

Fairmount Indigo Planning Initiative

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum

“Building New
Connections in *Your*
Neighborhood”
**Working Advisory Group
(WAG) Meeting #5**

Tuesday, March 10, 2015

6:00-8:00 PM

Holland Community Center

Prepared by:

The Cecil Group Team

The Cecil Group
HDR Engineering, Inc.
Byrne McKinney & Associates, Inc.
McMahon Associates
Chester Engineering
SAS Design, Inc.
Shook Kelley



Welcome!

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum



WAG Agenda

1. Placemaking Results
2. Community Forum Summary
 - Four Corners Notes
3. Redevelopment Scenario Sites
 - Physical Fit and Development Program
 - Financial Feasibility
 - Urban Design and Zoning
4. Public Realm Improvement Discussion
5. Next Steps



Placemaking Results



STON ST
ERIE ST

NO
TURN
ON RED

SOUTH
STATION

IT COSTS
\$2.10
TO RIDE
THIS TRAIN

LE CUESTA
\$2.10
PARA VIAJAR
EN ESTE TREN
(pagar al contado)

READVILLE
IS 12
MINUTES
AWAY

YOU CAN
PAY W

UP

UP

UP

Placemaking Results



Community Forum Summary

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum





Prosperity

Four Corners Specific Results

Prosperity

1. Boutique near Four Corners - need upscale business to support
2. Intersection of Bowdoin Washington = commercial node
3. Econ. Development – more businesses exit to Washington Street then Geneva Ave.
– shops are not attracting them, not enough restaurants/businesses



Home

Four Corners Specific Results

Home

1. Housing opportunity – affordable workforce housing at Washington Street adjacent to the platform on Morse Street





Place

Four Corners Specific Results

Place

1. Create vibrant corridors (i.e. Washington) – lighting on street, business storefronts, parking
2. Dorchester Arts Collaborative (DAC)
3. Need more artists to represent culture and diversity in the neighborhood



Getting Around

Four Corners Specific Results

Getting Around

1. “Transit hub” – Washington Street with Corridor – housing and commercial and transit hub
2. Shelter is not at bus stop – relocate instead people sit on black pipe close bus stop





Parks/Public Space

Four Corners Specific Results

Parks and Public Space

1. Program of open space (pocket parks)
2. Enhanced open space representation of diversity of community



Quality of Life

Four Corners Specific Results

Quality of Life

1. Consider youth near Erie Street
2. Activity – arts, dance, community center, innovative spaces, Fab Lab
3. Mix age groups (elderly centers and childcare centers)
4. Connect residents with training



Redevelopment Scenario Sites

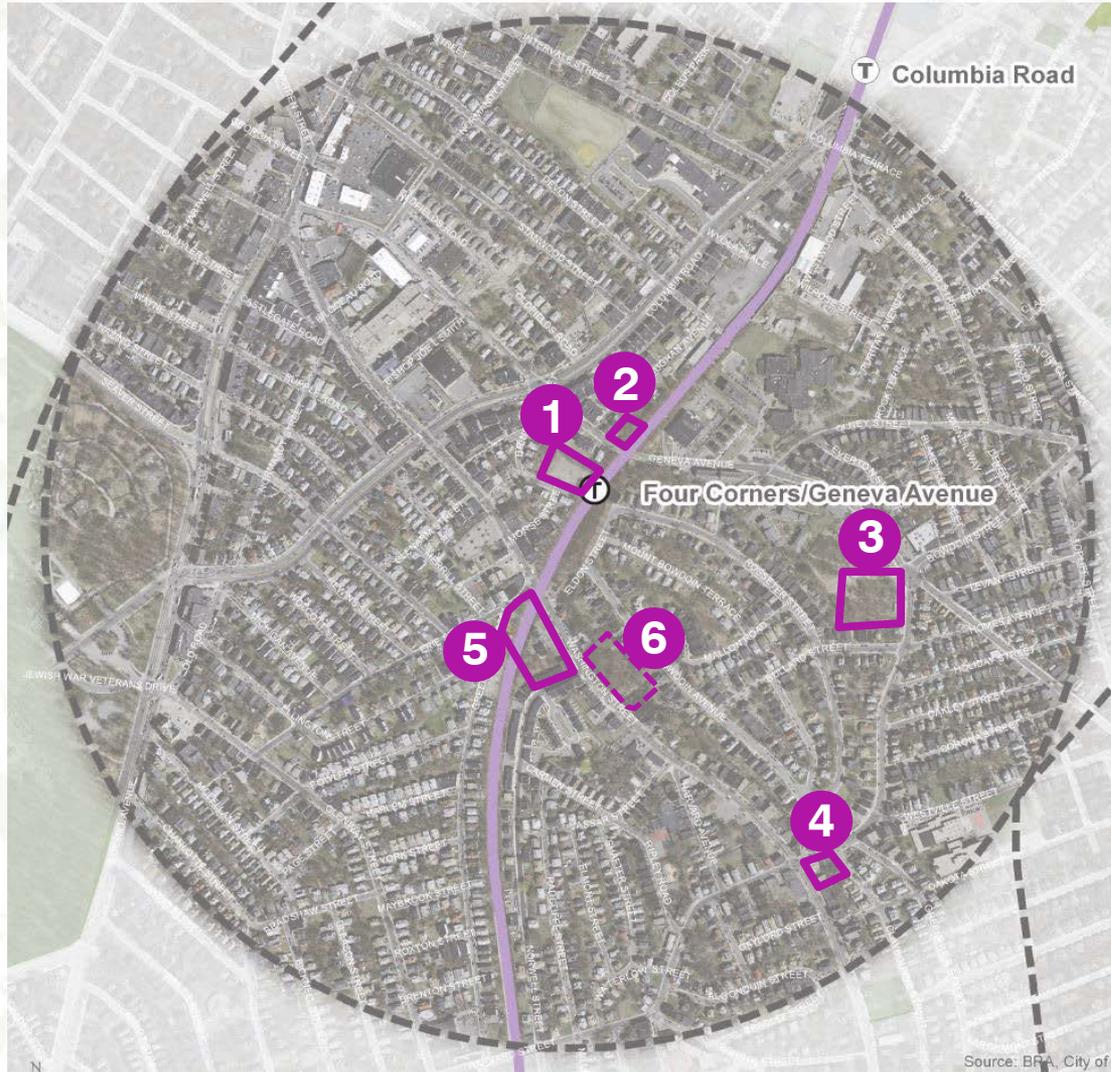
FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum



Redevelopment Scenario Sites



Redevelopment Scenario Sites



Redevelopment Scenario Sites

1

Owner	City of Boston
Location	Ronald Street
Address	Ronald Street 02121
Site Area	34,415 SF 0.79 Acres

2

Owner	Veale Willie K
Location	Geneva Ave at Station
Address	160 Geneva Ave
Site Area	5,757 SF 0.13 Acres

3

Owner	Peterson William, Boston Edison Co, Drayton Carol, City of Boston
Location	Bowdoin St and Cedar Ave
Address	114 Bowdoin Street
Site Area	49,702 SF 1.14 Acres

4

Owner	Private (confirm)
Location	Washington Street
Address	Washington Street
Site Area	Confirm

5

Owner	City of Boston, Others
Location	Erie Street /Washington
Address	2 Erie Street
Site Area	4,528 SF, 0.10 Acres

6

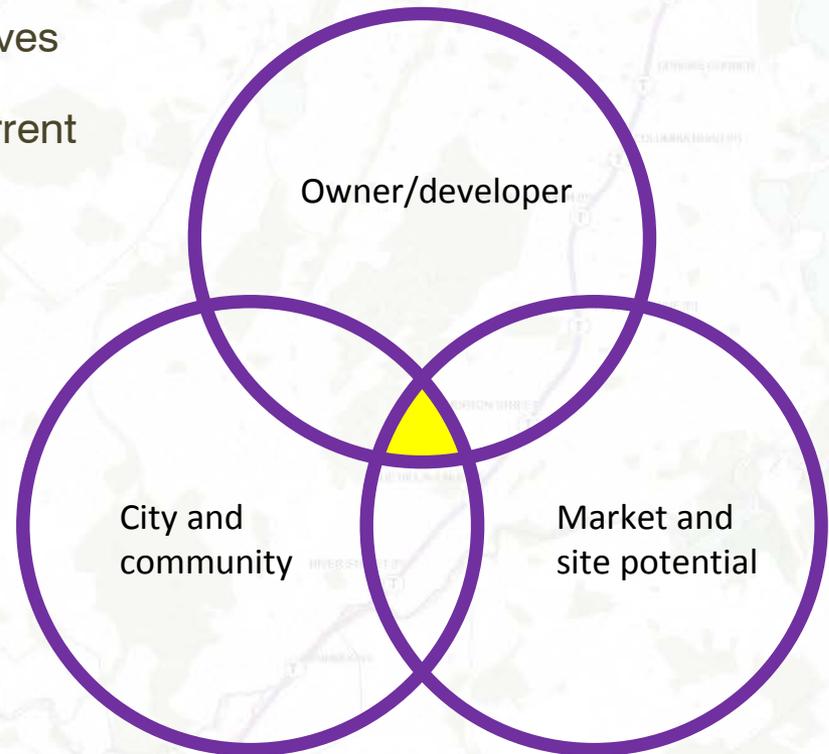
Owner	City of Boston
Location	Erie Street /Washington
Address	Washington Street
Site Area	9,005 SF, 0.21 Acres



Community Vision/Goals and Redevelopment

Hypothetical Redevelopment Scenarios

1. Exploration of feasibility of redevelopment from site/building configuration and financial perspectives
2. Comparison of this fit relative to current zoning characteristics



Redevelopment Scenario Sites

1 Ronald Street Lot



Redevelopment Scenario Sites

1 Ronald Street Lot



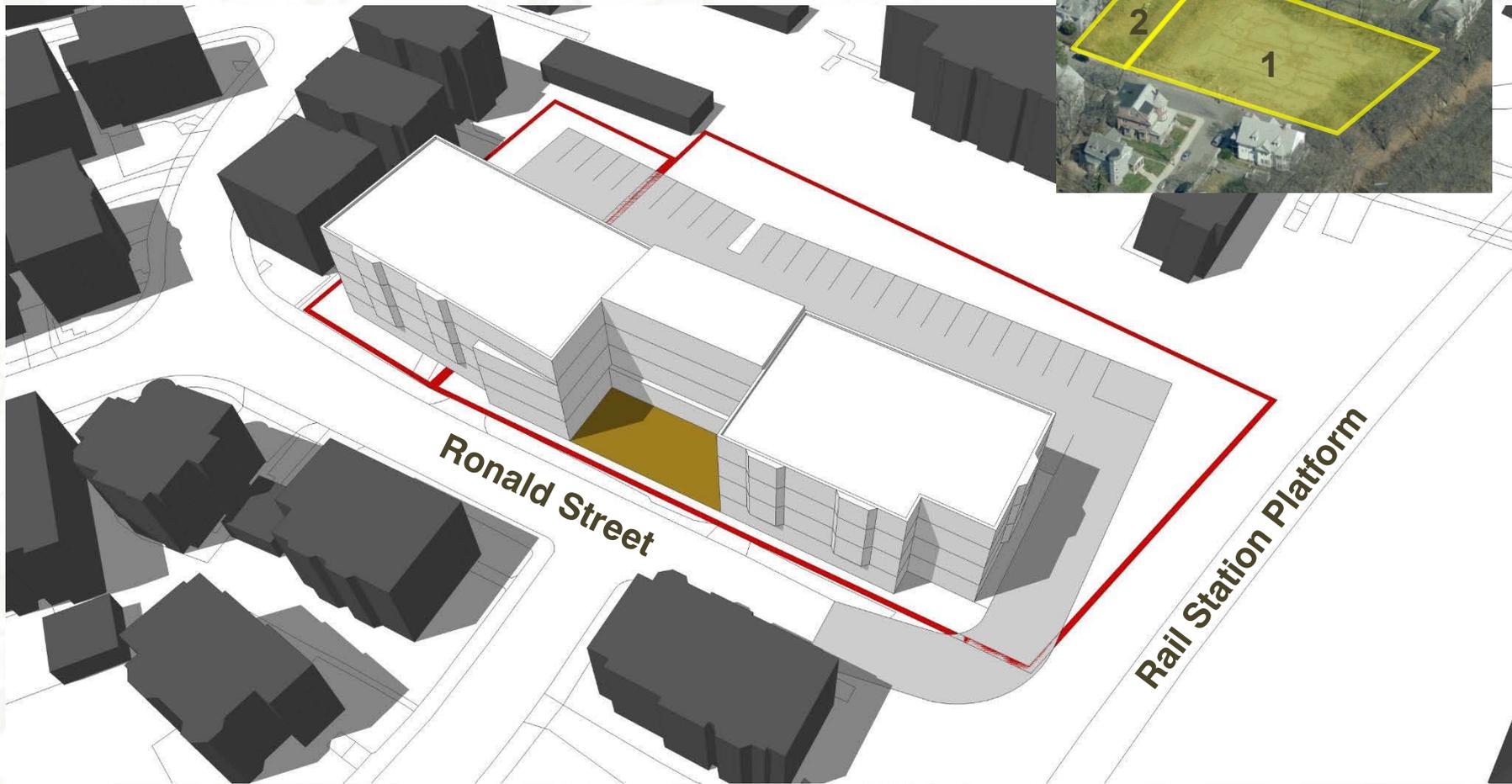
Existing Parcels Characteristics

Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1	1401103000 City of Boston	34,415	0	0	0
2	1401104000 Haynes Conway P	8,595	0	0	0
TOTAL		43,010	0	0	0



Redevelopment Scenario Sites

1 Ronald Street Lot



Redevelopment Scenario Sites

1 Ronald Street Lot



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
1	1	13,438	53,752	0	0	0	14	14	0	0	52	-4	1.25	1,884
	2	13,438		0	0	0	14	14	0					
	3	13,438		0	0	0	14	14	0					
	4	13,438		0	0	0	14	14	0					
TOTAL		53,752	53,752	0	0	0	56	56	0	0	52	-4	1.25	1,884



Redevelopment Scenario Sites

1 Ronald Street Lot

Current Zoning – Roxbury Neighborhood District

Use – multifamily (more than 3 units not allowed)

3F-5000 – Three-Family Residential Subdistrict

3-Family, Semi-attached dwelling/any other dwelling

Max. FAR 0.8

Max. Building (stories) 3

Max. Building Height (ft.) 35

Usable open space min per unit 650

Front Yard Min. (ft.) 20

Side Yard Min. (ft.) 10

Rear Yard Min. (ft.) 30

Off-street Parking Requirement – Other residential uses: 1.0/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**



Redevelopment Scenario Sites

2 160 Geneva Avenue



Redevelopment Scenario Sites

2 160 Geneva Avenue



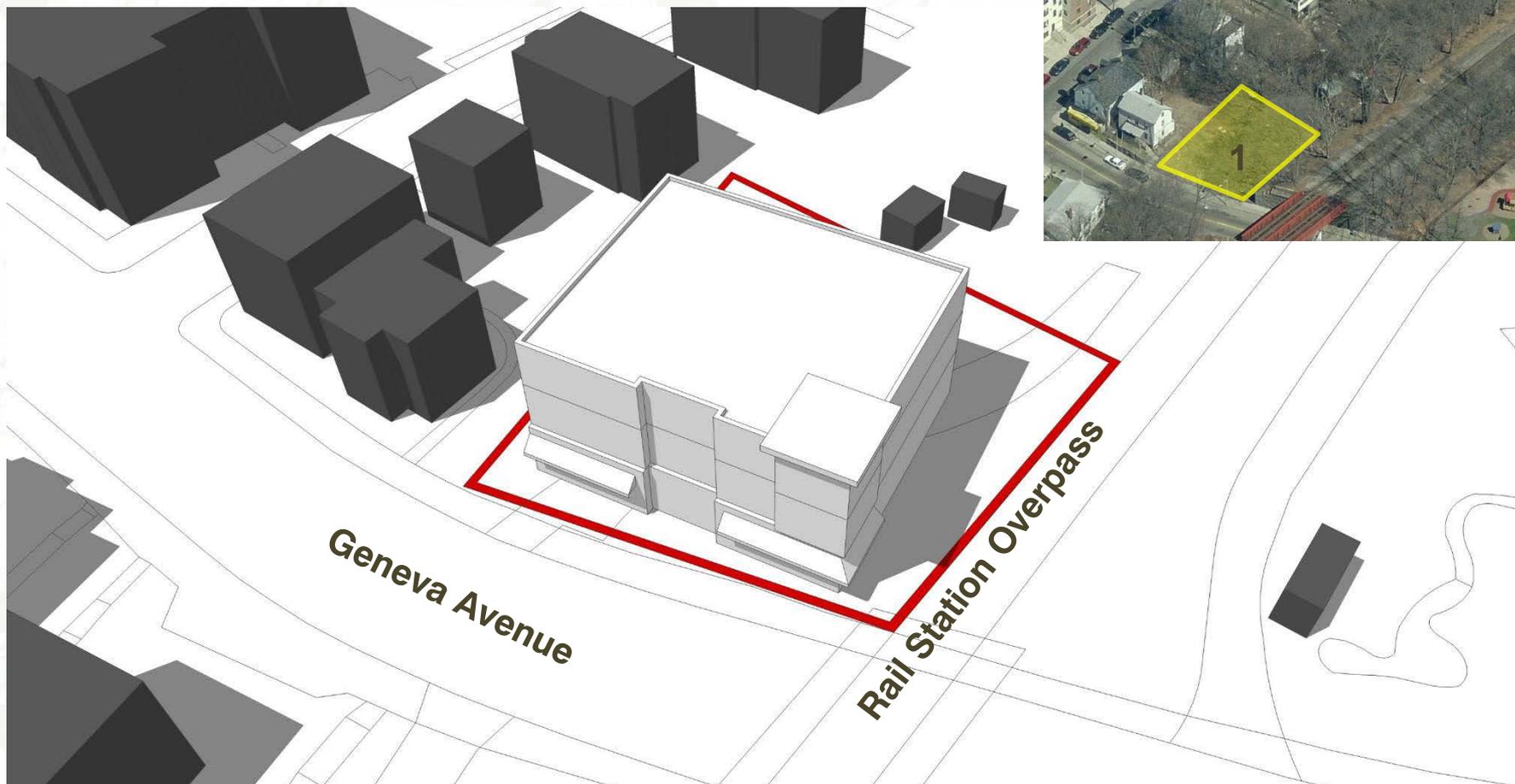
Existing Parcels Characteristics

Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1	1400046000 Veale Willie K	5,757	0	0	0
TOTAL		5,757	0	0	0



Redevelopment Scenario Sites

2 160 Geneva Avenue



Redevelopment Scenario Sites

2 160 Geneva Avenue



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
	1	4,200		3,570	0	0	0	0	7					
1	2	4,200	12,600	0	0	0	4	4	0	0	0	-15	2.19	0
	3	4,200		0	0	0	4	4	0					
TOTAL		12,600	12,600	0	0	0	8	8	7	0	0	-15	2.19	0



Redevelopment Scenario Sites

2 160 Geneva Avenue

Zoning

Current Zoning – Roxbury Neighborhood District

MFR – Multifamily Residential Subdistrict

Uses – retail allowed on ground floor

1 or 2 family detached or semi-attached/Row house building or town house building/any other dwelling or use

Max. FAR 1.0

Max. Building (stories) 3/4/4

Max. Building Height (ft.) 35/45/45

Usable open space min per unit 400/200/200

Front Yard Min. (ft.) 20/15/20

Side Yard Min. (ft.) detailed requirements

Rear Yard Min. (ft.) 30/30/20

Off-street Parking Requirement – Other residential uses: 1.0/unit; Retail 2/1,000 SF



Redevelopment Scenario Sites

3 Geneva Cliffs



Redevelopment Scenario Sites

3 Geneva Cliffs



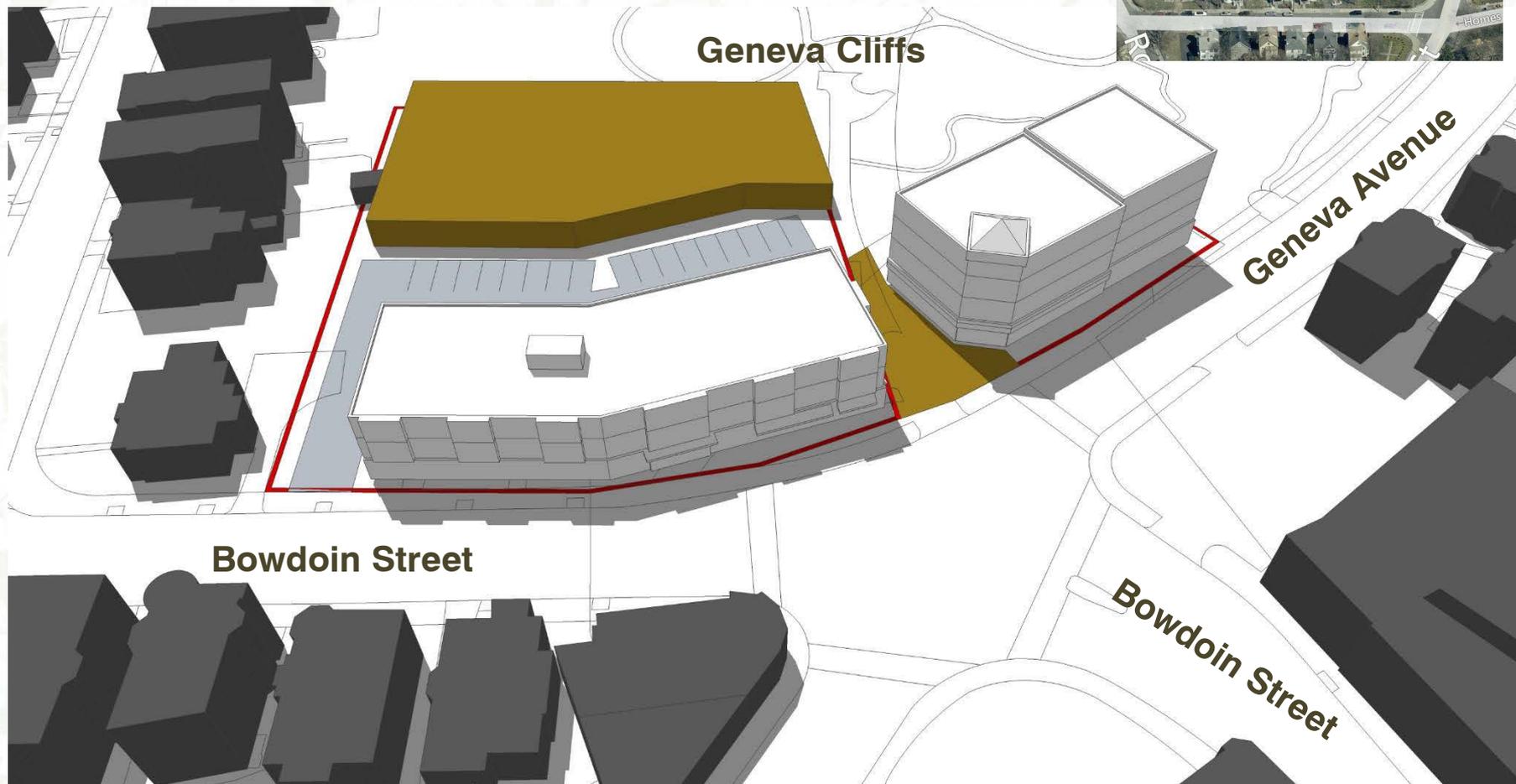
Existing Parcels Characteristics

Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1 1401394000	Geneva Ave LLC	11,446	0	2,000	0.2
2 1401324000	Stenhouse Peter J	9,686	0	0	0
3 1401324001	Shekinah Glory Outreach	4,348	0	3,080	0.7
4 1401325000	City of Boston by FCL	6,963	0	0	0
5 1401326000	Peterson William E Et al	6,653	0	0	0
6 1401362001	Boston Edison Co	26,400	0	0	0
7 1401362000	Boston Edison Co	10,350	0	0	0
8 1401361000	Boston Edison Co	8,650	0	120	0.0
9 1401360000	Boston Edison Co	6,300	0	0	0
TOTAL		90,796	0	5,200	0.1



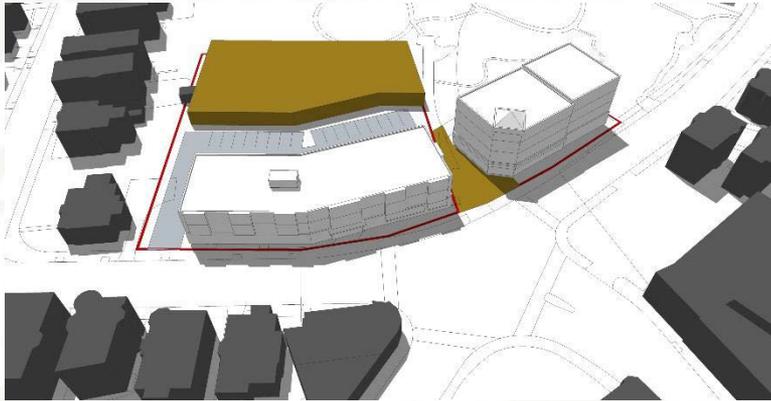
Redevelopment Scenario Sites

3 Geneva Cliffs



Redevelopment Scenario Sites

3 Geneva Cliffs



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
1	1	11,553		2,500	0	0	9	9	5					
	2	11,553	34,659	0	0	0	12	12	0				0.44	15,595
	3	11,553		0	0	0	2	2	0					
2	1	7,417		4,000	0	0	4	4	8	0	34	-39		
	2	7,417	29,668	0	0	0	8	8	0				2.59	2,610
	3	7,417		0	0	0	8	8	0					
	4	7,417		0	0	0	8	8	0					
TOTAL		64,327	64,327	6,500	0	0	60	60	13	0	34	-39	0.71	18,205



Redevelopment Scenario Sites

3 Geneva Cliffs

Zoning

Current Zoning – Dorchester Neighborhood District

LC – Local Convenience Subdistrict

Max. FAR 1.0

Max. Building (stories) none

Max. Building Height (ft.) 40'

Usable open space min per unit 50

Min. Setbacks (front, side) none

Min. Rear Yard 20'

Off-street Parking Requirement – Retail 2.0/1,000 SF, Other residential uses: 1-3 units: 1.0/unit, 4-9 units: 1.25/unit, 10+units 1.5/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**



Redevelopment Scenario Sites

3 Geneva Cliffs

Current Zoning – Dorchester Neighborhood District

2F-5000

Use – Multifamily and retail use Forbidden

1 Family Detached or Semi-Attached or 2 Family Detached/Any other Dwelling Use

Max. FAR 0.5

Max. Building (stories) 2.5

Max. Building Height (ft.) 35

Usable open space min per unit 750/none

Front Yard Min. Depth (ft.) 15

Side Yard Min. Depth (ft.) 10

Rear Yard Min. Depth (ft.) 20/30

Off-street Parking Requirement – Retail 2.0/1,000 SF, Other residential uses: 1-3 units: 1.0/unit, 4-9 units: 1.25/unit, 10+units 1.5/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**



Redevelopment Scenario Sites

4 Washington Street and Bowdoin Street



Redevelopment Scenario Sites

4 Washington Street and Bowdoin Street



Existing Parcels Characteristics

Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1 1700052000	Mclean Caltor TS	3,400	0	0	0
2 1700052001	Mclean Caltor TS	6,666	3,800	0	0.6
3 1700051000	Fontes Eduardo J	3,349	4,480	0	1.3
4 1700047000	Montserrat Aspirers Inc	6,305	6,928	0	1.1
5 1700046000	Southern New England	3,525	4,620	0	1.3
6 1700045000	Deliverance Church of Living	3,260	6,380	0	2
TOTAL		26,505	26,208	0	1.0



Redevelopment Scenario Sites

4 Washington Street and Bowdoin Street



Redevelopment Scenario Sites

4 Washington Street and Bowdoin Street



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
	1	4,741		4,030	0	0	0	0	8					
1	2	4,741	14,223	0	0	0	5	5	0	0	0	-18	0.54	0
	3	4,741		0	0	0	5	5	0					
TOTAL		14,223	14,223	4,030	0	0	10	10	8	0	0	-18	0.54	0



Redevelopment Scenario Sites

4 Washington Street and Bowdoin Street

Zoning

Current Zoning – Dorchester Neighborhood District

LC – Local Convenience Subdistrict

Max. FAR 1.0

Max. Building (stories) none

Max. Building Height (ft.) 40'

Usable open space min per unit 50

Min. Setbacks (front, side) none

Min. Rear Yard 20'

**Off-street Parking Requirement – Retail 2.0/1,000 SF,
Other residential uses: 1-3 units: 1.0/unit, 4-9 units:
1.25/unit, 10+units 1.5/unit**



Redevelopment Scenario Sites

5 Erie Street and Washington Street



Redevelopment Scenario Sites

5 Erie Street and Washington Street



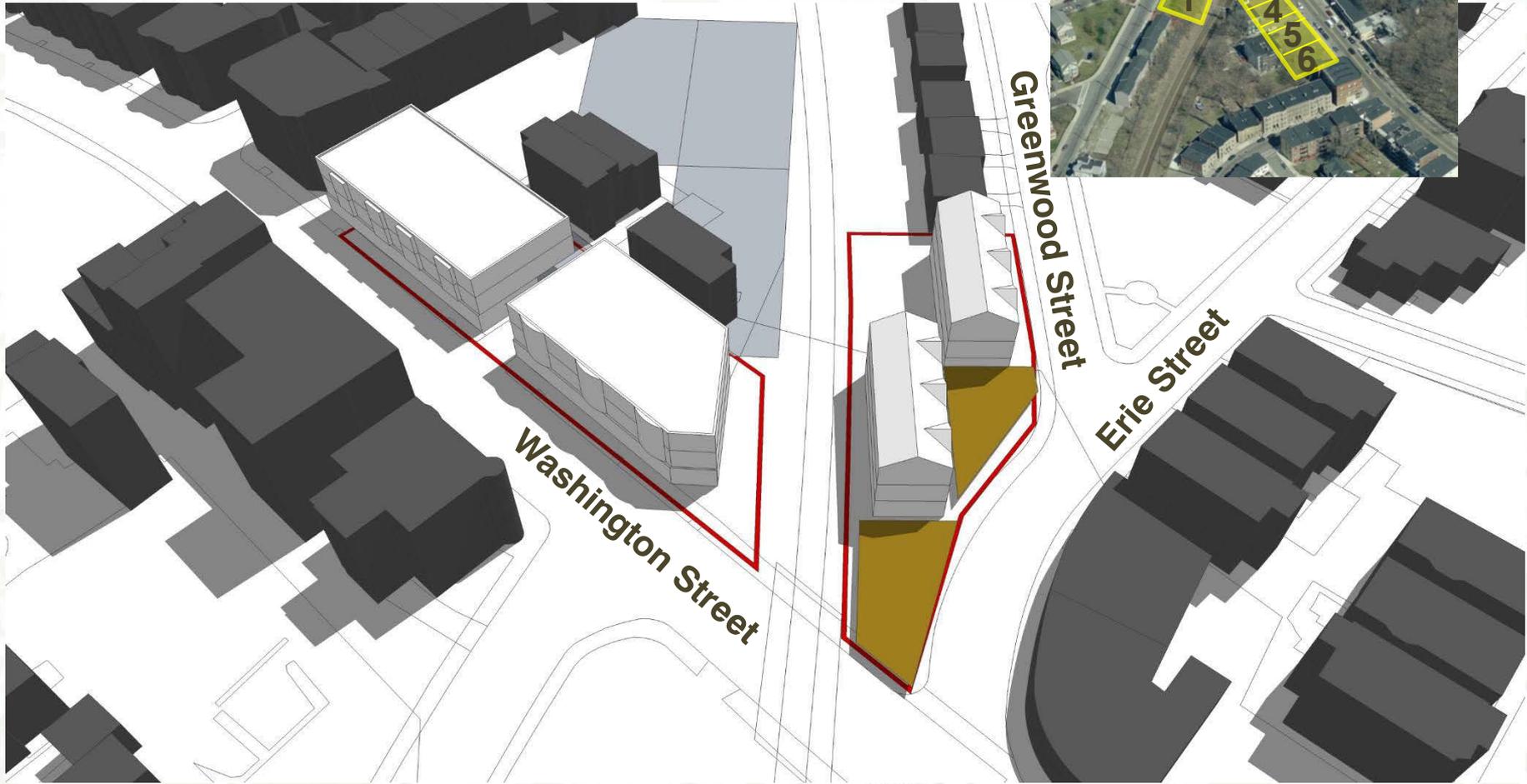
Existing Parcels Characteristics

Parcel and ID	Owner	Lot Area (SF)	Existing Building (SF to Remain)	Existing Building (SF of Demo)	Existing FAR
1 1401657000	City of Boston	4,528	0	0	0
2 1401658000	City of Boston by FCL	2,890	0	0	0
3 1401603000	Mass Bay Transp. Auth.	0	0	0	0
4 1401604000	City of Boston by FCL	4,200	0	0	0
5 1401608000	Rogers Harold E III	5,250	0	0	0
6 1401609000	Rogers Harold E III	4,622	0	0	0
TOTAL		21,490	0	0	0



Redevelopment Scenario Sites

5 Erie Street and Washington Street



Redevelopment Scenario Sites

5 Erie Street and Washington Street



Proposed Redevelopment Characteristics

Bldg	Bldg Level	Area by Floor (GSF)	Total Building Area (GSF)	Retail (NSF)	Office (NSF)	Light Ind. (NSF)	Res. Units (83% eff., 800 sf/unit)	Resident Parking Required (1/unit)	Retail Parking Required (2/1000 sf)	Structured Parking Provided (rough layout)	Surface Parking Provided (rough layout)	Parking Balance	FAR	Total Open Space (SF)
1	3	7,535	22,605	6,405	0	0	16	16	13					
2	3	6,274	18,822	5,333	0	0	14	14	11	0	50	-17	2.60	4,040
3	3	2,400	7,200	0	0	0	6	6	0					
4	3	2,400	7,200	0	0	0	6	6	0					
TOTAL		55,827	14,223	11,738	0	0	44	44	23	0	0	-17	2.60	4,040



Redevelopment Scenario Sites

5 Erie Street and Washington Street

Zoning

Current Zoning – Greater Mattapan Neighborhood District

3F-5000 – Three-Family Residential Subdistrict – preserve low density three-family areas with a variety of housing types

3-Family - Semi-attached dwelling/any other dwelling

Max. FAR 0.8

Max. Building (stories) 3

Max. Building Height (ft.) 35

Usable open space min per unit 600/400

Front Yard Min. (ft.) 15

Side Yard Min. (ft.) 10

Rear Yard Min. (ft.) 30

Off-street Parking Requirement – Retail 2.0/1,000, Other residential uses: 1.0/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**



Redevelopment Scenario Sites

5 Erie Street and Washington Street

Current Zoning – Dorchester Neighborhood District

Use – Multifamily Forbidden

3F-5000 – Three-Family Residential Subdistrict

3-Family, Semi-attached dwelling, rowhouse, townhouse/any other dwelling

Max. FAR 0.5

Max. Building (stories) 2.5

Max. Building Height (ft.) 35

Usable open space min per unit 750/none

Front Yard Min. (ft.) 15

Side Yard Min. (ft.) 10

Rear Yard Min. (ft.) 20/30

Off-street Parking Requirement – Retail 2.0/1,000 SF, Other residential uses: 1-3 units: 1.0/unit, 4-9 units: 1.25/unit, 10+units 1.5/unit

***SUBJECT TO ARTICLE 80 LARGE PROJECT REVIEW (50,000 SF+)**



Redevelopment Scenario Sites

6 218-220 Washington Street – City of Boston



Public Realm Improvement Discussion

FOUR CORNERS/ GENEVA AVENUE

STATION AREA

Visioning Forum



Candidate Street Corridors/Intersections



Next Steps (8:00pm)

Proposed WAG Meeting Schedule/Topics:

March

Redevelopment Exploration Key Sites
Feasibility Implications
Zoning and Urban Design Implications
Discussion

April

Public Realm Improvements
Open Space Improvements
Discussion

May

Draft Plan Components
Community Meeting Prep

June

Community Open House/Draft Station Area Plan Release

July/August

Open House Review
Draft Plan
Next Steps



Next Steps and Meetings

Next Four Corners/Geneva Avenue Working Advisory Group (WAG) Meeting:

April 7, 2015 at 6:00pm

Holland Community Center

For information:

www.fairmountindigoplanning.org



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