

**Boston Water and  
Sewer Commission**



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

March 3, 2017

Mr. Michael Rooney, Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA. 02201

Re: 105 West First Street  
Expanded Project Notification Form

Dear Mr. Rooney:

The Boston Water and Sewer Commission (Commission) has reviewed the Expanded Project Notification Form (EPNF) for the proposed redevelopment project located at 105 West First Street in the South Boston section of Boston. This letter provides the Commission's comments on the EPNF.

The proposed project is located on two parcels of land totaling approximately 42,219 square feet (sf.). The streets bordering the site are West First Street, Haul Road and West Second Street. The site is occupied by an existing warehouse/office building and a parking area. The project proponent, 105 West First Street Owners, LLC, proposes to raze the existing structure and construct an eight-story office and/or research and development building containing approximately 266,000 sf with mixed use space that may include, retail, food services, tenant services and social gathering space on the ground floor and a roof deck. Parking spaces for 35 vehicles will be provided in an underground garage.

For water service, the Commission owns and maintains a 12-inch water main in West Second Street and a 10-inch water main in West First Street. The water mains are part of the Commission's Southern Low Pressure Zone. The Haul Road also has a 12-inch privately owned water main.

For sewage and storm drainage service, West Second Street has a 24-inch by 28-inch sanitary sewers and a 12-inch storm drain. West First Street has a 36-inch by 48-inch combined sewer and a 24-inch storm drain. The Haul Road also has a two storm drains that are privately owned.

The EPNF states that water demand for the proposed development will be 26,978 gallons per day (gpd) and wastewater generation will be 24,525 gpd.

The Commission has the following comments regarding the proposed project:



## General

1. The EPNF states that the developer seeks to discontinue a portion of West First Street. The Commission's owners and maintains a 10-inch dead end water main, a 24-inch dead end storm drain and a 36-inch by 48-inch combined sewer in West First Street. The limits of the proposed discontinuance are not stated in the EPNF. The Commission may, depending on the limits of property transfer, require 105 West First Street Owners LLC to terminate the water main and storm drain at the new limit of West First Street. The combined sewer will remain in place. Commission will to work with the City and the 105 West First Street Owners LLC on reservation of any existing easement rights for Commission infrastructure that will remain in the discontinued area.

In addition, 105 West First Street Owners LLC is advised that the Commission will not allow buildings to be constructed over any of its infrastructure. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.

2. Prior to demolition of the building, all water, sewer and storm drain connections to the building must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 105 West First Street Owners LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the 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.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System



(NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. The Commission will require 105 West First Street Owners LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to the project site during construction. As a condition of the site plan approval, the Commission will require 105 West First Street Owners, LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is 105 West First Street Owners 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, 105 West First Street Owners, 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. 105 West First Street Owners LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. 105 West First Street Owners LLC should also provide the methodology used to estimate water demand for the proposed project.



2. The Commission supports 105 West First Street Owners LLC commitment to explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. 105 West First Street Owners LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 105 West First Street Owners LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. 105 West First Street Owners 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. 105 West First Street Owners LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. 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, 105 West First Street Owners LLC should contact the Commission's Meter Department.

#### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 105 West First Street Owners LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
  - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. 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. 105 West First Street Owners LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required 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 Commission encourages 105 West First Street Owners LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 105 West First Street Owners 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, 105 West First Street Owners LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. 105 West First Street Owners 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.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that 105 West First Street Owners LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. 105 West First Street Owners LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. 105 West First Street Owners LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
9. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.



Thank you for the opportunity to comment on this project.

Yours truly,

A handwritten signature in black ink, appearing to read "John P. Sullivan".

John P. Sullivan, P.E.  
Chief Engineer

JPS/rja

cc: R. Galvin, 105 West First Street Owners, LLC  
C. Schlessinger, Epsilon Associates, Inc.  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail  
M. Connolly, MWRA via e-mail



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Project Comment Submission: 105 West First Street**

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no-reply@boston.gov &lt;no-reply@boston.gov&gt;

Mon, Mar 13, 2017 at 3:30 PM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1597

Form inserted: 3/13/2017 3:30:49 PM

Form updated: 3/13/2017 3:30:49 PM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Monique

Last Name: Hall

Organization:

Email: [REDACTED]

Street Address: 150 Dorchester Ave #505

Address Line 2:

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I am writing today to voice my support in favor of the 105 West First Street Project. There are a few considerations that I think may serve to enhance the project and it's placement in the neighborhood. 1. As significant users/occupants will arrive to the building via the Broadway T stop, the traffic study should include/consider signalization improvements at the intersection of West Broadway and A Street. Specifically, there should be consideration given to the possibility of a 4-way red-light (all vehicles stop) that allows pedestrians to cross through the intersection completely. Currently the walk-signals coincide with a green-light for vehicles traveling in the same direction, creating potential conflicts for left and right turning vehicles with pedestrians crossing in the crosswalks. 2. As significant users/occupants will arrive to the building via the Broadway T stop, a more prominent entrance on West Second Street may be desirable to create a stronger arrival sequence. 3. The facade along West Second Street could be broken up a bit more to create a more humanizing scale. Consider intervals of landscape planting areas to provide relief from the hard building edge against the sidewalk and to create pervious areas within a footprint that is otherwise 100% impervious. As a whole, I think this project serves to strengthen the vitality of our neighborhood and my comments above are intended to be taken as thoughts for consideration moving forward. Thanks very much, -Monique Hall

PMContact: michael.rooney@boston.gov



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**105 West First Street**

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**Marc Miller**

Fri, Mar 3, 2017 at 12:14 PM

Reply-To:

To: michael.rooney@boston.gov

Mr. Rooney,

That was an informative meeting last night, both to hear about the project and to hear the various perspectives of my neighbors.

To introduce myself, I am the president of Fort Point Theatre Channel, now preparing to inaugurate our 10th year of operations based in Fort Point. Several years ago, we benefited greatly from CV Properties' donation to us of the use of 5,000 square feet in the Channel Center for two year, until the space was rented by Gilbane.

As I mentioned at the meeting, FPTC is especially interested in the plans as they develop for the convenor space. We've certainly thought a lot over the years about spaces that could fit FPTC's needs (performance and event space for one evening up to two weeks as well as office and storage space) with those of a variety of users (meetings, readings, concerts, movies, etc.). I'd be happy to talk with any of the project staff about this perspective when the time is right.

And I have a question for you. I understand Rich McGuinness is retiring, and he's been a great help to us. Will you be Fort Point's new point person for BPDA business in our neighborhood? If so, I would love to find time in the coming months to talk with you about our organization and hear more about plans that could affect us.

Yours,

Marc

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Marc S. Miller

Producer/Co-Artistic Director, Fort Point Theatre Channel

Coming in June: Dhlagen Sunrise





Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Re: Introduction - 105 West First Street, South Boston - Impact Advisory Group**

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Christopher Anifantis [REDACTED]

Sun, Feb 26, 2017 at 7:50 PM

To: Gary Murad [REDACTED]

Cc: Michael Rooney &lt;michael.rooney@boston.gov&gt;, Leanne Keenan [REDACTED] Sara McCammond

[REDACTED] Kelley O'Shea [REDACTED] [REDACTED] [REDACTED]

Hello,

Regarding height, as I mentioned at the meeting I would agree that the height of the proposed building should come down and there should be additional setbacks along the haul road. The reasons being:

1) The transition in height of what is currently along or could be built along the opposite side of the Haul Road versus the current design is dramatic and does give the feeling of the St. Vincent neighborhood being walled-off. Some set back along the haul road similar to the set back on West Second St. or an external landscaped walkway along Haul Road side similar to the High Line in NYC or with exhibit space for A4H students' sculptures, industrial design etc. would be helpful.

2) While the building is meant to be attractive yet more demure so as not to compete with the Artists for Humanity building it's mass and height block most views of the A4H building, which is to be one of the more architecturally interesting buildings to come to Boston. That said I would give credit to the development for their attention to detail in design, materials and work they have done to date in listening to feedback.

Regarding parking, 35 spaces is minimal parking but perhaps not an issue if there is adequate parking in the garage. There should be incentives for employees to be parking in the garage and not on the streets. A major problem in our neighborhood is that most of the parking is not designated as Resident Only and there are no time limits on parking during the work day. It is nearly impossible to find a spot due to commuters using the spaces, and it continues to be an issue that is not being addressed.

Regarding retail on West Second St., some way to provide additional public interaction with the building would be positive, however it would appear difficult to do this given that the way the first floor innovation space is configured and there could not be any direct access point from West Second St. Retail would likely add to the parking issue as well and it would need to be something that could sustain itself on foot traffic, which is not that great in this area.

-Chris A

[Quoted text hidden]



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Re: Introduction - 105 West First Street, South Boston - Impact Advisory Group**

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Leanne Keenan [REDACTED]

Sat, Feb 25, 2017 at 9:30 AM

To: Gary Murad [REDACTED]

Cc: Michael Rooney <michael.rooney@boston.gov>, Sara McCammond [REDACTED]  
[REDACTED]

Good Morning,

I didn't say much at the meeting the other night because I was in agreement with so much that was said by others and didn't want to be repetitive. I should have voiced my agreement.

1. The building is too tall at its current height. There is a wall being created here that cuts the St. Vincent's Neighborhood off from our neighbors on A Street. I think that it should be lower than the AFH building and be the "transition" building from the bigger buildings beyond A St Park into the 35' single family home neighborhood that it abuts.

2. As far as the parking situation, I strongly believe that the answer to the problem is resident only parking in the SVLENA area. This development bringing 800 people into the neighborhood is absolutely going to exacerbate our already unbearably tight parking. How can we get BTM to give us resident only parking?

3. Regarding activating W Second St, I don't think that is what is best for the SVLENA Neighborhood. It is not a main artery, it is a one way residential street in its entirety until you get to this property. Any retail is doomed to fail and we will end up looking at empty spaces with papered windows. And if by chance some wildly successful business went in, again- it's a small residential street, there is no need to bring more cars, bikes and pedestrians to W Second. I live right there- I think it's great to have something interesting to look at as you are walking by, but as far as putting retail in the building beyond a little cafe in the lobby, I am against it.

Thank you all for considering my thoughts.

Leanne Keenan

[Quoted text hidden]



Michael Rooney <michael.rooney@boston.gov>

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## 105 west first st

1 message

Michael Dindy [REDACTED]

Sat, Mar 11, 2017 at 3:26 PM

To: Michael.rooney@boston.gov

hello Michael

my name is mike dindy

I live at 125 B st, and I am an abutter to the proposed project at 105 west first st.

I strongly object to the height of the building as proposed at the march 2nd meeting that I attended.

I feel our neighborhood is being walled in by the height of these buildings

if developers want to build in our neighborhood, they should be required to adhere to our building codes.

this effects the quality of life in our neighborhood and creates parking and traffic issues.

thank you for your consideration

mike and judy dindy

125 B st



**Michael Rooney** <michael.rooney@boston.gov>

## Project Comment Submission: 105 West First Street

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Mon, Mar 13, 2017 at 11:50 AM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1596

Form inserted: 3/13/2017 11:49:51 AM

Form updated: 3/13/2017 11:49:51 AM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Deborah

Last Name: Wrixton-Wex

Organization: West Broadway Neighborhood Ass. & IAG member

Email:

Street Address: 141 Dorchester Ave.

Address Line 2: #402

City: Boston

State: MA

Phone:

Zip: 02127

Comments: I support the development of this project as presented to the IAG and the Community. 1. The design and architecture of the building fits well into the existing space and does not compete with the new Artists for Humanity building. 2. The development team has addressed the adjacent neighbors concerns about the building of "a Wall" by putting windows and the Haul Road/W 2nd St. corner of the building and activating the ground floor level of the building along W. 2nd Street. 3. Sidewalks along W. 1st and W. 2nd Streets will be widened and there will be landscape improvements. 4. This project only increases vehicular use by 35 cars thus having minimal impact on the traffic on "A" St. 5. The proposed pedestrian connector between W. 2nd and W. 1st Streets adds to the pedestrian experience for residents and workers. 6. Shadow and Wind studies show very minimal additional impact on the park and area. 7. The site is appropriate for an office building and it's proximity to the Broadway T and bus stops as well as South Station will allow workers to use public transportation as opposed to driving to work. 8. Local businesses will benefit from the additional foot traffic. 9. A CONCERN: The ability of the "T" to support 800-1,000 new riders as well as these new riders adding to the congestion that already exists at the corner of W. Broadway and Dorchester Ave. when people are exiting the T stop and/or waiting for buses.

PMContact: michael.rooney@boston.gov



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Project Comment Submission: 105 West First Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Fri, Mar 3, 2017 at 6:30 AM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1571

Form inserted: 3/3/2017 6:29:14 AM

Form updated: 3/3/2017 6:29:14 AM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Kristin

Last Name: Lewandowski

Organization:

Email: [REDACTED]

Street Address: 141 Dorchester Avenue, Unit 206

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I was at the meeting last night and think the project looked great. It's a beautiful building and I love the trees. Also great that there will be more jobs (800 I think I heard). It will be a great addition to the neighborhood. Thanks for giving the local residents a chance to voice their opinions and concerns. With such a beautiful project (again thank you for the trees) I have to say (as a homeowner) thank you for improving my neighborhood. I moved to Boston from New York City in 2011 and have been pleased to see such growth and positive change here. Thanks to all involved with this project. Sincerely, Kristin Lewandowski

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

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## Project Comment Submission: 105 West First Street

1 message

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no-reply@boston.gov <no-reply@boston.gov>

Thu, Feb 23, 2017 at 8:55 PM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1563

Form inserted: 2/23/2017 8:55:11 PM

Form updated: 2/23/2017 8:55:11 PM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street?utm\_source=Neighborhoods&utm\_campaign=f4491b8f56-105\_West\_First\_Street\_Public\_Meeting2\_23\_2017&utm\_medium=email&utm\_term=0\_bccda74844-f4491b8f56-123527437

First Name: Edwina

Last Name: Boose

Organization:

Email: [REDACTED]

Street Address: 403 West First St.

Address Line 2: Unit 302

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I am in favor of this project. However, I do think that the City needs to discuss the need for proper sidewalks along the entire length of West First St. We live at the beginning of it, and it is not safe to walk towards D street, let alone A street. There really needs to be sidewalks for us to connect with the entire street. Otherwise, we are separated from that end of town. Thank you,

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

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## Project Comment Submission: 105 West First Street

1 message

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no-reply@boston.gov <no-reply@boston.gov>

Thu, Feb 16, 2017 at 9:16 AM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1544

Form inserted: 2/16/2017 9:16:04 AM

Form updated: 2/16/2017 9:16:04 AM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street?utm\_source=Neighborhoods&utm\_campaign=acfa1241b6-105\_West\_First\_Street\_IAG\_Meeting2\_15\_2017&utm\_medium=email&utm\_term=0\_bccda74844-acfa1241b6-150254693

First Name: Michael

Last Name: Sylvia

Organization:

Email: [REDACTED]

Street Address: 38 Boston Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: The building seems to tall to me, and 35 parking spaces are not nearly enough. They probably need 100 parking spaces.

PMContact: michael.rooney@boston.gov



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**105 W First**

1 message

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**Michael Greeley** [REDACTED]  
To: michael.rooney@boston.gov

Tue, Apr 11, 2017 at 1:27 PM

Mike,  
I hope all is well.

As a homeowner at 195 West 2nd Street (between B and C), I'd like to voice my support for the proposed redevelopment of the RCN site.

I believe that density and day-time commercial activity will be of great benefit to our side of the neighborhood. It will be the catalyst behind the activation of the "Coppersmith block" and help to spur the office activity on A Street.

We are a gateway neighborhood and I think there is a healthy, balanced way to transition onto the A Street corridor from our residential zone of West 2nd.

I support the proposed plan and hope the developer will take care to create an attractive and porous face on West 2nd. Our view corridor is important and should be considered, but I believe that commercial density is needed on "our end" of A Street so that we no longer have a no man's land separating us from Fort Point.

Careful consideration should also be given to pedestrian pathways between West 2nd, West 1st and A Street. New development should enable a healthy flow of foot traffic through our neighborhood to and from the Seaport. Coordination with P&G, Mass DOT etc may be needed in this context as well as with the Contos family that owns the land site next to Haul Road.

Thank you for your efforts on our behalf!

Best,  
Mike

Michael Greeley  
[REDACTED] (m)





Michael Rooney <michael.rooney@boston.gov>

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## Project Comment Submission: 105 West First Street

1 message

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no-reply@boston.gov <no-reply@boston.gov>

Wed, Apr 12, 2017 at 8:45 PM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1733

Form inserted: 4/12/2017 8:45:40 PM

Form updated: 4/12/2017 8:45:40 PM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Kristin

Last Name: Lewandowski

Organization: (Resident)

Email: [REDACTED]

Street Address: 141 Dorchester Avenue, Unit 206

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I think the project looks beautiful. I am looking forward to seeing it in my neighborhood. Many thanks to all involved.

PMContact: michael.rooney@boston.gov



TISHMAN SPEYER

April 21, 2017

**By Email**

Mr. Michael Rooney  
[michael.rooney@boston.gov](mailto:michael.rooney@boston.gov)

Dear Mr. Rooney,

On behalf of Tishman Speyer, an affiliate of the beneficial owner of the properties commonly known as One Channel Center and the Channel Center Garage, we would like to express our support for the CV Properties' proposed project at 105 West First Street in Boston, MA. As the proposed project's immediate neighbor, we believe that a redeveloped 105 West First Street will provide a significant upgrade to the area.

Should you have any questions or comments, please feel free to contact me directly.

Sincerely,

Jeff Wechsler  
Managing Director  
Tishman Speyer  
125 High Street, 8<sup>th</sup> Floor  
Boston, MA 02110

[Redacted]  
[Redacted] (W)  
[Redacted] (C)

## **105 West First Street**

Hello Michael,

The latest renderings of the project take it a large step backward with the elimination of the setback allowing sight lines from the neighbourhood into the park. The height elimination of one story does not affect the feel as much as the elimination of sight lines. I much prefer the additional story of height to the elimination of these sight lines. The minimal effect of shadow on the park is offset by the public access through the lobby and gallery space. Further mitigation monies should be directed at reinforcing the connection to the West Broadway Business District and Broadway MBTA Stop with way finding and place making program. Also sidewalks around the Broadway MBTA stop along West Broadway should be widened as they are currently beyond capacity at this busy bus stop. The WBNA requested this widening in our approval letters of 11 West Broadway that are on file at BPDA. Currently the sidewalk shrinks in surrounding the building then widens at the Church away from the Bus Stop.

Thank you for the opportunity to comment further on this project. Its usage as an office building with minimal parking is a welcome addition along the mainline redline that will see a doubling of passenger capacity with the delivery of its new fleet of cars in coming years.

Sincerely,

Bill Gleason  
IAG / WBNA



Michael Rooney <michael.rooney@boston.gov>

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## Building height -105 West First ST.

1 message

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Mark or Rosemary Fritz [REDACTED]

Thu, Apr 20, 2017 at 7:24 AM

Reply-To: Mark or Rosemary Fritz [REDACTED]

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

To whom it may concern,

We own a condo in the area & do NOT want to see the of height restrictions increased for new buildings. We would like to keep the character & views in the area, not have any higher construction built than the code calls for now. Thanks for listening.

Mark & Rosemary Fritz  
320 West 2nd St  
Boston, MA



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**105 W 1st Street**

1 message

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**John Libonati** [REDACTED]  
To: michael.rooney@boston.gov

Thu, Apr 20, 2017 at 8:11 AM

Hi Michael,

I support the height of the 105 West 1st Street commercial building and wish it could go higher. We live in a city not a suburb. It will be the same height as the Artist of Humanity building. But since they have tons of big money donars there was no issue with their height requests for their renovation. That surrounding plot and the one across the bridge have sat derelict for years. And now that someone wants to improve their property the people around them are afraid of losing their "Air BnB" views and income.

Regards,

John Libonati

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Co-Owner &amp; Wine Thief

**Social Wines**52 West Broadway  
Boston, MA 02127  
[REDACTED]

Good Morning all. As the representatives from DND and Parks and the City Council who have been driving the effort to create the public park at 174 West 2nd St, I wanted to inform you about a hopeful development. As most of you know, we have a major commercial development proposed for 105 West First St (RCN building next to Artists for Humanity) by Dick Galvin and his CV Properties. I had hope we could find an additional parcel for Dick to provide public open space for the community which along with the park at A Street, which Dick developed, and West 2nd St, could have created an "Emerald Bracelet" if you will, but we were unable to identify tenable parcel.

After additional discussions with various stakeholders the last few weeks, at last night's Impact Advisory Group meeting, of which I am an appointed member, led by BPDA project manager Michael Rooney, who I have cc'd here, an overwhelming majority of IAG members voted to have ALL the community benefits monies that will be generated from this project be allocated to the construction of the West 2nd St Park with as much additional assistance from CV properties as possible.

Michael, John Feuerbach from DND and Lisa Meyer from Parks, both cc'd on this email, are your key points of contact in regards to this matter.

Thank you all for your continued efforts in making this dream a reality.

Best regards, Gary Murad

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**Fwd: 105 W 1st at 5/2 BCDC**

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**Gary Murad** [REDACTED]

Mon, May 1, 2017 at 2:03 PM

To: Michael Rooney <michael.rooney@boston.gov>, Stephen Harvey <stephen.harvey@boston.gov>, Lauren Miller <lauren.miller@boston.gov>, Bill.Linehan@cityofboston.gov, Michael Flaherty <Michael.F.Flaherty@boston.gov>, Leo Stella <leo.stella@mahouse.gov>, "Collins, Nick - Rep (HOU)" <Nick.Collins@mahouse.gov>, fran flaherty [REDACTED], Sara McCammond [REDACTED], Joe Rogers [REDACTED], Paul Greeley [REDACTED], Christopher Anifantis <[REDACTED]>, Leanne Keenan [REDACTED], [REDACTED] John Allison <john.allison@boston.gov>, Mark McGonagle <mark.mcgonagle@boston.gov>

Hi elected officials and staff and Michael Rooney. We are the IAG members who would like to see the project come down another floor with max height of 80' on 2nd street elevation and 90' on first st. We represent the interests of many members of our community who came to the public meetings and voiced this position. The BCDC should not be telling us what height is good for our neighborhood. Please push these guys to come down another floor.

Thank you.

**TO:** Mayor Walsh, Councilor Flaherty, Councilor Linehan, Representative Collins  
Senator Forry, Michael Rooney, BPDA

**FROM:** Gary Murad, IAG Member, Paul Greeley, IAG Member and Vice President, Saint Vincent Lower End Neighborhood Association, for himself, Leanne Keenan, IAG Member, Sara McCammond, IAG Member and representative, Fort Point Neighborhood Association, Noreen Rosher, President, Cityside Neighborhood Association, Gary Godinho, President, South Boston Waterfront/Seaport Neighborhood Association

**DATE:** April 21, 2017

**RE: 105 West First Street**

Dear Mr. Mayor, Councilors Flaherty and Linehan, Representative Collins, Senator Forry and Michael Rooney:

We the undersigned, as appointed IAG members and/or representatives of our respective South Boston neighborhood associations, and on and behalf of ourselves and our neighbors who have expressed support for our position, respectfully request additional changes to the current proposal for 105 West First Street.

On January 30, 2017 CV Properties, LLC filed a PNF proposing to redevelop the approximately 42, 219 square foot site located at 105 West First Street in South Boston, which is currently serving as a RCN relay and service facility. An initial IAG meeting was held on February 22, 2017 along with public presentations to the Saint Vincent Lower End Neighborhood Association (SVLENA) at their monthly meeting on Feb 21 and a BPDA hosted meeting on March 2.

**Overwhelming opposition to the project as initially proposed was expressed at both the SVLENA and BPDA meetings regarding the overall height and density of the project and a majority of IAG members also expressed concerns regarding height and density.**

The initial public comment period ended on March 13, 2017. In response to community and IAG feedback, the developer has proposed decreasing the building height by one story. While this reduction from the initial height of 115' to approximately 105' (91' on the West Second elevation) is appreciated, a majority of those attending the April 12, 2017 public meeting to discuss these changes stressed that the developer has not gone far enough to meet the concerns of our community for a building that is less impactful to our community. Additionally, while making some positive changes in response to BCDC suggestions, the developer also removed certain design features from the previous design, such as an extended camphor which allowed for sightlines from West Second Street towards A Street, as well as certain setbacks that were roundly applauded and beneficial to the residential community.

The current zoning for this parcel is unlimited height with a FAR of 2. These are obviously untenable development parameters so the developer needs variances to develop a marketable building. The developer's argument for the current proposed height (and for the original



proposed height) was that it was in line with immediate structures such as the Channel Center Parking Garage and the approved height for the Artists for Humanity (AFH) expansion. We believe this thinking does a disservice to our community, particularly since AFH, whose proposed height increase was approved in consideration for its not for profit status and for being the largest youth employer in the City of Boston, is scaling back its expansion plans and will most definitely be proposing a lower structure than approved.

**While we have great respect for Dick Galvin and his team and the great work they have done in our neighborhood to date, and understand something of significance will be built at the 105 West First site and support such a redevelopment, we feel this proposal is still too tall and too big for this site and want whatever gets built there to be reduced by an additional story-making it lower than the adjacent parking garage.** We recognize the City's interest in seeing this parcel redeveloped in a way that will generate substantial annual tax revenue for the City, but this site is a transition parcel between the traditional South Boston residential area of Saint Vincent and Fort Point/Channel Center and should be treated as such in what gets approved for this site.

We would like to see a structure no higher than 80' on the West Second Street elevation and no higher than 90' on the West First St elevation. A lower structure will have less negative impact on both Saint Vincent and Fort Point neighborhood areas as well as less negative impact on the Channel Center/A Street Park which recently became the first city park in Fort Point. Our neighborhoods should not feel as though they are being walled off from one another and this seems to be what is happening to our community with proposals such as this one as currently designed.

We ask for your support in our effort to reduce the proposed height and density of this development to that identified above to ensure what gets built on this site is a win-win for all interested parties, the abutters, the neighborhood, the City of Boston and CV Properties.

Respectfully Submitted by:

**Gary Murad, IAG Member, Leanne Kennan, IAG Member, Paul Greeley, IAG Member and Vice President, Saint Vincent Lower End Neighborhood Association, Sara McCammond, IAG Member, Fort Point Neighborhood Association  
Gary Godinho, South Boston Waterfront/Seaport Neighborhood Association  
Noreen Rosher, Cityside Neighborhood Association**

on behalf of ourselves and our concerned neighbors.