



CITY of BOSTON

Martin J. Walsh, Mayor

To: Tim Czerwienski, BPDA
From: Zach Wassmouth, PWD
Date: September 6, 2018
Subject: 125 Warren Street (Roxbury) - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 125 Warren Street SPRA.

Site Plan:

Developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public Way:

All work within the public way shall conform to Boston Public Works Department (PWD) standards. Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the public way will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

Sidewalks:

Developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the Public Right of Way (ROW) within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval.

Specifically, working closely with PWD and the Boston Transportation Department (BTD), the project shall provide pedestrian ramps and crosswalks for ADA/AAB compliant access across the end of St. James Street at Regent Street and across the end of Regent Street at St. James St. The existing asphalt sidewalk between Warren Street and Regent Street on the southern side of the intersection should be repaired with cement concrete. ADA/AAB compliant access across/through the median island between Regent St and St James St should be constructed.

Pavers, as shown on the conceptual sidewalk plans, are not recommended in driveway space as they are difficult to maintain.

Traffic signal posts should not be located within pedestrian ramps as shown on the conceptual plan.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the public right-of-way.



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499



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Intersection Improvements:

The project should coordinate closely with the MassDOT project that includes minor traffic signal improvements to the Warren/Moreland/St. James/Regent intersection. Working closely with BTD and PWD, the project should consider additional upgrades and improvements to this intersection for improved safety and functionality. This should include considerations for geometric changes, signal timing changes, pavement markings, signage, ADA compliant ramps (perpendicular, not apex) and sidewalks, safe and ADA/AAB compliant access across median islands, and any necessary associated traffic signal equipment upgrades.

Driveway Access Management:

The proposed driveway location for the site will be located in the intersection queueing area for southbound vehicles on Warren Street, which is not an ideal location. Access for vehicles wishing to enter the site heading northbound on Warren Street needs to be considered as no U-Turns are allowed at the following intersections at Kearsarge and Harrison. How will vehicles traveling from the south on Warren Street have access to this driveway? Alternative driveway access should be considered. Any driveway curb cuts will need to be reviewed and approved by the PIC.

Discontinuances:

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

Any and all easements associated with this project must be processed through the PIC.

Landscaping:

Developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

Street Lighting:

Developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any street lighting upgrades that can be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

Specifically, access to the street light control box between St. James and Warren needs to be adequately maintained. Currently, this control box is shown on the concept plans to be included within a landscaped area. The developer should work with PWD Street Lighting to seek approval of any work done around or adjacent to this control box. Design should consider potential disruption to landscaping if this control cabinet is accessed for maintenance, if new underground connections are made to it, or if it is removed in the future.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.



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Guaranteed Street Requirement:

Please note that Warren Street is currently listed as a “guaranteed street”. Any work within the roadway (i.e. utility cuts) on a guaranteed street will require obtaining special permission from the Public Works Department and full restoration of the roadway to it’s “guaranteed” state.

Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work. As previously mentioned, the project should coordinate closely with the MassDOT project at the Warren/Moreland/St. James/Regent intersection

Green Infrastructure:

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the public right-of-way. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC.

Please note that these are the general standard and somewhat specific PWD requirements applicable to every project, more detailed comments may follow and will be addressed during the PIC review process.

If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zach Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD

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CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499

I am writing to oppose the construction of 125 Warren Street as proposed to BPDA.

The first concern is one of notice. The neighbors and even the abutters have received little to no information about this project and/or its process. The BPDA and the city assume that silence indicates that the community has no problems with the project.– but in this case, *silence means that no one knew about it*. That is what happened with 41 Alpine Street. Abutters and the neighborhood association were not informed of the BPDA and ZBOA meeting and “our” representative misrepresented the fact that there was opposition. We are determined that this will not happen again.

We created a petition and walked through the neighborhood for signatures. What was disturbing was that almost to a person, when I told them about the project and showed them the rendering, said that they’d never heard of it and thought it was “crazy”, “insane,” “have they lost their minds,” etc. *No one knew about this*. It is clear that the Tommy’s Rock and Moreland Street neighborhoods have not been properly informed of this project. Even I as an abutter, have received no direct communication from BPDA, ZBOA, or the developer about this project or about the meetings. The Tommy’s Rock Neighborhood Association has created a statement on what is acceptable for building in our community. It was sent to elected officials, city agencies (including the BDPA) and developers. It was met with a resounding silence.

My other concerns are as follows:

Height – the proposed building is grossly out of scale with existing homes. The building towers over the existing one and two family homes in the area, as well as the Boys and Girls Club and their playing fields, and has little setback. The zoning code does allow for that height, but the zoning code was developed with a church and steeple in mind, which is what existed on that spot for over 100 years and what was planned for the future.

Density – there are simply too many units in the building. The proposed building has a FAR of 2.9, **50% over the density in existing zoning**. The proposed building would almost double the number of units on St. James Street, with no infrastructure, parking, public service or traffic improvements planned. Especially when viewed in the context of a similarly dense building proposed for 124 Warren Street across the street, this proposal is extremely damaging to the community.

Parking – the proposed building does not include parking for each unit and parking will be available only as an addition to the base rent. This will encourage renters to forgo this expense and park on St. James and Regent Streets which already have serious problems with inadequate parking, safety, and blind driveways and is already impacted by parking issues from the Bolling Building and the Roxbury Court. It is said that this is “transit-oriented development” (TOD), but it differs from most TOD in that it is not centered around rapid transit. 125 Warren has access only to Dudley station, a bus station that requires an additional 10 minute ride to T stations at Ruggles or Roxbury Crossing. This proposal also does not account for the

use of Uber/Lyft/Ride/taxis and how that will impact traffic and parking. What are the plans for providing areas to pull over and prevent double parking on busy Warren Street?

Traffic – the proposed design encourages a traffic flow that routes cars down St. James Street, which already has serious problems with speeding. This is especially concerning because of the senior/handicapped housing development on one side of St. James Street opposite St. James Park. Access to the park is unmarked, with no stop signs, crosswalk, or raised crosswalk.

Gentrification – the proposed rents for this building make it affordable to less than 16% of Roxbury residents. Clearly, this building is not for the people who live here, but is designed to bring people into Roxbury at the expense of current residents. With the development at 124 Warren as well as the proposed demolition of the African Orthodox Church on Fort Hill, Roxbury's integrity as a historic family community is under attack. Tommy's Rock is a historic area with a historic housing stock and a diverse and stable African-American community that dates back to the late 1700s, when Tommy Hommagen, a free black man, farmed this land.

Let me say that I am not against development. The lot at the corner has been vacant for over 25 years. I recognize that something will be built on that property and we want to have a role in determining what it is. In coming forward with my concerns, I can hear the question - how could anyone oppose any proposal that would replace an unsightly and unsafe vacant lot? It is a valid question. Our goal is to make sure that this proposal and the resulting development is better than a vacant lot because it is forever. In a few years, the lot, the jobs from building on it, and Mr. Federico and his profits will be gone and we must live with the result. While the lot is unsightly, it is also quiet. How does this proposal address the issue of noise - not only from the 41 new families, but from the traffic, HVAC and other systems supporting the building. The proximity to local colleges and the size of the units also begs the question- aren't these small units just glorified college dormitories. Is this development going to bring transient college students into our neighborhood? Will this be the next Mission. Hill where families have been pushed financially and by conduct, by the rising rents and different lifestyle of rambunctious college students? The lot provides open space, airflow, and sunlight and sight lines - what are the plans for setbacks, open space, and landscaping in this development? This development is also rental only, providing no new home ownership opportunities to Roxbury residents. Additionally, this will alter the mix of the community away from home-owners and long term tenants, and towards transients.

Any new development should be consistent with the existing building code. That code, that plan, for this neighborhood was developed before the current rush and was designed to protect the character of this neighborhood, especially in these times when people are viewing our neighborhood as nothing more than a profit making opportunity. While minor variances are to be expected, the density, design, and integrity of the current code should be adhered to. This area has done more than its

share for the development of new housing – we have the Archer Development on Washington Street along with over 500 units of housing in the Bartlett Yard development. 41 Regent Street and the development at Fountain Square will dramatically increase the population of this neighborhood. This is all done with no significant infrastructure improvements, no new traffic plan, no increase in already overcrowded bus service, no new city services, and no new parking facilities.

125 Warren should not be built as proposed. Nothing should be build at that location (or in all of Roxbury) without the meaningful participation of the abutters and residents.

Rita Poussaint Nethersole
St. James Street
Roxbury



Tim Czerwienski <tim.czerwienski@boston.gov>

125 Warren Street

Rita Nethersole [REDACTED]

Thu, Sep 6, 2018 at 8:54 AM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Attached please find:

1. The printout of those who signed the online petition in opposition to 125 Warren Street – 186 (PDF and Excel files)
2. The printout of the comments of those who signed the online petition.
3. A copy of the signatures from the paper petition - 109.
4. The Statement on Building on Tommy's Rock by the Tommy's Rock Neighborhood Association. This was shared with a number of elected officials and city agencies (including BPDA) and describes our goals for development in Tommy's Rock.

You should understand that a lot of the anger at the meeting was because we had a meeting on July 12th with Joe Federico and George Morancy at the B-2 Police station where George made a presentation. Many of the people at the meeting at the B&G Club were also there. There were a number of strenuous objections and George kept saying that "this is an excellent summation..." and appeared to be taking notes on people's concerns. The group applauded their willingness to listen and make changes, but the presentation that George made at this most recent meeting was exactly what he presented then. There were no changes made at all. He presented a plan he already knew was vehemently opposed by the neighborhood as if he'd never heard those objections before. He wasted 40 minutes of our time presenting what most of us had already seen and responded to. His doing that signaled the distinct possibility that it is their intention to ram this project through as is, regardless of community opposition. The conversations that he's had with the Urban League and local churches also signal that they are likely to do an end run around the TRNA (which he knows is opposed to any project with an FAR of over 2.0).

As for the BPDA, I have attended numerous meetings on these issues. I sign in every time with my name, address, and email address. I leave comments in writing. I am registered with the BPDA neighborhood subscription service; I am a registered and active voter, I pay property taxes and am listed in the Assessment rolls. Yet despite being an abutter, I have received no information at all about the project from the developer or the BPDA. The information about the meeting was disseminated by the Tommy's Rock Neighborhood Association. That is troubling coming from an agency that claims to be seeking our input. In addition, despite making our concerns in writing, we received no information on public meetings, documents or the comment period for 124-126 Warren or 41 Regent. In the case of 41 Regent, we received no notification and our comments were deliberately misrepresented at the BPDA and ZBOA meetings. In the case of 124-126 Warren Street, the comment period came and went without any notification from BPDA, despite being within 300 feet of the project. The BDPA and the city assume that silence indicates that the community has no problems with the project.– but in this case along with others, *silence means that no one knew about it.* It makes it very difficult to believe that BPDA is at all serious about seeking or considering our input.

Many of us are old enough to remember the debacle of the Southwest Corridor, the destruction of the West End, and the gentrification and displacement in the South End, and especially the BRA's role in all that. This history leads many in the community to see BPDA as a tool of the developers and downtown interests, interests that are determined to take our community away from us. Of course, you had nothing to do with that history. Heck, you probably weren't even born then! But it is the reality of what we're dealing with now. We are very much looking forward to seeing your recommendations on this development and we are hoping

that the BPDA of today distinguishes itself from the BRA of the past by taking the integrity of this community and the community's wishes seriously.

Rita Poussaint Nethersole
Roxbury, MA 02119



5 attachments



Building on Tommy's Rock.docx

171K



125 Warren paper petition.pdf

4348K



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53K



petition_comments_jobs_13458355_20180905172916.pdf

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58K



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

August 30, 2018

RE: 125 Warren Street, Roxbury, MA 02119
Small Project Review Application
Boston Planning and Development Agency

The Disability Commission has reviewed Small Project Review Application that was submitted for 125 Warren Street, in Roxbury, MA. Since the proposed project is planned to be a vibrant destination area for housing, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

- **Accessible Residential Units**
 - Per the Inclusionary Development Policy, 15% of the total IDP units would be required to be Group 2 units. This requirement does not increase the required number of Group 2 units in the development, but it does increase the number of Group 2 units that are part of the IDP allocation.
 - We would like to request more details on the location for the accessible Group 2 units within the Project. Per *521 CMR Section 9.4.2: Group 2 Dwelling Units*, Group 2 units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location.
 - Select ground-level units are shown to have stoops. We do not support this as this limits persons with disabilities and those who would like to age-in- place, as well as the visitability to these particular units, even if an accessible entry is given through the interior of the building. We would support that exterior stoops incorporate an accessible flush condition (ex. sloped walkway, ramp) in order to allow for full and equal participation for persons with disabilities.
 - We would support an accessible route within the units that are two levels. Additionally, we would support a floor plan that allows for the future installation of an accessible elevator, ensuring that units are designed to support persons with disabilities and those who would like to age-in- place, as well as the visitability to these particular units.
- **Accessible Building Amenities:**
 - Per *521 CMR Section 35: Tables and Seating*, we support the inclusion of wheelchair accessible furniture in all common spaces.

- **Community Benefits**

- Accessibility extends past compliance through building code requirements. For example, by providing employment and other opportunities for persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?

- **Variances**

- Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever "readily achievable" (*"easily accomplishable and able to be carried out without much difficulty or expense"*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@boston.gov

Reviewed by:

Patricia Mendez AIA, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
patricia.mendez@boston.gov
617-635-2529

Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
sarah.leung@boston.gov
617-635-3746

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/6/2018	Jacob	Oppenheim		Support	Great infill. More of this please.
8/6/2018	Stuart	Cameron		Support	This project should be up-sized given its proximity.
8/6/2018	Sam	Burgess		Support	I support this project as proposed. This will bring a much-needed 41 new homes to Roxbury, including 5 affordable housing units. Housing is a regional issue, and Boston needs to be building new housing at all levels across the entire city. Displacement and gentrification are magnified if housing is not built across the entire city, but instead only in specific neighborhoods. I urge the BPDA to approve this project and streamline the review process as much as possible.
8/8/2018	LINDA	COLEMAN	TOMMY'S ROCK NEIGHBORHOOD ASSOCIATION (TRNA)	Oppose	As an ABUTTER I strenuously oppose this development. It will have a considerable negative effect on the neighborhood. The size of the building, six stories, the number of units and insufficient parking are major issues for this development.
8/10/2018	John	Shalbey		Support	This project should be allowed. The building is a good looking building and it's about time that this kind of development came to the Dudley Square area. It makes the area more attractive for all.
8/14/2018	Anthony	Little	Nicole Allen Real Estate	Support	I grew up in the area 15+ years ago. I've seen Dorchester grow with new construction over the years, making it once again a beautiful community. I've seen all the vacant, tattered lots which were spread throughout the community. This here is an opportunity to help bring the light back, one project at a time. Its a good thing, it brings appeal, which can also potential bring jobs and other things of the like back to the community.
8/16/2018	M	Williams	Nicole Allen Real Estate	Support	Great Project

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/17/2018	Raul	Garcia		Oppose	Hello, I am a home owner at 5 Akron just up the street from this proposed development. We, as members of Tommy's Rock neighborhood, are strictly opposed to this large development in our area. We only want structures that are appropriate in size for the neighborhood. We believe that a 2 to 4 family townhomes would be more in line with the developments of this area (such as the row houses next door). These large structures, with small spaces, are only catering to the rush of students in our area and are only helping to displace families in our area. We want to maintain a family oriented neighborhood not a commuter culture. We, my family along with the neighborhood association, are vehemently opposed to this development. Thank you Raul Garcia 5 Akron St, Roxbury
8/18/2018	Ron	Gibson	Tommy's Rock Neighborhood Association	Oppose	As a nearby abutter and member of Tommy's Rock Neighborhood Assoc. I have opposed this project since it was first presented to the association and abutters in Dec 2017. It is far too dense, too large, and does not at all fit the character of the neighborhood which is primarily family-oriented and with many vintage 19th century homes. Even with parking the impact on traffic will be negative for the neighborhood. The scale overwhelms the homes in the immediate area on St. James St and Regent St. The design is more fitting for a suburban area near an office park.
8/21/2018	Bethyl	Rose		Oppose	I'm writing to express my opposition for the proposed housing unit on 125 Warren St. The reason are: *It is situated on a well traveled corner lot that is too small to accommodate multiple units. *Walk/Bike/Car Safety on the corner of Warren St/Regent St and St James Street has long been a neighborhood concern. *It lacks an infrastructure plan to accommodate the increase of residential traffic caused by multiple unit occupancy. *Given the increase of housing within a three block radius, the traffic day and evening will become excessive. *The opportunity may create a transient population with little to no connection to the established family oriented neighborhood. *The variances needed will cause crowding to existing abutters. *Boston is made up of unique neighborhoods, each with its own identity. Residents are proud of their established areas. The urgency to have all Boston neighborhoods resemble one another is unwarranted.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/21/2018	Deb	Aubuchon		Oppose	The proposed building is larger than the area is zoned for. It does not fit in with the integrity of the neighborhood and would cause major parking and traffic concerns on Saint James Street. This street already suffers from inadequate parking and speeding issues. I strongly oppose this development!
8/21/2018	Eva	W		Support	Support this plan and looking forward to new constructions in the area. However, I do think that it is vital to consider the already traffic plagues area (st. James st). Please consider possible solutions to relieve traffic.
8/22/2018	Tina	Barlow		Oppose	This is ridiculous. The city is already OVER SATURATED with people and the traffic is already out of control. As a resident, I am opposing this development for a variety of reasons. I've lived in the same house for more than 25 years and now I have to fight to find a parking space on my street. There are people who park in front of my house and walk blocks away because the parking is so horrendous around this neighborhood. This type of building would only target a specific type of audience seeing that rent will be affordable to only 16% of Roxbury residence. In conclusion, this is not something that Roxbury needs. Sincerely, Concerned Roxbury Resident of over 25 years!
8/22/2018	Catherine	Infantino		Oppose	While this is a lovely building, it's too large in comparison to the Warren House next door. It's such a beautiful area of town that shouldn't be over run by developers need to maximize profits on a piece of land and become overbearing on the neighborhoods existing beauty. Please don't let this happen. Once we over build on a space, we can't go back. I don't think this is really necessary in this area. There are many other parcels in the city that this design would fit right into. Thank you for your consideration.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/22/2018	Mary	Stith		Oppose	<p>I strongly oppose the project at 125 Warren Street. The building as proposed is too high and dwarfs the one and two family homes surrounding it and predominate in the area - the zoning code was written with a church steeple in mind, not a residential building. At least two floors must come off of this building. 125 Warren Street is too dense and violates the existing zoning code. The zoning code was designed for just this situation - when political expediency and profit motive often force developments on communities against their will. The zoning code was designed to protect communities from this. All building in Roxbury should be within the existing zoning and building code. This building also brings 41 new families into a very small space and provides no improvements in the area to accommodate such a large increase in population. It also provides no ownership opportunities and will make this area, a stable black community based on home ownership, transient. This will increase gentrification and displacement of long term residents and even homeowners.</p>
8/22/2018	Rita	Nethersole		Oppose	<p>All new buildings should be governed by the existing zoning code. This building is too tall and too dense. It exacerbates existing traffic and parking issues, and brings with it no improvements to infrastructure to support the large population it brings. It provides few affordable units, and no ownership opportunities. It will increase gentrification and displacement, and is damaging to the integrity of this historic community.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/22/2018	Rita	Burnett	TRNA	Oppose	I have lived on St. James Street for well over 40 years and STRONGLY OPPOSE this proposal. I cannot believe an outsider wants to invade our neighborhood by building a 41-unit, six story high development at 125 Warren Street. St. James Street, a one-way street - east to west, already has a heavy traffic flow. The proposed building does not fit in with the mostly single-family homes and this SIX-STORY building will dwarf our neighborhood. What about parking? What has been proposed for parking is a joke. Proposing parking for all or some units is ridiculous and would mean an additional expense to renters. The renters WILL forgo the parking expense and park on our already crowded residential street. This proposal appears to be part of a gentrification plan of displacement of existing residents. It's bad enough that the Joseph P. Warren statue was taken from our area and NEVER returned, now we're supposed to silently let this developer overrun our neighborhood. AGAIN, I STRONGLY OPPOSE THIS PROPOSAL! Rita B
8/22/2018	Sam	Balto		Support	I do not support this. It doesn't match the neighborhood being a historic neighborhood. It takes away the pudding stone wall. It is not set back enough and lacks any greenery.
8/22/2018	John	Durst	Mr.	Support	The current plot is an eyesore. Rebar and trash are exposed creating an urban blight. Roxbury and Dudley square in particular will benefit drastically from some urban development. Roxbury is part of Boston. It needs buildings over two stories tall, it needs complexes which can house Boston's diverse inhabitants and not just income restricted homes. When projects such as this are blocked you create an underdeveloped environment that Roxbury currently exists in. The crime near the bus station and the infamous methadone mile are all products over zealous "community preservation." Encourage projects like this, that revitalize a blighted area.
8/22/2018	Nicole	Allen		Support	Provides housing in a constantly growing population. People need homes.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/23/2018	Rita	Burnett	TRNA	Oppose	RE-SUBMISSION OF MY COMMENTS Re: 125 Warren Street project My comment on 125 Warren Street I have lived on St. James Street for well over 40 years and STRONGLY OPPOSE this proposal. I cannot believe an outsider wants to invade our neighborhood by building a 41-unit, six story high development at 125 Warren Street. St. James Street, a one-way street - east to west, already has a heavy traffic flow. The proposed building does not fit in with the mostly single-family homes and this SIX-STORY building will dwarf our neighborhood. What about parking? What has been proposed for parking is a joke. Proposing parking for all or some units is ridiculous and would mean an additional expense to renters. The renters WILL forgo the parking expense and park on our already crowded residential street. This proposal appears to be part of a gentrification plan of displacement of existing residents. It's bad enough that the Joseph P. Warren statue was taken from our area and NEVER returned, now we're supposed to silently let this developer overrun our neighborhood. AGAIN, I STRONGLY OPPOSE THIS PROPOSAL! Rita B
8/23/2018	Chris	Foran	None	Oppose	Don't understand why a six-story building is being considered. I have to believe that the developer would be able to make a fine profit with just a 3 or 4 story building. Thanks.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/23/2018	Jill	Ross	n/a	Oppose	<p>This project is great for the City of Boston and horrible for the Roxbury community. Developing IN Roxbury is not the same as DEVELOPING Roxbury. This under served community has been home to my family for many generations. As we all know, an apartment building is no way to support a community. A Boston that is in support of its communities, promotes its residents by providing housing opportunities for present day residents to stay in their community. If this project was in support of this community it would ASK it's community what and how it can be of support. Provide homes; not apartments. Provide processes to accommodate first-time buyers. Providing housing to present-day residents of this community should be the priority Instead, multi-level, multi-unit buildings are being created to bring new residents to this area. This area is in need of the support of the city but not with ANOTHER apartment building. Any new development should be housing or commercial; town homes; brownstones whatever you want to call them. Bring housing that supports people staying in this community that actually want to and care to. There is no desire to have more people here that are not invested in and treat the community as a stepping stone to the place they care to call home.</p>
8/24/2018	Andrew	Jones		Oppose	<p>As it stands, 12.19% affordable units is below the 13% threshold mandated by the current IDP. Furthermore, as less than 17% of the neighborhood could afford to live in these units at market rate it does nothing to address the housing crunch the neighborhood is facing. Lastly, Warren St. is still a major thoroughfare and having such a large residential unit without ground floor retail only exasperates the problem of it feeling and being an unsafe and unwelcoming street for people (pedestrians) not enhancing the Dudley business district as was stated in the plan.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/31/2018	Joseph	Feaster Jr	Urban League of Eastern Massachusetts	Oppose	My position is that projects in under served neighborhoods should: 1. Foster accumulation of wealth. A rental project does not directly support that principle. 2. This team composition does not reflect any use of professionals of color (architects, engineers lawyers, construction manager, brokers/rental agents, property managers). 3. No evidence of any community benefits for neighboring community-based organizations.
9/5/2018	Kai	Palmer-Dunning	Reclaim Roxbury	Oppose	I collected comments from the August 22nd public meeting at which everyone in attendance expressed concern about the project proposal. Overall, the project was opposed by those who attended for many reasons. I have transcribed those comments/reasons below: - Unit to parking to open space ratio is poorly designed: 41 to 25 - Traffic will get worse with Bartlett Station being built as well - BPDA (BRA) restarted community process. December started conversation, provide three designs to community - This does not help Dudley sq or Tommy's Rock Neighborhood Assoc. - Put in (affordable) housing and community gardens - Why is the BPDA (BRA) driving all these development? - Is this project respecting the community needs in context to the past Urban Renewal mishandling? - Process isn't transparent or allow for community process - Why was the community not told that this was an overlay of existing zoning? - Turning the community into a college town - We need more homes - Why are we building one bedroom apartments? - There are high number of market rate units that can be split between college students - B&G Club signed off knowing a church wouldn't be built there - Inadequate number of parking spaces especially in the context of multi-bedroom units with more than one car - no trash disposal impact study - How will the development prohibit students? - More explanation needed for parking impact - 21 units and 5 parking spaces next door, too much density! - Every building that is coming is changing the neighborhood - Very few people knew about

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
					<p>project - Abutters have not been adequately informed about building meetings or proposal - building is 50% above zoning code limit (2.9 FAR instead of 2.0) - Take building down two stories - Roxbury is not transit oriented (bus connection at Dudley to get to rapid transit) - Gentrification will increase - With proposed rents it will make this project affordable to less than 16% - We do not want to be the next Mission Hill - A petition went out to address what the community wanted on the site, received no responses from city officials or the BPDA (BRA) - Two schools up the street with limited parking - Come up with a proposal that is neighborhood friendly - Comment period closes in 3 weeks, over the last 10 months the same opposition has been voiced. What will happen over the next 3 weeks? - community projects have been denied for the same things this project has been approved for (parking, etc.) - Outside projects and developers are getting a pass - We are being pushed out of the process and the neighborhood - The city is lying about the comment process - The community was vehemently opposed to 51 Regent St but the city claimed that there was no opposition - Exploiting zoning laws to fill as much sq ft as possible just to make a profit - 80% affordable units needed - Joe (Frederico) claims that the building will not be financially feasible if the project is made smaller - Ask yourself what can I actually build vs. how much can I make - 3-4 meetings about this project and no one has provided positive feedback - No building will improve the economy without directly investing in the local economy - Invest by investing in local businesses</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
9/5/2018	Kathryn	Williams	Tommy's Rock Neighborhood Association	Oppose	<p>I and the Tommy's Rock Neighborhood Assoc. are opposed to this project. The zoning variances that are being requested for this proposed project are completely without defense. The zoning analysis provided in section 7 on page 5 and 6 of the Article 80 Small Project Review Application clearly shows how unacceptable the variances will be with a change of the FAR from 2 to 2.9, the parking change for 40 required to 25 and the use regulations not to include multifamily housing on 1st floor so parking is going in and the lack of adherence to the Economic Development Area requirements for the property. I fail to see the economic development benefit to the community from building residential units. The application provided no discussion of alternatives. It is not clear that all zoning code requirements have been listed in the application. For example, what were the requirements for gross floor area sf. We need the BPDA to present the zoning requirements in article 50 and EDA requirements so that we can discuss in detail the inappropriate use of this property that is being proposed. All of these proposed zoning variances create density that it is at a level that should be discouraged by the BPDA and the Mayor's office based on article 50 and the Roxbury Strategic Master Plan long before public meetings are held. These proposed changes need to be reviewed in detail with the neighborhood residents and urban planners at additional public meetings. Article 50 was written to protect the residents of Roxbury from unacceptable development and the standards set must be</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
					maintained. This small project review application is not be acceptable without the presentation of the project adhering to the zoning bylaws. The BPDA as representatives of Roxbury residents can require the developer to provide the project plans adhering to the bylaws. This will allow the residents to see the true impact of the proposed project. It is the BPDA's responsibility to provide the community with the tools it needs to effectively respond to the BPDA's request for comments. No community member found this project acceptable at the public meeting. More work with the community is required to adhere to article 80. I have focused in the zoning bylaws, but much more discussion is needed about the transportation issues, the environmental issues, the displacement issues, the greater need for income restricted units and much more. This project is not ready for community and BPDA (as the community's representative) support. The BPDA needs to work together with the community is ensure that the number of units is reduced to meet the FAR of 2, that there is an economic development component, serious transportation issues are addresses and the single family owner occupied character of our neighborhood is not violated by this monster building. Please work with us!
9/6/2018	Charles	Aikens	none	Oppose	This project as configured will increase the density of a area that is growing to rapidly and changing the complexion of the area in a negative way. First traffic and parking issues will increase greatly with this project in an area impacted by nearby the courthouse and the soon to be opened Bartlett project will have a significant impact on St. James Street as well, as people come from Warren Street to access the Bartlett project area. The building is excessively tall and towers over existing (historic) homes, The density is 50% over the existing FAR and violates existing zoning limits Zoning laws are to protect communities from profit driven developers. The rents that are proposed are affordable to only around 16% of the current residents of Roxbury. The impact on the area and the people in it will be significant.

Recipient: Mayor Martin Walsh, Joshua McFadden, Boston Zoning Board of Appeals,
Tim Czerwienski, Reay Pannesi

Letter: Greetings,

Petition - Opposing 125 Warren Street Development Roxbury, MA

Comments

Name	Location	Date	Comment
Kr s Aubuchon	Roxbury, MA	2018 08 12	The bu d ng shou d fo ow the zon ng requ rements for the ot. Inc ud ng deve opments on Wash ngton Street, over 500 un ts f hous ng are be ng constructed or proposed w th n two b ocks. Sa nt ames Street needs traffic ca m ng, nc ud ng a ra sed crosswa k for Sa nt ames Street park and a s gna ed crosswa k at Sa nt ames and Wash ngton. The ne ghborhood s be ng overwhe med w th deve opment w thout nfrastructure to support t.
Doreen Ward	Boston, MA	2018 08 13	No var ances. The ne ghborhood s overcrowded. A of these new bu d ngs do not support the current res dents.
Caro yne Richardson Ph ps	M ton, MA	2018 08 13	Stop gentr ificat on & A ow the commun ty res dence to make the dec s on.
Les e Bordonaro	Boston, MA	2018 08 13	Mayor Wa sh s ru n ng my ne ghborhood too w th overdeve opment.
Shanr ta Wakefie d	Roxbury, MA	2018 08 13	I m a ong t me res dent
ames Mackey	Hyde Park, MA	2018 08 14	Th s s what you ca "Deve opment w th w thout d sp acement!" We must stand up & fight back aga nst deve opers who are com ng nto our commun t es, ty ng to buy out our commun t es that we ve res ded n for generat ons.
Dona d Osgood SR.	Boston, MA	2018 08 14	I'm s gn ng because I grew up n the Southend and can't even afford to ve there now. Th s s happen ng throughout the c ty, the ess fortunate w ll have to move. It's not just bus ness as usua .
Pau a Ke ey	Boston, MA	2018 08 14	I m s gn ng th s because there are ntent ons by the c ty and state to push gentr ificat on on the res dents of Roxbury, Dorchester and Mattapan to d sp ace the generat ons of fam es of co or from th s area. No one seems to care f, how t where these fe ong or generat ona res dents go for hous ng. Many may end up n home essness wh ch I have exper enced. The exper ence I had bared tt e hope but now home ess res dents get further ost from the commun ty they ove that b rthed them to th s area. We need to recogn ze the va ue of the r ch cu tura depth of th s commun ty and take steps to keep t n p ace and not d ute t w th peop e who have no respect for the r ch h story of th s area and t s peop e. I ove v ng here because th s area s fu of potent a w th the peop e that ex st here. We need systems unfar to them to be d rupted, d smant ed and rebu t so the peop e here can stay and thr ve, but not to be rep aced w th gentr ificat on efforts that the c ty f Boston's shorts ghtedness seems to f
A son H	Dorchester, MA	2018 08 14	I m s gn ng because want Roxbury h story to be remembered.
Arman Wh te	Boston, MA	2018 08 14	When res dents and abutters are aga nst deve opment that w d sp ace them/the r ne ghbors, the c ty shou d sten!

Name	Location	Date	Comment
Caroline Shawmoss	Boston, MA	2018 08 14	I am Roxbury raised! The mayor and city developers are trying to push the people out.
Zakya Aake	Dorchester, MA	2018 08 14	I stand in opposition with Tommy's Rock Neighborhood Association to the proposed development known as "125 Warren Street." I am not in favor of "up zoning" nor projects that do nothing to improve the conditions of the residents and displaced residents of Roxbury's long suffering neighborhoods. It's a shame to propose a development which if approved would greatly burden current residents and less than 16% of Roxbury residents could afford. Damnation! I am a member of Roxbury Neighborhood Council's Board of Directors.
Amanda Govan	Boston, MA	2018 08 14	A lot of these builders see money in our land & don't care about building community and reinstating roots. Roxbury is the soul of Boston Massachusetts, not a cash cow for selfish developers
Gordona Cundiff	Dorchester, MA	2018 08 15	I'm signing because I hope this will help save our community from further gentrification.
Vee Quene	Boston, MA	2018 08 15	There already is no parking! Block already have apartment buildings on the other side of Warren P. Why is it necessary?? Who is this for??
Pau Vignori	Massachusetts	2018 08 15	This "Transit Oriented Development" should have a minimum of 35 parking spaces according to independent studies.
Mauricio Reyes	Boston, MA	2018 08 15	Roxbury has tons of culture and history. I do not want to see my town turn into another P
Shreyones	Fremont, OH	2018 08 15	I'm sick of cities just taking away land and properties, leaving people nowhere to live.
Bette Toney	Roxbury, MA	2018 08 15	This new development in the Dudley Square area has completely overlooked and ignored The MISSION of the Roxbury Master Plan and Article 50. This is shameful, another deliberate assault and attempt to drive us from our beloved Roxbury. Roxbury Residents, STAND YOUR GROUND!
Cheryl Matthe	Boston, MA	2018 08 16	Stop with this nonsense! How about restoring instead of overbuilding?
taramos	Needham, MA	2018 08 17	Roxbury is my home and overcrowding and moving people out of the neighborhood is not the Roxbury we all know. Parking for residents is at an already high.
Shawnte Smith	Boston, MA	2018 08 20	This is OUR neighborhood! Let us have a say in what happens! Affordable income units for Roxbury residents should be the priority! No building unless there will be GUARANTEED housing for residents of ROXBURY!
Janne Quarles	Dorchester Center, MA	2018 08 20	I'm a Roxbury native and now a resident again, housing homeless Back Youth who deserve to be able to stabilize themselves as young adults by having access to affordable housing.

Name	Location	Date	Comment
Me ssa E ow	Dorchester, MA	2018 08 21	It's t me to fight for res dents of Roxbury be ng pr ced out of the r commun ty
N K ser	West Cov na, CA	2018 08 21	Nat ve of Roxbury and fed up that I can't v s t Home and recogn ze my ne ghborhood. Th s sn't about bu d ngs chang ng and roads sh ft ng; t's about forcefu y chang ng the demograph c to br ng a d fferent "type" of revenue n to the c ty. Th s n turn causes a severe sh ft n cu ture and equa opportun ty for those that ca the area "Home". It's not r ght, and t w stop f we want t to.
Va er e Batts	Roxbury, MA	2018 08 24	As I and many others have expressed repeated y, the sca e s too b g and on y the sma un ts, does not support the commun ty we are.
R ta Burnett	Roxbury, MA	2018 09 04	I s gned because I ve ved on St. ames for over 40 years. I ve seen many changes. Some good but some ke the proposed bu d ng at 125 Warren/St. ames Street needs to be stopped. Are you k dd ng? What are you th nk ng? Th s bu d ng dea needs to be shut down!
Dana Busch	cambr dge, MA	2018 09 04	I am d sturbed that such a dense bu d ng s be ng proposed that s not affordab e to current Roxbury res dents. Th s shou d not be perm tted to go any further unt the affordab ty s addressed. I don t have an ssue w th the dens ty of th s bu d ng, though t s very ug y and needs a much better des gn to deserve a p ace n the h stor c street. It s access b e to pub c trans t and I wou d be happy to ve n such a ocat on. I don t have a car and don t have any p an to acqu re one. C t es need more homes, not more pr vate veh c e park ng. Bu d ng dense y adjacent to trans t (trans t or ented deve opment) s the key to fix ng a r po ut on and traffic. When I ved n the ne ghborhood t was stressfu and d fficu t to b ke there because there were a ways gas burn ng boxes parked a over the p ace. It was a so d fficu t to wa k, espec a y after I became d sab ed, because the s dewa ks were not ma nta ned. A bu d ng th s dense must ncude car share opt ons such as Z pcar or Getaround on s te. At t

Recipient: Mayor Martin Walsh, Joshua McFadden, Boston Zoning Board of Appeals,
Tim Czerwienski, Reay Pannesi

Letter: Greetings,

Petition - Opposing 125 Warren Street Development Roxbury, MA

Signatures

Name	Location	Date
Rita Nethersole	Boston, MA	2018-08-10
Peggy Patel	Quincy, MA	2018-08-10
Kimberly Lyle	Roxbury, MA	2018-08-10
Charles Aikens	Roxbury, MA	2018-08-11
Khadijah Williams	Roxbury, MA	2018-08-11
Robin Harris	Jamaica Plain, MA	2018-08-11
Caleb Smith	Secaucus, NJ	2018-08-11
Michael Johnson	Boston, MA	2018-08-12
Essie Murray	Roxbury, MA	2018-08-12
Maria Raimondi	Boston, MA	2018-08-12
Kris Aubuchon	Roxbury, MA	2018-08-12
Maura Shira	Boston, MA	2018-08-12
Rita Burnett	Roxbury, MA	2018-08-12
Dolores Nethersole	St. Albans, NY	2018-08-12
Marina Espaillat	US	2018-08-12
Ron Gibson	Roxbury, MA	2018-08-12
Sommer Sparrow	US	2018-08-12
Chris Foran	Boston, MA	2018-08-12
Charmaine Minard	Boston, MA	2018-08-12
Sue Mainus	US	2018-08-12

Name	Location	Date
Jen Knox	US	2018-08-12
Deb Aubuchon	Boston, MA	2018-08-12
Srijan Ranjitkar	Arlington, MA	2018-08-13
Melanie Jimenez	US	2018-08-13
Sylvia Morrison	Wakefield, MA	2018-08-13
Jodi Varraso	Boston, MA	2018-08-13
Andrea Caceres	Roxbury, MA	2018-08-13
Natasha Holmes	Union City, MA	2018-08-13
Rich Claudio	US	2018-08-13
Genesa Patten	Dorchester, MA	2018-08-13
Shauna Rigaud	Boston, MA	2018-08-13
Doreen Ward	Boston, MA	2018-08-13
Tie Hall	Boston, MA	2018-08-13
Lakesha Santos	Dorchester, MA	2018-08-13
Lamont Belcher	Boston, MA	2018-08-13
Sheila Hightower	Boston, MA	2018-08-13
Madison Thompson	Boston, MA	2018-08-13
Georgina Howard	Lithonia, GA	2018-08-13
Carolyn Richardson-Phillips	Milton, MA	2018-08-13
Melanie Tellier	US	2018-08-13
Melissa Tellier	Hamden, CT	2018-08-13
Mahiri Mendes	Dorchester, MA	2018-08-13

Name	Location	Date
Willie M Swain	Boston, MA	2018-08-13
Maya McCarthy	US	2018-08-13
melodie Pharms	Boston, MA	2018-08-13
Tani Welsh	US	2018-08-13
Michael Tauss	Roxbury, MA	2018-08-13
Flore Jacinthe	Boston, MA	2018-08-13
Mercedes Semino	Argentina	2018-08-13
Jason brown	US	2018-08-13
Macalah Pederson	US	2018-08-13
Leslie Bordonaro	Boston, MA	2018-08-13
Shanrita Wakefield	Roxbury, MA	2018-08-13
Ronald CRICHLOW	Cambridge, MA	2018-08-13
Rafa Medina	US	2018-08-14
James Mackey	Hyde Park, MA	2018-08-14
KAMRAN ZAHEDI	US	2018-08-14
Donald Osgood SR.	Boston, MA	2018-08-14
Lorenda Hollins	Roxbury, MA	2018-08-14
Paula Kelley	Boston, MA	2018-08-14
Tracy Wiggins	Roslindale, MA	2018-08-14
Allison Hill	Dorchester, MA	2018-08-14
Corlis Melchoir	Boston, MA	2018-08-14
CHARRISSE CLEVELAND	Boston, MA	2018-08-14

Name	Location	Date
Leon Beal	Dorchester, MA	2018-08-14
Justin Springer	Roxbury, MA	2018-08-14
Alison Poussaint	Boston, MA	2018-08-14
Monica Cannon	Lexington, MA	2018-08-14
Kathryn Williams	Roxbury, MA	2018-08-14
Charmaine Anderson	Boston, MA	2018-08-14
James Pearson	Boston, MA	2018-08-14
Lauren Diop	Boston, MA	2018-08-14
DM Fitzhugh	Kuwait, Kuwait	2018-08-14
Holly Defilippo	US	2018-08-14
Armani White	Boston, MA	2018-08-14
Tito Jackson	Roxbury, MA	2018-08-14
Denisse Martinez	south boston, MA	2018-08-14
Caroline Shawmoss	Boston, MA	2018-08-14
Zakiya Alake	Dorchester, MA	2018-08-14
J Lynda Blake	Boston, MA	2018-08-14
Rebecca Perkins	West Roxbury, MA	2018-08-14
Dione Jeffrey	Dorchester, MA	2018-08-14
Amanda Govan	Boston, MA	2018-08-14
Alicia J	Roxbury, MA	2018-08-15
Veronica Starks	LOUISIANA, LA	2018-08-15
Tiesha Turner	Roxbury, MA	2018-08-15

Name	Location	Date
Gordonia Cundiff	Dorchester, MA	2018-08-15
Arnita Ogunyemi	Dorchester, MA	2018-08-15
Markeisha Moore	Boston, MA	2018-08-15
Eljon Williams	Randolph, MA	2018-08-15
Bandita Joarder	Massachusetts, U.S. Outlying Islands	2018-08-15
Vee Quene	Boston, MA	2018-08-15
Sue Turner	Boston, MA	2018-08-15
Paul Vignoli Jr	Massachusetts	2018-08-15
Tom Ables	US	2018-08-15
Mauricio Reyes	Boston, MA	2018-08-15
Calvin Watson	Quincy, MA	2018-08-15
Shirley Jones	Fremont, OH	2018-08-15
Ursula Walker	Boston, MA	2018-08-15
Jen White	Boston, MA	2018-08-15
Shateara Battle	Boston, MA	2018-08-15
LAtoya johnson	Jamaica Plain, MA	2018-08-15
Larry Shirey	US	2018-08-15
Debbie Pennick	ROXBURY, MA	2018-08-15
halls halls	US	2018-08-15
Spencer O'Neal	US	2018-08-15
Bette Toney	Roxbury, MA	2018-08-15
Kimberly Wade	US	2018-08-16

Name	Location	Date
Jaylen Murray	US	2018-08-16
Bridget Daingerfield	US	2018-08-16
Lisa Quarles	New Bedford, MA	2018-08-16
Matt R	Boston, MA	2018-08-16
Taraza Funderburg	Boston, MA	2018-08-16
Shawn Wiggins	Boston, MA	2018-08-16
Cherilyn Mitchell	Boston, MA	2018-08-16
Stacey David	Boston, MA	2018-08-16
Adam Kaluba	US	2018-08-16
Karima Green	Boston, MA	2018-08-17
Glenda Allie	Boston, MA	2018-08-17
Stafford Green	Boston, MA	2018-08-17
Raul Garcia	Roxbury, MA	2018-08-17
tara ramos	Needham, MA	2018-08-17
Crystel Wallace	Boston, MA	2018-08-17
chris clement	Boston, MA	2018-08-17
Nancy Frazier	Salem, MA	2018-08-17
Ari Rubenstein	Gansevoort, NY	2018-08-17
Nathaniel Meyer	Roxbury, MA	2018-08-17
Stephanie Mora	US	2018-08-19
Barbara Walker	Roxbury, MA	2018-08-19
Shawnte Smith	Boston, MA	2018-08-20

Name	Location	Date
Janine Quarles	Dorchester Center, MA	2018-08-20
Azure Parker	Boston, MA	2018-08-20
Courtney Best	Boston, MA	2018-08-20
Gina Boswell	Boston, MA	2018-08-21
Collette Coren	Dorchester, MA	2018-08-21
Djasmin Hooks	Boston, MA	2018-08-21
Felecia Paul	US	2018-08-21
Melissa Elow	Dorchester, MA	2018-08-21
Gerlikka Williams	Revere, MA	2018-08-21
Angela Spriggs	Mattapan, MA	2018-08-21
Dawn Jones	Boston, MA	2018-08-21
Allyssa Kiser	Loganville, GA	2018-08-21
Michael J Jones	Malden, MA	2018-08-21
N Kiser	West Covina, CA	2018-08-21
Asia Harris	Boston, MA	2018-08-21
Tiandra Donald	Houston, TX	2018-08-21
Daisy Gomez	US	2018-08-21
Shelana Simon	Jamaica Plain, MA	2018-08-21
Ingrid Rodriguez	Roxbury, MA	2018-08-21
Fajr Harris	Boston, MA	2018-08-21
RENNETTA Brinson	Boston, MA	2018-08-21
Maria Jackson	Boston, MA	2018-08-21

Name	Location	Date
Kyane Strother	Boston, MA	2018-08-21
Darryl Cox	Boston, MA	2018-08-21
Lynnell Thomas	Hyd, MA	2018-08-21
Chalaya Jones	Dorchester, MA	2018-08-21
Kajaal Cupid	Boston, MA	2018-08-21
Kai Palmer-Dunning	Secaucus, NJ	2018-08-21
Hector Artica	Boston, US	2018-08-22
Tanisha Layne	Boston, MA	2018-08-22
Rick Hodorowich	US	2018-08-22
toni barboza	Boston, MA	2018-08-23
Tonya Adams	Boston, MA	2018-08-23
Ember Greenidge	Everett, MA	2018-08-23
Valerie Batts	Roxbury, MA	2018-08-24
Dolores Duarte	US	2018-08-24
Desiree Dussard	New York, NY	2018-08-24
jason charboneau	US	2018-08-24
Dabi Zhang	US	2018-08-25
deez nutz	US	2018-08-25
Ayyub Abdul-hadi	US	2018-08-25
Jeanne C Carlson	US	2018-08-25
Doan Chu	US	2018-08-25
Derrick Linton	US	2018-08-25

Name	Location	Date
Terry Jensen	US	2018-08-25
Blake Davis	US	2018-08-25
Trevor Dowding	US	2018-08-26
Jay Richerson	US	2018-08-26
Valcine phifer	Dedham, MA	2018-08-26
Clara Dew	Dorchester Center, MA	2018-08-26
Khadijah Diop	US	2018-08-29
Lewis Jo	South Korea	2018-09-01
Grace Locker	Boston, MA	2018-09-03
Ouma Autar	Dorchester, MA	2018-09-04
Dana Busch	cambridge, MA	2018-09-04
lisa thompson	Boston, MA	2018-09-05

125 Warren Street, Roxbury

A petition to the Boston Planning and Development Agency regarding **125 Warren Street, Roxbury**, a 43,442 square foot, six-story building on a vacant 14,980 sf lot, to contain 41 residential units, with 25 parking spaces in a ground-level garage.



We the undersigned, residents of Tommy's Rock Neighborhood and Roxbury, are opposed to the proposed development at 125 Warren Street. We object to this proposal on the basis of :

1. Height – the building is out of proportion and towers over existing homes;
2. Density – the building is too dense, its density is 2.9, 50% over the zoning code;
3. Parking – parking is only available for 25 units, and is charged as an add on to base rent, encouraging people to forego the expense and park on the street;
4. Traffic – the design encourages traffic flow down St. James Street, adding to an already traffic plagued area;
5. Gentrification – the proposed rents are affordable to less than 16% of Roxbury residents. The building will not provide housing for Roxbury residents, but will bring people into Roxbury at the expense of existing residents.

Signature	Address	Email address
Mary Mitchell Stith	13 St. James	
Rita Nethercole	13 St James	
John Robinson	14 St James	
Thelma De Jesus	47A St James St	
Michael Christinn	16 St. James St. Rox, MA	
Brandon	59 Clarkwood	
Christian Hecht	59 Clarkwood St	

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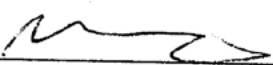
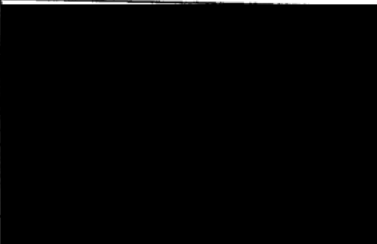
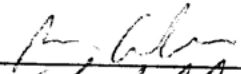
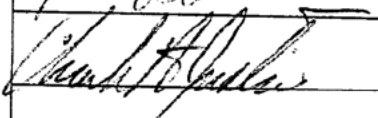
125 Warren Street, Roxbury

A petition to the Boston Planning and Development Agency regarding **125 Warren Street, Roxbury**, a 43,442 square foot, six-story building on a vacant 14,980 sf lot, to contain 41 residential units, with 25 parking spaces in a ground-level garage.



We the undersigned, residents of Tommy's Rock Neighborhood and Roxbury, are opposed to the proposed development at 125 Warren Street. We object to this proposal on the basis of :

1. Height – the building is out of proportion and towers over existing homes;
2. Density – the building is too dense, its density is 2.9, 50% over the zoning code;
3. Parking – parking is only available for 25 units, and is charged as an add on to base rent, encouraging people to forego the expense and park on the street;
4. Traffic – the design encourages traffic flow down St. James Street, adding to an already traffic plagued area;
5. Gentrification – the proposed rents are affordable to less than 16% of Roxbury residents. The building will not provide housing for Roxbury residents, but will bring people into Roxbury at the expense of existing residents.

Signature	Address	Email address
	116 Moreland St.	
	"	
	219 Rockvale (HET) Circle	

125 Warren Street, Roxbury

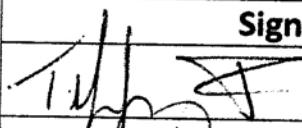
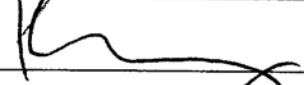
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Signature	Address	Email address
Marlene Vack	135 Johnson St	
Theresa Rochelle	23 Regent St.	
Julie M. Rochelle	21 Regent St	
Mario Zapata	2 Akron Pl	
Leon Byrner	23 Alpine street	
Alyssa Kane	1 Alpine Pl.	

Signature	Address
	188 Belmont St Brockton MA 02301
Yves Proulx	47A St James St
B B	49E Saint James St.
Taylor Currier	1 Nassau St.
John A. Gonzalez	17 Alpine St
John A. Gonzalez marquis.delone@gmail.com	17 ALPINE ST
Barbara L. Toney	20 Alpine St, Roxbury 02119
Nora L. Toney	20 Alpine St, Rox. 02119
Phawell Knight	16 Akron St
W. A. W. W.	46 Alpine St
	46 Alpine St.
James C. Wilfong	21 Regent St.
Tonia P. W.	39 Regents L
LYNN HESTER	30 AKRON ST., Roxbury
Matthew Hester	30 AKRON ST, Roxbury
Franklin W. Wray	15 St James Roxbury
Art W. Wray	40 St James St
Lauren Cartagena	37 Fairland St Boston MA 02119

[illegible]

Signature	Address
Derrick Hester	59 Clarkwood St
Raymond Murray	15 Saint James St.
Annell Taylor	116 Allen St Roxbury 02119
Tracy McCallum	116 Saint James St 02119
Yvonne Davis	47B Saint James St
John Pat	49D St. James St.
John Walker	51 Saint James St
Jimmy Allen	57 Saint James St
Don	67 St James St
DA	69 Saint James St
Maureen St Mathe	36 St James Street Apt 2
Aylmer Brown	36 St James Street Apt 1
Anna Roberts	46 St James Street Apt 1
Charles Allen	60 Saint James Apt #2
Lucrecia Halls	62 Saint James St Apt 2
Lynai Anthracen	1 St James Pl
John	5 St James Pl
Chris Tataric	6 St. James Pl
Terra Oliszczak	66 St. James St #104
Bar Harell	66 St James St #103
Larry Seals	66 St. James, #102
Christina Van	66 Saint James #103
Willie Keel	66 St James St 101



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Signature	Address	Email address
Vallentyne Bradley	452 Ashmont St.	[REDACTED]
Euriskin Feagin	36 Pleasantview St	[REDACTED]
Eyene [unclear]	35A Circuit St Rox, MA	[REDACTED]
Wendy Muncay	384 Park St Dor. MA	[REDACTED]
Ben [unclear]	Ridgeview Ave	[REDACTED]
Theresa [unclear]	16 Albany #207	[REDACTED]

James Taylor	495 Kline Hill Ave 4 MALDEN AVE DOR. 02124	
Michael	2906 Washington St. ROX MA 02119	
Janne Lewis	21 Michigan Ave	
MA	384 Park St	
January Brant	77 Elmont St Dorchester, MA 02121	
Nathan Bergman	12 Gaston St Dor. 02121	
Roseline Barr	3273 Washington St PP	
Dolores Fuller	25 Mission Pl. Dor. 02121	
Kenneth V Jackson	35 Elmont St. Rox. 0211	
Randolph	122 SHARON ST	
E. J. Brown	30 Ellington St.	
James	37 Fenwick St	
John	63 ALPINE ST	
Salonna Gilliard	63 Alpine St	
Shakyla Woods	63 Alpine St	
Shakyla Taylor	63 Alpine St	
Alfonzo Gilliard	63 Alpine St	
Logan Reyes		

Cindy Anderson 38 Ashland
Lauren Carter
Ric Carter
London Anderson

Garrick & Luciana
Thames 600
Annunciation Rd.
Boston, MA

