

Memorandum

To: Raul Duverge, BPDA
Date: March 11, 2019
From: Shaun Dempsey, AIA
Project: 17.014 Gove Street
Re: Frankfort + Gove Street – Supplemental Information

We are pleased to submit the enclosed Supplemental Information related to the proposed multi-family residential project located at Frankfort and Gove Street (the “Project”) in response to feedback provided by the City of Boston and the surrounding neighborhood. Our team filed an Expanded PNF with the City of Boston on October 5, 2018 and this Supplemental Information memo is in response to additional City agency and community comments received on February 26, 2019. We have engaged in extensive community outreach process including formal community meetings and informal talks with abutters, community leaders, elected officials and City of Boston staff.

The following items reflect the major changes to the project since the PNF submission:

1. Massing and Elevation change of Frankfort Street Building along Gove Street

During our initial meeting with the BCDC, we were asked to investigate a few areas of the design.

- The relationship of Frankfort Street building’s façade along Gove street that faces the church - This included making the elevation feel less like a side elevation while also pushing the entries around the Frankfort/Gove corner. We adjusted this elevation and created a stronger sense of entry that speaks to the existing church entry across Gove Street.
- Review sidewalk section and investigate the public realm and street scape dimensions – We reduced the Frankfort Street stoop width in order to allow for more clear width at the sidewalk adjacent to the building.

The design adjustments made above addressed the BCDC suggestions. Please refer to the updated elevations, plans, and rendering included in this supplemental update.

2. Reduction in total unit count and height

The PNF document proposed 112 new housing units and 84 parking spaces at the Frankfort and Gove Street building sites. It also included a green space with concealed parking at the corner of Lubec and Gove streets and a full renovation of the existing Mount Carmel church to residential units. That proposal had a new building on Frankfort Street with a partial six-story massing located at the Gove Street corridor. That project equated to a FAR of 2.45.

In response to community request and further discussions with the BPDA, we are eliminating the sixth floor at the Frankfort Street building and reducing the Project to 108 housing units. The elimination of the sixth floor and subsequent adjustments to the fifth-floor layout as reviewed with the BPDA result in an updated FAR of 2.33. The

overall parking count will remain the same but the open space ratio is reduced slightly. Please refer to the updated elevations, plans, and rendering included in this supplemental update.

Below is a table comparing the removal of the sixth floor to the PNF submission.

ELIMINATE SIXTH FLOOR @ Frankfort Building				PNF SUBMISSION			
FRANKFORT	1 BED	2 BED	TOTAL UNIT	FRANKFORT	1 BED	2 BED	TOTAL UNIT
FIRST	9	6	15	FIRST	9	6	15
SECOND	17	6	23	SECOND	17	6	23
THIRD	17	6	23	THIRD	17	6	23
FOURTH	16	5	21	FOURTH	16	5	21
FIFTH	10	2	12	FIFTH	7	2	9
SIXTH	0	0	0	SIXTH	3	4	7
TOTAL FRANKFORT			94	TOTAL FRANKFORT			98
95,965				101,830			
EXISTING CHURCH				EXISTING CHURCH			
FIRST	3	1	4	FIRST	3	1	4
SECOND	4	1	5	SECOND	4	1	5
THIRD	3	2	5	THIRD	3	2	5
TOTAL CHURCH			14	TOTAL CHURCH			14
18,600	79	29		18,600	79	33	
TOTAL PROJECT	72%	28%	108	TOTAL PROJECT	70%	30%	112
FAR	2.33		49,140 SITE	FAR	2.45		49,140 SITE
PARKING RATIO	78%		TOTAL 84	PARKING RATIO	75%		TOTAL 84
OPEN SPACE	41%			OPEN SPACE	45%		

Conclusion

The project team believe the changes made to date and identified in this Supplemental Information package address the abutters’ concerns as well as those of the City and community. We look forward to working with the City as this project moves forward.

Sincerely,
 Shaun Dempsey AIA
 Bruner/Cott Architects



FRANKFORT BUILDING - FRANKFORT STREET ELEVATION
SHOWING REVISED DESIGN



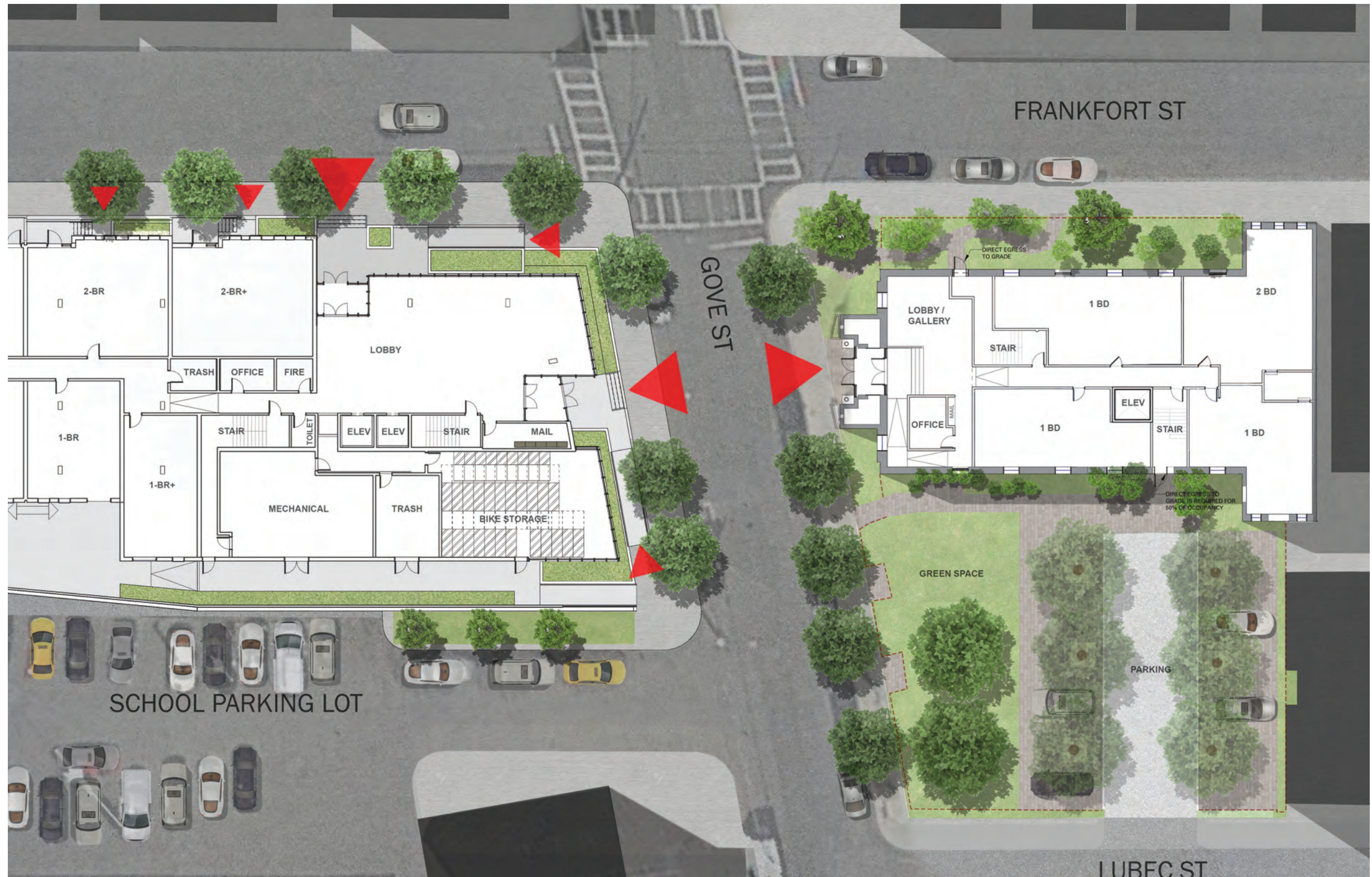
FRANKFORT BUILDING - REAR ELEVATION
SHOWING REVISED DESIGN



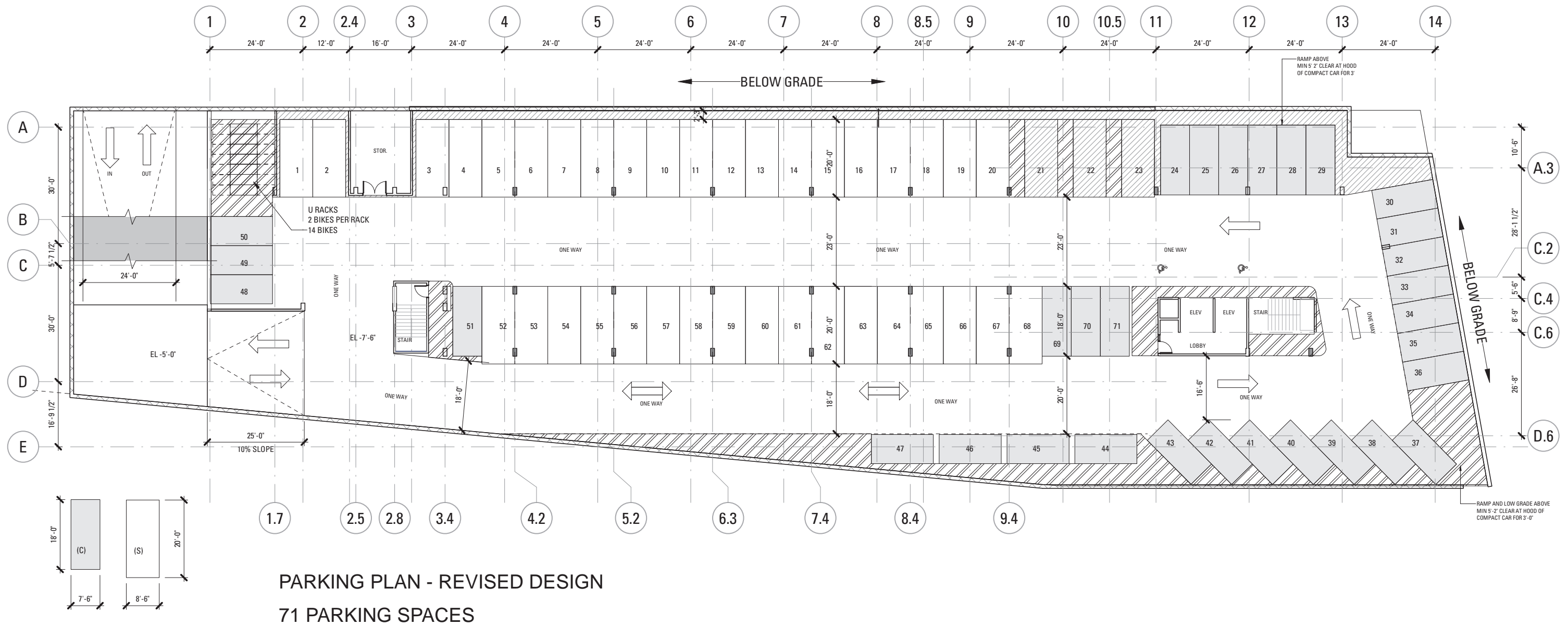
FRANKFORT BUILDING - GOVE STREET ELEVATION
SHOWING REVISED DESIGN



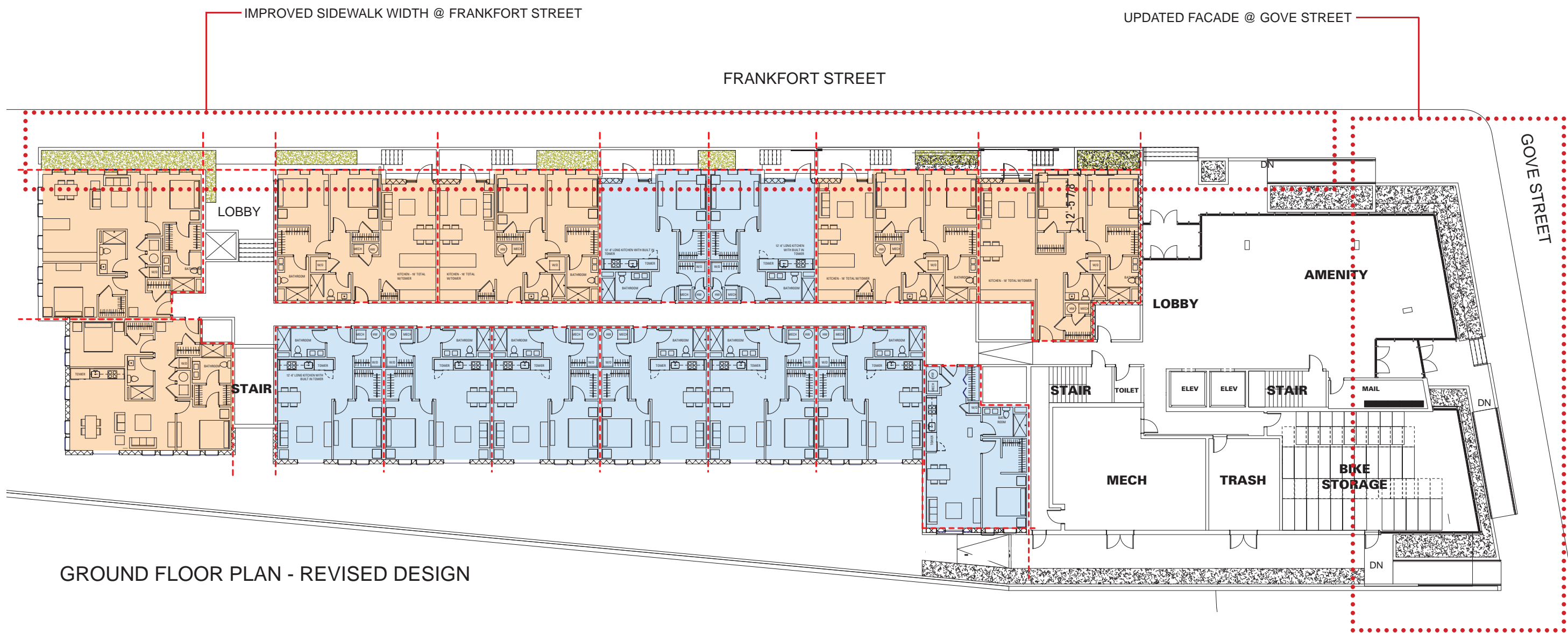
FRANKFORT BUILDING - GOVE STREET ENTRANCE RENDERING - REVISED DESIGN



UPDATED SITE PLAN SHOWING REVISED GOVE STREET ENTRANCES @ FRANKFORT BUILDING

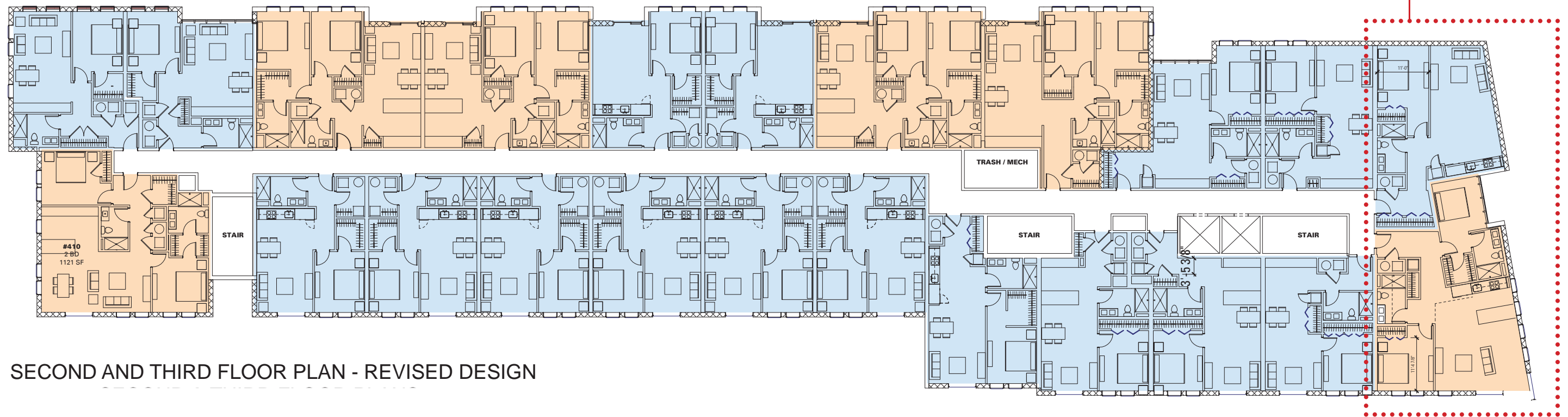


PARKING PLAN - REVISED DESIGN
71 PARKING SPACES



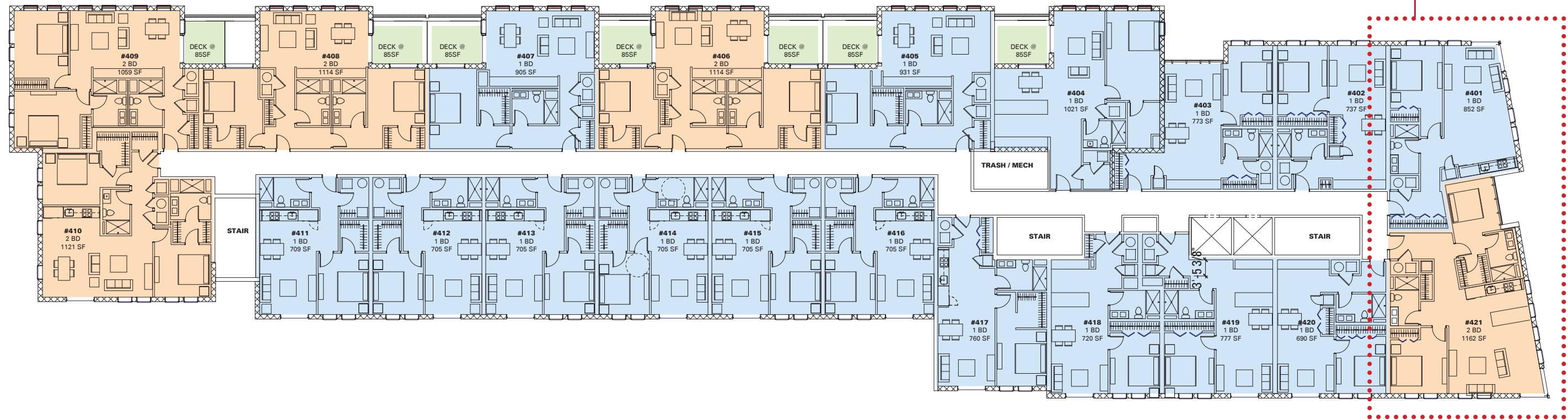
GROUND FLOOR PLAN - REVISED DESIGN

UPDATED FACADE @ GOVE STREET

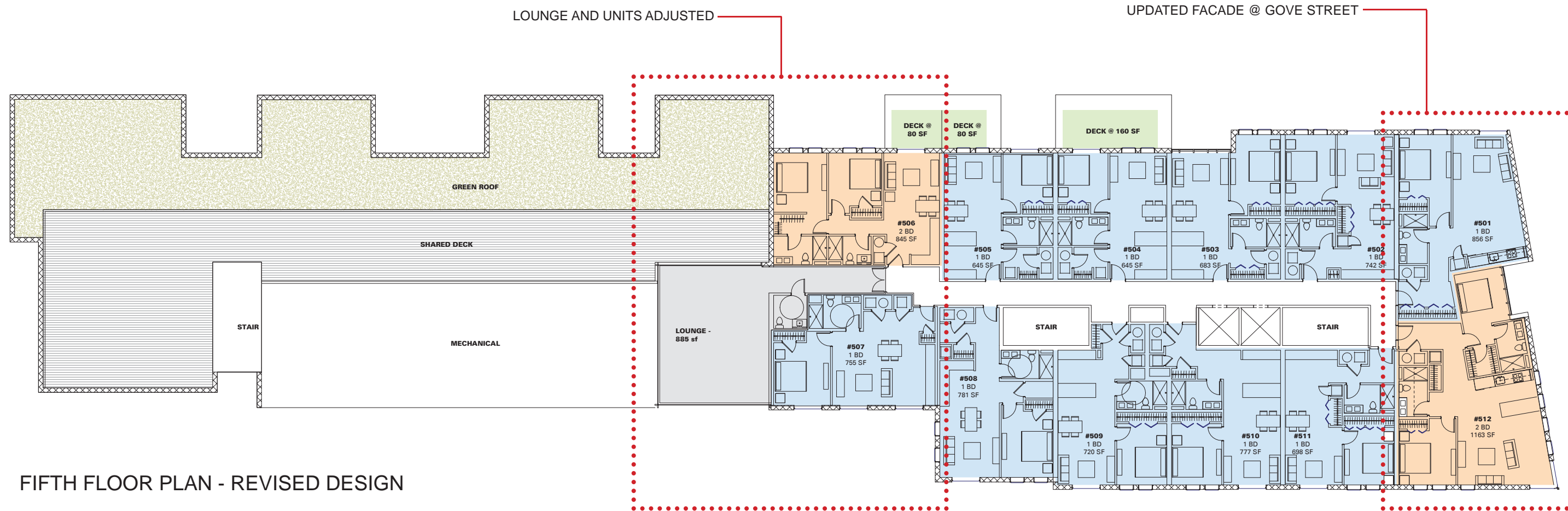


SECOND AND THIRD FLOOR PLAN - REVISED DESIGN

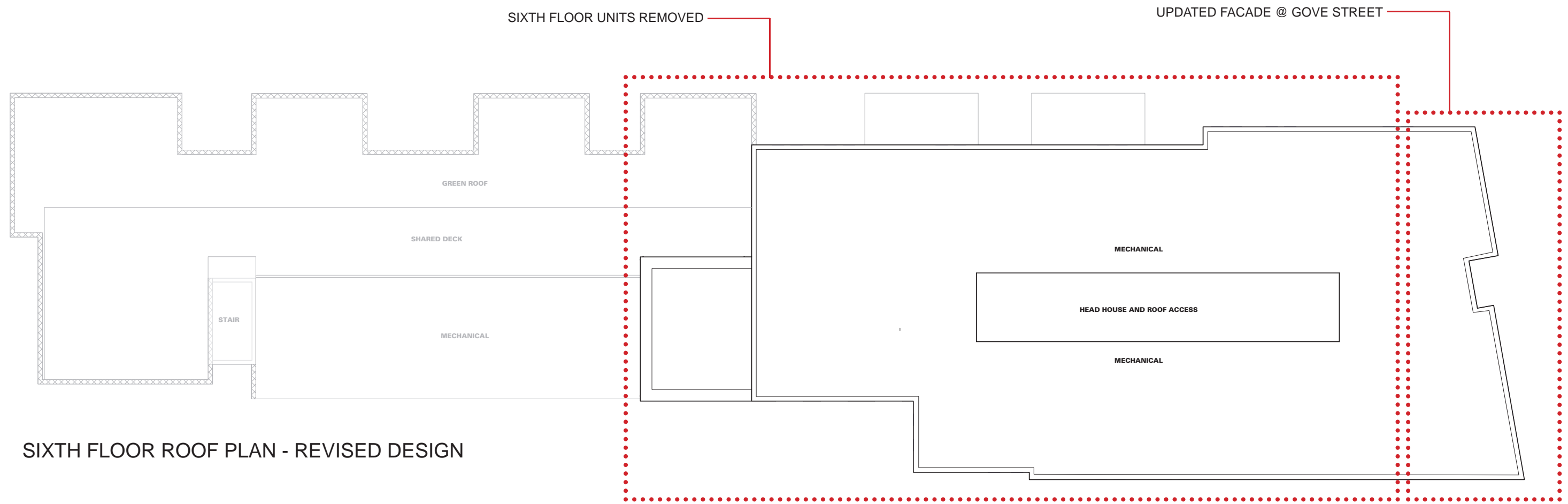
UPDATED FACADE @ GOVE STREET



FOURTH FLOOR PLAN - REVISED DESIGN



FIFTH FLOOR PLAN - REVISED DESIGN



SIXTH FLOOR ROOF PLAN - REVISED DESIGN