



August 24, 2018

Ron Agostinelli
Boston Water and Sewer Commission
980 Harrison Avenue
Boston, MA 02119
Via email: [REDACTED]

Re: 150 Kneeland Street | Leather District Hotel Development
Response to BWSC Comments on the PNF

Dear Mr. Agostinelli,

Thank you for the BWSC comment letter dated July 23, 2018. Attached please find our response to your comments.

My team and I look forward to continuing the process with you and your staff.
Thank you.

Very truly yours,

Noam Ron, Partner

cc: John P. Sullivan, Chief Engineer, BWSC
Michael Sinatra, BPDA

Response to BWSC Comments on the PNF

General

1. The Proponent's engineer will meet with Customer Services to review existing record information and upcoming capital improvement projects.
2. All cut, and caps will be coordinated and shown as part of the Site Plan approval process. If a demolition plan is required, then a Termination Verification approval form will be submitted to obtain a demolition permit from ISD.
3. The project will meet all BWSC regulations to obtain Site Plan approval. A GSA will be submitted as apart of the Site Plan approval process.
4. The proponent is aware of regulation 314 CMR 12.00, SECTION 12.04 (2) (d) and mitigation associated with sewer flows greater than 15,000 gpd. The proponent will develop a consistent inflow reduction plan. The 4:1 I/I removal will be addressed at least 90 days prior to the activation of the new water supply.
5. The project shall incorporate Low Impact Design features including Best Management Practices and Green infrastructure where possible.
6. The proponent will meet the requirements of Article 32 and BSWC regulations for stormwater infiltration on site.
7. The new sanitary and stormwater laterals will be televised as part of the BWSC inspection process and Site Plan approval.

Water

1. Separate peaks and continuous flow calculations will be provided.
2. Low flow fixtures and sensor operated fixtures will be explored during the design process.
3. If required during construction, a hydrant permit application will be submitted to the BWSC.
4. The proponent understands that BWSC will provide the water meter for the new building.

Sewage/Drainage

1. A Stormwater Pollution Prevent Plan will be submitted as part of the Site Plan approval process.
2. Opportunities to protect the Stormwater quality will be explored during the design phase of the project.
3. If dewatering is required, the appropriate testing and permit application will be submitted prior to any dewatering.
4. The stormwater management system will be designed to meet the MADEP Stormwater Standards.
5. If existing sanitary or stormwater services are to be reused, they will be dye tested and televised to assess connectivity and condition prior to Site Plan approval.
6. "Don't Dump" casting(s) will be placed next to all new catch basins, with locations will be approved as part of the Site Plan approval process.
7. The proponent will discuss the use of grease traps with the Commission Operations Department prior to obtaining Site Plan approval. The use of any proposed grease trap(s) will meet BSWC regulations.



August 21, 2018

Michael Sinatra, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 150 Kneeland Street | Leather District Hotel Development
Response to Agency Comments on the EPNF


Dear Mr. Sinatra,

I would like to take this opportunity to thank the Leather District and Chinatown residents and community members, along with you and your staff at the BPDA, and the multiple city departments for their ongoing engagement and guidance throughout this process. The 150 Kneeland Street project will result in a better development thanks to this effort and we truly appreciate it.

The Project received approximately 130 support letters as part of our robust community outreach effort in the Leather District and Chinatown neighborhoods. Our team met with and received messages from dozens of residents, civic groups, business owners, direct abutters, and other area stakeholders over the past few weeks. The pre-filing effort included three well attended meetings with the Leather District Neighborhood Association which resulted in a support letter, summarized below.

Attached hereto please find our responses to City agency comments. Given the large volume of support letters we're reviewing, a response to other public comments will be sent under separate cover. I look forward to continuing the review process with you and your staff. Thank you.

Very truly yours,


Noam Ron, Partner

cc: Chris Betke, Chair, Leather District Neighborhood Association

1. **Leather District Neighborhood Association (LDNA), 06/20/18 (Letter submitted with the EPNF)**

Pre-Filing Comments

After three open meetings and extensive discussion, the LDNA voted overwhelmingly (46/yes, 4/no) to support the Hudson Group's proposal for a boutique hotel at 150 Kneeland Street based on no small part because of the developer's known track record in developments in and around the Leather District. The LDNA also supported relief requested from height limitations based on the unique, small footprint of the location. LDNA believed the project will be a net gain for the neighborhood.

Response: We thank the LDNA for its supporting comments on the Project and will continue the open dialogue with the neighborhood as the process continues. We remain committed to enhancing the quality of life of the neighborhood including infrastructure and public safety improvements. The Project mitigation package will address the needs of the neighborhood with infrastructure and sidewalk improvements, Utica Street lighting, security cameras, contribution to the Leather District Park, and improvements to the Reggie Wong Memorial Park.

2. Boston Interagency Green Building Committee (IGBC) PNF Comments, 07/09/18

PNF Comments and ***Responses in Italics:***

Boston Interagency Green Building Committee (IGBC) recommendations for achieving an exemplary green building include:

- Pursue the 4 “Maybe” points in the Optimize Energy Performance credit.
 - ***We will target this point moving forward in the design and confirm with additional energy modeling.***
- Considering the need to provide visitors to Boston a diversity of recreational activities, pursue the Bicycle Facilities credit.
 - ***We will provide bike racks for visitors and guests of the building. We will not be pursuing the formal credit for LEED Purposes***
- Pursue the Renewable Energy Production credit.
 - ***We are evaluating this through our Solar Partner, Blusel***
- Considering the need to ensure optimal indoor air quality for visitors to Boston, pursue the Indoor Air Quality Assessment credit.
 - ***The project will target a flushout during construction***
- Pursue the Daylight credit.
 - ***The project will evaluate the LEED v4 daylight compliance.***

Considering that the proposed First Floor Level of this project is nearly 5 feet below the Sea Level Rise - Design Flood Elevation we request a meeting with the project team to discuss your adaptation strategies.

Please see proposed meeting times below. There’s a level of resiliency built into the overall design of the project. No essential MEP systems will be located in the building’s limited lower level. The ground floor is designed with an adequate floor to ceiling height in order to accommodate sea level rise adaptability.

A 25% energy use reduction below the Mass Stretch Code - ASHRAE 2013 is exceptional, but should be different from the modeled reduction compared to ASHRAE 2010 which is also stated to be 25%. Please clarify and correct this discrepancy.

The project is targeting a 25% Energy use reduction for ASHRAE 2013, which is also listed as the energy use below Mass Code which is ASHRAE 2013. These are the same percentages.

Energy Use - Below ASHRAE 90.1 - 2013:	25 %
Energy Use - Below Mass. Code:	25 %

For LEED v3 the ASHRAE 2010 baseline was used. This resulted in an Energy Cost Reduction of 26%. These percentages were extrapolated from a current project with a similar hotel concept and operator. The systems and construction are identical, and the project is in construction in Boston. The Project's MEP Engineer, Cosentini provided these values to the team. They have also outlined the systems used. Please see bullets below. We have also included the full systems narrative for this project with the EPNF Response.

- ***Cooling Plant: Elevated water temperature high efficiency water cooled chiller plant – 200 tons.***
- ***Heating Plant: High efficiency condensing boiler hot water plant – 6000 mbh input (including redundancy).***
- ***Space heating and cooling: 4-pipe active chilled beams***
- ***Ventilation: mechanical ventilation to each guestroom (supply and exhaust) from an energy recovery type ventilation unit (23,000 CFM) with gas furnace and air cooled DX cooling.***

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

The project will make full use of utility incentives.

In support of Boston's Carbon Neutral 2050 GHG goal, please include the following strategies for reducing GHG emissions:

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation.

Building Envelope values were reviewed and improved per the EPNF submission. Please see the updated Climate Change Questionnaire.

- Specifically increase proposed roof and wall insulation levels beyond minimum code requirements.

These have been improved, they are not reflected yet in the energy percentages.

- Ensure active building systems are appropriately sized for improved passive performance and cost savings are fully captured.

These systems have been appropriately sized.

- Include solar PV and provide system(s) location, size, and output information along with any related analysis.

The analysis is still in progress. We will include you on the email correspondence with the Solar Design Group so you can see the results as soon as we do.

- Updated Climate Resiliency Checklist (please populate the online Climate Resiliency Report).

This has been updated online.

Please respond to IGBC comments within three weeks including timing for the provision of the requested information and items. This information and items should include:

150 Kneeland Street / Response to Agency Comments on the EPNF

- Proposed dates and times for project team meeting with IGBC to discuss Sea Level Rise adaptation strategies.

Thursday, August 23rd: 1 – 4pm

Wednesday, August 29th 1 – 3pm

- Updated and corrected energy modeling for the project.
- Updated LEED Checklist including additional credits being actively pursued.
- Updated Climate Change Resiliency Checklist through [online form](#).
- Solar system scoping analysis for project site.

3. Boston Transportation Department EPNF Comments, 07/25/18

EPNF Comments and *Responses in Italics*

- **Site Access / Curbside Use**

BTD would like the proponent to look carefully at the South Street and Lincoln Street intersections to be sure that bicyclists have appropriate markings to rejoin the roadway-level bike lanes. The proponent also proposes bringing the bike lane back to roadway-level at Utica Street. BTD would like to see the proponent explore keeping it at sidewalk level.

Response: A conceptual design of the bike lane will be included in the TAPA. At this time, it does not appear that the bike lane can stay at sidewalk level across Utica Street as the apron to rise would likely be in the Kneeland Street travel lane. However, it will be investigated further and every effort will be made to leave the bike facility at sidewalk level should an elevated bike lane become the preferred option (as opposed to a redesign that that includes flipping the parking to the other side of Kneeland as discussed below).

- **Coordination with TNC's**

BTD would like more information on how the proponent is proposing to work with TNCs, who they will reach out to, and whether the proponent has case studies of TNCs working with hotels on this kind of situation. Taxis should be similarly engaged.

Response: The effort to work with the TNCs and taxis will be from a management/operation perspective at the site. The design of the building, with the entrance on the corner of Utica Street and the overhang on Utica Street, will lead visitors to Utica Street. The materials used on the ground will also provide additional visual cues. In addition, for TNC pick-ups, hotel management will direct guests to use Utica Street for their pick-up location.

- **Coordination with BFD**

BTD would like to see the proponent contact the Boston Fire Department regarding whether they require access to Utica Street, and whether there is sufficient width.

Response: BFD does not typically view drop-off/pick-up areas as ‘immoveable’ objects (such as curbs, dumpsters, and parked/unattended vehicles). Therefore, from the BFD perspective, the proposed condition will be the same as the existing condition. The proponent will reach out to BFD, as is typical for development projects.

- **Loading**

[W]e would like the proponent to set out frequency of these [laundry] trips, a commitment to keep trucks to a certain size, and any plans to commit to having loading be at certain hours when guest pick up and drop off is less likely.

Response: It is estimated that there will be 5 loading trips per day, including trash, laundry, and dry goods for the operation of the hotel. Loading times can be restricted to not occur during peak travel times and peak drop-off/pick-up times. These restriction times will be codified in the TAPA. In addition, although SU-36 maneuvers can be accommodated on Utica Street, limiting delivery trucks to SU-30 is amenable to the proponent.

- **Accessibility**

[T]he proponent should show how a person using a wheelchair-accessible van would use this space.

Response: The drop-off/pick-up is wide enough to accommodate an ADA van and its passengers, while still allowing through traffic to bypass. There is approximately 28’ from building to building. The typical ADA van is approximately 6’ wide and 4’ is needed for accessibility into and out of the vehicle. This leaves approximately 18’ for bypassing traffic.

- **Post-Development Curbside Operations**

BTD would like the proponent to commit to regular studies of the curbside operations around the hotel, which could be included in annual reporting (though it may not need to occur every year). This study should look at whether cars are in fact not picking up and dropping off on Kneeland Street, and whether there is enough space on Utica for the number of vehicles that may be there at any particular time. BTD would like to see the proponent and any hotel on site commit to taking responsibility for developing solutions if the proposed layout does not work.

Response: The proponent agrees to do reporting on pick-up/drop-off studies post occupancy. The details and duration of these studies will be detailed in the TAPA.

- **Utica Street Material**

The proponent should spell out the proposed material for Utica Street. What are the plans regarding utilities that run on Utica Street?

Responses: The proposed material for Utica Street will be coordinated with Boston Public Works Department. It is anticipated to be concrete which can be maintained and/or replaced by the City or utility companies as needed. Utilities on Utica Street will not be disrupted.

- **Change Parking to Northside of Kneeland Street**

[T]he proponent should continue to look at the possibility of flipping parking to the north side of Kneeland Street, as that may end up being a simpler solution.

Response: The Proponent agrees this could possibly be the simpler and more advantageous solution and will continue to work on the design in preparation for the TAPA. Based on layout information received from BTD, this option appears to be feasible.

- **Bicycle Parking**

The proponent is proposing 28 secure bicycle parking spaces, which BTD approves of, though the proponent should spell out exactly where these are: they should be in an easily accessible location.

Response: Bicycle Parking will be spelled out in the TAPA.

- **Bicycle Racks**

The Proponent proposes outdoor bicycle racks - BTM would like the proponent to propose a number and locations for these racks.

Response: The location of the outdoor bicycle racks will be determined once a conceptual design for Kneeland Street has been obtained. These locations will be called out in the TAPA.

- **Transportation Demand Management**

BTM is pleased to see the proponent commit to offer MBTA pass subsidies to full time employees. BTM would encourage the proponent to do so on a prorated basis for part-time employees as well.

Response: The proponent concurs. This TDM measure will be detailed in the TAPA.

BTM would encourage subsidies for bikeshare as well.

Response: The proponent will investigate the feasibility of providing bikeshare memberships to employees. This commitment will be detailed in the TAPA.

[T]he development should join a Transportation Management Association.

Response: Currently, the Leather District does not have a TMA. However, should a TMA form for the area, the proponent will be active from its inception.

[F]ollow BTM guidelines regarding providing employee showering and changing facilities: this should either be in a dedicated shower/changing facility, or a hotel shower/changing facility that employees are explicitly allowed to use.

Response: The proponent will provide shower facilities on site for employees.

BTM would like the proponent to commit to regular surveys that will be submitted to BTM regarding how people get to the hotel, both employee and guest.

Response: *Post-occupancy, the proponent will provide mode share survey results for both guests and employees. The details and duration of these studies will be detailed in the TAPA.*

- **Transportation Mitigation**

BTD would propose appropriate mitigation might include some measure of non-abutting safety improvements in the Leather District. The South Station Air Rights project and South Station Expansion Project recently completed a Road Safety Audit looking at the neighborhood, and committed to a portion of the improvements therein. BTD looks forward to working with the proponent to see if there is an appropriate portion of improvements it could make to create a safer Leather District. BTD would also encourage the proponent to see if there are any wayfinding measures it could enact to show how easy it would be to walk to transit and locations in the area.

Response: *The proponent has committed to off-site mitigation including sidewalk repairs to “make safe” the existing conditions in the Leather District. The proponent looks forward to coordinating this work with BTD, DPW and any other adjacent audits or improvements.*

BTD would like to see the proponent further commit to fund a bikeshare station, as per the City's guidelines.

Response: *The proponent looks forward to working with BTD on the overall transportation mitigation effort. The mitigation will be codified in the TAPA.*

- **Construction Management Plan (CMP)**

The Proponent will be required to develop and submit a detailed Construction Management Plan as the project advances.

Response: *The CMP will be submitted following BPDA review of the Project, prior to PIC and construction permits.*

4. Boston Water and Sewer Commission, 07/23/18**PNF Comments****General**

BWSC requests the Proponent meet with BWSC before submitting the site development plan; conform to BWSC identified procedures prior to demolition of buildings and standards; follow infiltration and inflow requirements for all sewer developments; comply with Boston Complete Streets Program with regard to green infrastructure and related maintenance plan; conform to Groundwater Conservation Overlay District (GCOD) requirements; protect existing sewer lines from damage; and evaluate the capacity of existing water, sewer and storm drain systems serving the project site.

Water

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; explore water conservation measures as well as those required by the State Plumbing Code; obtain a hydrant permit for use of any hydrant which must be metered; and meet water meter requirements.

Sewage/Drainage

Submit a Stormwater on site Pollution Prevention Plan in conjunction with the Site Plan and General Services Application; explore protecting stormwater quality by minimizing particular actions; discharge of dewatering drainage to the sanitary sewer is prohibited; meet Commission and MassDEP established stormwater management standards; sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain connections must be provided including dye testing to confirm that they are connected to the appropriate system; place a permanent casting stating "Don't drop drains to Boston Harbor" next to any catch basins created or modified; install grease traps for food and destinations built as part of the project in accordance with Commission Sewer Use regulations.

Response: A Stormwater Pollution Plan will be submitted in conjunction with the Site Plan. All stormwater and sewage design will meet BWSC & MassDEP standards.

5. Boston Groundwater Trust, 07/10/18

PNF Comments

Boston Groundwater Trust's letter states the requirements of the Boston Groundwater Trust including both the installation of a recharge system and a demonstration that the project cannot cause a reduction of groundwater levels on site or on adjoining lots. Boston Groundwater Trust observation well #23K-2568 (located in the sidewalk in front of the project site) should be preserved before, during and following construction.

Response: The Project will comply with Article 32 and the project will not have a negative impact on the groundwater levels.

CLEARROCK

PROPERTIES

1221 Avenue of the Americas
20th Floor | New York, NY 10020

August 15, 2018

By Email: Michael.Sinatra@Boston.gov

Mr. Michael Sinatra
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Re: 150 Kneeland Street Hotel Project – Comment Letter

Dear Mr. Sinatra:

201 South Street Owner LLC, an affiliate of ClearRock Properties, owns the property known as 201-207 South Street in the Leather District, which contains approximately 70,000 square feet of office space and is part of the historic fabric of the Leather District neighborhood. Our tenants include businesses in the non-profit, technology and healthcare fields. Our property is located directly adjacent to the 150 Kneeland Street property, upon which affiliates of the Hudson Group propose to construct a 20-story hotel tower on a small parcel located at the northeastern corner of Kneeland Street and Utica Street, a public alley.

We recognize that the existing project site has been in a dilapidated state for a number of years, and we share the hope of our residential and other neighbors that the project site will be redeveloped with a first-class hotel. On that basis alone, we are inclined to support the proposed project. For the past few months, we have been engaged in amicable and productive discussions with the proponent to refine the project design and reach a mutual understanding on an abutters' agreement that will ensure minimal negative effects on our property from the construction or operation of the new hotel. In addition, we think it's important for the proponent to address the issues we've outlined below, which affect not only our property, but the Leather District neighborhood as a whole.

In connection with our review of the proposed project, we retained traffic, structural, geotechnical and acoustic experts to help inform our analysis and views. Our concerns about the proposed project include the following:

1. Utica Street. We have additional questions regarding the design and extent of the proposed improvements to Utica Street and how this small public alley will operate after construction completion. Utica Street is a two-way public street between Kneeland and Beach Streets, but dumpsters regularly stored there by adjacent landowners, as well as trucks loading on the street, inhibit the flow of traffic through Utica Street. Utica Street, which is only approximately 24 feet wide wall-to-wall in the vicinity of the project site, operates as a public alley, notwithstanding its name. Pedestrian accommodations, where provided, are minimal and intermittent, and reduce the effective "curb-to-curb" width of Utica Street to approximately 20 feet. As a result, both sides of the street are signed as

“No Stopping, Fire Lane.” (By contrast, South Street has a curb-to-curb width of approximately 25 feet, with parking lanes and sidewalks on both sides.)

Our understanding is that the project is undergoing additional review by the BPDA, Public Improvements Commission, and the Boston Transportation Department. Therefore, we ask that the proponent present the results of its ongoing studies and redesign work to all abutters at a community meeting to discuss Utica Street and related traffic issues emanating from the proposed project. We think that Utica Street should be a pleasant and safe two-way street with a pedestrian sidewalk and access to existing functions, facilitated by upgrades as part of the proposed project with pedestrian and building safety precautions. These design elements should be further detailed during the design review process.

2. Structural Matters. The proponent is considering three different possible approaches to the construction of the project, namely driven piles, drilled micropiles and drilled shafts. Driven piles will create the highest likelihood of damage to our South Street property, so we would be very opposed to that construction method. Our property shares a party wall with the existing structure at the project site, so we are very concerned that the proponent employ all feasible methods to ensure the safety of our building during any such demolition activities. We expect to enter into an abutter’s agreement with the proponent to outline the following which may also be required by the BPDA in a separate Cooperation Agreement:
 - a. undertaking pre-construction surveys of all neighboring buildings, including our South Street property, as well as on-going vibration monitoring throughout the construction period, and
 - b. assuming responsibility for any damages caused by such construction
 - c. regular monitoring reporting to us and other neighboring building owners.
3. Construction period impacts. The proponent has represented publicly that they will continue to update abutters and the neighborhood on details of construction schedule and activities. We would ask that the City require the proponent to convene a public meeting in the Leather District neighborhood at which the proponent will present its construction management plan and incorporate feedback received from the community and abutters. The proposed project is likely to cause considerable inconvenience to our tenants and to nearby neighborhood residents and businesses, and we are hopeful that construction disruptions, including blockages of public property such as the Kneeland Street sidewalk and Utica Street, are minimized.
4. Noise. The PNF indicates that the third floor of the proposed project will be comprised entirely of mechanical spaces. We request that the proponent continue to update abutters regarding the design and usage of this level with particular attention to noise impacts to 201-207 South Street. The PNF only assessed sound impacts on “far afield” abutters – the closest abutter studied was at 216 Lincoln Street. No analysis was undertaken of the airborne sound effects on the 201-207 South Street property, and we are the closest abutter to the project site. We would ask that this analysis be included as part of the

ongoing review process, as well as an analysis of potential sound transfer by other means (e.g., structure-borne transmissions).

5. Stormwater recharge. The proponent has represented that the project will provide detailed drawings and calculations for review and approval by Boston Water & Sewer Commission as the design progresses. We ask that particular attention be paid to stormwater recharge and potential impact to the basement of the 201-207 South Street building. The proposed project must meet the stormwater recharge standards of Section 32-6 of the Boston Zoning Code – which requires that the proposed project not cause any harm to nearby properties. We would like the proponent to be required to provide more information on the proposed stormwater discharge system to ensure that it will not have an adverse effect on nearby properties, including ours.

As I noted at the beginning of this letter, we look forward to seeing this project coming to fruition. We are also hopeful that our private discussions with the proponent will result in a mutually agreeable abutters' agreement to address our concerns about the impact of the proposed project on our property. However, we look to the BPDA and its regulatory authority to ensure that the project includes appropriate public realm improvements and provisions for their on-going maintenance, as well as mitigation commitments which mirror the zoning relief that will be needed for the proposed project.

We look forward to the proponent's ongoing review process, ongoing updates, and future community meetings that will address the design, streetscape improvement, acoustical and other issues raised in our comments.

Thank you.

Sincerely,



Steven Grant



Michael Sinatra <michael.a.sinatra@boston.gov>

Re: SAVE THE DATE: Wed, July 11th 6pm -- 150 Kneeland Street Public Meeting

Alex Amouyel [REDACTED]

Fri, Jun 29, 2018 at 2:49 PM

To: Noam Ron [REDACTED], Michael.A.Sinatra@boston.gov

Michael

I live at [107 South st apt 3F](#) and support the boutique hotel development at [150 Kneeland Street](#) in the Leather District.

A

On 29 June 2018 at 11:11, Noam Ron <[REDACTED]> wrote:
Safe travels! Sorry we'll miss you.

Would you mind sending a quick note to Michael.A.Sinatra@boston.gov or submitting a comment at the bottom of this page? <http://www.bostonplans.org/projects/development-projects/150-kneeland-street>

Thank you!

On Fri, Jun 29, 2018 at 11:07 AM, Alex Amouyel [REDACTED] wrote:
Supportive of this but in Europe during the meeting.
You can use this email to show my support. 3F

On 29 June 2018 at 10:56, Noam Ron [REDACTED] wrote:
Hi Neighbors,

We recently filed plans with the city for our boutique hotel development at [150 Kneeland Street](#) in the Leather District (Documents available [HERE](#)).

The city is hosting a public meeting as part of the process. Can you please join us? No need to RSVP but your comments and support on the [BPDA Website \(scroll down\)](#) would be most appreciated.

Time: Wednesday July 11th, 6:00 PM - 8:00 PM

Location: Radian, 120 Kingston Street, 5th Floor Conference Room, Boston, MA 02111

Have a great weekend and a happy and safe 4th of July!

Thank you,
Noam

PS: Please let me know if you'd like to stop receiving these occasional updates about [150 Kneeland Street](#).

----- Forwarded message -----

From: **Development Review at the BPDA** <Michael.A.Sinatra@boston.gov>

Date: Mon, Jun 25, 2018 at 10:41 AM

Subject: [150 Kneeland Street](#) Public Meeting

To: [REDACTED]

Public meeting hosted by the BPDA

[View this email in your browser](#)



150 Kneeland Street Public Meeting

Description: The proposal includes building a 21 story hotel approximately 218 feet in height, with 230 rooms and a lounge on an existing site which includes a vacant structure consisting of 7,252 square feet. Total gross square footage will be 96,500, 3,000 of which will be the lounge.

[\[more\]](#)

Time: 07/11/2018 6:00 PM - 8:00 PM

Location: Radian Building, 120 Kingston Street, 5th Floor Conference Room, Boston, MA 02111

[Submit Your Comments](#)

Michael Sinatra

Michael.A.Sinatra@Boston.gov

617.918.4280



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--

Alexandra S. Amouyel

[REDACTED]

[REDACTED]

--

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--

Alexandra S. Amouyel

[REDACTED]

[REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

Support for 150 Kneeland

Jo Blum [REDACTED]
To: michael.a.sinatra@boston.gov
Cc: [REDACTED]

Tue, Aug 14, 2018 at 9:14 AM

To Whom It May Concern:

I am writing to offer my support for the approval of the construction of a boutique hotel at [150 Kneeland Street](#), which is being proposed by the Hudson Group

For over 18 years, I have lived at [210 Lincoln Street](#) that is the building directly across narrow Utica Street that abuts 150 Kneeland. The past owners of the 150 Kneeland have made various uses of the building – mostly night clubs that have brought noise, altercations with patrons and police and loitering to the area. For the past several years, the building has been vacant and has been a magnet for drug deals and homeless living on the steps.

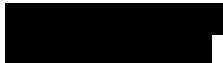
I very much look forward to having a business on that block which will bring more pedestrians, foot traffic and potentially mall shop owner. In addition it is clear that the owners who are residents of the neighborhood have an interest in maintaining and improving the quality of this section of the neighborhood. The improvements that of necessity will be brought to Utica Street will be most welcome.

I wholeheartedly support approval of this project

Joanne Blum

[210 Lincoln St. #603](#)

[Boston, MA 02111](#)



July 25, 2018

Brian Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: Project Notification Form: 150 Kneeland Street

Dear Mr. Golden,

Thank you for the opportunity to comment on the 150 Kneeland Street Project Notification Form (PNF). The project includes the development of a 81,600 gross square feet (gsf) hotel with approximately 230 rooms, 3,000 gsf of amenities and no on-site parking.

Site Access/Curbside Use

The proposed hotel is at the corner of Kneeland Street and Utica Street, both public ways, in the Leather District. Kneeland is a four-lane road, with bike lanes on both sides, and no parking on the development side of the street. Utica Street is a small two-way alley-like street that does not have ADA-qualifying sidewalks, but may be too skinny to provide a typical Complete Street configuration. There is an alley abutting the back of the site, but it is too skinny for vehicular access. The development proposes no on-site parking, and no valet. Guests will be encouraged to not arrive in motor vehicles.

BTD has expressed concern with pick up and drop off for vehicles that do arrive. The bike lane on Kneeland Street is particularly vulnerable, and in response the development team has proposed making it into a sidewalk-level bicycle lane, continued through from South Street to Lincoln Street. BTD supports this proposal, as it will make it unlikely that vehicles will stand in the bike lane. BTD would like the proponent to look carefully at the South Street and Lincoln Street intersections to be sure that bicyclists have appropriate markings to rejoin the roadway-level bike lanes. The proponent also proposes bringing the bike lane back to roadway-level at Utica Street. BTD would like to see the proponent explore keeping it at sidewalk level.

In lieu of having pick up and drop off on Kneeland Street, the proponent is proposing tabling the portion of Utica Street abutting the development, and having pick up and drop off here. The proponent proposes working with Transportation Network Companies (TNCs) (Uber/Lyft/etc.) to establish a pick up/ drop off zone, and that there is space for a vehicle to pull over and allow through traffic on Utica Street. BTD would like more information on how the proponent is proposing to work with TNCs, who they will reach out to, and whether the proponent has case

studies of TNCs working with hotels on this kind of situation. Taxis should be similarly engaged. Further, BTB would like to see the proponent contact the Boston Fire Department regarding whether they require access to Utica Street, and whether there is sufficient width. BTB is also concerned regarding commercial loading and laundry: we would like the proponent to set out frequency of these trips, a commitment to keep trucks to a certain size, and any plans to commit to having loading be at certain hours when guest pick up and drop off is less likely. Finally, the proponent should show how a person using a wheelchair-accessible van would use this space.

BTB would like the proponent to commit to regular studies of the curbside operations around the hotel, which could be included in annual reporting (though it may not need to occur every year). This study should look at whether cars are in fact not picking up and dropping off on Kneeland Street, and whether there is enough space on Utica for the number of vehicles that may be there at any particular time. BTB would like to see the proponent and any hotel on site commit to taking responsibility for developing solutions if the proposed layout does not work.

The proponent should spell out the proposed material for Utica Street. Is it proposed to be anything other than standard asphalt? What are the plans regarding utilities that run on Utica Street? If it is anything other than standard asphalt, is the proponent/hotel proposing to maintain it and bring material back to highest level whenever a utility comes through?

Finally, the proponent should continue to look at the possibility of flipping parking to the north side of Kneeland Street, as that may end up being a simpler solution.

Parking

The proposal does not have any on-site vehicular parking, and will not have any valet, so will not have an arrangement with an off-site garage. Guests will be free to use off-site parking if they wish.

The proponent is proposing 28 secure bicycle parking spaces, which BTB approves of, though the proponent should spell out exactly where these are: they should be in an easily accessible location. The proponent proposes outdoor bicycle racks – BTB would like the proponent to propose a number and locations for these racks.

Transportation Demand Management (TDM)

The proponent has laid out a good TDM plan. Particularly, BTB is pleased to see the proponent commit to offer MBTA pass subsidies to full time employees. BTB would encourage the proponent to do so on a prorated basis for part-time employees as well. This should be written into the hotel operations lease. BTB would encourage subsidies for bikeshare as well.

BTB is pleased to see the proponent propose a real time information screen. In addition, the development should join a Transportation Management Association, and follow BTB guidelines regarding providing employee showering and changing facilities: this should either be in a dedicated shower/changing facility, or a hotel shower/changing facility that employees are explicitly allowed to use.

Finally, BTB would like the proponent to commit to regular surveys that will be submitted to BTB regarding how people get to the hotel, both employee and guest. This could be in concert with the pick up/drop off study mentioned above, and would give information such as how many get to the building via taxi, TNC or other vehicle; transit; walking; or biking.

Transportation Mitigation

Through the lack of parking, the provision of bicycle parking, transit subsidies, and commitment to marketing non-vehicular ways to get to the hotel, the proponent has proposed a package TDM plan that will encourage people not to drive, which BTM approves of. The proposal to raise the bike lane is a good measure to reduce bicycle conflict with motor vehicles on this stretch.

Because of the importance of pedestrian and bicycle connections to area transit, such as South Station and Chinatown, BTM would propose appropriate mitigation might include some measure of non-abutting safety improvements in the Leather District. The South Station Air Rights project and South Station Expansion Project recently completed a Road Safety Audit looking at the neighborhood, and committed to a portion of the improvements therein. BTM looks forward to working with the proponent to see if there is an appropriate portion of improvements it could make to create a safer Leather District.

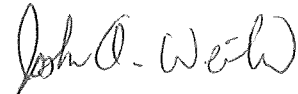
BTM would also encourage the proponent to see if there are any wayfinding measures it could enact to show how easy it would be to walk to transit and locations in the area.

BTM would like to see the proponent further commit to fund a bikeshare station, as per the City's guidelines.

Construction Management Plan

As the project advances, the proponents will be required to develop and submit a detailed Construction Management Plan (CMP) to BTM for review and approval. The CMP will address TDM measures for construction workers, proposed street occupancies, equipment staging, sidewalk and bike-lane relocations and hours of construction work. BTM will work with the proponents to execute the CMP.

Sincerely,



Joshua A. Weiland

Transportation Planner

Boston Transportation Department

Cc: Vineet Gupta, Director of Policy and Planning
John DeBenedictis, Director of Engineering

**Boston Water and
Sewer Commission**



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

July 23, 2018

Mr. Michael Sinatra, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: 150 Kneeland Street, Leather District
Project Notification Form

Dear Mr. Sinatra:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed redevelopment project located at 150 Kneeland Street in the City of Boston's Leather District. This letter provides the Commission's comments on the PNF.

The proposed project is located on two parcels of land totaling approximately 4,824 square feet. The land is occupied by vacant commercial buildings that were formerly used as a restaurant and night club. The streets bordering the site are Utica Street and Kneeland Street. The project proponent, Hudson 150 K Real Estate Trust (H150K) an affiliate of the Hudson Group, proposes to construct a 21-story boutique hotel. The hotel will have approximately 230 rooms and amenities including a restaurant and lounge. The project will contain approximately 96,000 gross square feet of floor space.

For water service, the Commission owns and maintains an 8-inch water main in Utica Street, the water main is a ductile iron cement lined pipe (DICL) installed in 2000. Kneeland Street has four water mains, the size, material and date of installation for each water main is as follows. The 30-inch water main is a pit cast iron pipe transmission main that was installed in 1917 and cleaned and cement lined in 1977. The 16-inch high pressure fire service main is functional however, the Commission has plans to abandon this water main. The 12-inch high service water main is a DICL pipe that was installed in 2015. The 16-inch low service main is a DICL pipe that was also installed in 2015.

For sewer service, the Commission facilities include a 16-inch sanitary sewer and a 16-inch storm drain in Utica Street. Kneeland Street has two combined sewers, a 48-inch x 66-inch conduit and an 18-inch pipe. The sewer service connection for the proposed building must connect to either the sewer in Utica Street or the 18-inch combined sewer in Kneeland Street.

The PNF states that maximum daily water demand for the proposed project is estimated to be 30,420 gallons per day (gpd) and wastewater generation will be 27,725 gpd.



General

1. Prior to the initial phase of the site plan development, H150K, should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings 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 H150K'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. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
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 project sites are located within Boston’s Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
7. The Commission will require H150K 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 H150K to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. The PNF states that existing infrastructure surrounding the site of 150 Kneeland Street appears to be of adequate capacity to serve the needs of the project. It is H150K ‘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 during peak periods. With the site plan, H150K 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. H150K 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. H150K should also provide the methodology used to estimate water demand for the proposed project.
2. H150K should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. H150K 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. H150K 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, H150K should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application H150K 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. The Commission encourages H150K to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. H150K 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, H150K will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, H150K will be required to meet MassDEP Stormwater Management Standards.
5. 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.



6. The Commission requests that H150K 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. H150K should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. The food and beverage destination built as part of this project, requires grease traps in accordance with the Commission's Sewer Use Regulations. H150K is advised to consult with the Commission's Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,

for John P. Sullivan, P.E.
Chief Engineer

JPS/RJA

cc: R. Noam, Hudson 150K Real Estate Trust
M. Zlody, BED via e-mail
K. Ronan, MWRA via e-mail
M. Nelson, BWSC via e-mail
F. McLaughlin, BWSC via e-mail

Chinese Economic Development Council, Inc.

65 Harrison Avenue 7th floor

Boston, MA 02111

617-482-1011 (W) 617-482-5289 (F)

June 21, 2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra, michael.a.sinatra@boston.gov

Dear Mr. Sinatra,

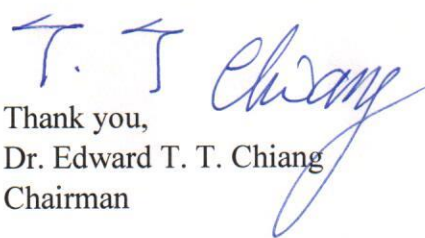
Re: Proposed hotel development by Hudson Group at 150 Kneeland Street, Boston.

On behalf of the Chinese Economic Development Council, CEDC, I'm writing to you to express our support for the proposed boutique hotel development by the Hudson Group at 150 Kneeland Street, Leather District Boston.

CEDC has partnered with Hudson Group to develop 67 units of affordable housing at 10 Oxford Street in the heart of Chinatown. Hudson Group played a key role in this affordable housing development by providing us with land and financial contribution. Resulting from the collaboration between the CEDC and Hudson, the total number of affordable housing creation amounted to 72 units, or a ratio of 31.3%.

Hudson's proposed hotel will bring more vitality to this section of Kneeland street and will improve public safety and the pedestrian realm upon completion. CEDC is particularly impressed by Hudson's willingness to partner with a community based non-profit to make available a significant number of free hotel nights to benefit the immigrant community and those who are in need of medical care and can not afford to pay for hotel stay.

Hudson demonstrated time and again that it is a loyal and responsible locally based development firm that contributes to a stronger community.


Thank you,
Dr. Edward T. T. Chiang
Chairman



Michael Sinatra <michael.a.sinatra@boston.gov>

Hotel Proposal on 150 Kneeland Street1 message

Kuai Chan [REDACTED]

Tue, Jul 10, 2018 at 10:54 PM

To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>

Dear Mr. Sinatra,

I am writing in regards to the hotel proposal on [150 Kneeland Street](#) as an abutting owner. I have been living at [111 Beach Street](#) for 14 years.

I am concerned about the height of the hotel proposed on [150 Kneeland Street](#). It will be much taller than any surrounding building. It will cast a shadow over part of 111 Beach and Utica Street. It is likely to also increase foot and car traffic on Utica Street. Because of the size of the hotel, I am concerned about quality of life impact on nearby residents due to increased traffic and pollution. I am afraid that this hotel proposal will harm the community more than its benefits.

Sincerely,

Kuai Chan

[111 Beach Street](#)[Boston](#)Sent from [Mail](#) for Windows 10



CHINATOWN
MAIN STREET 福
華埠主街

2 Boylston Street Suite #108, Boston MA. 02116
Tel: 617-350-6303 Fax: 617-695-1952

June 29, 2018

Boston Planning & Development Agency (BPDA)
ATTN: Michael Sinatra, michael.a.sinatra@boston.gov
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 150 Kneeland Street
Support for Hudson Group's Proposed Hotel Development

Dear Mr. Sinatra,

I'm writing to you to express our strong support on behalf of Chinatown Main Street for Hudson Group's proposed hotel project at 150 Kneeland Street, Boston MA 02111.

The addition of 230 guest rooms and multiple visitors to the Leather District and Chinatown neighborhoods will help revitalize this end of Kneeland Street and drive additional business to local restaurants, shops, and other retailers.

The proposed improvements to Utica Street will enhance public safety and make for a more secure and walkable neighborhood, reinforcing the connection to South Station. Chinatown Main Street is encouraged by Hudson's goal of partnering with a community based non-profit to provide additional benefits for the neighborhood. The idea of making hotel rooms available as temporary housing for immigrant or those who are in need of medical care nearby should be encouraged and used as a model for future development.

Hudson has been a loyal neighbor and responsible local developer for many years with a proven track record of contributing to a stronger community. The small site on Kneeland Street is an excellent location for a new hotel and can handle the additional height and density needed to make this project a reality. Thank you.

Sincerely yours.

Rick Wong
President, Chinatown Main Street
P: [REDACTED]
E: [REDACTED]

CC: CMS Directors



波士頓華埠居民會
BOSTON CHINATOWN RESIDENT ASSOCIATION
90 Tyler St, Suite 3, Boston, MA 02111
Email: Chinatownresidents@gmail.com
Website: <http://www.chinatownresident.org>

August 15, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Mr. Sinatra,

The Boston Chinatown Resident Association is writing this letter to offer input on a hotel proposed for 150 Kneeland. The Chinatown neighborhood has long faced housing issues. With the advent of short term rentals, the housing crisis has become worse in Chinatown, and in Boston as a whole. While the proposed hotel is not in Chinatown's proper neighborhood, it is concerning. Boston's lack of housing is leading to inflated housing costs, and a degradation in cultures of our great neighborhoods. We urge our decision makers to seriously consider their options and the impact a hotel can have.

Chu Huang	Hin Sang Yu	Michael Wong
Co-Chair	Co-Chair	Co-Chair

Fair market value for donations

DATE: 8/10/2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

I am a Chinatown resident. I support Hudson Group's hotel proposal at 150 Kneeland Street in the Leather District in close proximity to South Station.

The proposed project is removing a blighted property that has been an eyesore for many years. The new hotel will provide improvements to Utica Street, construction and permanent jobs, and support area businesses.

Hudson Group is a trusted local developer with a twenty-five-year track record of successful and responsible projects. These include Radian at 120 Kingston Street which provided over 30% affordable housing units on Oxford Street by partnering with the Chinese Economic Development Council (CEDC).

Thank you,

Signature: Sue Tang

Print Name: Sue Tang

Address: 12 Tyler Street, Boston
MA 02111.

DATE: 8/10/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

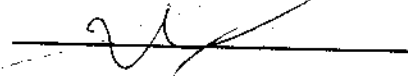
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Thank you,

Signature: 

Print Name: Tingting Loi

Address: 12 Tyler St.
Boston MA 02111

DATE: 8/10/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:



Print Name:

Jennifer Mei

Address:

12 Tyler St.
Boston MA 02111

DATE:

8/11/14

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,



Signature:

KWONG TENG MO

Print Name:

Address:

67 Beach St
Boston
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

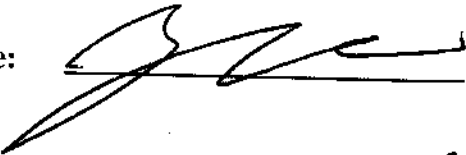
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Thank you,

Signature:



Print Name:

Yoon Jian Ren

Address:

65 Beach St
Boston MA
02111

DATE: 8/10/2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature: Kaylin Mai

Print Name: Kaylin Mai

Address: 75 Kneeland St.
Boston MA 02111

DATE:

8-11, /18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:

X Wang SA

Print Name:

Wang SA
OXFORD PLACE 4/1=

Address:

6 BEACH
BOSTON
MA

DATE: 8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature: Big Ben Lo

Print Name: LY BEACH

Address: BOSTON
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

Xiaozhen Chen

Print Name:

79 Hudson St

Address:

Boston
MA

DATE: 8/2/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: Wojing Mai

Print Name: _____

Address: _____

DATE: _____

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

I am a Chinatown resident. I support Hudson Group's hotel proposal at 150 Kneeland Street in the Leather District in close proximity to South Station.

The proposed project is removing a blighted property that has been an eyesore for many years. The new hotel will provide improvements to Utica Street, construction and permanent jobs, and support area businesses.

Hudson Group is a trusted local developer with a twenty-five-year track record of successful and responsible projects. These include Radian at 120 Kingston Street which provided over 30% affordable housing units on Oxford Street by partnering with the Chinese Economic Development Council (CEDC).

Thank you,

Signature: _____

W Feng

Print Name: _____

W FENG

Address: _____

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Jiangbo Siew

Signature:

JIAN Q SIEU

Print Name:

Address:

95 HUPPINGST
BOSTON
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:

Per Sean Huang

Print Name:

Per Sean Huang

Address:

49 Beach St Apt 45
Boston MA 02111

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

X Hung A Leung

Print Name:

HUNG H Leung

Address:

54 Beach St
Boston
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

YING HOA XIE

Print Name:

Y. H. XIE

Address:

15 OXFORD ST 201
Boston
MA

DATE: 8/1/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: X MRS SUTO

Print Name: SUTO

Address: 15 OXFORD ST
BOSTON
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you, Pui FANG CHEN

Signature:

PUI FANG CHEN

Print Name:

Address:

15 OXFORD ST #201
BOSTON
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

Chuck Scott

Print Name:

Chuck Scott

Address:

230 HARRISON AVE
BOSTON
MA

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

X PING JUAN ZHANG

Print Name:

Address:

83 TYLER ST
BOSTON
MA

DATE:

8/10/18

**Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra**

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Thank you,

Signature:

Cen Suhe

Print Name:

SuHe. Cen

Address:

11 HUDSON ST
BOSTON
MA

DATE: 8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: SHUK KWAN YU

Print Name: _____

Address: OAK ST
BOSTON
MA

DATE:

8/9/16

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:

X 梅荣 Rong Mei

Print Name:

Rong Mei

Address:

10 West Temple St
Boston
MA 02111

DATE:

8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:



Print Name:

MU CHIN

Address:

80 MASON ST[#] 109
BOSTON, MA

DATE:

8/21/08

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

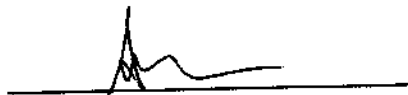
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Thank you,

Signature:



Print Name:

Allie Ruan

Address:

25 Essex ST
Boston MA 02111

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

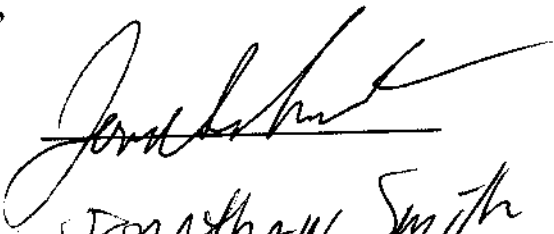
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Thank you,

Signature:



Print Name:

Jonathan Smith

Address:

18 Oxford St
Boston MASS
02111

DATE: 8/10/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:

Alfred Zlot

Print Name:

15 Oxford St

Address:

Boston
Ma

DATE: 8/11/8

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: WU

Print Name: WU

Address: 80 MASSAS St
606 BOSTON
02117

DATE: 2/6/2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: Shu Chen

Print Name: Shu Chen

Address: 75 Kneeland St. #204
Boston MA 02111

DATE:

8/11/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

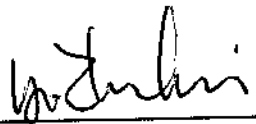
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Thank you,

Signature:



Print Name:

Yu Zhen Chin

Address:

75 Kneeland St #204
Boston MA 02118

DATE: 8/18/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you, SIN X 18 1-10

Signature: _____

Print Name: _____

Address: 111 EDINBURGH ST
BOSTON
MA

DATE:

8/9/18

**Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra**

RE: Support for 150 Kneeland Street

Dear Mr. Sinatra,

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Thank you,

Signature:

Wai L. Chin

Print Name:

WAI L. CHIN

Address:

80 MASON ST
BOSTON
MA

DATE:

8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:

Kin Yee Chin

Print Name:

K. CHIN

Address:

8 Tyler St 37
Boston
MA

5/18/18
DATE: _____

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature: _____

Print Name: _____

Address: _____

AFC
3 HUDSON ST
BOSTON
MA

DATE: 8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
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Thank you,

Signature: Po Lam Wong

Print Name: PO LAM WONG

Address: 1 NASSUA ST
BOSTON
MA

DATE: 8/8/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature: Dr. Jee Muf

Print Name: KIN YEE-Ma

Address: 230 Hammond Ave

Figure 1 consists of two horizontal bar charts. The top chart is for 'Respondents' and the bottom chart is for 'Non-respondents'. Both charts show percentages for 'Yes', 'No', and 'Don't know' categories.

Category	Yes (%)	No (%)	Don't know (%)
Respondents	77.78	11.11	11.11
Non-respondents	77.78	11.11	11.11

DATE:

8/9/14

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

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Thank you,

Signature:



Print Name:

Hong P. Leung

Address:

1 HUDSON ST
BOSTON MA 02111

DATE: 8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: 

Print Name: 7 OXFORD PLACE

Address: BOSTON
MA

DATE: 8/8/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: 

Print Name: Yan Zhen Chen

Address: 62 beach st
Boston MA 02114

DATE: 8/9/2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature: 

Print Name: ~~58 Beach St~~ Yong Feng Yi

Address: 58 Beach St
Boston 02111

DATE:

8/9/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:

Jin Feng Chen

Print Name:

115 CHAUNCEY ST #907

Address:

Boston
MA

DATE:

8/10/18

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra

RE: Support for 150 Kneeland Street

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Thank you,

Signature:



Print Name:

Lin Da Chieng

Address:

67 Beach St
Boston MA 02111



華人前進會

Chinese Progressive Association

28 Ash Street, Boston, MA 02111

Tel. (617) 357-4499 Fax (617) 357-9611 www.cpaboston.org

July 10, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

RE: 150 Kneeland Street Hotel Proposal

Dear Mr. Sinatra:

I am writing on behalf of the Chinese Progressive Association to offer comments on the hotel proposal at 150 Kneeland Street and their request for zoning relief.

The Chinese Progressive Association is a grassroots community-based organization with a membership of over 1,200 people. We work for the full equality and empowerment of Chinese Americans in the Greater Boston area. Our activities seek to improve the living and working conditions of Chinese Americans and to involve ordinary community members in making decisions that affect their lives.

In the last 10 years, one the focus of our work is to help Chinese immigrant families remain in Chinatown and in their homes because many working families are faced with the threat of displacement due to gentrification. Chinatown is one of the neighborhoods with unique cultural characteristics, history, and services. These unique characteristics and history is under threat because of decades of zoning variances in and around Chinatown handed to developers without careful consideration of its impact on the community and whether or not these projects significantly benefit the community.

The 150 Kneeland Street hotel proposal seeks zoning relief to develop a 21-story hotel with 230 rooms. The Chinatown community opposes granting a zoning variance unless the project shows significant benefits that meet the needs of the community.

Although 150 Kneeland is not within the technical border of Chinatown, Chinatown will be inevitably impacted, just like developments in Downtown and South End have. The Reggie Wong Park is directly across from 150 Kneeland Street. It is one of the most heavily used parks by residents of all ages. Therefore, Chinatown has a stake on what gets developed in the area.

The hotel proposal at 150 Kneeland is one of the many projects that follow the trend of luxury development catered to residents with higher income and tourists. Another hotel in the area is not one of the greatest needs of the community. Within the borders of Chinatown, there are already many hotels. There is already a 23-story boutique hotel being built on Parcel 7-A. In the periphery of Chinatown, the AC Hotel at the Ink Block and the Godfrey are recently completed

hotels. The nearby South Boston community has also had numerous hotel developments in the last five years. Additionally, the added traffic, air, and noise pollution will impact the quality of life for residents.

Lastly, while there is no promise of strong community benefits, including hiring goals and a promise of high road jobs with job securities for economic mobility, and other significant community benefits, we should not use our community's precious land to be catered to tourists. Allowing more hotels in Chinatown, Leather District, and the South End can pose a grave threat to the sustainability of our communities.

We ask that the BPDA make careful considerations before granting any zoning relief to projects that pose a threat to the vibrancy and vitality of Boston's neighborhoods.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Karen Y. Chen', with a long, sweeping horizontal line extending to the right.

Karen Y. Chen
Executive Director

August 15, 2018

VIA HAND DELIVERY & ELECTRONIC MAIL

Michael Sinatra, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, MA 02201
michael.a.sinatra@boston.gov

**Re: *Abutter Keith Dragon's Public Comment Letter Regarding
Proposed Project at 150 Kneeland Street in the Leather District***

Dear Mr. Sinatra:

As you know, this firm represents Keith Dragon, who is an abutter to the proposed project at 150 Kneeland Street (the "Project") currently undergoing Article 80 review before the Boston Planning and Development Agency (the "BPDA"). Mr. Dragon is the owner of a top-floor condominium unit and related roof-deck space at 111 Beach Street, which is located approximately ninety feet to the North of the Project. Based upon the Project Notification Form ("PNF") and related submissions to BPDA, it appears that the Project would consist of a two-hundred-eighteen foot, twenty-one story hotel building located within steps of Mr. Dragon's home.

Not surprisingly, Mr. Dragon has serious concerns about this large Project located in close proximity to his home. Below, he provides a brief overview of his concerns based upon a preliminary, non-expert review of the PNF and related filings with the BPDA, and he offers his initial impressions of the developer's proposed mitigation measures as described at the Project's Impact Advisory Group meeting on August 6, 2018. Mr. Dragon reserves, and does not waive, all rights in connection with this matter, including without limitation the right to identify, study, and oppose the Project on the basis of impacts not identified in this Comment Letter.

Impacts with Respect to Shadows

Shadow impacts are amongst Mr. Dragon's most serious concerns about the Project. As reflected in the updated shadow analysis submitted by the developer on July 13, 2018 (the "Shadow Study"), the Project will cast a shadow over Mr. Dragon's home for nearly the entire year. This Study further indicates that shadow impacts will have their most profound impact on Mr. Dragon's home during winter months, when sunlight is most scarce. Moreover, these impacts will affect Mr. Dragon's property in the mid-day hours each day, when the sun's light is strongest. Currently, Mr. Dragon enjoys year-round unobstructed sunlight at this time of day, and thus, the Project's new shadow will radically diminish the health benefits that Mr. Dragon's

Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.

BOSTON | WASHINGTON | NEW YORK | STAMFORD | LOS ANGELES | PALO ALTO | SAN DIEGO | LONDON

family receives from this direct exposure to the sun. On top of that, because the Project's most profound shadow impacts will occur during winter, this loss of direct sunlight will cause Mr. Dragon's family to incur significant increases in lighting and heating expenses throughout the winter months.

Mr. Dragon is also concerned that the Shadow Study provides an incomplete picture of the Project's impacts. For instance, the Study indicates that the Project will cast an additional shadow on top of existing shadows currently affecting Mr. Dragon's and other nearby properties. For this reason, Mr. Dragon respectfully suggests to the BPDA that an overshadowing study is needed to supplement the Shadow Study. This study would allow the BPDA and public to adequately assess the extent to which the Project's overshadowing will impact the surrounding area by, for instance, increasing heating and lighting costs in winter months.

Additionally, Mr. Dragon questions the accuracy of the developer's repeated representation that the Project will create "no new shadows on public parks and open spaces including the Rose Kennedy Greenway, Reggie Wong Park, and so called 'Leather District Park.'" *See, e.g.*, PNF at §§1.4.4, 4.1.1; Shadow Study at p. 1. Available data from the Shadow Study is far too limited in scope to support this broad claim by the developer. Indeed, the Shadow Study measures shadow impacts for only four discrete days of the year at only three-four specific times of each day. To provide any level of confidence in the developer's broad assertions regarding shadow impacts on parks, the developer would need to conduct a more thorough shadow analyses than that reflected in the Shadow Study.

Mr. Dragon is also aware of publically available data indicating that the Project will, in fact, create a new shadow on Reggie Wong Park during the early morning hours of summer months, and possibly other times throughout the year.^{1/} The existence of such shadows makes intuitive sense, as the Project would create a new two-hundred-eighteen foot, twenty-one story building within only a few feet of the Park. For these reasons, Mr. Dragon asks that the BPDA further evaluate the Project's impacts on surrounding parks and public spaces, and closely scrutinize this and other sections of the PNF where the developer might understate—or entirely misstate—the Project's impacts on surrounding properties.^{2/}

Impacts with Respect to Daylight

Relatedly, Mr. Dragon also has concerns about the developer's failure to conduct any analysis of the Project's daylight impacts. This type of analysis is customary under the BPDA's

^{1/} *See* Screenshot of available data from Suncalc.net reflecting direction of shadows from Project site on August 15, 2018, attached hereto at **Exhibit 1** (last accessed August 14, 2018).

^{2/} Indeed, the developer itself has acknowledged that some initial studies provided in its PNF were deficient and understated certain impacts of the Project, further suggesting that the BPDA should approach the developer's representations regarding impacts with caution. *See* July 13, 2018 Cover Letter to Shadow Study ("It was brought to our attention that the context heights used for a limited number of adjacent properties was [sic] inaccurate. These heights have been revised in the attached analysis").

procedures and is particularly appropriate for this Project with a height that more than doubles the maximum height permitted under existing zoning. *See* BRA Development Review Guidelines at p. 17 (providing that analysis should measure daylight impacts for no-build, build, and as-of-right conditions).

With respect to daylight impacts, the developer asserts in the PNF that such impacts “are expected to be minimal due to the compact footprint of the building and the small floor plates.” *See* PNF §1.4.5. There is, however, no way for the BPDA or the public to assess the accuracy of that statement without having the developer perform an actual study of the Project’s daylight impacts. Other areas of the PNF in which the developer has understated—or perhaps even misstated—the Project’s impacts indicate that the BPDA should not take the developer’s assertions regarding daylight impacts at face value in the absence of supporting data.

At a minimum, the BPDA should require a daylight analysis using the Boston Redevelopment Authority Daylight Analysis (“BRADA”) computer program as described in the BPDA’s Development Review Guidelines. On top of the BRADA analysis, the BPDA should also consider other studies that would measure daylight impacts using climate-based daylight metrics and/or annual illuminance metrics, in accordance with prevailing industry standards. In short, this Project calls for the construction of a twenty-one story building that will double the height of nearly every other building in the area, and thus, the PNF’s cursory assertions regarding daylight impacts, devoid of any actual data, are woefully insufficient.

Impacts with Respect to Parking and Vehicular Traffic

Mr. Dragon also has concerns about the Project’s impacts on parking and vehicular traffic. In its PNF, the developer states that “the Project will not provide any on-site parking or valet service.” *See* PNF §1.4.16. The absence of any new parking created for the Project poses a critical problem for the community, as the area already faces a shortage of available parking spaces. *See* PNF, Figure 7-2.

Within the PNF, the developer attempts to downplay the area’s parking shortage by asserting that there are 3,702 total public parking spaces within a quarter-mile radius of the Project. *See* PNF, Table 7-1. The developer does not, however, mention that this quarter-mile radius also includes giant office skyscrapers like One Financial Center and primary commuter hubs like South Station, where parking is in extremely high demand. As a reflection of the parking shortage within this quarter-mile radius of the Project, the parking garage at Two Financial Center charges \$33.00 to park for only 2 hours, and that garage is filled at or near capacity most business days. For these reasons, Mr. Dragon respectfully requests that the BPDA require modifications to the developer’s proposal such that it includes the creation of new parking spaces to accommodate those visiting the Project.

With respect to vehicular traffic, Mr. Dragon has concerns about the developer’s proposal to use Utica Street—a narrow, one-lane road—as both the primary pick-up/drop-off space (*see* PNF, Figure 7-14) and the primary access point for loading and services vehicles. *See* PNF

§7.4.3. Acknowledging that Utica Street is already thoroughly congested with vehicle traffic, the developer proposes that it will redesign a portion of the Street such that “delivery vehicles will be able to access the site while still maintaining approximately 18 feet for vehicles traveling along Utica Street.” *See id.*

The developer’s redesign plans for Utica Street are insufficient to cure the traffic problems that would be created by a twenty-one story hotel, which by the very nature of its use, will routinely host stationary vehicles in the pick-up/drop-off location on Utica Street while hotel residents pack and unpack their belongings. That congestion will limit Leather District residents from using Utica Street, and more critically, it will create public safety risks by obstructing access for emergency, sanitation, and other public service vehicles. For these reasons, Mr. Dragon respectfully requests that the BDPA require modifications to the Project that would decrease its traffic impacts on Utica Street.

Deficiencies in Proposed Mitigation Measures for the Project

Mr. Dragon also questions the extent to which the surrounding community will benefit from the proposed mitigation measures presented by the developer at the most-recent Impact Advisory Group (“IAG”) meeting on August 6, 2018. During that meeting, the developer asserted that its total mitigation package would result in a mitigation contribution valued at \$645,000 in benefits for the surrounding community.^{3/} In reality, the community benefit from these mitigation measures would be far less than the developer’s estimate.

As an initial matter, the majority of the developer’s mitigation contribution comes in the form of 300 free nights per year at the Project’s hotel, which would be made available to unspecified “people in need.” The developer values this specific mitigation measure at \$360,000, amortized over a ten-year period. As noted by the IAG members, however, this type of “mitigation” provides little or no value to those who actually live in the area surrounding the Project because such residents would have no need to stay at a hotel in close proximity to their homes. Instead, free hotel rooms at the Project would benefit only those residing outside the area, *i.e.* people that suffer no detriment from the Project’s negative impacts. For this reason, the BPDA and the IAG should disregard this measure when considering the developer’s proposed mitigation package because it does not provide any actual benefit for residents of the Leather District or other nearby neighborhoods.

Similarly, the IAG’s members highlighted significant deficiencies with respect to other mitigation measures proposed by the developer at the August 6, 2018 IAG meeting. Those deficiencies included:

- **\$35,000 for Security Cameras:** Under this proposed mitigation measure, the developer would install four security cameras in locations known to be “hot

^{3/} See Project developer’s PowerPoint Presentation from August 6, 2018 Impact Advisory Group Meeting, attached hereto at **Exhibit 2**.

spots” for illicit drug activity. But as the IAG noted, these cameras would simply shift the illicit drug activity into the Reggie Wong Park, where discarded needles in close proximity to children would pose an even greater public safety risk;

- \$50,000 for Sidewalk Repairs: The IAG’s members also scrutinized this proposed mitigation measure, analogizing the repairs to a “band-aid” approach that will do little to remedy the underlying causes of the area’s deteriorating sidewalks or create any long-standing benefit to the community;
- \$50,000 for Leather District Park: Despite its name, this Park is not actually located in the Leather District. *See* PNF, Figure 5-1. Instead, it sits to the North of the Leather District, separated by Essex Street and on the same city block as the large office skyscraper at One Financial Center. Tellingly, many members of the IAG appeared as though they were not aware that this Park even existed, let alone that improvements to this Park might be argued to create a purported benefit to the Leather District community; and
- \$25,000 for Reggie Wong Park: The developer proposed that this mitigation contribution would be used, in part, to “lobby for [the Park] to remain under MassDOT” control. In response, the IAG’s members astutely noted that MassDOT control over the Park poses a problem for the community because it excludes the Park from local police jurisdiction and state police do not have resources or inclination to sufficiently monitor the Park. In reality, this mitigation “contribution” actually benefits the developer itself, as the developer indicated at the April 6, 2018 IAG meeting that continued MassDOT might result in an RFP whereby the developer can purchase land it wishes to use for its own purposes.

Excluding these mitigation measures that provide little or no value to the Leather District’s residents, the developer’s mitigation package consists of only two real community benefits: \$100,000 amortized over ten years for “neighborhood cleanup;” and \$25,000 for outdoor cosmetic improvements on Utica Street. In exchange for that limited mitigation contribution, the developer would receive lucrative revenues from a Project that towers over—and blocks sunlight to—almost every other building in the area and creates extensive congestion/parking issues for the community’s residents.

In Mr. Dragon’s view, that is not a fair deal for the residents of the Leather District. For this reason, he respectfully requests that the BPDA suspend the Article 80 review process for the Project until such time that the developer commits to meaningful mitigation contributions to benefit those who reside near the Project and stand to actually feel the Project’s negative impacts.

August 15, 2018

Page 6

Conclusion

Mr. Dragon sincerely hopes that the Project's parcel will be improved in coming years because he understands that reasonable development of this land would provide meaningful benefits for nearby residents, including his own family. Mr. Dragon does not, however, subscribe to the idea that this Project—with its excessive building height and dubious mitigation measures—is the community's only way to accomplish that goal. In reality, this parcel can be profitably developed in a manner that does not require the Leather District to abandon its historic urban design and its zoning code.

In short, Mr. Dragon fully appreciates the unique appeal of his neighborhood, and he is confident that a developer (perhaps even this developer) will propose a zoning-compliant project at this site in the near future. For this reason and those described above, Mr. Dragon strongly opposes the Project, and he calls upon the BPDA and his neighbors to demand that this parcel be developed in a reasonable way that does not exploit the Leather District and its residents.

Very truly yours,



Kelly L. Frey

Enclosures

cc: Keith Dragon (*via electronic mail*)

EXHIBIT 1

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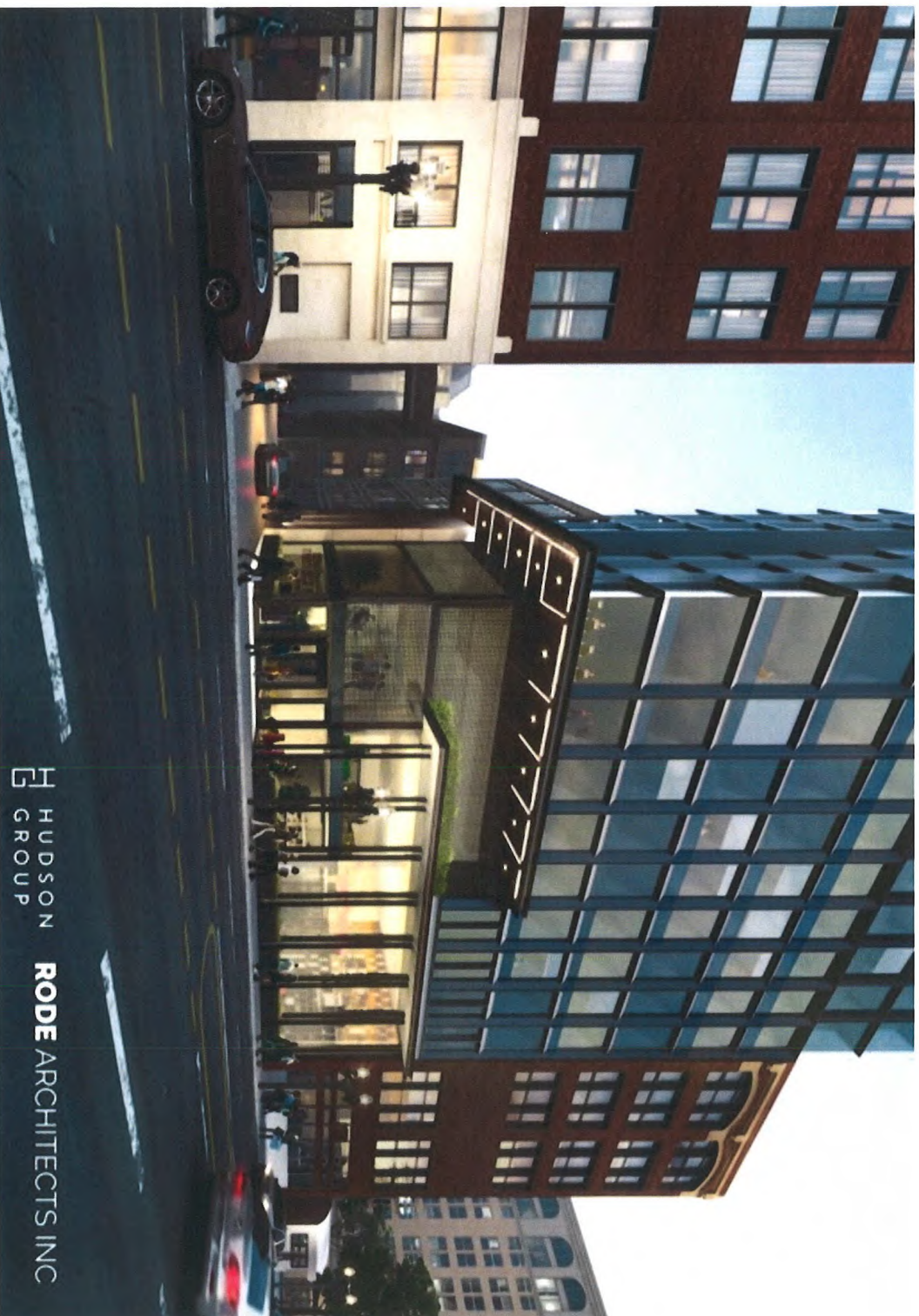


EXHIBIT 2

150 KNEELAND STREET

IAG Meeting

August 6, 2018



HUDSON GROUP **RODE** ARCHITECTS INC

MITIGATION DISCUSSION

UPFRONT MITIGATION

	Amount	Timing	Notes
Project Place (Neighborhood Cleanup)	\$10,000	\$10k/yr over 10 years, beginning 2018	(See Ongoing Contributions Below)
LDNA: Security Cameras	\$35,000	Upon Issuance of Building Permit	Strategic Placement at known "hot spots", to be determined.
Sidewalk Repairs	\$50,000	Upon Issuance of Building Permit	Repair and make safe not replace: cracks, areaways, missing curbs, etc.
Utica Street: Lighting & Improvements & Mural	\$25,000	Upon Issuance of Building Permit	Uniform lighting coordination with abutters. Mural potential on 210 Lincoln Street.
Leather District Park	\$50,000	50% at Building Permit, 50% at CO	Capital improvements for Greenway takeover. Up front, permanent upgrades.
Reggie Wong Park	\$25,000	Upon Issuance of Building Permit	Temporary improvements & placemaking. NOTE: lobby for park to remain under MassDOT future RFP
UP FRONT CONTRIBUTION	\$195,000		

MITIGATION DISCUSSION

ONGOING CONTRIBUTION

	Amount	Timing	Notes
Project Place (Neighborhood Cleanup)	\$90,000	\$10k/yr over 10 years. Payment 2 Upon Issuance of Building Permit	

Non-Profit Partnership for Free Accommodation	\$360,000	Over 10 Years	300 free nights per year for people in need (Healthcare, immigrants, etc.)
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ONGOING CONTRIBUTION	\$450,000
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Upfront:	\$195,000
Ongoing:	\$450,000

TOTAL CONTRIBUTION	\$645,000
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EXISTING CONDITIONS

EXISTING SITE CONDITIONS - 150 KNEELAND ST



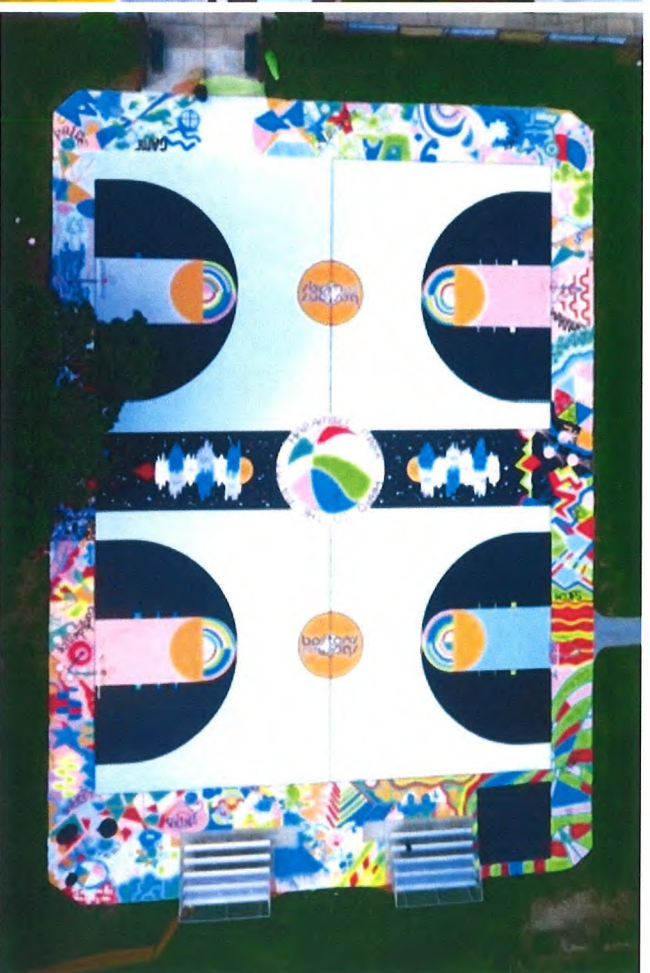
150 KNEELAND ST | LEATHER DISTRICT | BOSTON
10 JULY 2018



210 LINCOLN STREET – MURAL OPPORTUNITY



REGGIE WANG PARK – PLACEMAKING IDEAS





Rose Kennedy Greenway Conservancy
185 Kneeland St, 2nd Floor
Boston, MA 02111

Michael Sinatra, MPA, Project Manager
Boston Planning & Development Agency
One City Hall Square
9th Floor
Boston, MA 02201

Re: Hudson Group Boutique Hotel Project at 150 Kneeland Street

August 14th, 2018

Mr. Sinatra,

I am writing to you today on behalf of the Rose Kennedy Greenway Conservancy to support Hudson Group's proposal for a boutique hotel at 150 Kneeland Street, just steps away from the Conservancy's office. Through attending the Leather District Neighborhood Association meetings, we have gained an understanding of this project.

Following in the footsteps of the Leather District Neighborhood Association's overwhelming vote for the project, the Conservancy is excited to see the positive impacts for the neighborhood. This project will replace a derelict, abandoned building with an active street front, density near transit, and the 24-hour positive activity of a hotel. The Conservancy has worked well with the Hudson Group for many years on both the Radian development and improvements to Chinatown Park, creating positive benefits for the community.

We look forward to the implementation of this project and appreciate Hudson Group's continued engagement with the local community.

Best,

Jesse Brackenbury
Executive Director
Rose Kennedy Greenway Conservancy



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland

Rkg8545

Mon, Aug 13, 2018 at 12:33 PM

To: Michael Sinatra <michael.a.sinatra@boston.gov>

Afternoon. My name is Richard Greer and I both live and work in the Leather District. I own four pieces of property there including the condo where my office is, Kimball Borgo Real Estate at 717 Atlantic And Sagarino' Market located at [106 South Street](#). We also live at 210 Lincoln street in a 3200 square foot penthouse which is directly impacted by the construction of this hotel. That said we are in full support of this development as we believe the benefits to the neighborhood will significantly outweigh the obstruction of our view and the lack of privacy on our deck since many floors of hotel guests will be peering on our roof. The former Splashway and many eye ore and a nuisance. The alley is drug ridden, dirty and dangerous. From a real estate perspective the Leather District lacks, with the exception of three restaurants, a destination location that will attract new interest and business to the neighborhood. We are in 100 and 10 percent of this development and will do our best to help it happen. Best, Richard Kimball Greer

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439
www.bostongroundwater.org

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Ed Flynn

Executive Director

Christian Simonelli

July 10th, 2018

Michael Sinatra, MPA, Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 150 Kneeland Street Project Notification Form (PNF) Comments

Dear Mr. Sinatra:

Thank you for the opportunity to comment on the 150 Kneeland Street Project Notification Form (PNF) located in the Leather District. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the document and confirmed at the scoping session the project will be designed and constructed to comply with the requirements of Article 32.

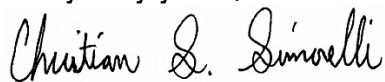
Compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. As stated in the document, no basement is planned beyond the existing basement footprint such that excavation will be limited to that required for pile caps, grade beams, and mechanical pits. Excavation depths are anticipated to be on the order of 4-ft. below the ground surface and above site groundwater levels. Also stated in the document, the Project will result in no negative impact on groundwater levels in the surrounding area. Dewatering is not anticipated to be required for building construction. Any dewatering efforts are anticipated to be limited to control of surface water runoff from precipitation. The Project is expected to have negligible long-term impacts on groundwater levels.

Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the document and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

As stated at the scoping session, the Project team will coordinate with the Trust to protect groundwater levels in the area and include monitoring and reporting of existing Trust wells' before, during, and following construction. The groundwater level data should be furnished to the Trust and the Agency on a weekly basis. In addition, the proponent confirmed that they will ensure Trust observation well #23K-2568 (located in the sidewalk in front of the project site) will be preserved before, during, and following construction.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in black ink, reading "Christian Simonelli". The signature is written in a cursive, flowing style.

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

July 9, 2018

Hudson 150K Real Estate Trust
120 Kingston Street, Suite 610
Boston, MA 02111

Re: 150 Kneeland Street – PNF Article 37 Comment Letter

Good day,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The PNF indicates that the project will use the LEED v4 BD+C: New Construction rating system. Additionally, the project team has committed to:

- Achieving a minimum green building outcome of LEED Silver, with 53 points.

Considering the primary use for this building the IGBC suggests the use of the LEED v4 BD+C: Hospitality as the rating system.

Given the prominence of this project and the imperative to reduce environmental impacts related to the built environment, the IGBC requests the project team pursue LEED Gold and identify any obstacles to earning the necessary credits. Our recommendations for achieving an exemplary green building include:

- Pursue the 4 “Maybe” points in the Optimize Energy Performance credit.
- Considering the need to provide visitors to Boston a diversity of recreational activities, pursue the Bicycle Facilities credit.
- Pursue the Renewable Energy Production credit.
- Considering the need to ensure optimal indoor air quality for visitors to Boston, pursue the Indoor Air Quality Assessment credit.
- Pursue the Daylight credit.

Considering that the proposed First Floor Level of this project is nearly 5 feet below the Sea Level Rise - Design Flood Elevation we request a meeting with the project team to discuss your adaptation strategies.

A 25% energy use reduction below the Mass Stretch Code - ASHRAE 2013 is exceptional, but should be different from the modeled reduction compared to ASHRAE 2010 which is also stated to be 25%. Please clarify and correct this discrepancy.

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

In support of Boston's Carbon Neutral 2050 GHG goal, please include the following strategies for reducing GHG emissions:

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation.
- Specifically increase proposed roof and wall insulation levels beyond minimum code requirements.
- Ensure active building systems are appropriately sized for improved passive performance and cost savings are fully captured.
- Include solar PV and provide system(s) location, size, and output information along with any related analysis.

Please check the [Article 37 Green Building and Climate Resiliency Guidelines](#) page for updated information. Projects must demonstrate compliance with Zoning Article 37 prior to obtaining building permits. The following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval:

- Design / Building Permit Green Building Report, including an update LEED Checklist, the updated and building energy model, and supporting information as need to demonstrate how each prerequisite and credit will be achieved.
- An Excel (.xls) version of the updated LEED Checklist.
- Updated Climate Resiliency Checklist (please populate the online Climate Resiliency Report).
- Signed Design Affidavit.

Please respond to IGBC comments within three weeks including timing for the provision of the requested information and items. This information and items should include:

- Proposed dates and times for project team meeting with IGBC to discuss Seal Level Rise adaptation strategies.
- Updated and corrected energy modeling for the project.
- Updated LEED Checklist including additional credits being actively pursued.
- Updated Climate Change Resiliency Checklist through [online form](#).
- Solar system scoping analysis for project site.

Please include the IGBC official email account igbc@boston.gov in future communications. Let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED Green Associate
On behalf of the Interagency Green Building Committee

Cc: Michael Sinatra, BPDA Project Manager
IGBC



Michael Sinatra <michael.a.sinatra@boston.gov>

BPDA Meeting (150 Kneeland)

2 me age

Garrison Jones [REDACTED]

Wed, Jul 11, 2018 at 10:53 PM

To: [REDACTED], michael.a.sinatra@boston.gov

Hi gentlemen,

Thank you both for hosting the meeting this evening for the 150 Kneeland project. I thought you both did a great job.

Noam, I've been particularly appreciative of your thoughtful responses to my concerns throughout the process, especially revisiting the shadow impact studies with the updated building height info for 111 Beach St. Your father's suggestion that it may be possible to "outsource" some of the utilities to Veolia and further reduce the rooftop mechanicals height (and in turn, marginally reduce the overall building height) I think could go a long way in assuaging some of the more vocal critics you heard tonight on the subject.

I continue to worry a bit about light pollution impacts, but have faith that your team will take the necessary measures to address in the design phase.

I also wanted to lend a voice of support to a quickly mentioned idea from Rode to add an architecturally "texturized" element to the northern façade. I think that could be a more elegant solution than a mural, and one that's more fitting to the neighborhood.

Thank you both again for your time and thoughtfulness throughout this process. The proposed project is a big deal for our neighborhood, so the extra care doesn't go unnoticed.

Best,

Garrison Jones
(111 Beach St, 5D)

Michael Sinatra <michael.a.sinatra@boston.gov>

Thu, Jul 12, 2018 at 10:32 AM

To: Garrison Jones [REDACTED]

Cc: Noam Ron- Hudson Group [REDACTED]

Garrison,

Thank you for sending over your comments. I will add them to the file of letters that I have already received.

Always feel free to reach out to me anytime.

[Quoted text hidden]

--

**boston planning &
development agency****Michael Sinatra, MPA**

Project Manager
617-918-4280
michael.a.sinatra@boston.gov

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor | Boston, MA 02201
bostonplans.org



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Comments

Alex Lewis

To: michael.a.sinatra@boston.gov

Wed, Jun 27, 2018 at 2:08 PM

Dear Michael,

My name is Alex Lewis and I am a resident in the Leather District. I'm pretty excited that a hotel will be placed in the neighborhood, but I did have some concerns. I'm unable to make it to the July 11th meeting as I will be out of town, so I thought reaching out directly would be the best way.

First concern is with parking. I hope that the city can find somewhere for the contractors to park without disrupting resident parking. It is already a huge issue in the neighborhood to find resident parking throughout the day, especially when commercial vehicles park in a residential spot for more than 3 hours without as much as a ticket. I don't know if that is within your control or reach, but it would be a BIG positive gesture to ensure that residents' parking spots will not be used for the construction of the hotel.

Second concern is with overall safety of the neighborhood. What will this project do for the safety of the area? In the past year, the Leather District has seen a sharp increase in drug usage, homeless people sleeping and panhandling, and a lack of police response or detail. Myself and many others have been victims of car break ins and aggressive behavior from the homeless (I myself had my broken into 3 times in a 2 month period). I know this is more of a neighborhood association, police and city matter, but since this project is coming into this area, what can the hotel offer the residents in terms of making the neighborhood a safer place? I believe that it is in all of our interests to keep this neighborhood clean and safe, how can this help to ensure the safety of the residents?

Thank you for taking the time to read my concerns, and with your permission, I would like to share your answers with the neighborhood association and my building's condo association for anybody who will be able to attend the meeting.

Warm Regards,
Alex Lewis



華人前進會

Chinese Progressive Association

28 Ash Street, Boston, MA 02111

Tel. (617) 357-4499 Fax (617) 357-9611 www.cpaboston.org

July 10, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

RE: 150 Kneeland Street Hotel Proposal

Dear Mr. Sinatra:

I am writing on behalf of the Chinese Progressive Association to offer comments on the hotel proposal at 150 Kneeland Street and their request for zoning relief.

The Chinese Progressive Association is a grassroots community-based organization with a membership of over 1,200 people. We work for the full equality and empowerment of Chinese Americans in the Greater Boston area. Our activities seek to improve the living and working conditions of Chinese Americans and to involve ordinary community members in making decisions that affect their lives.

In the last 10 years, one the focus of our work is to help Chinese immigrant families remain in Chinatown and in their homes because many working families are faced with the threat of displacement due to gentrification. Chinatown is one of the neighborhoods with unique cultural characteristics, history, and services. These unique characteristics and history is under threat because of decades of zoning variances in and around Chinatown handed to developers without careful consideration of its impact on the community and whether or not these projects significantly benefit the community.

The 150 Kneeland Street hotel proposal seeks zoning relief to develop a 21-story hotel with 230 rooms. The Chinatown community opposes granting a zoning variance unless the project shows significant benefits that meet the needs of the community.

Although 150 Kneeland is not within the technical border of Chinatown, Chinatown will be inevitably impacted, just like developments in Downtown and South End have. The Reggie Wong Park is directly across from 150 Kneeland Street. It is one of the most heavily used parks by residents of all ages. Therefore, Chinatown has a stake on what gets developed in the area.

The hotel proposal at 150 Kneeland is one of the many projects that follow the trend of luxury development catered to residents with higher income and tourists. Another hotel in the area is not one of the greatest needs of the community. Within the borders of Chinatown, there are already many hotels. There is already a 23-story boutique hotel being built on Parcel 7-A. In the periphery of Chinatown, the AC Hotel at the Ink Block and the Godfrey are recently completed

hotels. The nearby South Boston community has also had numerous hotel developments in the last five years. Additionally, the added traffic, air, and noise pollution will impact the quality of life for residents.

Lastly, while there is no promise of strong community benefits, including hiring goals and a promise of high road jobs with job securities for economic mobility, and other significant community benefits, we should not use our community's precious land to be catered to tourists. Allowing more hotels in Chinatown, Leather District, and the South End can pose a grave threat to the sustainability of our communities.

We ask that the BPDA make careful considerations before granting any zoning relief to projects that pose a threat to the vibrancy and vitality of Boston's neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen Y. Chen', with a long, sweeping horizontal line extending to the right.

Karen Y. Chen
Executive Director



波士頓華埠居民會
BOSTON CHINATOWN RESIDENT ASSOCIATION
90 Tyler St, Suite 3, Boston, MA 02111
Email: Chinatownresidents@gmail.com
Website: <http://www.chinatownresident.org>

August 15, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Mr. Sinatra,

The Boston Chinatown Resident Association is writing this letter to offer input on a hotel proposed for 150 Kneeland. The Chinatown neighborhood has long faced housing issues. With the advent of short term rentals, the housing crisis has become worse in Chinatown, and in Boston as a whole. While the proposed hotel is not in Chinatown's proper neighborhood, it is concerning. Boston's lack of housing is leading to inflated housing costs, and a degradation in cultures of our great neighborhoods. We urge our decision makers to seriously consider their options and the impact a hotel can have.

Chu Huang	Hin Sang Yu	Michael Wong
Co-Chair	Co-Chair	Co-Chair

Fair market value for donations



ED FLYNN
BOSTON CITY COUNCILOR
DISTRICT 2

August 13, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Dear Mr. Sinatra,

I am writing to you today about the proposed hotel at 150 Kneeland Street. Prior to final approval, I want to ensure the developers have made a formal commitment to relevant Chinatown community and labor groups to create good jobs for women, minorities, and Boston residents.

Boston hotel development is one of the few remaining creators of good jobs for recent immigrants, but only if developers make commitments to the community ahead of time. I know from experience that responsible hotel developers are committed to work with BEST Hospitality Training and neighborhood organizations on recruitment and training women, people of color, and immigrants for hotel jobs. I humbly ask that this development team commit to providing these positions with people from the local community.

At recent community meetings, it has been mentioned that the hotel is a few blocks outside of Chinatown. The effects of development in the Downtown area have affected Chinatown disproportionately through rising rents and low paying positions. As the City Councilor for Chinatown and the Leather District, I believe we have an obligation to ensure these long-time residents are protected from rising costs of living and have the ability to stay in the neighborhood they have called home. Through providing good paying jobs, access to health care, and job training opportunities for local residents, we can ensure long-time residents and their families can afford to stay in their homes.

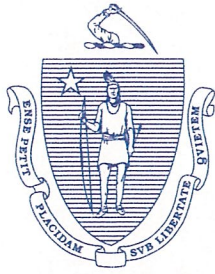
Good jobs and wages can go a long way in alleviating rising rents. Formalizing a commitment with the relevant organizations will ensure this project benefits the Chinatown and Leather District Neighborhoods.

Sincerely,

Ed Flynn
Boston City Councilor
District 2

CC:

Brian Golden, Director
Jonathan Greeley, Director of Development Review



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR JOSEPH A. BONCORE
First Suffolk and Middlesex District

STATE HOUSE, ROOM 112
BOSTON, MA 02133-1053
TEL. (617) 722-1634
FAX (617) 722-1076

JOSEPH.BONCORE@MASENATE.GOV
WWW.MASENATE.GOV

Chairman
JOINT COMMITTEE ON HOUSING
AND
JOINT COMMITTEE ON TRANSPORTATION
Vice Chairman
JOINT COMMITTEE ON HEALTHCARE FINANCING

FINANCIAL SERVICES
GLOBAL WARMING AND CLIMATE CHANGE
REVENUE

August 10, 2018

Mr. Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, Massachusetts 02201

RE: 150 Kneeland Street Development

Dear Mr. Sinatra:

I am writing with the regard to the development of a hotel at 150 Kneeland Street and the developer's request for zoning relief.

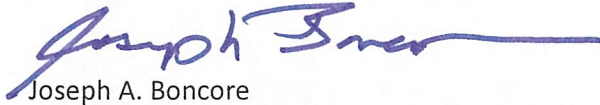
The current proposal seeks zoning relief to develop 21-story-230-room hotel at 150 Kneeland Street on the border of Chinatown. Prior to granting any variances, I ask that the developer continue to work with the community to ensure the project meets the needs of the community and maximizes its benefit to the surrounding neighborhood.

This hotel development is one of many that have recently had broad impacts on the Chinatown community. In fact, Chinatown has been disproportionately affected by the constant stream of redevelopment projects in the downtown neighborhoods. Not only has this development threatened the unique cultural and historical characteristics of the neighborhood, but it has had drastic impacts on housing affordability and jobs in the community.

With this in mind, I ask the BPDA to consider the community needs when reviewing the variance proposals for this project. It is my hope that the developer, the city and the community can reach agreement on a range of benefits for the Chinatown community including setting hiring goals.

With limited landscape and the ever changing social and economic makeup of the community, I ask that the BPDA make careful consideration in granting this zoning variance, without first considering the benefit to the neighborhood.

Sincerely,

A handwritten signature in blue ink, reading "Joseph A. Boncore". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joseph A. Boncore

State Senator

First Suffolk and Middlesex



MICHELLE WU
BOSTON CITY COUNCIL

Mr. Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

August 13, 2018

Dear Mr. Sinatra,

I write to echo the concerns of colleagues and community leaders about the proposed hotel at 150 Kneeland Street, which is so close to Chinatown that the BPDA should work with the developers to ensure that the project enhances opportunity for the Chinatown community. Specifically, I am requesting the BPDA's focus on working with the developer to codify commitments around providing real economic opportunities to women, immigrants, and people of color.

It well-documented that Boston's development boom has been felt particularly hard in the Chinatown area, where residents have seen dramatic rent increases and resulting displacement. The Chinatown community needs good jobs with good benefits in order to alleviate the pressure of rising housing prices in the neighborhood. With multiple additional hotel developments proposed within Chinatown proper, it is even more important that each project provide opportunities for residents in the neighborhood and advance the City's goals to increase labor force participation by underrepresented groups, including women, immigrants, and people of color.

I encourage this development team to codify commitments that would continue the tradition of good hotel jobs creating an economic mobility pathway for a diverse workforce and serve as a responsible community partner.

Sincerely,

Michelle Wu
Boston City Councilor, At-Large

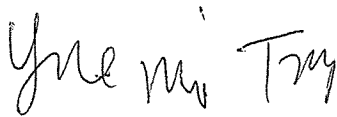
CC: Brian Golden, Director
Jonathan Greeley, Director of Development Review

**Mr. Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201**

Mr. Sinatra,

I am writing to oppose the proposed hotel at 150 Kneeland Street. It is impossible to find parking in my neighborhood and the developer is proposing no parking on site. This means parking prices will go up and we will have fewer spots for when people who live in the neighborhood. Please do not approve this project.

Thank you,

A handwritten signature in black ink, appearing to read "Yue Mei Fang". The signature is fluid and cursive, with the first name "Yue" being the most prominent.

**Yue Mei Fang
230 Harrison Ave
Boston, MA**

**CC: Brian Golden, Director
Jonathan Greeley, Director of Development Review
State Representative Aaron Michlewitz
State Senator Joseph Boncore
Boston City Councilor Edward Flynn**

Re: Hotel at 150 Kneeland

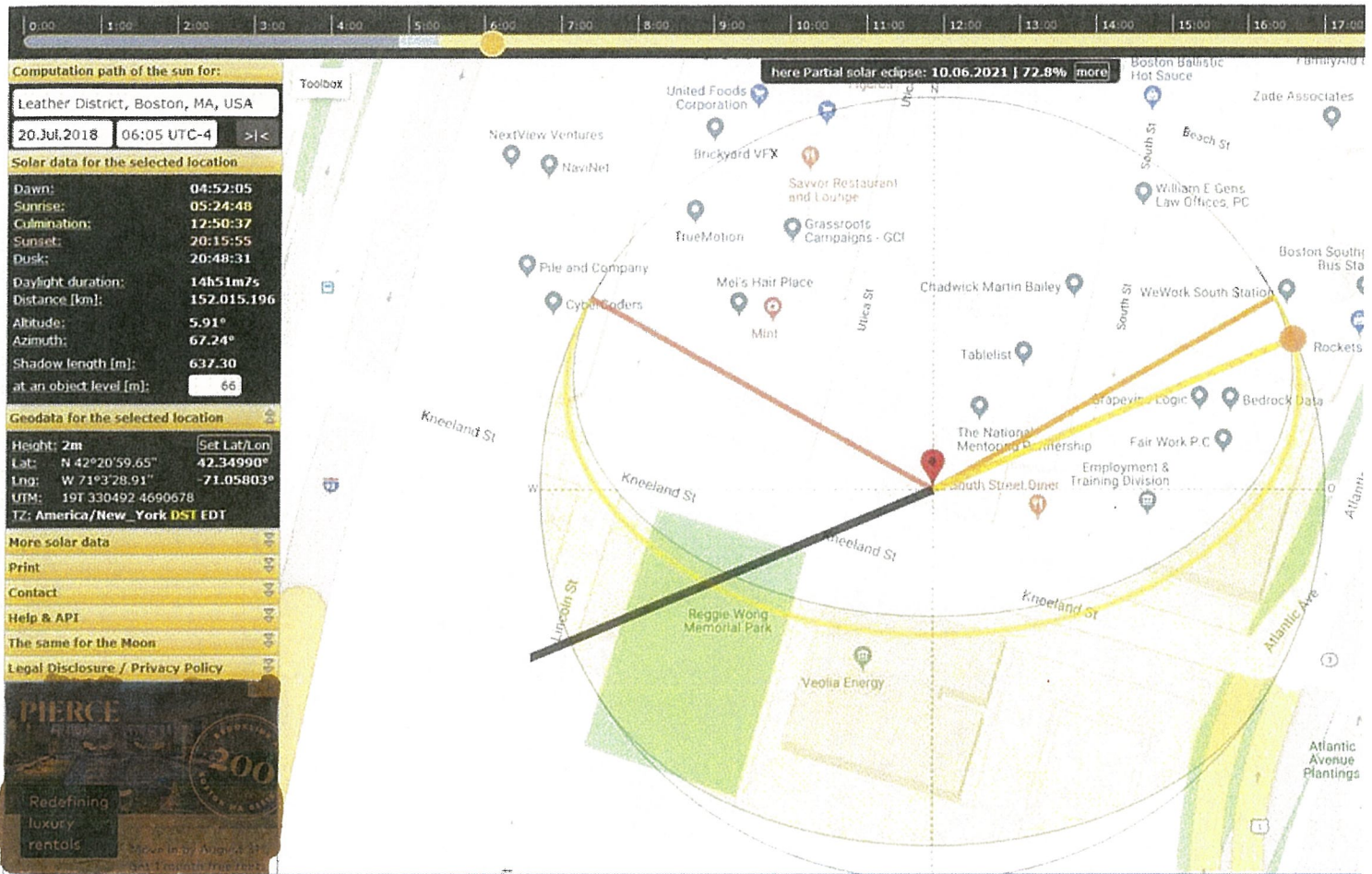
Mr. Michael Sinatra,

I oppose the proposed hotel at 150 Kneeland because I understand the new hotel at 150 Kneeland will put shadows on Reggie Wong park in the morning during the summer.

Thank you,



Emily Liang
330 Tremont Street



MY LIFE MY CHOICE

EMPOWERING YOUTH. ENDING EXPLOITATION.

July 24, 2018

Mr. Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

Mr. Sinatra,

I am writing with concerns in regard to the “mobile check in” component at the proposed hotel at 150 Kneeland Street. According to the diagram on page 249 of the proposals Project Notification Form submitted to the BPDA and page 12 of the subsequent Boston Civic Design Commission presentation, the proposed hotel will include a “mobile check in” feature as opposed to a traditional front desk.¹²

Human trafficking occurs in every hotel in the City of Boston. Hotel front desk agents are likely to be the first to identify and report when there is suspicious activity at a hotel. Even if there is a lobby attendant present, the direct engagement front desk agents offer is a crucial component to determining if the guest is engaged in human trafficking. As a service provider serving over 150 commercially sexually exploited girls, boys and transgender youth each year, we are clear that hotels are the primary nexus for the trauma of trafficking that they experience.

Given the developer has stated in various public forums that they have not committed to an operator, we ask that the developer commit in a public forum to removing this component of the hotels operational plan.

Sincerely,



Lisa Goldblatt Grace, LICSW, MPH
Co-Founder & Executive Director

CC: Brian Golden, Director
Jonathan Greeley, Director of Development Review
State Representative Aaron Michlewitz
State Senator Joseph Boncore
Boston City Councilor Edward Flynn

¹ <http://www.bostonplans.org/getattachment/cd7ec12d-0553-47a7-b200-c9b8589b24ad>

² <http://www.bostonplans.org/getattachment/b3682be0-294d-4ad5-b53a-1f3ad23ec4e4>

APWU **AMERICAN POSTAL WORKERS UNION AFL-CIO BOSTON METRO AREA**

137 South Street, Boston, MA 02111
(617) 423-APWU
Fax (617) 728-9156

Scott M. Hoffman
General President

Ray Bell
Vice President/Treasurer

Billy Thomas
Director Industrial Relations

Linda Cheevers
Clerk Craft President

Joe Joyce
Maintenance Craft President

Bill Weaver
M.V.S. Craft President

July 10, 2018

*Mr. Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201*

Mr. Sinatra,

As a Leather District based organization on South Street, the Boston Metro Area Local 100 of the American Postal Workers Union, AFL-CIO, opposes the proposed hotel at 150 Kneeland Street.

The continued "Manhattanization" of the Leather District has left everyday working people behind. The lack of parking, coupled with the height and density of the project means our members will be faced with increased barriers to accessing our office due to increased parking fees and added congestion.

How do these high rises benefit everyday working people? Leather District based organizations like mine would like to know.

Sincerely,



*Scott Hoffman
General President
Boston Metro Area Local 100
American Postal Workers Union, AFL-CIO*

*SH/et
opeiu #6; afl-cio*

*CC: Brian Golden, Director
Jonathan Greeley, Director of Development Review
State Representative Aaron Michlewitz
State Senator Joseph Boncore
Boston City Councilor Edward Flynn*

July 9, 2018

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Square
Boston, MA 02201

RE: Opposition to Proposed Hotel at 150 Kneeland Street

Dear Mr. Sinatra:

We are the founding partners of Fair Work, P.C., located at 192 South Street. Our law firm almost directly abuts the proposed development at 150 Kneeland Street. We are writing today in opposition to the proposed hotel. The project is more than twice the height of the area's zoning limitations and provides no off-street parking. This means that our offices will be cast in shadow for certain portions of the year. It also means that area parking garages will be pressured to raise rates. These parking rate hikes likely will be passed on to our clients, among others.

We believe that a proponent requesting zoning relief should articulate a particular hardship that justifies the granting of such relief. Until we have been convinced that this project will benefit the working people of Boston, we will remain opposed.

Sincerely,



Hillary Schwab
Fair Work, P.C.
192 South Street, Suite 450
Boston, MA 02111



Steve Churchill
Fair Work, P.C.
192 South Street, Suite 450
Boston, MA 02111

cc: Brian Golden, Director
Jonathan Greeley, Director of Development Review
State Representative Aaron Michlewitz
State Senator Joseph Boncore
Boston City Councilor Edward Flynn



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Street hotel project

Pile, Richard

To: michael.a.sinatra@boston.gov

Thu, Aug 16, 2018 at 2:38 PM

Dear Mr Sinatra

My wife and I live at [107 South Street #5B](#) and have been Leather District residents for +/- 20 years. We are in full support of the hotel project at [150 Kneeland Street](#). Ori and Noam Ron of Hudson Group have been responsible developers in the Leather District and Chinatown communities for 25 years with a proven track record.

The proposed project is well designed for the neighborhood. It will add hotel rooms to our neighborhood which is lacking in hospitality offerings for visitor. The proposal will remove a dilapidated former nightclub structure and provide upgrades to Utica Street which is currently in rough shape. When completed it will add positive pedestrian traffic and activity to the area.

We fully support the proposed height and density at this edge location. The PNF filing demonstrates that the building will result in minimal environmental impacts to the neighborhood. Overall, the project will result in major benefits to the Leather District.

Thank you,

Richard Pile



Michael Sinatra <michael.a.sinatra@boston.gov>

Letter in Support of 150 Kneeland Street Proposal

SETH RISEMAN [REDACTED]

Fri, Jun 15, 2018 at 11:59 AM

To: michael.a.sinatra@boston.gov

Michael-

I am writing to express my support for the Hudson Group's proposed hotel project at 150 Kneeland Street in the Leather District.

As an area resident residing at 120 Kingston Street, and as an architectural and urban designer, I deeply value the neighborhood's unique and cherished urban environment that must be preserved and enhanced. The more recent office buildings and the conversion of the older structures to residential, commercial, and retail uses have helped turn the area into an active mixed-use district for residents, workers, and the surrounding communities.

However, there are many improvements needed throughout the district. Adding the right type of additional density and diversity of users and activities will ensure that the neighborhood is truly a vibrant and safe mixed-use area. I believe the addition of a hotel of this size and scale will provide the right balance of new activity and users (hotel guests, employees, as well as food & beverage patrons) to the neighborhood. The Hudson Group has proven to be a reliable partner in ensuring their projects benefit the neighborhood, and have conducted extensive outreach to the community on this proposal.

I urge the city to support this proposal and use this as an opportunity to help enhance and address the needs of the neighborhood.

Thank you,
Seth Riseman
120 Kingston Street

Chinese Economic Development Council, Inc.

65 Harrison Avenue 7th floor

Boston, MA 02111

617-482-1011 (W) 617-482-5289 (F)

June 21, 2018

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor
Boston, MA 02201
ATTN: Michael Sinatra, michael.a.sinatra@boston.gov

Dear Mr. Sinatra,

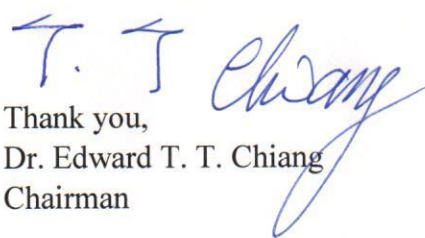
Re: Proposed hotel development by Hudson Group at 150 Kneeland Street, Boston.

On behalf of the Chinese Economic Development Council, CEDC, I'm writing to you to express our support for the proposed boutique hotel development by the Hudson Group at 150 Kneeland Street, Leather District Boston.

CEDC has partnered with Hudson Group to develop 67 units of affordable housing at 10 Oxford Street in the heart of Chinatown. Hudson Group played a key role in this affordable housing development by providing us with land and financial contribution. Resulting from the collaboration between the CEDC and Hudson, the total number of affordable housing creation amounted to 72 units, or a ratio of 31.3%.

Hudson's proposed hotel will bring more vitality to this section of Kneeland street and will improve public safety and the pedestrian realm upon completion. CEDC is particularly impressed by Hudson's willingness to partner with a community based non-profit to make available a significant number of free hotel nights to benefit the immigrant community and those who are in need of medical care and can not afford to pay for hotel stay.

Hudson demonstrated time and again that it is a loyal and responsible locally based development firm that contributes to a stronger community.


Thank you,
Dr. Edward T. T. Chiang
Chairman



Michael Sinatra <michael.a.sinatra@boston.gov>

In support of the Hudson Group

1 message

Mark Zamir [REDACTED]
To: michael.a.sinatra@boston.gov

Tue, Jul 10, 2018 at 12:24 PM

Dear Mr. Sinatra,

as a long time property owners in Boston, we wanted to extend our full support for the proposed hotel at [150 Kneeland Street](#) by the Hudson Group. We strongly believe in the need of hotel rooms near the South Station. We are confident the developer, based on his long track record in the Leather District and Chinatown, will bring this project to successful completion and provide certain upgrades and repairs to the infrastructure around the proposed hotel.

The project will definitely benefit all business owners and all tenants of this great neighborhood and the city of Boston.

Sincerely, Mark & Leah Zamir



Michael Sinatra <michael.a.sinatra@boston.gov>

Our Support for the project at 150 Kneeland

Aman Advani [REDACTED]

Mon, May 7, 2018 at 7:24 PM

To: michael.a.sinatra@boston.gov, Gihan Amarasiriwardena [REDACTED], Noam Ron [REDACTED]

Hi Michael,

As a quick intro, we're long-time tenants of 105 South St, and the host for the upcoming (and a few recent) LNDA meeting(s). I saw the Hudson Group proposal on the agenda, and Gihan and I felt compelled to weigh in:

We care a lot about Boston, and this neighborhood specifically, and plan to be here for a long time to come, building our business with Boston roots. Though we're renters, we've spent a considerable amount of time building the community - by connecting others, investing in our space, and working with local authorities to keep the environment clean and safe. We've acted with both our wallets and our time, so no doubt we're deeply invested in the area's continued growth and success.

Gihan and I wanted to voice strong support for Hudson's proposal, where we think it would add a great new audience to the neighborhood, continue to support a safe environment (compared to alternative uses), and given Hudson's background - be well executed.

Happy to share more context or discuss in person, and I'm sure we can agree that the neighborhood is in great need of rejuvenation - which I'm sure Hudson will deliver.

Thanks,
Aman

--

Aman Advani
[Ministry of Supply](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland- Letter of Strong Support

Jonathan Berk [REDACTED]

Mon, May 14, 2018 at 9:59 AM

To: michael.a.sinatra@boston.gov

Dear Mr. Sinatra,

I hope this letter finds you well. I wanted to write to get my "strong support" for the hotel development at [150 Kneeland Street](#) on the record. As a nearby resident of the lower South End and someone who walks past the project site very regularly, I am thrilled to see Hudson Group's proposal for a hotel on the site. Unlike many other projects being developed in nearby neighborhoods, Hudson Group is a local, family owned entity with deep roots in the adjacent community. They are a group that has clearly demonstrated time and again their commitment to improving the quality of life for residents of the City of Boston through their projects. I see this project accomplishing goals on many fronts;

1. Removing a major source of neighborhood blight that can serve to stunt growth and improvement of surrounding structures.
2. Adding hundreds of hotel guests and visitors to support a neighborhood filled with numerous local, small businesses.
3. Adding much needed density to a site that is arguably one of the most transit oriented anywhere in Boston. Numerous MBTA subway lines are adjacent to the site as well as the South Station Commuter Rail Station and Bus Terminal which provide a connection point to sites all across the region.

Thank you for your time and efforts on this project. If you have any questions please feel free to reach out.

Best,
Jonathan

Jonathan Berk

Director | New England Region

Patronicity

m: [REDACTED]

w: www.patronicity.com





Michael Sinatra <michael.a.sinatra@boston.gov>

Proposed Boutique Hotel at 150 Kneeland Street

Zach Cobb [REDACTED]

To: michael.a.sinatra@boston.gov

Wed, May 16, 2018 at 3:53 PM

Dear Michael,

I am emailing in regard to the Hudson Group's proposed boutique hotel at [150 Kneeland Street](#). I am unable to make tonight's neighborhood meeting, but still wanted to express my enthusiasm and support for this new project as a fellow small business owner in the Leather District (Gracenote Coffee, [108 Lincoln Street](#)).

The Leather District has increasingly changed over the three years I have been a part of it. One aspect of the neighborhood that I have seen have the largest impact is the increase in ground level retail spaces. These spaces have removed blight and increased positive activity in the neighborhood, which in turn has increased business for all of us. Additionally, its location near South Station has made people's welcome to Boston a positive one when visiting from out of town.

It is to my belief that the proposed boutique hotel will continue to add to these positive changes in the Leather District. The fact that no hotels exist so close to South Station already is surprising -- I would expect the proposed hotel to be utilized in the best of ways. Its utilization of height and a small footprint will not take away from the neighborhood's unique design of holding some of Boston's best small retail spaces, and will attract more businesses like mine to open on the south end of Lincoln and South Street. The Hudson group has also proven themselves to be thoughtful and creative developers with their Radian building, 107 South, and of course [108 Lincoln](#). I anticipate exciting, desirable, and creative amenities in the proposed hotel.

Thank you for your time to read my support of the project.

Best,

Zach — www.gracenotecoffee.com
[108 Lincoln St., Boston MA 02111](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

Support for the Hudson Group in the Leather District

Nancy Cushman [REDACTED]
To: michael.a.sinatra@boston.gov

Thu, May 3, 2018 at 4:53 PM

Hello Michael,

My name is Nancy Cushman. My husband and I own a condo and live in the Leather District, and we own o ya restaurant in the neighborhood as well. o ya has been open 11 years now and we have seen the neighborhood continue to grow and evolve in a great way.

We wanted to express formal support for the Hudson Group's proposed hotel development in the neighborhood.

They are a quality group that would bring a quality property on line to further enhance and improve the area, not to mention adding jobs and tax revenue to the city.

If you have any questions or I can provide any additional information, please feel free to contact me directly on my cell below.

Thank you for your time,
Nancy

--

Nancy Cushman

C. [REDACTED]

oya.restaurant

roofatparksouth.com
#raisetherooft

hojokoboston.com
#hellohojoko

covinanyc.com



Michael Sinatra <michael.a.sinatra@boston.gov>

Hudson Group - Splash Project

David Downing [REDACTED]

Fri, May 11, 2018 at 10:11 AM

To: michael.a.sinatra@boston.gov

Hi Michael,

I'm writing you in support of the Hudson Group's proposed development of the Splash Night Club site on Kneeland Street. Unfortunately, I was unable to attend the meeting a couple weeks ago, but would like to express my feelings on the project. As a small business located in the Leather District, we're always looking to improve the neighborhood by removing blight, increasing activity on the streets (making them safer, more pedestrian friendly), limiting the places where homeless hang out or abuse drugs and generally making the Leather District a place where people want to spend more time. A hotel would also bring a different crowd nights and weekends, which the Leather District desperately needs to support its small businesses and restaurant community.

I appreciate your consideration and look forward to more fruitful discussions about this exciting new development!

Thanks,
DD

david downing

Graffito **SP**

(o) [REDACTED]

(c) [REDACTED]

<http://graffitosp.com>



Michael Sinatra <michael.a.sinatra@boston.gov>

Please Deny the 150 Kneeland Street Zoning Variance Request

Keith Dragon [REDACTED]

To: michael.a.sinatra@boston.gov

Wed, Jun 13, 2018 at 10:16 PM

Dear Mr. Sinatra,

I have heard that the Hudson Group has requested a zoning variance for their property at [150 Kneeland Street](#), in order to build a boutique hotel which is over double the permitted height, the former site of the Splash nightclub. In order to build a 218' + mechanical (10' -> 25') building, the owners of the land have requested a variance from the 100' height restriction on buildings in the neighborhood. This is way over the 100' restriction and much higher than any surrounding building. The new building does not match the general style of the leather district, in height or style.

We are 100 or so feet from them and directly north. Our roof deck will be 16 stories + mechanical lower. They have shared shadow studies with us. The shadows greatly effect our roof deck and general light of our unit, via sky lights and windows. I request that you enforce Boston's existing zoning requirements and do not grant a variance. When we purchased our home, we did so with the understanding that the buildings near us would be held to the zoning laws. The construction of a larger than allowed hotel will also increase the traffic and level of noise in our neighborhood.

While it would be great for the property to be put to use, there are many ways it could be put to use without a variance. The Hudson Group knew when it acquired the building that they would be required to comply with current laws, just as we knew that our rights would be protected when we purchased our home. If the variance is denied, the property could be used for any purpose that does not require a building exceeding 100'. These purposes potentially include a smaller hotel, condominiums, or even the establishment of a new nightclub using the existing property. The zoning laws were created to serve the needs of the neighborhood, and they still do. Please do not allow a vocal minority to overrule the law of the land. If a variance is still to be granted, it doesn't have to be for such a tall height, why not 150' or so, the shorter the better, which would still be 50% more than the limit, but have much less shadow impacts on me and others, and blend more into the neighborhood. This also sets a precedent for the neighborhood and makes it more likely that more 20+ story buildings happen in the future.

Sincerely,

Keith Dragon
[111 Beach St., Unit 5E](#)
[Boston, MA 02111](#)
[REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

Fwd: LDNA meeting tonight/our support for Hudson Group proposal

Noam Ron [REDACTED]
To: Michael Sinatra <michael.a.sinatra@boston.gov>

Thu, May 17, 2018 at 6:28 PM

Here's another support letter. I wasn't sure if Chris Engebretson sent you a separate note. He and Jen live at [107 South Street](#).

Thank you!

----- Forwarded message -----

From: C Enge [REDACTED]
Date: Wed, May 16, 2018 at 4:07 PM
Subject: LDNA meeting tonight/our support for Hudson Group proposal
To: [REDACTED]
Cc: Jennifer Farrell [REDACTED], Noam Ron [REDACTED]

Hi Chris

Jen and I are unable to attend tonight's LDNA meeting due to a conflicting engagement. We just wanted to let you know that we are in full support of Ori and Noam's proposal for the Kneeland Street property and to the extent we can register a "vote" in their favor tonight we wish to do so. If necessary to effectuate such a vote, for today, I hereby grant to Noam Ron my proxy to cast my vote on any related matter that comes up tonight. Also, fyi, we plan on writing the Mayor's office to further support the proposal. The proposed project will remove the blight of the existing structure which has been badly neglected and acts as a magnet for transients and addicts to LD. I believe the use proposed by Hudson Group would have the opposite effect, providing a facelift for Kneeland Street and a destination for business travelers.

Best,

Chris Engebretson & Jen Farrell

--
Noam Ron
Hudson Group
[120 Kingston Street, Suite 610](#)
[Boston, MA 02111](#)

Cell: [REDACTED]
Desk: [REDACTED]

[REDACTED]
www.hudsongroupna.com
[@HudsonGroupNA](#)





Michael Sinatra <michael.a.sinatra@boston.gov>

Wednesday LDNA Meeting - Hudson Group

Abigail Gorman [REDACTED]

Mon, Jun 11, 2018 at 8:43 PM

To: michael.a.sinatra@boston.gov

Cc: [REDACTED]

Dear Mr. Sinatra,

I live at [88 Kingston Street #6B](#). Though I will not be able to attend Wednesday's LDNA meeting I would like to voice my full support for Hudson Group's boutique hotel proposal at [150 Kneeland Street](#).

Removing the existing blighted building and replacing it with a new and positive hospitality use will be a huge benefit to the neighborhood.

Hudson Group has an excellent track record in the neighborhood and they are a trusted and responsible local developer.

The proposed improvements to Utica Street are encouraging. Also, many LD residents have voiced strong support for height and density at this edge location, especially given the small building footprint which has very little impact on the surroundings.

Thank you,
Abigail Gorman



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Street

Jay Greenberg [REDACTED]

Tue, May 8, 2018 at 2:50 PM

To: michael.a.sinatra@boston.gov

Mr. Sinatra,

As a resident of [88 Kingston St, Boston MA, 02111](#) and the leather district for the last decade, I am writing you in support of Hudson Group's proposal for a hotel development at [150 Kneeland Street](#). I'm excited that the blight will finally be removed and believe the development of a hotel will be highly beneficial to the neighborhood.

Sincerely,
Jay

Jay Greenberg
[REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

In support of proposed hotel by the Hudson Group

A.D. Guerra

To: michael.a.sinatra@boston.gov

Tue, May 22, 2018 at 10:30 AM

Dear Mr. Sinatra,

I am David Guerra, owner and director of A R E A, a multi-format and interdisciplinary gallery in Boston. As an owner of a small business and independent art curator/consultant, I would like to express my support for the proposed hotel at [150 Kneeland street](#), a project by the Hudson Group.

The firm has developed multiple projects in the Leather District benefiting numerous small businesses and local artists. Each of these buildings features works from some of the best artists working and living in Boston. The group is also now known for its support to public art, activating an area of our city that needed new energy, positive activity, and traffic to support the other business established there.

To my knowledge, no other hotel in the South Station area has ever partnered with any galleries or organizations of Boston's art scene. A hotel showcasing the best art created in Boston would become an ambassador for artists and galleries working in our city. Connecting visitors with our art scene is definitely a priority of my gallery, which seeks to promote the work of local artists who often migrate to LA or NYC in the absence of support for their work in Boston.

I would be happy to provide additional information if necessary.

Very best,

David Guerra,
Owner and Director
A R E A
www.area.gallery



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland St.

Matt Jennings

To: michael.a.sinatra@boston.gov

Wed, Jun 13, 2018 at 4:48 PM

I support Hudson Group's proposal for a boutique hotel at 150 Kneeland Street

No other hotels in South Station area -- new hospitality use helps local business

Removing blight

Hudson Group's track record (Radian, 108 Lincoln, 107 South)

Adding new, positive activity and guests to the neighborhood

Supportive of height and density (small building footprint has minimal impact on surroundings)

Please let me know if you have any questions.

Matthew Jennings
Chief Cook/ Janitor
Townsmen
[120 Kingston St.](#)
[Boston, MA. 02111](#)
[www.townsmenboston.com](#)
[www.chefmattjennings.com](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

Hudson Group's Leather District Hotel Project

Cort Johnson [REDACTED]

Tue, May 15, 2018 at 6:52 PM

To: michael.a.sinatra@boston.gov

Cc: Leila Amerling [REDACTED]

Hi Michael,

My name is Cort Johnson and I live in the Leather District at [210 South St](#). I can't make the LDNA meeting tomorrow as I'll be traveling for work but wanted to write you and let you know that my wife Leila and I are big supporters of Noam and the hotel project he is bringing to the neighborhood.

Having lived here since 2015 and putting my office on Kingston St. since 2011 We've been around the neighborhood for a while. The Splash building has been an eyesore and location for negative activity between people sleeping outside the building to sketchy behavior occurring on Utica street. We think Noam's project will bring a welcome addition to promoting positive activity and opening up Utica street to be a place we feel comfortable living close and utilizing as it was originally intended.

Also, between family coming to visit and customers coming to town we could really use a facility to both put people up as well as have another neighborhood spot to grab a drink and entertain. For us, the added height will create an iconic skyline to the neighborhood which we support!

We can attest to Noam's ability to work with neighbors through the construction process as we moved into our office weeks before they tore down the Dainty Dot building to put up Radian. They were super courteous to us during the process and always made sure they weren't interrupting our business.

We have a great neighborhood here that should be highlighted in Boston. We believe that Noam's project will do just that and we support them moving the project forward ASAP.

Feel free to reach out if you have any questions for us.

Cort & Leila



Michael Sinatra <michael.a.sinatra@boston.gov>

LDNA Meeting Next Week / Hudson Group

Jonah Lopin [REDACTED]
To: michael.a.sinatra@boston.gov

Mon, May 7, 2018 at 8:54 PM

Michael,

I'm Jonah Lopin, founder of a venture-backed software company called [Crayon](#). We rent our office at 108 Lincoln Street from Noam Ron and the Hudson Group, and I just wanted to send a quick note in support of the project those guys are proposing to build a hotel where the Splash night club building is.

Noam told me you're his project manager at the city and I hope you don't mind me reaching out!

It seems to me like a hotel in that spot makes a ton of sense for the neighborhood:

- get rid of a building that feels like a net negative and attracts sketchyness
- would raise the profile of the neighborhood and bring in positive traffic

I would also say I'm supportive because Noam and the Hudson Group have been thoughtful landlords and as far as I can see, thoughtful stewards of the buildings they own and control in the neighborhood. I trust these guys and I think they'd likely be a force for good in the area.

Happy to chat any time.

Jonah

Jonah Lopin
[Crayon](#)
[REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

Boutique Hotel on Kneeland Street

Ido Mazursky [REDACTED]

Sun, May 20, 2018 at 10:01 AM

To: michael.a.sinatra@boston.gov

Cc: cbetke@coughlinbetke.com

Dear Mr. Sinatra

I Live in Radian [120 Kingston Street](#) the area of the proposed .

I'm writing to you as I would like to support Mr. Ori Ron, and the Hudson Group.

As a tenant in Radian I can feel the high standard that this building has been built, the finishing, the detailing and the look, all this is outstanding with comparison to many other properties that I used.

The service to the tenants in the building and the care to the people in the neighbourhood is a great combination that you don't always see, this why I support the Hudson Group and would like them to continue and develop the area with their very high standards and quality buildings.

Best regards and good luck

Ido Mazursky

[Ido Mazursky MD](#)

[North America Retail](#)

[Regatta Great Outdoors LLC](#)

[Office](#) [REDACTED]

[Mobile:](#) [REDACTED]





Michael Sinatra <michael.a.sinatra@boston.gov>

Message RE: Proposed Boutique Hotel at 150 Kneeland Street by Hudson Group

John Moran

To: michael.a.sinatra@boston.gov

Wed, May 16, 2018 at 6:12 PM

Hello Michael,

My name is John Moran and I own a small business in the Leather District (and live there), and I would like to support the Proposed Boutique Hotel at [150 Kneeland Street](#) by Hudson Group. Here are some of the reasons I support this project:

- **There are no other hotels in South Station area -- new hospitality use helps local business**
- **Removing blight from the area and improving it**
- **Hudson Group's solid track record (Radian, 108 Lincoln, 107 South)**
- **Adding new, positive activity and guests to the neighborhood**
- **Supportive of height and density (small building footprint appears to have a minimal impact on surroundings)**

Please let me know if you have any questions.

Best,

John Moran

John Moran
CEO & CMO



p) [REDACTED]
m) [REDACTED]
www.bluewavemarketing.com

the integrated content marketing company

PS – Please don't keep us a secret – I will gladly take the time to meet with your co-workers, friends or business associates to discuss their marketing and business strategies & determine if we can help.



Michael Sinatra <michael.a.sinatra@boston.gov>

Hotel at 150 Kneeland

Steven Moseley [REDACTED]

Mon, May 7, 2018 at 5:42 PM

To: michael.a.sinatra@boston.gov

Mr. Sinatra:

I have been informed that you are the appropriate contact at the city with whom to discuss the proposed hotel at [150 Kneeland Street](#).

I'm a resident of the Leather District neighborhood, living at [96 South St, Apt 1](#). I became aware of the plans to build the hotel at an association meeting earlier this year. It was discussed at that same meeting that the developers are seeking a variance for the proposed height of the building, as it exceeds what code permits.

As a potentially impacted party, I would like to wholeheartedly express my support for the variance, and for the project in general. I believe this addition to the Leather District would be a significant enhancement to the neighborhood, both aesthetically and culturally.

I'm aware that there is an upcoming LDNA meeting next week. Unfortunately, I'm unable to attend, but I believe my wife will be there to vote in any polls issued then. Please let me know if there's anything else I can do to express to the city my support for this project.

Thanks,

Steven Moseley

Phone: [REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

Boutique Hotel on Kneeland Street

Mark Oldham [REDACTED]

Thu, May 17, 2018 at 9:17 AM

To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>

Cc: "Valentine Oldham" [REDACTED] >, Mark Oldham
[REDACTED]

Michael,

I live at [111 beach street](#) in the Leather District and attended the LDNA meeting last night with the Hudson Group presenting their progress on the project. Our building is adjacent (to the north) at the other end of Utica Street.

For reference I am also an architect and have taken numerous Article 80 Projects through the city.

This email is one of general support for the project for the following reasons:

- It will bring a much desired destination and increased foot traffic to an otherwise underutilized area of the neighborhood.
- It will provide passive security to an area (and alley) currently dominated by crime and drug activities in the heart of the LD.
- Though the tower is requesting zoning height relief, due to the very small footprint and its location on the south side of the neighborhood the height has minimal impact on daylight in our neighborhood. In fact the height is a welcome addition to the area.
- The Hudson group have demonstrated a track record of local responsible development and are invested in listening to the needs of the local residents.
- The proposed boutique hotel use is neighborhood appropriate (the only hotel nearby) and will likely spur additional economic impact and welcome vitality in the LD.
- Traffic impacts will be minimal in the context of the already stressed traffic situation on Kneeland
- The existing condition is serious blight and Utica Alley is a community wide problem. This project will significantly help both of these issues.
- Due to the small footprint, its development capacity is limited. Few other uses could provide similar levels of knock on community benefits as the proposed project.

For reference I would also be willing to serve on the Impact Advisory Committee if you desired an architectural voice familiar with Article 80 on that group.

best

Mark Oldham, AIA LEED AP
Associate Principal

[REDACTED]

5/17/2018

City of Boston Mail - Boutique Hotel on Kneeland Street

PAYETTE

[290 Congress St.](#), Fifth Floor

Boston, MA 02210-1005



<http://www.payette.com>



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Street - Hudson Group Boutique Hotel

Pennie, Chris [REDACTED]
To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>
Cc: "Pennie, Chris" [REDACTED]

Fri, May 11, 2018 at 10:22 AM

Michael, unfortunately I will not be in attendance for the neighborhood meeting next week but I wanted to take a minute to let you know that as a 3+ year resident of the area (111 Beach Street) I am very much in favor of Hudson's proposal. A high-rise hotel use in that location will not only provide the architectural presence and street activation that end of Kneeland sorely needs but will also alleviate several concerns that Utica Street's current condition presents. The lighting, security and restaurant/retail presence that this product will provide is desperately needed and will be well received by all.

If you have any questions please feel free to reach out.

Chris Pennie, LEED AP

Senior Vice President - Operations

Lee Kennedy Co Inc[122 Quincy Shore Drive, Quincy, MA 02171](#)

T [REDACTED] | F [REDACTED] | M [REDACTED]

www.leekennedy.com[facebook](#) / [flickr](#) / [linkedin](#) / [twitter](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland St. development proposal by Noam Ron

Pinker, Steven [REDACTED]

Sun, May 6, 2018 at 7:22 PM

To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>

Dear Mr. Sinatra,

As long-time residents of the Leather District, we are happy to offer our strong support for Noam Ron's proposal to build a boutique hotel at 150 Kneeland St. That portion of Kneeland Street is currently a no-man's land, with nothing to attract pedestrians, diners, and shoppers. A hotel with an inviting restaurant could begin to transform that block, and indeed the entire Leather District.

Sincerely,

Steven Pinker [REDACTED]

Rebecca Goldstein [REDACTED]

107 South St. Apt. 6D

Boston 02111



Michael Sinatra <michael.a.sinatra@boston.gov>

Please Deny the 150 Kneeland Street Zoning Variance Request

Adam C Powell [REDACTED]

Wed, Jun 13, 2018 at 2:56 PM

To: michael.a.sinatra@boston.gov

Dear Mr. Sinatra,

It is my understanding that a boutique hotel has requested a zoning variance for land located at [150 Kneeland Street](#), the former site of the Splash nightclub. In order to build a 200' building, the owners of the land have requested a variance from the 100' height restriction on buildings in the neighborhood.

As a neighbor to the land in question, I kindly request that you enforce Boston's existing zoning requirements and do not grant a variance. When we purchased our home, we did so with the understanding that the buildings near us would be held to the zoning laws. The construction of a larger than allowed hotel will increase the traffic and level of noise in our neighborhood. As parking is not a component of the hotel's plan, it will put further stress on the limited availability of parking in the Leather District. Due to its height, the hotel will also cast shadows on the roof decks and windows of buildings in the neighborhood.

While I hope that 150 Kneeland will soon be put to constructive use, I do not think it is right for the city to allow it to be put to use that is inconsistent with the law. When the land was acquired, its purchasers knew that they might be required to follow the law in their use of the land. Likewise, when we purchased our home, we expected that our neighbors would be required to be compliant in the use of their properties. The zoning requirements were established because they were perceived to be in the best interest of the community at the time they were written. They remain in our best interest.

Sincerely,

Adam Powell
[111 Beach St., Unit 4E](#)
[Boston, MA 02111](#)
[REDACTED]



Michael Sinatra <michael.a.sinatra@boston.gov>

(no subject)

To: michael.a.sinatra@boston.gov, [REDACTED]

Wed, May 16, 2018 at 10:41 PM

To: Michael Sinatra, Project Manager BPDA

CC: Chris Betke, LDNA Chair

Re: Proposed Boutique Hotel Development, [150 Kneeland, Leather District](#).

Dear Mr. Sinatra,

I lived in the Leather District on Lincoln Street for many years.

We have seen many businesses come and go throughout the years at [150 Kneeland Street](#) and recently it has become a stomping ground for the homeless with a boarded up building.

The new owner and developer at this site has a strong record in the Leather District in developing property and making the Leather District a better neighborhood to live in.

I enthusiastically support the proposed hotel by the Hudson Group. The hotel's bold design and the expanded food and beverage lounge will greatly enhance the quality of life for the neighborhood.

I hope all parties involved, the LDNA, the city and the developer will work together and find ways to upgrade the Leather District's infrastructure which is in disrepair.

Respectfully,

ANTHONY ROSSI



Michael Sinatra <michael.a.sinatra@boston.gov>

proposed boutique hotel development

adam segel [REDACTED]

Tue, May 15, 2018 at 9:37 PM

To: michael.a.sinatra@boston.gov

Cc: [REDACTED]

hi michael --

im writing to share my thoughts on the proposed development on kneeland street at the old News Cafe building ..

firstly, ive been a resident of the LD for 20+ years now .. since 2001 i have lived at 121 Beach St and before that at 107 South St .. ive seen the neighborhood change a lot over the years, almost entirely for the good .. this is on behalf of neighborhood advocates like Chris, but also really because of the attention and care of a couple select developers .. leading this list would be Ori Ron .. he has done 3 buildings i know of (107 South, 108 Lincoln and also the big high rise at 120 Kingston), and i believe all 3 have substantially increased the livability and even the actual viability of the neighborhood .. again, i say this as a 20yr+ resident of the LD who has seen it all happen in real-time ..

i'd also point out, its somewhat easy to get lucky and have been "early" on a neighborhood (in this case the LD) and buy a building and renovate and sell and make a tidy but quick profit .. and move on

Ori has done the opposite actually- and in doing so, and even in this current endeavor, he has and is proving his commitment to the neighborhood .. of course Ori sold plenty of units in his initial couple buildings, but he also retained ownership of several units as well, notable including the commercial units, in a large part to ensure the right type of tenants would be in there- as that has a major impact on the lifestyle and well-being of the residents and the neighborhood .. of course he also maintained an economic interest in the progression of the neighborhood, further aligning his interests with the residents .. he has worked tirelessly towards this end in the 20yrs ive been around

moreover, he further demonstrated his conviction in the LD being a premier neighborhood via his herculean efforts at 120 Kingston .. this was a long neglected section that for many years was actually incredibly dangerous and a haven for drug-users and indigents .. Ori's development there (which took him years to permit, construct, etc) changed the face entirely .. while its isn't technically LD, its right across the street, and when u r dealing w a neighborhood that is what, 2-3 blocks 2-3 blocks, i don't think its a stretch to include that here .. id also note, his cost of entry at 120 Kingston was likely much higher than 107 South or 108 Lincoln, which by itself again demonstrates both the value he helped create in the neighborhood (vis a vi the higher prices themselves) and again his conviction in the viability and the quality of the neighborhood itself- ie that he was willing to take on that level of investment and effort ..

now, we see he is back for more .. i dont know the details but my guess is that as the value everywhere else in the neighborhood has steadily increased, that he will be paying more on a proportionate basis here than he has in prior projects- yet he is doing it .. because in my opinion he cares about the neighborhood and the community, and believes strongly in its appeal as the best place in boston to live

i personally think its the best place in boston to live, thats why ive lived here for 20 years .. and i think Ori has played a very significant role in the neighborhood having turned out to be a success .. the fact that he is coming back for more is the best news there is as far as im concerned, and as far as any rational resident should be concerned .. certainly the city must feel that way to- as the evidence from past projects and the resulting success of the neighborhood speak clearly and loudly

the fact that Ori is tackling this particular site is particularly exciting .. it is an obvious eyesore, to say the least .. it has become a haven for homeless people and drug use, and is not a comfortable place to walk by .. the idea of a boutique hotel is a rather good one as well, as it should bring more vitality to the neighborhood and stimulate further economic growth as well

this project to me is a clear winner and i can't think of really any reasonable argument to the contrary -- and i believe wholeheartedly Ori is the right person to lead this, and he has his body of work and his almost 25 years of intense involvement in the betterment and development of the LD to stand by .. ill take that all day long and im sure the city must be happy for having him pursue this project

im in California so i cannot attend the meeting but feel free to contact me directly if i can be of help

5/16/2018

City of Boston Mail - proposed boutique hotel development

also i wouldn't take the time to write this if i didn't feel very strongly about this, i hope you can recognize that -

sicnerely

Adam Segel

121 Beach St #802



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Street

LEONE NELL SMETS [REDACTED]

Tue, May 15, 2018 at 12:50 PM

To: michael.a.sinatra@boston.gov

Hello Mr. Sinatra,

I am contacting you to express my strong support for the proposed Boutique Hotel on Kneeland Street.

As an architect and resident of South Street, I have been continually impressed with the Hudson Group and their success in enhancing the Leather District. Continually they have improved the neighborhood with a sensitivity to scale, use of building, and respect to surroundings.

The boutique hotel will be no different. Hudson Group is tackling a site that has been a terrible blight to the area and by introducing a much needed hospitality facility (with no other hotels in the South Station area) and with a sensitivity to height, density, and a respect for the surroundings (which I think they demonstrated very nicely with the Radian), I am very much looking forward to the addition of a new hotel.

Sincerely
Leone Nell Smets
[107 South Street](#)
[Boston, MA 02111](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

LD Resident in Support of Hudson Group's Proposed Hotel

Valentine Oldham [REDACTED]

Thu, May 17, 2018 at 12:53 PM

To: michael.a.sinatra@boston.gov

Cc: [REDACTED] Mark Oldham [REDACTED], Christopher Betke [REDACTED]

Hi Michael,

I'm unable to make this evening's Leather District meeting, but wanted to voice my support of the Hudson Group's proposed hotel on Kneeland Street.

Noam and the Hudson Group have a great track record of supporting the neighborhood, which could use a hotel to remove the blight and boost local business. The basic scheme for the building -- including its height -- looks great, and if anything, we'd encourage him to go higher; it'll be narrow enough to cast minimal shade.

Please support the Hudson Group in its endeavor to complete this project. I think you'll find I'm not alone, among the neighbors, in only asking it to be expedited. It sounds like a fantastic addition to the LD.

Thanks!
Valentine

--

Valentine Oldham

111 Beach Street
Unit 1 H
Boston, MA 02111

[REDACTED]
www.linkedin.com/in/ValentineOldham/



Michael Sinatra <michael.a.sinatra@boston.gov>

Hudson Group boutique hotel

Weitz (De Lucia), Thea [REDACTED]
To: "michael.a.sinatra@boston.gov" <michael.a.sinatra@boston.gov>

Mon, May 21, 2018 at 6:02 PM

Hi Michael,

I was hoping to attend the last LDNA meeting to review Hudson Group's proposal for a boutique hotel, but had a prior engagement.

I hope I can still be heard, as this hotel is going to be wonderful for the neighborhood! There are no hotels near South Station, which is mind boggling. It will bring life to the leather district and more business to the neighboring restaurants and shops, that are otherwise only known to the small amount of people who live there.

I manage Radian apartments and can't say enough good about my partners, Ori and Noam. They are invested in their work and the neighborhood, and extremely knowledgeable in construction and development. I reach out to them with questions ranging from small someone's HVAC making a weird noise to city permits, and they always have an answer. They are incredibly hands on and well liked throughout the community.

There is no doubt there should be a hotel added to this area, and I couldn't think of a more reliable company to see that through than Hudson Group.

Thank you for taking the time to read this. If you have any questions, concerns, or would like any additional feedback, please let me know.

Sincerely,

Thea D. Weitz

Property Manager

Radian Apartments

120 Kingston Street, Suite 507 | Boston, MA 02111

T: [REDACTED] | F: [REDACTED]



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A Forest City Community



Michael Sinatra <michael.a.sinatra@boston.gov>

150 Kneeland Street

Winhall [REDACTED]

Wed, May 9, 2018 at 9:14 AM

To: michael.a.sinatra@boston.gov

Hello Mr. Sinatra,

I am the owner of [129-133 South Street](#). I have had the opportunity to review the presentation for the above referenced project. I have no issues with the plan as currently presented. I believe that it will be an asset to the LDNA.

Regards,
Ken

Kenneth Epstein
[REDACTED]

____ the WINHALL Companies _____

[129 South Street, Boston, MA 02111](#)

[REDACTED] • [REDACTED] (fax)

This e-mail message and any attachments are confidential. If you are not the intended recipient, please notify The Winhall Companies immediately by replying to this message or calling [REDACTED] and destroy all copies of this message and attachments. Thank you.



Noam Ron

150 Kneeland St.

mmsoohoo

Wed, Mar 14, 2018 at 8:20 AM

To:

Cc:

Dear Mr. Betke,

I am one of the occupants in the office condo located at 200 Lincoln Street for more than 10 years. Please accept this email as my support for the Hudson Group's venture regarding 150 Kneeland Street.

Thank you for attention.

Regards,
Margaret Soohoo



Noam Ron

christopher Lucy

Mon, Mar 12, 2018 at 9:50 AM

To: Ori Ron Noam Ron

Hi Mr. Betke :the current building sitting on the parcel is in a disused and deteriorating condition and the Redevelopment of the site would bring a general benefit to the entire surrounding neighborhood in my opinion. thanks very much Christopher
Lucy 107 South Street Unit 3B



Noam Ron

Fwd: LDNA Meeting -- 3/14 @ 7 pm

Nancy Cushman

Mon, Mar 12, 2018 at 11:53 AM

To: Noam Ron

Cc:

Hi Noam,

Nice to hear from you. We are not in Boston this week but would love to see a boutique hotel as the anchor to the edge of the LD!

Count us in as a supporter to the project.

On the record here for Chris who is cc'd. Hi, Chris.

Good luck and let us know how/if we can help.

Best,

Nancy

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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<image002.jpg>

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--

Noam Ron

Hudson Group

120 Kingston Street, Suite 610

Boston, MA 02111

Cell:

Desk:

noam@hudsongroupna.comwww.hudsongroupna.com[@HudsonGroupNA](#)



Noam Ron [REDACTED]

150 Kneeland St

Aman Advani [REDACTED]

Mon, Mar 12, 2018 at 12:32 PM

To: Christopher Betke [REDACTED], Gihan Amarasiriwardena [REDACTED], Noam Ron [REDACTED]

Christopher,

As a quick intro, we're long-time tenants of 105 South St, and the host for the upcoming (and a few recent) meeting. I saw the Hudson Group proposal on the agenda, and Gihan and I felt compelled to weigh in:

We care a lot about this neighborhood, and plan to be here for a long time - though we're renters, we've spent a considerable amount of time building the community - by connecting others, investing in our space, and working with local authorities to keep the environment clean and safe.

Though I'll miss this week's meeting, Gihan and I wanted to voice strong support for Hudson's proposal, where we think it would add a great new audience to the neighborhood, continue to support a safe environment (compared to alternative uses), and given Hudson's background - be well executed.

Happy to share more context or discuss in person, but please share that with the meeting's audience in whatever way you see fit.

Thanks,
Aman

--

Aman Advani
[Ministry of Supply](#)



Noam Ron [REDACTED]

150 kneeland

LEONE NELL SMETS [REDACTED]

Wed, Mar 14, 2018 at 10:24 AM

To: [REDACTED]
Cc: Ron Noam [REDACTED]

Hello Chris,

I am very much in support of the Hudson Group's vision to redevelop 150 Kneeland Street into a boutique hotel. Hudson Group has done a fabulous job with their projects enhancing the Leather District area and I hope this project continues their positive impact on Boston.

To success !
nell

Leone Nell Smets AIA
107 South Street
Boston, MA 02111



Noam Ron [REDACTED]

In Support of Hudson Group

Matthew Jennings [REDACTED]

Wed, Mar 14, 2018 at 7:42 PM

To: [REDACTED]

Cc: Noam Ron [REDACTED]

Dear Mr. Betke,

Please find enclosed a letter in support of Hudson Group, as they pursue the removal of the former Splash nightclub and Replace it with a boutique hotel. As a current tenant of Hudson Group, I can say firsthand that the administration and ownership Of the group, is concerned with- and operates with the best interests of- it's local community.

I fully support the group's proposal and expect that their concept will be a welcome addition to the neighborhood.

Your truly with thanks,

Matthew Jennings
Chief Cook/ Janitor
Townsmen
120 Kingston St.
Boston, MA. 02111
www.townsmenboston.com
www.chefmattjennings.com

Noam Ron [REDACTED]

Support for boutique hotel development at old Splash nightclub location

Scanlon, James [REDACTED]

Wed, Mar 14, 2018 at 10:08 AM

To: [REDACTED]

Cc: Noam Ron [REDACTED]

Hi Chris,

I'm one of the owners of a condo in the leather district in Boston at [107 South St](#). Noam described the project that the Hudson group is working on getting started at the old Splash nightclub location. I'm sending this email to voice my support of this development as well as other developments that would benefit our community. I think a boutique hotel would add a lot of value to the neighborhood as well as preserve some of the charm that the area has (as opposed to some of the big chain hotels that could also want to move in). Please feel free to reach out to me if you need my vote for other developments as well. Happy to listen and voice my opinion. Thanks

James V. Scanlon, PharmD

Regional Medical Liaison

[A US Medical Affairs – Neuroscience](#)

p: [REDACTED] | m: [REDACTED]

[REDACTED]





Noam Ron [REDACTED]

Fwd: Hudson Group project in Leather District

Jonah Lopin [REDACTED]

Tue, Mar 13, 2018 at 11:07 AM

To: Noam Ron [REDACTED]

FYI...

Jonah Lopin
[Crayon](#)
[REDACTED]

----- Forwarded message -----

From: **Jonah Lopin** [REDACTED]
Date: Tue, Mar 13, 2018 at 11:06 AM
Subject: Hudson Group project in Leather District
To: [REDACTED]

Chris,

I'm Jonah Lopin, founder of a venture-backed software company called [Crayon](#). We rent our office at 108 Lincoln Street from Noam Ron and the Hudson Group, and I just wanted to send a quick note in support of the project those guys are proposing to build a hotel where the Splash night club building is.

It seems to me like a hotel in that spot makes a ton of sense for the neighborhood:

- get rid of a building that feels like a net negative and attracts sketchyness
- would raise the profile of the neighborhood and bring in positive traffic

I would also say I'm supportive because Noam and the Hudson Group have been thoughtful landlords and as far as I can see, thoughtful stewards of the buildings they own and control in the neighborhood. I trust these guys and I think they'd likely be a force for good in the area.

Happy to chat any time.

Jonah

Jonah Lopin
[Crayon](#)
[REDACTED]



Noam Ron [REDACTED]

Hudson Group - Splash Project

David Downing [REDACTED]

Wed, Mar 14, 2018 at 11:45 AM

To: [REDACTED]

Hi Chris,

I'm writing in support of the Hudson Group's proposed development of the Splash Night Club site on Kneeland Street. Unfortunately, I cannot make the community meeting tonight, but would like to express my opinions. As a small business located in the Leather District, we're always looking to improve the neighborhood by removing blight, increasing activity on the streets (making them safer, more pedestrian friendly), limiting the places where homeless hang out or abuse drugs and generally making the Leather District a place where people want to spend more time. Additionally, a hotel would bring a different crowd both nights and weekends, which the Leather District desperately needs to support its small businesses like Gracenote Coffee Shop located within our space at [108 Lincoln Street](#).

We appreciate your consideration and look forward to more fruitful discussions about this exciting new development!

Thanks,
Dave

david downing

Graffito **SP**

(o) [REDACTED]

(c) [REDACTED]

<http://graffitosp.com>

Date	First Name	Last Name	Organization	Opinion	Comments
6/25/2018	Evan	Papanastasiou	Premier Equities	Support	Very elegant yet forward design! This site is starved for new life. Happy to see a proposal that is not only a practical fit for the neighborhood but also revives a somewhat sleepy corridor. The entire Leather District should be thrilled that a local developer with decades of commitment to bettering their neighborhood is behind this. You simply could not ask for a better outcome at 150 Kneeland. The thoughtful design and use will be a great amenity to all. I give this project MAJOR support. Good luck!
6/29/2018	David	Downing	Graffito SP	Support	I'm writing in support of the Hudson Group's proposed development of the Splash Night Club site on Kneeland Street. As a small business located in the Leather District, we're always looking to improve the neighborhood by removing blight, increasing activity on the streets (making them safer, more pedestrian friendly), limiting the places where homeless hang out or abuse drugs and generally making the Leather District a place where people want to spend more time. A hotel would also bring a different crowd nights and weekends, which the Leather District desperately needs to support its small businesses and restaurant community. I appreciate your consideration and look forward to more fruitful discussions about this exciting new development!
6/29/2018	Christopher	Lucy		Support	Build Baby Build! Please let them build this hotel!
6/29/2018	Caroline	Morson	Caroline Morson	Support	I am in full support of this boutique hotel project. The location of the hotel will be transformative to the neighborhood in many ways. Vastly improved aesthetic vs. what currently exists in that location. The Leather district currently has no hotels, considering the close proximity to South Station, a hotel is needed and welcomed. The design of the building as it is being proposed with the widened recessed corner entrance at Tufts Street and Kneeland will also make the neighborhood safer with increased lighting and cameras on Tufts, which is currently entirely derelict. I echo the sentiments of many Leather District residents and business owners alike that attended the last three LDNA meetings on this proposed hotel, that it can't happen soon enough.
6/29/2018	Steve	Kowalski		Support	I've attended the Neighborhood Association meetings regarding this project and I fully support this project as a resident of the Leather District.
6/29/2018	Tera	Hickle		Support	I would like to go on record in full support of the proposed boutique hotel development at 150 Kneeland Street in the Leather District. This project will provide a greatly needed lodging option while enhancing the character of the neighborhood and Kneeland Street. I have been close friends with Hudson Group's Noam Ron for over a decade. He is a model neighbor who champions and invests in his community. His commitment to local businesses and artists is evident throughout his work. I hope this proposal can proceed without delay and the project's benefits to the neighborhood can be fully realized soon. Thank you for your consideration. Sincerely, Tera Hickle 21 S. Russell St. Boston, MA 02114
6/30/2018	Carolyn	Cain	Leather district r	Support	As 22-year residents and homeowners of the Leather District, we're excited about the possibility of this upscale boutique hotel in our neighborhood. Our family (of three) is in full support.
7/2/2018	Christopher	Colbert	Harvard Universi	Support	This is a much needed positive development for a neighborhood that is under-valued and challenged by its small size and location. For the last two decades, the Rons and Hudson Group have shown a 100% commitment to the Leather District and doing everything they can to make it a better place for its residents, businesses and visitors. The hotel is just another example of that.

150 Kneeland Street Public Comments via website form

7/4/2018	Cort	Johnson		Support	As a residential and commercial resident of the Leather District for the past 8 years this type of project will be a huge boost for our neighborhood. We bear the brunt of having a lot of vagrants in our neighborhood and with this project, I believe that Noam and his team will be able to set a precedent for how a public/private project can help shape a neighborhood especially around cleaning up Utica St and making it more welcoming as opposed to intimidating. We need more of these neighborhood first type projects and I'm excited to see how this project can set a standard for the expectation of future development being a partner to the neighborhood, its residents and commercial spaces.
7/6/2018	Philip	Sima	Balance Architec	Support	The Hudson Group has shown throughout the years their commitment to Boston's Leather District. Having spoken with Noam Ron and his team, there is a clear desire to integrate this new design into the tapestry of historic buildings, while also creating a modern and forward-thinking building. This is a much-welcomed development to the neighborhood.
7/9/2018	Min	Wu	CEDC, Inc.	Support	Dear Mr. Sinatra, The Hudson Group has been a long time partner and supporter of the Chinese Economic Development Council, Inc. here in Chinatown. They have given us unwavering support in our recent development of the 100% affordable housing at 10 Oxford Street. Through our collaboration the Hudson Group has demonstrated their commitment to our community and being a part of the progress to revitalize the downtown area while working to preserve affordable housing for the residents. We look forward to seeing their continuing presence downtown and are in support of their endeavors here. Sincerely, Min Wu Acting Executive Director Chinese Economic Development Council, Inc.
7/10/2018	Chris	Campbell	Troquet on South	Support	We are in strong support of this project and see it as stepping stone into improving an already great neighborhood.
7/10/2018	Jennifer	Scott	Resident/Comm	Support	I am writing to offer my enthusiastic support to the Hudson Group project. I am a longtime resident of the neighborhood (10+ years) and also small business owner (Common Vines retail shop 100 Summer and Taste Wine Bar 101 Summer). I believe this project would enhance and benefit the neighborhood.
7/10/2018	Lewis	Rosenberg	LRJR LLC	Support	I am a building owner in the Leather District and believe this project to be a needed improvement for the area
7/10/2018	Harry	Schechter	Smartsense by d	Support	As a business owner in the Leather District, I would love to see this boutique hotel built. It would greatly facilitate our ability to host the many visitors we receive each month.
7/11/2018	Jay	Greenberg		Support	I've lived in the Leather District for about 10 years and currently live at 88 Kingston Street Unit 6B. I wanted to express my strong support for the boutique hotel proposal at 150 Kneeland Street by Hudson Group. Noam and Ori have an excellent track record in the Leather District and Chinatown with thoughtful and responsible developments. The proposed project stands on its own with an attractive design and adding much needed hotel rooms to the neighborhood. In addition, the improvements to Utica Street and removal of the current blighted conditions are a huge benefit. Along with many of my neighbors, I fully support the proposed height and density at this edge location, especially on this the small site. The PNF demonstrates that the building would have very little impact on its surroundings.

150 Kneeland Street Public Comments via website form

7/11/2018	Alaina	Ron		Support	To Whom It May Concern: I live at 107 South Street #2B and have been a Leather District resident for over nine years. I fully support Hudson Group's proposal for a boutique hotel at 150 Kneeland Street. This project would have numerous benefits for our neighborhood. It would provide much needed hotel rooms in an area that has virtually none. This hotel would also remove a blighted building and provide numerous upgrades to Utica Street. Furthermore it would drive more people and positive activity to the area. A hotel would put our neighborhood on the map. As discussed in the community meetings, the building has a small footprint and would have a minimal impact on its surroundings. Therefore, I support the height of this building. I fully trust the developers at Hudson Group. They live in the neighborhood and care about the neighborhood. They have a proven track record at 108 Lincoln, 107 South and the Radian. The design is strong and thoughtful. I am excited for this project to move forward. Best, Alaina Ron
7/11/2018	John	McNamara		Support	Awesome addition to the neighborhood. I think this will draw much better traffic to the streets of the Leather District.
7/11/2018	Scott	Johnson		Support	I am strongly in support of this project. The project will bring needed activity and vibrancy to an area of the neighborhood that is currently a magnet for drug use, lewd acts, and other illegal activities. Hudson Group has also proven themselves to be a good neighbor with other local projects.
7/11/2018	Abigail	Gorman		Support	I live at 88 Kingston Street #6B. Though I will not be able to attend tonight's BPDA meeting I would like to voice my full support for Hudson Group's boutique hotel proposal at 150 Kneeland Street. Removing the existing blighted building and replacing it with a new and positive hospitality use will be a huge benefit to the neighborhood. Hudson Group has an excellent track record in the neighborhood and they are a trusted and responsible local developer. The proposed improvements to Utica Street are encouraging. Also, many LD residents have voiced strong support for height and density at this edge location, especially given the small building footprint which has very little impact on the surroundings. Thank you, Abigail Gorman
7/11/2018	Bruce	Johnson		Support	I believe the proposed hotel is a great improvement to the current situation at 150 Kneeland Street. It will bring much needed vitality and architectural value to the area and spur additional commercial and retail development.
7/12/2018	Christopher	Pennie		Support	Excellent project that will only enhance the neighborhood. Upgrades to Utica Street at the Beach Street crossing should be considered at for traffic calming as Utica is being proposed for drop off and pick up.
7/13/2018	Tyler	Kowalski		Support	As a resident of the Leather District, I fully support the 150 Kneeland street hotel. Personally I would like to see the enhancement of Leather District Park as part of the Hudson Group's effort to improve/give back to the neighborhood.
7/13/2018	Kenneth	Epstein	winhall Companies	Support	The Winhall Companies, owner of 129 South Street, is in support of the Hudson Group project proposed for 150 Kneeland Street. We feel that it will be an asset to the Leather District, and that the developer has addressed any negative consequences.

7/13/2018	Amy	Leamon		Support	Hello to whom this may concern, my name is Amy Leamon and I'm a Leather District resident living at 107 South Street #2E. I support Hudson Group's proposal for a boutique hotel at 150 Kneeland Street. I believe The proposed project is a great design and would add much needed hotel rooms in an area that is lacking The largest benefit to me as a Leather District resident would be the proposed upgrades to Utica Street. Our condo faces Utica which as you may or may not know is a hub for illegal actives. Any amount of light and traffic is positive activity in the neighborhood. Secondly Hudson Group's has a proven track record (Radian, 108 Lincoln, 107 South) in the Leather District. Lastly, I support the proposed height. The PNF demonstrates that the small building footprint would have minimal impact on its surroundings. Please reach out with further questions, Amy Leamon (413) 237-5090
7/13/2018	Karen	Tokos	Leather District R	Support	I have attended three of the public meetings that The Hudson Group has hosted during the preparation for this project. I believe that the proposed building will be an asset to the neighborhood and will enhance the experience of visitors to Boston. I have lived in the Leather District since 2001 and I have seen our neighborhood change for the better over time. I feel assure that the Hudson Group will continue to contribute to the improvement of the neighborhood well past the opening of the hotel for business.
7/16/2018	George	Li	Resident	Oppose	I live in a residential condo directly north of the project. The past couple meetings have failed to inform the residents of our building of the shadow impacts of the project. They were requested at the LDNA and seemed to be brushed away. The developer must know the push back before they even began the purchase of the building. The recent response at the Public Meeting has been deceptive with wrong information and smoke and mirrors type of deception. I Am out of town for the next meeting and would like this to be known to the Impact Advisory Board. George Li
7/17/2018	Christopher	Colbert	Self-employed	Support	Fully in support of this project. It will be a huge boost to an under-appreciated part of Boston and a part that is an essential aesthetic element of the southern gateway access. The Rons have invested tons of dollars and sweat equity in making the Leather District a better place for all. This is just the latest contribution.
7/17/2018	Chris	Engebretson		Support	I STRONGLY support this project. The site of the proposed development is an eyesore and attracts vagrants and drug addicts to the area, which is entirely inadequately patrolled by the BPS. Accordingly, this has contributed to a steady increase in drug and vagrant activity in the area. There are several families with small children in the LD, including mine. Often, when waiting for the school bus, my kids encounter human excrement, drug paraphernalia and the vagrants themselves loitering or passed out in the doorways and alley passages of Utica St and nearby. The proposed development would bring a welcome face-lift to the area, more light and business traffic, which would tend to displace and drive out this chronic nefarious activity. Also, the Hudson Group is composed of our neighbors who have a vested personal interest in the LD and have a track record of doing the right thing. I would not want this parcel developed by some unknown developer who is a stranger to the LD and would likely attempt to redevelop it as a nightclub (as it has been for decades). WE NEED THIS DEVELOPMENT! Respectfully submitted, Chris Engebretson
7/20/2018	Ron	Akanowicz		Support	We live at 210 Lincoln St, directly next door to the property, and have a corner unit that faces the now defunct Splash. I'll be happy to see a thriving business go in that space since Splash has been both an eyesore and detriment to the neighborhood. I do support the Hudson Group's efforts and plans for the hotel. Thank you, Ron Akanowicz Duane Bonlie

150 Kneeland Street Public Comments via website form

7/24/2018	Bret	Crafton		Support	To whom it may concern: I'm a South End resident (formerly leather district residents for 3 years). I strongly support Hudson Group's proposal for a boutique hotel at 150 Kneeland Street. The proposed project is a great design and would add much needed life in an area that is lacking. The project will remove blight and significantly upgrade Utica Street while adding new, positive activity and guests to the neighborhood. I also support the proposed height. Hudson Group's is the right company for this project. Their track record in the neighborhood is pristine (Radian, 108 Lincoln, 107 South). Ori and Noam have made significant contributions to the neighborhood over the past 20 years. Please approve this project and improve the neighborhood! Thank you, Bret
7/24/2018	Eileen	Harvey-Rolfe		Support	I have lived in the Leather District for 15 years. We are DESPERATE for this project to move forward. We have been a neighborhood in steady decline for the past 5 years....due to open and constant drug dealing, shooting up, sexual activity in the open and homelessness. The developers are well respected in the neighborhood and have a very sound reputation. This hotel will beautify Kneeland Street and change the foot traffic on all of our neighborhood streets. The hotel patrons will drive a need for more restaurants, retail, and above all, populate our neighborhood with street traffic that will improve safety for all or us. Please note Leather District residents overwhelmingly approve of this project, as do abutting owners.
7/24/2018	Albert	Chang		Support	I have spent much of my life around the Leather District and Chinatown, and despite the opportunity of increased traffic flow from the Pike in recent years, the Kneeland/Lincoln block has been left behind as the city develops around it. The current abandoned 150 Kneeland site is an eyesore, a hindrance to neighborhood development, and a waste of potential property tax income that could be used to benefit the city. The Leather District and Chinatown currently have no hotels: the demand is present from guests to our city, and the support is present for residents of our city. As a Boston resident and member of the Chinatown community I strongly support this development and the benefits it will bring to our community.
7/26/2018	Sloan	Elsesser	Resident	Support	I think that this project is going up in a very deserving area. This is a very underutilized site and I think that this project will bring life to not just one but two street. I think that this project will have a transformative effect. I believe that having a hotel in this area can really give this area something it doesn't have at this time.
8/9/2018	Maureen	Quinn-Dupont		Neutral	Hello, I am concerned about parking in the Leather District area with the addition of this hotel. We already have limited parking and non-residents are already often park in resident spaces, Uber and Lyft have made this situation worse. Kneeland street is already congested with traffic, this location is right at an off ramp. This hotel will increase the congestion. Utica street is an alley not a street. I understand this project will make improvements to Utica street and encourage the use of public transportation but I am not clear on how this will handle the additional traffic. I did not see what this project is doing to help with public transportation except that the design is assuming the guests will use it. I would appreciate if you would address these concerns. Sincerely, Maureen Quinn-Dupont
8/13/2018	Charles	Occhino		Support	To Whom It May Concern, We would like to comment in support of the proposal at 150 Kneeland Street. The Leather District/ South Station neighborhood has long been in need of a local hotel to support it's business travelers. We believe that the proposal at 150 Kneeland will set the bar of exactly the type of standard and establishment we would like in this neighborhood. The Hudson Group has a long time stellar reputation in our neighborhood and we can't think of a better, more trusted group for this undertaking. Sincerely, Charles and Adrienne Occhino 107 South Street 4B Boston, MA 02186
8/13/2018	Vanessa	Stella	NOBULL	Support	The proposed boutique hotel seems like a great fit for the ever-growing neighborhood. There are limited options for this sort of service, and therefore we at NOBULL believe it is needed, especially to support the growth and sustainability of local businesses in the area.

150 Kneeland Street Public Comments via website form

8/13/2018	Karen Diane	Johnson	Neighborhood Re	Support	As a member of this community and someone personally aware of the professional reputation of this developer, I feel this project will activate an property of our neighborhood that was long neglected by its previous owner and bring employment, tax revenues and more stabilization into our neighborhood. I live in the building adjacent to this project. While there will (no doubt) be some disruption, I feel confident that any construction issues will be quickly resolved and believe that the disruption will be as minimal as possible. I think this hotel will spur more small business development in our neighborhood and provide much needed hotel rooms that will benefit the BCEC and other groups seeking to attract business and lesiure visitors to Boston. Thanks for the consideration of this letter and others who support this project. Karen Diane Johnson 210 Lincoln Street
8/13/2018	Caroline	Morson	Caroline Morson	Support	I fully support the 150 Kneeland Street boutique hotel project. I think it will be transformative to the Leather District neighborhood in terms of safety, specifically on Utica Street. The existing structure on that parcel of land is a complete eye sore and reflects poorly on the city as people arrive into Boston through I93 in full view of this. As far as I am concerned this project cannot get started soon enough.
8/13/2018	Jay	Wexler		Support	As a long-time resident of the Leather District (since 2002), I am strongly in support and in fact extremely excited about the proposed development. The parcel has been dormant and unsightly for years, and I believe that having a hotel in that location will have positive effects on the safety, aesthetics, and overall live-ability of the LD neighborhood.
8/13/2018	John	Moran	335, Inc. dba Sol	Oppose	I am 100% supportive of this development project at 150 Kneeland Street - it will represent a very positive step to our community in the Leather District. Our area is in need of a hotel in the area, too. Best, John Moran
8/13/2018	Henrietta & Dona	Cosentino		Support	We are truly excited about this project, which will breathe new life into an emerging and promising community--the Leather District. The City of Boston should be so thrilled to see this kind of development project: one conceived and designed by people who live here and deeply understand, respect and hope to advance the interests of the surrounding community, rather than exploiting it.
8/15/2018	Marcus	Wilson	NOBULL	Support	Hello, I am in support of this project and feel it would be a nice addition to the area. My business has visitors from all over the world and a boutique hotel close by would be a great place for them to stay. I can see it adding positively to the neighborhood in numerous ways. Best regards, Marcus
8/15/2018	Kate	Gilbert		Support	To Whom It May Concern, As a resident of the Leather District for the past 7 years, I have witnessed a dearth of positive street-level activation coupled with an increase in homeless encampments and illicit drug use (and all that comes with it like human feces) which has lowered the livability index of our neighborhood and has resulted in a series of streets that feel less like a neighborhood and more like a transient space. The 'underbelly' that surfaces here is the result of systemic challenges in our healthcare system, a nationwide opioid crisis, and underfunded city services that frankly no one development project should be expected to remedy. The proposal for a hotel at 150 Kneeland Street, however, is a very positive step towards creating a neighborhood we can feel proud to live in. The concessions that The Hudson Group have shown towards creating amenities that serve the neighborhood, not just their bottom line, are exemplar. Their smart design recognizes the district's unique iron and glass architecture and the hotel itself creates a much-needed service for business travelers and tourists. (I know I will send my parents and out of town guests there rather than the pricey Hyatt in Downtown Crossing.) I wholeheartedly support this project and welcome the positive immediate impact the hotel will have on our streets and on future development in the Leather District. I look forward to sending guests there and taking a cup of coffee there with my neighbors. Sincerely, Kate Gilbert