

**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  
 MICHAEL ROONEY, PROJECT MANAGER

**SUBJECT:** 87-93 WEST BROADWAY, SOUTH BOSTON

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") for the 87-93 West Broadway project in the South Boston neighborhood of Boston (as further described below, the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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**PROJECT SITE**

The site of the Proposed Project includes 0.45 acres (19,723 sf) that is bounded to the north by West Broadway, to the south by Silver Street, to the west by A Street and to the east by the right-of-way abutting 101 West Broadway (the South Boston District C-6 Police Station) (the "Project Site"). The Project Site is currently occupied

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

by a gas station with access from West Broadway and A Street from two (2) large curb cuts on West Broadway and one (1) on A Street. The station includes a main structure with six (6) gas pumps on two (2) islands, all of which will be demolished to allow for the new construction.

### **DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

|                                   |  |
|-----------------------------------|--|
| <b>Proponent:</b>                 | <u>Broadway &amp; A St LLC,</u><br>Michael Moore<br>Seamus Moore       |
| <b>Executive Architect:</b>       | <u>Stefanov Architects, Inc.,</u><br>Douglas Stefanov<br>Gary Galfoman |
| <b>Landscape Architect</b>        | <u>BSC Group</u><br>Monique Hall                                       |
| <b>Legal Counsel:</b>             | <u>Adams &amp; Morancy, P.C</u><br>George Morancy, Esq                 |
| <b>Transportation Consultant:</b> | <u>Howard Stein Hudson</u><br>Michael Santos                           |
| <b>Civil Engineer:</b>            | <u>Howard Stein Hudson</u><br>Rick Latini<br>James Downing             |
| <b>Noise and Air Consultant:</b>  | <u>Tech Environmental, Inc.</u><br>Marc C. Wallace                     |
| <b>Sustainability Consultant:</b> | <u>Soden Sustainability Consulting</u><br>Colleen Ryan Soden           |
| <b>Permitting Consultant:</b>     | <u>Mitchell L. Fischman Consulting</u><br>Mitchell Fischman            |



**Public Outreach Consultant:** MJR Consulting LLC  
Joe Rull

## **DESCRIPTION AND PROGRAM**

The Proposed Project includes the construction of an approximately 98,000 square-foot building that would contain 65 residential condominium units and 9,000 square feet of ground-floor retail space and lobby space, as well as approximately 88 below-level garage spaces accessed from a new driveway along Silver Street, and two (2) handicapped van spaces on the first floor accessed from the adjacent right-of-way. The residential units will include a mix of one-bedroom and two-bedroom units. Two (2) retail spaces are planned for the ground floor along West Broadway. The Project Site is surrounded by several abutting and nearby structures of four (4) to six (6) stories in height, including a multi-story apartment building across from the Project Site at the corner of West Broadway and A Street. The context of the immediate area is supportive of and well-suited to the scale and scope of the Proposed Project.

The Project Site circulation plan is designed to create a safe and pleasant entry to the Proposed Project from West Broadway with a front door vehicle drop off at West Broadway. The rear facing garage will be accessed from Silver Street, with access to Silver Street from West Broadway being possible utilizing the existing right-of-way bounding the easterly side of the site. Service vehicle access will be provided from West Broadway.

## **ARTICLE 80 REVIEW PROCESS**

The Proposed Project is subject to Large Project Review under Article 80 of the Code. On April 21, 2017, the Proponent filed a Letter of Intent in accordance with the BPDA policy regarding Provision of Mitigation by Development Projects in Boston. An Impact Advisory Group ("IAG") was formed as part of the review process.

On June 21, 2017, the Proponent filed a Project Notification Form ("PNF") with the BPDA pursuant to Article 80B of the Code, and an IAG meeting was held on July 18, 2017. The meeting was posted on the BPDA website and was distributed to the BPDA South Boston email list. A Scoping Session for City and State officials was also held on July 11, 2017.

Also on July 18, 2017, the BPDA convened a public meeting for the community's review and comment. The public meeting was advertised in the local paper, was posted on the BPDA website, and was distributed to the BPDA South Boston email list.

On August 23, 2017, another IAG meeting was held, in which the IAG members responded positively to the Proposed Project. The meeting was posted on the BPDA website and was distributed to the BPDA South Boston email list. The public comment period ended on July 28, 2017.

The Proposed Project also comes under jurisdiction of the BCDC pursuant to Article 28 of the Code. The Proposed Project was approved by the BCDC on October 03, 2017.

### **INCLUSIONARY DEVELOPMENT COMMITMENT**

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone B, 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, eight (8) units within the Proposed Project will be created as IDP homeownership units (the "IDP Units"), of which four (4) units will be made affordable to households earning not more than 80% of the Area Median Income ("AMI") as defined by the United States Department of Housing and Urban Development ("HUD"), and four (4) units will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The location of the IDP Units will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement ("AHA"), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale 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 AHA 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;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First-Time Homebuyer.

The IDP Units will not be marketed prior to the submission and approval of the Plan. A deed 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 buyer and sales price of any subsequent sale of the IDP Units during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP Unit. IDP Units may not be rented out by the Proponent prior to sale to an income eligible buyer, and the BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Units.

In addition to the eight (8) designated IDP Units, the Proponent has agreed to make an IDP contribution of \$135,000 to the IDP Special Revenue Fund ("IDP Fund") managed by the Department of Neighborhood Development ("DND"). This payment reflects a partial unit payment for 0.45 unit. This payment will be made at the time of the building permit. Combined, this contribution, together with the eight (8) designated IDP Units, fully satisfies the IDP requirements pursuant to the December 10, 2015 IDP.

### **MITIGATION AND PUBLIC BENEFITS**

The Proposed Project will result in a number of public benefits to the South Boston neighborhood and the City of Boston as a whole, these include:

#### ***MITIGATION***

- New pedestrian and retail activity along West Broadway; and
- Improvements to the pedestrian realm around the project site, including new sidewalks, street trees and bicycle parking.

#### ***COMMUNITY BENEFITS***

In addition to the aforementioned mitigation, the Proponent has agreed to a number of other community benefits, including:

- The Proponent has made a commitment of \$50,000 to be contributed upon issuance of Certificate of Occupancy for the Proposed Project to the BPDA to be used towards services for residents in the impacted area of the Project

(South Boston). The BPDA will release an Application for Community Benefits, and in turn applicants will be required to submit to the BPDA a detailed budget and comprehensive plan describing their objectives and goals if they are to receive funding.

- The Proponent has made a commitment of \$25,000 to be contributed upon issuance of Certificate of Occupancy for the Proposed Project to help fund the addition of a new Hubway Station within close proximity to the project site.
- The proponent will work with the Boston Transportation Department on mitigation measures for the impacted areas of the Proposed Project.

### **ZONING**

The Project Site is located within an MFR/LS (Multifamily Residential/ Local Service) subdistrict of the South Boston Neighborhood District, Article 68 of the Code, which allows for new multi-family residential and mixed-use buildings of the sort contemplated by the Proposed Project, but certain dimensional characteristics of the proposed building would require relief from the terms of the Boston Zoning Code. It should be noted that the BPDA is in the process, with City officials and neighborhood participants, of updating the zoning of both East Broadway and West Broadway. The Proposed Project was designed taking into consideration anticipated new building height and massing limitations on West Broadway. The surrounding neighborhood is a mix of commercial/retail, residential, and office uses.

### **RECOMMENDATION**

BPDA staff believes that the PNF adequately describes the Proposed Project's potential impacts, satisfying the criteria for the issuance of a Scoping Determination Waiving Further Review under Section 80B-5 of the Code. It is therefore recommended that the BPDA authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code for the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project..



Appropriate votes follow:

**VOTED:** That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form submitted on June 21, 2017 adequately describes the potential impacts arising from the 87-93 West Broadway Project in the South Boston neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 processes; and

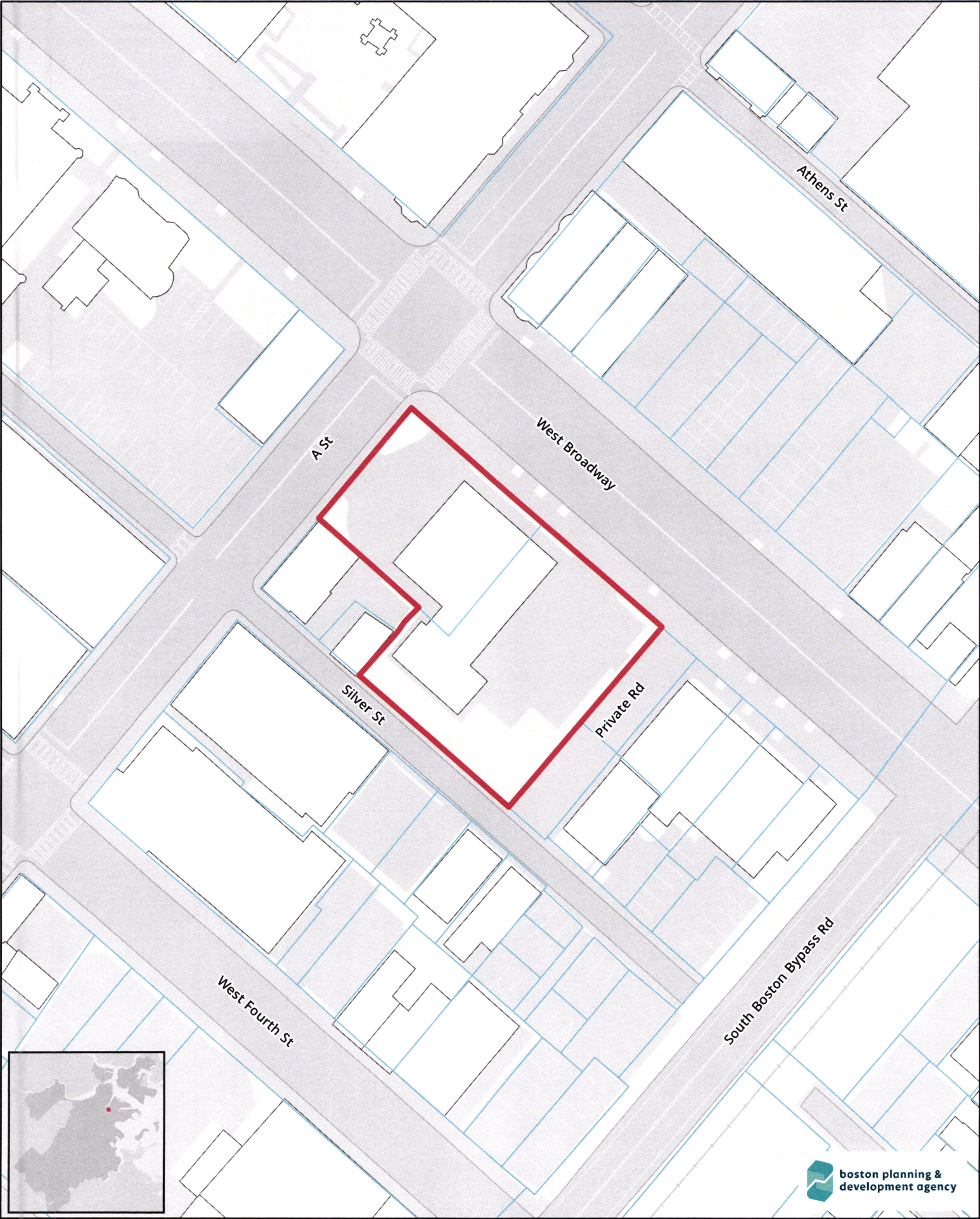
**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.



87-93 W Broadway, South Boston

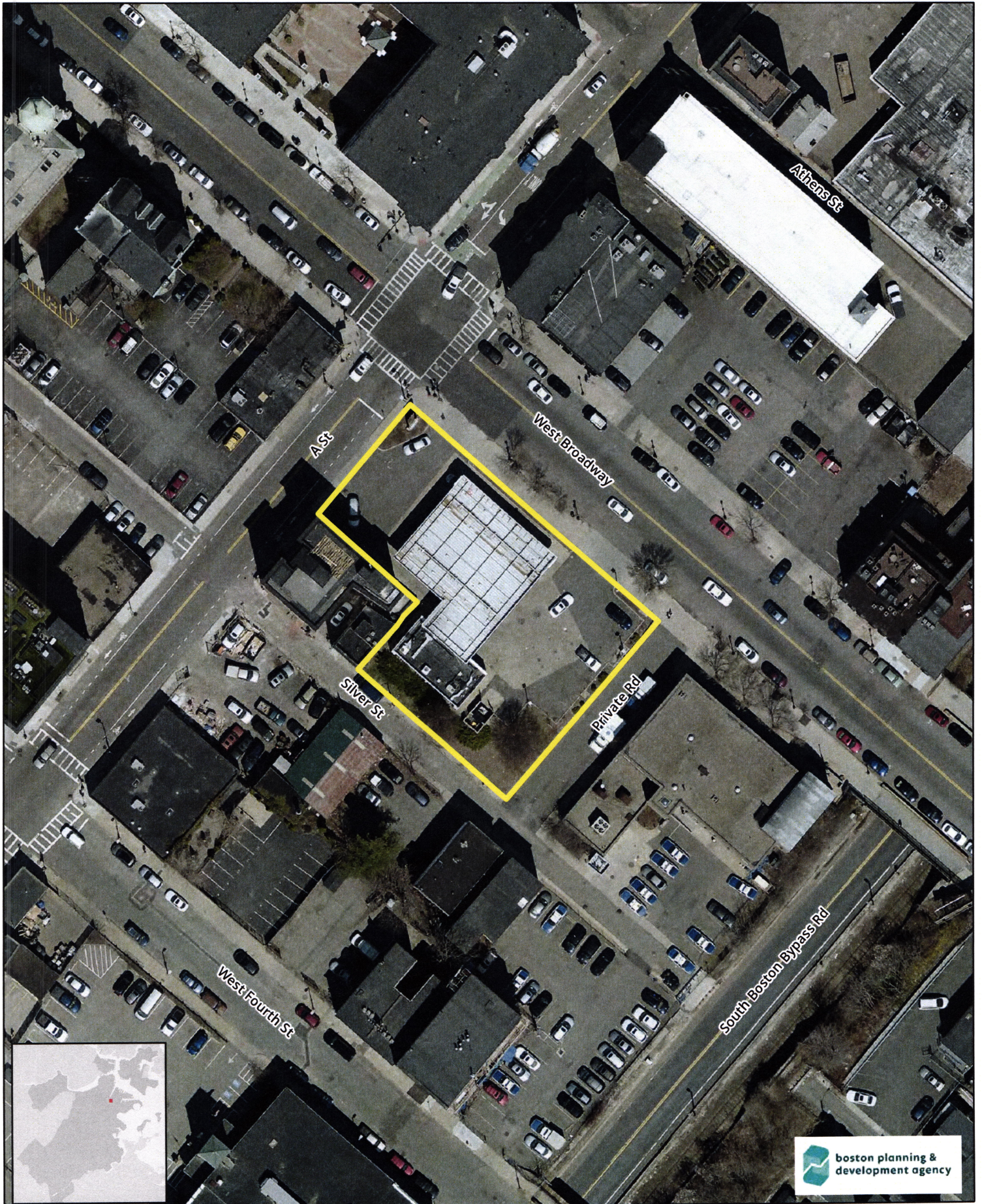
1:800





# 87-93 W Broadway, South Boston

1:800







Aisling Kerr <aisling.kerr@boston.gov>

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## Re: Project Notification Form Submission Notice: 87 - 93 West Broadway Proposed Project

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**Carrie Marsh** <carrie.marsh@boston.gov>

Tue, Jul 11, 2017 at 12:06 PM

To: Aisling Kerr <aisling.kerr@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>

Please accept this email as comment on the proposed project at 87 - 93 West Broadway in South Boston.

This project will provide 65 residential units, with 55 two bedroom units and 10 one bedroom units. This unit count will result in approximately 65-185 residents in the building.

The plans indicate that onsite usable open space will be provided via private and public roof decks, balconies and and open seating area at grade.

The PNF notes that the project will require zoning relief for minimum onsite usable open space, massing, height and FAR. The zoning requires 200 sf minimum onsite open space per dwelling unit, but the project will only provide 93 sf of minimum open space per dwelling unit via private and public roof decks, balconies and an open seating area at grade.

The 65-185 residents of the building will need to seek active recreation in existing public open spaces such as Flaherty Park which is currently under renovation..

BPRD respectfully requests that the applicant make a community contribution to the renovation and maintenance of Flaherty Park.

BPRD further requests that the project include a dog recreation space, so that the needs of pets are accommodated onsite, and not in the neighborhood's limited public open spaces.

Thank you for your consideration.



**CARRIE MARSH**  
Executive Secretary  
Boston Parks and Recreation Commission  
1010 Massachusetts Avenue, 3rd floor  
Boston, Massachusetts 02118  
[617-961-3074](tel:617-961-3074) (direct) [617-635-4505](tel:617-635-4505) (main)

On Fri, Jun 23, 2017 at 9:52 AM, Aisling Kerr <aisling.kerr@boston.gov> wrote:

Good Morning,

For your review, linked below is the Project Notification Form ("PNF") for the proposed project located at 87 - 93 West Broadway in the South Boston neighborhood of Boston, received by the Boston Planning & Development Agency ("BPDA").



HI Aisling and Michael

I am in support of the building as proposed by Oranmore's development team. I reviewed their proposal. I am in favor of the size and style of building; however, a better quality facade materials would be my suggestion. The construction materials suggested did not look to be quality of the surrounding buildings. I am in favor of the parking set up with City Park - as is.

Thank you for inviting me to participate in the meeting.

Jennifer Ledet  
IAG Member

Dear Michael,

I am writing to offer my full support for this project as a member of the IAG for this project and in my Capacity on the West Broadway Neighborhood Association Board of Directors.

This project was reviewed at a WBNA Monthly Membership Meeting this Spring and received overwhelming neighborhood support. Many of the attendees at that meeting were residents in the Church / Rectory complex next door and the newly opened Allele Phase II that all overlook the project location from their homes. There was great support that this project was home ownership opportunity with on site affordable units. The project was felt to be a dramatic improvement to the current site and height and density and FAR at 5.0 were felt to be appropriate for this location and surrounding buildings. The parking ratio of 88 units for 65 units of housing was felt to be more than sufficient. Street-scape improvements along West Broadway were also greatly appreciated. It was our hope at that meeting that final materials would be presented before or at Article 80 meeting and unfortunately they are not sufficiently described at this point. Overall I can offer my support to the concept of this project as proposed with 5600sq/ft first floor retail I offer the following comments for revision/improvement.

- Need commercial loading / unloading spot on West Broadway at corner of A St. and remove Bus Stop as MBTA is currently trying to remove redundant Bus Stops along West Broadway to move traffic more efficiently. Currently trucks load and unload recklessly on West Broadway and this much new retail requires a legal spot for deliveries on this busy stretch.

- Retail space must be vented for restaurant space to allow neighborhood amenities.

- Improve bike storage ration inside building to 2:1

- Exterior bike storage on amenity strip in front of building for retail and guests. Tree pits to be protected 4' wide and 10' long.

- Roof should be green to increase LEED rating

- Materials for facade need to be defined and High End for this important gateway location. Cement Board is not acceptable for a project at this prominent location. Brick and Metal Panels to complement existing buildings should be considered. We are allowing great density for a QUALITY project.

- Silver Street first floor exterior NEEDS COMPLETE RE DESIGN AND CANNOT LOOK LIKE THE BACK DOOR TO THE BRAND NEW BUILDING AND NEIGHBORS IT FACES. UNACCEPTABLE. Also Silver St should be lighted by exterior lighting that faces down to the street not into windows of other building.

As ever, Thank You for the opportunity to comment on this project. We look forward to continue this discussion with the IAG.

Sincerely,

Bill Gleason

IAG Member 87-93 West Broadway  
West Broadway Neighborhood Association

July 20, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:53:57

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Cheryl Flaherty

Address: 64 Balton ST S Bos.

Phone # [REDACTED] (cell)

Email : [REDACTED]



July 21, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

17 JUL 27 AM 10:53:36

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Colleen Mulray

Address: 82 West Broadway apt 4, South Boston MA 02125

Phone #

Email :

July 22, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

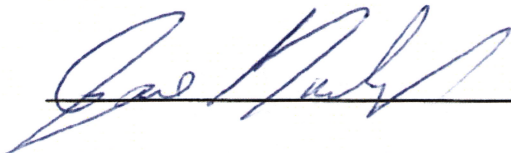
**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

17 JUL 27 AM 10:53:29

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



\_\_\_\_\_

Address: 82 West Broadway #4 S. Boston MA 02127

Phone # \_\_\_\_\_

Email : \_\_\_\_\_

IAG Member

July 26, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

117 JUL 27 AM 10:52:29

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Elizabeth (Betty) Flaherty

Address: 81orton Marotta way #164

Phone # [REDACTED]

Email : [REDACTED]



IA G member

July 26, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:52:03

**Re: 87-93 West Broadway**

BRA

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Isabel Alicia

Address: 81 Orton Marotta, Way Apt 6036

Phone # [REDACTED]

Email: [REDACTED] office email and  
my personal email is [REDACTED]



July 25th, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:51:51

**Re: 87-93 West Broadway**

As a life-long resident and business owner at Broadway and A Street, I would like to express my support for the above referenced project.

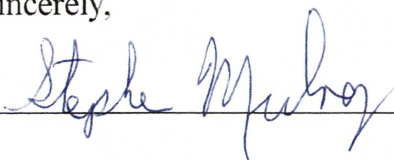
The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

This project will add much needed housing and quality commercial space to accommodate the need of this dynamic neighborhood. It will also add construction jobs in the short term but in the long term, new residences in this neighborhood will help maintain the jobs of all the South Boston residences employed at Muls & Amrheins.

The removal of this Gas Station will eliminate some traffic, but the elimination of the undesirables coming into my neighborhood at 2 or 3 am, to use or buy at this gas station, will be very positive. Loud music and people gathering in the middle of the night across the street is not good for this neighborhood.

I support this project for these reasons and hope the BPDA will approve this project.

Sincerely,

  
\_\_\_\_\_

Steve Mulrey

July \_\_, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

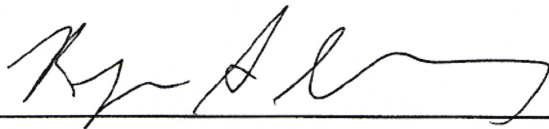
**Re: 87-93 West Broadway**

BRA

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

  
\_\_\_\_\_

Address: 14 West Broadway

Phone # [REDACTED]

Email : \_\_\_\_\_

July 25, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201


17 JUL 27 AM 10:54:21

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 189 W. 64 St, 5 Boston, MA 02127

Phone # 

Email : 



03

**Re: 87-93 West Broadway**

17 JUL 27 AM 10:54:14

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Gene Truett

Phone # \_\_\_\_\_

Email : \_\_\_\_\_

July 25, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:54:05

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

K. Ryne

Address: 284 Bolton St. S Boston

Phone # [REDACTED]

Email [REDACTED]

July 25 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

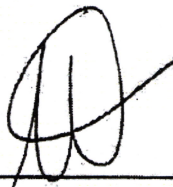
17 JUL 27 AM 10:55:51

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

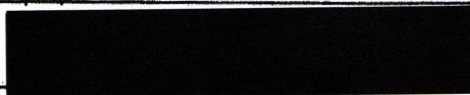
Sincerely,



Address:

445 W. Broadway. So Boston Mass 02117

Phone #



Email :





BRA

July 25 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:55:41

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Chris Egan

Address: 87-93 West Broad

Phone # \_\_\_\_\_

Email: [REDACTED]

July 25, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:55:36

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

*Thomas L. Frank*

Address: 472 W. BROADWAY 30 BOSTON

Phone # 617 [REDACTED]

Email:



July 25 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:55:28

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Leon Chen

Address: 465 W BROAD WAY BOSTON

Phone # [REDACTED] [REDACTED] [REDACTED]

Email:

July \_\_, 2017

25

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:55:20

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Domenico Gobriola

Address: 961 W 3rd - BOSTON

Phone #



Email :

\_\_\_\_\_



July 21, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:55:12

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Pete M. Duth

Address: 39 A Street,

Phone # [REDACTED]

Email: [REDACTED]

July 21, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:55:06

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Charles M. Cumby.

Address: 39 A Street.

Phone # [REDACTED] [REDACTED] [REDACTED]

Email : [REDACTED]



July 27 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

**Re: 87-93 West Broadway**

'17 JUL 27 AM 10:54:55

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Peter Triantos Stungie Ulanov

Address: 135 West Broadway

Phone # [REDACTED] [REDACTED] [REDACTED] [REDACTED] 3 [REDACTED]

Email: [REDACTED]

July 20 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

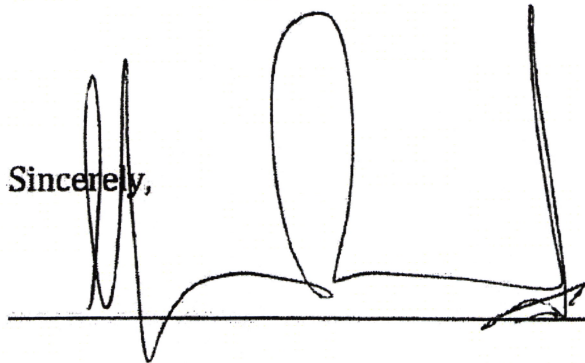
'17 JUL 27 AM 10:54:49

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

Address: 293-295 BOSTON ST

Phone #

Email :



'17 JUL 27 AM 10:54:36

July 20, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

BRA

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Address: 473 W Broadway South Boston

Phone # [REDACTED]

Email: [REDACTED]

July 27, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

'17 JUL 27 AM 10:54:29

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Anthony Flaherty

Address: 64 Bolton St, South Boston

Phone # [REDACTED]

Email: [REDACTED]

July 25, 2017

BRA

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

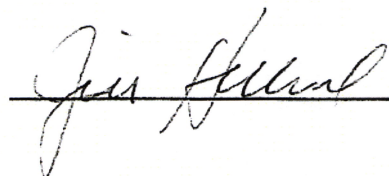
'17 JUL 27 AM 10:54:21

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

  
\_\_\_\_\_

Address: 189 W. 6th St, 5 Boston, MA 02127

Phone # [REDACTED]

Email: [REDACTED]



July \_\_, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Donald Heenan

Address: 131 B Street So. Boston

Phone # [REDACTED]

Email : [REDACTED]

July \_\_, 2017

Boston Planning & Development Association  
Boston City Hall  
Boston, MA 02201

**Re: 87-93 West Broadway**

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Deanne Keenan

Address: 131 B St S Boston MA 02127

Phone # [REDACTED]

Email: [REDACTED]

**87-93 West Broadway Public Comments via website form 2017-07-31**

| <b>Date</b> | <b>Name</b>   | <b>Address</b>                                      | <b>Organization</b> | <b>Opinion</b> | <b>Comments</b>   |
|-------------|---------------|---|---------------------|----------------|---|
| 6/30/2017   | Arlene Ryan   | 854 east broadway,<br>South boston, MA<br>02127     |                     | Support        | I support the new building. My question is : will there be any affordable lottery units as part of the 65 residences. Thank you   |
| 7/21/2017   | Jeanne Mogan  | 143 West 7th str,<br>South boston, MA<br>02127      |                     | Support        | I support this project  |
| 7/24/2017   | Jason Allen   | 440 adams st,<br>Boston, MA 02122                   | Union Pipefitter    | Support        | Wow looks very nice. Hope they do a good job  |
| 7/24/2017   | Corinne Nee   | 154 Dorchester<br>Street, South Boston,<br>MA 02127 |                     | Support        | I support 87-93 West Broadway! The building looks nice and is in a perfect location.  |
| 7/25/2017   | Neil Sullivan | 55 W Broadway,<br>South Boston, MA<br>02127         | Resident            | Support        | My wife and I are pleased with the plans the developer has put forward for this property and are eager to see it repurposed and redeveloped. The neighborhood has become a much more vibrant, exciting place to live over the past few years and this project will serve to further enhance the appeal of the entire neighborhood.. |
| 7/25/2017   | Joseph Casper | 593 east fourth st.,<br>South Boston, MA<br>02127   |                     | Support        | Would like to go on record as a supporter of this project. The scale is reasonable for this section of Broadway and Oranmore has proven to be a responsible developer in South Boston willing to accommodate the concerns of the neighborhood .   |
| 7/26/2017   | Kelly Collins | 47 STory Street,<br>South Boston, MA                |                     | Support        | Good afternoon,<br>I am in support to 87-93 West Broadway   |



|           |                  |   |          |         |  |
|-----------|------------------|---|----------|---------|--|
|           |                  | 02127   |          |         | <p>project. The project would be a nice addition to the area with building units/parking. Plus having additional commerical space which would be a great access in that area.</p> <p>Thank you,<br/>Kelly</p>  |
| 7/26/2017 | Leah popilearski | 160 west broadway,<br>South Boston, MA<br>02127   | neighbor | Support | <p>To whom it may concern</p> <p>I am a property owner on West Broadway and I am total in Support of this project located at 87 west Broadway, South Boston ma 02127. I believe this will be good development for the neighborhood.</p> <p>Hopefully it will eliminate all the Drunken bums that use this property as there public restroom</p> <p>Sincerely<br/>Leah P</p>  |
| 7/27/2017 | Mike Foley       | 114 West 3rd Street,<br>South Boston, MA<br>02127 | Resident | Support | <p>I would like to voice my support for this project. I believe the proposed building is in scale with other building on this end of West Broadway. The retail space and the community space will enliven this block, lending support to our local businesses. The ample off-street parking and proximity to the Broadway T Station will mitigate any negative impacts of neighborhood parking.</p> <p>I would like to commend the design of the A street corner as it looks like it will create an inviting beacon into the residential neighborhood.</p> |

|           |           |   |                  |         |   |
|-----------|-----------|---|------------------|---------|---|
|           |           |   |                  |         | <p>Again, as a resident who lives within 3 blocks of the site, I wish to support this project.</p> <p>Thank you</p>   |
| 7/28/2017 | Joe Byrne | 322 West 4th St,<br>South Boston, MA<br>02127 | Carpenters Union | Support | <p>On behalf of the members in Carpenters Local 33, I would like to speak in favor of this project at 87-93 West Broadway. Although it is one less gas station in the neighborhood I do believe it will fill a lack of housing on the market. I also believe that the retail space will be positively received by the neighborhood.</p> <p>Sincerely,</p> <p>Joe Byrne<br/>Business Manager<br/>Carpenters Local 33</p> |