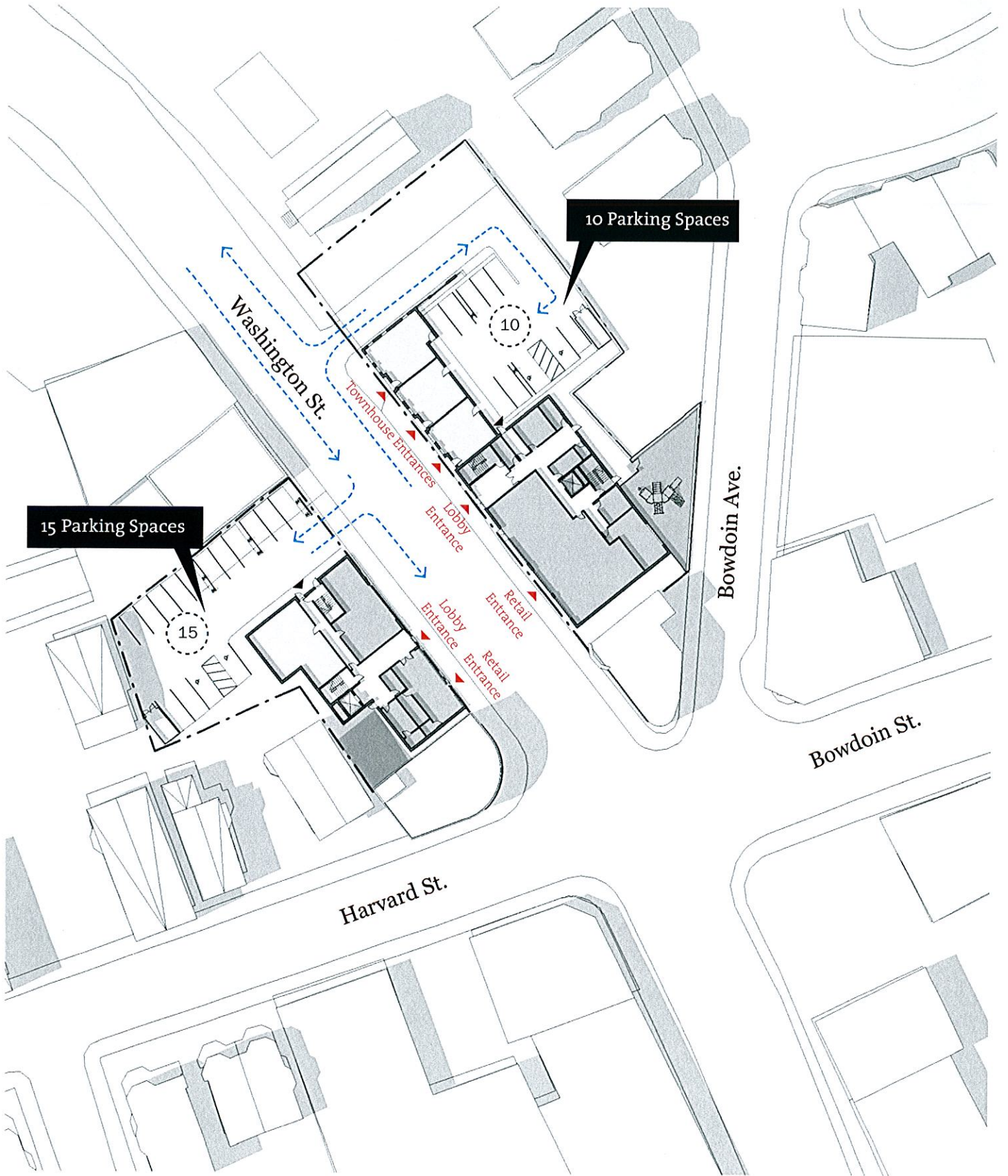
	<b>322-336 Washington Street + 101 Bowdoin</b>	<b>331-337 Washington Street</b>	<b>TOTAL</b>
	<i>Four story residential building with ground level retail and community program. Type VA construction</i>	<i>Three story residential building with ground level retail and community program. Type VA construction</i>	
<b>Floor Area</b>			
First Level	6824 GSF	4035 GSF	
Second Level	8719 GSF	6371 GSF	
Third Level	8719 GSF	6371 GSF	
Fourth Level	8719 GSF		
Total Floor Area	<b>32,981 GSF</b>	<b>16777 GSF</b>	<b>49,758 GSF</b>
Parcel Area	18855 GSF (.43 ACRES)	11547 GSF (.27 ACRES)	<b>30402 GSF</b>
Dwelling Units / Acre	51.16	48.15	<b>50</b>
<b>Unit Mix</b>			
1 BR / 1 Bath (Group 2)	0 Units	1 Units	1 Units
1 BR / 1 Bath (Group 1)	0 Units	3 Units	3 Units
2 BR / 1 Bath Units (Group 2)	2 Units	1 Units	3 Units
2 BR / 1 Bath Units (Group 1)	8 Units	8 Units	16 Units
3 BR / 1.5 Bath Unit (Group 2)	8 Units	0 Units	8 Units
3 BR / 1.5 Bath Unit (Group 1)	1 Units	0 Units	1 Units
2 BR Townhouse / 1.5 Bath	2 Units	0 Units	2 Units
3 BR Townhouse / 1.5 Bath	1 Units	0 Units	1 Units
Total Number of Units	<b>22 Units</b>	<b>13 Units</b>	<b>35 Units</b>
Parking (Residential)	9 Spaces	14 Spaces	<b>23 Spaces</b>
Parking (Commercial)	1 Spaces	1 Spaces	<b>2 Spaces</b>
<b>Non-Residential Program</b>			
Retail	2319 GSF	912 GSF	<b>3231 GSF</b>

## Zoning Analysis

Article 65- Dorchester Local Convenience

	<i>Allowed/ Required</i>	<i>Proposed</i>	<i>Variance Required?</i>	<i>Allowed/ Required</i>	<i>Proposed</i>	<i>Variance Required?</i>	<i>Comments</i>
Min Lot Size (Area SF)	N/A	18,855	No	N/A	11,547	No	
Min Lot Width	N/A	212.83	No	N/A	135	No	
Min. Lot Frontage	N/A	212.83	No	N/A	135	No	
Max. FAR	1.0	1.75	Yes	1.0	1.45	Yes	16401/11596
Max. Height	40'	41'	Yes	40'	30'-4"	No	
Min. Open Space	50 sf/unit	63 sf/unit	No	50 sf/unit	97 sf/unit	No	1364/14
Min. Front Yard	N/A	N/A	No	N/A	N/A	No	
Min. Side Yard	N/A	N/A	No	N/A	N/A	No	
Min. Rear Yard	20'	<20'	Yes	20'	<20'	Yes	
Min. Parking Ratio Residential	10+ units - 1.5/unit	0.69	Yes	10+ units - 1.5/unit	0.69	Yes	15/14
Min. Parking Ratio other uses	2 to 4 per 1000 sf	1	Yes	2 to 4 per 1000 sf	1	Yes	
Loading Bay Requirement	1 Required	0	Yes	1 Required	0	Yes	



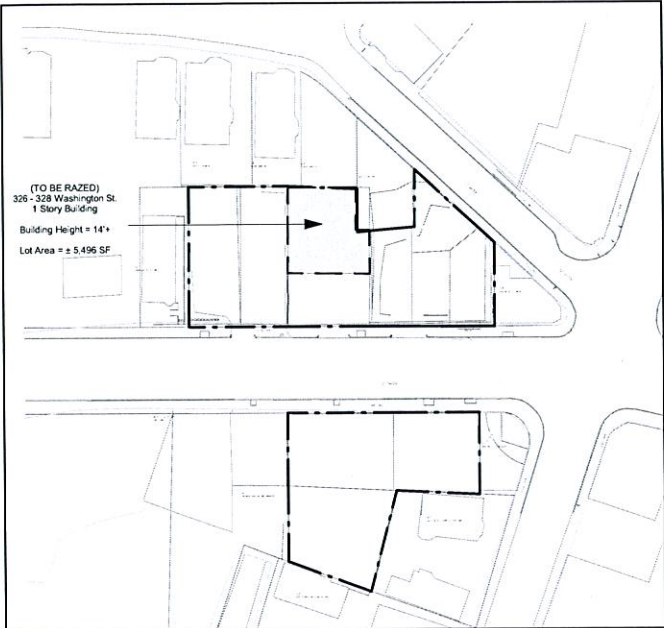




# 324 Washington St



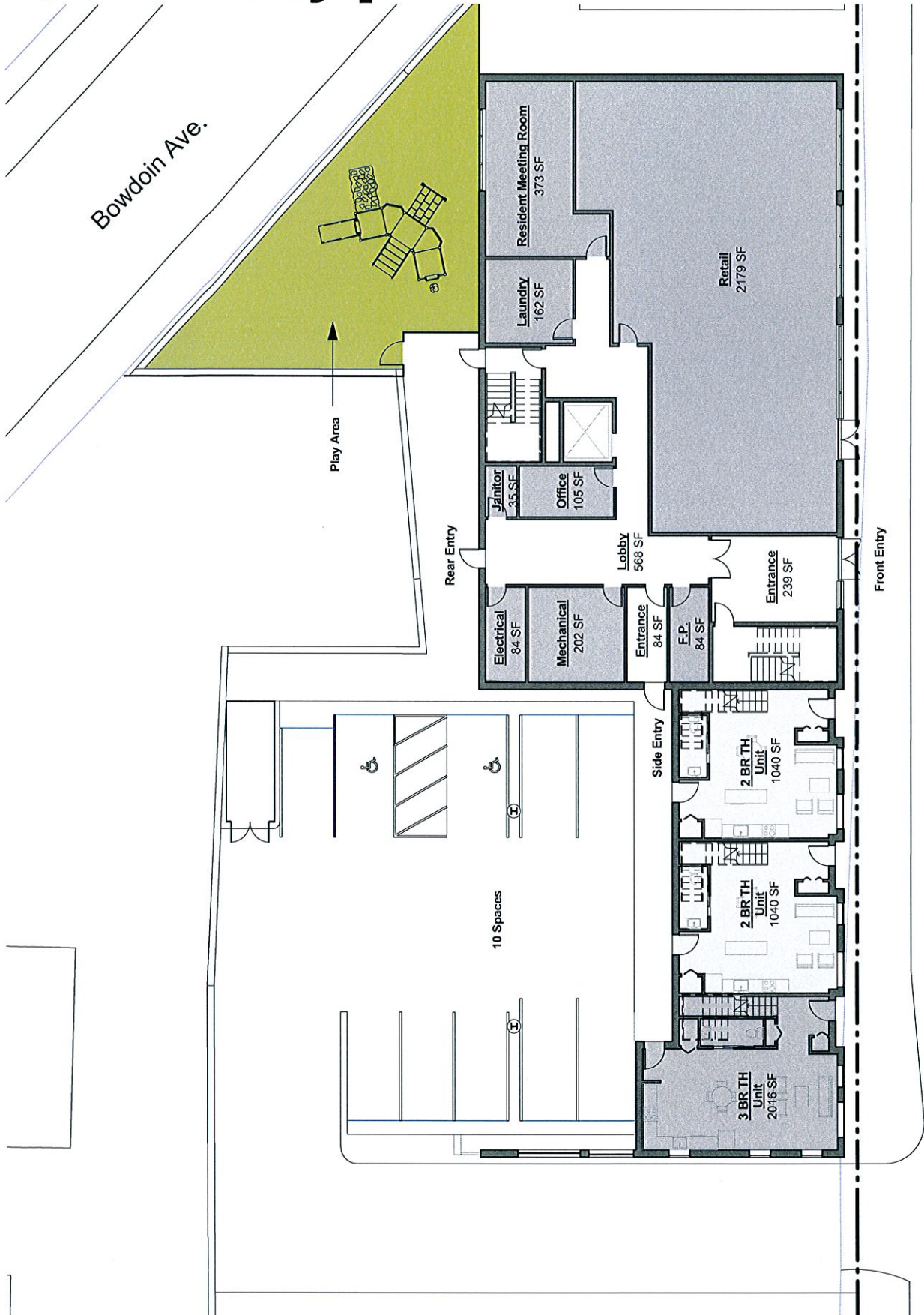
Proposed



Existing Site



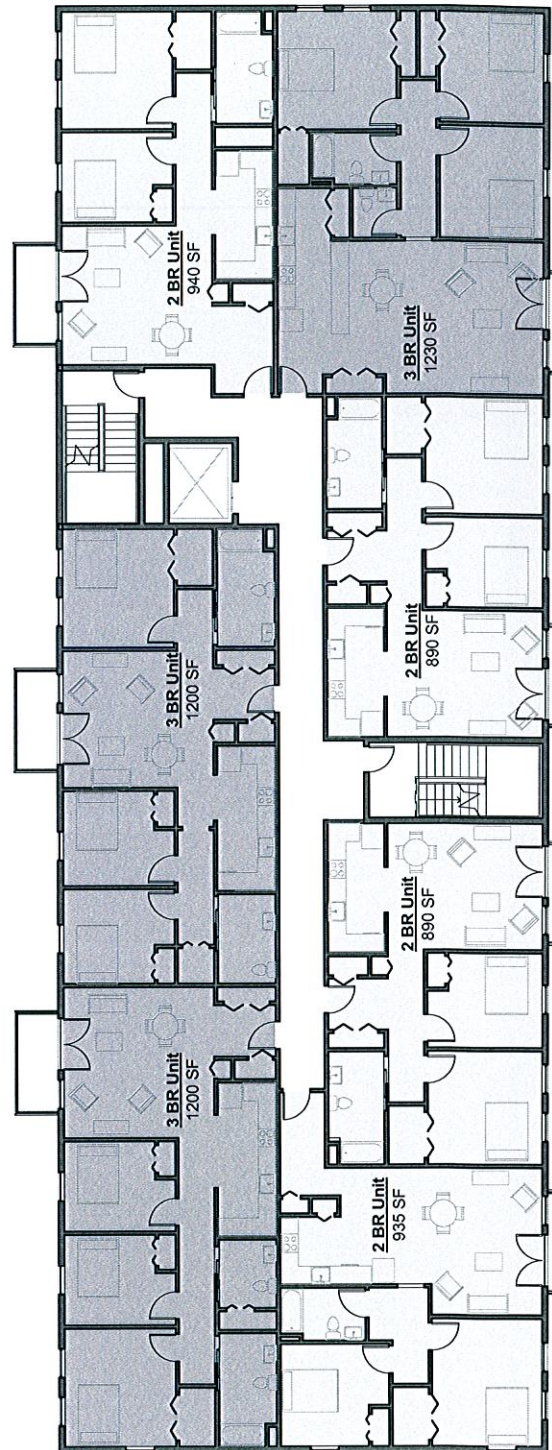
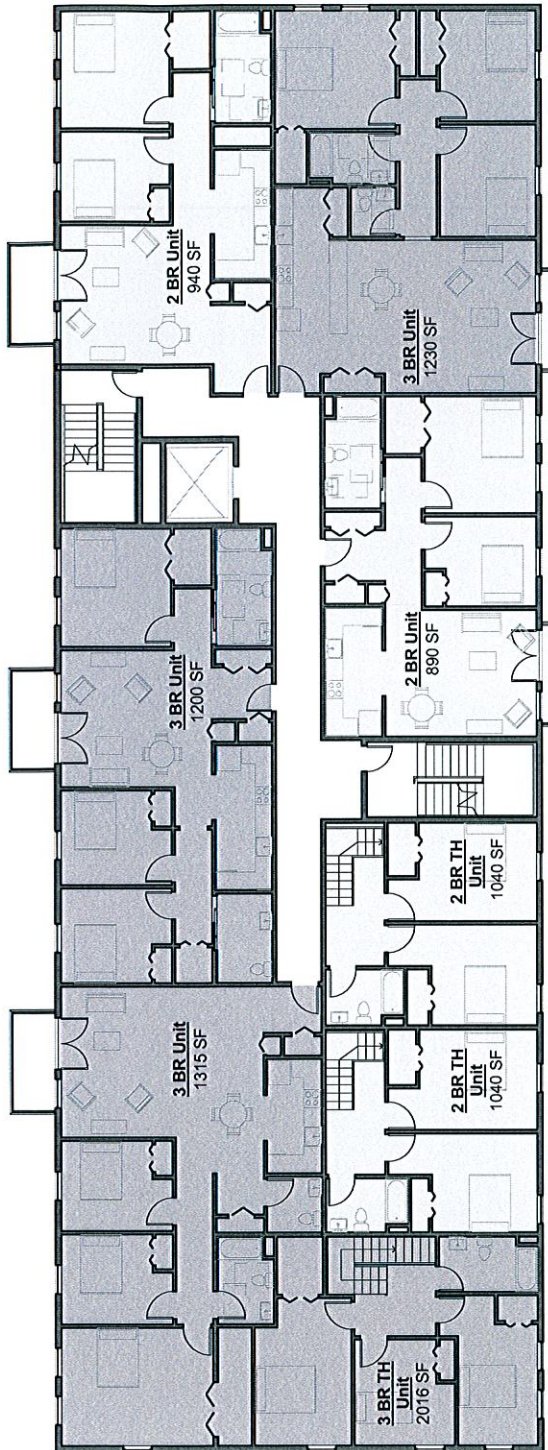
# Ground Level 324



Washington St.

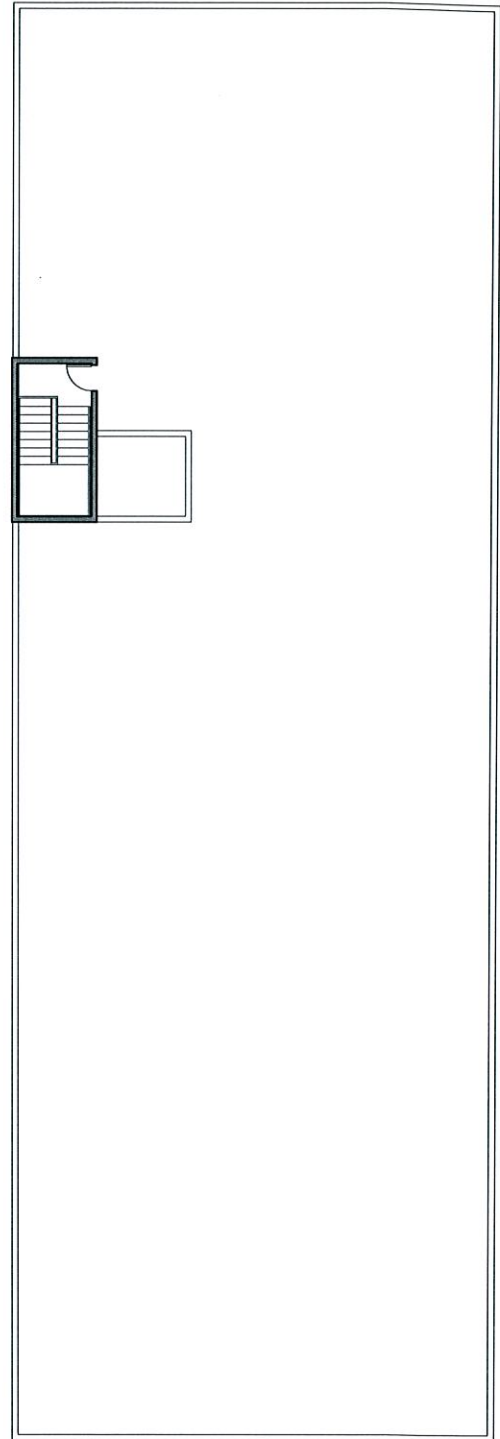
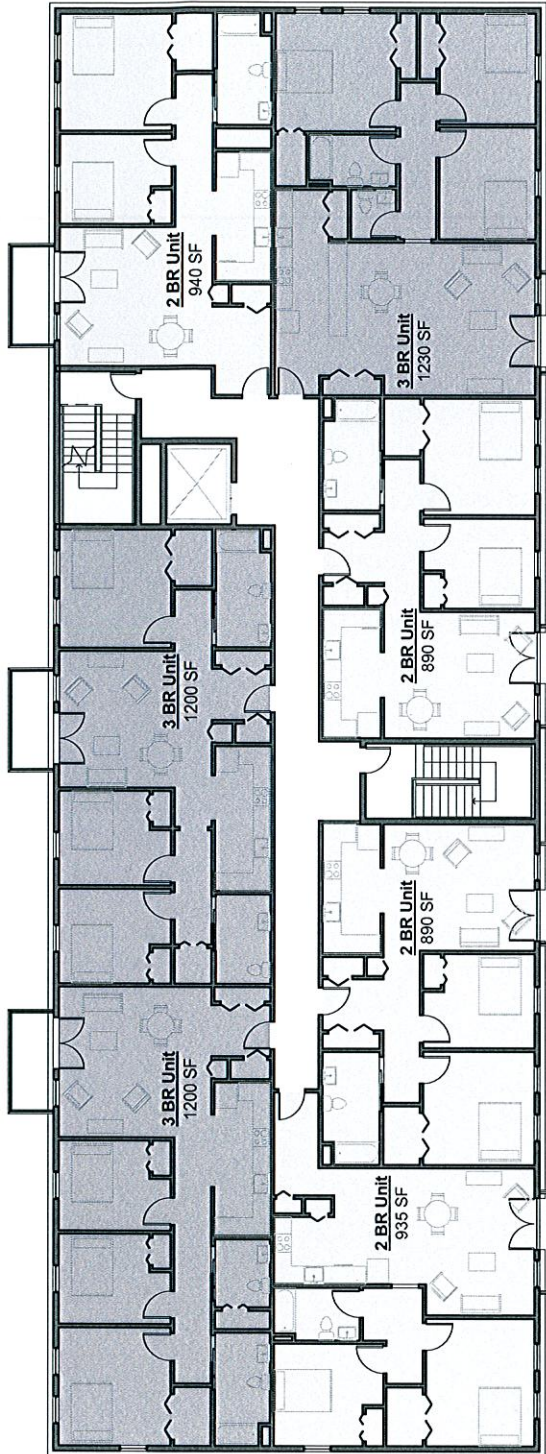


# Proposed Plans (324) : Level 2,3





# Proposed Plans (324) : Levels 4, Roof





# Elevations



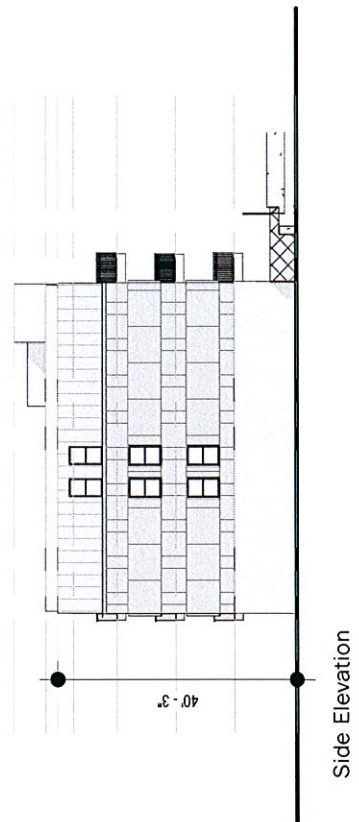
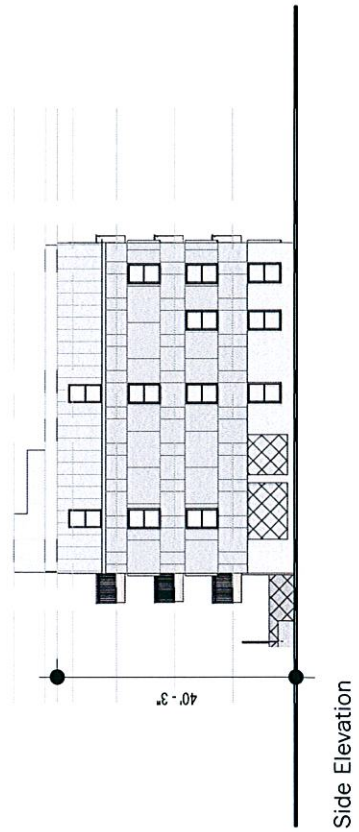
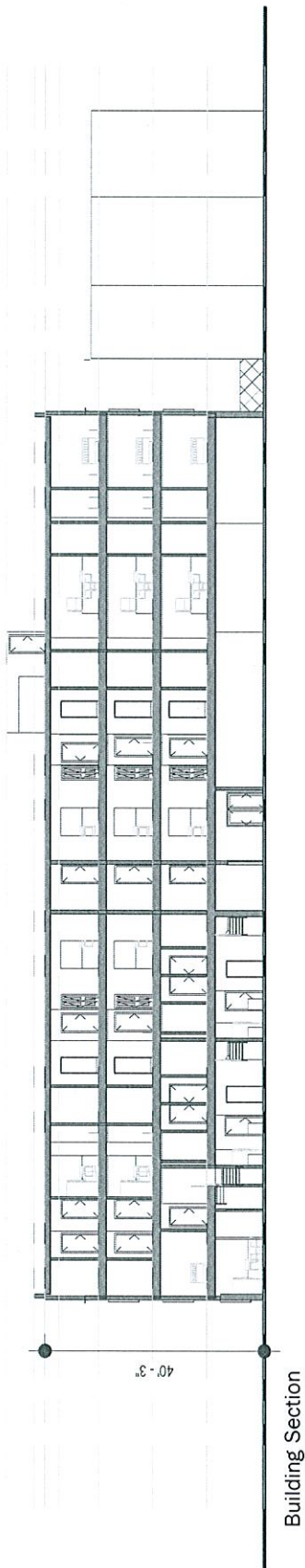
Front Elevation



Rear Elevation



# Section / Elevations





# 331 Washington St



Proposed



Existing Site



# Ground Level 331

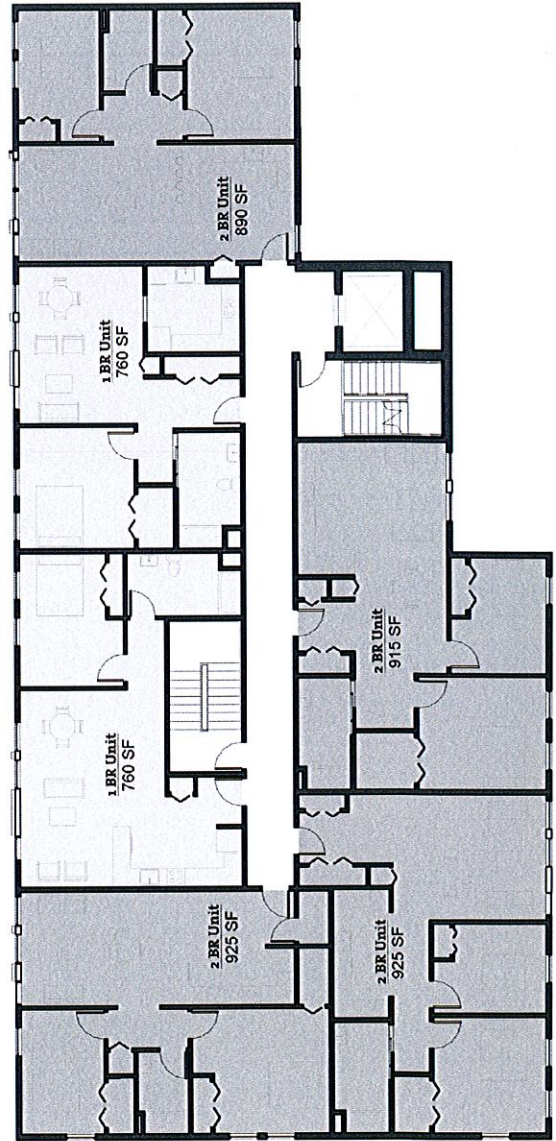
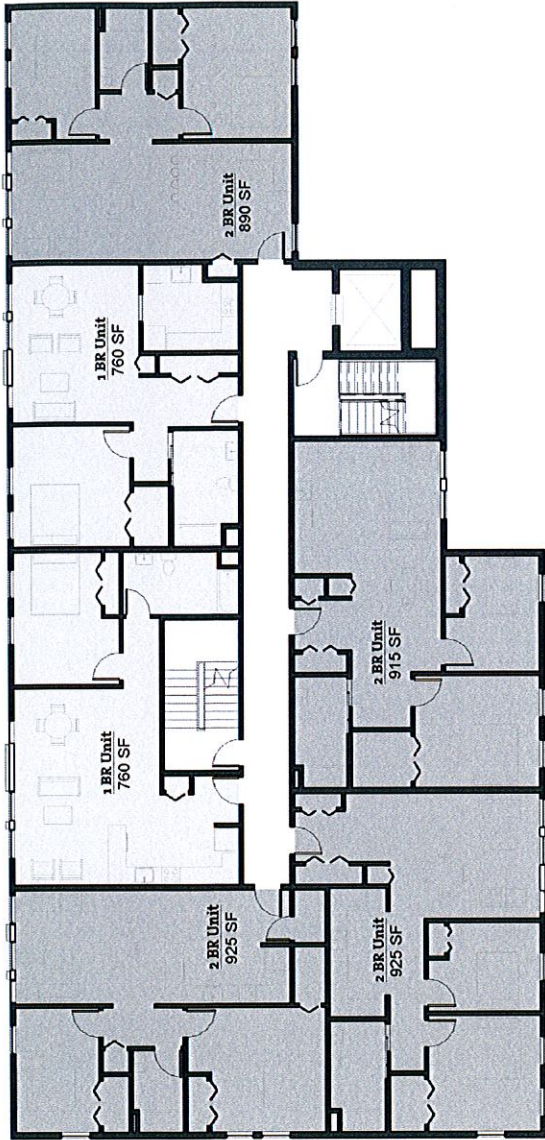
Washington St.

Harvard St.



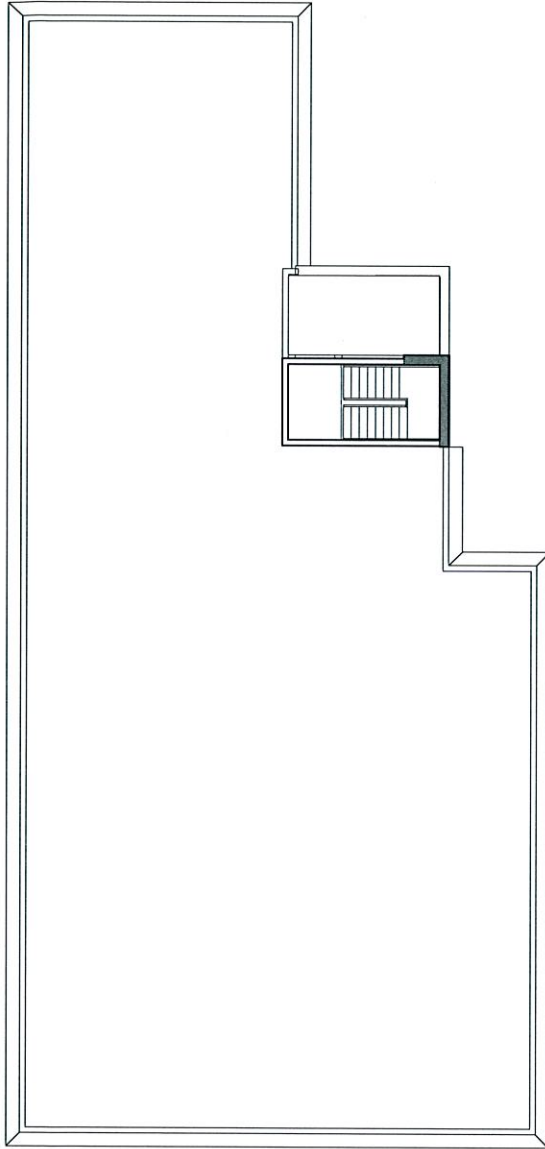


# Proposed Plans (331) : Level 2,3



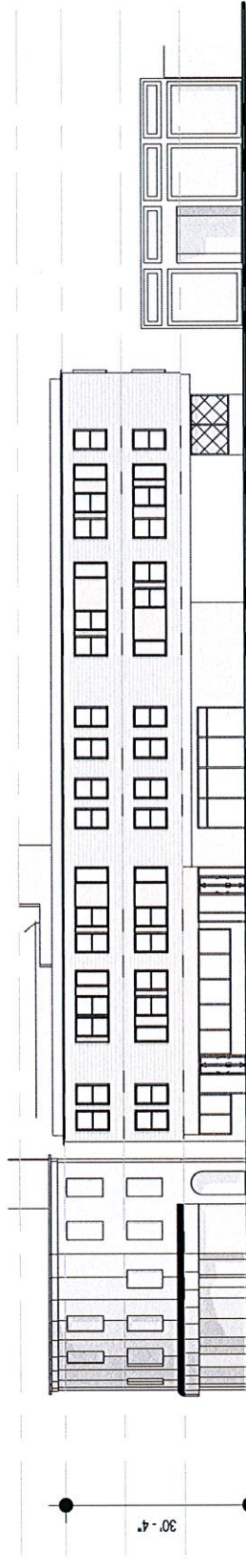


# Proposed Plans (331) : Roof

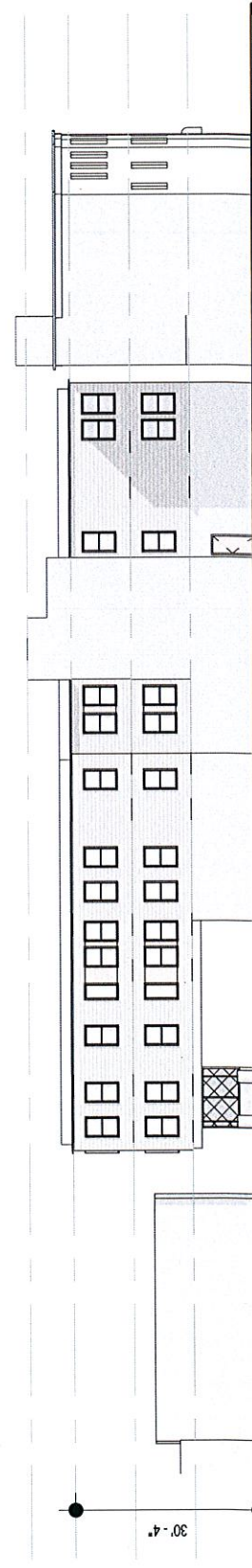




# Elevations



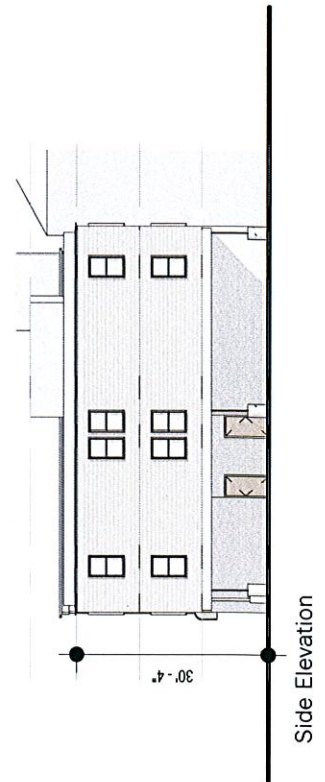
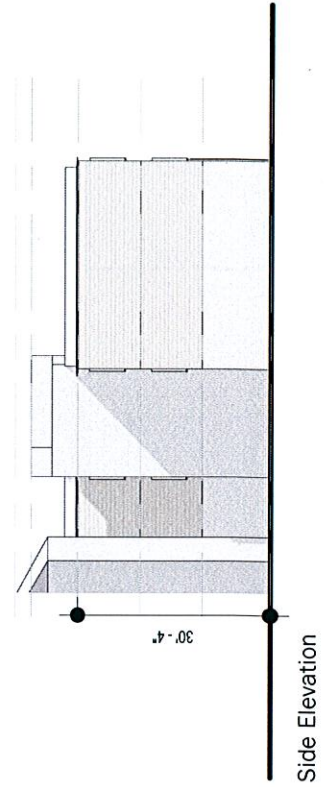
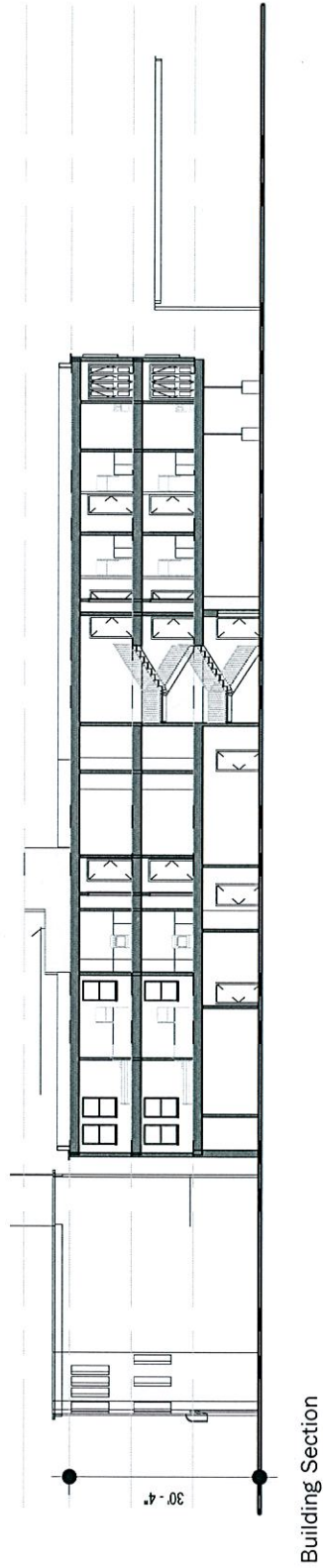
Front Elevation



Rear Elevation

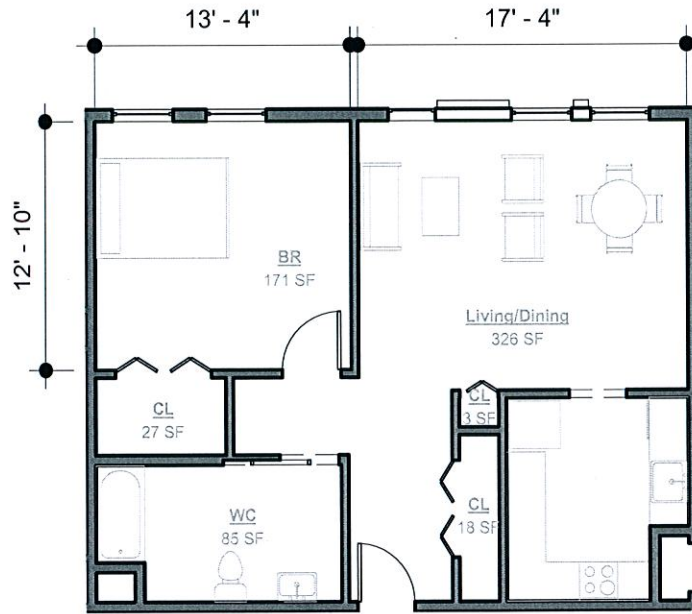


# Section / Elevations

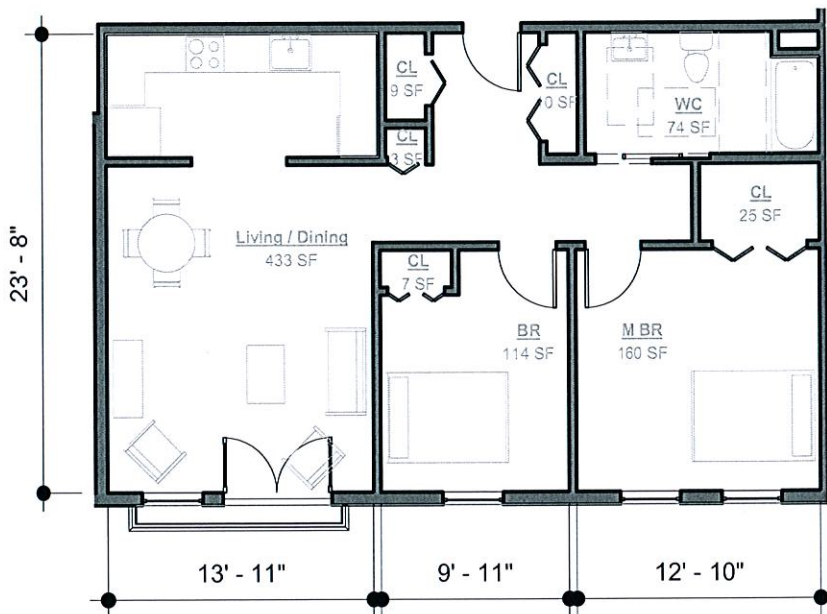




# Typical Units

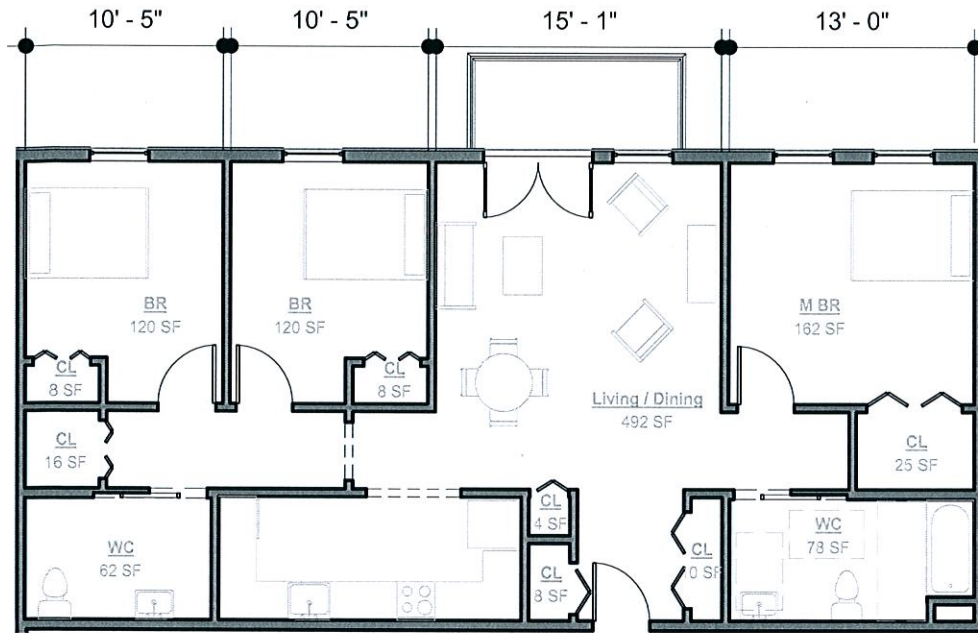


Typical 1 - BR Unit  
760 SF

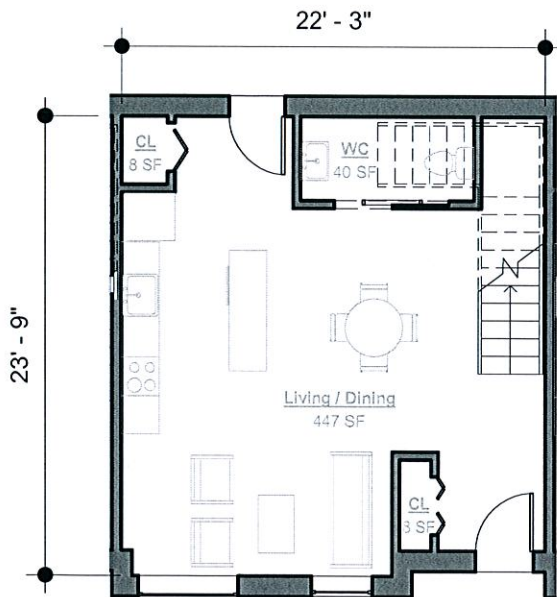


Typical 2 - BR Unit  
890 SF

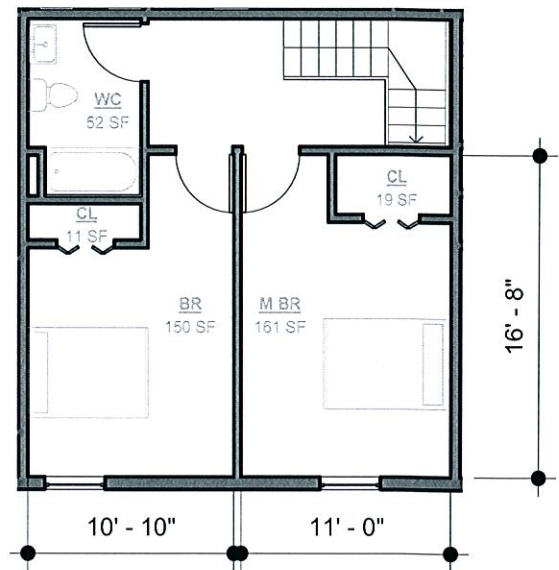
# Typical Units



Typical 3 - BR Unit  
1200 SF



Typical 2 -BR Townhouse  
Level 1



Typical 2 -BR Townhouse  
Level 2



## Appendix A: Support Letters

In March 25, 2013 Viet-AID responded to the City's RFP for funding and for the land disposition of the 9 parcels included in the project area. In June 6th Viet-AID was designated as the developer. Our application to the city included letters of support from the following community-based organizations and elected officials:

- Four Corners Action Coalition
- Four Corners Main Streets
- Bill Perkins, Merchant
- Ayanna Pressley, Boston City Councilor At-Large
- John R. Connolly, Boston City Councilor At-Large
- Stephen J. Murphy, President Boston City Council
- Martin J. Walsh, State Representative
- Charles C. Yancey, Boston City District 4
- Frank Baker, Boston City Council District 3



**GREATER FOUR CORNERS ACTION COALITION**

367 WASHINGTON STREET  
DORCHESTER, MA 02124  
PHONE (617) 436-0289  
FAX (617) 825-3308  
E-MAIL: gfcac@hotmail.com

March 20, 2013

City of Boston, DND  
26 Court St.  
Boston, MA. 02108

RE: 322-336 and 331-337 Washington Street

To whom it may concern:

We are writing in regards to Viet-AID's proposed development on 322-336 and 331-337 Washington Street, Dorchester, MA. 02124

Viet-AID has met with the community, The Greater Four Corners Action Coalition and Four Corners Main Street, as of now Viet-AID is in compliance with what the community wants.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Thornell'.

Robert Thornell  
President, Greater Four Corners Action Coalition





March 7, 2013

To whom it may concern,

This is to express our strong support to Viet-AID's proposal to re-develop 2 sites that incorporate the 9 vacant city-owned parcels in the Four Corners neighborhood into a mixed-use project. The project advances the community's vision by converting vacant city-owned parcels and undesirable business uses, such as the auto body shop, into productive community use. The proposal includes building affordable housing for working families, and developing quality commercial space to foster business development and job creation. The new development will create 35 affordable housing units for low-income working families, will develop 3000 square feet of commercial space that nurtures and supports community businesses, will expand the customer base to support existing businesses, and will contribute to the ongoing neighborhood revitalization effort undertaken by Four Corners Main Streets, non-profit agencies, and our community members.

Over the past two years, Viet-AID has met with us to listen to our desires and concerns and has incorporated community interest in the project concept. We are looking forward to continuing working with Viet-AID in this project that will contribute in our efforts of making Four Corners and more vibrant community.

Yours,

A handwritten signature in black ink, appearing to read "Britton Levy".

Britton Levy, Board Chair  
Four Corners Main Street  
Board of Director

A handwritten signature in black ink, appearing to read "Dymell Andrews".  

Executive Director  
Four Corners Main Street

Four Corners Main Street | P.O. Box 240877 | Dorchester MA. 02124



**BOSTON RESTORE, INC.**  
A NONPROFIT MATERIALS REUSE ENTERPRISE

P.O. Box 240881  
Dorchester, MA 02124  
617-288-8400  
[www.bostonrestore.org](http://www.bostonrestore.org)

DIRECTORS

March 21, 2013

*Jennifer Hysle**Lee Matsueda**Tye Waller**Karen Zerby-Buzzelle*

To Whom It May Concern;

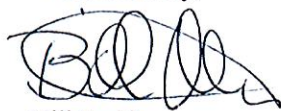
The Boston ReStore, Inc. operates a non-profit office furniture recycling & reuse business from its warehouse at the intersection of Washington and Harvard streets in Dorchester. As director, I work closely with area neighborhood and community groups. I love working in Four Corners, and look forward to it becoming a more vibrant and attractive destination for both residents and visitors.

Several months ago Viet-AID approached The ReStore to ask our opinion of a development project they were proposing within a hundred feet of our warehouse. Viet-AID plans to develop several key lots near the heart of Four Corners' commercial node, lots that have sat empty for decades and, until recently, have generated no interest from other developers.

In every meeting I have attended, and every conversation I have had with them since, Viet-AID has solicited our ideas and attentively listened to our concerns. Their preliminary concept drawings demonstrate guiding principles that are grounded in experience, will help stabilize the commercial character of the district, and will ultimately enhance the center of Four Corners as it blooms again.

Viet-AID has demonstrated that they have the experience and capacity to manage a project of the size proposed. In short, I applaud Viet-AID's approach to including the neighborhood in the earliest stages of their proposed project, am excited by their proposal, their experience, and their proven track record, and look forward to intensively working with them in their effort to redevelop several key properties in the heart of Four Corners.

Most sincerely,



Bill Perkins  
Executive Director





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

City of Boston  
Department of Neighborhood Development  
Four Corners Neighborhood Development Review Committee

To Whom It May Concern:

I am writing this letter to express my support for Viet-AID's proposal to re-develop two sites consisting of 9 vacant parcels in the Four Corners neighborhood into a mixed-use project. The project advances the community vision as outlined in the Mid-Dorchester Action Plan. This includes converting vacant city-owned parcels into productive community use, affordable housing for low-income working families, and developing commercial space to foster business and job growth.

Because the project is located within a half-mile of the new Four Corners/Geneva station, it will expand the local job base. The project will create 35 affordable housing units for low-income working families, develop up to 3000 square feet of commercial space, expand the customer base to support existing businesses, and contribute to the ongoing neighborhood revitalization effort by the city, non-profit agencies and residents.

Viet-AID has had a long history of working with diverse community groups, elected officials and the city government in efforts to revitalize the Fields Corner neighborhood. Beginning with converting an abandoned garage into a community center for all groups; over the past 15 years Viet-AID has built more than 100 affordable housing units in Fields Corner. During the last two years, Viet-AID has worked diligently with community stakeholders, as well as civic and political leaders of the greater Boston area to incorporate community interest into the project concept. As a result, the project has received overwhelming support from the Four Corners Action Coalition and the Four Corners Main Street program.

This proposal deserves full support from the city and state. I look forward to its successful completion and ask for your full support as well. Please contact my office if you have any questions or concerns.

Sincerely,

Ayanna Pressley  
At-Large Boston City Councilor

**BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS 02201  
617-635-4217 FAX: 617-635-4203 [Ayanna.Pressley@cityofboston.gov](mailto:Ayanna.Pressley@cityofboston.gov)**



**JOHN R. CONNOLLY**  
**BOSTON CITY COUNCILLOR AT-LARGE**

March 19, 2013

City of Boston  
 Department of Neighborhood Development  
 Four Corners Neighborhood Development Review Committee

To Whom It May Concern:

I am writing this letter to express my support for Viet-AID's proposal to re-develop two sites consisting of nine vacant parcels in the Four Corners neighborhood into a mixed-use project. The project advances the community vision as outlined in the Mid-Dorchester Action Plan. This includes converting vacant city-owned parcels and businesses that front for criminal activities into productive community use, affordable housing for low-income working families, and developing commercial space to foster business and job growth.

The project is located within a half-mile of the new Four Corners/Geneva station, allowing for the expansion of the local job base. The project will create 35 affordable housing units for low-income working families, develop up to 3,000 square feet of commercial space, expand the customer base to support existing businesses, and contribute to the ongoing neighborhood revitalization effort by the city, non-profit agencies, and residents.

Viet-AID has had a long history of working with diverse community groups, elected officials, and the city government in efforts to revitalize the Fields Corner neighborhood. This began with the conversion of an abandoned garage into a community center for all groups. Over the past 15 years, Viet-AID has built more than 100 affordable housing units in Fields Corner, and during the last two years, Viet-AID has worked diligently with community stakeholders, as well as civic and political leaders of the greater Boston area to incorporate community interests into the project concept. As a result, the project has received overwhelming support from the Four Corners Action Coalition and the Four Corners Main Streets program.

This proposal deserves full support from the city and state. I look forward to its successful completion and ask for your full support as well.

Sincerely,

John R. Connolly  
 Boston City Councillor At-Large  
 Chair, Committee on Education

Boston City Hall - One City Hall Square - Boston, MA 02201  
[John.R.Connolly@cityofboston.gov](mailto:John.R.Connolly@cityofboston.gov)





OFFICE OF THE PRESIDENT  
BOSTON CITY COUNCIL  
STEPHEN J. MURPHY  
PRESIDENT

Commissioner Sheila Dillon  
Department of Neighborhood Development  
Four Corners Neighborhood Development Review Committee  
26 Court Street  
Boston, MA 02108

Re: 322-336 Washington Street and 331-337 Washington Street

March 14, 2013

Dear Commissioner Dillon: *Sheila*

I am writing this letter, as President of the Boston City Council, to express my unequivocal support for Viet-AID's proposal to redevelop two sites consisting of nine vacant parcels in the Four Corners neighborhood into a mixed-use project. The project advances the community vision as outlined in the Mid-Dorchester Action Plan. This includes converting vacant city-owned parcels and businesses into productive community use, affordable housing for low-income working families, and developing commercial space to foster business and job growth.

The project is located within a half-mile of the new Four Corners/Geneva train station. The proximity to mass transit will expand the local job base. The project will create thirty-five affordable housing units for low-income working families, develop up to 3,000 square feet of commercial space, and contribute to the ongoing neighborhood revitalization effort by the city, non-profit agencies, and residents.

Viet-AID has had a long history of working with diverse community groups, elected officials, and the city government in efforts to revitalize the Fields Corner neighborhood. During the last two years, Viet-AID has worked diligently with community stakeholders, as well as civic and political leaders of the greater Boston area to incorporate community interest into the project concept. As a result, the project has received overwhelming support from the Four Corners Action Coalition and the Four Corners Main Street program.

I hope that you give this matter full consideration. This proposal deserves full support from the city and state and I look forward to its successful completion. Please contact my office with any questions or concerns.

One City Hall Square • 5th Floor • Boston, MA 02201  
Phone: 617-635-4376 • Fax: 617-635-4203 • E-mail: Stephen.Murphy@cityofboston.gov

Sincerely,  
*Stephen J. Murphy*  
Stephen J. Murphy  
President  
Boston City Council



**MARTIN J. WALSH**  
 REPRESENTATIVE  
 13<sup>TH</sup> SUFFOLK DISTRICT

*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
 STATE HOUSE, BOSTON 02133-1054

CHAIRMAN  
 COMMITTEE ON ETHICS

TEL: (617) 722-2020  
 FAX: (617) 722-2186  
 E-Mail: [Martin.Walsh@MAhouse.gov](mailto:Martin.Walsh@MAhouse.gov)

City of Boston  
 Department of Neighborhood Development  
 Four Corners Neighborhood Development Review Committee

To Whom it May Concern:

I am writing this letter to express my absolute support for Viet-AID's proposal to re-develop two sites consisting of 9 vacant parcels in the Four Corners neighborhood into a mixed-use project.

The Vietnamese American Initiative for Development (Viet-AID) was founded in 1994 by community leaders and residents who believed that a community development corporation would provide comprehensive economic development programs and services to alleviate poverty and advance civic participation in the Fields Corner Vietnamese community of Dorchester. The mission is to build a strong community and a vibrant Fields Corner through the following measures: promoting civic engagement and community building; developing affordable housing and commercial space; providing small business technical assistance and micro-enterprise development; and offering high quality child care services.

This project alone advances the community vision as outlined in the Mid-Dorchester Action Plan and includes converting vacant city-owned parcels and businesses that front for criminal activities into productive community use, affordable housing for low-income working families, and developing commercial space to foster business and job growth. Because the project is located within a half-mile of the new Four Corners/Geneva station, it will expand the local job base. The project will create 35 affordable housing units for low-income working families, develop up to 3000 square feet of commercial space, expand the customer base to support existing businesses, and contribute to the ongoing neighborhood

revitalization effort by the city, non-profit agencies, and residents. As a result, this project has received overwhelming support from the Four Corners Action Coalition and the Four Corners Main Street program.

As you make your final decision, I hope you will consider the positive effects this project would have on the Fields Corner neighborhood and to the city of Boston.

Thank you for your time and consideration.

**MARTIN J. WALSH**  
 State Representative





# Charles C. Yancey

Boston City Councillor

March 22, 2013

Sheila Dillion  
Department of Neighborhood Development  
26 Court Street, 11<sup>th</sup> Floor  
Boston, MA 02108-2501

Dear Sheila Dillion:

I am writing to support the Viet-AID application of the proposed development site of 322-336 and 331-337 Washington Street in the Four Corners section of Dorchester.

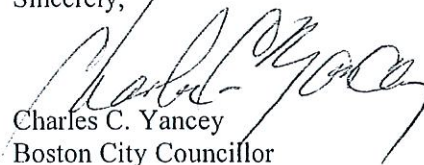
Viet-AID proposes to redevelop this site into a mixed-use project that includes converting vacant, city-owned parcels and businesses into productive community use, affordable housing for low-income working families, and developing commercial space to foster business and job growth, which is well warranted.

This organization has met and discussed their proposal with the community, Greater Four Corners Action Coalition, and Four Corners Main Street. These community organizations feel that Viet-AID is in compliance with what the community wants to see built in their neighborhood. I know Viet-AID will continue to work with the community on density, design, and parking issues.

I ask that your department remove parcel #01178000 that is next to 320 Washington Street. I support the desire of the abutter to own that parcel of land adjacent to their property.

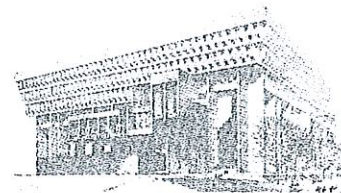
Please do not hesitate to call me if you should have any questions.

Sincerely,



Charles C. Yancey  
Boston City Councillor

New City Hall • One City Hall Square • Boston • Massachusetts • 02201  
Tel.: (617) 635-3131 FAX: (617) 635-3067  
E-mail: Charles.Yancey@cityofboston.gov  
ccyancey@aol.com



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Frank Baker  
Boston City Councilor  
District 3

March 22, 2013

Ms. Sheila Dillon  
Chief and Director  
Department of Neighborhood Development  
26 Court Street  
Boston, MA 02201

Dear Ms. Dillon,

I am writing in support of the Vietnamese American Initiative for Development's (Viet-AID's) proposal to re-develop two sites consisting of 9 vacant parcels into a mixed-use project in the Four Corners neighborhood of Dorchester, Massachusetts.

This proposal seeks to advance the community's vision, as outlined in the Mid-Dorchester Action Plan, by converting vacant city-owned parcels into productive community use. The project will develop 35 affordable housing units for low-income working families, up to 3000 square feet of commercial space to foster business and job growth, expand the customer base to support existing businesses, and contribute to the ongoing neighborhood revitalization efforts by city, non-profit agencies and residents.

Over the past 15 years, Viet-AID has committed to the ongoing efforts by the community, local officials, government agencies and other stakeholders to stabilize and grow the Fields Corner area through meaningful development projects. Viet-AID has built more than 100 affordable housing units in Fields Corner. Fields Corner, located in my district, has become a strong staple in Dorchester through the representation of diverse community organizations and shared drive towards providing quality of life standards that serve as a model to other Dorchester neighborhoods. This proposal mirrors those efforts by utilizing this space for a project based in meeting neighborhood housing and small business needs.

As a Dorchester resident and the Boston City Councilor for District 3, I strongly support this proposal and advocate for consideration of this grant application. Thank you for your time and attention to this matter. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

**Frank Baker**  
Boston City Council District 3

Boston City Hall, One City Hall Square, Boston, Massachusetts, 02201  
617-635-3455 • Fax: 617-635-4203 • Frank.Baker@cityofboston.gov



# Appendix B: Financing

## Project Uses

A summary of the total project uses is included below:

USES	Total	Residential	Commercial
Land	\$450,900	\$423,846	\$27,054
Hard Costs	\$9,478,415	\$9,138,155	\$340,260
Soft Costs	\$2,812,275	\$2,656,138	\$156,137
Capital Reserves	\$300,000	\$300,000	\$0
Developer Fee & Over	\$1,282,458	\$1,256,809	\$25,649
<b>Total</b>	<b>\$14,324,048</b>	<b>\$13,774,948</b>	<b>\$549,100</b>

## Permanent Project Sources

PERMANENT SOURCES	Total			Per Unit	Status
LIHTC (4%)	\$4,822,739			\$137,793	TBA/LOI
State LIHTCs	\$1,684,800			\$48,137	TBA/LOI
City HOME	\$1,000,000	Total City	\$2,000,000	\$28,571	Applied
City NHT	\$1,000,000			\$28,571	Applied
State HOME	\$550,000			\$15,714	TBA/Funding Round
State HSF	\$750,000	Total State	\$3,500,000	\$21,429	TBA/Funding Round
AHT	\$1,000,000			\$28,571	TBA/Funding Round
TOD / CATNHP / HIF	\$1,200,000			\$34,286	TBA/Funding Round
FHLB Grant	\$500,000				TBA/ 09.2013
Mass Devlp Brownfield Fund	\$300,000				TBA
Tax Exempt Permanent Debt	\$1,516,509				TBA/LOI
<b>Total</b>	<b>\$14,324,048</b>				

### Key

TBA / LOI: To be applied / Letter of interest

Viet-AID has applied to the Department of Neighborhood Development of the City of Boston for the City funds as part of the RFP response for the land disposition of the 9 city-owned lots in March 25, 2013. We also completed and submitted our application to the City's Neighborhood Housing Trust in June 7, 2013. The financial scheme included in our proposal reflects our best efforts to respond to the current financial climate. We have developed a proposal that utilizes the 4% LIHTC and the tax-exempt bond finance programs while maintaining a reasonable level of state and city subsidies.

## Appendix B: Financing

### Construction Financing

Letters of interest with terms and conditions have been provided from (i) Boston Private Bank and Trust, and from (ii) Eastern bank for tax-exempt construction financing.

### Permanent Financing

Letters of interest with terms and conditions have been provided from (i) Boston Private Bank and Trust, and from (ii) Eastern bank for tax-exempt permanent financing.

### Tax Credit Syndicators

Letters of interest have been provide from the following syndicators:

- Boston Capital
- First Sterling
- Massachusetts Housing Investment Corporation (MHIC)

### Predevelopment Project Sources

The Community Economic Development Assistance Corporation (CEDAC) has committed pre-development (\$215,000) and acquisition (\$450,000) funds to the project. MassDevelopment has also awarded Viet-AID an environmental site assessment grant in the amount of \$49,200.









