

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/14/2018	Dennis	flaherty	Memyo/roundtable inc	Support	I'm writing in STRONG support of this project. We do alot of work with the kids and community right down the street and the neighborhood liaison/consultants has always been there for us, confident he'll be helpful with any issues that affect community. Big thumbs up
5/14/2018	Intiya	Isaza		Support	I support this project. I believe that given the distance from the T, the 39 parking spots seems like an unnecessarily high number. I myself live nearby and do not have a car. I rely on the Red Line for my transportation to and from work and I know that people can live in this area without a car. It is important that all the SF available for housing be used for housing, or that development costs be kept down whenever possible. If the project can eliminate some underground parking (which is very expensive), then perhaps they can include more affordable units beyond the IDP requirements. Boston has an extreme demand for new housing, especially affordable housing and any plan should be maximizing that. That said, I like that the street level is a commercial/community use.
5/15/2018	Martin	Galvin		Support	I'm a South Boston resident and we need more housing in the neighborhood. With the influx of jobs in Seaport and across Boston the obvious need for additional housing is there. These individuals are going to want live close to where they work and it would be cost prohibitive for most of these employees on an average wage unless we make an effort to make more housing available.
5/16/2018	Geraldine	Burns, SND	Sisters of Notre Dame de Namur	Support	I am in support of this project. It will enhance the area and help to continue the education of many adults in the Boston, especially South Boston, area.
5/17/2018	Sr. Susan	Thornell	1947	Support	I have seen first-hand the number of lives which have been impacted in a positive way by an educational opportunity at Notre Dame Education Center. The new construction will allow the mission of NDEC to continue, and this is essential as more employers look to Boston as a base for their companies, and seek qualified employees. I support the approval of the new building for NDEC.
5/17/2018	Robert	Deiningner	Norbella	Support	For over 25 years, students at Notre Dame Education Center (NDEC) have been "pulling themselves up by their bootstraps" and NDEC has been providing the "boots" through education and support services. This building will enable NDEC to continue to achieve its mission.
5/17/2018	Anne	Malone	NDEC Boston	Support	I strongly support this project. It seems to be a win-win for all involved.
5/17/2018	Kate	Nelson		Support	I support this project. It has the potential to completely revitalize a sadly neglected area of South Boston. In addition, the adult education space will help residents to acquire and improve their job skills, which will improve the community as a whole.
5/21/2018	Judith	Linehan		Support	When I drive by, I see those massive billboards and that old worn building and think the new design would fit perfect there. I also think of all the good that goes on inside and how it is import for us, in South Boston to keep this institution in SB. Notre Dame gets a new facility and Old Colony gets a facelift, that's good development!
5/21/2018	Margaret	Lanen	Sisters of Notre Dame de Namur	Support	People who come to Notre Dame Education Center will have a new facility that will be stable for the future and 9 affordable housing units will be available to people who need them.
5/21/2018	Kevin	Tilton		Support	Love this idea attended the notre dame school in 2012 and was a great program helped allot people to see a new state of the art facility would be great all for it
5/21/2018	Christine	Tilton		Support	I really like the idea of a new school for notre dame i attend the pot lock they have every year and there's close to a hundred people who attend and its a little tight in there..lol more space would be great..
5/21/2018	David	Daniels		Support	Allot of new buildings coming up in my area think it looks great big changes for the neighborhood...

5/21/2018	Michael	Tilton		Support	My brother told me about this project.glad to here there keeping the school there and not a retail space. And also 200 block of old colony ave is expanding rapidly why wait
5/22/2018	David	Daniels		Support	Allot of new buildings coming up in my area think it looks great big changes for the neighborhood...
5/22/2018	Dennis	Nee		Support	I love the idea.think its great old colony ave is redeveloping at a rapid pace.this area needed a face lift 10 years ago reminded me of the industrial part of town now its becoming residential...love it
5/22/2018	Timothy	Tilton		Support	Love the idea of keeping the school and a brand new facility they'll love that i attended notre dame when it was on broadway really good place for education they deserve a new facility. .
5/22/2018	Alexis	Martin		Support	I think that area is a great location for a new building allot of new buildings being built in the area think it would look great..
5/22/2018	Shawn	Keeney		Support	Im going back to school to get my GED ..allot of my friends attended notre dame heard it was a good school for that i would love to see a brand new school to better my education..
5/22/2018	Karen	Lynch		Support	I Live close to the area of 200 block of old colony..i think this new building being proposed looks great will fit in well cant wait to meet my new neighbors..
5/22/2018	Amanda	Keeney		Support	I would love to buy one of the affordable units since they are available nice location feet from the T..and a short walk to all stores love it
5/24/2018	Catherine	O'Brien	Title	Support	I support the project and look forward to its' completion.
5/24/2018	Akshay	Sarma		Support	I'm supporting because I know a former alum, who was incredibly passionate about supporting this project. I could see that this school is a bedrock for the community.
5/25/2018	Lauran	Dowdy		Support	Love the idea of a new building wish there was more parking..since its on public parking area (old colony ave)dont think it be so bad with 34 underground spots hopefully being close to the transit system would reduce the headache..
5/28/2018	Ryan	Long		Oppose	This project should not be granted zoning relief. Though it?s adress is Old colony Avenue and fits in the ?Dot Ave corridor? that has future prospective zoning plans it abuts a small scale residential neighborhood that?s maximum height is approx. 35 ft. The height of 59ft 11inches will be overly intrusive to the neighbors on Cottage St. Federick St. and Ninth St. As it will directly in pact the sunlight and shadow cast on the above mentioned streets. It?s densisty will highly impact a greater range of proximity in regards to traffic and parking. Despite wishes of high use of public transit and bicycles etc. this density will further the parking and traffic issues the neighborhood already has. No matter what way you slice it here will be more people and cars in an already overcrowded sections of the city. The infrastructure has not caught up to the rapid growth of the city and the residents quality of life is suffering because of it. I believe that with such height and amount of units with only 39 parking spaces provided this project will negatively impact the direct and indirect neighborhood and for that I am opposed. Thank you.

5/28/2018	Cyrus	Tehrani		Support	I am writing my full support of the project as proposed as a member of the Impact Advisory Group and a nearby homeowner. This project will provide much needed market rate and income-restricted affordable housing as well as a long term home for the Notre Dame Education Center. A 6-story building is reasonable density for Old Colony Ave. The project will demolish a single-family home, which are unaffordable in the current market to almost everyone. We need to be building dense multifamily housing across the neighborhood and no street should be off-limits if we want to control housing costs. This site, in particular, is near Andrew Station so building dense housing is especially important. There are so many jobs coming into the city and the Seaport and we need to be building more housing or else we will turn into San Francisco. Parking on site should be limited to the current proposal. Any increase in parking will only increase traffic in the area and increasing the size of the garage will just increase the traffic on Frederick Street. We should be prioritizing space for people to live or to get an education over storage for cars. The survival of the Notre Dame Education Center is also a crucial part of the project. The school serves a diverse student body that tends to be low-income. Cementing the long term presence of the school in the neighborhood is a huge public benefit. As an IAG member, I recommend that mitigation funds be spent on better the traffic flows of all modes at the Old Colony Ave/Dorchester Street intersection. I also ask for a donation to be made to the IDP Fund. Affordable housing is the number one concern of nearly all renters and many homeowners in the neighborhood. We need to be putting housing first over all other concerns. Secondary concerns such as traffic and parking are largely brought forward by housing secure homeowners who don't need to worry about being able to afford a place to live in South Boston.
5/28/2018	Susan	Kelley		Oppose	Already too much traffic in South Boston 7 days a week. This project will just add to it.
5/28/2018	Pat	Long		Oppose	Just because the proposed project is on the edge of a residential street shouldn't mean that it is ok. The city forced changed to the zoning so that there wouldn't be reason to have many variances. Now that it changed they are pushing the envelope even more. They are just adding to the congestion and parking issues.
5/29/2018	John	Danahy		Support	NDEC has been a critical part of the neighborhood for over a decade, serving the needs of South Boston residents and those from elsewhere. This building will bring significant value to the neighborhood and enable the important adult learning mission of NDEC to continue. As a board member, I have seen the positive impact on South Boston over many years.
5/29/2018	Heather	Ward		Oppose	I do not oppose the project as a whole, however 39 parking spaces is woefully inadequate. 54 unit's should have 54 + parking spaces. Ideally 1 space per bedroom. My building of 9 units with 5 parking spaces has 13 cars. We already have many building with no parking or not enough building. Becuse is the proximity to the highway many people will move here with cars. Not everyone works downtown or has public transit options to their job location. Even aside from commuting many people have cars for recreational reasons. Excess spaces could always be renewed to area residents.
5/29/2018	Travis	Chapman		Support	Boston is in a severe housing crisis, and I support 54 new units coming online in Southie. Please approve this project!
5/29/2018	Michael	Devine		Oppose	Simply put, this project is too dense for this section of the neighborhood; Its impact will not just be felt in the "Washington village" area, but throughout South Boston because of its size and considerable lack of regard for parking and the community's infrastructure. Three very reasonable compromises should be considered: A) The ground floor should be solely dedicated to parking and the education space should be on the second floor. B) A curbside pick up/drop off area on Old Colony Ave for taxis, Uber's, etc should be added to the plans to deter vehicles from flying through side streets(i e. Cottage and Lark Streets) that have families with children on them. C) The submitted height is fine, but the fourth, fifth, and sixth stories should be tiered to lessen their imposition on the already existing homes. This detail will also add to it architecturally because it won't look like another ugly, boring plywood box building that plagues this city. Very reasonable compromises.

5/30/2018	Mayra	Díaz	NDEC	Support	I'm student in NDEC now and I think this building is very convenient for the people in the area. NDEC give opportunities for the new people coming and increase the economy in the area, increase the jobs and increase the opportunities for the person have more interesting in education and visit the area and for everything. I don't see cons in renovation the building and expanding. And also I see less problem because now the students, teachers in the building need space in the street and in front the houses with this new building the people who need visit or work or need any service have private parking. Is better for everyone.
5/30/2018	Sri	Wijaya		Support	We need this school, it is the best school that supports education in Boston. There are many programs that I like here, at Northern Dame Education Center- this is why we need a new building with more facility to support all program for South Boston and surrounding areas.
5/30/2018	Nigera	Hyseni		Support	This school needs to increase the amount of classes to help more students. If we accept, this project will be a good opportunity for all. The larger building gives us a chance to serve more students in and around Boston.
5/30/2018	Sheyla	Solage		Support	This is an excellent project! The new building will be an opportunity for the student to learn better because they are going to have more space, more opportunity, less stress for parking. When the students succeed, our communities succeed. We will see the benefits of improvements in our economy and overall lives.
5/30/2018	Dilva	Da Silva		Support	I believe that our school and the public here deserve a better place. I think the school we have now is too small for us. Each day we can find many immigrants looking to improving their English and becoming productive US citizens. Now everywhere, we find people learning and doing college and when they come here they want to keep their expertise. that's a reason why they search somewhere to learn English and keep going , and the space we have is not adequate for the future. We need more classrooms and more space to read, and the bad thing at this school we do not have a parking lot.
5/30/2018	Amelie	Pierre		Support	I am writing this letter for my support to Notre Dame Education Center. That school is an opportunity for all nations. It helped me personally improve my English, get a better job and also how to speak in society. A construction of the new building for this school will be an honor for me and for the new generation.
5/30/2018	Mirline	Mentor		Support	MY Comments is the good ideas for me, because the school helping us to speaking and writing the 2th language. We need more space ,parking lot. I am writing again its always the best time to let you know in the community we need more space in the school like that. I would like to say , thank you.
5/30/2018	Yuying	Deng		Support	I believe in our school's mission of our school is to have a great environment for learning English and job training in the future. Underground parking will help us and Stay out of our neighbors way.
5/30/2018	Fernanda	Luis		Support	I think that this project is an excellent idea, everyone interested will take advantage of the awesome opportunities. The space is great for create news classes, more subjects and more people can get opportunities to engage in the school programs. Also, they will have enough space for parking lot because teacher and students need the chance to place their cars without too much stress in order to get to class on time. Definitely I think this is the best thing that can happen for all the people school and South Boston.
5/30/2018	Diep	Truong		Support	When I hear about the possibility of the future and a new building coming soon for our school at NDEC I am filled with excitement and happiness. I can only imagine all who will benefit from new classrooms and parking spaces.
5/30/2018	Magalie	Alphonse		Support	For me Notre Dame Education Center (NDEC) it a good school and I think the new building will be better so the students may have more space where they can learn better. It's a good project and don't forgot the parking lot for us. thank you
5/30/2018	Susana	Jimenez		Support	In South Boston, especially in the Nostre dame Educacion Center (NDEC), the remodeling of the building is more important, because the neighborhood needs a social impact in the area so that, if the building is Larger, we can have more opportunities for students to learn.
5/30/2018	Nathalie	St. Fleur		Support	I want to see this school have more space, more staff, more students, and more programs. A larger building will help with this. this for people in need all around the Boston metro area, not just for people within the city. Sincerely, Nathalie St. Fleur

5/30/2018	Joel	Roberts		Oppose	I am opposed to any new neighborhood development with insufficient parking - project should include at least one spot per residential unit. The neighborhood is already overrun by development and cannot handle the added foot traffic and further reduced street parking availability.
5/31/2018	Jennifer	Byrne	Abutter	Oppose	Dear Sir or Madam: Please accept this comment as a formal OPPOSITION to this extremely large proposed project. I am in opposition for many reasons. I am a mother of 3 small children (6, 4 and 3 years old). This development is going to GREATLY impact my property. It very well may hinder getting into my own driveway; we will lose all sunlight; the construction will be hazardous- very nervous about this with my children; if finalized, at the proposed size, the noise impact will be tremendous; traffic on Old Colony Avenue will be even worse than it already is, the list goes on and on. Please greatly consider my opposition, not only for myself but for all of the abutting and area neighbors. Cottage Street consists of mainly single family homes, a very quiet street and this construction just does not fit. Thank you for your kind attention. Jennifer Byrne
5/31/2018	John	Mahoney		Support	I would like to pledge my support in favor of this project.
5/31/2018	Carlos	Rivera		Neutral	Hi.my name is carlos i attended the city side meeting on thursday may 31..and it was an interesting meeting ..i heard the new building would consist of 100 bicycle spaces for the residents i think it would be a good idea if they split it 50 50 ..half for the students at notre dame and half for residents that would decrease the car traffic in the area...thats all. Thank u..great project
5/31/2018	John	Healy		Neutral	I jst left the meeting and allot of mixed opinions i respect the fact there keeping the school but thats not the issue..issue is clearance..60 feet ..all the surrounding tenats hate the idea for several reasons... but these people need to relize that nothing stays the same forever theres always change.no matter where you live or. Where your from boston is a growth zone...change is here..thank you
6/1/2018	Rachel	Bunyan		Support	I am a resident of Southie and have been looking on the market to purchase for awhile now. We need more housing because there is just not enough places for people to go who are looking to flood into this amazing neighborhood. If we don't start doing something about it we will end up like San Francisco and our housing bubble will eventually burst. I am 110% pro on 200 Old Colony. I think is a MUST!!
6/2/2018	Karen	Carey		Oppose	I strongly OPPOSE this proposal. Too high. Too many units. Too dense. Area too small for this oversized project. Please enforce current variances. The density will suffocate the neighborhood, streets, traffic and beyond
6/2/2018	J.T.	Keyes		Support	Its a really nice the building looks good think it would be gret for the neighborhood . glad there keeping the school hope every developer would consider keeping things the same in this community more often schools.churches ect..thanks
6/2/2018	Walter	Carnell		Neutral	Great building design i think they should have some parking for the school though and this part of old colony ave should have a bus route through jfk to broadway to ease the car traffic
6/5/2018	Fred	O'Brien		Oppose	I strongly oppose this project and truly believe it will be a disaster for residents in the area! I am a direct opposer and also believe the individuals running these meetings have been very unprofessional due to the fact they are unable to supply us neighborhood residents with any direct or factual information about the project!
6/5/2018	Eugene	Frechette	Neighbor	Oppose	Not enough parking. Far to many units compared to similar projects in this area.
6/5/2018	Kelly	Davis		Oppose	I am opposed to this project due to the negative impact it is going to have on the neighborhood. The neighborhood is already overdeveloped with buildings, traffic has become worse, and lack of on street parking has become intolerable. The developers for Washington Village is using the educational center as a front to push their agenda of profits before people. The developers even stated at the previous meeting there were not willing to make any concessions and treated their attendees as if their opinions did not matter. This project is going to take away from the integrity of the neighborhood and the street will become another gentrified area if this is passed.

6/5/2018	john	muldowney		Oppose	I believe the project is much too large and too intrusive upon the families and residents of the immediate neighborhood. Obviously, parking is an issue ,and should not be ignored. Currently students of that school park on the streets well before 10:00 am and do not get ticketed for resident parking. (resident parking only until 10:00 am). There are young families with young children in the immediate area , and with the increased traffic and construction, will cause unsafe conditions. I sincerely hope that the board considers these factors of inconvenience and safety to the neighbors before permitting this project to move forward . Thank you.
6/5/2018	Paul snd Mary	Ulrich		Support	To Whom It May Concern Both my wife and I are in support of the Sisters of Notre Dame Education Center. We understand all to well that development of the South Boston neighborhood has moved at lightening speed causing disruptions for all of us. However, the Sisters of Notre Dame have been here in South Boston long before it became attractive to developers. We have had our children receive Catholic education from these sisters. There mission is far more important than the random developers that have pulled Millions of dollars out of this community and never given back only creating affordable housing when they were forced. Along with this development comes 9 affordable units. Of our 8 children, not one can afford to live in South Boston any longer. Based on that fact alone, this project should move forward. I would hope that the Sisters of Notre Dame be allowed to continue and stay in South Boston Paul, Mary Ulrich and Family (Martha, Anne Marie, Paul, Timothy, Mary Kate, Andrew, John and Susan)
6/5/2018	Urmila	Patel		Neutral	Nice looking building like the idea of changes being done to old colony ave looks great very busy area close to the transit station might be interested in renting there in the near future i work downtown so being close to broadway or andrew station would save me allot of time and money..
6/5/2018	Lutrice	Dixon		Support	Attended notre dame..helped me graduate in 2015..really great program not sure if. Any other developer would do what there doing for this school to remain..the people who live nearby by should appreciate this beautiful building compared to the current one not to bad but looks more like a clinic than a school hope this gets approved love it ..thank you
6/5/2018	Mike	Dauwer		Oppose	Im opposed. Too many new big condos unit and endless building around the area. Parking is awful already. How can they make such a big place and only have 38 parking spots? 6 stories also? Would you wanna live next to a massive building that doesnt at all match the surrounding area. Can we take a breath for a second passing all these massive projects through??
6/6/2018	Juana	McCarthy	Sisters of Notre Dame	Support	My mother was a long time resident of South Boston and valued the work done by the Sisters of Notre Dame on behalf of those struggling to support their families both at St, Augustine's, Julie Family Learning Center, CCCH and now at NDEC. This is a great project and provides a service that is not available elsewhere.
6/6/2018	Catrina	Supple	Abacus Builders	Support	I work right next door to the proposed project and I support it.
6/6/2018	Stephanie	Petrow	Abacus Builders	Support	I am in support of this project
6/6/2018	Ger	McGuigan	abacus builders	Support	I work here and am in support of the project, thank you
6/6/2018	Evan	Walsh	Abacus Builders	Support	I support this project
6/6/2018	aaran	emmeron	Abacus Builders	Support	I welcome this project to the area, I work in the next building and think it will be a great addition to the community
6/6/2018	Darren	McConomy	Abacus Builders	Support	This has my full support
6/6/2018	mark	little	Abacus Builders	Support	This project has my full support both as a resident as a business owner located just next door. I welcome this project as an asset to our community.
6/6/2018	Bonnie	Linehan		Support	I am in complete support of the NDEC staying in its current location. Prettying up that section of Old Colony and getting rid of the billboards is an added bonus.
6/6/2018	Eric	Herot		Support	Please record my strong support for this project which adds badly needed housing to the neighborhood and the city. I wish it had fewer parking spaces but I'll take what I can get.
6/7/2018	BRENDAN	LINEHAN	RESIDENT	Support	I SUPPORT THIS PROJECT!

6/7/2018	pauline	edmonds	1991	Support	My daughter and I are life long South Boston residents. I write to offer my support for NDEC which is a tremendous organization. My daughter graduated from their High School Diploma Program about 7 yrs ago. She had dropped out of Boston Latin School after having been there from 7th grade through 10th. She was really floundering and the Boston Schools were no help. We were directed to NDEC by the Guidance Department at Latin School. The decision to attend NDEC was life-changing for her. The individual attention and support that she received at NDEC was tremendous. The small class size and the the high level of dedication of the teachers were invaluable. The teachers work very closely with the students and really make it possible for them to succeed. She graduated proudly and ultimately went on to Northeastern University at night while she worked during the day. From there she joined AmeriCorps and worked at Boston Healthcare for the Homeless. I am extremely proud to tell you that in just a few short weeks, she will begin her first year of medical school at the University of Massachusetts Medical School in Worcester. None of this would have been possible without the dedication and hard work of the teachers at NDEC. I dont even want to think what path her life might have taken had it not been for this school. We fully support them in their efforts to see the property developed, which will allow them to remain in the community that they have so proudly served for so many decades. Thank you. Please don't hesitate to email or call if I can offer any further information or be of any assistance.
6/10/2018	William	Davis	Resident	Oppose	Hello. This specific site is not an appropriate location for a building of the size proposed by the developer . There will be 55 rental units with119 bedrooms 39 parking spaces, the educational center on the first floor would have a 166 student capacity and 10 staff members will only have two parking spaces provide to them by the developers.This building will eliminate legal on street parking on four surrounding streets it will also effect traffic flows and would be a serious hazard to pedestrians and vehicles. Thanks Bill Davis
6/11/2018	David	Nagle	Neighbor	Support	I'm in support of this project. It will.keep a long standing resource viable in our neighborhood and will provide more affordable housing.
6/11/2018	Daniel	DiFrancesco		Support	I'm a South Boston resident and we need more housing in the neighborhood. There are almore employers coming to the Seaport and across Boston and those employees are going to need a place to live. We're going to have to compete with all these people for the same housing and if we don't build more we will be priced out of this fine neighborhood.
6/11/2018	Corey	Dinopoulos	Mr	Support	I wholeheartedly support this project for more housing along Old Colony Ave. The only way we can begin to get the cost of housing down is to continue building new housing to meet the demands of a growing city. Old Colony Ave has a lot of opportunity for growth and redevelopment and it's location is ideal for transit oriented development to alleviate the need for many new vehicles. As a proud South Boston homeowner for 10 years, I support this project!
6/11/2018	Heather	Ebling		Oppose	Dear Raul, I'm writing to oppose the proposed building at 202-204 Old Colony Ave. I moved to South Boston 20 years ago and bought on W 9th street in 2013. I was drawn to the neighborhood because it was quiet and not as crowded as city point, as well as more affordable. A building of this magnitude will not bring anything positive to the neighborhood. What it will bring however is increased traffic, less parking, more trash, more noise and most of all ruin the neighborhood feel of the area that drew me there in the first place. I've attended the abutters meetings and I'm tired of hearing about the Notre Dame and what a wonderful thing the developer is doing for the school that is no longer even affiliated with Notre Dame however just uses the name. Anyone that is coming to meetings voicing their support of this project is benefiting in some way or will not be directly affected by it in their every day lives. I realize that something will end up being built in this space, I simply ask that it be scaled back to an acceptable size that neighbors can live with, and if that means taking the Notre Dame out of the equation, so be it. Best regards, Heather Ebling 188 W 9th

6/11/2018	Helena	Berry		Oppose	As direct abutters , my Mother and I are opposing this project. The height of the building right next to our home with windows that look onto my 2nd fl deck and my 3rd floor balcony which is my bedroom is just to much. We will also lose a lot of natural sunlight and a breeze. I Also lose any privacy on my deck with the windows on that side of the building. We also have concerns about The increase in traffic, both cars and pedestrians. Cottage and Frederick are very small streets and now there will be constant traffic literally driving around our home on both sides. So there will be a significant increase and noise and exhaust from cars. My mothers first fl windows are 4ft up from the sidewalk and the side walk width is smaller than standard because it's a small street. Which means she will never be able to open her windows because of noise and dirt and exhaust from traffic.
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6/11/2018	David	Byrne		Oppose	Currently I am the owner of 7 Cottage Street, a beautiful single family home with a driveway, roof deck with a view of Carson beach, and beautiful sunlight. All of this will be taken away from me if this project is approved. My three children who love to ride their bikes, scooters and play ball on Cottage Street will have that taken away from them. I have lived in South Boston my entire life and have lived on 7 Cottage Street since 2011. The impact of this development onto Cottage Street is detrimental. Every home on Cottage Street is either two or three stories high. The Project will engulf 123.6? of Cottage Street which is approx. 275? in total length. I am totally against this project it is to large, not enough parking, rental property which comes with constant U-Haul trucks, severe traffic increase, rodents, delivering issues during and after construction, lack of privacy for my wife and three small children, noise pollution, a threat to my driveway, my natural sunlight being nonexistent, the list goes on and on. Since the abutters meeting in April and again a month later in May there has been NO change to the development. Why is that? There has been constant feed back opposing this project from ALL neighbors on Cottage Street and specifically from abutters with standing, and other neighbors on the surrounding streets. This project is unreasonable and does not have to be. This should be a give and take process but the developers simply want to take more and more from myself, my family and my community and I WILL NOT STAND FOR IT!! R./ David Byrne
6/11/2018	Kerry	Brooks		Oppose	This will negatively impact our adjacemy community due to project size. I support the school, but 6 stories next to single family homes is absurd. There is no need for this project to go up so high. Parking is also a major concern as with curb cuts and building into the current parking lot, we are losing roughly 15 neighborhood spots. I am concerned with increased traffic on Frederick st as well as Cottage St. This project is simply too large and has not addressed any of the needs of the immediate local residents who will be negatively impact (decreased light, increased noise, increased traffic, the list goes on).
6/11/2018	Nancy	Byrne		Oppose	I strongly oppose this development for several reasons. This area is already congested. There is a sign on E and Old Colony ave reminding people that they can not travel between the hours of 7-9 am. Parking is already an ongoing issue in south Boston and this development would create even more of a parking issue then what already exists. The road is already narrow so adding a side walk would make it impossible to drive down for residents that live there. I think it would do more harm than good if there was a sidewalk. The purpose of sidewalk is for pedestrians to be safe; however, on that narrow street, it would be more hazardous. I have been an a lifelong South Boston resident and taxpayer.

6/11/2018	Christopher	Allen		Support	The proposed structure looks great from the perspectives of providing an important community resource in the adult education center, providing multiple affordable apartments via the bonus 17% inclusionary, and providing additional much-needed market rate housing in an area that both needs more housing and a more diverse variety of housing.
6/11/2018	Stephen	Yale		Support	Keep building more housing near transit
6/11/2018	Christopher	Flaherty	South Boston Resident	Oppose	OPPOSED. Developer presented their plans and have made zero concessions. They are not working well with the direct abutters.
6/11/2018	Eric	Smoczynski		Oppose	To Whom it May Concern: I live on Cottage Street, only three homes (all 3 stories or less) down from the development. Let me begin that I am not anti development, in fact I think a development at this location in the new Growth district is a positive. I am concerned by the lack of consideration of the development team to the scale of the project as it moves away from Dorchester Ave down Cottage Street and into the neighborhood. You will find many of the proponents for this project are in support mainly for the allocation to the Notre Dame Education Center, which I agree is a wonderful institution but these proponents do not live in this direct area. Please listen to the actual abutters, many with families on Cottage Street that will experience the impacts daily. The site is zoned for 6 stories and the developer has proposed a maximum density proposal with the exception of rather meager setbacks. Where is the consideration for context? The building density and height makes sense on Dorchester Ave but there needs to be some accommodation to the neighbors on Cottage Street that are all 3 story homes, many of them single families. My wife and I moved to this neighborhood because of the character of the 3 story homes and the charm of seeing the families playing around our home throughout the year. This scale of a building is not appropriate and will be hazardous to the fabric of the neighborhood in South Boston that we all value and love. I strongly oppose the 6 stories that are to be rebuilt over the 2 story single family portion of the property and will be directly abutting a remaining single family home. Any responsible designer would be sensitive to the context and either step the building down as it extends into the neighborhood or provide a much larger rear setback. I beg the planning board to welcome the development but be the voice of reason and mitigate the scale of the project off of Dorchester Ave. There has been much debate at the abutter and BPDA meeting regarding the impact of the new zoning codes. We know there will be growing pains but if there should be any accommodations especially before it is officially enacted it should happen at these edge conditions of the new development district. The Dorchester Ave Draft development plan even goes as far to diagram how the height of development should step down towards the existing 3 story neighborhood. Your decision on this development is extremely important. Many developments on the eastern part of South Boston have seen action taken to mitigate the impact on these established neighborhoods. Please take notice of the existing neighborhood on Cottage Street that is close knit and has been extremely generous to myself and my wife and provide the same consideration. Regardless of what is developed it will impact our community but with some thoughtful adjustments perhaps we can continue to growth and improve this area without destroying the charm of Cottage Street and the trust we have in our city officials to do what is right for the people who have and continue to put roots in this neighborhood. Thank you for your time and consideration. Sincerely, Eric Smoczynski 2 Cottage Street
6/11/2018	Claire	Friedman		Oppose	I live on Cottage Street, down from the development. I look forward to development in the area but have some major concerns for the scale of the project at hand. I believe there is little to no consideration of the project size in relation to the homes on this street and in the immediate adjacency of this very residential neighborhood. By all means we think it's great that the Notre Dame facility is able to remain in business. However many residents that have lived there for much longer than the 10 year tenure of the school will be deeply impacted from the day to day quality of life of this proposal. The main points of concern are as follows: - Scale of the building (6 stories) in relation to the fact that all other homes on this street at 3 stories tall - Extremely small or no setback consideration for the site - Hazardous driving practices in this tight street space, if possible having the parking garage enter and exit on Old Colony Ave would help to lessen this concern Thank you for your time and consideration. Best, Claire
6/11/2018	Helena	Nicholson		Support	I support this project because I just went through an exhausting apartment search in Southie and more developments in Southie lead to cheaper prices for new graduates and more availability to live in such a vibrant community.



Raul Duverge <raul.duverge@boston.gov>

200 Old Colony Ave

1 message

James Donnelly [REDACTED]
To: raul.duverge@boston.gov

Tue, Jun 5, 2018 at 12:28 PM

Dear Raul,

I would like to go on record in full support of the proposal for [200 Old Colony Ave](#), in South Boston. The benefit of keeping the Notre Dame Education Center at its current location is enormous. There are no other locations in South Boston for adult to obtain a high school diploma so keeping it in the neighborhood is of utmost importance

Jimmy Donnelly
Address: [23 Lark St. South Boston MA 02127](#)
Phone # [REDACTED]

June 7, 2018

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

Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

The development team and NDEC is working with the community to resolve impact issues and has hosted a series of meetings with those interested parties. Again, as a community member it is becoming harder and harder for the next generation, our neighbors and friends to remain in the community so I view the addition of affordable units an asset to the community.

For these reasons I am in support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian P. Golden", written in a cursive style.

June 7, 2018

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

Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Masia".

June 7, 2018

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

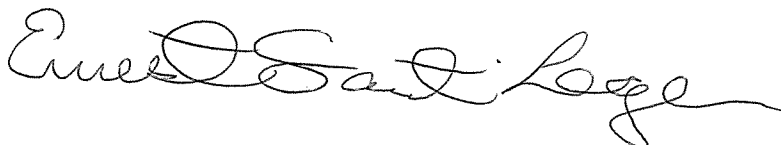
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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Eusebio Sant'Anna". The signature is fluid and cursive, with a long horizontal stroke at the end.

June 7, 2018

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

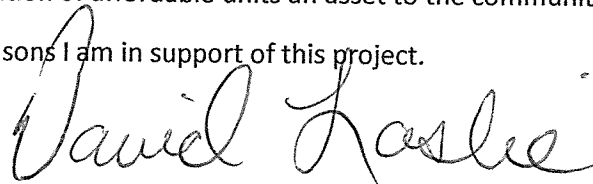
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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in black ink that reads "David Kasler". The signature is written in a cursive, flowing style with a large initial "D".

June 7, 2018

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

Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Walcott", followed by a stylized flourish or second signature.

June 7, 2018

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

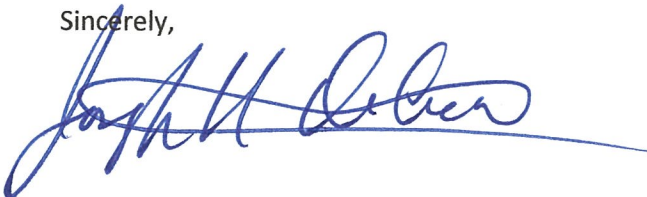
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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph H. DeBenedictis", with a long horizontal flourish extending to the right.

June 7, 2018

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

Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

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For these reasons I am in support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Murphy". The signature is fluid and cursive, with the first name "Dan" being more prominent than the last name "Murphy".

June 7, 2018

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

Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

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For these reasons I am in support of this project.

Sincerely,



June 7, 2018

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

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For these reasons I am in support of this project.

Sincerely,

Kathleen Kennally

June 7, 2018

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

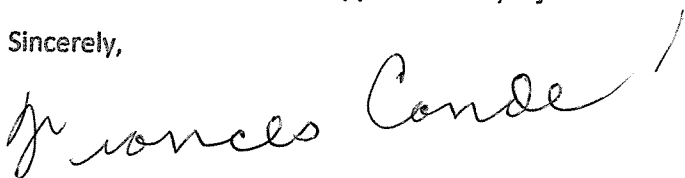
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For these reasons I am in support of this project.

Sincerely,

 Frances Conde

June 7, 2018

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


Dear Director Golden,

I am writing in support of the project at 200 Old Colony Avenue which will allow the Notre Dame Education Center (NDEC) to remain in South Boston at its present location and create 54 units of housing of which 17% will be affordable. The site presently houses the NDEC which is in an old factory building with large billboards on its roof. NDEC reports that it cannot sustain the building and programs without restructuring their current facilities expenses. This development arrangement/partnership will remove the existing structures and billboards, then build a newly constructed mix use building. NDEC will own and occupy space for the school as part of the redevelopment of the site. As a resident of the community I consider the school a real asset to the community and the addition of affordable house necessary to ensure the South Boston community is available to individuals and families regardless of their socioeconomic place in society.

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For these reasons I am in support of this project.

Sincerely,



ERIC NORMANDIN

June 11th, 2018

To whom it may concern,

My name is Milagros Pena and I am an IAG Member. I support the proposed project at 200 Old Colony Avenue. The Notre Dame Education Center is an important asset to the South Boston community. I am glad that they have found a way to stay in South Boston for the long term. My biggest priority is education. I witness many young and old alike, benefit from Notre Dame's Center. Some learn to speak English, other's obtain their Hi Set. I often recommend Notre Dame to people in the community I come in contact with.

This project is also close to Andrew Square T station so it's a logical place to add density.

Sincerely,

Milagros Pena



Raul Duverge <raul.duverge@boston.gov>

Re: Please Review- 200-204 Old Colony Avenue Impact Advisory Group Follow up

1 message

Jack Southard [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Wed, Jun 13, 2018 at 6:46 PM

Hi Raul,
I apologize for the delay. Please use the below for my letter.

To whom it may concern,
I support the project at [200 Old Colony Avenue](#). If there is a possibility of creating some off site parking during the day for the school off site to prevent future neighbors being frustrated by school parking. That would be my main recommendation for improvements. I like that the project is providing the school a place to stay in the neighborhood. Thank you,
John Southard.

On Fri, Jun 8, 2018 at 16:24 Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon,

As a follow up to the first series of BPDA sponsored meetings on the proposed 200-204 Old Colony Ave. project, I would like to share with you the following details and information.

1. IAG member contact information

At the IAG Meeting, folks indicated that they were comfortable with me sharing the IAG members' names and emails, as such here they:

Kevin Conroy-[REDACTED]
Ryan Long-[REDACTED]
Anna White-[REDACTED]
Tom Miller-[REDACTED]
Jimmy Donnelly-[REDACTED]
Jake Bombard-[REDACTED]
John McGahan-[REDACTED]
Jack Southard-[REDACTED]
Cyrus Tehrani-[REDACTED]
Milagros Pena-[REDACTED]

For those that have not done so already, please take a few moments to submit a comment letter by June 11, 2018. Feel free to submit your comments individually, collectively, or both. **Again, your role as an IAG member is to identify possible project impacts and suggest appropriate mitigation and/or community benefits to address potential issues.** If for whatever reason you are unable to submit your comment(s) by June 11th, please let me know.

2. Approved Board Memo for Washington Village

Secondly, some of the IAG members asked if I could send information regarding the Washington Village project and what was included as part of the approval. Attached for your review is the BPDA approved board memo associated with that project.

Good afternoon-

I am an IAG member for 200-204 Old Colony Avenue. I know as an IAG member I'm supposed to have worked closely with BPDA staff to identify the impacts of a project and to recommend appropriate community benefits to offset those impacts.

This is a large project - putting housing where there has been no housing. I think traffic and greater, around-the-clock use of the site is what is going to impact the community the most. I would like to see a left turn lane added to the intersection of Old Colony Ave and Dorchester St, with a left turn arrow. I would like to see traffic slowing measures (including but not limited to all crosswalks repainted from West 7th St over to Old Colony Ave., from Dorchester St. to E St. and speed bumps on 8th and 9th between Dorchester St and E St) implemented on West 9th St, West 8th St, Grimes St and Loring St. I believe traffic will increase on those streets due to this project.

The faculty and staff at Notre Dame Education Center, which will be located in this new building, will also be losing most of their current parking. I hope a fund will be started by the Proponent and the money in the fund should be whatever dollar amount is enough to provide yearly MBTA passes for the staff and faculty at Notre Dame for 10 years. I would also like the Proponents to make the same type of fund for the residents of the income restricted units in the building - a yearly MBTA pass for ten years for all residents 16 plus in an income restricted unit - to help offset the fact that their units have no parking spots and ,hopefully with a free pass, they will get rid of their cars and not try to park on our already overwhelmed streets.

I also think it's appropriate that the Proponents hire a snow removal company, not only for the site, but for the residential private ways around it. They should provide shoveling and snow removal services for the next ten years. This will also help to mitigate the impact of increased foot traffic on the streets around the property.

There is great poverty and income inequality around the site. I would like the Proponents to provide financial assistance to both the Fourth Presbyterian Food Pantry and to the South Boston Catholic Collaborative Food Pantry which is currently located at St. Monica's Church. I think they should also help to fund substance abuse prevention programs run by their direct abutter, the Gavin Foundation.

I think my suggestions, formulated through the IAG process, will help to mitigate the sheer size and the volume of people this new building at 200-204 Old Colony Ave will bring to South Boston.

Thank you,
Anna White
16 F St.
South Boston, MA 02127



Raul Duverge <raul.duverge@boston.gov>

200-204 Old Colony Projects

1 message

Eleanor Adams [REDACTED]
Reply-To: Eleanor Adams [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Thu, Jun 14, 2018 at 9:07 PM

Dear Mr. Duverge:

I am writing to let you know that I am strongly against the proposed development plan for [200-204 Old Colony Avenue](#). They are proposing a 6-story building with 54 rental units, 119 bedrooms, and only 39 parking spaces.

I am concerned that this property will have a negative impact on the quality of life in my neighborhood which is a small enclave of single-, two-, and three family homes. It is a quiet community and my neighbors and I would like it to remain this way.

This project will add a great number of cars to a neighborhood that is already tight for parking. It will reshape the neighborhood but making one-way streets two-way and add excess traffic to a small community. It will take away sunlight and make it dangerous for the children in the neighborhood to play outside. It will also make it difficult and unsafe for the seniors in the neighborhood to walk around.

The fact that the units are rentals means the building will most likely be a revolving door of transients who are not interested in building a community. I am concerned with the amount noise and parties that will be a result of renters doubling or tripling up in these apartments. I am also concerned that the building will not be managed on a 24/7 basis as at one meeting the developer stated a maintenance person will be available only a couple of times a week. I see this as a security issue for my neighborhood.

This building is too big for this neighborhood. It will infringe on the quality of life of people who have been in the neighborhood for a while and who are planning on staying. Projects like this are ruining the fabric of South Boston. I understand there is a growth zone and I understand that South Boston is the "it" place to be. However, these are not reasons to destroy a neighborhood's character in order to make a quick dollar.

I hope I can depend on you to oppose this project as it will destroy the neighborhood.

Thank you,
Eleanor Adams
202 W 9th Street
So. Boston, MA 02127
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Proposed development of 200-204 Old Colony Ave. So. Boston

1 message

Joe [REDACTED]

Thu, Jun 14, 2018 at 12:23 PM

To: michael.f.flaherty@boston.gov, ed.flynn@boston.gov, raul.duverge@boston.gov

Gentlemen, I would like to express my OPPOSITION to this development. Thank you for listening.



Raul Duverge <raul.duverge@boston.gov>

Re: Please Review- 200-204 Old Colony Avenue Impact Advisory Group Follow up

1 message

Kevin Conroy [REDACTED]

Mon, Jun 11, 2018 at 10:27 AM

Reply-To: Kevin Conroy [REDACTED]

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

Dear Mr. Duverge,

After looking over and considering the plan for 200-204 Old Colony, I think it's too large. The impact on the mediate abutters is a negative one.

If the developers can do something to assure their neighbors that the parking and traffic situation will be remedied I would be more willing to agree with this.

I recognize the situation that the Notre Dame facility finds itself, I also know if this doesn't work out another outfit will come in, throw them out and want to put up something larger.

Kevin Conroy, IAG member

On Fri, 6/8/18, Raul Duverge <raul.duverge@boston.gov> wrote:

Subject: Please Review- 200-204 Old Colony Avenue Impact Advisory Group Follow up

To: "Duverge, Raul" <Raul.Duverge@boston.gov>

Date: Friday, June 8, 2018, 4:24 PM

Good Afternoon,

As

a follow up to the first series of BPDA sponsored meetings on the proposed 200-204 Old Colony Ave. project, I would like to share with you the following details and information.

1.

IAG member contact information

At

the IAG Meeting, folks indicated that they were comfortable with me sharing the IAG members' names and emails, as such here they:

Kevin Conroy- [REDACTED] Ryan Long- [REDACTED] Anna White- [REDACTED] Tom

Miller- [REDACTED] Jimmy Donnelly- [REDACTED] Jake Bombard-

[REDACTED] John McGahan- [REDACTED]

[REDACTED] Jack Southard-

[REDACTED] Cyrus Tehrani- [REDACTED] Milagros Pena- [REDACTED]

For

those that have not done so already, please take a few moments to submit a comment letter by June 11, 2018. Feel free to submit your comments individually, collectively, or both. Again, your role as an IAG member is to identify possible project impacts and suggest appropriate mitigation and/or community benefits to address potential issues. If for whatever reason you are unable to submit your comment(s) by June 11th, please let me know.

2.

Approved Board Memo for Washington Village

Secondly, some of the IAG

members asked if I could send information regarding the Washington Village project and what was included as part of the approval. Attached for your review is the BPDA approved board memo associated with that project.

Raul DuvergeSenior Project



BOSTON HOUSING AUTHORITY

52 Chauncy Street
Boston, Massachusetts 02111

Phone: 617-988-4000
TDD: 800-545-1833 x420
www.BostonHousing.org

June 8, 2018

Boston Planning and Development Agency
Raul Duverge
Project Manager

Re: 200-204 Old Colony Development/Notre Dame Education Center (NDEC)

Dear Raul,

I am writing to support the continued renewal of Old Colony Avenue and the proposed development planned for 200 Old Colony Avenue. This development proposal ensures NDEC as a permanent site to do its work, adds to South Boston's housing stock, of which 17% is affordable and continue the enhancements to the Old Colony corridor.

I felt it was important to let you know how valuable the Notre Dame Education Center is to the people who live in public housing in South Boston and beyond. Many of the residents have benefited from the programs and counseling provided at the Center over the past twenty five years.

Presently, the Notre Dame Education Center abuts our West 9th Street Development and is in short walking distance from Mary Ellen McCormack, Anne Lynch Homes (Old Colony) and the West Broadway Development. ESL, GED, citizenship and work skills programs have allowed the residents in public housing to better themselves and their families because of this institution. We at BHA are so glad a quality plan has been put in place to retain these services.

We clearly understand how redevelopment can impact the quality of life for those who live nearby. I am confident with your assistance, the development team can continue to work with neighbors to see this project through fruition.

Sincerely,

William McGonagle
Boston Housing Authority Administrator



CITY of BOSTON

Martin J. Walsh, Mayor

To: Raul Duverge, BPDA
From: Zach Wassmouth, PWD
Date: June 11, 2018
Subject: 200-204 Old Colony Avenue PNF - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 200-204 Old Colony Avenue PNF.

Site Plan:

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

Construction Within The Public Way:

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

Sidewalks:

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

Specifically, the proposed sidewalk work on this project should also include the reconstruction of the sidewalk on the north side of Lark Street between Old Colony Avenue and the proposed sidewalk reconstruction work on Frederick Street for pedestrian connectivity and ADA accessibility around the site. This sidewalk, and the sidewalk on Frederick Street should be brought up to full ADA compliance as far as width and minimum clearances around obstructions such as sign posts and utility poles. If the sidewalk cannot be brought to ADA compliance, a variance from the Massachusetts AAB must be acquired and a copy must be submitted to the PWD Engineering Division.

The proposed sidewalk work on this project should also include the entire sidewalk on the east side of Old Colony Avenue between Cottage Street and Lark Street.

The proposed driveway for access on Frederick Street must be designed for ADA compliance. The installation of driveway corners as shown on the site plan may not allow for proper ADA clearances on a narrow sidewalk.

The project should also consider the reconstruction of the sidewalks on the opposite (south side) of Lark Street and Frederick Street for the limits of the project site to enhance pedestrian accessibility and bring the entire street to ADA compliance.



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024
CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation
Phone (617) 635-2854 • Fax (617) 635-7499



CITY of BOSTON

Martin J. Walsh, Mayor

Pavers and/or specialty paving proposed on Old Colony Avenue should not be proposed within the pedestrian zone, which should be proposed to be cement concrete. Specialty pavements (i.e. permeable pavers) can and should be considered within the furnishing zone adjacent to the curb.

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

Discontinuances:

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

Easements:

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

Landscaping:

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

Street Lighting:

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

Roadway:

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

Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

Green Infrastructure:

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



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Martin J. Walsh, Mayor

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

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

Sincerely,

Zach Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD



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**Boston Water and
Sewer Commission**



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

June 11, 2018

Mr. Raul Duverge, Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: 200-204 Old Colony Avenue, South Boston
Project Notification Form

Dear Mr. Durverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed redevelopment project located at 200-204 Old Colony Avenue in the South Boston neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on two parcels of land totaling approximately 0.29 acres. The land has a two-story brick building that is presently occupied by the Notre Dame Educational Center and a single family home at 11 Fredrick Street. The streets bordering the site are Cottage Street, Lark Street, Frederick Street and Old Colony Avenue. The project proponent, All Saints Development, LLC, proposes a mixed use multi family residential development for this site. The proposed structure will contain approximately 68,713 gross square feet (gsf), will have up to 54 residential apartments on floors 2-6, a 9,380 gsf replacement school on the first floor and approximately 39 parking spaces in a below grade garage.

For water service, the Commission owns and maintains the 8-inch water mains in Cottage Street Frederick and Lark Street. These water mains are ductile iron cement lined pipes and were installed in 2013. There is also a water main in Old Colony Avenue that is a 12-inch pit cast iron pipe that was installed in 1909 and rehabilitated with a cement lining in 1988. All water mains are part of the Commission's Southern Low Pressure Zone.

For sewer service, the Commission facilities include a 12-inch combined sewer in Frederick Street and a 12-inch combined sewer in Lark Street. Old Colony Avenue has two 12-inch combined sewers and an 18-inch storm drain. Cottage Street has a private 8-inch combined sewer.

The PNF states that maximum daily water demand for the proposed project is estimated to be 15,290 gallons per day (gpd) and wastewater generation will be 13,900 gpd.



General

1. The PNF states, infrastructure surrounding the site appears sufficient to serve the needs of the proposed project. All Saints Development LLC must conduct a detail analysis of the water, sewer and drainage systems during peak flow periods to verify that demands on the system are within limits that are acceptable to the Commission. Prior to the initial phase of the site plan development, All Saints Development LLC, should meet with the Commission's Design and Engineering Customer Services staff to review the proposed locations of connections to water main, sewer and storm drainage system and potential planned upgrades to these systems 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 All Saints Development LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. 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 proponent estimates that daily sewage will be less than DEP's 15,000 gpd threshold. However, the proponent should be aware that if during the site plan permitting process, it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>.



6. The Commission will require All Saints Development LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require All Saints Development LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is All Saints Development LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, All Saints Development LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. All Saints Development LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. All Saints Development LLC should also provide the methodology used to estimate water demand for the proposed project.
2. All Saints Development LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, All Saints Development LLC should consider outdoor landscaping which requires minimal use of water to maintain. If All Saints Development LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. All Saints Development LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. All Saints Development LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, All Saints Development LLC should contact the Commission's Meter Department.



Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application All Saints Development LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages All Saints Development LLC 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. All Saints Development LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, All Saints Development LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. The PNF states all roof runoff will discharge to the 18-inch storm drain in Old Colony Ave. All Saints Development LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. Methods investigated are not limited to storage tanks and injections wells. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. 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, All Saints Development LLC will be required to meet MassDEP Stormwater Management Standards.



6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that All Saints Development LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. All Saints Development LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. All Saints Development LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
9. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/RJA

cc: E. Madigan, All Saints Development, LLC
M. Zlody, BED via e-mail
K. Cusack, MWRA via e-mail
M. Nelson, BWSC via e-mail
F. McLaughlin, BWSC via e-mail



Raul Duverge <raul.duverge@boston.gov>

My opposition to 200-204 Old Colony

1 me age

Ginger DeShaney [REDACTED]
To: Raul.duverge@boston.gov

Mon, Jun 18, 2018 at 6:54 AM

Hi Raul,

I am writing to you to express my extreme opposition to the proposed development of [200-204 Old Colony](#) in South Boston. I live at 1 Frederick St. and will be directly and negatively affected by this monstrous project.

From the meetings I have attended regarding this project, I get the distinct feeling that the developers -- and the city -- don't care one bit about my neighborhood and the people who live here. They are basically shoving this project in our faces and telling us to "live with it." Is this the way residents should be treated?

This project is way too big, way too tall, way too obtrusive, and way out of line with a neighborhood filled with homeowners.

People's lives are at stake here. The construction mess and resulting increased traffic and the fight for parking spots will all be safety hazards, especially for the senior citizens who live in the senior housing directly across the street from this proposed building, and the neighborhood kids.

A few points:

- My street will become a nightmare if this project goes forward. The developers said the garage entrance to the building will be on Frederick Street, which is very narrow and will become extremely busy. They also say garbage trucks will come down this street to pick up the building's trash. There's no way a garbage truck will fit down my street. They don't even come down it now to pick up trash.
- With the increased traffic and possible garbage trucks blocking the way, there is a very real concern that emergency vehicles won't be able to get down our street for the senior citizens who need them.
- With 55 units and 119 bedrooms, and only 39 parking spots allocated for the building, parking will be even more of a nightmare than it is already.
- At six stories high, my neighborhood will lose the sunlight, lose our privacy, and lose any sense of community. We'll just be in the shadow of this huge building.
- The building contains all rental units, which means the people who live there won't care about the building, it's upkeep, or the neighborhood because they are not invested.
- The construction will be unbelievably loud, the equipment will take up most of the neighborhood and parking spots, and people's properties are likely to get damaged, as has happened with much smaller construction projects in our area.
- The increased number of people using public transportation will have an impact. At one of the meetings, we were told that the developers have no intention of addressing the increased capacity on public transportation, another indication that they don't care about the neighborhood.

If you'd like to talk with me more, please feel free to email me or reach out by phone at 617-504-2357.

Thank you for your time,

Ginger DeShaney
[1 Frederick St.](#)
[South Boston, MA 02127](#)



Raul Duverge <raul.duverge@boston.gov>

200-204 Old Colony Avenue

1 message

Bob Conway [REDACTED]

Mon, Jun 18, 2018 at 8:10 AM

To: michael.f.flaherty@boston.gov, ed.flynn@boston.gov, raul.duverge@boston.gov, john.allison@boston.gov

Dear Sirs,

I want to express my concern over this proposed development

I have lived on West 9th for nearly 60 years.

This development is too large, irresponsibly designed and will have a tremendous negative impact on our daily lives and neighborhood.

I am asking that the project be scaled back. Thank you, Bob Conway