

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Cc: (via email):

Senator Boncore, joseph.boncore@masenate.gov
Representative Michlewitz, aaron.m.michlewitz@mahouse.gov
Mayor Walsh, mayor@boston.gov
Office of Neighborhood Services Rep. Chambers, samuel.chambers@boston.gov
Councillor Linehan, bill.linehan@boston.gov
Councillor Essaibi George, a.e.george@boston.gov
Councillor Flaherty, michael.f.flaherty@boston.gov
Councillor Pressley, ayanna.pressley@boston.gov
Councillor Wu, michelle.wu@boston.gov

April 3, 2017

In re: 212 STUART STREET

Dear Mr. Rooney:

As members of the Impact Advisory Group ("IAG"), we write to provide comments on the above referenced project, as described in the December 8, 2016 Project Notification Form ("PNF") and as amended in subsequent revisions. We all appreciate the opportunity to serve on the IAG and hope that our comments are useful in identifying the impacts on the surrounding historic and residential neighborhood so they may be addressed appropriately. The undersigned are jointly commenting in this Impact Advisory Letter. Other members appointed to the IAG may or may not be presenting additional written submissions.

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- ❑ The excess height will adversely impact the Shawmut Street residents' access to Daylight versus what they currently enjoy, and what they may have anticipated should the existing height restrictions prevail. This is addressed further in the Daylight impact section.
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Identified mitigants include:

- ❑ Purchase, installation and maintenance of Big Belly trash receptacles at areas in and around Bay Village identified as existing or likely post-construction high litter areas.
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- ❑ While the undersigned are unable to identify meaningful wind impacts specific to the project, there is some degradation in the mean speed categories as measured in the original PNF by those sensors closest in the “Church Street Plaza” area as well as along the southern edge of Statler Park. Decreasing wind impacts in those areas is identified as meaningful to the neighborhood.

Identified mitigants include:

- ❑ More trees purchased and installed in locations identified by local residents as benefitting from such installation, in cooperation with the Boston Parks Department and the Boston Transportation Department.

Shadows on City Parks and Daylight Within Bay Village

Since the proposed project sits at the northern boundary of Bay Village, shadows within the residential district are not a substantial impact. Loss of Daylight, as defined, is identified as a significant impact for all of the Bay Village district east of Arlington Street, with particular impact on areas from Winchester Street Northwards.

- ❑ The proposed project does introduce new shadows onto Statler Park. Despite the proximity of the Public Garden and Boston Common, park space immediately around Bay Village is limited. Short of reduction in height to limits contemplated by Article 63, shadows will be cast on the park.
- ❑ Loss of daylight for locations within Bay Village is calculated relative to previous proposed projects at this site approved by the BPDA board. Nonetheless, the loss of daylight in absolute terms is a significant impact for inhabitants on Shawmut Street Extension, at 230 Stuart Street, and to lesser, albeit still significant degree, to those residing on Piedmont Street.

Identified mitigants include:

- ❑ The area at the intersection of Arlington Street and Cortes Street was previously proposed as the site for creation of a new neighborhood park as mitigation for the proposal by 40 Trinity to add a significant number of deed-restricted affordable housing to Cortes Street. Rehabilitation of this space by the City of Boston and turning it into a park as previously contemplated would increase available park space for residents.
- ❑ We also request that the Proponent engage Shawmut Street residents directly to discuss potential mitigation for their loss of Daylight.

Juxtaposition with Historic District

The proposed project is identified by the proponent as a gateway between the more modern elements of Boston visible on Stuart Street and Statler Plaza and those of Bay Village, which is principally, but not wholly, composed of Greek Revival and Art Deco buildings of 4 stories and less.

- ❑ The Building by virtue of its size and location may occlude Bay Village from the Stuart Street side and make the historic district, parks and businesses more difficult to find.

Identified mitigants include:

- ❑ The Church Street plaza immediately abutting the proposed project on its westerly side is a principal pedestrian entrance to Bay Village and should include clear maps and directional signs to local parks and businesses, as well as wayfinding in the plaza containing historical information about the Bay Village Historic District.
- ❑ Restoration and repair of the historic gas street lights in the vicinity of the proposed project.

Residential Parking

Parking has been acknowledged in the PNF as an impact and has also been identified as of consistent concern to residents, given the number of new cars potentially introduced into the district. The scope for disruption from construction and service workers parking in Bay Village is also identified as an impact given the large size of the workforce relative to the number of legal parking spaces in Bay Village

Identified mitigants include:

- ❑ Any TAPA or Cooperation Agreements executed by the BPDA, the City of Boston and the BVNA with the developer should memorialize the commitment to provide up to 50 Parking Spaces at the Revere Garage for tenants.

- ❑ Any TAPA or Cooperation Agreements with the developer executed by the BPDA, the City of Boston and the BVNA should memorialize a commitment to exclude residents of the proposed project from being eligible for City of Boston issued Bay Village Resident Parking Permits. Further, all rental leases should be required to inform prospective tenants of this restriction, and to require a tenant signature acknowledging receipt of this notification.
- ❑ Any TAPA or Cooperation Agreements executed by the BPDA, the City of Boston and the BVNA with the developer should memorialize parking plans for contractors and service providers which prohibit parking within Bay Village.

Services Delivery / Removal

Shawmut Street Extension is a small, narrow street immediately abutting the proposed project on its southerly exposure. Piedmont street currently suffers from drivers using it as a shortcut around the Stuart Street intersection with Charles Street South and as an alternative route to the Expressway which bypasses Arlington Street (via Church Street, Oak Street and Shawmut Avenue).

- ❑ Deliveries, trash removal, moving trucks, or any other service vehicles using Piedmont and Shawmut Street Extension are identified as substantially negative impacts.

Identified mitigants include:

- ❑ Any TAPA or Cooperation Agreements executed with the developer by the BPDA, the City of Boston and the BVNA should memorialize the commitment made in the PNF to prohibit making construction, commercial and residential deliveries, or removing trash, from any entrance to the building other than those facing Stuart Street.

Noise from Building Systems and Amenity Deck

Under the revised project, the IAG understands the building systems will be enclosed and vented when necessary either on Stuart Street or the alley on the east side of the building, thereby reducing potential systems noise on Shawmut Street or into the Church Street plaza.

The revised project contemplates an Amenity Deck, the purpose of which has not yet been defined. The nearby Revere Hotel rooftop has from time-to-time posed a noise pollution problem for the neighborhood.

Identified mitigants include:

- ❑ Any Cooperation Agreements executed with the developer by the BPDA, the City of Boston and the BVNA should include the commitment to prohibit excessive noise emanating from the Amenity Deck, especially between the hours of 11pm and 8am, and

be at least as restrictive as other City Ordinances that pertain to personal roof decks in Bay Village.

Retail Space / Forbidden Uses

The retail space for the first floor of the proposed project abuts an elderly housing complex and is also adjacent to residential units on Shawmut Street. It abuts the principal pedestrian entrance into Bay Village.

- ☐ Certain uses (e.g., high volume, fast food franchises; liquor stores selling “nips”; nightclubs) are inappropriate at this location.
- ☐ Certain hours of operation (early and / or late) are inappropriate at this location.
- ☐ Garish or disturbing signage is not appropriate at this location.

Identified mitigants include:

- ☐ Any Cooperation Agreements executed by the developer with the BPDA, the City of Boston and the BVNA should include a list of forbidden uses and forbidden hours of operation as negotiated with the BVNA, as well as restrictions on allowable signage.

Construction Related Impacts

The proposed project is a large one on a small lot, immediately adjacent to fragile, historic homes and an elderly housing project.

- ☐ The scope for construction related damage to surrounding homes is higher than usual.
- ☐ Hours of operation have a far greater than usual chance of disrupting residential activities and sleep.
- ☐ The prospects of rat infestations are greater than usual.

Identified mitigants include:

- ☐ Any Cooperation Agreements executed by the developer with the BPDA, the City of Boston and the BVNA should limit hours of allowable construction activity and prohibition of weekend construction activity.
- ☐ An engineer certified plan for providing a survey of existing conditions for those buildings deemed to be at risk for structural damage, as well as ongoing re-examination to ensure construction activities are not causing damage.

- ❑ Communication mechanisms and contact information widely circulated within the neighborhood so that construction problems can be identified and corrected quickly.
- ❑ An aggressive rodent control program should be incorporated into the proponent's Construction Management Plan.

Miscellaneous Impacts and Mitigation

The undersigned note that some impacts identified in the original PNF have been addressed in revised plans presented in public forums to the community and to IAG members.

- ❑ The street level facade facing Shawmut Street Extension has been revised to include townhouse style units which echo facing houses. This has been a significant contribution to softening the streetscape and to better integrating the project at the street level into the surrounding neighborhood.
- ❑ The footprint of the project now includes a 10' setback of the southwest corner of the property from the lot line, as well as an indentation overhang along the northwest corner allowing more generous sightlines into and out of Bay Village from the North-South axis of Church Street, and making that access more pedestrian friendly than contemplated in the original PNF. We understand this setback reduced the overall square footage of the project by the equivalent of approximately one floor.
- ❑ We are of the view that focusing reductions in the massing of the building as experienced by pedestrians on the ground level up to approximately 45 feet of height is preferable to an absolute reduction in height from the maximum currently contemplated in the PNF.


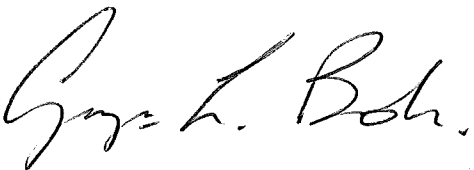

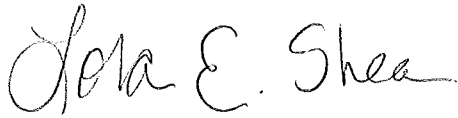
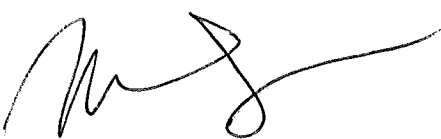
Additional Revisions to Original PNF

We note that the redesign of the Church Street Plaza and the pedestrian areas linking Church Street to Statler Park, as well as the plantings adjacent to the building (as revised and presented in the March 30, 2017 IAG meeting) as important improvements to the surrounding streetscape. While not mitigating the impacts listed above, we see these as a positive step.

Ongoing Impact Advisory Group Requirements

Since any TAPA and Cooperation Agreements are executed only after and only if the BPDA Board and the ZBA grant necessary permissions and variances, and since these agreements will be fundamental to providing effective mitigation, **we demand that any and all TAPA or Cooperation Agreements contemplated for execution by the Developer, the City of Boston and the BVNA be provided to all IAG members, with sufficient time given for appropriate review and comment by the IAG.**

Sincerely,
Undersigned Impact Advisory Group Members

 /S/ Brian Boisvert	 /S/ Gaye Bok
 /S/ Eric Cordes	 /S/ Lora Shea
 /S/ Mark Slater	



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St1 message

Sun, Mar 26, 2017 at 7:59 AM

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

Dear Michael,

Thank you again for moderating the meeting on Monday. It was helpful that Transom has listened to some of the neighborhood feedback, however, it is still very discouraging that they ignored many legitimate concerns raised by the residents that diminish the public realm. My primary concerns are the following:

1. The height of the building. I don't want to repeat all the reasons however would appreciate if you have Transom answer the question posed by a resident how the piedmont park square development was economically viable? The parcels are similarly sized and that developer built a 4 story building that matches the character of the neighborhood and is unanimously by residents.
2. 230 Stuart Street South Cove. He twice dismissed requests to engage the approximately 200 frail and disabled residents who will arguably be the most impacted by the project. Please make them accountable for engaging the residents, regardless of the language and physical barriers. Does the BPDA work with or know of advocacy groups supporting the elderly and disabled in similar situations?

Given the amount of outstanding items yet to be properly considered and addressed, I'd like to request that the April 14th deadline be postponed. Please add this to public record.

I appreciate your assistance in ensuring follow up with Transom and articulating, with facts, why the BPDA believes that this project makes sense for Bay Village but also avoids a precedent of developers exploiting other neighborhoods that are designated historical districts.

Thank you in advance,

Dominic Barakat



Michael Rooney <michael.rooney@boston.gov>

212 Stuart Street - Request for Updated Comprehensive Shadow Study

2 messages

Dominic Barakat [REDACTED] Thu, Apr 6, 2017 at 10:42 PM

Reply-To: Dominic Barakat [REDACTED]
To: Samuel Chambers <samuel.chambers@boston.gov>, "david.carlson@boston.gov" <david.carlson@boston.gov>,
[REDACTED][REDACTED] "michelle.wu@boston.gov" <michelle.wu@boston.gov>
Cc: "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>, "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Dear City Officials,

Thank you for all that you do for the City of Boston. I believe that that shadow study included within the PNF (submitted by Transom Real Estate LLC) in conjunction with the proposed 199-foot tower within the Bay Village Historic District (zoned for 65 feet) is insufficient and I'm respectfully requesting that your agencies mandate a more comprehensive study be conducted to confirm compliance with the State Shadow Laws. I also wanted to share an image that was part of a number of pictures and videos collected by an FAA-approved drone at various heights, including 199 feet. The image, taken at 199 feet shows that the Common is clearly visible and buildings on Beacon Street on the far side of the Public Garden are also visible. Given that the proposed building is not located in the Midtown Cultural District and is not eligible for the shadow bank, it raises the question whether enough analysis was performed by Transom to demonstrate conformance with the applicable State Shadow Laws because of the proximity to the parks and the estimated shadow generated by the proposed building.

In my opinion, this request adds to the list of important questions that have been raised by residents that have yet to be addressed. As a result, I request that the comment period deadline be extended indefinitely until there is satisfactory resolution of the issues raised.

Thank you in advance for your consideration,

Dominic Barakat
45 Church St.**Beacon Street Behind Public Garden and Common at ~199 ft.JPG**
3827K

[REDACTED] Thu, Apr 6, 2017 at 10:49 PM

To: Dominic Barakat [REDACTED]
Cc: Samuel Chambers <samuel.chambers@boston.gov>, "david.carlson@boston.gov" <david.carlson@boston.gov>,
[REDACTED][REDACTED] "michelle.wu@boston.gov" <michelle.wu@boston.gov>,
"jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>, "michael.rooney@boston.gov" <michael.rooney@boston.gov>

I am a voter who resides in Bay Village. I also strongly oppose the 212 Stuart Street project and ask further research be done.

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Cc: (via email):

Senator Boncore, joseph.boncore@masenate.gov
Representative Michlewitz, aaron.m.michlewitz@mahouse.gov
Mayor Walsh, mayor@boston.gov
Office of Neighborhood Services Rep. Chambers, samuel.chambers@boston.gov
Councillor Linehan, bill.linehan@boston.gov
Councillor Essaibi George, a.e.george@boston.gov
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- ❑ While the undersigned are unable to identify meaningful wind impacts specific to the project, there is some degradation in the mean speed categories as measured in the original PNF by those sensors closest in the "Church Street Plaza" area as well as along the southern edge of Statler Park. Decreasing wind impacts in those areas is identified as meaningful to the neighborhood.

Identified mitigants include:

- ❑ More trees purchased and installed in locations identified by local residents as benefitting from such installation, in cooperation with the Boston Parks Department and the Boston Transportation Department.

Shadows on City Parks and Daylight Within Bay Village

Since the proposed project sits at the northern boundary of Bay Village, shadows within the residential district are not a substantial impact. Loss of Daylight, as defined, is identified as a significant impact for all of the Bay Village district east of Arlington Street, with particular impact on areas from Winchester Street Northwards.

- ❑ The proposed project does introduce new shadows onto Statler Park. Despite the proximity of the Public Garden and Boston Common, park space immediately around Bay Village is limited. Short of reduction in height to limits contemplated by Article 63, shadows will be cast on the park.
- ❑ Loss of daylight for locations within Bay Village is calculated relative to previous proposed projects at this site approved by the BPDA board. Nonetheless, the loss of daylight in absolute terms is a significant impact for inhabitants on Shawmut Street Extension, at 230 Stuart Street, and to lesser, albeit still significant degree, to those residing on Piedmont Street.

Identified mitigants include:

- ☐ The area at the intersection of Arlington Street and Cortes Street was previously proposed as the site for creation of a new neighborhood park as mitigation for the proposal by 40 Trinity to add a significant number of deed-restricted affordable housing to Cortes Street. Rehabilitation of this space by the City of Boston and turning it into a park as previously contemplated would increase available park space for residents.
- ☐ We also request that the Proponent engage Shawmut Street residents directly to discuss potential mitigation for their loss of Daylight.

Juxtaposition with Historic District

The proposed project is identified by the proponent as a gateway between the more modern elements of Boston visible on Stuart Street and Statler Plaza and those of Bay Village, which is principally, but not wholly, composed of Greek Revival and Art Deco buildings of 4 stories and less.

- ☐ The Building by virtue of its size and location may occlude Bay Village from the Stuart Street side and make the historic district, parks and businesses more difficult to find.

Identified mitigants include:

- ☐ The Church Street plaza immediately abutting the proposed project on its westerly side is a principal pedestrian entrance to Bay Village and should include clear maps and directional signs to local parks and businesses, as well as wayfinding in the plaza containing historical information about the Bay Village Historic District.
- ☐ Restoration and repair of the historic gas street lights in the vicinity of the proposed project.

Residential Parking

Parking has been acknowledged in the PNF as an impact and has also been identified as of consistent concern to residents, given the number of new cars potentially introduced into the district. The scope for disruption from construction and service workers parking in Bay Village is also identified as an impact given the large size of the workforce relative to the number of legal parking spaces in Bay Village

Identified mitigants include:

- ☐ Any TAPA or Cooperation Agreements executed by the BPDA, the City of Boston and the BVNA with the developer should memorialize the commitment to provide up to 50 Parking Spaces at the Revere Garage for tenants.

- ❑ Any TAPA or Cooperation Agreements with the developer executed by the BPDA, the City of Boston and the BVNA should memorialize a commitment to exclude residents of the proposed project from being eligible for City of Boston issued Bay Village Resident Parking Permits. Further, all rental leases should be required to inform prospective tenants of this restriction, and to require a tenant signature acknowledging receipt of this notification.
- ❑ Any TAPA or Cooperation Agreements executed by the BPDA, the City of Boston and the BVNA with the developer should memorialize parking plans for contractors and service providers which prohibit parking within Bay Village.

Services Delivery / Removal

Shawmut Street Extension is a small, narrow street immediately abutting the proposed project on its southerly exposure. Piedmont street currently suffers from drivers using it as a shortcut around the Stuart Street intersection with Charles Street South and as an alternative route to the Expressway which bypasses Arlington Street (via Church Street, Oak Street and Shawmut Avenue).

- ❑ Deliveries, trash removal, moving trucks, or any other service vehicles using Piedmont and Shawmut Street Extension are identified as substantially negative impacts.

Identified mitigants include:

- ❑ Any TAPA or Cooperation Agreements executed with the developer by the BPDA, the City of Boston and the BVNA should memorialize the commitment made in the PNF to prohibit making construction, commercial and residential deliveries, or removing trash, from any entrance to the building other than those facing Stuart Street.

Noise from Building Systems and Amenity Deck

Under the revised project, the IAG understands the building systems will be enclosed and vented when necessary either on Stuart Street or the alley on the east side of the building, thereby reducing potential systems noise on Shawmut Street or into the Church Street plaza.

The revised project contemplates an Amenity Deck, the purpose of which has not yet been defined. The nearby Revere Hotel roofdeck has from time-to-time posed a noise pollution problem for the neighborhood.

Identified mitigants include:

- ❑ Any Cooperation Agreements executed with the developer by the BPDA, the City of Boston and the BVNA should include the commitment to prohibit excessive noise emanating from the Amenity Deck, especially between the hours of 11pm and 8am, and

be at least as restrictive as other City Ordinances that pertain to personal roof decks in Bay Village.

Retail Space / Forbidden Uses

The retail space for the first floor of the proposed project abuts an elderly housing complex and is also adjacent to residential units on Shawmut Street. It abuts the principal pedestrian entrance into Bay Village.

- ☐ Certain uses (e.g., high volume, fast food franchises; liquor stores selling “nips”; nightclubs) are inappropriate at this location.
- ☐ Certain hours of operation (early and / or late) are inappropriate at this location.
- ☐ Garish or disturbing signage is not appropriate at this location.

Identified mitigants include:

- ☐ Any Cooperation Agreements executed by the developer with the BPDA, the City of Boston and the BVNA should include a list of forbidden uses and forbidden hours of operation as negotiated with the BVNA, as well as restrictions on allowable signage.

Construction Related Impacts

The proposed project is a large one on a small lot, immediately adjacent to fragile, historic homes and an elderly housing project.

- ☐ The scope for construction related damage to surrounding homes is higher than usual.
- ☐ Hours of operation have a far greater than usual chance of disrupting residential activities and sleep.
- ☐ The prospects of rat infestations are greater than usual.

Identified mitigants include:

- ☐ Any Cooperation Agreements executed by the developer with the BPDA, the City of Boston and the BVNA should limit hours of allowable construction activity and prohibition of weekend construction activity.
- ☐ An engineer certified plan for providing a survey of existing conditions for those buildings deemed to be at risk for structural damage, as well as ongoing re-examination to ensure construction activities are not causing damage.

- ❑ Communication mechanisms and contact information widely circulated within the neighborhood so that construction problems can be identified and corrected quickly.
- ❑ An aggressive rodent control program should be incorporated into the proponent's Construction Management Plan.

Miscellaneous Impacts and Mitigation

The undersigned note that some impacts identified in the original PNF have been addressed in revised plans presented in public forums to the community and to IAG members.

- ❑ The street level facade facing Shawmut Street Extension has been revised to include townhouse style units which echo facing houses. This has been a significant contribution to softening the streetscape and to better integrating the project at the street level into the surrounding neighborhood.
- ❑ The footprint of the project now includes a 10' setback of the southwest corner of the property from the lot line, as well as an indentation overhang along the northwest corner allowing more generous sightlines into and out of Bay Village from the North-South axis of Church Street, and making that access more pedestrian friendly than contemplated in the original PNF. We understand this setback reduced the overall square footage of the project by the equivalent of approximately one floor.
- ❑ We are of the view that focusing reductions in the massing of the building as experienced by pedestrians on the ground level up to approximately 45 feet of height is preferable to an absolute reduction in height from the maximum currently contemplated in the PNF.


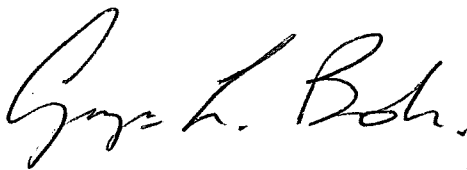

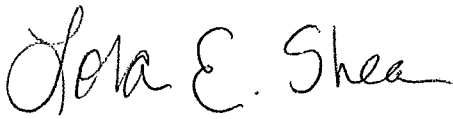

Additional Revisions to Original PNF

We note that the redesign of the Church Street Plaza and the pedestrian areas linking Church Street to Statler Park, as well as the plantings adjacent to the building (as revised and presented in the March 30, 2017 IAG meeting) as important improvements to the surrounding streetscape. While not mitigating the impacts listed above, we see these as a positive step.

Ongoing Impact Advisory Group Requirements

Since any TAPA and Cooperation Agreements are executed only after and only if the BPDA Board and the ZBA grant necessary permissions and variances, and since these agreements will be fundamental to providing effective mitigation, **we demand that any and all TAPA or Cooperation Agreements contemplated for execution by the Developer, the City of Boston and the BVNA be provided to all IAG members, with sufficient time given for appropriate review and comment by the IAG.**

Sincerely,
Undersigned Impact Advisory Group Members

 /S/ Brian Boisvert	 /S/ Gaye Bok
 /S/ Eric Cordes	 /S/ Lora Shea
 /S/ Mark Slater	



Michael Rooney <michael.rooney@boston.gov>

212 Stuart Meeting 5/3

Tue, May 2, 2017 at 4:32 PM

To: Michael Rooney <michael.rooney@boston.gov>

Mike,

Here is a list of some preliminary topics that we'd like to cover. We understand that other questions will also be addressed. See you tomorrow.

1. Provide insight into the Stuart Street Corridor / High Spine perspective as it relates to the original intention to preserve Park Square and historic residential neighborhoods.
2. What changes in planning policy have occurred since the previous approved height of 120 feet on the parcels
3. Explain comfort with 199 feet given the proposed height is inconsistent with recently developed guidelines governing areas directly proximate: Area One of the Stuart Street Planning Project, the existing BV zoning and the Midtown Cultural District
4. How does the planning team consider the effect on public realm when determining the appropriate height of the building
5. Explain how this building respects the purpose of a historic district as outlined in the Guidelines for Establishing Local Historic Districts, which are published by the MA Historical Commission
6. Update on outstanding items (e.g. shadow study compliance with state laws, height precedent, South cove (elderly commission and resident meeting))

Dominic

From: Michael Rooney
Sent: Tuesday, May 2, 2017 11:16 AM
To: Dominic Barakat
Subject: 212 Stuart Meeting 5/3

Hi Dominic,

[Quoted text hidden]

bostonplans.org



Michael Rooney <michael.rooney@boston.gov>

Opposed 212 Stuart st 17-19 Shawmut St. petition to

1 message

Paul Miller [REDACTED] Fri, Apr 14, 2017 at 2:01 PM
To: Michael Rooney <michael.rooney@boston.gov>, "David.Carlson@boston.gov" <David.Carlson@boston.gov>,
[REDACTED] Michelle Wu <Michelle.Wu@boston.gov>, ANNISSA
ESSAIBI GEORGE <A.E.George@boston.gov>, Ayanna Presley <Ayanna.Pressley@boston.gov>,
"tammy.donovan@boston.gov" <tammy.donovan@boston.gov>, mayor@boston.gov
Cc: [REDACTED]

Dear Michael,

Please find attached a petition to oppose the above referenced project with 65 signatures. The extensive issues surrounding this Development are addressed in the petition.

Signatures are still being collected.

If this project goes forward it will send a clear signal that the city AND your agency will be moving toward abolishing HISTORIC DISTRICTS in our city.

Please add this petition and these comments in opposition to the public record. Please make reference to these Votes in opposition in all interdepartmental meetings and public forums.

As discussed at previous meetings additional comments will be accepted by your agency beyond this date.

Please note that there is to my knowledge, in addition to the enclosed, another separate online petition with more than 70 separate signatures in opposition circulating as well.

The issue of the 200 elderly residents at South Cove is still a major issue. They have been informed of this project only TEN days ago. The residents there live 30 feet from these four sites (ALL OF WHICH ARE WITHIN THE HISTORIC DISTRICT) and I understand there are at least 8 different dialects and languages spoken in the building. The last minute presentation had one Mandarin translator. These residents where not counted in the recent neighborhood vote(67 in favor 32 opposed) although they are the most vulnerable and will be the most effected by this out of scale monster of a building.

This building should be 100 feet at most (including a 14 foot head house for mechanicals)

The public comment period should be extended indefinitely (at least 120 days) to address all the issues surrounding this project.

Thank you for your hard work on this project and all that you do to protect smart growth in our great city.

Best regards,

Paul R. Miller
Bay Village



Opposed 212 Stuart st 17-19 Shawmut St. petition to.pdf
1793K

We, the undersigned, residents of Bay Village, CITIZENS of Boston, and neighbors to the proposed development located at

211-222 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116

we suggest, Marina Wilcox and both the Planning Committee and Executive Committee of the Bay Village Neighborhood Association that we are respectfully opposed to the development as currently proposed by Transition East Group, LLC, under the owner of the property. Specifically, we are opposed to this new construction on the basis of (a) violations of Boston City Zoning; (b) violations of General Laws of the Commonwealth of Massachusetts; and (c) anticipated injury to the Bay Village Neighborhood and to the public welfare if this construction were to go forward as proposed.

1. All zoning approvals from the City ("BBA") regarding previous proposals for this site (in 2006 and in 2008) have expired and should be considered null and void in relation to this project.

The project is located within the **DAY VILLAGE HISTORIC DISTRICT**, established under H.R. General Laws, Ch. 40C (Historic District Act of 1969), which prohibits new construction which would "materially impair the historical, social, cultural, architectural or aesthetic significance of the district." Therefore, proposed building will develop the architectural integrity and historic character of the neighborhood as established by the Massachusetts Regulations for the historic district (193) which is one of the most well characterized with the historic residential neighborhood will thus disrupt the rhythm of the street as shown in Street Scapes, extending from the buildings on Slater Park to the 36-60 foot buildings along Church Street.

3. **Building Height:** As proposed violates zoning height restrictions in the Historic District on at 4 parcels by between 40%, (134 feet), at most, and 200% (134 feet), at least. Proposed project height is unacceptable and incompatible with existing two-story buildings in the vicinity and will destroy the intimate character of the neighborhood. Especially, the building would physically isolate and limit the light and air surrounding properties on tiny Shawmut Street.

4. **Off-Street Parking Licenses:** The proposed rules allow long-term parking leases for "up to 50 days" for off-street parking spaces. The proposed rules for a building of 133 units. This is insufficient parking for the building. The proposed rules also allow for "short-term parking" for "up to 14 days" for the neighborhood as a whole during snowmelt when everyone has to travel. This is insufficient parking for the neighborhood as a whole.
5. **Prior Area Rules (PAR):** is excessive. 100% more than PAR would for this parcel. See the City of Boston's website for information regarding other Village Neighborhood District. See also May 11th, zoning regulations in City of Boston.
6. **Light pollution generated by the project will flood the neighborhood and has not been studied or addressed by the developer.**

7. **How they will be blocked out of Bay Village.** Developer's claims that the building will or be seen by 29% of the Village are inaccurate, due to a faulty methodology. This will be a looming building seen by everyone facing north from sidewalks and windows facing north.

PETITION TO OPPOSE
 30 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116

[illegible]

20 Shawmut
PETITION TO OPPOSE
120 SHAWMUT STREET BOSTON 02116

	SIGNATURE	EMAIL (optional)
NAME		

Handwritten signature: *H. J. ...*

Gen. Lohr

13. Boerder Dichter - Weg - je

R. GENE ARDRE
1871-1944

Levin Company

Patrick Mallin

Miles Barthold Walter Griffith

100

Michael R. McConnell: Michael R. McConnell

Geoff Sanderson 5/10/1988

Respectfully submitted,

Revenue Services (1990) 780 B30/5th 51

III. **Waterbury** was 8' 6" tall, 175 lbs., and subnormality was noted in:

zoning ordinance and the historic issue of water zoning. The Board of Planning and Zoning Ordinance and the Executive Committee of the Bay Islands Development Authority have agreed to support the project as proposed by voting to oppose it.

Respectfully submitted,

[illegible][illegible][illegible]

Margot Burns	10/1/72	10/1/72
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Expand Your

Pharmacy

Scanned by CamScanner

EMAIL (optional)

SIGNATURE

Bill Smith
 Regina Jones
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

PETITION TO OPPOSE
 212 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116
 NAME SIGNATURE EMAIL (optional)

[Signature]
 [Signature]
 [Signature]

PETITION TO OPPOSE
 212 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116

8. SHADOW CRITERIA. Developer has yet to provide complete data proving that proposed building satisfies Article 28-16 Environmental Impact Standards of the Milwau Cultural District code, requiring that no project shall cast shadows on a designated Shadow Impact Area any day from March 21 thru October 21. Stated Park is a Shadow Impact Area.

9. WIND CRITERIA. Developer's own studies already show that the 190-foot structure would increase wind in the vicinity, at times over 14.1 miles per hour during normal conditions, likely in excess of the Environmental Impact Standards established in Section 31-16 of the code for the Milwau Cultural District (Open Plaza and Park Areas). Wind in the vicinity of South Cove Apartments, in Stated Park, and within Bay Village itself will degrade the quality of life of Bay Village residents. See attached Wind Analysis.

10. SOUTH COVE ELDERLY APARTMENTS. During construction the project will severely limit access for the elderly residents within the Church St. Plaza as well as along Shawmut St. Once completed, per the Wind Analysis, the area outside the entrance (which includes the residents' public space) will be negatively affected 100% of the time.

11. There are no conditions especially affecting this parcel which do not affect the zoning district in general.

In conclusion, the proposed new structure will cause substantial hardship to the community, cause detriment to the public good, and will nullify and substantially detract from the intent and purpose of the zoning ordinance and the historic fabric of the neighborhood. We encourage and respectfully request that the Zoning and Planning Committee and the Executive Committee of the Bay Village Neighborhood Association take steps to stop this project as proposed by voting to oppose. Please add this document to the public record at each meeting regarding this project.

Respectfully submitted,

NAME	SIGNATURE	EMAIL (OPTIONAL)
SCOTT D. AZUMA	[Signature]	
Shirley [Signature]	[Signature]	

PETITION TO OPPOSE
 212 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116
 NAME SIGNATURE EMAIL (optional)

[Signature]
 Mark Kelly
 Sam Watson
 Bruce Chao
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

PETITION TO OPPOSE
 212 STUART STREET & 17-19 SHAWMUT STREET BOSTON 02116
 NAME SIGNATURE EMAIL (optional)

Angela Dunsell
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]



Michael Rooney <michael.rooney@boston.gov>

Development, 212 Stuart Street, Boston

1 message

John Quintal <[REDACTED]>
To: michael.rooney@boston.gov

Fri, Apr 14, 2017 at 12:44 PM

[REDACTED]
[REDACTED] michelle.wu@boston.gov, samuel.chambers@boston.gov,
[REDACTED]

Mr. Rooney:-

As a 15-year resident of Bay Village, I'm writing to voice my opposition to the proposed 199 foot residential tower at 212 Stuart Street, which is inside the Bay Village neighborhood footprint. The previous improvements to the site were 3-4 stories in height. The proposed height of 199 feet is several stories higher than even the adjacent Revere Hotel garage, which is outside the historic Bay Village neighborhood footprint.

A principal line of reasoning from BVNA, which voted not to oppose, was that the developer would not make a profit at a height less than 199 feet. The project sponsor has also made this statement in Bay Village public forums. This seems an odd line of reasoning for supporting a private venture. Would the same logic apply to a restaurant or bar owner on issues related to licensing and permitting? I trust the Licensing Board would never come to such a conclusion, especially on a matter concerning an historic Boston neighborhood.

That said, under what circumstances does the BRA allow a variance of this magnitude in a historic district for the benefit of a private venture? The property-type for 212 Stuart is luxury housing, which is not in short supply in Boston according to many housing advocates. Shouldn't further financial disclosure be required from any project sponsor to ensure there is reasonable accuracy to this sort of claim? This is effectively a public subsidy, going from the current zoning of 35-65 feet to 199 feet, that accrues directly to private ownership.

Quotes made in public by the Bay Village leadership are also of concern. In the Boston Sun, the President of Bay Village was quoted that "we don't want another South Cove". As you know, the residents of South Cove are elderly, ethnic Chinese and low income. Many are disabled and would face daily challenges navigating the neighborhood during a construction period. The remark is callous and does not reflect the views of myself, my spouse, who is ethnic Chinese, and many of our friends and neighbors in Boston. Low and moderate income housing are badly needed in Boston, and Mayor Walsh and Governor Baker are vigorous defenders. Neighborhood leaders should also be supportive and not use them as reasons to justify support for an alternative use.

My understanding is that South Cove, an abutter to the proposed project and therefore a significant stakeholder, was only given notice by the project sponsor a scant 24-hours before the BVNA Executive Committee voted. Previous efforts by the project sponsor to adequately engage South Cove during the past several months appear tepid at best. Given the age and wellness of many South Cove residents, extra care should have been taken to include them in these critical discussions.

The concerns about the degree of adequate engagement with the residents of South Cove aside, I would support the project if there is a reduction in height from 199 feet. A prior review of the site by the BRA, circa 2008, was for a proposed project of approximately 120 feet. Therefore, a reasonable compromise between 120 feet and 199 feet, would be a favorable outcome and earn my support.

Warmest regards,

John Quintal

15 Winchester Street, Boston, MA

4/14/2017

City of Boston Mail - Development, 212 Stuart Street, Boston



Michael Rooney <michael.rooney@boston.gov>

Opposition to 212 Stuart Street Project

2 messages

Ian Williams

Fri, Apr 14, 2017 at 10:51 AM

Reply-To: Ian Williams

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "david.carlson@boston.gov" <david.carlson@boston.gov>, "samuel.chambers@boston.gov" <samuel.chambers@boston.gov>, "mark.beamis@boston.gov" <mark.beamis@boston.gov>, "Jeffrey.Hampton@boston.gov" <Jeffrey.Hampton@boston.gov>, "michelle.wu@boston.gov" <michelle.wu@boston.gov>, "bill.linehan@boston.gov" <bill.linehan@boston.gov>

Dear BPDA,

RE: 212 Stuart Street 17-19 Shawmut Street Boston Proposed TOWER -OPPOSED

Please extend the public comment period on 212 Stuart Street an additional 90 days.

I am opposed to this project because it is located with in the Historic District and violates zoning height by 135 feet(469%). This project will destroy the historic character of Bay Village. and it will set a precedent within the historic districts.

It has come to my attention that the elderly residents at South Cove Stuart St have only become aware of the above referenced project seven days ago and need time to digest this project that will most effect them ...25 feet away from their homes.

There is no conclusive study included in the developer's filing that definitively shows that there will be no shadow impact on the Public Garden, The Boston Common and Statler park. These three parks are treasures of our city, our Commonwealth, and must be protected.

Please add this correspondence to the public record

Respectfully submitted

Ian Williams
22 Piedmont Street

Jonathan Greeley <jonathan.greeley@boston.gov>

Fri, Apr 14, 2017 at 11:34 AM

To: Michael Rooney <michael.rooney@boston.gov>

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

From: Mark Beamis <mark.beamis@boston.gov>
Date: Fri, Apr 14, 2017 at 11:00 AM
Subject: Fwd: Opposition to 212 Stuart Street Project
To: Jonathan Greeley <jonathan.greeley@boston.gov>

Hi Jonathan,

Here's another.

Mark

[Quoted text hidden]



Mark Beamis

Consultant/Contractor

Mayor's Office of Workforce Development, BPDA

617.918.5230 (o) | <617.470.7235 (c)

Office of Workforce Development

43 Hawkins Street | Boston, MA 02114

owd.boston.gov

@OWDBoston



**boston planning &
development agency**

Jonathan Greeley, AICP

Director of Development Review

617.918.4486

jonathan.greeley@boston.gov

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



Michael Rooney <michael.rooney@boston.gov>

RE: 212 Stuart Street 17-19 Shawmut Street Boston Proposed TOWER -OPPOSED

1 message

Trevaria Henderson [REDACTED]
To: michael.rooney@boston.gov

Fri, Apr 14, 2017 at 9:22 AM

Dear Michael,

RE: 212 Stuart Street 17-19 Shawmut Street Boston Proposed TOWER -OPPOSED

Please extend the public comment period on 212 Stuart Street an additional 90 days.

I am opposed to this project because it is located within the Historic District and violates zoning height by 135 feet(469%). This project will destroy the historic character of Bay Village. It will set a precedent within the historic districts.

It has come to my attention that the elderly residents at South Cove Stuart St have only become aware of the above referenced project seven days ago and need time to digest this project that will most effect them ...25 feet away from their homes.

There is no conclusive study included in the developer's filing that definitively shows that there will be no shadow impact on the Public Garden, The Boston Common and Statler park. These three parks are treasures of our city, our Commonwealth, and must be protected.

Please add this correspondence to the public record,

Thank you,

Trevaria Henderson

100 Pembroke Street

25-year Boston resident

Active voter



Michael Rooney <michael.rooney@boston.gov>

RE: 212 Stuart Street 17-19 Shawmut Street Boston Proposed TOWER -OPPOSED

2 messages

Catherine Creighton

Tue, Apr 11, 2017 at 4:27 PM

To: michael.rooney@boston.gov, mdavis@bergmeyer.com, david.carlson@boston.gov, samuel.chambers@boston.gov, [REDACTED] mark.beamis@boston.gov, Jeffrey.Hampton@boston.gov, michelle.wu@boston.gov, bill.linehan@boston.gov

Dear BPDA,

Please extend the public comment period on 212 Stuart Street an additional 90 days.

I am opposed to this project because it is located with in the Historic District and violates zoning height by 135 feet(469%). This project will destroy the historic character of Bay Village. It will set a precedent within the historic districts.

It has come to my attention that the elderly residents at South Cove Stuart St have only become aware of the above referenced project seven days ago and need time to digest this project that will most effect them ...25 feet away from their homes.

There is no conclusive study included in the developer's filing that definitively shows that there will be no shadow impact on the Public Garden, The Boston Common and Statler park. These three parks are treasures of our city, our Commonwealth, and must be protected.

Please add this correspondence to the public record

Thank you,
Catherine Creighton

Sent from my iPhone

Jody Saarmaa

Wed, Apr 12, 2017 at 3:46 PM

To: michael.rooney@boston.gov, [REDACTED] david.carlson@boston.gov, samuel.chambers@boston.gov, [REDACTED] mark.beamis@boston.gov, Jeffrey.Hampton@boston.gov, Michelle Wu <michelle.wu@boston.gov>, bill.linehan@boston.gov

Dear BPDA,

Please extend the public comment period on 212 Stuart Street an additional 90 days.

I am opposed to this project because it is located with in the Historic District and violates zoning height by 135 feet(469%). This project will destroy the historic character of Bay Village. It will set a precedent within the historic districts. I have lived in many of these districts --- including Beacon Hill and Back Bay. Their beauty is a testament to the protections they receive. This historical nature brings in tourism to Boston and people who want to live and work here.

It has come to my attention that the elderly residents at South Cove Stuart St have only become aware of the above referenced project seven days ago and need time to digest this project that will most effect them ...25 feet away from their homes.

There is no conclusive study included in the developer's filing that definitively shows that there will be no shadow impact on the Public Garden, The Boston Common and Statler park. These three parks are treasures of our city, our Commonwealth, and must be protected.

Please add this correspondence to the public record

Thank, you.

--

Jody Saarmaa
1313 Washington St. 223
Boston, MA 02118

4/14/2017

City of Boston Mail - RE: 212 Stuart Street 17-19 Shawmut Street Boston Proposed TOWER -OPPOSED



Michael Rooney <michael.rooney@boston.gov>

Fwd: Back Bay/South End Gateway project

1 message

NABB Development and Transportation Committee <[REDACTED]>

Wed, Apr 12, 2017 at 2:43 PM

Reply-To: [REDACTED]

To: Michael.Rooney@boston.gov

Cc: [REDACTED]

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

Subject: Back Bay/South End Gateway project

Date: 2017-04-11 09:00

From: [REDACTED]

To: christopher.tracy@boston.gov

Cc: [REDACTED]

Hi Christopher:

I am writing to oppose this project. This is a high pedestrian and car traffic area that will be further congested. Additionally, we are not New York City. We have enough construction of mid and high rise buildings that are causing darkness, wind tunnels and changing the landscape of our city. Boston is a walkable city that offers sunlight, many parks and gardens and openness. Leave the Back Bay MBTA station alone. There are already enough condos and retail in that area.

Thank you!

Leslie Kulig

221 West Springfield St

Boston



Michael Rooney <michael.rooney@boston.gov>

212 Stuart

1 message

Jennifer Lashway [REDACTED]
To: Michael.Rooney@boston.gov

Wed, Apr 12, 2017 at 9:14 AM

Hi Michael -

I'm writing in regards to the building proposal for 212 Stuart Street. I am opposed to this development at the current height. If the developer were to come back with a proposal with a height more appropriate for the neighborhood I would be able to support that. The current height is over 3x the current zoning and will cast shadows and block views of the sky for much of the neighborhood. Our neighborhood is such a great place to live because it has such a neighborhood feel to it and there are small parks that will no longer be enjoyable to sit in because they will be dark, windy and unable to grow any beautiful flowers that contribute so beautifully to the neighborhood. I am very concerned with the precedent that it is setting for the area and I worry that we will end up like seaport where you feel like you are in a windy cave. I also think that the plan should consider including more 2 or 3 bedrooms instead of all 1 bedrooms. Our neighborhood has many families with small children and single bedroom apartments will not be conducive for that. I feel like the developer is "swinging for the fences" and just trying to make as much money as possible and not taking into consideration the impact to the surrounding area. He knows it will be difficult for the neighborhood to shut-down his plans so he's trying for the highest possible height.

Sincerely,

Jennifer Lashway



Michael Rooney <michael.rooney@boston.gov>

Transom Real Estate + 212 Stuart St = Profits Over People

1 message

malcolm travis [REDACTED]

Tue, Apr 11, 2017 at 3:45 PM

To: david.carlson@boston.gov, samuel.chambers@boston.gov, joseph.cornish@boston.gov, josh.zakim@boston.gov, michelle.wu@boston.gov, Michael.Rooney@boston.gov, [REDACTED]

Ladies and Gentlemen:

If you are not aware there is a development under consideration that threatens to destroy the quality of life in our neighborhood. It is the proposed erection of a 19 story glass and concrete tower which will directly abut the building that I reside in, 230 Stuart St. The main players involved are Transom Real Estate.....<https://www.bisnow.com/boston/news/multifamily/transom-re-plans-residential-tower-for-stuart-st-68826#ath>(the main developers) and Howeler & Yoon who are the primary architects. There are so many troubling facets to this misguided project and the way it's been handled, not only by the developers but also the Bay Village Neighborhood Association,(led by president,Sara Herlihy) the very people who are entrusted to secure and protect the unique nature of our area. If you are already not aware, 230 Stuart St houses many elderly and handicapped tenants, the majority of which are Chinese and they share as many as eight dialects. Although the BVNA find South Cove Plaza a convenient place to hold their meetings when moved to do so, a presentation by Transom for the tenants was announced only one day before it happened and was staffed by only one interpreter who spoke only one dialect and fell way short of allowing tenants any meaningful input. This is the modus operandi for Transom and the BVNA which at the moment is dominated by people who not only seek to pad their portfolios and make themselves feel important, driven by their classist attitude, but to engage. In and degrading and discount the tenants who live in 230 Stuart subtly and in most cases NOT so subtly....verbally and by their actions of not considering the tenants here of any consequence whatsoever. It borders on discrimination of the kind of which I have never experienced until now.

This high rise building, if constructed, will negatively impact the immediate surroundings in the following ways:

1) ANY remaining sunlight that touches Park Sq.(only 90 minutes tops now) will be blocked by the sheer height of this structure impacting the persons that will reside directly next to the parcel upon which they plan to break ground (in the fourth quarter of 2017 according to their website). Imagine living right next to this oversized and unwanted building (not by myself or my neighbors-it's an overwhelming consensus) and seeing any remaining sunlight disappear. Would you want this building next to your house? The developers were even asked that question point blank at a public meeting which took place at the Revere Hotel (the owners of which will also benefit financially from this project, due to their ownership of one of the parcels that make up the tract) and even they conceded that they wouldn't. That said it all for me right there.

2) The wind levels this building will create would impede the elderly and handicapped tenants, some who use walkers and wheelchairs to function, and this fact has been minimized and glossed over by Transom Real Estate when challenged by anyone to this fact. They have willfully chosen to ignore this problem. Maximum wind speeds that would be created by this high-rise were shown in studies to equal hurricane gales. Would you elish the thought of your grandmother or grandfather taking a header on the sidewalk? I'm guessing not.

3) The noise and disruption, that will add to an already EXTREMELY noisy neighborhood, will now include the usurping of what was once eight handicapped parking spaces which at this moment now number three. Their plan intends to eliminate ALL handicapped due to their appropriation of this entire block (between Shawmut St. and Piedmont St.) in order to create a pedestrian mall/ walkway. I was under the impression that if there was public space that lay outside of the footprint of any property purchased by a builder/ developer/architect it was not to be touched but apparently they seem to be under the false impression that it's up for grabs. I would like to see this clarified and acted upon by legal action if they are indeed outside the law on this issue. Eminent domain does not apply here the last time I checked.

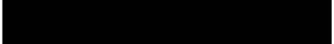
4) Breaking ground for such a large scale project will result in an already untenable vermin situation thus causing it to be tenfold. Since the developers won't have to live in it's proximity (If the project goes through I'll be forty feet from the face of our building)and the majority of Bay Village neighbors who reside in the more interior sections of the neighborhood won't be impacted, there is a wholly misguided feeling that this is not a real issue. Well, if you lived directly next door to the plot in question it would be. Let's not forget, when the Park Sq. Fountain was under construction it resulted in packs of rats being misplaced, and they did make themselves known and quite at home after the sun went down. I don't look forward or welcome a re-run of this scenario. Would you?

These are just some of the potential problems that will occur if this project moves forward not to mention the chipping away at a historic and valued neighborhood that will suddenly have this ugly behemoth stapled onto the north side of it. Again, this is not what I need as an individual (with handicaps of my own) that will have to endure two years of noise, rats, nowhere to park by way of the construction of a building that has these built-in problems that Transom Real Estate don't care about at all.

This brings up the larger question of what do we want the city of Boston to look like? Do we need more towers of overpriced condos for the elite composed of steel and glass dotting the skyline? Is there no conscience left in the hearts of these land grabbing, narcissistic architects and developers like Transom Real Estate and Howeler & Yoon who just want to make their mark at the expense of Boston's citizens not forgetting that this all about money and creating a hefty return for investors who don't live here or care about the surrounding neighbors/neighborhood. Let's not kid ourselves, OK?

Consider the header of this email and have a conscience and oppose any blanket approval of the 212 Stuart St proposal keeping the points I've raised in mind. As a handicapped citizen of Boston I implore you to do so.

Thank you-
Malcolm Travis





Michael Rooney <michael.rooney@boston.gov>

Transom Real Estate + 212 Stuart St = Profits Over People

1 message

malcolm travis <[REDACTED]>

Tue, Apr 11, 2017 at 3:45 PM

To: david.carlson@boston.gov, samuel.chambers@boston.gov, joseph.comish@boston.gov, josh.zakim@boston.gov, michelle.wu@boston.gov, Michael.Rooney@boston.gov, [REDACTED]

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Consider the header of this email and have a conscience and oppose any blanket approval of the 212 Stuart St proposal keeping the points I've raised in mind. As a handicapped citizen of Boston I implore you to do so.

Thank you-
Malcolm Travis



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

CommentsSubmissionFormID: 1730

Form inserted: 4/10/2017 5:41:14 PM

Form updated: 4/10/2017 5:41:14 PM

Document Name: 212-222 Stuart

Document Name Path: /Development/Development Projects/212-222 Stuart

Origin Page Url: /projects/development-projects/212-222-stuart

First Name: Roger

Last Name: Yorkshaitis

Organization: Bay Village Condo Owner and Resident

Email:

Street Address: 6 Edgerly Place

Address Line 2: Apt. 503

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I am writing to express my 100% opposition to this project. I have been a Bay Village condo owner and resident for over 27 years. Through the years we have had many good projects completed in the neighborhood that have lived, substantially, within the bounds of our historic character, including height restrictions. This project is excessively over-sized for our historic district. I purchased my home in Bay Village because it was an historic district and because I expected that the nature of the neighborhood would be maintained. We have opposed large projects in the past and have been supported by the City. Approving such a towering structure will "wall off" the neighborhood from Stuart Street and sets a bad precedent for other parcels in the neighborhood, including the parcel directly across from 6 Edgerly Place (presently a parking lot and the Boston Center for Adult Education). Should the 212-222 Stuart Street project be approved, it will be very difficult to stop a similar size development from sprouting there and elsewhere. After all, if a developer can get a 199 foot structure approved, he could pay handsomely for a few adjoining lots and ask for zoning to go vertical the same 199 feet. Further, the design of the building is not at all in keeping with the period architecture that dominates the neighborhood; a glass and stone and steel project simply is inconsistent with the rest of the neighborhood. Although the building will not necessarily cast a shadow on Bay Village because it is on the northern edge of the neighborhood, it will still block the views we presently have beyond Stuart Street, which will have the feeling of closing us in. While it has made some design changes, the Developer has made no concession on the height of the building, which is clearly a major concern of many Bay Village residents and many were clearly disappointed when that was discussed at the March 27 hearing in the neighborhood. The Developer purchased the land knowing the property was in an historic district, we should not be forced to accept this building because the Developer chose to buy an expensive piece of property assuming it could build a large structure unlike any other in the neighborhood to justify the cost of the land. The City has a responsibility to protect the character of its historic neighborhoods, please do not allow this over-sized, contemporary looking building into historic Bay Village. Thank you for your consideration.

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

Objection to 212 Stuart St

1 message

Ernest Jacob [REDACTED]

Wed, Mar 29, 2017 at 12:00 PM

To: Michael Rooney <michael.rooney@boston.gov>

Dear Michael,

I would like to register my objection to the height of the proposed project at 212 Stuart Street. Please include my comments in the public record.

The height of the proposed project, 199 feet, will have a significant adverse impact on my quality of life as a Bay Village resident. I live in an apartment at 45 Church Street, a building with 7 units. Six of the seven units face north along Winchester Street; these six units will lose most of their view of blue sky to the north as a result of the height of the proposed structure. There are two additional residential buildings on Winchester Street that face north which will be similarly affected. On the north side of Winchester Street there are four residences with a third floor having a norther exposure; these will also lose significant blue sky. On Piedmont Street, there are seven properties facing north (addresses ranging from number 12 to 28) that will similarly lose their view of blue sky. Finally, there are 4 properties on Shawmut Street that will be most severely affected by the loss of blue sky from the project. Thus, I estimate that a total of 23 residential units will experience a significant loss of blue sky as a result of the project's height.

The developer apparently responded to this issue in a letter to you, Mr. Rooney, dated January 23, 2017, signed by Peter Spellios. In his Response #4, he quotes the result of four new data points added to the BRA Daylight Analysis program. Three of the four data points experience no loss of daylight, with the fourth (v3) estimated to experience a minor loss of daylight.

Data point v2, for which no loss of daylight is projected, happens to be right outside of my front door. I can tell you that this particular model output is completely incorrect: I will lose roughly 50% of my current view of blue sky. It thus looks to me as though the program used in this analysis is a classic case of "garbage in, garbage out," and it troubles me greatly that the BPDA may give the developer a pass on this critical aspect of the project.

Thank you for your consideration.

Ernest Jacob

45 Church Street



Michael Rooney <michael.rooney@boston.gov>

212-222 Stuart Street / 17-19 Shawmut Street

1 message

Sara Heaney [REDACTED]
To: michael.rooney@boston.gov

Sat, Feb 4, 2017 at 10:29 PM

Dear Michael,

I am writing as a concerned citizen of Boston, a taxpayer and voter and also as a Bay Village neighborhood resident.

I would like to express my concern about the proposed project at 212-222 Stuart Street. As I have learned through recent neighborhood postings and meetings, this building far exceeds the scale of both zoning laws as well as previously approved projects for the site. At the proposed height of 199 ft, the building meaningfully detracts from the treasured historic neighborhood of Bay Village, the treasured historic Statler Park and will create hugely disruptive (and potentially dangerous) wind patterns for local residents and pedestrians, including those at the South Cove residence and local families and children. An appendix in the developer's Project Notification Form indicates that during the winter wind levels will increase substantially such creating legitimate concern. In addition, light pollution, environmental impact, blocking of open sky and the darkening of Statler Park are among the negative immediate impacts that a building of this scale will have on the surrounding area and public realm.

I am most deeply concerned that both the size and appearance of the building are in direct conflict with the commitment to historic preservation of the city and neighborhood. All four of the parcels involved in the project fall within the Bay Village Historic District as established in 1983. A review of the Bay Village neighborhoods show primarily historically preserved row house style buildings. New residential developments have been of the appropriate scale and style so as not to detract from the neighborhood, while still maintaining a modern appearance. It saddens me that zoning, shadow and historic requirements all seem to be waived for a project that has few apparent benefits for the neighborhood and contributes to the loss of history, culture and enjoyment for Boston citizens and visitors alike.

I recently articulated some of my concerns regarding the proposed project at 212-222 Stuart / 17-19 Shawmut Street at the Bay Village Neighborhood Association Planning Meeting on 1/23/17. Please see below for written summaries of these specific points and I kindly request that you add these to the public record.

Traffic Impact on Shawmut Street: It is reasonable to expect that residents of the proposed building may exit the rear of the building (17-19 Shawmut Street) and use this address for personal pick-ups / drop-offs, taxi and other ride-sharing services. **Personal pick-ups/drop-offs are likely to have a significant impact on the traffic in Bay Village that was not addressed in the developers Project Notification Form.**

Bike Traffic Impact: The developer has proposed dedicated parking for 131 bicycles. The city of Boston currently allows cyclists to ride (with appropriate caution) on city sidewalks. The Park Square area is particularly busy with both pedestrian and car traffic. **The PNF does not adequately address the impact of a significant increase in cyclist traffic, future requirements for bike lanes and measures that will be taken to ensure the safety of pedestrians and cyclists on these very busy streets filled with commuters, tourists, families, and elderly and disabled neighbors.**

Emergency Parking Impact: The Bay Village neighborhood has a current arrangement with the Revere Hotel whereby neighborhood residents are able to use the hotel's parking facilities in the event of emergency. As you can recall, during

the winter of 2014/2015, the ability to get cars off the road in emergency situations was a necessity. The proposed building has arranged for 50 leased parking spots for its proposed 131 units (under a 5-year lease with options to renew for a longer period). The parking need may be far greater than the proposed 50 spots as well. As of the BVNA Planning Meeting on January 23, 2017, the developer did not appear to be aware of the arrangement between Bay Village and the Revere Hotel and any impact that the parking arrangement and demand from the new building might have on this. **How will the increase in parking demand impact the current arrangement between Bay Village residents and the Revere Hotel? How will the increase in parking demand impact emergency situations and parking bans going forward? How will the city manage the increase in vehicles in the city with respect to emergency situations?**

Wind Impact: The developers Project Notification Form indicates significant material impacts to wind at the street level both year round and seasonally. It deeply concerns me that the meaningful increase in wind levels around the proposed building will have a real negative impact on the public realm as families, neighbors and tourists will not be able to pleasantly stroll through parts of Bay Village or Statler Park year round. Sitting, standing and strolling are all likely to become uncomfortable and unmanageable in certain situations (particularly for our disabled neighbors, children and families). As a walking commuter and mother, I know first-hand what it is like to walk along the "High Spine" on a daily basis. The stretch on Stuart Street between Berkley and Clarendon Streets is so particularly brutal that I have, on multiple occasions, had to turn in the opposite direction during gusting or even seek shelter in a local establishment. I have also had my city stroller become almost completely unwieldy and exceptionally unsafe. **I would like to understand what the developer proposes to mitigate the impact of wind, to ensure that neighbors and visitors of Boston will continue to be able to enjoy Stater Park and walk comfortably and safely in and around Bay Village and Park Square.**

Please note that I originally raised these concerns with the developer at the Bay Village Planning Meeting on January 23, 2017. As of February 4, 2017 I still have not heard back with regards to my specific questions or the other questions and concerns that my fellow neighbors articulated at the meeting almost two weeks ago.

Thank you for your consideration.

Sincerely,

Sara Barakat

Bay Village neighborhood resident



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St. Project

1 message

Robert Lashway [REDACTED]

Thu, Jan 26, 2017 at 1:30 PM

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

Cc: "BILL.LINEHAN@BOSTON.GOV" <BILL.LINEHAN@boston.gov>, "MICHELLE.WU@BOSTON.GOV"

<MICHELLE.WU@boston.gov>, "Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>, "Jenny Steger
[REDACTED]

Dear Mr. Rooney –

I am writing on behalf of myself and my wife, Jennifer, to convey our **STRONG** opposition to the proposed development at 212 Stuart Street. We agree that the parcel should be developed, but we do not understand how the proposed height can be allowed given Bay Village's designation as a "historic district". Importantly, 212 Stuart Street is clearly part of the historic neighborhood.

The proposed height is approximately 4 TIMES larger than what is allowed in the neighborhood and approximately double the size approved in 2008. The new and permanent winds, shadows, noise, and sunlight reduction are just a few of the effects a 200 foot building would impose on this historic neighborhood. **It also would set a horrible precedent for future developers in Bay Village and other historic neighborhoods in Boston to try and side-step these laws.**

We've lived in Bay Village for almost 5 years and previously lived in Roxbury, South Boston, and Dorchester for a combined add'l 10+ years. With 2 young kids we intend to stay in Bay Village for years to come, send our kids to BPS, and enjoy everything about the neighborhood. In our relatively short time in Bay Village, we have enjoyed the community's dedicated approach to ensure structural changes are conforming and consistent with the neighborhood's history. **The 212 Stuart St. developer, Transom, should be held to the same standard as everyone else.**

Thank you for taking the time to read this note. We look forward to future community meetings about this project.

Best Regards,

Rob and Jennifer Lashway

45 Winchester St.

[REDACTED] (Mobile)

ROBERT W. LASHWAY, CPA/CFF/ABV

PARTNER

FloydAdvisorySTRATEGY & VALUATION | SEC REPORTING & TRANSACTION ANALYSIS | LITIGATION SERVICES
[REDACTED]

PARTNER

FloydAdvisory

STRATEGY & VALUATION | SEC REPORTING & TRANSACTION ANALYSIS | LITIGATION SERVICES

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Michael Rooney <michael.rooney@boston.gov>

212 Stuart St. Project

1 message

Robert Lashway

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>
Cc: "BILL.LINEHAN@BOSTON.GOV" <BILL.LINEHAN@boston.gov>, "MICHELLE.WU@BOSTON.GOV" <MICHELLE.WU@boston.gov>, "Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>

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Best Regards,

Rob and Jennifer Lashway

45 Winchester St.

(Mobile)



Michael Rooney <michael.rooney@boston.gov>

Fwd: 17-19 Shawmut Street/ 212 Stuart Street

2 messages

Sheila F Geoghegan [REDACTED]

To: Michael.rooney@boston.gov

Mon, Jan 30, 2017 at 2:30 PM

Begin forwarded message:

From: Sheila F Geoghegan [REDACTED]
Subject: Re: 17-19 Shawmut Street/ 212 Stuart Street
Date: January 25, 2017 at 10:32:40 AM EST
To: Sheila Geoghegan [REDACTED]

On Jan 12, 2017, at 3:49 PM, Sheila Geoghegan <Sfgeoghegan@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Sheila F Geoghegan [REDACTED]
Date: January 12, 2017 at 11:13:06 AM EST
To: [REDACTED]
david.carlson@boston.gov
Cc: Joseph.Cornish@boston.gov
Subject: 17-19 Shawmut Street/ 212 Stuart Street

Dear Sirs:

As a 47-year resident of Boston and specifically Bay Village, I am writing of my concerns with regard to the proposed development at 17-19 Shawmut Street (212 Stuart Street). For many years in the leadership of the Bay Village Neighborhood Association and thereafter as an active member, my husband and I have made a priority of staying informed and participant in the business of 'protecting' the character of Boston. We have attended countless meetings, worked on countless committees and attended countless hearings.....all in the name of keeping the aesthetic and

architectural integrity of our city and our unique little jewel of a community.

Most egregiously, the proposed building is completely and intrusively mismatched with the whole of Bay Village. This neighborhood is principally comprised of 19th century Victorian and Federal townhouses, with a few small business buildings such as New England School of Law.....all of which are consistent with urban design guidelines established by the Bay Village Historic District and by the Midtown Cultural District with regard to scale, height, etc. We have worked very diligently to ensure that the new developments in our neighborhood are sensitive to spatial experience and kept on a human scale. We cherish the identity of Bay Village, it's quaint people-friendly brick streets and lamplights, it's rituals of community street-cleaning and street Fairs, holiday decorating and Caroling, the fact that our majority are homeowners and longterm renters and therefore we know each other, shovel out our old people and fraternize on the streets, we even have the proverbial corner coffee shop and gathering place.....once people move here, they generally want to stay.....we are not a transient neighborhood. Also, we contribute mightily to the tax support of Boston.

We have welcomed our Chinese Senior Citizens after negotiating their buildings to a scale that is suitable to the rest of the neighborhood, and reciprocally we now use one of their activity rooms for our BVA meetings. We have also welcomed our new neighbors at Piedmont Square, after once again collaborating on appropriate scale and design, just to example the kind of development the neighborhood has supported and to suggest we are not anti-development. Of very great concern about this proposed building known as 212 Stuart Street, is the effect it will have on LIGHT and SKY, implications for every North-facing building in Bay Village. Shawmut and Piedmont Streets will basically be a tomb, to say nothing of the wind channel effects. Our adjacent little Statler Park, which was only renovated and relandscaped very recently, will be dark and windy as well and we will lose a pleasant place to enjoy the fountain and a cup of coffee in the sun.

I'm thinking of my olden days when I lived in Georgetown in Washington, D.C. and how that city has grown and changed, and yet preserved it's own little jewel of a neighborhood. And I'm as well suggesting that this tower would never be allowed by Beacon Hill. I'm thinking of the historic richness of Boston because of it's identifiable districts, Bay Village being a Star among them. We are only five small streets of carefully preserved architecture and character, why must we suffer a building which essentially erects a wall against us. My very dear friend, now in a Nursing Home after so reluctantly leaving her Bay Village home where she lived for 50 years, happened to have the distinction of being the first woman to graduate from Harvard's School of Architecture. Her last words to me upon leaving our neighborhood were, "don't let them ruin this precious spot." I'm asking you the same.

Sincerely,
Sheila F Geoghegan
13 Winchester Street

Michael Rooney <michael.rooney@boston.gov>
To: Sheila F Geoghegan [REDACTED]

Mon, Jan 30, 2017 at 3:13 PM

Hi Sheila,

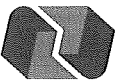
Thank you for forwarding your comment letter. I will be sure to pass this along to our planning and urban design staff. If you have any other questions or concerns please feel free to reach out anytime.

2/8/2017

City of Boston Mail - Fwd: 17-19 Shawmut Street/ 212 Stuart Street

Best,
Mike

[Quoted text hidden]



**boston planning &
development agency**

Michael Rooney

Project Manager

617-918-4237

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St. Project

1 message

Robert Lashway

Thu, Jan 26, 2017 at 1:30 PM

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

Cc: "BILL.LINEHAN@BOSTON.GOV" <BILL.LINEHAN@boston.gov>, "MICHELLE.WU@BOSTON.GOV" <MICHELLE.WU@boston.gov>, [REDACTED]

"Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>, [REDACTED]

Dear Mr. Rooney –

I am writing on behalf of myself and my wife, Jennifer, to convey our STRONG opposition to the proposed development at 212 Stuart Street. We agree that the parcel should be developed, but we do not understand how the proposed height can be allowed given Bay Village's designation as a "historic district". Importantly, 212 Stuart Street is clearly part of the historic neighborhood.

The proposed height is approximately 4 TIMES larger than what is allowed in the neighborhood and approximately double the size approved in 2008. The new and permanent winds, shadows, noise, and sunlight reduction are just a few of the effects a 200 foot building would impose on this historic neighborhood. **It also would set a horrible precedent for future developers in Bay Village and other historic neighborhoods in Boston to try and side-step these laws.**

We've lived in Bay Village for almost 5 years and previously lived in Roxbury, South Boston, and Dorchester for a combined add'l 10+ years. With 2 young kids we intend to stay in Bay Village for years to come, send our kids to BPS, and enjoy everything about the neighborhood. In our relatively short time in Bay Village, we have enjoyed the community's dedicated approach to ensure structural changes are conforming and consistent with the neighborhood's history. **The 212 Stuart St. developer, Transom, should be held to the same standard as everyone else.**

Thank you for taking the time to read this note. We look forward to future community meetings about this project.

Best Regards,

Rob and Jennifer Lashway

45 Winchester St.

[REDACTED] (Mobile)



Michael Rooney <michael.rooney@boston.gov>

212 Stuart - South Cove Resident2 messages

Mon, Apr 10, 2017 at 2:31 PM

[REDACTED]
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "samuel.chambers@boston.gov" <samuel.chambers@boston.gov>, [REDACTED]

Michael,

Thanks again for your time today. We appreciate how thoughtfully the BPDA is approaching this project especially given the negative feedback on height.

As discussed, here's what I posted. Please note that this is an excerpt of the letter. There was additional commentary about the residents possibly being confused whether they were getting pitched on a nice new building where they could possibly live vs the negative impacts of it to their lives. I'm also copying Sam and Claudia.

I have been in contact with a 25+ year South Cove resident and BVNA member and she asked that I post this to Nextdoor. She asked that I include her contact information. Please reach out to her directly if you have questions.

Claudia Biddle

Phone: [REDACTED]

Message below:

As a member of the BVNA from 230 and one who knows the Asian residents as a neighbor, I begged Transom to consider the harm to us months ago at the initial planning meeting. I gave the developer and architect my contact info and heard NOTHING. They waited until the last minute and provided less than 15 hrs notice to showcase they valued a 'meeting'. No one has attempted any inclusive thoughtful exchange. The timing of this 45 min puff presentation and being 24 hours from the vote meeting shows their utter lack of concern. This idea that Transom has tried to engage South Cove is a myth and to propitiate it is ridiculous.

I spoke personally to the PR rep who slipped the notice. I informed her of the concerns that should have translated as could not attend due to work and the lack of advance notice of this Transom gathering in our building. She was completely in the dark about what this monolith will cause and how it will harm the residents in a real physical way. I personally sent a rep for myself and asked for a delay. They were here less than one hour with translation provided for only one of 8 languages, not inclusive of English, to STATE a pitch leaving out ALL concerns I asked her to include with their pre-scripted translator. I may add when my English speaking husband made any attempt to speak to the translator she fled. Additionally that night the Chinese community let me know that they still had very little understanding of the project and were under the impression a low income building was there to give a presentation to notify residents there was will be new low income units they can apply for.

The condo project one block away at Church and Piedmont was very disruptive and this will be 50 fold that plus more. It abuts us on all fronts and will cause permanent destruction to our homes by the obscene shadow blocking out of ANY direct sun, dangerous wind, noise, vermin, traffic, parking and more impacting elders and handicapped.

Claudia Biddle SLY [REDACTED]

Mon, Apr 10, 2017 at 3:23 PM

To: [REDACTED]
Cc: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "samuel.chambers@boston.gov" <samuel.chambers@boston.gov>

Hello Dominic,

I'd like to add a correction and comment.. I have actually been here over 36 years. I was disabled as a young teen moved here at eligibility of 18 within the first two years of it opening. I am now close to senior in my fifties.

I'm more impacted than ever by the building in this area after 18 surgeries and losing one husband to cancer at 39. With both my husbands ill and myself also gravely impacted by chronic building, riveters, losing parking to not only Park Plaza restorations, but chain restaurants, crushing garbage/glass from 2-4 am, street cleaning needed 7 nights a week 4-6 am and the other increasing constant migraine inducing noise from overbuild. We are in a maze of vermin from the constant agitation and replacing of pipes and toxic extermination. Now we will loose all direct UV/sun due to Transoms greed blocking our only sun light from 230 all together and never considering a height appropriate to the neighbors or Bay Village. The city can speak if the "spine" of Stuart all they wish, but our building accommodated by making the complex 8/6/8 4 stories as not to destroy the esthetic of the historic buildings.

This montrocity will be the MOST intrusive and egregious of all we have lost in the 35 PLUS years of my residency.

Thank you for your consideration and caring about South Cove.

-Claudia Biddle Travis

[Quoted text hidden]



Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: 212-222 Stuart

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

Sat, Apr 15, 2017 at 12:00 AM

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

CommentsSubmissionFormID: 1741

Form inserted: 4/14/2017 11:59:30 PM

Form updated: 4/14/2017 11:59:30 PM

Document Name: 212-222 Stuart

Document Name Path: /Development/Development Projects/212-222 Stuart

Origin Page Url: /projects/development-projects/212-222-stuart

First Name: Stephanie

Last Name: Markos

Organization:

Email: [REDACTED]

Street Address: 14 Edgerly Place

Address Line 2: #2

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I oppose the development at this height at this site. The height is totally of scale with the neighborhood and I understand from several knowledgeable residents that the developer spent 10 million for the site parcels and intends to spend more than \$150 million on the building. This is not necessary!!!! Another "parcel" nearby was built on and resulted in 6 condos that are no higher than 4 stories. 199 ft is simply too tall and making the street level of Church St narrower does NOT address the unnecessary height. No parking will be built that means that 130 apts will have residents who will add to the "burden" of parking. How many more residents will the Motor Mart Garage and the Revere Parking Garage be able to handle, cars of even half the residents and this would be in addition to the most recent changeover of 100 Arlington St to rentals. The developer of Piedmont Sq. built in parking and is the same size lot and is only 4 stories. That was financially feasible and the developer must have made profits. The Revere Hotel is on the wide on Stuart and Tremont and so is 100 Arlington. The long-time residents (since 1970) are being ignored just making the Shawmut look like townhouse and supposedly more neighborhood type materials does not mitigate in any meaningful way the new shadows, "loss of blue sky" and increased wind that this tall building will cause. This is not the best that can be built there without giving the developer such a financial windfall. I

PMContact: michael.rooney@boston.gov

BOSTON PRESERVATION ALLIANCE

April 14, 2017

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

Mr. Michael Rooney
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201
Via email: Michael.rooney@boston.gov
Re: 212-222 Stuart Street, Bay Village

Dear Mr. Rooney,

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, 98 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 proposal for a 19-story residential building at 212-222 Stuart Street which is within the boundaries of the Bay Village Historic District. Designated in 1983, the Bay Village neighborhood is protected as a local historic district because of its visual consistency, charming character, and intimate scale. The Guidelines for the district allow for new construction but state that plans must be "consistent with or complimentary to the historical character and appearance of the neighborhood" with particular attention to "scale, materials, and rhythm of the street facades."

The proposed new construction on this site is unquestionably out of character with the Landmark District, in violation of the District Guidelines. The building is substantially taller than the average height of Bay Village and thus is very much out of scale when viewed from the District of which it is a part. While we appreciate the proposed creative and textured limestone façade, this attempt to reference historic styles in the neighborhood with a modern take on classical columns expressed with fluting draws upon a design element not strong within Bay Village.

We understand that the proponent, based on feedback from the community, has made several alterations to the project that improve its presence in the pedestrian realm, particularly on Shawmut Street. We are aware that the neighborhood, however remains much divided regarding this project, with many residents harboring significant concerns regarding the height of the building which is proposed at a scale clearly not in keeping with the goals and intent of the Landmark District.

The Alliance shares concerns about the height of the building and its visual inconsistencies with the Landmark District, potential shadow impacts on nearby historic resources (such as Statler Park Square which received an Alliance award in 2012), and the possibility of precedent for future projects within this and other protected Landmark Districts. Projects that are allowed to proceed that so clearly stray from the intent of Landmark Districts and their Guidelines ultimately weaken the protections that all Landmark Districts are afforded. Assuring the stability and consistency of application of Landmark District Guidelines is necessary to keep the character-defining uniqueness of each of Boston's Landmarked neighborhoods.

However, we acknowledge that this site has some unique characteristics. It is without a doubt underutilized and, rather than in the middle of the historic district, it is on its edge and along a corridor that is already dotted with several buildings of larger scale that were built in a style not sympathetic to the district, although those are clearly outside the historic district so the same rules don't apply. The challenge facing the design is to develop a project that is on one side of the Bay Village Historic District but on the other of the more developed Stuart Street Corridor. The adjacent Stuart Street buildings are not within the Landmark District and not of a design appropriate for the district, as this building must be.

While we are encouraged that the proponent has refined the design to be somewhat less jarring to the aesthetic of Bay Village, the Alliance cannot currently support the project without further refinement and reconsideration of scale and massing. Additional renderings to better understand the proposal as it is viewed from various points within the Historic District, such as multiple views approaching the site from Church Street, would be valuable. Additionally, better analysis of shadow impact, in particular on Statler Park as well as any more distant shadow effects are necessary to fully understand the proposal's impacts.

As this proposal evolves we urge the BPDA and the Boston Landmarks Commission to be vigilant and cautious regarding the implications for future projects within this or other Boston Landmark Districts. While here we have an uncommon situation with a site protruding from the bulk of this Historic District and abutted by non-historic and larger structures, we still have a building proposed within a protected area. We are concerned that approvals here could set precedent for future development in the Bay Village Historic District or perhaps other districts.

Our local historic districts are set aside to protect the unique character of these neighborhoods. New development of this scale that alters the historic setting is not a right of the developer nor an expectation or requirement for the growth of the city. Those proposing new infill construction within Landmark District boundaries need to recognize that the Architectural Commissions are not only within their right but have a duty to uphold the guidelines of the District. Exceptions to guidelines such as the scale proposed here should only be granted when unique circumstances are at play, when there is no reasonable alternative to doing so, and when the proposal offers a

unique opportunity for the neighborhood, if not the city.

We strongly encourage the proponent to continue dialogue with abutters, the Bay Village Neighborhood Association, and the Boston Landmarks Commission to continue to refine the design to be more fitting with the Historic District. We would be happy to meet and provide additional feedback.

Sincerely,

A handwritten signature in black ink, appearing to be 'GA' or similar, written in a cursive style.

Greg Galer
Executive Director

CC:

Kenzie Bok, Bay Village Neighborhood Association
Rosanne Foley, Boston Landmarks Commission



Michael Rooney <michael.rooney@boston.gov>

212 Stuart will destroy the homes and lives of HP and elderly

1 message

Claudia Biddle SLY [REDACTED]

Sun, Apr 9, 2017 at 8:45 PM

To: david.carlson@boston.gov, Samuel.chambers@boston.gov, joseph.cornish@boston.gov, josh.zakim@boston.gov, michelle.wu@boston.gov, Michael.Rooney@boston.gov, tim.logan@globe.com

To Whom It Concerns;

As one of the longest handicapped residents of South Cove Plaza, moving here in the dawn of the 80's, we have been purposefully left out of any discussion of this monstrosity. We are residents who have desperately tried to bring attention to the horrid and permanent damages and the closest and most vast residential building 212 it will impact.

I am pleading with the city of Boston to look beyond its pockets, listen to the residents as the past Mayor cared so deeply for. A mayor who would never have allowed this gross project to get pushed through without regard to South Cove Plaza at 230 Stuart. Mayor Menino shared Thanksgiving and other occasions with us and heard our concerns regularly.

The bloated monolith proposal at 212 Stuart is utterly unwelcome by every person I know at my building and face the 'lot' personally. My neighbors at South Cove

Plaza W. and East campuses are confused or frightened, have been left and misled from the truths re the project. The builders and architects as well as some BVNA members have omitted facts and the only contact has been last minute.

All involved refuse to acknowledge the lasting health hazards to the population of its hundreds of handicapped and elderly neighbors, human beings who will live here throughout their lives due to their infirmaries, age or finances. Mayor Menino held us dear to his heart. Transom, the city, and the president of BVNA, have totally disregarded and refused to acknowledge the lasting effects of emotionally depressing permanent 'direct sun black out' for home bound residents, hazardous and dangerous hurricane wind levels capable of harming those with difficulty ambulating, pest explosion leaving us regularly bombarded with toxic exterminations, garbage, increase of 24/7 traffic and deafening noise from construction, creating a barrier from the beauty of the neighborhood from The South End to the Public Garden. These issues added to permanent noise and loss of privacy with transient and permanent residents renting rooms and apartments, retail and food at 212 within a few yards of our windows will permanently, irrevocably destroy our quality of life.

Transom Developers is not only spearheading a grotesque out of scale building at 212 Stuart Street, they purposefully continue to leave out or manipulate a false/last minute picture of this 5x plus sized skyscraper and the true nature of how it will destroy the entry to Bay Village. For myself and others within throwing distance on Church and Stuart it leaves dangerous hazards in its gargantuan shadow. It is clearly only a profit realty the city has put no thought beyond financial. The president and "executive committee" of Bay Village Neighborhood Association have bullied, rallied and seduced those who own real estate to pad their portfolios by voting yes as they can make money and leave the rat infested windy, sunless neighborhood they can sell or leave during and after building destroys Bay Village.

The ways it promises to negatively affect the most fragile and most directly affected by it's largess have been utterly, disgracefully, and blatantly ignored by Transom, the City, and the the highest BVNA member. When I moved into this neighborhood the, LGBTQ, families, HP, children to seniors and every creature who was a companion and a support to them were its priority. Our neighbors and or neighborhood association were supportive, protective, and made the neighborhood's safety and quality of life a priority. From

our communal clean-ups to our street fairs, neighborhood parking to volunteer watches. I am saddened to have a divisive associates threatened by those opposed of any 'major building'. We cared about each other, renters or owners. Now the focus of the neighborhood assoc. is seducing money makers and builders for the city's income. It is more than sad these are the voices of Bay Village and not the heart of the neighborhood.

Re 212, the 'mock up' of the final project and all along is misleading. It depicts sun dappled trees that are impossible as 212 at 19 stories blocks out all direct sun which comes only from behind the Revere from 6-8 am. Reflected sun late day off Park Plaza windows is not a UV source, needed for all living beings.

This colossal giant will literally make us sick! To make this perfectly clear.. even a CHILD can understand: It's wind will knock us over! It's noise and constant traffic eliminate our very peace and transportation! The pests and ridding of them more toxic and poison exposure! The history? You won't be able to see it.

I have personally reached out to the above after I discovered this project quite by accident after months bedridden myself. No one had made South Cove aware

of this horrid project. I saw a poster on lamppost next to our last 2 HP spaces in the neighborhood. They have remained silent to South Cove for months yet they still claim there has been no input from South Cove Plaza. The owners of South Cove are not the resident advocates and do not speak for the residents. Those making money off this do not want to hear from the elderly and HP they are destroying the homes and lives therein. The stress alone promises to make us all ill on at least one of multiple levels.

This clumsy ogre of a building, to be seen from the Boston Public Garden and Common to Copley and all points imaginable is far to high and to invasive for the small older neighborhood and it's frail neighbors to endure.

The 5 story condo one block away prevented snow removal during record winters, created a massive and costly infestation we still fight. This building threatens 10 times the infestation of rats, mice, and roaches as does every project nearby. Each of the 200 plus immune suppressed residents is bombarded with toxic chemicals repeatedly threatening our very lives to suite fat and happy land owners sucking the life out of the frail.

Sadly South Cove residents are portrayed as an Asian ghetto. It was illegally populated however there are all races and the scale is low to market value. Some pay upwards of \$4,000+, work when able and do not deserve the scourge from the parties above. Transom and even the new leader of BVNA make false statements regarding the efforts made to South Cove residents, yet ONLY ONE effort was made, an 11th hour meeting with less than 15 hours notice in one of 8 languages the day before a vote on the project.

Not only the beauty of once intimate and caring mixed neighborhood are at risk of destruction, a future of a limestone behemoth that promises to endanger us from our very doors and invasion into our lives 24/7 to eternity. Since 230 Stuart are the most impacted neighbors and we will bear the brunt if you allow this nightmare to pass, why is no one attempting?

When the very idea of reducing the height even one inch the greed mongering and ego concerned architects and developers shut down the suggestion with no hiding it was all about making \$\$\$\$\$ profits.

As a 35+ year resident at 230 Stuart Street, literally next door to this monstrosity, we will be the most negatively and permanently affected by this hideous high rise.

The first ludicrous meeting glossed over the issues this will create.

Bay Village and Boston will continue to buckle under the mind-numbing 'over building' in this city. The influx of wealthy irresponsible residents and their neurotic pets turned on the public as unleashed dogs, has already has made an terrible increase in wildlife attacks and killings, lack of parking and sun. This current climate is destroying livability as far out as our public parks. Why is Boston destroying itself?

Mayor Menino would never have aloud the fragile residents to be impacted by endorsing this type of off scale project at this location.

Years of blasting, being literally blown over entering and exiting our homes in walkers. wheelchairs, with frail bodies etc. including baby strollers.

He would have investigated the false notion Transom had made any effort to work to reduce their greed profit height to lesson their horrific impact on the disabled and elderly neighbors and obliterate the miniature scale of Bay Village. The imposing towering mess will send a clear message that Boston rather uncaring developers, money and profits to humans. To allow this to hide the achievements of our original architecture, is to disgrace the very buildings/neighborhoods that impact and inspire historians, visitors, and residents. It's what makes

people love Boston, we do not need more tacky limestone with a few 3D pseudo eruptions to "allude to brick". The preposterous idea this in any way fits into our beautiful Bay Village, is foolish. people come to explore and all behind it 212 with its 19 stories compared to the average 4 stories of the beautiful historic neighborhood will send a sad message about Boston's priorities.

To reiterate, my husband and I, have spoken and left contact information with the developer only to have their PR company give an 11th hour 45 min presentation in only one language, not English, to push their agenda. They refused to reveal the great deal of problems those who are aware of the project will pose or respond to anyone directly. I was never made aware of this project to begin with by Transom or BVNA or the city.

If you allow this behemoth tower to go up at 19 stories it will contradict all that Boston should be.

Claudia Biddle-Travis

Apology for spell check or other grammatical errors. Our HP technology is not always up to speed.

If you need clarification on any topics I am happy to return a call when I am available.

Phone calls are preferable. Please leave a name/number/and suggested times to return a message.

My mobile landline is [REDACTED]



Michael Rooney <michael.rooney@boston.gov>

Oppose Proposed Development on 212-222 Stuart Street

1 message

Jean Quintal [REDACTED]
Cc: Dominic Barakat [REDACTED]
Bcc: Michael.Rooney@boston.gov

Thu, Apr 6, 2017 at 9:39 PM

Dear Sir:

I live in Bay Village and have come to love and appreciate the unique aspects of the community. In many ways, this neighborhood has a very intimate European feel with its tiny homes and narrow streets. The view of the Executive Committee of the Bay Village Neighborhood Association of which there are about a dozen people, do not reflect the view of many of our neighbors.

I oppose the proposed building on 212-222 Stuart Street because of its height. I'm not opposed to development but only to development that exceeds the height of current zoning standards that had been put in place to prevent this type of building. Boston is not Manhattan and this building will destroy the charm and character of our neighborhood leaving it in a perpetual dark shadow while the renters enjoy sunlight stolen from the neighborhood. See below points below:

Height : 199 ft vs. current zoning of 45/65 feet (~3x relief requested)

- o Overwhelming to Bay Village neighborhood: Places, sense of place in Bay Village due to historic architecture, small scale.; building to "loom" over neighborhood
- o Negative impact on lived environment/public realm: shadow, wind, pleasure, spatial experience, loss of daylight.
- o Wind: material impact per developer's materials, impact on safety and enjoyment of residents, tourists, commuters, etc.

Historical District / Design: All parcels fall within the BV Historic District

- o Lack of appropriate fit / transition on Bay Village side
- o Inconsistent with urban design guidelines established by Bay Village Historic District AND by Midtown Cultural District (scale, height, e.g.). Architecturally incompatible with surrounding structures.
- o Importance of preserving the richness of Boston through its identifiable districts, unique spaces.

Please help us prevent this WALL of a building from being built in our neighborhood. I do not want Bay Village to be a walled city.

Thank you for your time and consideration.

Kind regards,

Jean Quintal
Bay Village resident
15 Winchester Street

Thus building does not belong in our historic neighborhood.

Kind Regards,

Gina

"America's Top Women Advisor" - Forbes Magazine, 2017

Watch my CNBC "Closing Bell" interview! <http://app.criticalmention.com/app/#clip/view/25343176?token=747fd665-2afb-4c01-95c4-8fbde31bb701> *

Featured as "Woman of Influence" for 2016 by the Boston Business Journal

Gina Bolvin Bernarduci

President

Bolvin Wealth Management Group

31 Milk Street Suite 203

Boston, MA, 02109

phone

fax

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[Quoted text hidden]

<Beacon Street Behind Public Garden and Common at ~199 ft.JPG>



Michael Rooney <michael.rooney@boston.gov>

212 Stuart Street including 17 and 19 Shawmut Street

Gene & Fay Hale [REDACTED]
To: Michael.rooney@boston.gov

Thu, Jan 12, 2017 at 5:38 PM

My wife, Fay, and I have lived on Shawmut St. in Bay Village since 1970. The street is very small with only four residential houses and a restaurant remaining on the south side. Just before we moved here the street had been cut off to make way for the Howard Johnson Hotel and its massive garage. All the historic buildings were lost on that end of the street. Since then all structures left standing on the north side of the street have been razed.

A plan to build a massive 19-story apartment building to occupy the entire north side of Shawmut Street is moving through the approval process. This building will tower over the neighborhood, cast shadows over the Statler Park, and create a massive wall that will be felt by residents on both sides.

Should this building be approved, my wife and I will see nothing but the massive wall, not even the sky. And according to the current placement of the mechanicals, we are likely to hear a constant roar. The environment may be severely comprised in ways that have not yet been resolved such as wind, light, congestion and parking.

This is a drastic departure from the zoning code and the character of this historic district. Bay Village residents have worked diligently to save and preserve this urban jewel. If this plan should be approved, much will be lost.

My wife and I have been registered voters, taxpayers, and fully engaged citizens of this great city since 1970. We remain hopeful that the 212 Stuart Street Plan will be redrawn to create a building that the city and the neighborhood can look to with pride.

Sincerely, Fay and Gene Hale, 20 Shawmut St, Boston 02116

Analysis of Transom's Wind Data as Provided in the PNF for 212 Stuart Street Development

Developer claims that all new wind conditions produced by proposed building of 199 feet are "not significant" and "acceptable" under the BRA/BPDA's "effective gust velocity criterion of 31 mph." Translation: Developer's wind analysis data suggests that the building will not produce "Near Gale" winds (we are using the famous Beaufort Wind Scale in which 31 mph winds are considered Near Gale). That is a very low standard, indeed, when examining the quality of life of Bay Villagers and near neighbors as effected by the new wind which will be produced by the proposed building. It's true: we will not have Near Gale conditions in the area. But here is what we will have, which we believe are significant effects on the neighborhood.

In the vicinity of South Cove residence for elderly:

1. In the SE corner of what developer calls **Church Plaza**, it is currently "comfortable for sitting" during 4 seasons. After building the 199-foot tower, there will be wind increases on this location up to 100% at certain times of the year—it will become **"uncomfortable for sitting or standing" there in all seasons**. During gusting periods, it will be even worse. This area is used by senior residents of South Cove who enjoy the outdoors in their wheelchairs, who get picked up and dropped off there, and who walk around the area with canes and shopping carts.
2. **In front of the South Cove building**, at the entrance to the hairdresser, the wind will increase in all seasons. **In spring and winter, it will become "uncomfortable to sit or stand there,"** not counting gusting.

In **Statler Park's** walking and strolling areas, in over half of the locations measured by the developer, the wind increases will be significant.

3. **NW corner of Stuart Street and Church Street**. With the proposed building, it will no longer be "comfortable to stand" on that corner while waiting for the traffic light to change in the spring and winter—indeed, it will become **"uncomfortable for walking" there in spring and winter**, that is, the mean wind speed will be **20 mph or higher (Fresh Breeze)**.
4. In at least **four locations** in Statler Park, if the proposed building is constructed, it will **no longer be "comfortable for sitting"** during at least one season and up to 3 seasons of the year at some locations. Currently, even during gusty conditions, this park is "comfortable for walking." After the building goes up, developer's studies show that it will be **"uncomfortable to walk"** here at a number of locations within the Park under gusty conditions.
5. The entrances in front of **Fleming's Steak House and Maggiano's Italian Restaurant** will suffer **winds of greater than 14 miles per hour during 3 seasons**, will become "uncomfortable for standing or walking" under gusty conditions, and will no longer be "comfortable for standing" in the winter. This change will affect workers who serve as valets and customers who enter and exit these restaurants.
6. Two corners of the **intersection of Arlington and Stuart Street**, will become **"uncomfortable for standing or walking" during average conditions in the Spring** while waiting for the light to change. In contrast, today it is "comfortable for standing and walking" here in Spring.

Within Bay Village Historic District:

Dear Sirs:

As a 47-year resident of Boston and specifically Bay Village, I am writing of my concerns with regard to the proposed development at 17-19 Shawmut Street (212 Stuart Street). For many years in the leadership of the Bay Village Neighborhood Association and thereafter as an active member, my husband and I have made a priority of staying informed and participant in the business of 'protecting' the character of Boston. We have attended countless meetings, worked on countless committees and attended countless hearings.....all in the name of keeping the aesthetic and architectural integrity of our city and our unique little jewel of a community.

Most egregiously, the proposed building is completely and intrusively mismatched with the whole of Bay Village. This neighborhood is principally comprised of 19th century Victorian and Federal townhouses, with a few small business buildings such as New England School of Law.....all of which are consistent with urban design guidelines established by the Bay Village Historic District and by the Midtown Cultural District with regard to scale, height, etc. We have worked very diligently to ensure that the new developments in our neighborhood are sensitive to spatial experience and kept on a human scale. We cherish the identity of Bay Village, it's quaint people-friendly brick streets and lamplights, it's rituals of community street-cleaning and street Fairs, holiday decorating and Caroling, the fact that our majority are homeowners and longterm renters and therefore we know each other, shovel out our old people and fraternize on the streets, we even have the proverbial corner coffee shop and gathering place.....once people move here, they generally want to stay.....we are not a transient neighborhood. Also, we contribute mightily to the tax support of Boston.

We have welcomed our Chinese Senior Citizens after negotiating their buildings to a scale that is suitable to the rest of the neighborhood, and reciprocally we now use one of their activity rooms for our BVA meetings. We have also welcomed our new neighbors at Piedmont Square, after once again collaborating on appropriate scale and design, just to example the kind of development the neighborhood has supported and to suggest we are not anti-development.

Of very great concern about this proposed building known as 212 Stuart Street, is the effect it will have on LIGHT and SKY, implications for every North-facing building in Bay Village. Shawmut and Piedmont Streets will basically be a tomb, to say nothing of the wind channel effects. Our adjacent little Statler Park, which was only renovated and relandscaped very recently, will be dark and windy as well and we will lose a pleasant place to enjoy the fountain and a cup of coffee in the sun.

I'm thinking of my olden days when I lived in Georgetown in Washington, D.C. and how that city has grown and changed, and yet preserved it's own little jewel of a neighborhood. And I'm as well suggesting that this tower would never be allowed by Beacon Hill. I'm thinking of the historic richness of Boston because of it's identifiable districts, Bay Village being a Star among them. We are only five small streets of carefully preserved architecture and character, why must we suffer a building which essentially erects a wall against us. My very dear friend, now in a Nursing Home after so reluctantly leaving her Bay Village home where she lived for 50 years, happened to have the distinction of being the first woman to graduate from Harvard's School of Architecture. Her last words to me upon leaving our neighborhood were, "don't let them ruin this precious spot." I'm asking you the same.

Sincerely,
Sheila Geoghegan
13 Winchester Street



Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: 212-222 Stuart

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

Wed, Feb 15, 2017 at 12:34 PM

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

CommentsSubmissionFormID: 1540

Form inserted: 2/15/2017 12:33:50 PM

Form updated: 2/15/2017 12:33:50 PM

Document Name: 212-222 Stuart

Document Name Path: /Development/Development Projects/212-222 Stuart

Origin Page Url: /projects/development-projects/212-222-stuart

First Name: Paul

Last Name: Miller

Organization: PROPERTY OWNER, TAX PAYER IN THREE BOSTON NEIGHBORHOODS,VOTER, BAY VILLAGE RESIDENT

Email: [REDACTED]

Street Address: WINCHESTER & PIEDMONT STREETS

Address Line 2:

City: BOSTON

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: RE: 212 Stuart street 17-19 Shawmut Street 1.This project Lies 100 % within the HISTORIC district of Bay Village as defined and created by act of the Massachusetts state legislature. All zoning approvals from the City ("BRA") regarding previous proposals for this site (in 2006 and in 2008) have expired and should be considered null and void in relation to this project. 2.The project is located within the BAY VILLAGE HISTORIC DISTRICT, established under MA General Laws Ch. 40C (Historic Districts Act of 1960), which prohibits new construction which would "materially impair the historical, social, cultural, architectural, or aesthetic significance of the district." Transom's proposed building will denigrate the architectural integrity and historic character of the neighborhood as established by the Massachusetts legislature due to the building's excessive height (199 feet) which is out of scale and character with this historic residential neighborhood and will disrupt the rhythm of the north to south street facades extending from the buildings on Statler Park to the 35-65 foot facades along Church Street. 3. Building Height as proposed violates zoning height restrictions in the Historic District on all 4 parcels by between 469% (164 feet), at most, and 206% (134 feet), at least. Proposed project height is unacceptable and incompatible with existing low-rise buildings in the vicinity and will destroy the intimate character of the neighborhood. Especially, the building would physically isolate and limit the light and air surrounding properties on tiny Shawmut Street. 4.Off-Street Parking Insufficient. The proposal states long-term parking leases for "up to 50 spaces" in the nearby Revere Hotel garage, for a building of 133 units. There is insufficient parking in the area to accommodate the extra cars anticipated and the overcrowding will harm the neighborhood especially during snowstorms when everyone has to move off-street. 5.Floor Area Ratio (FAR) is excessive: 1300% more than FAR zoning for this parcel. See Article 63-9 Density Limitation Regulations (Bay Village Neighborhood District). See also Map 1N, Zoning Districts of City of Boston. 6. Light pollution generated by the project will flood the neighborhood and has not been studied or addressed by the developer. 7.Blue sky will be blocked out of Bay Village. Developer's claims that the building will only be seen by 29% of the Village are inaccurate, due to a faulty methodology. This will be a looming



Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: 212-222 Stuart

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

Wed, Feb 15, 2017 at 3:34 PM

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

CommentsSubmissionFormID: 1542

Form inserted: 2/15/2017 3:34:15 PM

Form updated: 2/15/2017 3:34:15 PM

Document Name: 212-222 Stuart

Document Name Path: /Development/Development Projects/212-222 Stuart

Origin Page Url: /projects/development-projects/212-222-stuart

First Name: Dominic

Last Name: Barakat

Organization: BV resident

Email: [REDACTED]

Street Address: 45 church St, #4

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I understand that redevelopment makes sense however I believe that the proposed height is abusive and violates the entire philosophy of maintaining Bay Village's designation as a historic district. While living in Bay Village, I have observed and come to appreciate the community's steadfast support to maintaining the integrity of our neighborhood, where we ensure that even small changes to existing structures are conforming. It is very discouraging that a developer is proposing something that exceeds the zoned height by over 100 feet and 300% while not admitting the real motive is profit as opposed to improving the neighborhood. The developer should be held to the same standard and base its design on something that conforms to the character and guidelines that are clearly respected by the community. In addition to being incongruous with the neighborhood, I strongly believe that the consequence of the proposed height substantially degrades any public benefit due to the wind and shadows caused in Statler Park. We have a two year old child and intentionally avoid the part of Stuart Street in front of the W Hotel since the effective wind tunnel makes walking there with a stroller unappealing and, despite all the wording in the wind analyses, we worry it will have the same affect in Statler Park. South Cove elderly residents will likely be as or more impacted and it was very discouraging to learn that the developer hasn't even consulted those residents. I welcome engaging with the developer if they work within the parameters under which the long-term residents operate.

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St.

1 message

Gene & Fay Hale [REDACTED]
To: Michael.rooney@boston.gov

Tue, Feb 28, 2017 at 8:56 AM

To: Mr. Michael Rooney. Project manager, 212 Stuart St.

Dear Mr. Rooney:

My wife, Fay, and I have lived at 20 Shawmut St. since February, 1970, and throughout that time our neighborhood association has worked to protect and enhance our heritage and to make this historic village a safe and cherished place to call home. Today, we face a very disturbing proposal to build a massive tower within the boundaries of Bay Village at 212 Stuart St., 17 and 19 Shawmut St.

At the first unveiling of this project, it became quite clear that our street had been turned into the developer's back alley, a distance of just 40 feet including the sidewalks from their back wall to our front door. The venting system, the mechanicals, and five back doors were located on Shawmut St. - not one owner on Shawmut St was contacted by the developer during the planning stage.

If this 199 ft. structure should be approved as is, it will tower over Park Plaza and Bay Village. Tenants of the 131 apartments would have sweeping views over Park Plaza and Bay Village. But residents of Bay Village will be looking at a massive wall. For those of us who live and work on Shawmut Street, there will be no view at all, the 199 foot wall just 40 feet from our front door will block out the sky. A 199 ft tower on this narrow residential street is unacceptable.

The profit motive rather than the historical significance of the location seems to be what's driving this development. Although the developer disagrees with me and stands by his conclusion that the 199 ft height is necessary to make the project economically viable, I believe we have the data to prove otherwise.

Both the developer and the architect have been quick to respond to my complaints and promised to have a revised plan ready for review in about two weeks. A full month has passed since then. Meanwhile, we have been informed that work continues on a revised plan.

Today we have a world class Park Plaza which has replaced a blighted and dangerous Park Square. We have Park Plaza today because the Back Bay residents waged a long war against Mort Zuckerman's plans to construct a high rise spine of commercial buildings from Arlington St. through Park Square alongside the Public Garden and on down to Washington St.

We, my wife, our daughter, and I lived through all of the turmoil. We would welcome the opportunity to stroll with you around Park Plaza to see how successful and how beautifully the plaza blends with its immediate neighbors including Commonwealth Avenue, Newbury Streets, Bay Village, and the Public Garden.

If this 212 Stuart St. development is allowed to go forward, it will be a lot more than a disaster for those of us who live and work on Shawmut Street, it will undermine much of what has been accomplished in Bay Village and Park Plaza since the 1950's. Because of our many battles and remarkable progress over time, we have come to view this historic area of Boston as Hallowed Ground.

Many thanks for listening to our concerns.

Sincerely, Palmer Gene Hale

20 Shawmut Street
[REDACTED]



Michael Rooney <michael.rooney@boston.gov>

212-222 Stuart St 02116

1 message

Sally

Sun, Mar 19, 2017 at 8:19 PM

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

Dear Sir:

As a very long-term resident of BOSTON for several decades and of Bay Village for the last 38 years I have been very proud to show off my beautiful historic built to scale neighborhoods which are part of the draw to Boston for businesses, tourists and residents. City and state are very fortunate to have such Unique and Aesthetically appealing real estate attracting people from around the world.

1) While the Transom development is very good-looking it is in the wrong location. It is, unfortunately an out of scale distraction from the rest of "Statler" square with its early 20th century architecture (Peter Fuller's Motor Mart building, Hotel Statler now the Park Plaza hotel, Paine furniture building, The castle/armory, the Boston Edison building now 100 Arlington St.-The latter being a perfect example of recycling by RelatedBeal).

And 2) it totally isolates an historically unique part of the city, Depreciating value of the real estate located behind the development. Please note that Shawmut Street is a very short street, narrow with only a handful of houses bordered by South Cove and Revere garage. A 199 foot building would completely deprive the houses of air and light. In spite of the architectural renderings of trees there would be absolutely no sunlight at any time of day either on Shawmut Street or the Church Street passageway. It would be a sterile lifeless space ideal for illicit activity to which the occupants of 212-222 Stuart Street would be oblivious.

Please please give it serious thought before we make this a tragic mistake to our city. It is so important that the city be inclusive in its development and not create stagnant dead pockets.

Thank you for hearing me out and considering all aspects. It really is important to the city.

Yours truly

SG Withington

Fayette Street 02116

Sent from my iPhone



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St 17-19 Shawmut March 20 meeting

6 messages

Paul Miller [REDACTED]

Thu, Mar 9, 2017 at 9:48 AM

To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>, "David.Carlson@boston.gov"

<David.Carlson@boston.gov>

Cc: [REDACTED] Michelle Wu <Michelle.Wu@boston.gov>, "tito.jackson@boston.gov" <tito.jackson@boston.gov>, Bill Linehan <bill.linehan@boston.gov>, ANNISSE ESSAIBI GEORGE <A.E.George@boston.gov>, MICHAEL FLAHERTY <Michael.F.Flaherty@boston.gov>, Ayanna Presley <Ayanna.Pressley@boston.gov>, I Fay Hale <[REDACTED]>

Dear Micheal & David,

Please accept this email as our request to separate the dual meeting scheduled for March 20 regarding above referenced project.

We are voters, citizens of Boston, taxpayers and own Real Estate in three different neighborhoods in the city.

The combination of the Bay Village Neighborgood association Planning meeting and the one and only BPDA public meeting is in no way serving the public good.

Your agency has an obligation, as set forth in your mission statement and the organizational frame work, to serve the citizens of Boston to enhance the public realm.

By combining these two meetings your organization is shirking its responsibilities. This is a project seeking to violate existing zoning by 469% violate FAR by 1600%.

build in a historic district,

It will throw shade on Staler Park AND the Public Garden.

Please protect our neighborhood!

Micheal, you were in attendance at the last planning meeting regarding this project. It went on for 2+ hours just on the designs.

With the developers presenting new designs on the 20th there will be no time to engage your Orhanzation.

Clearly the meeting on the 20th is an attempt to push this project through without appropriate public comment.

There is an enormous amount of discourse on this subject in Bay Village, the neighborhood is split. There are at least two separate groups organizing against this project.

A open, public meeting lead by YOUR organization is absolutely required AFTER the developer presents their latest design on the 20th.

Please add this letter, in opposition to the project, to the public record.

Please enter it as THREE separate residents in opposition.

Please schedule a separate meeting organized and mediated exclusively BY the BPDA and allow for the process of public comment to progress in the manner in which it was designed.

Best regards,

Paul R. Miller

Pia T. Miller

Zachary Graves Miller

Bay Village

Sent from my iPhone 5s



Michael Rooney <michael.rooney@boston.gov>

Project Comment Submission: 212-222 Stuart2 messages

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

Tue, Apr 4, 2017 at 9:46 AM

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

CommentsSubmissionFormID: 1720

Form inserted: 4/4/2017 9:46:14 AM

Form updated: 4/4/2017 9:46:14 AM

Document Name: 212-222 Stuart

Document Name Path: /Development/Development Projects/212-222 Stuart

Origin Page Url: /projects/development-projects/212-222-stuart

First Name: Aviva

Last Name: Figler

Organization:

Email: [REDACTED]

Street Address: 25 Piedmont Street

Address Line 2: Unit 4

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02116

Comments: I am against this project. I am a property owner/resident of Bay Village. A 19 story building is too high: that height doesn't comply with zoning height in Bay Village, doesn't warrant a zoning variance just because 19 stories is the only way this project can be economically viable for whoever develops it/owns the property, and overall, this project will affect my property value. I did NOT purchase my property with the expectation that a 19 story building would be built in a neighborhood that doesn't allow for a building of that height to be built. Again, strongly against this.

PMContact: michael.rooney@boston.gov

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

Tue, Apr 4, 2017 at 3:38 PM

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

CommentsSubmissionFormID: 1721

Form inserted: 4/4/2017 3:37:09 PM

Form updated: 4/4/2017 3:37:09 PM

Document Name: 212-222 Stuart

Lastly the BCDC has a meeting this Tuesday and their agenda has not been published. Is this project on that agenda to be voted on ?

If so, the notice period does not comply with the required timeframe and their vote should be postponed at least one month.

See you tomorrow.

Please contact me directly with any questions.

Best regards,

Paul Miller
Bay Village
6172010150
[REDACTED]

[Quoted text hidden]

James Chan <james.chan@boston.gov>
To: Michael Rooney <michael.rooney@boston.gov>

Mon, Mar 20, 2017 at 1:51 PM

Michael,

what is the height for this location for "as of right?"

James Chan
Chief of Staff

Office of Boston City Councilor Bill Linehan, District 2
One City Hall Square
5th floor
Boston, MA. 02201
617-635-3203

On Mon, Mar 20, 2017 at 8:28 AM, Bill Linehan <bill.linehan@boston.gov> wrote:
[Quoted text hidden]

Michael Rooney <michael.rooney@boston.gov>
To: James Chan <james.chan@boston.gov>

Mon, Mar 20, 2017 at 2:31 PM

Hi James,

45 ft is the allowed zoning height, but a project on this location was approved by the BPDA and ZBA in 2008 with a 120 ft height.

Mike
[Quoted text hidden]

James Chan <james.chan@boston.gov>
To: Michael Rooney <michael.rooney@boston.gov>

Mon, Mar 20, 2017 at 2:41 PM

thanks

James Chan
Chief of Staff

Office of Boston City Councilor Bill Linehan, District 2
One City Hall Square



Michael Rooney <michael.rooney@boston.gov>

The morning after

Gene & Fay Hale - [REDACTED]
To: Michael.rooney@boston.gov

Tue, Mar 21, 2017 at 12:44 PM

Good morning Michael,

It was a pleasure to meet you just before the meeting at the Revere Hotel got underway. I was wrong about one item that I reported to you regarding the Heritage condos. I said that a condo was advertised at \$17,000.00 per month. I was in error.. I should have said, \$17,500.00 per month. - The Boston Guardian , March 17, 2017 page 11. "Executive rental home in Heritage on the Garden, Back Bay \$17,500/month."

Now, to the meeting about 212-222 Stuart St/17-19 Shawmut St. I cannot imagine how difficult it must have been for you to witness such a display of raw emotions and passionate feelings about this project.

The project got off to a bad start and seems to have gone downhill since then. For example: Peter Spillios did not talk with any property owner on Shawmut Street before this plan was presented to the public. That is when we learned that Shawmut St. had been relegated to the status of their back alley.. When I challenged Peter and the architect at the first meeting in the Revere Hotel, they responded at once. Both agree with what I said. The architect said he would get to work on a revised plan immediately. Peter promised to engage everyone on his team and would report back in about two weeks. The result was a new and thoughtful design which you saw last night. Both Fay and I have expressed our gratitude to Peter.

The height problem remains and it will not go away. I will contact Peter in an effort to find a way forward. A careful reexamination of economic viability is essential but there are other complexities to be resolved. Meanwhile, it would be my pleasure to have a stroll with around the Bay Village and Park Plaza neighborhood for a close look at the problem we face today.

Sincerely, Gene and Fay Hale

s



Michael Rooney <michael.rooney@boston.gov>

Nice meeting you last night at BVNA

Bolvin, Gina [REDACTED]
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Tue, Mar 21, 2017 at 4:07 PM

Michael, thanks for coming last night.

As you know, most of the neighborhood is opposed to the 19 story project on Stuart Street and I am one of them

I do not believe a building of this height should be in our historic district, and I am worried about setting a precedence in our "village."

We appreciated your time and thank you in advance of supporting us.

Warm Regards,

Gina

"America's Top Women Advisor" - Forbes Magazine, 2017

Check out my CNBC "Closing Bell" interview ! <http://app.criticalmention.com/app/#clip/view/25343176?token=747fd665-2afb-4c01-95c4-8fbde31bb701> *

Featured as a "Woman of Influence" for 2016 by the Boston Business Journal and interviewed here: <https://vimeo.com/192185538>



Gina Bolvin Bernarduci, CFS

President

Bolvin Wealth Management Group

31 Milk Street, Suite 203

Boston MA 02109

[REDACTED] Office

[REDACTED] Fax

[REDACTED]



Michael Rooney <michael.rooney@boston.gov>

Re: 212 Stuart Street project

1 message

Rozina Lee [REDACTED]

Thu, Mar 23, 2017 at 1:35 PM

Reply-To: Rozina Lee [REDACTED]

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

Mr. Rooney,

I oppose the 19 story 212 Stuart Street project.

Regards,
Rozina Lee



Michael Rooney <michael.rooney@boston.gov>

212 Stuart St. Project

Robert Lashway [REDACTED]
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Thu, Jan 26, 2017 at 1:30 PM

Cc: "BILL.LINEHAN@BOSTON.GOV" <BILL.LINEHAN@boston.gov>, "MICHELLE.WU@BOSTON.GOV" <MICHELLE.WU@boston.gov>, "Aaron.M.Michlewitz@mahouse.gov" <Aaron.M.Michlewitz@mahouse.gov>, "Jenny Steger [REDACTED]"

Dear Mr. Rooney –

I am writing on behalf of myself and my wife, Jennifer, to convey our **STRONG** opposition to the proposed development at 212 Stuart Street. We agree that the parcel should be developed, but we do not understand how the proposed height can be allowed given Bay Village's designation as a "historic district". Importantly, 212 Stuart Street is clearly part of the historic neighborhood.

The proposed height is approximately 4 TIMES larger than what is allowed in the neighborhood and approximately double the size approved in 2008. The new and permanent winds, shadows, noise, and sunlight reduction are just a few of the effects a 200 foot building would impose on this historic neighborhood. **It also would set a horrible precedent for future developers in Bay Village and other historic neighborhoods in Boston to try and side-step these laws.**

We've lived in Bay Village for almost 5 years and previously lived in Roxbury, South Boston, and Dorchester for a combined add'l 10+ years. With 2 young kids we intend to stay in Bay Village for years to come, send our kids to BPS, and enjoy everything about the neighborhood. In our relatively short time in Bay Village, we have enjoyed the community's dedicated approach to ensure structural changes are conforming and consistent with the neighborhood's history. **The 212 Stuart St. developer, Transom, should be held to the same standard as everyone else.**

Thank you for taking the time to read this note. We look forward to future community meetings about this project.

Best Regards,

Rob and Jennifer Lashway

45 Winchester St.

[REDACTED] (Mobile)

ROBERT W. LASHWAY, CPA/CFF/ABV

PARTNER

FloydAdvisory

STRATEGY & VALUATION | SEC REPORTING & TRANSACTION ANALYSIS | LITIGATION SERVICES

[REDACTED]



212 Stuart Street- strongly opposed

1 message

Gina Bernarduci [REDACTED]

Wed, Mar 29, 2017 at 3:32 PM

To: michael.rooney@boston.gov, [REDACTED]

david.carlson@boston.gov, Earl Winthrop

I'm writing to inform you that I am strongly opposed to the 19 story project at 212 Stuart Street. A 19 story building does not belong in Bay "Village" and most of the neighbors at the associate meeting voiced concern and outrage.

In addition, the Bay Village Neighborhood Association vote is on April 10th, which is on Passover, and probably not a great night.

Gina Bernarduci
136 Arlington St
Boston MA 02116



Michael Rooney <michael.rooney@boston.gov>

Environmental Impact of 212 Stuart - Shadow Laws, Scoping, and Extension of Comment Period

Kathleen Hull [REDACTED]
To: Michael Rooney <michael.rooney@boston.gov>

Fri, Mar 31, 2017 at 2:49 PM

In re: Potential Environmental Impact of 212 Stuart at 199 feet – Shadow Laws & Extension of Comment Period

31 March 2017

Dear Mr. Rooney,

This is a follow up on my verbal comments at the Public Meeting for 212 Stuart on March 20th. Simply stated, based on Transom's presentation of shadow data in the PNF, it is impossible to tell if the proposed building at 199 feet is in conformity with the state's shadow laws (Ch. 362. An Act Protecting Certain Public Commons (1990) and Ch. 384 An Act Protecting the Boston Public Garden (1993)). I believe it is possible that the proposed building will cast shadows on the Commons and Garden, given the fact that the proposed building is taller than all of the buildings to its north (As the architect stated at a public presentation, 212 Stuart is expected to offer "a glimpse" of the Parks from its top floors.)

In 5.2.1 and 7.3 of their PNF, dated Dec. 8, 2016, Transom states that they did a shadow impact analysis "as typically required by the BPDA," and presents 14 data points (at 9 am, 12 noon, 3 pm and, in two cases, 6 pm) from 4 days of the year (Mar 21, June 21, Sept. 21 and Dec. 21). Transom offers the conclusion that the proposed Project will cast "no new shadow on the Public Garden or Boston Common." (5.2.1 and 5.2.6) However, according to the shadow laws, for buildings located outside of the Midtown Cultural District, new shadows may only be cast on the parks for one hour after sunrise or 7 am (whichever is later), or the last hour before sunset. Thus, the data offered does not show us what shadows are created by the proposed Project during the rest of the day—and the longest shadows are cast, of course, in the early morning and late afternoon.

Transom also does not tell us what "applicable Altitude and Azimuth data for Boston" was used, nor anything about their methodology, so we can judge little about the accuracy of their conclusions. Finally, Transom suggests in Figure 3-1 that the height of 1 Charles Street is 190 feet; however, two online building height sources have the height of that building at just 179 feet, which assumption might also affect the measure of possible shadow creep on the Common produced by 212 Stuart at 199 feet.

the BPDA may be viewing this parcel as part of the Stuart Street corridor and highly likely to approve a building of 120" (if not more). Given this, I feel strongly that the Stuart Street Planning guidelines, which were approved by the BPDA, should be applicable to this project as well. In my view, the guidelines are more progressive and require enhanced mitigation. For example, one requirement is that any building over 155" is required to have a child care facility – creating a more family friendly environment. Shadow and wind requirements are also enhanced. I have included a link to the current zoning and project document for you review and consideration.

Finally, I would be happy to see this lot developed by Transom and understand that adhering to the current Historic District zoning is not realistic to expect for multiple reasons. I love the idea of developing the park as discussed, but unfortunately do not feel that this is adequate mitigation to accept a 199" building, regardless of the finishes, quality or developer. While my personal preference would be for a significantly lower building that is more congruent with the neighborhood, I also think that the building as proposed with meaningful height reduction and appropriate mitigation would be acceptable.

Thank you very much for your time and consideration. I would welcome the opportunity to speak with any of you further should you be interested.

Sincerely,
Sara Barakat

Stuart Street Planning Study: <http://www.bostonplans.org/planning/planning-initiatives/stuart-street-study>

Zoning per Article 48 in the Boston Zoning Code: https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART48STSTD1



Michael Rooney <michael.rooney@boston.gov>

212 Stuart development

Sheila Geoghegan [REDACTED]

Fri, Mar 31, 2017 at 3:19 PM

To: michael.rooney@boston.gov

Dear Mr. Rooney, I hope that you will consider a more comprehensive study of the shadow implications of this project as you suggested at the BVA Planning meeting on March 20th. I have lived in Bay Village since 1970 and treasure it's unique historical character and along with the majority of neighbors, strongly oppose, in particular, the height of this building. Thank you.

Sheila Geoghegan, 13 Winchester Street. Please enter this email in the public record.

Sent from my iPhone



Michael Rooney <michael.rooney@boston.gov>

development at 212 Stuart Street/17-19 Shawmut Street in Bay Village

Prilla Brackett [REDACTED]

Sun, Apr 2, 2017 at 2:50 PM

To: michael.rooney@boston.gov

Dear Mr. Rooney,

My name is Prilla Smith Brackett. I am a Boston resident, and voter, who lives at 45 Church Street #11, Boston, MA 02116. I am writing to you regarding the 199 foot building proposed for 212 Stuart/17-19 Shawmut Street in Bay Village. I urge you to reject the proposal as it now stands.

My main concern is the height which is unsuitable for the scale of our historic district. Our neighborhood consists of mostly 4-6 story buildings. On the Stuart Street side of Bay Village only 120 feet has been approved for previous site proposals at the 212 Stuart site. The developer has made some attractive modifications for the lower level of the currently proposed building. However, he has adamantly stated that the building will be 199 feet or not be built. He claims that only a very tall building is economically viable. It is hard to believe that last year, two blocks away on Church Street, on a parking lot about the same size as the 212 Stuart Street lot, a successful, handsome 4-story building of condos was built. All the units quickly sold. I urge you to deny permits for the 199 foot building proposed for 212 Stuart and to set 120 feet as the height limit for this site.

Thank you.

Sincerely,

Prilla Smith Brackett

Prilla Smith Brackett
[REDACTED]



Michael Rooney <michael.rooney@boston.gov>

212 Stuart 17-19 Shawmut Street IAG

1 message

Paul Miller <[REDACTED]>

Thu, Mar 30, 2017 at 5:11 PM

To: [REDACTED]

Cc: Michael Rooney <michael.rooney@boston.gov>, David Carlson <DavidCarlson@boston.gov>, [REDACTED]
 tito.jackson@boston.gov, MICHAEL FLAHERTY <Michael.F.Flaherty@boston.gov>, Michelle Wu
 <Michelle.Wu@boston.gov>

Dear Members of the IAG,

Please accept these comments and make them part of the public record regarding the above referenced project.

IMPACTS DETRIMENTAL TO THE BAY VILLAGE NEIGHBORHOOD

The height of the project is detrimental to our neighborhood.

1. The project is located within the **BAY VILLAGE HISTORIC DISTRICT**, established under MA General Laws Ch. 40C (Historic Districts Act of 1960), which prohibits new construction which would "materially impair the historical, social, cultural, architectural, or aesthetic significance of the district." Transom's proposed building will **denigrate the architectural integrity and historic character of the neighborhood** as established by the Massachusetts legislature due to the building's **excessive height (199 feet)** which is out of scale and character with this historic residential neighborhood and will disrupt the rhythm of the north to south street facades extending from the buildings on Statler Park to the 35-65 foot facades along Church Street.

Building Height as proposed violates zoning height restrictions in the Historic District on all 4 parcels by between 469% (164 feet), at most, and 206% (134 feet), at least. Proposed project height is unacceptable and incompatible with existing low-rise buildings in the vicinity and will destroy the intimate character of the neighborhood

Blue sky will be blocked out of Bay Village

2. Shade/height on Staler Park will be an irreversible impact on the City public spaces. Developer has not shown that the tower he proposes will not put shade on the Public Garden which would be an irreversible detriment to the City . Only that it will not put shade on up to the middle of the garden.

Proposed mitigation: Reduce the height of the building by 154 feet.

4. South Cove Residents (230 Stuart St) Engagement direct negative IMPACT. The point has been raised at each developer/community meeting. Transom still hasn't made an effort to connect with the 150+ frail and disabled residents to inform them of the project - they will be the most affected! At a minimum, Transom should be held accountable for notifying them/soliciting input about the scope project and negative implications to the South Cove residents, regardless of the language and physical barriers. I also kindly request that the IAG explore the impact to this community, and potential mitigants, in addition to those of the Bay Village Neighborhood more generally.

Proposed mitigation: Reach out to the community

5. Parking plan is insufficient : direct negative impact in the smallest neighborhood in the city: As repeatedly outlined by the developer he has a solid clay subsurface base.

Gina Bernarduci
136 Arlington Street, Apt. PH
Boston, MA 02116

April 9, 2017

Michael Rooney, Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Cc: (via email):

Senator Boncore, joseph.boncore@masenate.gov
Representative Michlewitz, aaron.m.michlewitz@mahouse.gov
Mayor Walsh, mayor@boston.gov
Office of Neighborhood Services Rep. Chambers, samuel.chambers@boston.gov
Councillor Linehan, bill.linehan@boston.gov
Councillor Essaibi George, a.e.george@boston.gov
Councillor Flaherty, michael.f.flaherty@boston.gov
Councillor Pressley, ayanna.pressley@boston.gov
Councillor Wu, michelle.wu@boston.gov

Re: Opposition to 212 Stuart Street Project

Dear Mr. Rooney,

I am a voter, taxpayer and resident of the Bay Village Historic District in Boston, Massachusetts.

I write to express my strong opposition and concerns regarding the proposed 212 Stuart Street Project (the "Stuart Street Project" or "Project").

As proposed, the 212 Stuart Street Project is entirely incompatible with the Bay Village Historic District and, if approved, would detrimentally impact the neighborhood and public realm. At a sweeping **199 feet**, the Project would represent the tallest non-conforming building in the history of Bay Village -- a tiny neighborhood of historic row-houses, apartments, and single family homes. The project should be disapproved on the following grounds:

- (1) The Project violates Bay Village's Historic District Zoning Regulations (Article 63);
- (2) The Project detracts from design and scale of the Bay Village Historic District;
- (3) The Project causes detrimental wind, shadow, daylight, traffic, parking and blue-sky impacts;

(4) The Project ignores the Stuart Street Planning Study, and rises above the 155 foot maximum height restrictions set for Stuart Street properties abutting Bay Village;

(5) The Project threatens 34-years of Bay Village and Boston historic preservation.

For these reasons and as set forth below, I respectfully request that the Boston Planning and Development Agency (“BPDA”) issue a determination that disapproves the project or requires a reduction of the Project’s height and scale to mitigate detrimental impacts to the Bay Village Historic District and the public realm.

I also respectfully request that the Office of the Mayor and members of the City Council take appropriate action to oppose the Project or take meaningful steps to reduce the Project’s height and scale.

I. The 212 Stuart Street Project Would Cause A Detrimental Impact to the Bay Village Historic District and to the Public Realm

As proposed, the height of the 212 Stuart Street Project is completely out-of-scale with the Bay Village Historic District. The Project is over 4 times higher than the current allowable zoning within the Historic District and 65% higher the previous project approved by BPDA for that site. The Project is more than 7.5 times higher than its immediate Bay Village neighbor, Erbaluce. It’s higher than the 155 foot zoning allowance for abutting properties in the Stuart Street District. Finally, it’s higher than any building currently approved on Harrison Street, commonly referred to as the “Ink Block.” It is simply beyond comprehension, how Boston’s tiniest historic district has attracted such an unprecedented and audacious building proposal. It should be rejected.

Far from creating a “gateway” to Bay Village, the 212 Stuart Street Project would create a “Stuart-Street Wall” separating Bay Village from the larger community. While certain street-level changes have been proposed to the original design, the building will tower above historic row-houses, providing an incongruous modern backdrop to the village, blocking a material amount of blue sky, reducing daylight levels and detracting from the historic character of the area.

Some of the numerous detrimental impacts are listed below:

A. Increased Wind

The Stuart Street Project will cause a detrimental wind impact to the village. The wind study, conducted by Dr. Wu, an expert retained by Transom (the Project's developer), concluded that the Project will cause an increased wind-impact in certain areas of the Bay Village Historic District. For example, winter wind conditions on Church Street will increase. This area is a location that neighbors frequently gather by the street and sidewalks. As a consequence, a truly unique benefit to village living will be compromised.

B. Loss of Daylight and Blue Sky

The Project will result in a considerable loss of daylight and blue sky throughout the neighborhood. The proposed tower will rise above Bay Village row-houses eliminating sunlight and blue sky, particularly for residences on Shawmut Street, Piedmont Street and Church Street. Some of Bay Village's most vulnerable, elderly neighbors in the South Cove Residences will be severely impacted.

C. Increased Shadow

The Stuart Street Project will result in increased shadow on Statler Park, a beautiful park recently renovated. The issue of shadow-creep is a significant city-wide concern for Boston's public parks. Indeed, the BPDA's Stuart Street Planning Study, which was adopted into zoning regulations, expressly prohibited projects that would cast undue shadows onto Copley Square Park. See Article 48. The same principles should apply to Statler Park. As Elizabeth Vizza observed in her recent editorial, "no amount of fertilizer and water can correct for loss of sunlight – an asset that is important not just for horticulture, but also for the thousands of people who use these parks daily as they commute to work, relax and recreate. . . ." Vizza, *Don't drape our iconic public parks in shadows.* See <https://patch.com/massachusetts/beaconhill/don-t-drape-our-iconic-public-parks-shadows>. Shadows on Statler Park will have a significant negative impact to Bay Village residents and the public realm and at a minimum should be mitigated if not avoided all together.

D. Increased Traffic and Parking Congestion

While the 212 Stuart Street Project proposes approximately 131 units, it offers no on-site residential parking, creating an increased parking burden in the area. Specifically, the Project places a greater strain on local garages and lots, particularly during snow emergencies. Also, the Project will likely result in increased traffic congestion on Stuart Street and Arlington Street, an area that is already burdened by a six-way intersection, residences at 100 Arlington, the Park Plaza Hotel, along with Flemings and Maggiano's restaurant valet services.

E. Increased Disruption and Risk of Damage

The 212 Stuart Street project would cause undue and prolonged disruption to the Bay Village Historic District. The Project calls for the construction of a 199 ft. (19 stories) building to be built in an historic district limited to a maximum height of 45 ft. The construction of this non-compliant building would result in undue disruption, traffic, noise, and dust. Also, the project could subject the abutting fragile and historic homes to damage, particularly to their foundations. The burdens to the community simply do not outweigh the benefits.

II. 212 Stuart Street Violates the Zoning Requirements of the Bay Village Historic District, the Stuart Street District, and BPDA's Stuart Street Planning Study

Not only does the proposed project violate the Article 63 height restrictions in Bay Village, at a colossal **199 feet**, the Project disregards the height restrictions proposed in the BPDA's "Stuart Street Planning Study" (the "Study"), adopted into the Stuart Street District's zoning regulations (Article 48) in 2016. For these reasons alone, the 212 Stuart Street Project should be rejected.

The Stuart Street Planning Study was an objective, independent, multi-year planning and impact study conducted to review the Stuart Street District, including Bay Village. With respect to the study, the BPDA, independent consultants, and the Stuart Street Planning Study Advisory Group "spent over 3 years examining potential development opportunities, identifying and defining height, density, and use recommendations, and developing scenarios for future development in the area. This work included an

assessment of the impacts of density and height on the surrounding neighborhoods, including the impacts on the transportation infrastructure, transit system, parking supply, and the environmental impacts such as wind, shadow, and groundwater. Provisions for and protection of open space, pedestrian access, historically significant buildings, and view corridors were also considered.” See Stuart Street Planning Study FINAL Development Review Guidelines 10-15-15,

<http://www.bostonplans.org/getattachment/f785b033-65f7-4f70-a1ee-418fa6d0f03c>.

In addition to a zoning review of Stuart Street, the Study also reviewed zoning allowances in Bay Village. In pertinent part, the Study’s goals and objectives were to:

improve the district’s quality of character and environmental sustainability; minimize negative impacts any new development may have on shadow, wind, traffic, groundwater and public infrastructure; use existing transportation and urban infrastructure to reduce energy consumption and to improve air quality; ***preserve and protect both the immediate area and adjacent neighborhoods; and respect the historic context and the scale of abutting neighborhoods.***

Article 48 Stuart Street District - Draft for Boston Zoning Commission - 3-4-16. See link,

<http://www.bostonplans.org/getattachment/0e7d901d-b586-4b13-9df1-6953a3a609c1> (emphasis added).

While the Study allowed some increased height within the Stuart Street District, it expressly determined that “existing zoning continue[d] to apply” in Bay Village. See Proposed Development Review Guidelines link <http://www.bostonplans.org/getattachment/9bc76e9f-cb2e-4f48-aa01-3bd5cd27e72c>. Put simply, Bay Village Historic District historic zoning was preserved and protected.

But the Study didn’t stop there. It also protected Bay Village by limiting the height of abutting buildings within Area 1 of the Stuart Street District to **155 feet**. See Article 48, codifying the Study’s findings of a maximum 155 ft. height in “Area 1” of the Stuart Street District, abutting Bay Village.

https://www.municode.com/library/ma/boston/codes/redevelopment_authority?nodeId=ART48STSTDI

At 199 feet, the 212 Stuart Street Project even violates the 155 ft. maximum height requirements for Stuart Street District abutters. Accordingly, there is no justifiable reason to approve this project within the Bay Village Historic District.

III. The 212 Stuart Street Project Would Threaten the Bay Village Historic District and the Other Historic Districts in City of Boston

If approved at its current scale and height, the 212 Stuart Street Project would create a dangerous precedent for both Bay Village and the other eight historical districts in the city of Boston. These “Historic Districts” were created (1) to preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns; (2) to maintain and improve the settings of those buildings and places; and (3) to encourage new designs compatible with existing buildings in the district.

Approval of this project would threaten Boston historic districts and could open a pandora’s box of non-conforming development projects in historic districts throughout the City of Boston. Indeed, after some online research, I have not encountered a single non-conforming project of this scale and scope that was approved by the BPDA/BRA in a Boston historic district. The BPDA is charged with a responsibility to “create an appropriate context for new development while respecting the City of Boston's historic character and its future aspirations.” It should not place historic districts at risk, or render a historic district designation meaningless.

IV. The Mitigation Proposed by the IAG Is Insufficient

The proposed mitigation is insufficient to remedy height-related impacts. As I understand it, the Impact Advisory Group (IAG) for the 212 Stuart Street Project has proposed a mitigation plan which, in part, calls for the 212 Stuart Street developer to fund a vest-pocket park on the corner of Arlington and Cortes Street. Of course, any added greenery would be a welcome addition to Bay Village; unfortunately, this mitigation would not remedy the impact and concerns caused by a **199 ft.** building in our historic community. A small park by the Massachusetts Turnpike (I-90), simply would not restore blue sky, replace sunlight, reduce wind in Bay Village or eliminate shadow-creep in Statler Park. Nor does it decrease traffic, increase parking or protect our historic Bay Village from over-reaching development. A more meaningful mitigation plan would require this developer simply to reduce the height and scale of its current Project.

Conclusion

I am certainly in favor of reasonable development within Bay Village. In fact there have been numerous developments (even with modern design elements) that have an appropriate height and scale for our Historic District. However, at its proposed 199 foot height, the 212 Stuart Street Project would materially detract from our district and the public realm. For that reason, I respectfully request that the BPDA, the Mayor, and members of the City Council take action to oppose or reject the 212 Stuart Street Project, as proposed, or take meaningful steps to reduce its height and scale prior to approval.

Thank you for your time and consideration. Please add my opposition into the public record.

Respectfully submitted,

s/ Gina Bernarduci

Additional cc:

BCDC

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