

BOSTON PRESERVATION ALLIANCE

June 20, 2016

Board of Directors

Leigh Freudenheim
Chair

Susan Park
President

Christopher Scoville
Treasurer

Beatrice Nessen
Secretary

Diana Pisciotta
Vice Chair

Roger Tackeff
Vice Chair

W. Lewis Barlow IV FAIA

William G. Barry AIA

Daniel Bluestone

Nick Brooks AIA

Ross Cameron

Minxie Fannin

Gill Fishman

Kay Flynn

Peter Goedecke

Miguel Gómez-Ibáñez

Carl Jay

Michael LeBlanc AIA

David Nagahiro AIA

Peter Roth

Regan Shields Ives AIA

Catharine Sullivan

Peter Vanderwarker

Rita Walsh

Executive Director
Gregory J. Galer, Ph.D.

Mr. Raul Duverge
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Via email: Raul.Duverge@Boston.gov
Re: 2 Oxford Street (73-79 Essex Street), Chinatown

Dear Mr. Duverge,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 85 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has reviewed the project proposal for 2 Oxford Street (73-79 Essex Street) in Chinatown and has not been able to connect with the proponent to discuss the project. The proposal requires the demolition of a 1907 Classical Revival structure, a building that appears to be viable for rehabilitation and also contributes to the historic fabric of the Textile National Register District. The building presents a prime opportunity for adaptive reuse and could benefit from the state and federal historic preservation tax credit programs.

We see that the community is united in its opposition, and we join them in opposing this project. The Chinatown neighborhood is a district rich with culture and historic architecture that must be prioritized in the current period of dynamic change and development. The BRA should recognize that preserving the historic character of neighborhoods like Chinatown is crucial to their success and desirability and should therefore require new development projects to rehabilitate contributing buildings rather than demolish them. There are countless examples throughout Boston that successfully and economically bring new life and vibrancy to developers while working within underutilized historic structures. This could be another such project.

The Alliance requests that the BRA help facilitate a discussion with the project proponent whereby we can better understand the rationale for a proposal to demolish this building and we can share the many opportunities presented by a project which works within the historic structure. We strongly encourage the BRA to extend the project review process and also to require the proponent to preserve this historic building envelope.

Thank you,



Greg Galer
Executive Director

The Otis House
141 Cambridge Street
Boston, MA 02114
617.367.2458
bostonpreservation.org



Raul Duverge <raul.duverge@boston.gov>

Comments On Chinatown Hotel Development & Others

1 message

John Candeloro <john.candeloro@gmail.com>

Fri, May 27, 2016 at 3:21 PM

To: Raul.Duverge@boston.gov

Dear Raul:

I am a resident of 88 Kingston Street (Lafayette Lofts). I fully support the introduction of a hotel near Chau Chau City as well as other new developments. Many of the new developments already completed as well as those planned will continue to progress Boston towards new vibrancy.

Thanks,

John



Raul Duverge <raul.duverge@boston.gov>

Essex Oxford Building

1 message

Ryan T. Will <rtwill@gmail.com>
To: Raul.Duverge@boston.gov

Fri, May 27, 2016 at 5:10 PM

I did not attend the meeting, but one of the residents in my building told me she attended (Linda McLaughlin). I think that a hotel would be a welcome addition to the area and would help clean up the area from violence and vandalism. More people in the area especially on weekends and evenings would make the area safer as more people walking around would be a deterrent. Chinatown still feels very dangerous and I would welcome high end buildings being built in the neighborhood. My only concern would be for them to have the entrance to the hotel on Oxford Street built in their footprint so there would be less likelihood for people to double park – similar to what you have going on at 45 Province Street.

Respectfully,

Ryan T. Will
88 Kingston Street
Boston, MA 02111

Boston Groundwater Trust

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

Board of Trustees

Gary L. Saunders
Tim Ian Mitchell
Co-Chairs

Janine Commerford
Greg Galer
John Hemenway
Peter Shilland
Austin Blackmon
Daniel Manning
Josh Zakim
Charlotte Moffat
Lisa Soli
Aaron Michlewitz
William Moy

Executive Director

Christian Simonelli

June 3rd, 2016

Raul Duverge
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: 2 Oxford Street Project Notification Form

Dear Mr. Duverge:

Thank you for the opportunity to comment on the project notification form (PNF) for 2 Oxford Street (formerly known as 73-79 Essex Street). 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.

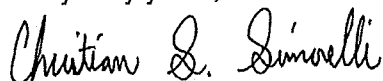
The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the PNF and confirmed at the scoping session the project is proposed to be designed and constructed to comply with the requirements of Article 32.

As confirmed in the PNF and at the scoping session 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 PNF and confirmed at the scoping session the basement will include a fitness room as well as laundry and mechanical areas. Also confirmed in the PNF and at the scoping session no on-site or underground parking will be provided. Before the GCOD zoning approval can be put in place, the proponent must provide the Authority and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the PNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

The PNF states that some local dewatering may be required during the construction process and that the project will comply with applicable MWRA and BWSC discharge permits.

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

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED

**Boston Water and
Sewer Commission**



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

May 25, 2016

Raul Duverge
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

Re: 73-79 Essex Street Project Notification Form

Dear Mr. Duverge:

The Boston Water and Sewer Commission (the Commission, BWSC) has reviewed the Project Notification Form (PNF) for the proposed 73-79 Essex Street Project (Project). The Project site is located at the intersection of Essex Street and Oxford Street in Boston's Chinatown District. The Project consists of the development of a new, 17-story limited service hotel containing approximately 137,000 square feet (sf) of gross floor area with approximately 250 guest rooms. The new building will include amenity spaces, including a fitness room, meeting rooms, and food service for hotel guests. The existing building on the site will be demolished to allow for the construction of the new building. No parking will be provided on-site.

The Project site is served by a 12-inch BWSC combined sewer on Essex Street and an 18-inch BWSC combined sewer on Oxford Street. Sewage generation for the Project is estimated at 29,700 gallons per day (gpd). For domestic water service the Project site is served by 10-inch and 12-inch BWSC water mains on Essex Street, and a 12-inch BWSC water main on Oxford Street. Water demand for the Project is estimated at 32,670 gpd.

The Commission has the following comments regarding the proposed Project:

General

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains and sewers serving Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.
2. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent'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.

3. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and stormwater runoff for the Project. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
4. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
5. Before the Proponent demolishes the existing structure the existing water and sewer connections to the structure must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

Sewage/Drainage

6. Grease traps will be required in accordance with the Commission's Sewer Use Regulations if any food service or restaurant is built as part of this project. The Proponent is advised to consult with the Commission's Operations Department with regards to grease traps.
7. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of dewatering drainage to a combined sewer requires a Drainage Discharge Permit from the Commission and the MWRA. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
8. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation 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 added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.

9. The Project is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater levels and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater towards the groundwater table for recharge.
10. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
11. The Proponent must fully investigate methods for infiltrating all stormwater on-site before the Commission will consider a request to discharge stormwater to the combined sewer system. The feasibility assessment must be submitted with the site plan for the Project.
12. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - 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.
 - 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 or treatment structures to be utilized during construction.
13. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
14. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Boston Harbor next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
15. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

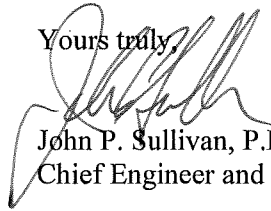
Water

16. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
17. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.

18. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer and Operations Officer

JPS/as

cc: Maura Zlody, Boston Environment Department.
Phil Larocque, Boston Water and Sewer Commission



Raul Duverge <raul.duverge@boston.gov>

Re: 2 Oxford Street (a.k.a 73-79 Essex Street), Chinatown- Impact Advisory Group Comment Letters1 message

Felix Lui <flui@harbourfood.com>

Mon, Jun 6, 2016 at 4:35 PM

To: raul.duverge@boston.gov

Cc: Sherry Dong <bostoncscnc@gmail.com>, Sherry Dong <sherryxqdong@gmail.com>, james chan <jchan369@gmail.com>, "felixkflui@gmail.com" <felixkflui@gmail.com>

Hi, Raul

You did a great job for conducting the public hearing on May 25, 2016 at China Trade Center. Thank you.

In supporting Sherry Dong 's view and with discussion among CNC member Councils, it is very hard for us to support the 73-79 Essex Street project ..

Our primary concerns about this project revolve around the logistics for the building, where the primary vehicular access point is planned for Oxford Street. Oxford Street is a single-lane one-way road with high pedestrian traffic and a number of residences including Oxford Place, the Oxford-Pin On Building, Sun Sun Market and many apartments and business. The four drop off/pick up space plus the loading spot on Oxford Street will only create problem on this narrow street.

A traffic study from the project estimates that 37% of the traffic would come from the route running from Kneeland Street, through Hudson Street, to Beach Street, to Oxford Street. The addition of this traffic would result in congestion the can highly detrimental to the rest of Chinatown.

There also needs to be justification for the additional height variance sough (181 feet) that in tandem increases the units to 250, which in turn heavily increases the necessary parking, drop off/ pick up , and other infrastructure needed to mitigate such an increases in Chinatown.

Sincerely,

Felix Lui

Co-Moderator
Chinatown/ South Cove Neighborhood Council.

On Fri, Jun 3, 2016 at 4:39 PM, Raul Duverge <raul.duverge@boston.gov> wrote:
Great thank you Sherry.

Have a great weekend!

On Fri, Jun 3, 2016 at 4:37 PM, Dong, Sherry <sdong@tuftsmedicalcenter.org> wrote:
Raul, to reiterate what I've mentioned at IAG meeting and what's been raised by members of the Chinatown Neighborhood Council...

1. Oxford Street is not an appropriate st for the drop off pick up spaces. The traffic impacts to the heart of the Chinatown business district would be problematic. We encourage Essex St to be revisited as that is already a street used to consistent car traffic, as opposed to tiny Oxford Street.

2. Jobs. Assurances need to be made, protocols, percent goals, etc in place to ensure hiring of Chinese employees from the Boston region.

3. Beautification, redesign of Phillips Sq to be more pedestrian oriented, perhaps a green space.

4. Height has been raised as an issue as well, as this is significantly higher than as of right zoning and chinatown master plan document.

5. Greater Boston Chinese Golden Age Center serving the community's seniors is right down the st on Essex, and numerous other programs in the area, such as Asian American Civic assn which provides job training. Consideration in supporting any of those, developing ongoing partnerships would be great.

I am cc'ing Felix Lui, my co-moderator of the Chinatown Neighborhood Council. Felix please weigh in with anything else in addition to or supporting my input.

Regards,
Sherry

As IAG member and co-moderator of the Chinatown Neighborhood Council.

-----Original Message-----

From: Raul Duverge [raul.duverge@boston.gov]

Sent: Friday, June 03, 2016 11:48 AM Eastern Standard Time

To: Angie Liou; Chia-Ming Sze; Ed Chiang; Jeff Hovis; Mark Liu; Min Wu; Nick Chau; Dong, Sherry

Subject: 2 Oxford Street (a.k.a 73-79 Essex Street), Chinatown- Impact Advisory Group Comment Letters

Good Morning,

I hope you are all doing well. This is a friendly reminder to please submit comment letters on the proposed 2 Oxford Street (a.k.a 73-79 Essex Street) project by Monday, June 6, 2016. Your comments are extremely valuable and important as we continue reviewing the proposed project, make recommendations to the development team, and ultimately determine next steps in the review process

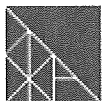
I encourage those that have not submitted any comments to me to please do so as soon as possible, particularly as it relates to impact mitigation and community benefits. Your ideas will be important on how the project may evolve/change and also what could potentially be included in a community benefits/impact mitigation package as they continue through the review process. You can chose to submit a letter collectively as group, individually as members, or both.

Examples of impact mitigation and community benefits include funding for ongoing neighborhood initiatives and or non-profit groups, infrastructure improvements, neighborhood beautification, traffic studies and/or implementation plans, funding for security initiatives, improvements to parks/ open spaces in the area, etc. Mitigation can also take the form of design changes to the proposed structure to offset certain impacts.

Additionally, I will be reaching out to you in the upcoming days/weeks to schedule a follow up Impact Advisory Group (IAG) meeting. **If you have any questions or need some guidance I am more than happy to discuss and help in anyway I can.**

—

Sincerely,



Raul Duverge
Project Assistant
617.918.4492

BRA/EDIC
One City Hall Square | Boston, MA 02201



Raul Duverge <raul.duverge@boston.gov>

Comments on 73-79 Essex Street Hotel

1 message

Min Wu <mwu@cedc-boston.org>

Mon, Jun 6, 2016 at 10:56 AM

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

Cc: "h2oeng275@aol.com" <h2oeng275@aol.com>

Hi Raul,

Below are my comments on the hotel project and feedback from the IAG and Community Meetings I attended:

As the direct abutter to the proposed project and a long time member of the Chinatown community, we are very cautious and concerned about what will be built next to both 10 Oxford Street and across the street from 15 Oxford Place, both affordable housing projects built by CEDC. There are over 100 units of residents, most of whom are low income and elderly, with some young families, who will be impacted by a new project neighboring their homes.

On CEDC's part, I think outlining the steps to mitigation to ensure resident and community safety is key, as is playing an active role and being updated on the progress of the development as the direct abutter to ensure our properties and tenants are not damaged and harmed in any way.

Prior to CEDC began construction on our 10 Oxford Street building, the abutter at 73-79 Essex Street had instituted a series of safeguards on their building, including negotiations through attorneys, extensive monitoring of their building through engineers and surveyors, as well as design changes with CEDC's team of architects and general contractor. We would expect the same measures to be applied to our properties, especially when they are residential apartments housing hundreds of people, as opposed to their commercial building.

As for the community as a whole, I believe the main concerns are safety and gentrification - as you must have gathered from the meetings. I think that it would warrant another traffic study, given the consensus that routing extra traffic through Chinatown in a circuitous way would not only worsen traffic but more importantly, put many elderly and children residents of our community in harm's way. I think BTM has to take this seriously and give the community some options. Essex may be a main artery but it has a lot less foot traffic than the center of Chinatown.

Chinatown as a community has been assertively trying to preserve itself as a unique, bustling residential community rather than just another tourist stop on the map. Chinatown's history dates back a century and generations of Chinese-Americans have raised families here, and they hope to continue to do so. Building affordable housing and providing economic stability to Chinatown residents has been CEDC's main mission for the past 40 years.

In reality, we realize gentrification and market forces are occurring all over the country, and that private development is sometimes inevitable. We also concur that the 24/7 service nature of the hotel can potentially clean up Oxford and Essex Street of drug dealers and the homeless that frequent these streets.

However, the current plan calls for the demolition of a concrete building that is historic to the downtown district, including Chinatown and the Leather District. The height of the hotel exceeds zoning regulations and will tower over rest of the buildings in Chinatown, including 10 Oxford Street. There will be significant shadowing effect on Oxford Street. On these issues we hope the developer and the City will reconsider and redesign for a more community friendly plan.

Please share our concerns with the BRA and the development team.

Thank you.

Min Wu
Chinese Economic Development Council, Inc.
65 Harrison Ave
Boston, MA
617-482-1088 (W)

Min Wu
Assistant Executive Director
CEDC, Inc.
617-482-1088 (W)



Raul Duverge <raul.duverge@boston.gov>

Re: 2 Oxford Street (a.k.a 73-79 Essex Street), Chinatown- Impact Advisory Group Comment Letters

1 message

Chia-Ming Sze Architects Inc Sze <chiaming326a@yahoo.com>
 Reply-To: Chia-Ming Sze Architects Inc Sze <chiaming326a@yahoo.com>
 To: Raul Duverge <raul.duverge@boston.gov>

Mon, Jun 6, 2016 at 12:42 AM

Dear Raul:

My comments on 73-79 Essex are as follows:

When we were working on the new building at 10 Oxford St., the owners of 73-79 Essex Street were insistent that that building would/should be preserved and developed within the existing building. There was no hint that they would seek to demolish the building. In fact they put us through all sorts of exercises to assure them that our building would not harm theirs. They were concerned that the party wall was designed to their specifications and that our foundations would not under mine theirs. They made us pull back our foundations and set them back from their footings other than allow us to underpin the footings. This will be our concern now. Also there is a strong snow drift condition on our roof from such a large, tall structure.

73-79 Essex is built as a very solid concrete frame warehouse building. It lies within the Textile National Register District and is surrounded by several Historic Districts. The scale and design of the new building is not compatible with the historic districts in the area. It is twice the height of the buildings in the area. The existing building has original design features which represent the turn of the century.

Site Plan:

The project removes 5 existing parking spaces and uses the space for hotel valet parking. The traffic access to Oxford Street is limited and goes thru the most congested part of Chinatown. Oxford Street is a narrow one way street and not easily accessed. The removed public parking spaces become private spaces. This in one of the most congested sections of Boston with a shortage of public parking spaces.

Structural implications of the new building.

There is concern that a new building of this size will effect the abutting structures. The building foundation can under mine the abutting buildings and cause settlement. We will

want assurances that the foundations will not require underpinning of abutting structures. The previous owners had a structural engineer who stressed how well the structure of the existing building was. Now we are hearing that the building's structure is code deficient.

The previous owners were planning a small hotel within the existing building. That solution had essentially the same floor plan. It would be half the size of what is being proposed and better fit.

Respectfully submitted,

Chia-Ming Size

From: Raul Duverge <raul.duverge@boston.gov>

To: Angie Liou <angie.liou@asiancdc.org>; Chia-Ming Size <chiaming326a@yahoo.com>; Ed Chiang <h2oeng275@aol.com>; Jeff Hovis <jeff_hovis@productgenesis.com>; Mark Liu <mark@cpaboston.org>; Min Wu <mwu@cedc-boston.org>; Nick Chau <snickchau88@gmail.com>; Sherry Dong <sdong@tuftsmedicalcenter.org>

Sent: Friday, June 3, 2016 11:47 AM

Subject: 2 Oxford Street (a.k.a 73-79 Essex Street), Chinatown- Impact Advisory Group Comment Letters

Good Morning,

I hope you are all doing well. This is a friendly reminder to please submit comment letters on the proposed 2 Oxford Street (a.k.a 73-79 Essex Street) project by Monday, June 6, 2016. Your comments are extremely valuable and important as we continue reviewing the proposed project, make recommendations to the development team, and ultimately determine next steps in the review process

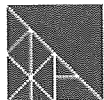
I encourage those that have not submitted any comments to me to please do so as soon as possible, particularly as it relates to impact mitigation and community benefits. Your ideas will be important on how the project may evolve/change and also what could potentially be included in a community benefits/impact mitigation package as they continue through the review process. You can chose to submit a letter collectively as group, individually as members, or both.

Examples of impact mitigation and community benefits include funding for ongoing neighborhood initiatives and or non-profit groups, infrastructure improvements, neighborhood beautification, traffic studies and/or implementation plans, funding for security initiatives, improvements to parks/ open spaces in the area, etc. Mitigation can also take the form of design changes to the proposed structure to offset certain impacts.

Additionally, I will be reaching out to you in the upcoming days/weeks to schedule a follow up Impact Advisory Group (IAG) meeting. **If you have any questions or need some guidance I am more than happy to discuss and help in anyway I can.**

--

Sincerely,



Raul Duverge

Project Assistant

617.918.4492

Jeff Hovis
31 Oak Street
Boston, MA 02111
+1 617-710-8141
jeff_hovis@productgenesis.com

5 June 2016

Raul Duverge
Boston Redevelopment Authority

RE: Proposed Hotel Development – 73-79 Essex Street (AKA 2 Oxford Street), Boston, MA 02111

Dear Mr. Duverge,

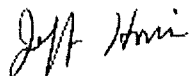
I would like to provide the following comments about the proposed development at 73-79 Essex Street. I have three (3) points to present.

1. I view the mere fact that this development has been proposed for this specific location is a massive urban planning failure by the City and the BRA. It is not that a moderate price hotel is inappropriate for the neighborhood (although there seems to be a flood of similar proposals in Chinatown right now). It is that this boring, infill type building, with virtually no street activation, should not be encouraged at a site that requires the tear-down of a 100 year old mercantile building.

The mercantile fabric of Essex Street is important. Other building have been successfully renovated, with stories carefully added. The fact that the developer chose this location, and not the very close open parking lot (Chau Chow City parking lot, one building away) for their proposal signifies that the BRA is not signaling to developers what types of tear-downs versus infill are appropriate (to get favorable review for zoning variances). Clearly the BRA is not trying very hard to protect the urban fabric of the neighborhood.

2. Concerning the development specifics, I have one word about the traffic impact – INSANE. The traffic study in the proposal clearly shows that the hotel DOUBLES the vehicle volume on the already clogged streets that access the site. AS DESIGNED, THE ONLY WAY TO GET TO 2 OXFORD STREET IS VIA THE HEART OF COMMERCIAL CHINATOWN. All traffic to the hotel must use Kneeland; Hudson, Beach and Oxford Streets – ALL OF THEM. The routing is totally unacceptable to the Chinatown community. Additionally, the traffic study is BOGUS, in that it separates the concept of Entering and Exiting trips. Yet, because the site has no parking, by definition ever entering trip has to also exit (and vice versa) – there has to be a balance – the cars do not just evaporate and materialize at the hotel! (It does not matter if they are going or coming from parking, a taxi or an Uber, they generate both trips every time.)
3. Street level activation. This is a dead street proposal. There is essentially no ground floor activation of the site, killing the pedestrian presence on both Essex and Oxford Streets. The BRA should insist on quality street level activation at this site.

Thank you for your consideration of my input.



Jeff Hovis

Member, IAG, 73-79 Essex Street
Member, Chinatown Masterplan Implementation Committee



Raul Duverge <raul.duverge@boston.gov>

comments

1 message

Ed Chiang/H2oengineering Consulting <h2oeng275@aol.com>
To: raul.duverge@boston.gov, mwu@cedc-boston.org

Mon, Jun 6, 2016 at 11:32 PM

Hi Raul:

sorry, I am late. On their project report, they said that they have contact and talk with neighbors on their project, CEDC is the next door neighbor, but no one ever call us or try to contact to us. They all knew how to contact CEDC when they send bills to us about our project. Therefore, I am not sure how much in the report is true.

As an Civil Engineer, I am concern about the foundation impact to our new building. The traffic is another issue. It is too big of a building for the iste.

Ed Chiang/H2oengineering Consulting
h2oeng275@aol.com



Asian Community
Development Corporation
亞美社區發展協會

May 31, 2016

Raul Duverge
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: 73-79 Essex Street

Dear Mr. Duverge,

I am writing on behalf of Asian Community Development Corporation (ACDC), a 29-year old, Chinatown-based community organization that has developed over 300 affordable homes in Chinatown. ACDC would like to submit comments in response to the PNF for the proposed development at 73-79 Essex Street. We believe that this project, a 17-story, 250-room hotel, if approved as proposed, would set a dangerous precedent for zoning variances that jeopardizes the future of Chinatown and create hazards to pedestrian safety in the very heart of Chinatown.

This project presupposes significant zoning variances whose approval would accelerate the displacement of residents and businesses and with it, the government-sanctioned destruction of Chinatown. We are aware that the developer acquired the building at a speculative price, which had to be based on the assumption that they would secure zoning variances for nearly double the allowable height and FAR. With Article 80 large project review, existing zoning only permits up to 100 feet height and an FAR of 7. We cannot support the current proposal that is nearly 200 feet tall and an FAR of 15.8. Approval of these variances will send the message that existing zoning regulations that are meant to protect Chinatown are in fact meaningless. Moreover, developers will continue to speculate on Chinatown properties and pay astronomical amounts based not on what is allowable under the zoning code, but what they believe they can get away with. The losers will be Chinatown residents and small businesses who inevitably will be pushed out since they do not generate the level of profit developers need to justify what they pay for the properties.

This project also poses significant traffic safety concerns to the heart of Chinatown by diverting truck and taxi traffic down Oxford Street. Oxford Street is a narrow, one-way street that is home to many residents living across the street at Oxford Place and will soon be home to many more at Oxford Ping On, the new 67-unit affordable housing development abutting 73-79 Essex. Placement of the service entrance and vehicle drop-off area on Oxford Street treats a residential neighborhood like a back alley, and exposes pedestrians walking along the narrow sidewalks to increased truck and taxi traffic. Failure to place pedestrian entrances on Oxford Street instead is a missed opportunity for the project to activate street frontage and contribute positively to the Oxford Street neighborhood.

Because vehicles must cut through the heart of Chinatown to access the hotel, this project will also increase out-of-town vehicular traffic in a central, high pedestrian volume area. It especially heightens the risk of pedestrian accidents at the Hudson and Beach Streets intersection, where vehicles must make a blind left turn at a busy crosswalk. The PNF traffic study found that



Asian Community
Development Corporation
亞美社區發展協會

hundreds of people cross this intersection during morning and evening “peak hours”, but the actual pedestrian volume is likely higher, given the study did not capture Chinatown’s busiest hours in the early afternoon. Even the small projected increase in vehicle traffic (4 to 8 vehicles during non-peak time windows) is cause for concern. Local drivers may know to turn slowly at such a lively intersection, but out-of-towners would not. Unfortunately, the PNF’s traffic study failed to evaluate the project’s impact on this intersection, based on the false premise that since the intersection isn’t stop-controlled, vehicles don’t stop or experience delays. On the contrary, vehicles must stop or proceed slowly if they are to avoid endangering the lives of pedestrians.

Chinatown’s future hangs in the balance, and we fear this is the beginning of the end for the Essex Street border of Chinatown. We urge that the project be significantly reduced in size to align with the height and FAR limits in the current zoning code, and that further study and traffic mitigation efforts be required to address the pedestrian safety concerns.

Sincerely,

Angie Liou

Acting Executive Director



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 73-79 Essex Street1 message

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

Mon, Jun 6, 2016 at 3:59 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1023

Form inserted: 6/6/2016 3:59:01 PM

Form updated: 6/6/2016 3:59:01 PM

Document Name: 73-79 Essex Street

Document Name Path: /Development/Development Projects/73-79 Essex Street

Origin Page Url: /projects/development-projects/73-79-essex-street

First Name: Douglas

Last Name: Thunen

Organization:

Email: dthunen@hotmail.com

Street Address: 88 Kingston Street Unit 5A

Address Line 2:

City: Boston

State: MA

Phone: (617) 378-1115

Zip: 02111

Comments: We are in favor of the construction of a new hotel at 73-79 Essex Street, although we are concerned about the proposed height of 181 ft. Allowing heights so far above zoning restrictions can set harmful precedents and renders zoning rules less valuable. Beyond the height and FAR issues, though, this project sounds like a very welcome addition to the area. More so than office or residential, a hotel will bring economically important visitors and, most significantly, a 24/7 presence to a currently blighted site. Additionally, quality sustainable building projects of this type contribute to the continued development of the area. This kind of business will greatly positively impact the current state of Essex Street and the neighborhood. Although any development of this type will bring additional traffic to the site, careful planning and better enforcement should mitigate most impacts. Indeed, a substantial number of unauthorized buses currently use the location, negatively contributing to both vehicular and pedestrian traffic. Once again, we are conditionally in favor of the project. An upscale hotel that serves the needs of area businesses and tourists would be a positive development for Essex Street, so long as it more closely conforms to the city's existing zoning regulations.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Parcel 25/26

1 message

Nancy Wong <nwong04@gmail.com>

Mon, Jun 6, 2016 at 4:04 PM

To: Raul.duverge@boston.gov

To whom it may concern,

As a resident of Chinatown, I believe the current project proposal for 2 Oxford Street/73-79 Essex Street Hotel on Parcel 25/26 at the corner of Oxford and Essex Street would tax an already strained neighborhood.

I've traveled down Oxford Street in a Honda Pilot SUV and the fact that the street is a narrow residential street makes it a challenge. To safely navigate this street, one must often slow down to less than 10 miles an hour and that is with someone who is familiar with the street and neighborhood. To make Oxford Street the loading area, as is currently proposed is completely impracticable. Residents who are often not seen between cars, would be endangered, the narrow streets would ensure damage to cars parked there and obstructed streets would cause even more congestion in a neighborhood that is already inundated with air pollution and noise pollution from idling cars on Chinatown Street, and aggressive drivers on Essex Street and 93/Surface Artery.

In addition to the concerns that are immediately adjacent to the proposed hotel, as a resident at 18 Hudson Street. My block and street are the only legal way to access Oxford Street. I've seen countless occasions on an hourly basis throughout the day, that traffic is reduced to a pace which can be out walked. Cars are waiting for parking spaces or people or are just trying to progress down the street without damaging other vehicles. Often times I've seen vehicles have to be guided from someone on the street, so they don't side swipe or take side mirrors off of parked cars. This is something that happens almost daily.

In addition to my street being affected. I've also seen numerous illegal turns onto Oxford street, from Tyler street, that cause near traffic and pedestrian accidents.

In conclusion, I feel that the project proposal for 2 Oxford Street/73-79 Essex Street Hotel would be extremely detrimental the Boston Chinatown Neighborhood and would endanger persons as well as property in the area.

-Nancy
(Boston Chinatown Resident)



Raul Duverge <raul.duverge@boston.gov>

2 OXFORD STREET/73-79 ESSEX STREET HOTEL

1 message

arturogossage@yahoo.com <arturogossage@yahoo.com>

Mon, Jun 6, 2016 at 10:34 PM

Reply-To: arturogossage@yahoo.com

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

Hi Raul,

I'd like to add my input on this proposed project. I personally don't feel this is the right project for Chinatown. It is going above and beyond zoning regulations and really will have a negative impact on the safety of the area. All Chinatown residents who do drive on Hudson Street then on to Beach Street know how dangerous this area can be with current traffic. Adding traffic in the form of taxi, Uber and tourist drivers will only increase this danger. This particular intersection takes drivers right by the Chinatown gateway. This area is often time highly occupied by tourists taking photos with the gateway, elderly residents playing board games and, now due to a recreational installing, also full of children.

Arturo



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 73-79 Essex Street

1 message

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

Mon, Jun 6, 2016 at 4:54 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1026

Form inserted: 6/6/2016 4:53:20 PM

Form updated: 6/6/2016 4:53:20 PM

Document Name: 73-79 Essex Street

Document Name Path: /Development/Development Projects/73-79 Essex Street

Origin Page Url: /projects/development-projects/73-79-essex-street

First Name: Mei Qin

Last Name: Wu

Organization:

Email: wumeiqin777@yahoo.com

Street Address: 28 Oxford Street, Apt 8

Address Line 2:

City: Boston

State: MA

Phone: (617) 320-5932

Zip: 02111

Comments: I do not support the hotel proposal on Oxford Street. There is already traffic now. With a hotel with 250 rooms will even more traffic. It will also be more noisy. We need low-income affordable housing.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Hotel proposal for Chinatown.

1 message

Jimmy Sujo <jimmysujo@gmail.com>

Mon, Jun 6, 2016 at 4:51 PM

To: Raul.Duverge@boston.gov

Hello,

I am a resident of Chinatown. I live on Oxford street which will directly affect my quality of life and of my elderly parents.

We do not need a hotel on of the busiest streets in the city.

We need more low income housing. Not luxury high end condos/apts. Half which are still not at full capacity. Nor do I expect they ever will. Many families are being priced out in the area. Some of which have called Chinatown home for more than 20yrs.

Another issue I have is parking. I was under the impression that if more residential buildings are put up, there was a provision that said a certain number of resident parking needs to be applied. Do you know how many luxury buildings have gone up in the Chinatown zone??? So far, I have seen parking getting depleted.



Raul Duverge <raul.duverge@boston.gov>

Comment on Chinatown Development

1 message

Susan Chinsen <schinsen@gmail.com>
To: Raul.Duverge@boston.gov

Mon, Jun 6, 2016 at 4:41 PM

I am writing to express my concerns regarding the proposed development on the corner of Oxford and Essex street in Boston Chinatown. I've been following the urban planning and developments in Chinatown as a general citizen since I was in high school when I compared the community protest of the development of the Central Artery/Third Harbor Tunnel project to Parcel C. Boston Chinatown has a long history of perseverance and resilience, but the future of Chinatown rests in decisions like the development of this building, as it will further erode the boundary of Chinatown and character of the neighborhood. I hate that this is moving from a family owned business that served the community to one that will likely serve the downtown business district and tourists.

The following are my concerns/comments:

1) Height - it's way over what the Masterplan has set as allowable. The image of the proposed structure looks like a middle finger sticking up at the community. It will be intimidating and out of place.

2) Aesthetics - they should hire a designer to not just reflect similar type windows as the telephone exchange building (as I briefly heard at the public hearing), but rather make an intentional effort to be designed as a building in Chinatown. Not to be "oriental" but respectful of the history of Chinatown and the people in the neighborhood-- that would be appealing and tasteful to all.

3) Traffic - the loading and valet should not be on Oxford st. It forces deliveries, taxis and other drivers down already congested Hudson and Beach and Oxford st. Oxford is still quite residential. A greater effort should be made to move vehicular traffic to utilize Essex st as it's already an active thru way. Widening one section by 2' is not going to be enough. Oxford st is the WRONG side!

4) Community Preservation/Funding - there should be an effort for the residents of Chinatown to have job access, but I also believe if the project moves forward that a fee should be imposed for guest to pay that would benefit the Chinatown community that the hotel could establish in a foundation or other designated entity for the preservation of Chinatown. Similar to a restoration fee for old theaters or I may have seen something like that added to my hotel bill when I stayed at hotels in Japantown in San Francisco. There are a number of needs the community has - affordable housing and open space, but also community preservation. The Chinese Historical Society of New England struggles to document, promote and preserve the history of Boston's Chinatown and it's residents. The funding for historic preservation in this community is greatly needed. This hotel would have a large impact in changing the boundaries of the community. There should be a commitment to establishing a long term/permanent relationship of giving (community funding) for neighborhood preservation.

Regards,

Susan Chinsen
Founding Director, Boston Asian American Film Festival
Managing Director, Chinese Historical Society of New England



Raul Duverge <raul.duverge@boston.gov>

Fwd: Parcel 25/26

1 message

Lydia Lowe <lydia@cpaboston.org>
To: raul.duverge@boston.gov

Mon, Jun 6, 2016 at 4:34 PM

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

From: **Nancy Wong** <nwong04@gmail.com>
Date: Mon, Jun 6, 2016 at 12:43 PM
Subject: Parcel 25/26
To: lydia@cpaboston.org

To whom it may concern,

As a resident of Chinatown, I believe the current project proposal for 2 Oxford Street/73-79 Essex Street Hotel on Parcel 25/26 at the corner of Oxford and Essex Street would tax an already strained neighborhood.

I've traveled down Oxford Street in a Honda Pilot SUV and the fact that the street is a narrow residential street makes it a challenge. To safely navigate this street, one must often slow down to less than 10 miles an hour and that is with someone who is familiar with the street and neighborhood. To make Oxford Street the loading area, as is currently proposed is completely impracticable. Residents who are often not seen between cars, would be endangered, the narrow streets would ensure damage to cars parked there and obstructed streets would cause even more congestion in a neighborhood that is already inundated with air pollution and noise pollution from idling cars on Chinatown Street, and aggressive drivers on Essex Street and 93/Surface Artery.

In addition to the concerns that are immediately adjacent to the proposed hotel, as a resident at 18 Hudson Street. My block and street are the only legal way to access Oxford Street. I've seen countless occasions on an hourly basis throughout the day, that traffic is reduced to a pace which can be out walked. Cars are waiting for parking spaces or people or are just trying to progress down the street without damaging other vehicles. Often times I've seen vehicles have to be guided from someone on the street, so they don't side swipe or take side mirrors off of parked cars. This is something that happens almost daily.

In addition to my street being affected. I've also seen numerous illegal turns onto Oxford street, from Tyler street, that cause near traffic and pedestrian accidents.

In conclusion, I feel that the project proposal for 2 Oxford Street/73-79 Essex Street Hotel would be extremely detrimental the Boston Chinatown Neighborhood.

-Nancy
(Boston Chinatown Resident)

Virus-free. www.avast.com



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

May 31, 2016

RE: 2 Oxford Street (formally 73-79 Essex Street), Boston MA 02116
Project Notification Form
Boston Redevelopment Authority

The Disability Commission has reviewed the Project Notification Form that was submitted for 2 Oxford Street (formally 73-79 Essex Street) in Boston. Since the proposed project is planned to be a vibrant area for visitors coming to the City of Boston, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

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

▪ **Accessible Guestrooms:**

- We would like request more details on the accessible guestroom, including information on the amount, locations and associated floorplans.
- Will there be wheel-in showers installed in accessible guestrooms? Please specify amount and location. If not provided, please explain.
- Will any accessible equipment be provided, per MAAB 521 CMR 8.4.5? If so, please indicate the number provided and location/location of storage. If not, please explain.

▪ **Accessible Routes and Amenities:**

- We would like to request more details on the accessible route throughout the Project, including accessible route through the main hotel lobby to concierge desk and elevator lobby.
- Stair 2 shows a vertical chase or duct. Please confirm that obstruction will not encroach on an egress path or Area of Rescue.
- Please flip the door swing at the entrance of the Women's toilet doors as to not create a pinch point with the partition.
- Please confirm that the lockers, located in the basement will be accessible.
- Will all roof decks be accessible? If not, please explain.

- **Accessible Parking:**
 - Please provide more details on the proposed accessible drop-off area, including details on proposed layouts, dimensions, slopes, materials, areas of replacement or existing-to-remain.
 - What is the clear path of travel between the proposed bollards and face of the building?
 - Since the proposed drop-off area is located off a major pedestrian thoroughway and intersection, we encourage the Proponent to provide more than the minimum 5'0 pedestrian right-of-way in this location.
- **Sidewalks:**
 - Since the Project will be marketed largely toward travelers who are pedestrians, will a mid-block crosswalk (or similar intervention) across Essex Street be proposed to increase the accessibility of Project?
 - Since Oxford Street is anticipated to be the main pedestrian route to access the Project, we would like to request for more details regarding the improvements being brought to Oxford Street to bring the street into compliance with Boston Complete Street Standards, including proposed dimensions, slopes and materials.
 - Please indicate conditions of surrounding and adjacent pedestrian ramps including details on dimensions, slopes, materials, areas of replacement or existing-to-remain.
 - We request that proposed or existing pedestrian ramps be indicated on all future plans and renderings for clarification of the location of crosswalks.
- **Construction:**
 - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.
- **Wayfinding:**
 - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
- **Variances:**
 - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

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

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and

removing barriers in existing buildings wherever “readily achievable” (*“easily accomplishable and able to be carried out without much difficulty or expense”*).

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

Thank You.

A handwritten signature in black ink, appearing to read 'Kristen McCosh', written in a cursive style.

Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@boston.gov
617-635-3682

Reviewed by:

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

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



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

June 6, 2016

Raul Duverge
Project Assistant
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: 2 Oxford Street (73-79 Essex Street) Hotel

Dear Mr. Duverge:

We are writing on behalf of the Chinese Progressive Association, an almost 40-year old community organization with over 1000 members. We oppose the proposed hotel at 2 Oxford Street. The proposal violates the Chinatown Master Plan, does not reflect the priorities of the community, and will make traffic and safety issues even worse in the neighborhood. Approval of this project would set a dangerous precedent in putting the neighborhood at risk by creating unsafe traffic conditions and ignoring Chinatown's zoning and Masterplan.

After a hundred year history, the City of Boston first recognized Chinatown as a residential neighborhood in the Chinatown Community Plan of 1990. Following the adoption of this master plan, Chinatown was rezoned for a maximum of 100 feet and a FAR of 7. Since then, the Chinatown community itself has led its own planning discussions, resulting in the most recent Chinatown Masterplan 2010, which outlines the community's development priorities as affordable housing, library and cultural facilities, recreational open space, and support for community economic development.

In a meeting with BRA Director Brian Golden in April 2015, the community was assured that BRA planners would use both the original community plan and Chinatown Masterplan 2010 as the starting point for City planning in Chinatown. Chinatown residents and its diverse array of stakeholders seek the City's commitment to stabilize and strengthen Chinatown as a family neighborhood and as an historic ethnic commercial and service center.

Zoning variances should be reserved only for projects that are supported by and bring significant benefit to a community. This project is almost 200 feet and has a FAR of 15.8, more than double the current zoning. The proponent would demolish an historic building and bring a 17-story hotel with all of its traffic into the heart of Chinatown on one of its most narrow residential and commercial streets.

Futhermore, putting a hotel here that caters to a business and professional community further gentrifies a neighborhood already dealing with rapidly rising housing costs. The development priorities of Chinatown expressed by residents at countless hearings and in the Chinatown Masterplan are affordable housing, open space, and community facilities. This project is not building for any of the priority needs for the neighborhood.

With one nearby hotel project already approved and three others in the pipeline, we are deeply concerned that Chinatown will transform from a residential neighborhood to a location that predominantly caters to

tourists. We have seen the hollowing out of Chinatowns in this fashion in other parts of the United States. More than 3000 luxury units have been built in Chinatown over the past 15 years with many zoning variances given to buildings. We cannot continually sacrifice Chinatown's integrity as a working class neighborhood in the name of development. As Chinatown and Boston as a whole becomes more unaffordable, long-time residents are forced to move. In the past year alone the Chinese Progressive Association has helped 40 families facing eviction or rent increases in the neighborhood alone.

In addition to these fundamental points, there are also serious concerns with traffic caused by the project. Streets in Chinatown are extremely narrow and constantly congested. By diverting most of the traffic to the hotel through the heart of the commercial district in Chinatown this poses a serious safety and health concern. The traffic will worsen the air quality in the area and will pose an increased risk of a traffic accident heavily used by children and elderly. Just this past month, there was the tragic death of a toddler due to a traffic incident on another narrow street in Chinatown.

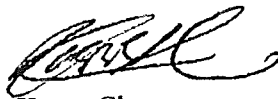
If a hotel is to be built at this location within the zoning limits of Chinatown, the project must create good jobs with family sustaining wages and benefits that community members have access to. We need concrete and specific assurances that the community members impacted most by the project will have access to these jobs. This includes a first source hiring agreement with community organizations, the hiring of bilingual supervisors, setting hiring goals of majority of Boston residents, people of color, and women, and public reporting on the progress on these goals.

With that said, the economic benefits of the project do not outweigh the cost of the future of the neighborhood. The Boston Redevelopment Authority must respect the community's vision, priorities and safety and not approve of this project.

Sincerely,



Lydia Lowe
Co-Director



Karen Chen
Co-Director

Chinatown Community Land Trust

c/o 28 Ash Street, Boston, MA 02111 T: 617.259.1503 E: ChinatownCLT@gmail.com

Board of Directors

Lawrence Cheng
Jeff Hovis
Suzanne Lee
Earnie K. Leung
Michael Liu
Ann C. Moy
Jadine Soo Hoo

FROM: Chinatown Community Land Trust Board of Directors
TO: Raúl Duverge, BRA Project Assistant
RE: 2 Oxford Street (73-79 Essex Street) Hotel
DATE: June 6, 2016

We are writing on behalf of the Chinatown Community Land Trust in opposition to the proposed hotel project at 2 Oxford Street.

This proposal would bring a 17-story, 250-room hotel to the corner of Essex and Oxford Street. We object to the proposal for the following reasons:

1) Director Brian Golden has assured the Chinatown Master Plan Implementation Committee that the Boston Redevelopment Authority would use the original BRA-sponsored Chinatown Community Plan of 1990 and the community-led Chinatown Master Plan 2010 as its starting point for planning and development in the Chinatown neighborhood. The original Chinatown Community Plan was based upon affordable housing as the core priority for Chinatown development. This project does little to address affordable housing or any of the community's priorities as outlined in the updated master plan: affordable housing, library and cultural facilities, recreational open space, and support for community economic development.

2) After decades of struggle, the City of Boston recognized Chinatown as a residential neighborhood and instituted its current zoning, at a maximum height of 100' and FAR of 7, following the Chinatown Community Plan of 1990. The current proposal is nearly double the zoning guidelines, with a height of 199' and FAR of 17. We are opposed to a zoning variance for a massive project that is out of scale with the block and threatens to continue the trend of redesigning Chinatown for upscale visitors at the expense of its residents.

3) The project would bring traffic for a 250-room hotel into the heart of Chinatown through Hudson, Beach and then Oxford Street, one of the narrowest streets in the neighborhood that is already overburdened by traffic problems. Beach Street, which is bound on one end by the Chinatown Gate and Chinatown Park, is already an often-crowded pedestrian thoroughfare. Instead of phasing out cars in the center of Chinatown, as many residents have suggested in the past, this move is a real step in the wrong direction.

4) The developer would demolish an historic mercantile building constructed in 1907 that is located within the Textile National Register District and is part of the rich but mostly unrecognized history of the Chinatown and Leather District neighborhoods. The particular block in question between Essex, Oxford, Beach and Edinboro Streets, is one of Chinatown's most historic blocks, which includes the location of the original Ping On Alley where Chinese immigrants settled in the 19th century and the Oxford Street community oven and community bulletin board. The project would negatively impact the Historic Chinatown Protection Area, which includes part of Oxford Street, as defined in the Boston zoning map.

The developers should be encouraged to withdraw the current proposal.

Community control of land, development without displacement, permanently affordable housing, and shared neighborhood spaces.



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 73-79 Essex Street

1 message

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

Mon, Jun 6, 2016 at 10:18 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1019

Form inserted: 6/6/2016 10:18:35 AM

Form updated: 6/6/2016 10:18:35 AM

Document Name: 73-79 Essex Street

Document Name Path: /Development/Development Projects/73-79 Essex Street

Origin Page Url: /projects/development-projects/73-79-essex-street

First Name: Bi Hua

Last Name: Huang

Organization:

Email: karen@cpaboston.org

Street Address: 85 Tyler Street, Apt. 1

Address Line 2:

City: Boston

State: MA

Phone: (617) 401-5323

Zip: 02111

Comments: I oppose the current proposal at 73-79 Essex Street because Chinatown does not need a hotel. Chinatown needs affordable housing for working families like mine. I was displaced from my apartment at 33 Oak Street. I am not temporarily living at 85 Tyler Street. I have been paying more than 50% of my income towards rent. I have to live in Chinatown because of my job and childcare needs. Also, 73-79 Essex is not a good location to have hotel.

PMContact: Raul.Duverge@Boston.gov



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>

Raul Duverge
Project Assistant
Boston Redevelopment Authority

Mr. Duverge,

This letter is to affirm the position of the Boston Chinatown Resident Association with regards to the proposed hotel project at 2 Oxford Street/73-79 Essex Street. The Chinatown Resident Association feels the project needs to work harder at addressing neighborhood concerns. Key points which CRA feels the project developer needs to address are:

- Project far exceeds Chinatown zoning of 100' and FAR of 7
- Does not address community priorities of affordable housing, library/community facilities or affordable small business space
- Major concerns about traffic and pedestrian safety: traffic will run through the heart of Chinatown on Oxford Street, a narrow, residential street
- Developer's traffic analysis, increases of 4-8 more cars for a two-hour window, doesn't seem realistic for a 250-room hotel
- Construction management plan also must address traffic and pedestrian safety concerns
- Height of project will leave neighbors in shadow
- If project built at smaller scale, community needs first source hiring agreements with clear goals and early public reporting, funding to expand opportunities for local residents

Please take our input into account and work to implement our suggestions and desires.

Sincerely,

Hin Sang Yu

Co-Chair

Yoke Chew Mah

Co-Chair



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 73-79 Essex Street

1 message

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

Fri, Jun 3, 2016 at 7:20 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1017

Form inserted: 6/3/2016 7:20:22 PM

Form updated: 6/3/2016 7:20:22 PM

Document Name: 73-79 Essex Street

Document Name Path: /Development/Development Projects/73-79 Essex Street

Origin Page Url: /projects/development-projects/73-79-essex-street

First Name: Jianhua

Last Name: Tang

Organization:

Email: jhtangboston@gmail.com

Street Address: 89 Union Park

Address Line 2:

City: Boston

State: MA

Phone: (617) 320-3292

Zip: 02118

Comments: Chinatown does not need hotels. We need affordable and low-income housing. If you build the hotel it will make traffic worse and make it dangerous for the elderly and the children in the neighborhood. With more tourists, there will be more cars going through the neighborhood. It should not be in such a dense neighborhood. Furthermore it will make air pollution worse in the neighborhood.

PMContact: Raul.Duverge@Boston.gov

285 Tremont St
Boston, MA 02116

Dear Mayor, City Council, and Boston Redevelopment Authority,

I am opposed to the development at 2 Oxford Street.

We need housing for the people. If we build hotels we will not be able to sleep because it is too noisy and we need to work in the morning. These are my concerns.

Signed,

Resident of South Cove East
6/1/2016

致市長、市議員、重建局

我對Oxford街工地的發展有以下的看法

我們需要造房子給大家住是很好的，

如果造酒店的話，影響大家睡覺

因聲音太燥，妨礙人工作，這個問題是我個人意見

全長然

6/1/2016

Dear Mayor, City Council, and Boston Redevelopment Authority,

Hello. We have these comments about the development at 2 Oxford Street.

We are opposed to the 17-story hotel because it is too high and too big. It will be a bother to residents because it is too noisy, traffic issues, and safety issues. We need a Chinatown library, low-income housing, a park, and green space in Chinatown.

Signed,

Residents of 285 Tremont Street
South Cove East:

Dan Xiu Chen, apartment 705
Yan X Chen, apartment 415
Xin X Wu, apartment 515
Lou Xian Yu, apartment 613
Shen Yen Jin, apartment 411
Xin Zhu Lin, apartment 406
Hzu Ying Guau, apartment 606
Guo Yin Wu, apartment 505
H Lian Lin, apartment 307
Hmong Miao Xiong, apartment 301
Yueying Weng, apartment 417
Pei Rong Chen, apartment 311
Jiang Su Qun, apartment 321
Su Qiong Liang, apartment 308
Sau F. Wen, apartment 503
Feng Guan, apartment 413
Dan He, apartment 211
He Ren Chin, apartment 517
Xiao Ling Guan, apartment 703
Liu RP Xia, apartment 504
Sin Tong, apartment 203
Ding Ting Tan, apartment 403
Yue L Yu, apartment 305
Ying S Zhang, apartment 607E

市長、市議員、重建局。

您好，我們對 Oxford 街 2 號
的發展有以下看法：

我們反對建立 17 層酒店，太高
太大，對我們影響很大，因為太多噪
音，交通安全也有問題。

我們需要的是：華埠圖書館，
低收入房屋、公園，活化唐人街。

285 Tremont Street
南滿東培院：

姓名	房間號
Dan Xin Chen	705
YAN X UH2	415
XIN X W	515
LOUXIAN YU	613
CHEN YAN J22	411
Xizhili	406
Huiling Guo	608
GUO Jin WU	505
LI ZHANG JIN	307.

<u>姓名</u>	<u>房号</u>
YUEYING WENG	417
PEI ROTG CHEN	311
WANG SHI QIAN	321
Xu aiong aiong	328
XIAO F. WEN	503
TENG GUAN	413
DAN XIA	211
HR. Min An	517
XIAOLING GUAN	703
LIOU P + IQ	504
Sin To Ky	223
Ding Ping Tan	403
YUE L YU	305
Ying S Zhang	6073

28 Tremont St, Apt. 401
Boston, MA 02116

Dear Mayor, City Council, and Boston Redevelopment Authority,

I am currently living next to a hotel. There is a lot of noise affecting our surroundings and our livelihoods. We need to take pills to sleep.

I am opposed to the proposed hotels in Chinatown. Chinatown needs low income housing.

Sincerely,

Rui Zhen Lin

林瑞珍 401
南亨東

市長，市議員，重建局：

我現在住酒店隔壁，有很多噪音，
影響我健康，我生活。要吃藥才可以
睡。

我反對酒在唐人街，唐人街需要
低收入房屋。

林瑞珍

Xian Xia

285 Tremont St.

Boston, MA 02116

apt. 

6/1/16

Dear Mayors, City Council, and BRA

I do not want a hotel to be built.
It will be ~~too~~ loud. I am 89 years old.

XIA ~ XIA

285 Tremont St, apt 315
Boston, MA 02116

Dear Mayor, City Council, and Boston Redevelopment Authority,

I currently live near the hotel. Right now there is a lot of noise that harms my health and my sleep. I am opposed to a hotel in Chinatown. Chinatown needs affordable housing.

Kong Rwen
South Cove East

市長. 市議員 趙建局:

我現在住酒店隔壁有很吵
音影響我的健康, 我生活
睡明.

我反對酒店在唐人街
唐人街需要領收入住屋,

溫華任. 3.15 房

Rong Riem

南灣車

shuzhen mai
285 Tremont ST 322
Boston 02116

致市长、市议员、住建局：

我对 oxford 街 2 号的发展有以下的看法：

1. 我反对建酒店。

2. 酒店太高太大。

建酒店对本人和其他居民有以下的
影响：太多噪音，也不安全。

华埠需要的绿化、图书馆、公共娱
乐场所，更需要低收入房屋。为低收入
人造福。

shuzhen mai

Shuzhen Mai
285 Tremont St, Apt 322
Boston, MA 02116

Dear Mayor, City Council, and Boston Redevelopment Authority,

I have these comments about the 2 Oxford Street hotel:

1. I am opposed to the hotel.
2. The hotel is too tall and too big.

This hotel will be very noisy for long-time residents and other tenants. It will not be safe. Chinatown needs green space, libraries, a community center, and most importantly, low income housing for low income residents.

Shuzhen Mai



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 73-79 Essex Street

1 message

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

Wed, May 25, 2016 at 11:03 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1006

Form inserted: 5/25/2016 11:03:25 AM

Form updated: 5/25/2016 11:03:25 AM

Document Name: 73-79 Essex Street

Document Name Path: /Development/Development Projects/73-79 Essex Street

Origin Page Url: /projects/development-projects/73-79-essex-street

First Name: Allan

Last Name: Hodges

Organization:

Email: hodes2@comcast.net

Street Address: 2Avery Street

Address Line 2: 24B

City: Boston

State: MA

Phone: (617) 720-2573

Zip: 02111

Comments: I am opposed to the project as proposed for the following reasons: 1. The height proposed is a violation of the existing Boston Zoning Code. No justification is given or a hardship identified that would warrant zoning relief. This is a very congested area and zoning should be followed to reduce construction as well as operational impacts 2. The site is in a Historic District. The proposed architectural design does not respect any of the qualities that are present in the neighborhood that give reason for making this a "protected" district. 3. The access to the hotel from Oxford Street seems convoluted. This will require vehicles to get to the site somehow from Beach Street. 4. There are no community benefits. 5. Nor is construction mitigation proposed that will reduce impacts in this dense area. Thank you. Allan Hodges FAICP

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Neighbor comments re: Development Proposal for Essex/Oxford Streets hotel1 message

Linda McLaughlin <lmclaughlin100@gmail.com>

Fri, May 27, 2016 at 3:05 PM

To: raul.duverge@boston.gov

Dear Raul,

Thank you for the opportunity to express my concerns as a neighbor and Boston resident for 22 years. I'll keep it brief, my 2 primary concerns for this development are:

–Chinatown needs to be protected. I bring so many visitors to Chinatown and they love the authenticity of its restaurants and shops. It's rare in this country to have a real Chinatown. This highrise hotel development threatens to encroach into Chinatown and will perpetuate an extension of luxury properties that downtown Boston is becoming. I think Radian is as far into Chinatown as luxury highrises should go. The diverse nature of Boston is under threat, in my view.

–While I favor development of downtown Boston for enhanced safety and adding life and vibrancy, the buildings planned right now all significantly exceed the height restrictions. The resulting population explosion will put too much pressure on traffic flow, which is dangerous for pedestrians and makes for frustrated drivers. You should hear the honking from my window now; it'll be a chain of blaring horns if there isn't some consideration given to reducing building height and population explosion a bit.

That's it, thank you!

Linda

Linda McLaughlin
88 Kingston St, #3C, Boston, MA 02111



Raul Duverge <raul.duverge@boston.gov>

Proposal for hotel development at 2 Oxford Street

1 message

Wed, Jun 1, 2016 at 1:05 PM

David Maister <david@davidmaister.com>

To: raul.duverge@boston.gov

Cc: Jean Bachovchin <jbachovchin@gmail.com>, David Silverstein <dw_silverstein@yahoo.com>, Peter Jones <peterjones6@gmail.com>, Richard Scerbo <rascerbo@comcast.net>

Dear Mr. Duverge -

As the elected Board of the North High-Rise Association (1 Avery Street) representing 132 condominium units, we are writing to comment on the proposal to develop a hotel at 2 Oxford Street, having attended the community meeting about the development on the 25th of May.

Our concerns are those we have **consistently** expressed in connection with **all** proposed developments in our area:

(a) We object to proposed developments seeking variances on both existing height and F.A.R. regulations with **no justification offered** as to why such variances should be granted. We are aware that, as you said at the meeting, developers are permitted to **apply** for what ever they wish, but we feel strongly that they should be required (as regulations currently state) to show (and share with the community, not just the BRA and zoning Boards) why hardship exists from the current restrictions, and/or in what way their proposed development brings benefit to the community.

(b) Our second objection, as it has been with all recent development proposals, is that the traffic impact of each proposed development is being considered in isolation. The 2 Oxford Street proposed development offers no new off-street parking and relies on valets to move cars to local lots. We are aware of at least 4 (perhaps more) proposed developments within a four-block radius of where we live (2 Oxford Street, 171 Tremont, 533 Washington Street and One Bromfield Street.)

It is literally impossible to judge properly the traffic impact of each development in isolation. Taken together, the various proposals will impact traffic in a non-additive, non-linear fashion, and there is a very good chance that they will lead to complete gridlock in the area on an ongoing basis.

In the shorter term, there will also be traffic chaos if multiple developments in the area are being constructed at the same time.

We urge that no decision be taken on this development until a comprehensive study of traffic flow in the area has been conducted, and some **firm, enforced, district-wide** guidelines are established as to whether (and why) zoning variances will be granted.

Sincerely

North High-Rise Association Board, 1 Avery Street
Jean Bachovchin, President
David Maister, Vice-President
David Silverstein, Treasurer
PeterJones, Clerk
Richard Scerbo, Member

June 6, 2016

Raul Duverge
Project Assistant
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: 2 Oxford Street (73-79 Essex Street) Hotel

Dear Mr. Duverge,

I am a Chinatown resident and am on the waiting list for affordable housing. Our community really needs affordable housing, not a hotel. I hope you prioritize the need for affordable housing for our community.

Sincerely,

A handwritten signature in black ink that reads "YANG QUAN CHEN". The letters are slightly slanted and connected in a cursive-like style.

Yang Quan Chen
2 Tyler St., #4
Boston, MA 02111



Raul Duverge <raul.duverge@boston.gov>

Feedback

1 message

Jennifer Fang <jfang@goodwinprocter.com>
To: raul.duverge@boston.gov

Fri, Jun 10, 2016 at 3:13 PM

Dear Mr. Duverge:

I'm in opposition to the proposed hotel at 2 Oxford Street, which 1) ignores the zoning recently enacted in 2010 that allow buildings to go up to 100 ft with a FAR of 7, 2) does not fit the needs of the community and 3) poses a traffic and safety threat to existing residents and visitors.

The proponent plans to demolish a historic building and bring a 17-story hotel with all of its traffic into the heart of Chinatown on one of its most narrow residential and commercial streets without contributing any much needed community benefits such as affordable housing, open space, and community facilities. Additionally with one nearby hotel project already approved and three others in the pipeline, there is no need for a 4th one.

Moreover, the Hotel at 2 Oxford Street does not currently fit in with the Chinatown Masterplan 2010, which outlined the community's development priorities as affordable housing, library and cultural facilities, recreational open space, and support for community economic development.

In addition to these fundamental points, there are also serious concerns with traffic caused by the project. Streets in Chinatown are extremely narrow and constantly congested. Diverting most of the traffic to the hotel through the heart of the commercial district in Chinatown poses a serious safety and health concern for all who live, work or play in Chinatown. The traffic will worsen the air quality in the area and will pose an increased risk of a traffic accident heavily used by children and elderly. Just this past month, there was the tragic death of a toddler due to a traffic incident on another narrow street in Chinatown.

I understand that the current proposal is almost 200 feet and has a FAR of 15.8, which more than double the current zoning. We should not be accepting projects that not only do not comply with zoning but do not provide a substantial benefit to the same community it is inconveniencing. I urge you to reject this project or ask it to comply with the zoning restrictions.

Additionally, if a hotel is to be built at this location within the zoning limits of Chinatown, the project must create good jobs with family sustaining wages and benefits that community members have access to. We need concrete and specific assurances that the community members impacted most by the project will have access to these jobs. This includes a first source hiring agreement with community organizations, the hiring of bilingual supervisors, setting hiring goals of majority of Boston residents, people of color, and women, and public reporting on the progress on these goals.

Please let me know if you would like to discuss this further.

Thanks,

Jennifer Fang

WU, GaoXin

住在: 65A Beach St Apt 3A
Boston MA 02111

我^在唐人街现在已经处于迫迁,我希望在唐人街
多建一些可付租的房子. 有很多我的朋友
年纪都过65岁也处于迫迁的问题. 他们
也都希望政府能为我们工人家庭和低收入
的群体考虑一下. 我们都不同意在唐人街
建宾馆. 希望重建局多考虑。

谢谢!!!

6/6/2016



translated

Gao Xin Wu
65A Beach Street, Boston, MA 02111

I live in Chinatown now and I have been faced with eviction. I hope we can build more affordable housing in Chinatown. Many of my friends are also over 65 years old and face the risks of displacement. They also hope to get affordable housing for working families and low-income people. We do not support hotel development in Chinatown. I hope the Boston Development will hear all of the residents.

Thank you!

Gao Xin Wu

June 6, 2016