

MEMORANDUM

BOARD APPROVED

JANUARY 11, 2018

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
 CASEY HINES, SENIOR PROJECT MANAGER
 MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER
 MARY KNASAS, SENIOR PLANNER III

SUBJECT: 248 DORCHESTER AVENUE, SOUTH BOSTON

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 248 Dorchester Avenue project located at 248 Dorchester Avenue in the South Boston neighborhood (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, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The project site includes 0.5 acres (22,042 square feet) and includes 246-248 Dorchester Avenue (Enterprise Rent-A-Car Office) and is bounded to the north by 270 Dorchester Avenue (Doughboy Donuts & Deli) and 26-29 West Fifth Street

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

(multi-family residences), to the east by the MA Department of Transportation Haul Road (South Boston Bypass), to the south by 250 Dorchester Avenue and West Sixth Street, and to the west by Dorchester Avenue (the "Project Site"). The Project Site is currently occupied by a one-story Enterprise Rent-A-Center office building with surface parking on both sides along Dorchester Avenue and in the rear of the site along the Haul Road, which will be demolished to allow for the new construction to commence.

DEVELOPMENT TEAM

The development team consists of:

Property Owner/Developer:	<u>Evergreen Property Group, LLC</u> Jason F. Cincotta
Article 80 Permitting Consultant:	<u>Mitchell L. Fishman Consulting</u> Mitchell Fishman
Legal Counsel/Outreach:	<u>McDermott Quilty & Miller LLP</u> Joseph Hanley, Esq.- Partner Nicholas Zozula, Esq.
Architect:	<u>Utile, Inc.</u> Michael LeBlanc Ben Greer
Sustainable Consultant:	<u>WSP USA</u> Jeremy Pinkham, P.E., LEED AP BD+C
Landscape Architect:	<u>GroundView LLC</u> Wilson Martin
Transportation Planner/Engineer:	<u>Howard Stein Husdon</u> Keri Pyke, P.E., PTOE
Civil Engineer/Infrastructure/Survey:	<u>Samiotes Consultants, Inc.</u> Stephen R. Garvin, PE, LEED AP Alicja Zukowski

Noise and Air Consultant: Tech Environmental, Inc.
Marc C. Wallace

Geotechnical Engineer: McPhail Associates
Tom Fennick

Hazardous Waste Consultant: GZA GeoEnvironmental, Inc.

DESCRIPTION AND PROGRAM

The Proposed Project envisions the construction of up to one hundred fifty-nine (159) hotel rooms with approximately 15,000-20,000 gross square feet of neighborhood serving and hospitality amenities, including restaurant, lounge, event space and outdoor deck, and at-grade, on-site parking for approximately sixty (60) valet-parked vehicles, all totaling 87,000 square feet. The Proposed Project will also provide a distinct hospitality use as a design-forward development that better activates the street frontage along Dorchester Avenue with enhanced pedestrian amenities and increased foot traffic attracting local residents, guests and visitors within a short walk from the West Broadway MBTA Station.

The hotel, which will include a base of five main levels over ground level lobby/commercial and garage space, will be topped by two additional levels set-back from the main building base for hospitality related amenity space to include outdoor seating, café/restaurant, swimming pool/fitness and banquet space on the seventh and eighth floors. Typical upper floors will be approximately 13,244 square feet. Total height to the top of the highest occupied floor will be 99 feet. Automobile access will be undercover into a turnaround area and access to the garage from Dorchester Avenue. Service vehicle access will be provided from Dorchester Avenue and accommodate SU-36 trucks with maneuvering within the site. The context of the immediate area is supportive of, and well-suited to the proposed scale and scope of the Proposed Project, including several buildings of four to six stories in height, and the Macallen Building with a height of up to ten stories at Dorchester Avenue and West Fourth Street.

The Proponent plans to commence construction of the Proposed Project in 4th Quarter 2018 with an estimated completion in 3rd Quarter 2020. There are an estimated 360+/- construction jobs contributing to the Proposed Project. The total development cost is approximately \$45 million.

Based on current schematic design plans, the Proposed Project will not be subject to the requirements of Section 80B-7, Development Impact Project, owing to the fact the Proposed Project will not occupy an aggregate gross floor area of more than 100,000 square feet.

ARTICLE 80 REVIEW PROCESS

On June 30, 2017, in accordance with the BPDA's policy on mitigation as outlined in the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, the Proponent submitted a Letter of Intent ("LOI") for the Proposed Project.

On August 21, 2017, letters soliciting Impact Advisory Group ("IAG") nominations for the Proposed Project were delivered to City Councilor Bill Linehan, State Senator Linda Dorcena-Forry, State Representative Nick Collins, and Congressman Stephen Lynch. Additional letters seeking nominations were delivered to the Mayor's Office of Neighborhood Services and the City Councilors At-Large.

The letters sought nominations or recommendations to the IAG by August 28, 2017. City Councilor Linehan responded with one (1) nomination, City Councilor Essaibi George responded with one (1) nomination, and Representative Collins responded with one (1) nomination. In addition, the Mayor's Office of Neighborhood Services responded with three (3) nominations and the BPDA-Planning Department contributed two (2) nominations.

Seven (7) individuals were appointed to the IAG and have participated in advising BPDA staff on the determination and consideration of impacts and appropriate mitigation regarding the Proposed Project. The following list includes the names of the IAG members:

Patricia McCormack
Linda Zablocki
Bill Gleason
Jen Ledet
Betty Flaherty
Claudia Osorio
Anna White

On October 2, 2017, the Proponent filed a Project Notification Form (“PNF”), which initiated a 30-day public comment period. Notice of the receipt by the BPDA of the PNF was published in the *Boston Herald* on October 2, 2017. The PNF was sent to the City’s public agencies, as well as to the IAG members, pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on October 24, 2017, with the City’s public agencies where the Proposed Project was reviewed and discussed. Members of the IAG were also invited to attend the Scoping Session.

On October 30, 2017, the BPDA hosted an IAG meeting at the Mass Bay Credit Union, 147 West Fourth Street, at which time the Proponent presented the Proposed Project to the IAG.

On October 30, 2017, the BPDA hosted a publicly-advertised community meeting regarding the PNF at the Mass Bay Credit Union, 147 West Fourth Street. Advertisement for the public meeting ran in *South Boston Today* on October 19, 2017, and *South Boston Online* on October 19, 2017. The meeting notice was also posted on the BPDA website, and distributed to the BPDA South Boston mailing list. The public comment period concluded on November 10, 2017.

The Proposed Project received approval from the Boston Civic Design Commission (“BCDC”) on December 5, 2017.

ZONING

The Project Site is located within a Restricted Manufacturing (M-1) zoning district under the base underlying Boston Zoning Code (the “Code”). The Proposed Project will therefore require relief from the Code in the form of Variances and/or Conditional Use Permits under the currently applicable code regulations for the Proposed Project at the Project Site. In particular, the Proposed Project is anticipated to require zoning relief as follows:

Boston Zoning Code – Use Requirements

Hotel Use (Use Item No. 15) is a Forbidden Use within the relevant M-1 zoning subdistrict. Both Local Retail Business (Use Item No. 34) and General Retail Business (Use Item No. 35) are Allowed Uses within the relevant M-1 zoning subdistrict. Additionally, both Retail Catering (Use Item No. 36A – Take

Out Restaurant) and Restaurant (Use Item No. 37) are Allowed Uses within the relevant M-1 zoning sub-district.

Boston Zoning Code – Dimensional Requirements

The Proposed Project will include approximately 87,000 feet of gross floor area on a site that consists of approximately 22,042 square feet of land, for a resulting projected floor area ratio (“FAR”) of approximately 3.90. Current M-1 zoning establishes a maximum FAR of 1.0. The applicable dimensional regulations for the Proposed Project also require a maximum building height of 2-½ stories and 35 feet and a Rear Yard Setback Minimum of 20 feet. Thus, it is anticipated that the Proposed Project will require Variances from the Code for excessive Building Height, excessive FAR and Insufficient Rear Yard setback.

Finally, as the Project Site is within the area of the South Boston Dorchester Avenue Planning Initiative (the “Planning Initiative”), it has also undergone extensive review by the BPDA for substantial compliance with the spirit and intent of the Planning Initiative, as detailed in the following section.

PLANNING CONTEXT

Plan: South Boston Dorchester Avenue

In December 2016, the BPDA Board adopted a neighborhood plan for the Dorchester Avenue Corridor between Andrew Square and Broadway Station, which is considered a prime area for transit-oriented development. The goal of the planning process was to create new zoning that aligns the aspirations of the community with predictable, as-of-right development conditions that will enhance overall livability in the area. The plan examined and determined the compatibility of different uses including retail, housing, light industrial, as well as other commercial uses. Of particular focus was the area’s underutilized light industrial buildings and their potential transformation and contribution to the corridor’s future.

The Proposed Project is located within the area covered by PLAN: South Boston/Dorchester Avenue (the “Plan”) and is consistent with the goals and initiatives that were discussed for Dorchester Avenue and the Project Site. Efforts will continue to be made to comply with the Plan with respect to use, density, community benefits and urban design goals.

In keeping with density bonus benefits identified in Plan the Proponent will complete public realm improvements to include, full design services (up to \$25,000), including PIC approvals, for the sidewalk extension on West Broadway in South Boston adjacent to the Broadway MBTA station for the full length of the bus stop. The Proponent will also provide \$10,000 to the Parks and Recreation Department, and an additional \$115,000 allocated towards the density bonus requirements in accordance with the Plan which may include planning, design and/or construction of additional public realm improvements, affordable retail space, civic/cultural/art space or 21st century industrial space.

The design analysis for the West Broadway sidewalk extension to be carried out by Howard Stein Hudson working with BTDA, BPDA, PWD, PIC, and MBTA shall commence upon execution of the Cooperation Agreement. The remaining density bonus contribution payments shall be made to the BPDA upon issuance of the Certificate of Occupancy by the City of Boston Inspectional Services Department ("ISD").

MITIGATION & COMMUNITY BENEFITS

MITIGATION

The Proposed Project will provide many community benefits for the surrounding neighborhood and the City of Boston as a whole, both during construction and on an ongoing basis upon its completion, including:

- Creation of up to 159 hotel rooms and approximately 15,000 - 20,000 gross square feet of neighborhood serving and hospitality amenities, including restaurant, lounge, event space and outdoor deck;
- Provide a local hotel to complement the population increase and expanded residential growth within the community;
- Assist in addressing the current shortage in the availability of high-quality hotel rooms for guests and visitors to the City of Boston at a location within ready access to the Boston Convention and Exhibition Center, the Innovation District and the downtown area of the City;
- Introduction of new neighborhood visitors who will provide support to the local community and utilize local businesses;

- Establishment of a design forward development that helps better activate the street frontage along Dorchester Avenue, and provides enhanced pedestrian amenities and increased foot traffic;
- Replacement of a blighted open and underutilized lot used for rental car parking and storage, improving the safety and visual appearance of the area, and improving environmental conditions on the existing site;
- Activation of an underutilized site at the crossroads of numerous modes of public transit and ready access to the state highway system;
- Improvement of the safety and visual appearance of the site and surrounding neighborhood by replacing an unattractive concrete-block commercial building surrounded by open-air parking and vehicle storage;
- Introduction of planting of new street trees, improved sidewalks, and other streetscape amenities to improve and enhance the pedestrian landscape and experience;
- Establishment of a premier example of sustainable construction and development;
- Temporary creation of many new jobs in the construction and building trade industries; and
- Substantial addition to real property taxes for the City of Boston

COMMUNITY BENEFITS

In addition to the aforementioned mitigation, the Proponent has made a commitment of \$65,000 to be contributed upon the issuance of a building permit for the Proposed Project to the BPDA. 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.

In connection with the community benefits described above, the Proponent will enter into a Cooperation 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.

In addition to the above contributions the Proponent has committed to:

- Updating local abutters and neighborhood organizations through the duration of the construction period of the Proposed Project to discuss construction progress and address concerns.
- Hosting up to five (5) events annually in their available event space for neighborhood non-profits based in the South Boston community, including the Edgerley Family South Boston Boys & Girls Club and South Boston en Accion.
- Upon completion, the Proponent will work with its selected hotel operator to promote and encourage local employment for South Boston residents and consider local businesses for services and programs.
- Supporting the mission of South Boston En Accion and continuing dialogue on a possible future collaboration.

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 Board 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 for the Proposed Project upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, 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 adequately describes the potential impacts arising from the 248 Dorchester Avenue project, located at 248 Dorchester Avenue 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

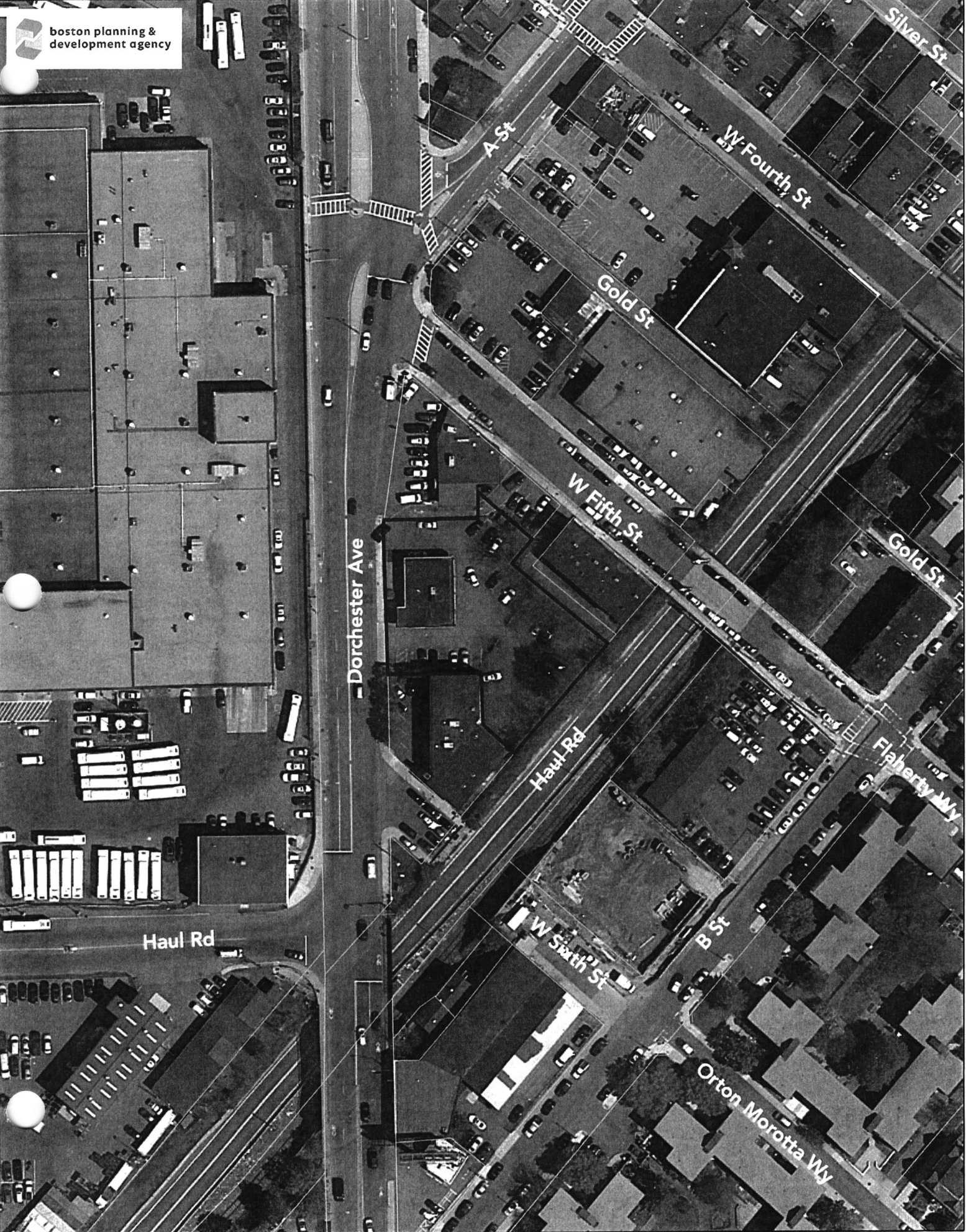
FURTHER

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, 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.

248 Dorchester Avenue, Dorchester





Casey Hines <casey.a.hines@boston.gov>

BPRD's Comments for 248 Dorchester Avenue

1 message

Carrie Marsh <carrie.marsh@boston.gov>

Thu, Oct 19, 2017 at 12:55 PM

To: Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Casey Hines <casey.a.hines@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>, "Liza Meyer, ASLA" <liza.meyer@boston.gov>

Please accept this email as Boston Parks and Recreation Department 's comments for the proposed hotel at 248 Dorchester Avenue, and share it with the public, the IAG and the proponent.

This development will include 159 hotel rooms which will serve thousands of customers per year. These visitors will seek the City's public open spaces in which to recreate. There is a need for new park space in the vicinity of Dorchester Avenue to serve a rapidly growing neighborhood. The City will also be implementing the community's vision for the redevelopment of Moakley Playground.

BPRD respectfully requests that a contribution be made in support of parks in South Boston. A community contribution commensurate to the volume of users would ensure the creation of much needed greenspace, which will be an amenity to hotel visitors and neighborhood residents.

Further, if the hotel intends to allow animals, a pet recreation space should be provided onsite to accommodate needs and relieve impacts to the City's parks.

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 (direct) 617-635-4505 (main)

On Wed, Oct 11, 2017 at 11:05 AM, Casey Hines <casey.a.hines@boston.gov> wrote:

Good morning,

Linked for your review is an electronic copy of the 248 Dorchester Avenue Project Notification Form ("PNF") received by the Boston Planning and Development Agency ("BPDA") on October 2, 2017 from the Evergreen Property Group (the "Proponent"). The Proponent proposes to construct a new eight-story hotel of approximately 87,000 square feet, including 159 rooms, approximately 15,000-20,000 gross square feet of hospitality



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Oct 25, 2017 at 2:05 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2231

Form inserted: 10/25/2017 2:04:58 PM

Form updated: 10/25/2017 2:04:58 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Travis

Last Name: Chapman

Organization:

Email: travisechapman@gmail.com

Street Address: 26 W Broadway

Address Line 2: Apt. 605

City: Boston

State: MA

Phone: (405) 642-5854

Zip: 02127

Opinion: Oppose

Comments: This site was originally approved for mixed-use residential & retail, but the developer is now proposing a hotel. Boston is in desperate need of more residential units, particularly ownership units (which are selling for a hefty premium right now). I would strongly support a residential project like the one previously approved, but the Broadway area doesn't need another boutique hotel in light of the large hotel under construction next door to my apartment. The design of this project is more aesthetically appealing than most approved by the BPDA, but I want to see residential units!

PMContact: casey.a.hines@boston.gov

Project ID: 2586



Casey Hines <casey.a.hines@boston.gov>

248 Dorchester Ave - Comments

1 message

Jon Ramos <southiebikes@gmail.com>

Wed, Oct 25, 2017 at 5:20 PM

To: Casey.A.Hines@boston.gov

Cc: Becca Wolfson <bwolfson@bostoncyclistsunion.org>, Doug Johnson <doug@bostoncyclistsunion.org>

Hello Casey Hines,

Please record my comments for the record, and also please share them with the Impact Advisory Group in their forthcoming meeting on 10/30/2017.

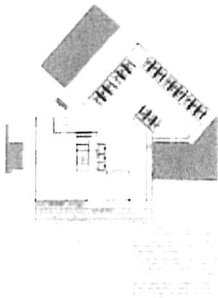
I am pleased to see that this project is taking into account the needs of people who bike on Dorchester Avenue by providing a bike lane that is physically separated from the automotive driving lanes. While this is a short span, it does do a good job of setting this block up for if / when the adjacent properties develop those lots. This is of utmost importance given that this is a hotel use, which will undoubtedly have lots of vehicular pickups & dropoffs that would otherwise be a major conflict with an on-street bike lane.

I also applaud the design team for maximizing the amount of Lobby / Retail space that faces Dorchester Ave. Given the complex shape of the site, I think they did a great job of this, and I look forward to a more activated street. Included in the rendering is some outdoor seating, which I applaud. However, if outdoor dining occurs, I am a little concerned that there is not enough space to comfortably walk past the outdoor seating area, especially if table service will also use the sidewalk space. I recommend tucking the dining areas a bit deeper into the building footprint to provide a minimum of 6'-0" clear walking space.

I will refrain from commenting on the aesthetic of the design or height of the building, however I will comment that the event space is very intriguing, and I believe it would be a benefit to the area. I also hope that the property owner will permit the space to be used by local community groups on occasion at no charge or reduced charge.

Please see attached diagrams explaining some of my written comments.

Kind Regards,
Jon Ramos
South Boston Resident
Founder of Southie Bikes

2 attachments**Comment 1.jpg**
191K**Comment 2.jpg**
151K



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Oct 27, 2017 at 4:47 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2241

Form inserted: 10/27/2017 4:47:14 PM

Form updated: 10/27/2017 4:47:14 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue?utm_source=Neighborhoods&utm_campaign=69be643150-248_Dorchester_Avenue_IAG_Public_Meeting10_25_2017&utm_medium=email&utm_term=0_bccda74844-69be643150-127994097

First Name: Lisa

Last Name: Cox

Organization:

Email: lisaannecox@verizon.net

Street Address: 365 K Street

Address Line 2:

City: South Boston

State: MA

Phone: (617) 268-2508

Zip: 02127

Opinion: Oppose

Comments: Are they crazy!? What would make this developer think that we would want that monstrosity on Dorchester St. It is out of place. To have an 8 story building that is surrounded by single family or 3 family houses is absurd! I do not want hotels scattered among our residential areas. It would take over people's view of the city. The design is ugly and doesn't go with the rest of the neighborhood. It will bring in more traffic that we are trying to avoid. I am OPPOSED, OPPOSED, OPPOSED! NO NO NO

PMContact: casey.a.hines@boston.gov

Project ID: 2586



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Oct 30, 2017 at 8:25 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2247

Form inserted: 10/30/2017 8:25:25 PM

Form updated: 10/30/2017 8:25:25 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Cyrus

Last Name: Tehrani

Organization: Resident

Email: cytehrani@gmail.com

Street Address: 237 Dorchester Street

Address Line 2: 1

City: Boston

State: MA

Phone: (617) 901-3288

Zip: 02127

Opinion: Support

Comments: I would like to express my full support of the hotel as proposed as a South Boston resident. The Dot Ave Corridor has so much potential and this is a positive step in realizing that potential. This also provides another hotel option for Convention Center guests within a reasonable distance. Lastly and most importantly, the 20,000 sq feet neighborhood space will be a significant improvement on the currently underutilized Enterprise Rent-A-Car lot.

PMContact: casey.a.hines@boston.gov

Project ID: 2586

October 31, 2017

Casey Ann Hines
Senior Planner
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Dear Casey:

As an IAG member for 248 Dorchester Ave in South Boston, I am writing to endorse the project. The design is stunning, and will be a vibrant landmark along that corridor of Dorchester Ave. The hotel, with all its amazing amenities for guests and *the South Boston community*, will liven up the Avenue and bring a sense of excitement to our neighborhood.

I'm delighted that this development also exemplifies the "Dot Ave Plan", and all the hard work BPDA and the community did to develop it. As part of the Plan Dot Ave group, it is heartening to see that Jason Cincotta and his development team endorses our plan, therefore embraces the community. His investment and long term commitment is applauded.

The hotel will also bring some good jobs to the neighborhood. As both a resident and employee of a local non-profit working with children and teens, this is particularly good news. Many of the businesses along Dot Ave that once employed many South Boston residents are now vacant, or have been transformed into housing ~ housing many of the long-time residents cannot afford, leaving them with a feeling of being disconnected to the "new South Boston". Bringing much needed jobs to the neighborhood is a great community benefit and will build relationships with the neighborhood. It is also evident of their commitment to the neighborhood, in cooperating with existing residents on West Fifth Street to mitigate impact from their development and is much appreciated.

I have one concern. Although I **greatly** appreciate the setbacks, which fits in with the future Plans for Dot Ave, I am extremely concerned about taking two feet away from the roadway. Dorchester Ave is busy thoroughfare, with many trucks, buses and large vehicles that travel that route throughout the day and night. I strongly believe narrowing the roads would be a public safety hazard.

In closing, I applaud Jason Cincotta and his development team for such an innovative plan, and look forward to its completion.

Sincerely,

Pattie McCormick,
Andrew Square resident
Vice-President of ASCA (Andrew Square Civic Association)
Director of Development, Edgerley Family South Boston Club/Boys & Girls Clubs of Boston



Casey Hines <casey.a.hines@boston.gov>

246-248 Doecheater Ave project site

1 message

linda zablocki <lindazee817@yahoo.com>

Wed, Nov 1, 2017 at 8:42 AM

Reply-To: "lindazee817@yahoo.com" <lindazee817@yahoo.com>

To: Casey Hines <casey.a.hines@boston.gov>

This email is in support of the above mentioned proposed development.

The positive attractions to this proposal are

1-SETBACK OF THE GROUND FLOOR

2-WIDE SIDEWALK WITH BIKEPATH

3-LIGHTING FROM THE ACTIVE GROUND FLOOR

4-VISIBILITY INTO AND OUT OF THE GROUND FLOOR

5-PUBLIC USE OF ROOF AREA

6-LANTERN ON TOP FLOOR (WILL BECOME. A LANDMARK)

Only negative remark is addressed to the possible reduction of the width of Dorchester Ave in the future by the BPDA.

The traffic is horrific now, any restriction or reduction in width would only propose more traffic and road rage

Thank you

Linda Zablocki

IAG member

Sent from Yahoo Mail on Android



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Nov 8, 2017 at 12:35 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-zzlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2285

Form inserted: 11/8/2017 12:35:06 PM

Form updated: 11/8/2017 12:35:06 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Margaret

Last Name: Itri

Organization: Cityside Neighborhood Association

Email: bowiley15@aol.com

Street Address: E Street

Address Line 2:

City: South Boston

State: MA

Phone: (617) 464-1728

Zip: 02127

Opinion: Oppose

Comments: Despite statements in the proponents Letter of Intent and Project Notification Form there has not been any community outreach to the neighborhood that would be most affected by this development. The public meeting on October 30th was the first official notice to the residents who live directly behind this large scale project, including those represented by the Cityside Neighborhood Association. The proponent has never presented at a Cityside meeting nor has any elected official or their aids, or any BPDA official informed Cityside members that a project, which will have such a huge impact on their neighborhood, was being planned. The speed at which this process is going, before the ink is even dry on a previously approved project at this same location, is completely disenfranchising the neighborhood that will be most affected by this project which proponents, in their words, are 'looking to create a critical mass of activity'. Cityside residents were left out of the process when the Washington Village development was in the planning process and only notified after approval 'as a courtesy' even though this project is directly across the street for our immediate neighborhood. Cityside members attending the workshops for the Dorchester Avenue project were not given serious consideration, nor their ideas, with several meetings, including the 'Walking Tour' being schedule the same time as previously and publicly scheduled Cityside meetings. I attended the Impact Advisory Meeting on October 30th to observe and listen and did not hear any discussion regarding any impact this project would have on the surrounding neighborhood. I stayed for the public meeting and when I asked if any studies were done regarding the impact all hotels have on a neighborhood such as noise, traffic /congestion, drugs and prostitution, I was snickered at by some of the proponents. I reminded them of the ongoing problem with street walkers at the other end of Dorchester Ave. within walking distance of the hotel nearby at South Bay. I also stated that drugs were not just a problem with local



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Nov 8, 2017 at 6:10 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2290

Form inserted: 11/8/2017 6:10:24 PM

Form updated: 11/8/2017 6:10:24 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Dylan

Last Name: Welsh

Organization: Hawkeye Hospitality

Email: dylan@hawkeyehospitality.com

Street Address: 22 West Broadway

Address Line 2: Worden Hall

City: South Boston

State: MA

Phone: (202) 905-5269

Zip: 02127

Opinion: Support

Comments: I am a business owner in the neighborhood of the proposed project. as a local business owner I have worked hard to invest my time and effort in adding to this area of South Boston. I have also been a resident of Boston for the past 15 years. Over the last few years we have seen many different projects come into South Boston. Many of these projects have been disruptive and caused additional stress in areas such as parking. Many of the most recent projects have added long term residences such as condos or high end apartments. Very few projects have offered both additional parking and hotel accommodations. I not only support the proposed project at 246-248 Dot Ave but also think it will be a much needed amenity to the neighborhood. South Boston has always been a strong and close community. This project will allow us to share our neighborhood and businesses with people visiting the area. I have reviewed the project and am in strong support. Dylan Welsh

PMContact: casey.a.hines@boston.gov

Project ID: 2586



Casey Hines <casey.a.hines@boston.gov>

comment on 248 Dorchester Avenue (IAG member)

1 message

White, Anna <anna@fishjump.com>

Thu, Nov 9, 2017 at 8:04 AM

To: Casey Hines <casey.a.hines@boston.gov>

I am an IAG member for the proposed hotel on 248 Dorchester Ave in South Boston, which is located inside our new Growth Corridor.

I think the hotel would be a great addition to the neighborhood and would be an improvement to what is currently there. I also think it will be beneficial to local businesses, especially restaurants and coffee shops.

My only concern is noise bouncing back into the CitySide neighborhood in which I reside. The development team and the own of the land stated that the pool and the patio in the back of the building, along the Haul Rd., would be a daytime pool and and a daytime hang out spot. They said they would physically close it down (by the use of barriers) in the evening and during the night. As long as that area is closed down by 7pm daily and not opened until 8 am, year-round, I think the negative impact on CitySide will be minimal.

It was also mentioned at the IAG meeting, that the hotel ownership would pursue "partnering with the Boston Public Schools" to start an internship/workforce training program for young people who potentially could enter the hospitality industry after they graduated. This is a great idea that should be pursued and they should be help accountable for it.

Thank you,
Anna White
IAG Member



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Nov 9, 2017 at 3:01 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2297

Form inserted: 11/9/2017 3:01:14 PM

Form updated: 11/9/2017 3:01:14 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Dan

Last Name: Henn

Organization: Hawkeye Hospitality

Email: dan@wordenhall.com

Street Address: 22 West Broadway

Address Line 2:

City: South Boston

State: MA

Phone: (860) 912-2098

Zip: 02127

Opinion: Support

Comments: Having worked with Jason Cincotta on the construction of our business here in Southie was a pleasure. The time he spent to make sure everything he did, from design to layout to construction was appreciated and his attention to detail astounding. In the current climate of "build as fast as possible with disregard to aesthetics and quality" Jason is a refreshing change of pace. I believe that this hotel will bring an influx of new guests and travelers to South Boston, and I know the local businesses around here would benefit from it's successful construction. Sincerely, Dan Henn Managing Partner Worden Hall

PMContact: casey.a.hines@boston.gov

Project ID: 2586



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Nov 9, 2017 at 6:01 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2298

Form inserted: 11/9/2017 6:00:45 PM

Form updated: 11/9/2017 6:00:45 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Sera

Last Name: Gaboury

Organization:

Email: Seratg89@gmail.com

Street Address: 19 sudan street

Address Line 2: Apt 2

City: Dorchester

State: MA

Phone: (508) 717-1643

Zip: 02125

Opinion: Support

Comments: I am interested in the project in my neighborhood for a nice new place to eat and drink. Also would be a great place for people to stay When visiting seeing as there isn't a wide variety of hotels in southie or Dorchester to choose from.

PMContact: casey.a.hines@boston.gov

Project ID: 2586



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: 246-248 Dorchester Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Nov 10, 2017 at 12:04 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2299

Form inserted: 11/10/2017 12:03:24 PM

Form updated: 11/10/2017 12:03:24 PM

Document Name: 246-248 Dorchester Avenue

Document Name Path: /Development/Development Projects/246-248 Dorchester Avenue

Origin Page Url: /projects/development-projects/246-248-dorchester-avenue

First Name: Monique

Last Name: Hall

Organization: West Broadway Neighborhood Association

Email: movhall@gmail.com

Street Address: 150 Dorchester Ave #505

Address Line 2:

City: South Boston

State: MA

Phone: (954) 560-4395

Zip: 02127

Opinion: Support

Comments: I am pleased to voice my support in favor of this project. The proposed hotel use is a valuable addition to the mix of project types in our neighborhood. I'd like to offer two comments for consideration. First, while the interior vehicular loading and dropoff is greatly appreciated, additional exploration of ways to either widen the curb cut or make the dropoff area more visible from the street could go a long way to improve vehicular circulation. Double-parking has been and continues to be an issue of great concern in our neighborhood. A more generous dropoff area with clear sightlines from the street would encourage taxi/uber drivers (and others) to use the appropriate facility and help to minimize undesirable traffic impacts. Second, during the public meeting, it was stated that minimum clear sidewalk widths of 4-5 feet would be maintained (under the condition of having the restaurant occupy a portion of the sidewalk space). I would request that this width be in the 6-8 foot range, to accompany the volume of pedestrians (current and future) who use this primary route to access the overcrowded Broadway T-stop and #9 and 11 buses. The wide setback along Dorchester Avenue is noted, however it is not clear if the sidewalk dimensions and building setbacks meet the planned Right Of Way widths set forth in the PLAN: South Boston Dot Ave. Thanks very much for your consideration, Monique Hall

PMContact: casey.a.hines@boston.gov

Project ID: 2586

KEEGAN WERLIN LLP

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(617) 951-1354
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November 9, 2017

BY HAND DELIVERY

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Project Notification Form – Proposed Hotel at 246-248 Dorchester Avenue

Dear Director Golden:

This letter is sent on behalf of Thomas Conley, the owner and occupant of property at 25 West 5th Street, to provide comments on the Project Notification Form (PNF) for the mixed use hotel/commercial development proposed for the land at 246-248 Dorchester Avenue (the “Project”). Mr. Conley is a direct abutter to the Project location who will be directly impacted by the proposed Project.

The proposed Project is located within a Restricted Manufacturing (M-1) zoning district. The proponent states in the PNF that the Project will require zoning relief in the form of Variances and/or Conditional Use Permits.ⁱ My client believes that the Boston Planning & Development Agency should not approve, and the Boston Zoning Board of Appeals should not grant, zoning relief to this Project.

Past History of a Proposal for a Permitted Use

Mr. Conley is aware that the proponent previously sought approval for development of a 33-unit, six-story residential structure on this site. That project required multiple variances from the Zoning Code, including a Conditional Use Permit for multifamily residential and dimensional variances on height, maximum FAR, minimum lot size, setbacks, and parking.ⁱⁱ On February 26, 2015, the BRA Board authorized the director to issue a Certificate of Approval in accordance with Small Project Review and recommended approval of the project’s Zoning Board of Appeals petition.ⁱⁱⁱ

Use

The proponent of the current proposal acknowledges that while the retail and restaurant uses are allowed under restricted manufacturing zoning, Use Item No. 15 (Hotel) is forbidden.^{iv} Thus, the proponent would be required to seek a variance for a nonconforming use of land.^v However, there is no information to show that there is anything particular about the Project site that would support granting a variance for a nonconforming use. Specifically, with regard to Section 7-3(b), the proponent has already secured approval for a residential development. The proponent cannot show practical difficulty and substantial hardship required to satisfy Section 7-3(b) with regard to seeking a use variance for a hotel.

Notably, the proponent labeled the location where my client lives as the “closest/worst-case sensitive (residential) location” with regard to noise from the project.^{vi} My client believes that a hotel use on this site would result in an increase in noise and be detrimental to his quality of life. The proponent notes that the present day-night average sound level on West 5th Street is 64.1 dBA.^{vii} This is presently higher than the maximum dBA allowed in a non-daytime allowed residential use in an industrial zoning district.^{viii} The proponent expects that the building construction will result in a 20 dBA reduction in ambient sound.^{ix} However, there will be as many as fifteen potential significant sources of exterior sound.^x The Project includes a roof terrace restaurant/lounge.^{xi} There will be a large increase noise from vehicle traffic.^{xii}

The Project will directly increase the traffic near Mr. Conley’s property, leading to an increase in noise and congestion. For the 2024 Build Condition estimation of vehicle trip generation, the project used the ITE “Land Use Code 310 – Hotel.”^{xiii} The proponent found that the Project would generate 1,204 daily auto trips.^{xiv} Notably, this traffic projection does not take into account the proposed restaurant (possibly 125 seats), ballroom (possibly 499 seats), or rooftop terrace uses.^{xv}

Dimensions

The proponent acknowledges that the Project will require additional dimensional variances. These include maximum FAR, building height, and minimum real yard.^{xvi}

The maximum FAR for M-1 zoning is 1.00.^{xvii} The proponent is requesting a variance to allow an FAR of 3.82 on this site.^{xviii} This is nearly four times the density of what is allowed by right. The present structure on the site is a single-story building with a living area listed by the Boston Tax Assessor as having 1,785 square feet.^{xix} On a lot size of 22,042 square feet, the current FAR is 0.08. Mr. Conley believes that so significant an increase in density will have an adverse impact on the quality of his life.

The maximum building height for M-1 zoning is 35 feet and 2½ stories.^{xx} The proponent is requesting a variance to allow a building height of up to 99 feet and 8 stories.^{xxi}

The proponent notes that the "Project will be taller than existing as well as other proposed buildings in the vicinity,"^{xxii} and "taller than the majority of its surroundings."^{xxiii} Additionally, the proponent notes that the buildings in the immediate surroundings are "low in height."^{xxiv} Mr. Conley believes that the height of the proposed Project is simply out of character for this neighborhood, particularly because it will result in a substantial increase in shadow and wind that will adversely affect his quality of life.

The minimum rear yard depth for the M-1 zoning is 20 feet and the zoning requires no required minimum side yard depth in this case.^{xxv} The rear of the building is designated as facing the South Boston Bypass/Haul Road while the sides of the building face West Fifth and West Sixth Streets.^{xxvi} The proponent is requesting a variance to allow a minimum rear yard depth of zero feet,^{xxvii} and the proponent notes that the minimum side yard depth of the Project varies between zero and 3 feet.^{xxviii} Section 19-5(b) notes that a lot in an M district with a side lot line abutting a S, R, or H district shall have side yards as if it were in such an abutting district, while Section 20-5 notes that a rear lot line in an M district abuts a S, R, or H district shall have a minimum rear yard depth deeper than ten feet as required provided that such a lot need not have a rear yard deeper than twenty feet. However, neither section states that those requirements apply with regard to a residential use in the M district where Mr. Conley resides. Mr. Conley believes that Section 19-5(b) and Section 20-5 demonstrate the City's interest in maintaining minimum yard depths near residential uses. Mr. Conley believes that the proponent's plans for a zero rear yard depth is simply too dense for this area near a residential use.

Mr. Conley is concerned that all three of these dimensional variances requested by the proponent will cast him in shadow. The proponent notes that new shadows will be cast by the project in the direction of 25 West 5th Street on both solstices and both equinoxes.^{xxix xxx} The shadows cast by the project on Mr. Conley's home will be detrimental to his quality of life.

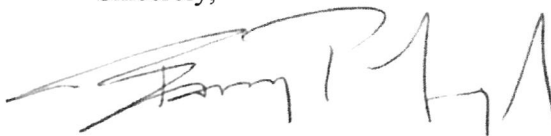
Mr. Conley is concerned that the increased massing and dimensional variances requested by the proponent will cause strong winds around the corners of the proposed building that will affect his ability to comfortably enjoy the exterior of his property. The proponent notes that winds from the west and southwest will subject the building to wind accelerations at the exposed corners, potentially resulting in higher than desired wind speeds at grade.^{xxxi} The proponent notes that strong winds with mean speeds greater than 20 mph from the southwest are common throughout the year.^{xxxii}

In light of all of these adverse impacts on his property and his enjoyment and use of his property, Mr. Conley urges the BP&DA and the Boston Zoning Board of Appeals to deny the requested variances in light of the failure of the proponent to demonstrate a need for the variances and compliance with applicable standards.

Letter to BP&DA
Re: Proposed Hotel at 246-248 Dorchester Avenue
November 9, 2017
Page 4 of 4

Thank you for your consideration of these comments and concerns.

Sincerely,



Barry P. Fogel

-
- i Page 33, 248 Dorchester Ave PNF 10/2/17
 - ii Page 17, 248 Dorchester Ave 2015 PNF
 - iii Item 15, <http://boston.siretechnologies.com/sirepubbra/cache/2/dk3eohivwlljyrgl1hugfds/24510262017033555729.pdf>
 - iv Page 34, 248 Dorchester Ave PNF 10/2/17
 - v Boston Zoning Code Section 7-2
 - vi Page 85, 248 Dorchester Ave PNF 10/2/17
 - vii Page 83, 248 Dorchester Ave PNF 10/2/17
 - viii Daytime use is 65dBA. Nighttime use is 55dBA. Regulation 2.2 Regulations for the Control of Noise in the City of Boston Air Politician Control Commission
https://www.cityofboston.gov/images_documents/noise_reg_tcm3-13127.pdf
 - ix Page 83, 248 Dorchester Ave PNF 10/2/17
 - x Page 24, 248 Dorchester Ave PNF 10/2/17
 - xi Page 40, 248 Dorchester Ave PNF 10/2/17
 - xii Page 142, 248 Dorchester Ave PNF 10/2/17
 - xiii Page 140, 248 Dorchester Ave PNF 10/2/17
 - xiv Page 142, 248 Dorchester Ave PNF 10/2/17
 - xv Page 103, 248 Dorchester Ave PNF 10/2/17
 - xvi Page 35, 248 Dorchester Ave PNF 10/2/17
 - xvii Boston Zoning Code Article 13 Table B
 - xviii Page 35, 248 Dorchester Ave PNF 10/2/17
 - xix <https://www.cityofboston.gov/assessing/search/?pid=0600204000>
 - xx Boston Zoning Code Article 13 Table B
 - xxi Page 35, 248 Dorchester Ave PNF 10/2/17
 - xxii Page 287, 248 Dorchester Ave PNF 10/2/17
 - xxiii Page 291, 248 Dorchester Ave PNF 10/2/17
 - xxiv Page 291, 248 Dorchester Ave PNF 10/2/17
 - xxv Boston Zoning Code Article 13 Table B
 - xxvi Page 33, 248 Dorchester Ave PNF 10/2/17
 - xxvii Page 35, 248 Dorchester Ave PNF 10/2/17
 - xxviii Page 35, 248 Dorchester Ave PNF 10/2/17
 - xxix Page 56-57, 248 Dorchester Ave PNF 10/2/17
 - xxx Page 57, 248 Dorchester Ave PNF 10/2/17
 - xxxi Page 291, 248 Dorchester Ave PNF 10/2/17
 - xxxii Page 288, 248 Dorchester Ave PNF 10/2/17