

BOARD APPROVED

MEMORANDUM

OCTOBER 12, 2017

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, PROJECT ASSISTANT
MICHAEL CANNIZZO, SENIOR ARCHITECT
CECILIA NARDI, PLANNER I

SUBJECT: 233 HANCOCK STREET, DORCHESTER

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 233 Hancock Street in Dorchester (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (2) enter into an Affordable Rental Housing Agreement and Restriction in connection with the Proposed Project; (3) enter into a Community Benefit Contribution Agreement and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the City of Boston Zoning Board of Appeal on Petition BOA - 763318 for zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BPDA.

*Effective October 20, 2016, the BRA commenced doing business as the BPDA.

PROJECT SITE

The Proposed Project is located at 233 Hancock Street in Dorchester, a 13,362 square-foot parcel, with an additional 2,352 square-foot right of way perpendicular to the property (the "Project Site"). The Project Site is located at the intersection of Hancock Street and Pleasant Street, and is situated one block west of Dorchester Avenue. The Project Site is within walking distance of the MBTA's Red Line Savin Hill Station and is well served by multiple bus routes operating in Dorchester.

DEVELOPMENT TEAM

Proponent: 233 Hancock, LLC

Benjamin Moll
Daniel Moll

Architect: RODE Architects, Inc.

Eric Robinson
Michael DelleFave

PROPOSED PROJECT

233 Hancock, LLC (the "Proponent") proposes to construct a new five (5)-story, mixed-use building totaling approximately 29,465 square feet on the Project Site which currently is occupied by two auto body repair shops. The building will contain thirty-six (36) residential rental units, 720 square feet of ground-floor retail space, 400 square feet of lobby gallery space, and twenty-two (22) accessory off-street parking spaces located in the building's street level garage. The garage will be entered and exited via the existing public right-of-way on Hancock Street. Storage for approximately thirty-eight (38) bicycles will be available on the perimeter of the building. Additionally, there will be a designated trash/recycling room on the building's ground-floor.

As proposed, the thirty-six (36) residential rental units will consist of thirty-one (31) market rate units and five (5) Inclusionary Development Policy Units. There will be a mix of unit-types, with twelve (12) studio units, twelve (12) one-bedroom units, eight (8) two-bedroom units, and four (4) three-bedroom units proposed.

The Proponent plans to commence construction of the Proposed Project in the Spring of 2018. There are an estimated 40+/- construction jobs associated with the Proposed Project. The total development cost is approximately \$12,000,000.

ARTICLE 80 REVIEW PROCESS

On July 24, 2017, the Proponent filed a Small Project Review Application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The first BPDA sponsored public meeting was held on August 14, 2017 at the Cape Verdean Adult Day Health Center located at 34 Hancock Street in Dorchester, with the initial comment period set to conclude on August 24, 2017. The comment period was subsequently extended to September 29, 2017 and the BPDA hosted a second public meeting on September 25, 2017 at First Parish Dorchester located at 10 Parish Street in Dorchester. Both public meetings were advertised in *The Dorchester Reporter*.

ZONING

The Project Site is located within a 3F-5000 subdistrict of the Dorchester Neighborhood district, which is governed by Article 65 of the Code.

The Proposed Project will require zoning relief of the following:

1. Use (multi-family dwelling, retail, and art gallery)
2. Insufficient off-street parking and loading
3. Dimensional Regulations (Floor Area Ratio excessive, Height excessive, Front Yard insufficient, Side Yard insufficient, and Rear Yard insufficient)

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide many community benefits for the Dorchester neighborhood and the City of Boston. The Proponent has committed to a total of fifteen-thousand dollars (\$15,000) towards community benefits, which are described below.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization St. Mary's Center for Women and Children, described below:

1. Recipient: St. Mary's Center for Women and Children
90 Cushing Avenue
Dorchester, MA 02125
2. Use: To support the Women@Work Plus ("W@W+") program, which is a 22-week job readiness training program that addresses the vocational needs of women who face multiple barriers to employment, including homelessness, lack of high school diploma or equivalent, history of substance abuse or domestic violence, and difficulty obtaining or retaining employment.
3. Amount: \$5,000
4. Timeline: The \$5,000 contribution is due at building permit.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization Boys & Girls Clubs of Boston, described below:

1. Recipient: Boys & Girls Clubs of Boston's Youth Connect Program
2. Use: In the Youth Connect Program clinical social workers connect at-risk youth with positive choices and mentors, in partnership with the Boston Police Department. This contribution to the Youth Connect Program is to be earmarked for use in Dorchester (the Boston Police Department's District C-11) and in particular, for programming and participants at the Paul R. McLaughlin Youth Center (1135 Dorchester Avenue, Dorchester, MA 02125).
3. Amount: \$5,000
4. Timeline: The \$5,000 contribution is due at building permit.

The Proponent shall make a five-thousand dollar (\$5,000) contribution to the non-profit organization Cape Verdean Community Unido, described below:

1. Recipient: Cape Verdean Community Unido
268 Bowdoin Street,
Dorchester, MA 02122

2. Use: To bring together youth service providers, health centers, police units, city officials, and other non-profit programs with the goal of improved communication and coordination of service to the Cape Verdean community. CVC Unido has established a program focused on a Violence Intervention and Prevention Initiative, and through a coordinated outreach provide home visits and mental health services to all community members affected by violence.
3. Amount: \$5,000
4. Timeline: The \$5,000 contribution is due at building permit.

Additionally, the gallery space of the building's lobby will be curated by the Dorchester Arts Collaborative (or a comparable community arts organization).

The gallery space and green space at the rear of the building will also be available to community organizations for events and meetings, up to eight (8) times annually, by appointment.

In connection with the community benefits described above, the Proponent will enter into a Community Benefit Contribution Agreement. The community benefits contribution payments shall be made to the BPDA upon issuance of the building permit by the City of Boston Inspectional Services Department ("ISD") and will be distributed as outlined above.

INCLUSIONARY DEVELOPMENT COMMITMENT

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The IDP requires that 13% of the total number of units within the development be designated as IDP units. In this case, five (5) units within the Proposed Project will be created as IDP rental units (the "IDP Units"), all of which will be made affordable to households earning not more than 70% of the Area Median Income as based upon the United States Department of Housing and Urban Development ("HUD") ("AMI"). Two (2) of these five IDP Units (40%) will have a disability preference.

The designation of five (5) IDP Units fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

Two (2) of the IDP Units are to build out accessible under American with Disabilities Act (ADA) guidelines, and will have a disability preference. In addition, the developer has agreed to a Neighborhood Diversity Preservation Preference for two (2) of the IDP Units. After a Department of Neighborhood Development review of the U.S. Census Bureau data for the area around the Proposed Project, it was determined that the location met all criteria related to racial diversity and risk for displacement. This preference was first approved for use by the BPDA Board on August 10, 2017, and this the first project proposed with such a preference.

The proposed sizes, location and rents for the IDP Units are as follows:

Number of Bedrooms	Square Footage	Unit Number and Location	Percentage of Median Income	Rent
**3 Bedroom	950	Unit 1, Floor 2	70% of AMI	\$1,630
*Studio	475	Unit 7, Floor 2	70% of AMI	\$1,086
**2 Bedroom	830	Unit 4, Floor 3	70% of AMI	\$1,448
*1 Bedroom	620	Unit 3, Floor 4	70% of AMI	\$1,267
Studio	475	Unit 2, Floor 5	70% of AMI	\$1,086

*Units with a preference for those with a disability matching the build out of the ADA/Group 2 unit.

**Units with a Neighborhood Diversity Preservation Preference.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Rental Housing Agreement and Restriction ("ARHAR"), and rentals amount and income limits will be adjusted according to BPDA published maximum rents and income limits, as based on HUD AMIs, available at the time of the initial rental of the IDP Units. IDP Units must be comparable in size, design, and quality to the market rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Approval for the Proposed Project. The Proponent must also submit an Affirmative Marketing Plan (the "Plan") to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident; and
- (2) Household size (a minimum of one (1) person per bedroom)

The IDP Units will not be marketed prior to the submission and approval of the Plan. A restriction will be placed on the IDP Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the renter and rents of any subsequent lease of the IDP Units during this fifty (50) year period must fall within the applicable income and rent limits for each IDP Unit. The BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units. The Proponent is also exploring other options to provide additional middle-income housing, specifically through the MassHousing Workforce Housing Fund.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; (2) enter into an ARHAR in connection with the Proposed Project; (3) enter into a Community Benefit Contribution Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (4) recommend approval to the City of Boston Zoning Board of Appeal on Petition – BOA 763318 for zoning relief necessary to construct the Proposed Project with the proviso that the plans be submitted to the BPDA.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a five (5)-story residential building containing thirty-six (36) residential rental, 720 square feet of ground-floor retail space, and 400 square feet of lobby gallery space at 233 Hancock Street in Dorchester (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of five (5) on-site Inclusionary Development Policy Units; and

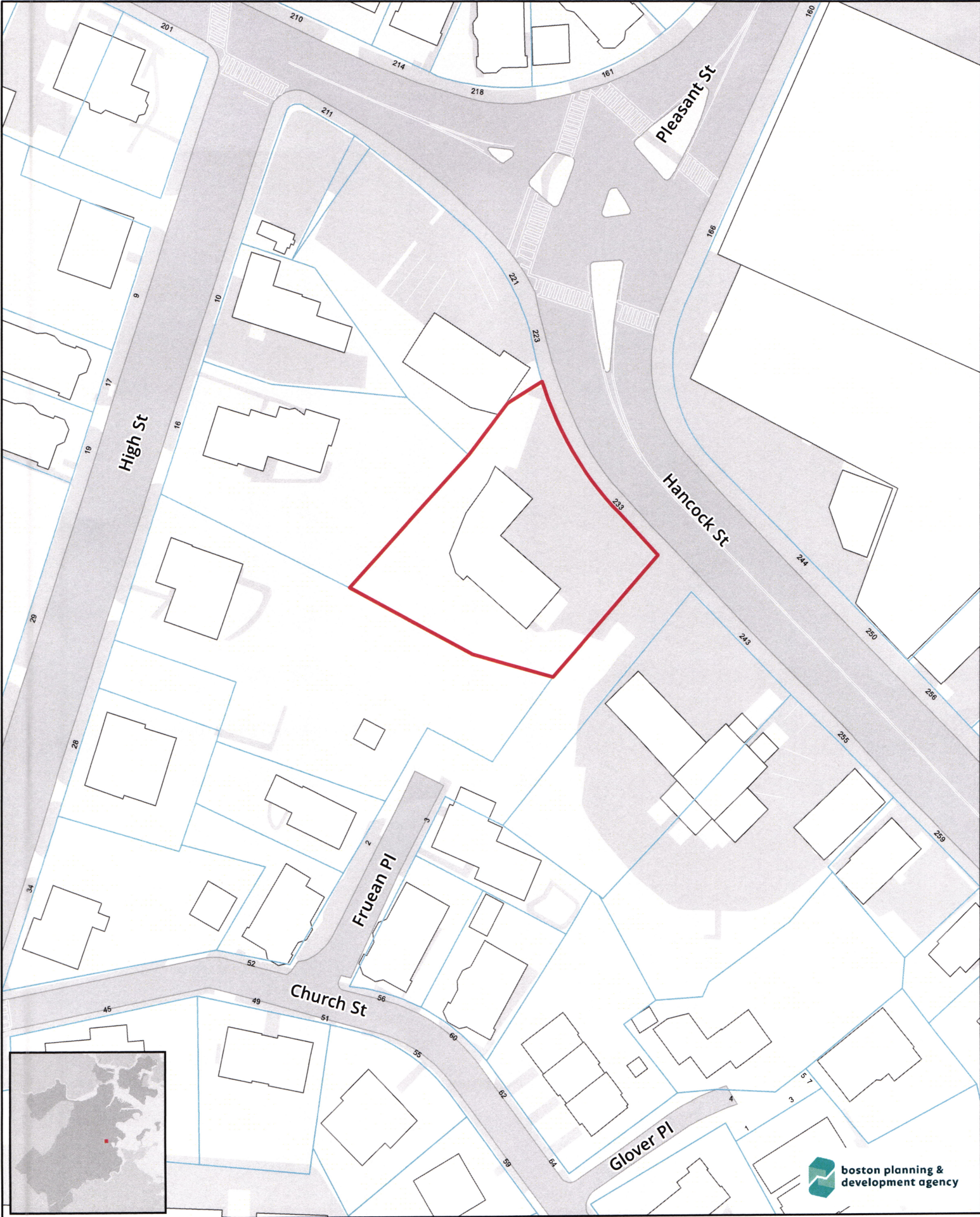
FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to recommendation to the City of Boston Zoning Board of Appeals on Petition – BOA 763318 for zoning relief necessary, Approval with proviso that plans are submitted to the BPDA for design review approval, to construct the Proposed Project.





233 Hancock Street Public Comments via website form 2017-10-11

Date	First Name	Last Name	Organization	Opinion	Comments
7/28/2017	Michael	Kozuch		Support	This area is in desperate need of redevelopment. The proposed development would add much needed housing and retail to the area and improve the walkability of the neighborhood. It will also complement the DOT Block development across the street.
7/28/2017	Kevin	Long		Support	I am a neighbor just up hancock and Bowdoin. This area of hancock needs to change; it's unsafe and unsightly. I love these plans and the look of the building. Bravo!
8/2/2017	Michael	Keamy		Support	Very happy to see this area being cleaned up and developed. I wish the design was a little more in keeping with the vernacular of the neighborhood eg. some bay windows, a more traditional roof line, etc. I hope commercial space on ground floor has retail and restaurant space that appeals to and fills the needs all of the surrounding neighborhood. Current needs- coffee shop, card/gift shop, hardware store, boomerangs-goodwill type thrift store.
8/10/2017	Jon	Melick		Oppose	As with the project at 54 Pleasant Street, I cannot support this proposal as currently written. There seems to be a belief that it is acceptable to build new projects with insufficient parking spaces "because people will use the T or bicycles instead of owning cars". That may arguably be true in the case of structures adjacent or very close to a T station; but in this case, it strikes me as naive, given the distance to the Savin Hill T station, and given how nasty the streets can be in the winter. Half a mile seems like 5 miles, when the snow is flying and cold winds are blowing. I see nothing, in this proposal, whereby ownership is made conditional on not owning a car; and with 36 units, housing as many as 70 or so people, all it takes is at least 23 people deciding that they DO want a car for when a bicycle or the T do not get them where they want to go. The fact that retail space is a part of this project will further reduce the number of available parking spaces; and all of those cars will have to go somewhere -- into nearby neighborhoods, impacting the ability of people in those neighborhoods to park their cars in neighborhoods where parking is often already scarce. I do not oppose redevelopment as a matter of course, especially when a proposal is likely to make a parcel more attractive; but as in the case of 54 Pleasant Street, I cannot support a proposal with a parking area smaller than one space per bedroom.
8/14/2017	Valerie	Vitale		Support	Fully in support of this project, the current area is very unsafe, dirty and a hangout for unfavorable people. This project will help give our area a much needed "face-lift" !
8/15/2017	Joshua	Bloomberg	Vazberg Properties	Support	I am a close abutter of the proposed project, owning 137 Pleasant st. and 109 Pleasant st., and am in full support of the project. Currently, my tenants are scared to walk close to that area at night, and replacing it with a vibrant development is just what the doctor ordered!
8/16/2017	Nelson	Machado		Support	Dear Ms. Kerr: I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots. I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock. Sincerely, Signature: Nelson Machado Name: Nelson Machado Street Address: 1021 Dorchester Ave City: Dorchester, MA 02125
8/17/2017	Monyette	Vickers		Support	I am happy to support the new project 233 Hancock St. I am a resident of Dorchester and I am happy with the design and the addition this brings to the community.

8/18/2017	Robert	Jones	Mr.	Oppose	<p>1. Height and Density: The project is too tall and dense for the site. The existing zoning allows buildings of 35 feet and the developers are proposing a building that is 56 feet tall, 21 feet higher. I feel that 36 units is too many for the 13,362 square foot site. 22-25 units would be more acceptable. The developers' perspective drawings use the proposed Dot Block project as a primary reference point for the project, not the existing buildings in the neighborhood. I feel that new buildings in the area should step up to the proposed Dot Block, not emulate it. The developers de-emphasize the existing buildings on Hancock and Pleasant Streets. 2. Parking: The zoning code requires 1.5 parking spaces per unit, but the developers are proposing 22 parking spaces for 36 units. The parking should be at least 1 space per unit. If the number of units is reduced to 22-25, the on-site parking will be more reasonable. Given the location of the project, there will be no on street parking. 1 space per unit would allow the use of Zip Car, weekend rentals or friends/family borrowing for each unit for food/household shopping at Stop and Shop. Target, Bed 'n Bath, etc. 3. Green space/open space: The project description proposes 6,254 square feet of usable open space. I can't tell from the plans where this space is located. Is it accessible to the residents of the building. Is the roof deck included? If so, will this be a green roof deck? 4. Landscaping/Greenery: Hopefully, the trees shown in front of the building will be of a size and maturity that has some impact. The trees should be a minimum 3" caliper. In addition, the hard surfaces of the private way/parking entrance should be softened with some trees/shrubs. Permeable pavers should be used as well. 5. Building Entrance: The building entrance should be made more distinctive with a portico/archway/etc. Currently, the entrance blends into the rest of the first floor. This section of Hancock Street has very little foot traffic and a more distinctive entrance would help the building make a statement in the neighborhood. 6. Building Colors. I am not sure what are the materials and colors that the developers are proposing, however I suggest brighter colors than the gray, dull colors that are so in fashion. And, the materials should be sustainable and durable.</p>
-----------	--------	-------	-----	--------	--

233 Hancock Street Public Comments via website form 2017-10-11

8/18/2017	Robert	Jones	Mr.	Oppose	<p>1. Height and Density: The project is too tall and dense for the site. The existing zoning allows buildings of 35 feet and the developers are proposing a building that is 56 feet tall, 21 feet higher. I feel that 36 units is too many for the 13,362 square foot site. 22-25 units would be more acceptable. The developers' perspective drawings use the proposed Dot Block project as a primary reference point for the project, not the existing buildings in the neighborhood. I feel that new buildings in the area should step up to the proposed Dot Block, not emulate it. The developers de-emphasize the existing buildings on Hancock and Pleasant Streets. 2. Parking: The zoning code requires 1.5 parking spaces per unit, but the developers are proposing 22 parking spaces for 36 units. The parking should be at least 1 space per unit. If the number of units is reduced to 22-25, the on-site parking will be more reasonable. Given the location of the project, there will be no on street parking. 1 space per unit would allow the use of Zip Car, weekend rentals or friends/family borrowing for each unit for food/household shopping at Stop and Shop. Target, Bed 'n Bath, etc. 3. Green space/open space: The project description proposes 6,254 square feet of usable open space. I can't tell from the plans where this space is located. Is it accessible to the residents of the building. Is the roof deck included? If so, will this be a green roof deck? 4. Landscaping/Greenery: Hopefully, the trees shown in front of the building will be of a size and maturity that has some impact. The trees should be a minimum 3" caliper. In addition, the hard surfaces of the private way/parking entrance should be softened with some trees/shrubs. Permeable pavers should be used as well. 5. Building Entrance: The building entrance should be made more distinctive with a portico/archway/etc. Currently, the entrance blends into the rest of the first floor. This section of Hancock Street has very little foot traffic and a more distinctive entrance would help the building make a statement in the neighborhood. 6. Building Colors. I am not sure what are the materials and colors that the developers are proposing, however I suggest brighter colors than the gray, dull colors that are so in fashion. And, the materials should be sustainable and durable.</p>
8/21/2017	Christian	Hurley		Support	<p>I'm very happy to see this light industrial/commercial property turning into useful housing to help continue to improve the housing stock in the area. I think the design is responsible and appreciate the effort to include parking to minimize the impact to the surrounding area. I think given the proximity to the T the density is appropriate and appreciate the effort to include community amenities as well. Looking forward to seeing the revitalization of this parcel.</p>

233 Hancock Street Public Comments via website form 2017-10-11

8/21/2017	Charles	Hulme		Oppose	<p>I am not in favor of this project. The size of the building and the architectural design do not fit into this neighborhood. I have not seen any designs by the Rode Architectural firm, either being built or proposed to be built that fit in with the surrounding architecture. I have seen numerous other buildings in Dorchester that have been built or are being proposed that are much more compatible with some of the beautiful architecture that already exists in my neighborhood and others. The units that have been built and are still in the process of being built at 65 & 67 Sawyer Ave are a great example of this. As is the building being built at the corner of Savin Hill Ave & Auckland St or 113 Savin Hill Ave, opposite The Savin, which I do not think is a great piece of architecture. The proposed building at 54 Pleasant Street is another example of great architecture. Other buildings already built or in the process of being built at 59, 111, 113, 115 Pleasant St., 23 Downer Ave, 328 Savin Hill Ave, 399 Morrissey Blvd, 304 Neponset Ave, 340 Neponset Ave, 388 Adams St, 289 Adams St, 16 Everdean St are all examples of buildings that fit into the neighborhood. Even the building at 289 Adams St, the old Lucky Strike, although more modern looking than most is a better fit. The proposed development at Port Norfolk is too modern but it is not being crammed into a small area where there are already existing homes. Dot Block, for the most part is in an area that will not effect existing homes. It will come, but not many. Aside from the proposed design of 233 Hancock being aesthetically displeasing, the height of the building is not conducive to the surrounding property. I own 16 High Street, a home that has been in my family since 1956, a home I have lived in my whole life, and is an abutting property to 233 Hancock Street. If the proposed design of 233 Hancock St is approved, it will totally block any cool sea breeze that I have enjoyed for my whole life at 16 High St. It will also effect the amount of sunlight and privacy that I am accustomed to. Is this the future of Dorchester, to build tall, square buildings with very little architectural appeal? I hope not, I always thought that I would be a lifelong resident of Dorchester, but if things continue the way they are being proposed, that may not happen. DBC may not be on my car's bumper.</p>
8/23/2017	Janet	Jones	Dorchester/Roxbury Labor Committee	Oppose	<p>This project is ill-conceived & in no way provides for the needs of our neighborhood in this area. It is designed to be all rental units. So is the enormous Dot Block project across the st. On the contrary we need stable housing with many more affordable housing units - as does Dot Block. There was no mention of construction jobs with a worker pay standard if non-union, no mention of well-paying jobs for staff hired to manage security/maintenance & other such necessities on site.</p>
9/5/2017	Peter	Michaud		Support	<p>I think this development will be a much needed addition to the neighborhood.</p>
9/12/2017	Bryan	Bryson		Support	<p>All for new housing to try and accommodate new Bostonians but am sensitive of concerns about parking and car traffic. I wonder if the developers might consider separating the price of the apartments from the price of the parking and charge a monthly fee for the spot. This might encourage people to think twice about their need for their own personal car. I think this parking fee should have a percentage of the proceeds donated to a local fund for community groups for events and neighborhood improvements. After this is constructed, I think it will reflect nicely with DotBlock across the street, but think concerted effort should go into encouraging that with increased density we put more investment into public transportation and other environmental considerations.</p>
9/14/2017	Liz	Hernandez		Support	<p>I think this will be a great addition to our community and look forward to the new living opportunities in my community.</p>

233 Hancock Street Public Comments via website form 2017-10-11

9/19/2017	Chris	Stuck-Girard	Dorchester resident	Support	This is a good project that will provide much needed workforce housing close to the Red Line.
9/24/2017	Gregory	Tyo		Oppose	There are how many parking spots for 35 units? Doing nothing about the the traffic before it's made more dense?? Seriously, we may want to believe that the T will be everyone's prime mode of transportation but every apartment on this street has at least one person in it that owns a car and parks on this street. There's one three unit building that's responsible for seven parking spaces nightly. It's hard enough to have a guest over that drives because parking has become so tight. This project needs parking for every unit and more for the retail space. Then there's traffic. Currently at 3:00 pm on any weekday afternoon, traffic on Hancock is backed up to Bowdoin and on Pleasant Street, to at least Downer Ave. This building's tiny garage is just going to empty out onto a street that's already overburdened causing even more of a back up. UPS trucks, for various business's and delivery trucks for Dbar already pull over on Hancock, taking up the whole righthand lane which makes a mile long trip to 93 S about 22 minutes long. I can't be at the upcoming meeting but I've lived here for nearly 20 years. Gentrification can't continue without a more serious look at parking and traffic. I would support this new project if appropriate parking and traffic were considered seriously, not as a mere gesture.
9/25/2017	Joel	Barciauskas		Support	Fully support this project, and am in favor of minimal parking as this project will be highly transit accessible.
9/25/2017	Jonathan	Lashley	Meetinghouse Hill Civic Association	Support	I have been following the development of 233 Hancock Street for some time, including attendance at their presentation at our Meetinghouse Hill Civic Assoc., and the recent BPDA final presentation. I'm enthusiastically in support of this project. The community is in need of quality housing, and the developers and architect have presented a project that is both thoughtful in design and affordable for the community. To reiterate a point that has been stated many times, the current dilapidated property has been blighted for a generation, and it is to their great credit that the developers are hoping to turn this corner of our neighborhood around. Beginning with investing in updating the building across the street and cleaning up crime there, the developers have shown a true investment in the community. This is one of the last affordable neighborhoods in Boston, and by developing densely, they've promised to keep costs bearable. I am an architect myself, and I find the design appealing and sensitive to the demands of the future tenants. I'm excited for the opportunity of ground level retail and a community space. This property and the improvements it will bring to this block cannot come quickly enough.
9/27/2017	ROBERT	MICKIEWICZ	LIFE LONG RESIDENT	Oppose	The project is too big for the area designed, (we are a neighborhood of 3-family houses). Not enough parking spaces for the apartments planned. Across the street a 368 unit apartment complex is being built [DOT BLOCK] which will negatively impact the neighborhood. Traffic is bad now if this project and the other are allowed it will make things impossible. No plan of traffic getting out of this project to get onto Hancock or Pleasant Streets. Rents presented are not affordable. Rents mentioned are not guaranteed, with rents at \$2,100 for a studio apartment at DOT BLOCK across the street it seems not realistic that this project will maintain their stated goals. We are not against a project here, but just the way it's currently designed.

9/29/2017	Linda	Loska	GBGNA	Support	<p>There is no question that the proposed project is an improvement over what is currently in place at this intersection. The need for housing in Boston is also undisputed. My concerns are more about maintaining the nature of the neighborhood and the historic feel of an area established a century ago, and acknowledging that history and "sense of place." At a community meeting it was mentioned that the workforce targeted for this housing are people who wished to stay in Boston, many remaining in the area after college. Yet if construction of buildings that do no reflect the historic look and feel of Boston, or even New England, continue to fill our neighborhoods, we will no longer maintain our unique sense of place. No one expects new projects to reproduce historic buildings, but please, respect the Dorchester/Boston/New England where the building is taking place. Add detail reflecting the neighboring structures. Take notice of the most prominent public spaces that surround the project and respect that those buildings give the flavor of the community and define the culture of the neighborhood. Style sometimes IS substance. A nod to the surroundings; window style, surfaces, details, can all make a major difference. Within the same radius that makes this project "transit-oriented" to the Savin Hill T, one can find the oldest remaining house in Dorchester, the Mather School, First Parish Church. This neighborhood may not be Beacon Hill, but it still has a style and is a place that deserves considered attention. Architects design buildings on computers today, and that is progress, as it should be. But architects also are taught traditional architectural styles. It is easy to strip away style in the name of economy, but the price can be greater than the cost of cornices or brackets. The price can be the soul of the community. Buildings define our places. Please respect and reflect Dorchester's history.</p>
-----------	-------	-------	-------	---------	---

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

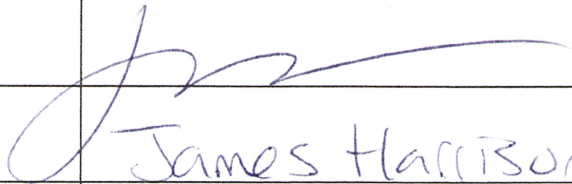
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	James Harrison
Street Address:	16 Southview St
City:	Dorchester, MA 02125

Date: 8/16/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

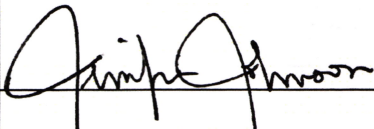
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Jennifer Johnson
Street Address:	69 Mt Ida Rd #1
City:	02122 Dorchester, MA 02125

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

Re: 233 Hancock Street Development
Dorchester, MA 02125

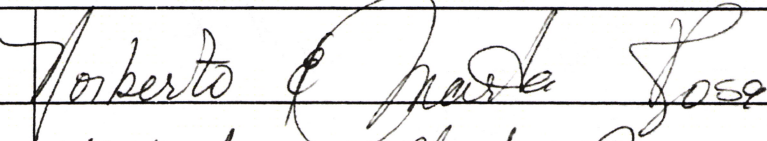
Dear Ms. Kerr:

I am an abutter of the property located at 233 Hancock Street, Dorchester.

I wanted to advise the BPDA that I am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:		
Name:	Norberto & Marta Rosa	
Street Address:	22 High St	
City:	Dor	Dorchester, MA 02125 02122

Date: 8-24-17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

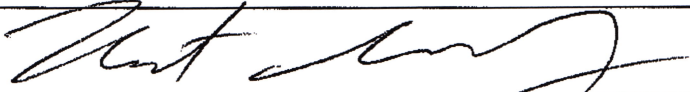
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Robert Schwartz
Street Address:	19 Salcombe St.
City:	Dorchester, MA 02125

Date: 8/31/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

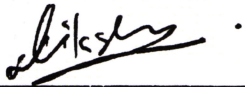
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	DIKSHANT RASTHANDAR
Street Address:	23 Bentham Road.
City:	Dorchester, MA 02125

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots. I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely, Signature:

John Alekna

John N. Alekna

(Owner 1175 Dorchester Ave)

505 Tremont Street

Apt 701

Boston MA 02116

Mobile: 508-494-3162

Date: 8/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

Re: 233 Hancock Street Development
Dorchester, MA 02125

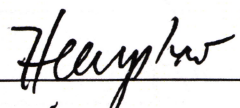
Dear Ms. Kerr:

I am an abutter of the property located at 233 Hancock Street, Dorchester.

I wanted to advise the BPDA that I am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	HENRY PHAM
Street Address:	221 Hancock St.
City:	Dorchester, MA 02125

Date: 8/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

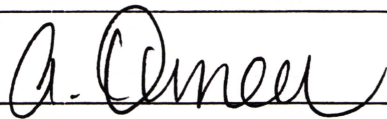
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Alisha Dumeer
Street Address:	47 Pearl Street
City:	Dorchester, MA 02125

Date: 8/11/2017

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

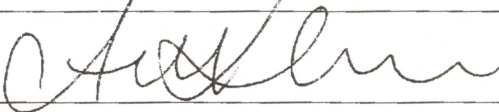
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Anam Khan
Street Address:	7 Clarkson Street, Boston (Dorchester), MA 02125
City:	Dorchester, MA 02125

Date: _____

8/16/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

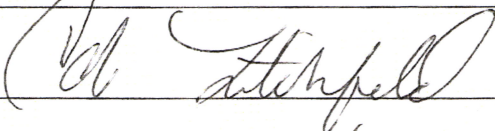
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Andrew Litchfield
Street Address:	26 Newport St
City:	Dorchester, MA 02125

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	CAHES REICH
Name:	
Street Address:	90 Wrentham Street
City:	Dorchester, MA 02125

Date: 8/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201


Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Chris Lincoln
Street Address:	16 Castle Rock St 02125
City:	Dorchester, MA 02125

Date: 8-15-17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

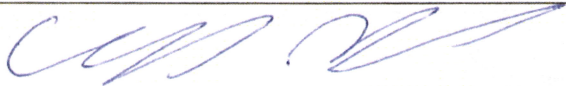
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Corey May
Street Address:	60 Belfort St. Dorchester, MA 02125
City:	Dorchester, MA 02125

Date: 8/14/2017

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

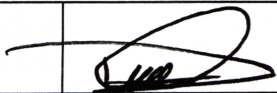
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	DUSTIN CRUZ
Street Address:	299 Hancock, LA PARILLA
City:	Dorchester, MA 02125

Date: 8-10-17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

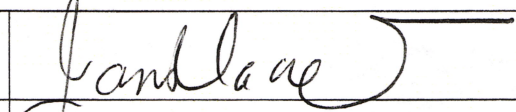
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	JAMES IACOI
Street Address:	43 SALCOMBE ST. UNIT 4
City:	Dorchester, MA 02125

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

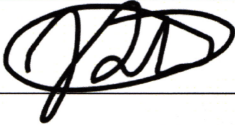
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Jason Weissman
Street Address:	1236 Dorchester Ave, Dorchester, MA 02125
City:	Dorchester, MA 02125

Date: August 11, 2017

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201


Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Joseph Castro
Street Address:	22 Taft Street, Unit 3
City:	Dorchester, MA 02125

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201


Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Joe Coppens
Street Address:	71 Granite Ave.
City:	Dorchester, MA 02125

Date: 8/16/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

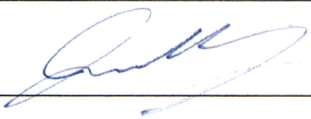
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	JORDAN YARBORO
Street Address:	1200 ADAMS STREET
City:	Dorchester, MA 02125

Date: 8-15-17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

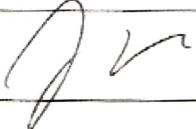
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Joshua Bloomberg
Street Address:	137 Pleasant St.
City:	Dorchester, MA 02125

Date: 8/12/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

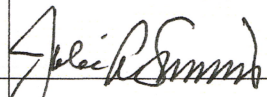
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Julie A Simmons
Street Address:	21 Portwell St
City:	Dorchester, MA 02125

Date: 8/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

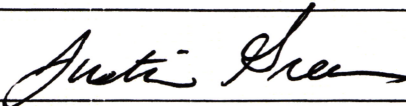
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Justin Green
Street Address:	5 Savin Hill Ave
City:	Dorchester, MA 02125

Date: 8/10/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

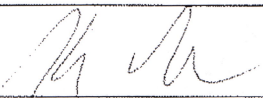
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Keith Harrington
Street Address:	25 Thornley St
City:	Dorchester, MA 02125

Date: 8/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

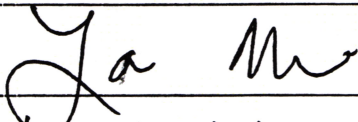
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Lara Miele
Street Address:	60 Sudon St
City:	Dorchester, MA 02125

Date: 5/14/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

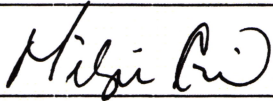
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Milizen Gil
Street Address:	299 Hancock St, La Parilla
City:	Dorchester, MA 02125

August 16, 2017

Boston Planning and Development Agency

Attn: Aisling Kerr, Project Manager

1 City Hall Square Boston, MA 02201

Re: 233 Hancock Street Development

Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature: *Nelson Machado*

Name: Nelson Machado

Street Address: 1021 Dorchester Ave.

City: Dorchester, MA 02125

Date: 8/14/2017

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

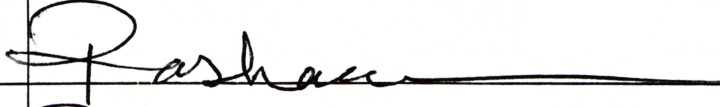
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Rashe Wadame
Street Address:	109 Savin Hill Ave
City:	Dorchester, MA 02125

Date: 8/15/17

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

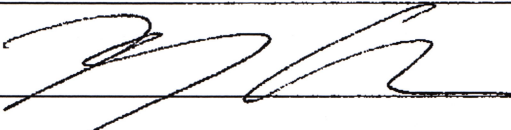
Re: 233 Hancock Street Development
Dorchester, MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Ryan Bove
Street Address:	26 Jerome Street
City:	Dorchester, MA 02125

Date: 8/11/2017

Boston Planning and Development Agency
Attn: Aisling Kerr, Project Manager
1 City Hall Square
Boston, MA 02201

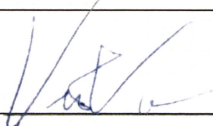
Re: 233 Hancock Street Development Dorchester,
MA 02125

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots.

I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Vincent Vomero
Street Address:	26 Taft Street
City:	Dorchester, MA 02125



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock Street

Bob Schwartz <bobcschwartzjr@gmail.com>
To: aisling.kerr@boston.gov


Thu, Aug 24, 2017 at 8:49 AM

Hi Aisling,

I fully support the new proposed development at 233 Hancock Street. The area needs to be completely revamped and this building will provide a better community cohesion between the Hancock Street area to Jones and Savin Hill. As you may know there have been a ton of crimes in the area this summer and I hope that this new development will help calm these incidents down as the area becomes gentrified.

Thanks and I really hope this goes through for our community and neighborhood!

Bob Schwartz
19 Salcombe Street
Dorchester, MA 02125

 **2745_001.pdf**
19K



Aisling Kerr <aisling.kerr@boston.gov>

FW: 233 Hancock Street

Daniel Moll <dmoll@arxurban.com>
To: Aisling Kerr <aisling.kerr@boston.gov>
Cc: Benjamin Moll <bmoll@arxurban.com>

Tue, Oct 10, 2017 at 11:43 AM

Hi Aisling,

Hope you had a great trip!! See the below support from ONS. Is there anything else we need on their end? Thanks.

Danny

From: Flavio Daveiga [mailto:flavio.daveiga@boston.gov]
Sent: Tuesday, October 10, 2017 11:42 AM
To: Daniel Moll <dmoll@arxurban.com>
Subject: Re: [233 Hancock Street](#)

Dany

Thank you again for your patience with the process. We will be in support

On Tue, Oct 10, 2017 at 11:39 AM Daniel Moll <dmoll@arxurban.com> wrote:

Hi Flavio,

After 19 neighborhood/community meetings, we are presenting our re-development of 233 Hancock to the BPDA Board this Thursday at 5PM. I know you have heard our story many times, but I attached our most recent project plans for reference.

Last month we received voted support from both Hancock Civic and Meeting House Hill Associations and have received informal support from Jones Hill and Savin Hill. The BPDA mentioned that it is typical to have someone from neighborhood services at the meeting or to send a letter of support. Are you the best person to speak to on this? If not, can you connect us with the right contact. Happy to discuss further.

Thanks,

Danny

Danny Moll
Arx Urban Capital LLC

Office: 617-957-3444 | Fax: 617-965-4673

www.arxurban.com



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock Street

Jason Weissman <jweissman@bradvisors.com>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Wed, Aug 16, 2017 at 2:05 PM

Dear Ms. Kerr,

I hope you are well. I am writing this email to you about the proposed development at 233 Hancock Street.

We would like to offer our strong support in favor of this development. As an immediate abutter, the existing site is blighted and the developers (233 Hancock, LLC) have provided a thoughtful redevelopment plan that will help improve our local neighborhood. The developer appears to have assembled an excellent team of well qualified vendors.

If you have questions, please do not hesitate to reach out.

Sincerely,

Jason S. Weissman, MGR

Dot Ave Acquisition II, LLC.
{1236 Dorchester Avenue, Dorchester}

Jason S. Weissman • Founder & Principal
Boston Realty Advisors
745 Boylston Street • Boston MA 02116
T 617.850.9608 • F 617.395.2715 • C 617.818.7977
www.bradvisors.com • jweissman@bradvisors.com

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email in error and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Boston Realty Advisors is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional advisor of your own choosing.



Aisling Kerr <aisling.kerr@boston.gov>

re: 233 Hancock Project

Alekna, John N <John.N.Alekna@morganstanleypwm.com>

Tue, Sep 26, 2017 at 11:48 AM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Cc: Benjamin Moll <bmoll@arxurban.com>, Daniel Moll <dmoll@arxurban.com>

I am writing in support of 233 Hancock Project. As the owner of [1175 Dorchester Ave](#) I believe the neighborhood needs this development and support it fully.

John N Alekna

John N. Alekna

Private Wealth Advisor

Senior Vice President

Portfolio Management Director

Morgan Stanley Private Wealth Management

[950 Winter Street, Suite 3400 | Waltham, MA. 02451](#)

Phone: [781-672-5252](#)/ [877-408-9980](#)

Mobile: [508-494-3162](#)

john.n.alekna@morganstanleypwm.com

Fax [781-672-5299](#)

Continuity~Stability~Stewardship

[Click Here to View Our Website](#)

NOTICE: Morgan Stanley is not acting as a municipal advisor and the opinions or views contained herein are not intended to be, and do not constitute, advice within the meaning of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act. If you have received this communication in error, please destroy all electronic and paper copies and notify the sender immediately. Mistransmission is not intended to waive confidentiality or privilege. Morgan Stanley reserves the right, to the extent permitted under applicable law, to monitor electronic communications. This message is subject to terms available at the following link: <http://www.morganstanley.com/disclaimers> If you cannot access these links, please notify us by reply message and we will send the contents to you. By communicating with Morgan Stanley you consent to the foregoing and to the voice recording of conversations with personnel of Morgan Stanley.



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock St. Notify by Aug 24. 2017

jwalsbos@aol.com <jwalsbos@aol.com>

Wed, Aug 23, 2017 at 10:45 PM

To: aisling.kerr@boston.gov

John Walsh.
[424 Bowdoin St.](#)
Dorch.Ma 02122

Dear Ms Kerr.

It was a pleasure to meet you at the August BPDA meeting concerning development of 233 Hancock St. The property was zoned as automobile repair. I thought Meeting House Hill Civic Association voted against zoning change, (Not sure) The area is substantively occupied with three family housing. I think the developers by cramming over thirty units of housing is a detriment to the neighborhood, especially when over three hundred seventy residential units are to use the same roundabout exit that commingles with four way traffic. The developers presentation was poor with very little detail and very limited public discussion for example no traffic survey report.

My main concern is that this housing is not compatible with this neighborhood. THE NEIGHBORHOOD CANNOT AFFORD THIS HOUSING AND THUS ARE BEING GENTRIFIED. THERE HAS NO PRESENTATION OF A COMMUNITY BENEFIT OFFER. WE NEED AFORDABLE HOUSING FOR THE HALF OF BOSTON PEOPLE MAKING THIRTY FIVE THOUSAND OR LESS IN THIS NEIGHBORHOOD. SO WE DO NOT NEED THE DEVELOPMENT
ON [233 HANCOCK ST](#) TWO THREE FAMILIES WOULD BE SUFFICIENT.

Sincerely

John Walsh.

PS This letter has to be sent by August 24,, Please make sure to submit to correct authorities. Thank you.



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock - BPDA Meeting

Yarboro, Jordan <Jordan.Yarboro@am.jll.com>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Mon, Sep 25, 2017 at 4:42 PM

Dear Aisling,

I am unable to attend this evening's BPDA meeting, however I would like to express my support of the proposed 233 Hancock development.

As a Dorchester resident, I am a strong proponent of bettering the neighborhood, particularly in locations that are underutilized or detracts to well-being of the community. Having passed through this area on many occasions, it's my opinion that the area in question currently represents both.

Thank you,

Jordan

Jordan Yarboro
Vice President | JLL

One Post Office Square

Boston, MA 02109

Office: +1 617 531 4262

Mobile: +1 703 946 1987

www.jll.com/boston



This email is for the use of the intended recipient(s) only. If you have received this email in error, please notify the sender immediately and then delete it. If you are not the intended recipient, you must not keep, use, disclose, copy or distribute this email without the author's prior permission. We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. If you are the intended recipient and you do not wish to receive similar electronic messages from us in the future then please respond to the sender to this effect.



Aisling Kerr <aisling.kerr@boston.gov>

34 Hancock st.: Letter of Support

Josh Bloomberg <joshuabloomberg@gmail.com>
To: aisling.kerr@boston.gov

Tue, Aug 15, 2017 at 10:07 AM

Hi, I am a close abutter of the proposed project at 34 Hancock st, owning both 137 Pleasant st. and 109 Pleasant st., and am in full support of the project. Currently, my tenants are scared to walk near that area at night based on the crime history/vibes they get over there, and replacing that deteriorating industrial section with vibrant residential/retail is just what the doctor ordered. The sooner it gets done, the better and safer the neighborhood will be! Thanks!



Josh Bloomberg
2 Rollins Street #D501
Boston, MA 02118
[617-290-8020](tel:617-290-8020)



Aisling Kerr <aisling.kerr@boston.gov>

Resident Letter of Support - 233 Hancock Street Development

Josh Rosenfield <jrosenfield@roserealtypartners.com>
To: aisling.kerr@boston.gov

Wed, Aug 16, 2017 at 4:12 PM

Dear Ms. Kerr -

My name is Joshua Rosenfield and I'm a principal of Rose Realty Partners. I am writing to you in support of the 233 Hancock Street project in Dorchester.

Our company is a landlord in the immediate area. We take pride in our properties and strive to contribute to friendly, safe, and healthy neighborhoods. We believe the 233 Hancock Street development will do just that and be a fantastic addition to this part of Dorchester.

I know Arx Urban and its principal Benjie personally and I can attest to their professionalism and capability. They are strong sponsors for this development.

I appreciate your time and am hopeful this project will move forward.

Best,
Josh

Owner:
28 Pond Street, Dorchester MA
60 Belfort Street, Dorchester MA

--

Joshua Rosenfield
Rose Realty Partners, LLC





Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock St., Dorchester

jsimmons@jackconway.com <jsimmons@jackconway.com>

Tue, Aug 22, 2017 at 8:38 PM

To: aisling.kerr@boston.gov

Hello Aisling -

I wanted to drop you a line and offer my support to the 233 Hancock Project that the guys from Arx are proposing. They are a great organization and wonderful neighbors.

What they did to turn around the building 200 Hancock St. in Dorchester is just short of a miracle. After I saw what they accomplished for their tenants and their neighbors, I'm a big fan of the way they work cooperatively with the neighborhood.

Thanks for all you do for the City & it's people!

Julie

Julie Simmons
Lic. Broker/Realtor
Jack Conway & Co., Realtors
[jsimmons@jackconway.com] (<mailto:jsimmons@jackconway.com>)
617-288-0100 office
617-288-3370 office fax
617-710-3000 cell
[] (<https://www.facebook.com/juliesimmonsrealtor>)



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock Street Development

Kerr Mone <kerr.mone@gmail.com>
To: aisling.kerr@boston.gov

Fri, Aug 11, 2017 at 2:49 PM

Dear Ms. Kerr:

I, the undersigned member of the Dorchester community, am in favor of the proposed development which includes a 36-unit residential building with 22 parking spots. I have reviewed the plans prepared by RODE Architects that have been submitted to the BPDA as part of the Article 80 Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Kerr Mone

--

Kerr Mone
26 Grampian Way
Dorchester, MA 02125



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock Street Project

Matthew Klein <maklein09@gmail.com>

Mon, Aug 28, 2017 at 4:52 PM

To: aisling.kerr@boston.gov

Aisling,

I'm writing to provide my support for the [233 Hancock Street](#) project proposed by Arx Urban. My wife and I moved to the neighborhood earlier this year after buying a unit at 136 Sydney Street. Since then, we've gotten to know the neighbors, hear their stories and learn more about what the neighborhood needs in order to keep growing. As I'm sure you know, the site on Hancock street is a blight on the neighborhood – both from an aesthetic and safety standpoint. Furthermore, with the continued gentrification and redevelopment of the surrounding neighborhoods (South Boston, South End, Andrew Square, etc.), keeping housing affordable for the families and residents (our neighbors) who live and work in the city is paramount.

The [233 Hancock Street](#) project will not only resolve an important safety issue for the community, but it will ensure that housing remains affordable for our neighbors, fostering the diverse neighborhood community that my wife and I found when we moved here.

If you'd like, I would be happy to discuss further, so please feel free to reach out anytime.

Best,

Matt Klein



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock

Mike Panagako <mpanagako@khj.com>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Mon, Aug 14, 2017 at 5:12 PM

Dear Ms. Kerr – I'm writing in strong support of the development at 233 Hancock Street in Dorchester. Ever since I first moved to the neighborhood in 2007, that particular parcel has been one of the worst areas of blight, dragging down the beauty and spirit of an otherwise strong neighborhood.

The development team has done their due diligence in alerting me and briefing me and my neighbors on their plans and I think it's excellent –and much needed- development for the neighborhood.

Thanks,

Mike

Michael J. Panagako

Vice President, Senior Strategist

khj | Brand Activation

155 Seaport Blvd.

Boston, MA 02210

Phone: (617) 241-8000 ext. 150

mpanagako@khj.com

www.khj.com

CONFIDENTIALITY NOTICE: This email is intended solely for the named recipient(s) and may contain privileged and/or confidential information and/or work product. If you are not the intended recipient, you are prohibited from any further viewing of the email or any attachment(s) or from making use of same.



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock

Pete Michaud <michaudpete@yahoo.com>

Tue, Sep 26, 2017 at 3:45 PM

To: aisling.kerr@boston.gov

Hi Aisling,

I wasn't able to attend last night's meeting but would like to voice my support for this project. I think it will clean up a blighted area of this neighborhood as well as provide much-needed housing.

Regards,
Peter Michaud
10 Pearl st
Dorchester
02125

Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

Vote of Support for 233 Hancock St.

Steven Zavaski <szavaski@gmail.com>
To: aisling.kerr@boston.gov

Mon, Aug 14, 2017 at 4:48 PM

Hi Aisling,

This email is to inform you of my support for the 36-unit proposed apartment development at 233 Hancock Street in Dorchester.

I joined the Dorchester community after buying a condo in Clam Point last June, and love seeing more new developments coming to fruition.

Please let me know if you need anything else to ensure my vote counts towards this support!

Thanks,
Steve Zavaski



Aisling Kerr <aisling.kerr@boston.gov>

233 Hancock - BPDA Meeting

Vin Vomero <vvomero@gmail.com>

Mon, Sep 25, 2017 at 4:23 PM

To: aisling.kerr@boston.gov

Hi Aisling,

I am not able to attend tonight's meeting, however, I would like to reiterate my support for this project. I own/manage property in the neighborhood and would like to see this blighted site redeveloped.

Thank you.

--

Vin Vomero

Owner

Forza Development Co.
Real Estate Development
[154 Maverick St](#)
[Boston, MA 02128](#)
[LinkedIn](#)
C: 617.383.9461



Aisling Kerr <aisling.kerr@boston.gov>

Comment regarding the development of 233 Hancock St.

Vivian Girard <vivian81260@gmail.com>

Thu, Sep 28, 2017 at 11:11 PM

To: aisling.kerr@boston.gov

Cc: Daniel Lam <Daniel.t.lam@gmail.com>, Benjamin Moll <bmoll@arxurban.com>, Michael Dellefave <mike@rodearchitects.com>, Joseph Mceachern <joseph.mceachern@cityofboston.gov>

Dear Ms. Kerr,

Thank you for organizing the presentation of the proposed [233 Hancock St.](#) (Dorchester) development at the First Parish Church on Monday September 25th.

My wife and I are Fields Corner residents and business owners (home.stead bakery and café). Although the proposed development is a few blocks away from where we live and work, we think that the scale of the project and its potential impact on the neighborhood is large enough to have an impact beyond the immediate area. That's why I came to the meeting and why I am following up with a comment.

Those of us who have lived in Dorchester for a while know this stretch of [200 Hancock St.](#) as one of the most blighted and troubled area of the neighborhood. Over the past year, one of the "used car dealerships" was exposed as a front for a major illegal drug distribution operation. That story was well covered in the local press. The "Fresh City Tire" site that would be redeveloped under this plan is one of the city's most notorious chop shops in the area for stolen motorcycles. It has been raided by the police at least once, but for reasons that are hard to understand it seems to remain in full activity with illegal dirt bikes regularly pulling in and out of it. And then there are the two hideous Clear Channel billboards behind it all to complete the picture.

I commend the development team for their willingness to bring change to this area. Although I would favor more housing—especially more affordable units- and less parking, the building as it was presented to us appears of the proper scale and purpose for that street. I did not know Benjie and Danny Moll prior to this presentation, but I have had a chance to talk to them in person since then and I believe that their commitment of investing in middle income housing in the area is sound and genuine. My understanding is that their investment in the area started about three years ago when they purchased a 37 unit apartment building at [200 Hancock St.](#) This was also another well-known very troubled property with chronic issues of drug dealing, prostitution and other criminal activity over many years. Within two years, they were able to greatly improve upon it and agreed to keep the rents at reasonable levels for the majority of the respectable tenants who already lived there.

At Monday's meeting, a lady who lives on High St. (I forgot her name but remember her saying that she works for the BPS) was very vocal about parking issues on her block which surprised me. I happened to be passing by Hancock St. the next day (Tuesday) around 9:30 AM and again around 8:30 PM. While I was there, I took a look at High Street and I counted between 6 and 8 cars parked on the entire block in each instance. High street could easily accommodate five or six times as many parked cars. A quick search on the Google Street View time-line shows six captures taken between 2009 and 2016 with exactly the same pattern. This is actually a rare area of Dorchester where on-street parking is a non-issue—especially considering that all the houses on that block have generous off-street parking.

Reducing the allowed development density to the number of cars that can be parked on the property arbitrarily reduces the number of units that can be built and greatly increases the expense per unit of housing. This rule needs to be re-evaluated when there are good public transportation options nearby so that non-car owners don't end up subsidizing parking for those who own cars.

In summary, 233 Hancock is a project that's well suited for this part of the neighborhood and we look forward to seeing it come to fruition.

Best regards,

Vivian Girard

34 Ditson St.

617 290 5822

HANCOCK STREET CIVIC ASSOCIATION
DORCHESTER, MA 02125
hancockstreetcivic@gmail.com

September 6, 2017

Aisling Kerr, Project Assistant
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Ms. Kerr:

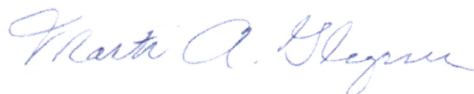
The Hancock Street Civic Association is pleased to offer this letter of support for the redevelopment of the parcel at 233 Hancock Street in Dorchester by 233 Hancock Street LLC and RODE Architects. The civic association met on September 5, 2017 and a majority of members present voted to support this project.

We have seen first-hand the commitment that Benjie Moll and his brother Danny have made to our community in their purchase and management of 200 Hancock Street, a building that was long troubled by lack of maintenance, poor tenant selection and inadequate management. The Moll brothers have transformed this building into a model for combined workforce and affordable housing.

Key to our support was the addition of workforce housing to the community, which we believe will help to stabilize the neighborhood, provide housing for individuals and families of moderate means and balance increases in gentrification that we see in neighborhoods across the city. Our members provided feedback to the developers around height, greenspace, parking, traffic and density concerns. We feel that these concerns have been heard and to the extent possible, have or will result in design enhancements.

We look forward to the transformation of this section of Hancock Street, both by DotBlock (which we have also supported) and complementary workforce housing as proposed by 233 Hancock Street LLC and RODE Architects. We look forward to working with them and with the BPDA throughout the project's review and development.

Sincerely,



Marti A. Glynn
President

September 26, 2017

Dear Ms. Kerr,

It was a pleasure to meet you last night.

I am writing to inform you that a vote of Meetinghouse Hill Civic Association members was taken on Wednesday, September 20, 2017 on whether to support the proposed 233 Hancock development as presented by Arx Urban.

Members voted overwhelmingly to support the 233 Hancock project. We respectfully request that the BPDA support this project. Members feel strongly that the proposed development will offer workforce housing that is badly needed in our neighborhood (and the city). Additionally, the property is currently blighted. Members were pleased that the developers listened closely to our concerns regarding unit size, parking and design and incorporated our ideas into the updated plan. We look forward to working with the BPDA and Arx Urban to continue making improvements to the neighborhood.

Sincerely,
Jennifer Johnson
President
Meetinghouse Hill Civic Association
617-407-5987

Greater Bowdoin/Geneva Neighborhood Association
94 Clarkson Street
Dorchester, MA 02125

August 16, 2017

Aisling Kerr
Project Manager
BPDA
One City Hall Square
Boston, MA 02201

RE: 233 Hancock Street, Article 80 Process

Dear Ms. Kerr:

I am submitting the following comments regarding the 233 Hancock Street project in our community.

All of Dorchester is now being impacted by the large amount of development taking place throughout the city. I fully understand there is an unusually large number of community groups in Dorchester alone. It is necessary, however, that developers fully engage all residents and local businesses in their processes whether or not the developers feel it is necessary or appropriate. We need to ensure Boston remains accessible and affordable for everyone who wishes to live and work in this city.

1. The Boston Planning and Development Agency needs to ensure locations for their agency sponsored meetings are in close proximity to the proposed project. While tonight's meeting is taking place on Hancock Street in Uphams Corner and the project itself is also on Hancock Street but at the other end, we need to ensure those most impacted are able to have easy access to these processes.
2. I understand of the 36 rental units, 5 will be affordable at \$50,000 - \$100,000 income or 80 - 120% AMI. The amount which is required to rent at an affordable level is not attainable for most residents who reside in the project area. If this is the affordable level, I cannot imagine what the more moderate rate units will require. Who is this housing for?

3. The project proposes to provide 40 construction jobs. The developer and contractor need to work with local groups like the Dorchester/Roxbury Labor Committee to ensure that local trades people, trades people of color and women in the trades get these jobs. The community is tired of seeing all of the current development happening in the neighborhood and none to very few people in the trades from the neighborhood getting hired.
4. The project proposes to eliminate the two current bill boards located on the parcels. While the bill boards are on privately owned land, neighborhood residents expect these bill boards will not be re-located elsewhere in the community – even if there are private property owners who would be willing to receive money for the use of their property. Dorchester has been plagued far too long by bill boards strewn throughout our neighborhoods.
5. With 36 units of housing, the proposed 22 parking spaces does not adequately cover the potential number of vehicles should each unit have even one vehicle. Does this mean the owner of Hancock Street is going to screen potential tenants when they rent as to their motor vehicle needs? We fully understand the Transit Oriented Development concept but far too often this does not necessarily play out in reality.
6. Finally, 233 Hancock Street is in the Glovers Corner Planning Process Area as well as across the street from Dot Block where there will be 362 units of housing, 450 parking spaces and 37,000 sq. ft. of commercial space. 233 Hancock Street needs to be looked at far more closely in terms of how it relates to what has already been proposed and what potential development will look like in the larger area. We cannot afford or allow piecemeal development to take place. This project as well as other area projects should be placed on hold until further analysis is completed and sufficient input can be obtained by those most impacted as well as residents in surrounding Dorchester neighborhoods.

Sincerely,



Davida Andelman
Greater Bowdoin/Geneva Neighborhood Association
94 Clarkson Street
Dorchester, MA 02125
617-283-7642; dlandelman@comcast.net

**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119

617-989-7000
Fax: 617-989-7718



August 14, 2017

Ms. Aisling Kerr
Project Assistant
Boston Planning & Development Agency
One City Hall Square
9th Floor
Boston, MA 02201-1007

Re: 233 Hancock Street, Dorchester -150Z982000
Small Project Review Application

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 233 Hancock Street located in the Dorchester neighborhood of Boston. This letter provides the Commission's comments on the SPRA.

The project site includes 13,362 square feet of land area, all contained in one parcel, situated at 233 Hancock Street, 233 Hancock, LLC proposes to demolish the existing structure and construct a five-story building fronting on Hancock Street. This multi-use building will contain 36 residential rental units, 850 square feet of ground-floor retail space, 400 square feet of ground-floor gallery space, and 22 accessory off-street parking spaces located in the building's street level garage. The garage will be entered and exited via an existing right of way on Hancock Street.

Water usage and wastewater generation estimates were not stated in the SPRA.

The site is served by a 12-inch water main located in Hancock Street. The water main is part of the Commission's Southern Low Pressure Zone.

For sewer and storm drain service, the site is served by Commission owned sewers and drains. There is a 6-inch sanitary sewer service line, 24-inch sewer main, and a 54- inch storm drain located in Hancock Street.



General

1. Prior to demolition of any buildings, all water, sewer, and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements, 233 Hancock LLC must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at 233 Hancock LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the designs of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers, and drains which serve the site, proposed service connections, as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
- 3a. 233 Hancock LLC should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.



The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. 233 Hancock LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, 233 Hancock LLC will be required to apply for a RGP to cover these discharges.
6. 233 Hancock LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
7. The Commission will require 233 Hancock LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require 233 Hancock LLC to re-inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is 233 Hancock LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, 233 Hancock LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. 233 Hancock LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. 233 Hancock LLC should also provide the methodology used to estimate water demand for the proposed project.



2. 233 Hancock LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, 233 Hancock LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 233 Hancock LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. 233 Hancock LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. 233 Hancock LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. 233 Hancock LLC will also be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. 233 Hancock LLC is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, 233 Hancock LLCs should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 233 Hancock LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater, or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages 233 Hancock LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.




3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 233 Hancock LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, 233 Hancock LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. 233 Hancock LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity, and recharge. In addition to Commission standards, 233 Hancock LLC will be required to meet MassDEP Stormwater Management Standards.
6. The Commission requests that 233 Hancock LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. 233 Hancock LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.
8. Rinse water from any vehicle washing facility is required to go through an oil trap and discharge to the sanitary sewer system.
9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. 233 Hancock Street, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.



Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/es

cc: B. Moll, 233 Hancock Street, LLC via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail
M. Connolly, MWRA via e-mail



Aisling Kerr <aisling.kerr@boston.gov>

Small Project Review Application Submission Notice: 233 Hancock Street (Dorchester)

Kara Elliott-Ortega <kara.elliott-ortega@boston.gov>

Mon, Jul 31, 2017 at 11:44 AM

To: Aisling Kerr <aisling.kerr@boston.gov>

Cc: Julie Burros <julie.burros@boston.gov>

Thank you!

MOAC would also like to make the following two comments:

- There should be an agreed upon back up plan written into the community benefits agreement. In the event that the selected organization cannot manage the space once it is constructed, we would like for this space to remain a cultural use for an agreed upon amount of time.
- As a follow up to the above comment - most non profit cultural spaces can afford around \$2-3/sqft. This space should be appropriately affordable to ensure that it is successfully occupied by a cultural use.

Happy to talk about either of these in more detail. The overall point is that if a gallery space is being proposed as a community benefit, we should have a way of ensuring that that use or a similar cultural use can actually rent the space when it becomes available.

Thanks!

Kara

[Quoted text hidden]