

MEMORANDUM

BOARD APPROVED

NOVEMBER 16, 2017

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

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
RAUL DUVERGE, PROJECT MANAGER
MATTHEW MARTIN, URBAN DESIGNER
KRISTINA RICCO, SENIOR PLANNER

SUBJECT: NOTICE OF PROJECT CHANGE- HILTON GARDEN INN (A.K.A. 415
MCCLELLAN HIGHWAY), EAST BOSTON

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 Determination waiving the requirement of further review pursuant to Article 80, Section 80A-6.2 of the Boston Zoning Code (the "Code"), in connection with the Hilton Garden Inn project in East Boston (the "NPC Project"); (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (3) execute and deliver an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Project Agreement, an Amended and Restated Boston Residents Construction Employment Plan and any and all other agreements and documents that the Director deems appropriate and necessary.

PROJECT SITE

The NPC Project is located on an approximately 264,645 square-foot (approximately 6.18 acres) parcel at the corner of McClellan Highway and Boardman Street in the

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

Orient Heights section of the East Boston neighborhood of Boston (the “Project Site”). The Project Site is currently occupied by a five (5) story, approximately 102,525 square foot Hilton Garden Inn hotel and surface parking for hotel guests.

The Project Site is located within a nine (9) minute walk (0.5 miles) of MBTA Blue Line subway (Orient Heights Station) and bus service, which provides access throughout the City of Boston and the Greater Boston area.

DEVELOPMENT TEAM

The development team includes:

Proponent: MC-EB Realty LLC
James J. Karam, Jeffrey T. Karam, Lianne Marshall

Architect: BMA Architectural Group, P.C.
Rolf Biggers, Marcus Parkkonen

Legal Counsel: Nutter McClennan & Fish
Mary T. Marshall, Esq.

Transportation
Consultant: Vanasse & Associates, Inc.
Jeffrey Dirk, P.E., PTOE

THE 2013 APPROVED PROJECT

On September 17, 2012, MC-EB Realty LLC (the “Proponent”) submitted a Project Notification Form (“PNF”) to the BRA for the redevelopment of the approximately 6.18 acre parcel located at 415 McClellan Highway. On February 14, 2013 the BRA approved the 415 McClellan Highway project (“the Originally Approved Project”), which consisted of the following: (i) an approximately 102,525 square foot, five (5) story hotel; (ii) a one (1) story, approximately 6,270 square foot retail building on the western edge of the Project Site; (iii) a one (1) story, approximately 4,035 square foot retail building on the eastern edge of the Project Site; and (iv) a surface parking lot to accommodate approximately three hundred and forty-six (346) vehicles.

The hotel and surface parking lot components of the Originally Approved Project began construction in April 2014 and was substantially completed by October 2015.

NOTICE OF PROJECT CHANGE

On July 20, 2017, the Proponent filed a Notice of Project Change ("NPC") with the BPDA. As described in the NPC, the revisions to the Originally Approved Project include the elimination of the one (1) story, approximately 4,035 square foot retail building on the eastern edge of the Project Site and a five (5) story, approximately 45,718 square foot addition to the existing Hilton Garden Inn hotel. The proposed addition will contain approximately eighty-four (84) hotel rooms and will eliminate approximately twenty-five (25) on-site vehicle parking spaces. With the proposed revisions, the hotel will contain a total of two hundred and sixty-two (262) guest rooms and approximately three hundred and twenty-one (321) off-street vehicle parking spaces for hotel guests (the "NPC Project").

The estimated total development cost for the proposed addition to the hotel is \$12,500,000.

ARTICLE 80 REVIEW PROCESS

The Proponent filed the NPC on July 20, 2017, which initiated a thirty day (30) public comment period with a closing date of August 21, 2017. The public comment period was subsequently extended until August 31, 2017 through mutual consent between the Proponent and BPDA. The NPC was sent to the City's public agencies/departments and elected officials. Additionally, copies of the NPC were sent to all Impact Advisory Group ("IAG") members.

A Scoping Session was held on August 8, 2017 with the City's public agencies and elected officials to review and discuss the NPC Project.

The BPDA sponsored and held a general public meeting on August 8, 2017 at the Hilton Garden Inn (located on the Project Site) located at 415 McClellan Highway/ 100 Boardman Street in East Boston to solicit feedback and review the proposed revisions. The public meeting was advertised in the *East Boston Times* on August 2, 2017. The BPDA subsequently sponsored and held two IAG meetings on August 24, 2017 and October 19, 2017.

In addition to the above mentioned meetings, the Proponent has also undertaken community outreach efforts with the nearby neighborhood civic association, specifically the Orient Heights Neighborhood Council (“OHNC”) to discuss the NPC Project and solicit feedback.

ZONING

The Project Site is located in its entirety within the McClellan Highway Economic Development Area (“EDA”) of the East Boston Neighborhood Zoning District, the relevant provisions of which are set forth in Article 53 of the Code.

The purpose of the McClellan Highway EDA is to provide for economic growth opportunities which would benefit from the area’s close proximity to the Boston core, Logan International Airport, and major highway access. The uses which are allowed as of right within the McClellan Highway EDA include “hotel”, “restaurant” (with the exception of drive-in and “large” takeout restaurants which are “conditional” uses), “general retail businesses” and “local retail business uses”, as well as accessory uses, including parking which are accessory thereto.

The Originally Approved Project required relief in the form of a dimensional variance to allow for a building height of fifty four (54) feet, which relief was granted by the Board of Appeal in Decision #32715. As with the Originally Approved Project, the height of the NPC Project will also require either confirmation or amendment to the previously issued Board of Appeal relief to allow for a building height of fifty four (54) feet in excess of the height otherwise allowed pursuant to Article 53.

DEVELOPMENT IMPACT PROJECT EXACTIONS

Due to the square footage and uses within the Originally Approved Project, it was considered a Development Impact Project (“DIP”) and was therefore subject to DIP exactions for the commercial/retail, and hotel space/uses in excess of 100,000 square feet. Accordingly, pursuant to the provisions of Article 80, Section 80B-7 of the Code, there was approximately 12,830 square feet of DIP uses in the Originally Approved Project subject to DIP exactions. The Proponent was thereby responsible for paying approximately \$121,115.20 in linkage payments to the City of Boston (\$100,972.10 to the Neighborhood Housing Trust and \$20,143.10 Neighborhood Jobs Trust).

The proposed revisions to the Originally Approved Project as described in the NPC, will increase the square footage subject to DIP exactions by approximately 41,683 square feet (the approximately 45,718 square foot hotel addition minus the eliminated approximately 4,035 square foot retail pad) and will therefore require an amendment to DIP agreement executed between the BRA and the Proponent. The additional estimated linkage payments as a result of the proposed revisions are calculated as follows:

Housing Linkage:

New DIP Uses:	45,718	SF
Eliminated Retail:	-4,035	SF
	<hr/>	
	41,683 SF	
	X \$8.34	
	<hr/>	
	\$347,636.22	

Jobs Linkage:

New DIP Uses:	45,718	SF
Eliminated Retail:	-4,035	SF
	<hr/>	
	41,683 SF	
	X \$1.67	
	<hr/>	
	\$69,610.61	

MITIGATION & COMMUNITY BENEFITS

MITIGATION

The NPC Project will provide mitigation and many community benefits for the East Boston neighborhood and the City of Boston as a whole, including:

- Smart Growth/Transit-Oriented Development**
 - The NPC Project is consistent with smart-growth and transit-oriented development principles. The Project Site is within a nine (9) minute walk of MBTA Blue Line subway (Orient Heights Station) and bus service, and supports the objectives of smart growth; specifically, new developments at existing nodes of excellent transit routes.
- Improved Street and Pedestrian Environment**
 - The NPC Project will further activate the Project Site and neighborhood. A reduction of on-site surface parking, a new publicly accessible green space, additional lighting, and landscaping will be incorporated as part of the NPC Project.
- Sustainable Design/Green Building**

-Energy conservation and other sustainable design measures are an integral component of the NPC Project. The NPC Project will employ energy and water efficient features for mechanical, electrical, architectural, and structural systems, assemblies, and materials, where feasible. Sustainable design elements relating to building energy management systems, lighting, recycling, and conservation measures will also be incorporated.

- **Increased Employment**

-The NPC Project will create approximately eighty five (85) construction jobs and approximately fifteen (15) permanent jobs once it is constructed and operational.

- **Additional Property Taxes**

-The NPC Project will generate additional property and hotel tax revenues for the City of Boston.

COMMUNITY BENEFITS

In addition to the aforementioned mitigation, the NPC Project includes the following community benefits:

- Upon the expiration of a commitment with Logan Communications for a twenty (20) months period from approval, the Proponent has committed to not constructing or allowing another entity to construct any billboards on the Project Site;
- The Proponent has committed to provide at least two (2) paid youth internships in the hotel per year for a minimum of five (5) years from the date of issuance of the certificate of occupancy for the NPC Project with priority given to East Boston residents/community members in partnership with East Boston High School or another local organization(s), for as long as MC-EB Realty LLC remains the owner of the property. The internship program should be established and operational by the issuance of certificate of occupancy for the hotel addition;
- The Proponent has committed to providing meeting space for use by community groups and neighborhood-based organizations twice a month at nominal or no charge based upon availability;

The Proponent has committed to providing a forty thousand dollar (\$40,000) financial contribution to area non-profit organizations and social service entities. The forty thousand dollar (\$40,000) will be made payable to the Boston Redevelopment Authority upon building permit issuance for the NPC Project. The financial contribution will then be distributed by the BPDA to the prospective entities included below:

- Name/Address/ ID Number: Zumix, Inc., 260 Sumner Street, East Boston, MA 02128/043132674

Use: The funds will provide additional music programming and education to low-income East Boston youth.

Amount/Timeline: Six thousand dollars (\$6,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified);

- Name/Address/ ID Number: Piers Park Sailing Center, Inc., 95 Marginal Street, East Boston, MA 02128/043411388

Use: The funds will be used for new sails and general operating capital needed to sustain the sailing program offered to local children who want to learn how to sail

Amount/Timeline: Six thousand eight hundred dollars (\$6,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified);

- Name/Address/ ID Number: East Boston Social Centers, Inc., 68 Central Square, East Boston, MA 02128/042104257

Use: The funds will be used for general operating capital to support the organization's childcare, summer youth programs, and senior and family engagement programs.

Amount/Timeline: Six thousand dollars (\$6,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified);

- Name/Address/ ID Number: Salesian Boys and Girls Club Incorporated, 150 Byron Street, East Boston, MA 02128/ 042558218

Use: Funds will be used for improvements to the facility as well as general operating capital for the club which provides athletic, tutoring, dance, cooking, and educational programming for local children.

Amount/Timeline: Ten thousand dollars (\$10,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified).

- Name/Address/ ID Number: Eastie Farm, Inc., 213 Webster Street East Boston, MA 02128/001204748

Use: The funds will be used to promote community integration via food gardening events, teach school children how food waste can be composted, teach school children cutting edge agricultural technology such as hydroponics and aquaponics, and other mission based initiatives.

Amount/Timeline: Six thousand dollars (\$6,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified);

- Name/Address/ ID Number: Veronica Robles Cultural Center Corp., 175 McClellan Highway East Boston, MA 02128/001236454

Use: The funds will be used to create job opportunities for youth in the traditional arts and culture fields, support aspiring and professional artists, and offer unique dance, music, and enrichment programs.

Amount/Timeline: Six thousand dollars (\$6,000) made payable to the Boston Redevelopment Authority upon building permit issuance (funds will then be distributed by the BPDA to the entity specified).

The organizations included above were identified through collaboration with members of the IAG and members of the public.

RECOMMENDATION

Based on the foregoing, BPDA staff recommends that the Board authorize the Director to: (1) issue a Determination waiving further review pursuant to Section 80A-6.2 of the Code in connection with the NPC filed by the Proponent on July 20, 2017, finding that the NPC does not significantly increase the impacts of the NPC Project; (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 process; and (3) execute and deliver an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Agreement, an Amended and Restated Boston Residents Construction Employment Plan and any and all other agreements and documents that the Director deems appropriate and necessary.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change ("NPC") submitted to the Boston Redevelopment Authority ("BRA") by MC-EB Realty LLC (the "Proponent") on July 20, 2017, does not significantly increase the impacts of the Hilton Garden Inn Project located at 415 McClellan Highway in the East Boston neighborhood ("NPC Project") and waives further review of the NPC Project, subject to on-going design review by the BRA; and

FURTHER

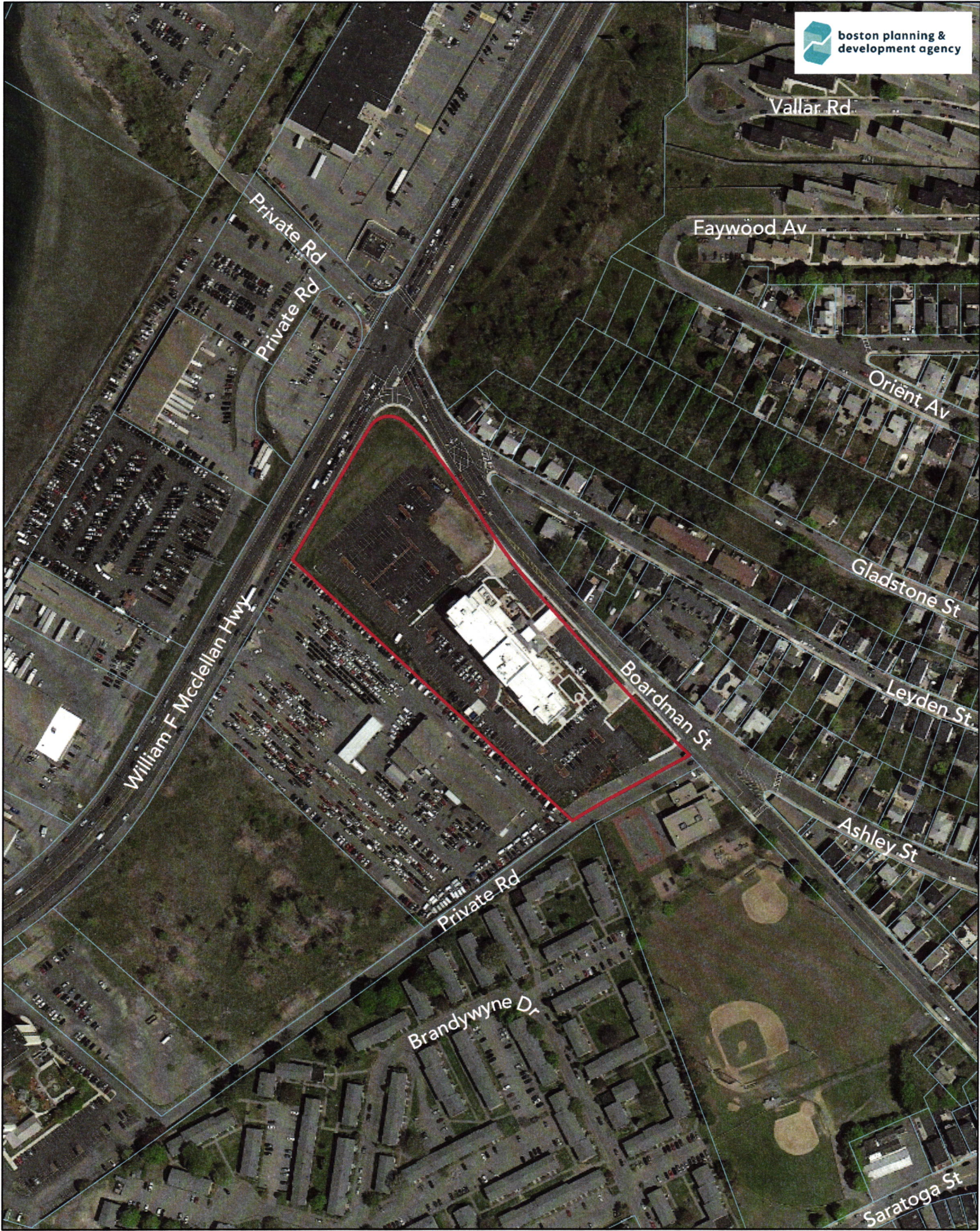
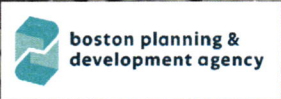
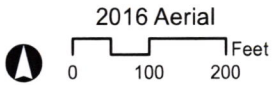
VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Agreement, an Amended and Restated Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the NPC Project, all

upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Hilton Garden Inn, East Boston





**GREATER BOSTON
CONVENTION & VISITORS BUREAU**

Friday, September 22, 2017

Mr. Raul Duverge
City of Boston
The Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Dear Mr. Duverge:

I am writing on behalf of the Greater Boston Convention & Visitors Bureau to support the proposed expansion of the Hilton Garden Inn Hotel in East Boston. The expansion would add an additional 80 rooms to the existing hotel and are very much needed to serve business travelers, convention attendees and leisure travelers to Boston and the region.

The Hilton Garden Inn brand is a very popular brand with both business travelers and leisure travelers as it delivers terrific value to the customer and an overall excellent experience. The East Boston property has been successful from the day it opened and the management team at the hotel have built a great relationship with the neighboring communities. I live in Orient Heights in East Boston and have lived there all my life and know firsthand how supportive the hotel and its employees, many of who are from East Boston as well, have been to community organizations. The ownership group are wonderful corporate citizens and I feel that both East Boston and the Boston visitor industry would be very well served by this proposed expansion.

It's a win for the City of Boston that will see additional hotel tax revenue, sales tax revenue and income tax revenue that an expanded hotel will generate, not to mention the additional permanent jobs that will be created and it's a win for our visitor industry that would be better able to serve travelers to Boston. I would urge you to approve the expansion proposal and I appreciate the opportunity to share my view with you and Boston city officials.

Respectfully,

Patrick B. Moscaritolo
President & CEO
Greater Boston Convention & Visitors Bureau



Raul Duverge <raul.duverge@boston.gov>

Re: Friendly Reminder- Hilton Garden Inn Impact Advisory Group meeting today 8/24/17 @6:30pm

1 message

Robert Adams <robertadams1980@gmail.com>
To: Raul Duverge <raul.duverge@boston.gov>

Thu, Aug 24, 2017 at 7:31 PM

Hello Raul,
I got caught at work with a large project and missed the meeting. I did want to share some comments if its not to late.

" Dear BPDA,

It is disappointing to hear that the hotel has not found a renter for their restaurant space parcel. Part of the reason I support this project initially back when it was first proposed was the fact that a restaurant would be included to help increase East Boston, and Orient Heights value. I think this hotel should have held-out longer to see if they could have attracted a renter. Replacing the space with additional hotel rooms, adds marginal value to the area. I feel that this proposal should be delayed and the hotel should put a strong effort to secure a rental space for the area.

Thank you.

Sincerely,

Robert Adams.

5th Generation East Bostonian."

Thank you Raul,
If there are other project in the area that you need community representatives, please don't hesitate to ask. I enjoy them greatly.

On Thu, Aug 24, 2017 at 11:50 AM, Raul Duverge <raul.duverge@boston.gov> wrote:

Good Morning,

I hope you are doing well.

This is a friendly reminder that we will be holding an Impact Advisory Group (IAG) meeting for the Hilton Garden Inn hotel project this evening, August 24, 2017 at 6:30 pm at the BCYF Martin Pino Community Center located at 86 Boardman Street, East Boston, MA. 02128.

The meeting will focus on the following:

1. General overview on the proposed revisions to the originally approved project
2. Project impacts, mitigation, and community benefits

Feel free to contact me if you have any questions.

--

**boston planning &
development agency****Raul Duverge***Project Manager*

617.918.4492

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



Raul Duverge <raul.duverge@boston.gov>

IAG comments regarding Hilton Garden Inn

1 message

Mary Berninger <mary.berninger@gmail.com>

Tue, Aug 29, 2017 at 1:26 PM

To: Raul Duverge <Raul.Duverge@boston.gov>

August 29, 2017

Raul Duverge
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Hilton Garden Inn, East Boston

Dear Mr. Duverge,

As a member of the IAG for the above-mentioned project, I would like to submit these additional comments, most of which were expressed at the meeting on August 24.

Should First Bristol and Marshall prevail in their bid to expand the footprint of the hotel, these measures of mitigation would help the East Boston neighborhood. Hopefully, these suggestions will be codified in the final version of the Community Cooperation Agreement.

*With additional funding from the proponent, an irrigation system for Noyes Park could be implemented with the \$25,000.00 already given in the earlier CCA in place at the time of the hotel's first stage of construction. Both amounts should bring that concept to fruition.

*The City of Boston needs businesses to commit to jobs for youth during the summer months. At a minimum, the proponents for the Hilton Garden Inn expansion could help with that initiative by committing to 5 youth positions each year, in perpetuity. Many youth could benefit from an exposure to working in the hospitality industry, especially those who may be enrolled in a vocational educational program, and that industry has many aspects that could be learned by students from East Boston, in particular, and other neighborhoods of the city.

*The Salesians Boys & Girls Club is in dire need of new windows at its Byron Street location. If First Bristol and Marshall show a leadership role by pledging a substantial amount to see that need met, they could challenge other large businesses in our community to follow suit. Imagine seeing a pledge thermometer sign being filled in due to the support of the business community.

*The commitment for community groups to use the hotel's meeting space at no cost or a nominal fee would be a positive benefit for the neighborhood.

While the reasons for there not being a restaurant on the outside pad as of this date were explained by the developers, it still remains that the community would like that restaurant to be built on the site. To that end, in my opinion, it would be viewed in a positive way if the developers were to proceed with doing the built-out themselves.

Please allow me to repeat my support of a Memorandum of Understanding with the various building trades unions that will guarantee the proponent's use of responsible contractors/employers. There are many residents of East Boston who are in the trade unions and they deserve to be considered for employment if the planned expansion of the hotel goes forward.

Regarding BPDA matters, it remains a concern that the IAG meetings are not videotaped or, at least, archived through an audio recording of the discussion. Implementing those systems would serve the department and the public because transparency would be strengthened. In addition, the project managers could use additional support staff to assist their preserving the minutes of the meetings of each IAG.

Thank you.

8/29/2017

City of Boston Mail - IAG comments regarding Hilton Garden Inn

Sincerely,

Mary Berninger
156 Saint Andrew Road
East Boston, MA 02128
617-549-7073
mary.berninger@gmail.com



Raul Duverge <raul.duverge@boston.gov>

NPC for the Hilton Garden Inn (a.k.a. 415 McClellan Highway)

1 message

Mary Berninger <mary.berninger@gmail.com>

Thu, Jul 27, 2017 at 11:38 AM

To: Raul.Duverge@boston.gov

July 27, 2017

Raul Duverge
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Public Comment for NPC for the Hilton Garden Inn (a.k.a. 415 McClellan Highway)

Dear Mr. Duverge,

Please accept this email communication as my submission for public commentary for the proposed changes to the project at the Hilton Garden Inn in my neighborhood.

As you know, I was a member of the Impact Advisory Group ("IAG") for the original iteration of the hotel built at the parcel on McClellan Highway/Boardman Street in East Boston. Participating in the IAG process afforded me the opportunity to make suggestions for the project and, subsequently, to give a historical perspective on what occurred during the meetings of the IAG.

Many large projects come before community groups to help balance the needs of the developers and the residents that will be impacted by those projects. The representatives of First Bristol Corporation made overtures of cooperation with the community that, disappointingly, did not come to fruition.

First, Mr. Karam, the principal of First Bristol, committed during the IAG process not to erect large signage on the property. The community members requested that concession because the neighbors did not want another kind of blight at what is, arguably, the gateway to East Boston. Unfortunately, Mr. Karam attempted to garner support for a large billboard on the property, in direct conflict with what was discussed during the IAG meetings. It is my hope that the idea has been put to rest because of the neighborhood opposition that was evident in many community gatherings during the last two years.

Second, Mr. Karam committed to a financial contribution for improvements to the Boardman Street community center and Noyes Park. Both venues are of great importance to the recreational needs of the youth and families in East Boston. Corporate support by a direct abutter would have gone far in the renovations to the park system. To my knowledge, there has been no donation made. Perhaps, that could be researched with the help of the Department of Neighborhood Development.

Third, Mr. Karam told the IAG that the hotel would not have a guest base that would be bringing many vehicles to the parking lot on the premises. In fact, he specifically told the group that most guests would be flying into the area for short-term meetings and, therefore, would not be adding to the vehicular traffic in the McClellan/Boardman Street area. Last winter, it was noticed by many in this neighborhood that a "park and fly" of sorts appeared to be operating on the hotel's property. Many cars had out of state license plates and had unique placards hanging from the rear view mirrors. What drew attention to the situation was that so many vehicles were covered in snow for extended periods of time. Were vacationers paying a fee to the Hilton Garden Inn to allow their cars to be parked on property? That is something that is not acceptable to this neighborhood. In fact, one could argue that it is an extension of airport-related parking and it is a negative impact to East Boston that should not be allowed or condoned.

With respect to the promised restaurant(s) for the property, none has been built. Those businesses would have brought employment opportunities to our community and the IAG was fully supportive of that idea. Unfortunately, that is another promise given to the IAG that was not kept.

In closing, I would like to state that I cannot support the building of an extension to the existing hotel's infrastructure. There have been too many broken commitments by those involved in the history of the property under discussion and this

7/27/2017

City of Boston Mail - NPC for the Hilton Garden Inn (a.k.a. 415 McClellan Highway)

community deserves better corporate cooperation from those who conduct business in our midst. Thank you for your consideration of my concerns.

Sincerely,

Mary Berninger
156 Saint Andrew Road
East Boston, MA 02128
617-549-7073



Raul Duverge <raul.duverge@boston.gov>

MC - EB Realty, LLC Hilton Garden Inn 100 Boardman St

1 message

PAUL <drespaul@yahoo.com>

Wed, Aug 2, 2017 at 10:20 PM

Reply-To: PAUL <drespaul@yahoo.com>

To: "Raul.Duverge@Boston.gov" <Raul.Duverge@boston.gov>

I would like to lend my support for the expansion of the hotel, provided that additional parking is provided to accommodate the additional hotel rooms. This may be accomplished either with a garage, purchase of adjacent land or reconfiguration of the existing parcel. There MUST be enough additional parking to ensure that function and hotel guests do not utilize city streets for parking.

Thank you for your consideration.

Paul Vignoli Jr
116 Waldemar Avenue
East Boston



Raul Duverge <raul.duverge@boston.gov>

Allow Hilton Garden Expansion

1 message

orientheights25 <orientheights25@gmail.com>

Tue, Aug 8, 2017 at 8:53 PM

To: Raul.Duverge@boston.gov

Hello, my name is Dena DiMarzo and I attended the community meeting tonight August 8th. I am sending this email to hopefully have my voice heard. I have lived and worked in East Boston for 37 years. I grew up at 71 Leyden street. 100 Boardman street was an infestation of rodents, overgrown weeds and God knows what else. When First Bristol proposed the project EVERY big mouth in tonight's meeting were excited. Now I see the only reason for their excitement was because they saw a cash cow. To deny a company who employs alot of East Boston people is a disgrace. This company has taught me to grow as am employee and trained me in the hotel business. I am not the only one. This expansion subtracts a store or restaurant. To me, that's good news. The proposed restaurant they are subtracting now is a better plan for the community. Less cars will occupy the hotel parking lot due to the expansion which was a big complaint at the meeting. Kids won't be darting through boardman street to visit a retail store. Everyone is forgetting that NO-ONE would develop on this land. So to hold a company hostage due to payouts makes me sick that I am even part of this community. This company has donated to Girls softball, little leagues, Salesians. What more does this community want? I feel that First Bristol has EVERY RIGHT to do what they want on this property within reason. They canned the billboard and they paid 75,000. I feel they have earned their spot in this community. I also feel that alot of business people at this meeting need to take a good hard look at themselves because NONE of them have done half the community donating like First Bristol has. As long as the plans are up to code and the height requirement isn't an issue, then moving forward is a no brainer. As far as a proposed restaurant on the other side, I'm against it. First Bristol paid it's dues..they paid 3 MILLION IN DECONTAMINATION on that lot. Funny, no-one remembers that. Orient Heights would be looking at the same overgrown, rodent infested lot if it wasn't for first Bristol. People need to remember that.

Sent from my Sprint Samsung Galaxy S7.



Raul Duverge <raul.duverge@boston.gov>

Hilton Garden Inn

1 message

Patricia D'Amore <pjeandamore@gmail.com>

Sun, Aug 20, 2017 at 12:48 PM

To: Raul Duverge <Raul.Duverge@boston.gov>

Dear Raul,

I am submitting my comments in opposition to allowing the Hilton Garden Inn expansion.

They have already broken three (3) promises to the community in the time they have been here:

1. They did not use local union labor.
2. They only submitted the mitigation money when they realized it was time for a public hearing.
3. They will still not agree not to erect a billboard even though was part of the original negotiation.

My other comments are as follows:

1. The proposed extension is too close to the street
2. The proposed extension will overshadow the Pino Recreation Center.
3. The proposed extension will overshadow Noyes Park which has recently undergone extensive renovation.
4. They have only an 87% occupancy rate. This figure was only extracted after an explanation, by me, of what occupancy rates mean. If they are not full, why do they need more rooms!
5. The extension is removing parking spaces. How will patrons exit the hotel? It appears that the driveway will be eliminated.
6. All of the renderings appear to show that the extension is much taller than the original building. Please do not insult me by talking about perspective and angles. A straight edge along the roof lines of both buildings is not even.

I reiterate my opposition to this project.

Thank you.

Sincerely,

Patricia J. D'Amore
95 Webster Street
East Boston, MA 02128



Raul Duverge <raul.duverge@boston.gov>

Hilton Garden East Boston

1 message

Sandra Arangio <sandraarangio@yahoo.com>

Mon, Aug 21, 2017 at 1:28 PM

To: Raul.Duverge@boston.gov

It was a pleasure to meet you at the last meeting at the Hilton Garden. I live in orient heights. Yet I never visited the hotel. I thought the new hotel was lovely and an improvement from what had been on that site. That said, I was disappointed with the design of the promised 85 room addition. The design, volume and proximity to Boardman St. looks like Soviet architecture. It adds nothing to the attractiveness of the current Hilton design.

I am also concerned with improving cooperation with the neighborhood. The distrust among interested constituents was loud and clear. While I understand that Hilton is in business to maximize profits, I think that sticking with commitments would go a long way to enhance community relations. There is also a lack of clarity related to what has or has not been committed. We need a better process for tracking agreements between Hilton and the community.

As an aside, Hilton has done nothing to advertise amenities to the community. We may not need to rent rooms but I did not know we could use the restaurant which looked like an attractive option for dinner or gathering with friends.

Thank you for giving me an opportunity to express my concerns.

Sandra ARANGIO.
6275104979
Sent from my iPhone

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

August 18, 2017

Mr. Raul Duverge
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Hilton Garden Inn
415 William F. McClellan Highway, East Boston
Project Notification Form

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Notice of Project Change (NPC) for the Hilton Garden Inn Development at 415 William F. McClellan Highway in the East Boston neighborhood of Boston. The Commission submitted comments on the Environmental Notification Form on October 4, 2012 and the Project Notification Form on January 3, 2013.

The proposed project is located on an approximately 6.2-acre vacant site bounded by Boardman Street to the northeast, McClellan Highway to the Northwest. The original proposed project included the construction of a 112,830 square foot building which would include a 102,525 square foot five-story hotel with 177 rooms, a 4,034 square foot one-story restaurant / retail space and a 6,270 square foot one-story building with restaurant / retail space.

The hotel component on the project was substantially completed around October 2015. Since that time, the proponent has attempted to engage tenants for the retail / restaurant portion of the project with no success. The proponent is proposing to modify the project to construct an addition to the existing hotel that will add 84 hotel rooms. The expansion would impact the parking on site, eliminating approximately 25 parking spaces. It would also result in a slight modification of the open space along Boardman Street and the adjacent access drive to the east.

For water service, the site is served by a 12-inch low service main on Boardman Street and an eight-inch low service main on William F. McClellan Highway. For sanitary service, the site is served by a 12-inch sanitary sewer on Boardman Street. For storm drain service, the site is served by a 21-inch storm drain on Boardman Street.



The NPC does not provide an estimate of the estimated water demand or wastewater that will be generated from the proposed change.

The Commission has the following comments regarding the NPC

General

1. Any new or relocated water mains, sewers and storm drains must be designed and constructed at MC-EB Realty 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 MC-EB Realty LLC must submit a site plan and a General Service Application for individual projects as they are proposed to the Commission's Engineering Customer Service Department for review and approval when the design 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.
2. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are 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. 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.



3. It is MC-EB Realty 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, MC-EB Realty 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. MC-EB Realty 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. MC-EB Realty LLC should contact the Commission's Operations Division for information on and to obtain a Hydrant Permit.
2. 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, MC-EB Realty LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application the MC-EB Realty LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Includes 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 or treatment structures to be utilized during construction.
 - Provides a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. MC-EB Realty LLC is responsible for determining if such a permit is required and for



obtaining the permit. If such a permit is required, it is requested that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.

3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. MC-EB Realty 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, MC-EB Realty LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. MC-EB Realty 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 Commission requests that MC-EB Realty LLC install a permanent casting stating: "Don't Dump: Drains to Boston Harbor" next to any catch basin installed. MC-EB Realty LLC may contact the Commission's Operations Division for information regarding the purchase of the castings.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/cj

- c: Mr. James J. Karam, MC-EB Realty LLC c/o First Bristol Corp.
Mr. Matthew D. Smith, Bohler Engineering
K. Pedersen, BRA
M. Zlody, BED
P. Larocque, BWSC