

3193 Washington Street Public Comments

Date	First Name	City	Comments
5/27/2016	jennifer	jamaica plain	Cars should not live on the first floor. All parking needs to be fully underground. Activate the street scape with retail not a dead space housing cars. The first floor should contain retail to provide needed amenities for all the tenants of new Washington Street projects. If you don't add enough retail to all these new housing projects, people will be driving elsewhere for their basic needs, creating more gridlock and counteracting the concept of transit oriented development.
6/15/2016	Martha	Jamaica Plain	<p>I attended the BRA hearing last week. I share the sentiments that were expressed at the meeting:</p> <ol style="list-style-type: none"> 1.The overwhelming preponderance of single units is very anti-family 2. The 17% affordability is about half of what it should be 3. There seems to be no mechanism in place to ensure that the commercial space will go for a useful neighborhood business and not a high-priced chain 4. The setbacks going down Montebello is inadequate and the building will completely over-power its neighbor <p>In general I have been disappointed that there is minimal to no recording of neighbors' comments at these neighborhood BRA sessions which gives at best the appearance of disorganization. The other interpretation is that this is all for show.</p>
6/16/2016	Daniel	Jamaica Plain	<p>Following a meeting held at ESNA on June 6, the developers and Mr. Gary Uter of the BRA stated that the comment period would be extended, and that further community meetings would be scheduled to review community concerns regarding affordability and compliance with the emerging planning guidelines of the BRA's JP/Rox Plan.</p> <p>We note that the comment period has not been extended.</p>
6/20/2016	Beverly	Boston	<p>i was unable to attend the first meeting in April but was present at the June 6th meeting. I am concerned that as an abutter directly below this proposal, there has been no effort to reach out to us directly. I believe that the proposed design, height and setbacks do not integrate well with the existing community fabric and character. The project proposes FAR and a building height that are well beyond the maximums set in zoning guidelines, a parking space ratio well below the minimum, and no setbacks. The scale of this project is not proportional to the 3 family subdistrict that surrounds it. With parking already a premium in the neighborhood, we are very concerned how the retail space will bring in more traffic/ parking issues. There was no discussion at this meeting how the back of this 5 story building impacts the neighborhood and those of us on Haverford St directly below. In addition I support the many voices who spoke for stronger goals for affordability percentages and incomes and analysis of more solutions, and for good job standards with good wages and accessible for Boston residents, people of color and women.</p>
7/12/2016	Martha	Jamaica Plain	<p>I thought you did a great job of facilitating last night's meeting. And thank you for bringing a recorder.</p> <p>I also think the increase of 3 bedroom and 2 bedroom units is an important change. The other changes are less substantial and the height at the back of the building, overlooking Haverford, is too imposing. The lack of a shadow study weakens the presentation by the developers and I worry that its omission is not accidental. I believe the building should not be greater than 4 stories, similar to most of the multi-family dwellings on that block.</p> <p>My deepest concern is not meeting deep affordability criteria. I have lived here for 30 years and the neighborhood attracted me and my husband, who is from Puerto Rico, because of its diversity and tolerance for different races, cultures and income levels. There has always been community activism by all sectors here and we have striven to make our neighborhood welcoming and full of public amenities for all.</p> <p>The BRA, of all agencies, should be aware of the risks of displacement and should work with the mayor to develop a policy on inclusion and neighborhood stability. The capitulation to private development to lead the effort to develop new and appropriate housing is shameful. And there is no evidence that cramming in high rises here will lead to lower housing costs in Boston: it will just provide housing availability for the wealthy to move here. I am not opposed to developing the neighborhood but it should be done following development principles as laid out by the Urban Institute.</p> <p>Why isn't the mayor exploring non-profit-making avenues of land management such as land trusts? The DSNI land trust is nationally renowned and a model for other cities. Why isn't the mayor interested in reproducing that? To make all housing except for the very poor a form of financial investment and speculation is similar to leaving the task of education and health care delivery in the hands of for profit corporations. Works out well for the very wealthy, perhaps, but not so well for the rest of us.</p>

7/24/2016	Reva	Jamaica Plain	<p>I appreciate the developers restoring appropriate commercial space (3200 sq ft) to the site; reducing the total number of units to 40 from 49, and placing the entrance and exit of the parking garage on Montebello St.</p> <p>1. Given that a 6 story, 72-unit building is directly across 40 ft Washington St., a much greater setback from the property line is needed to minimize a tunnel effect. An appropriate sidewalk fronting Washington St. should be 14 feet, which could include 5 feet of green space. The Montebello St. sidewalk is only 7 feet and needs to be widened considerably to safely accomodate building and pedestrian traffic.</p> <p>2. 3193 should have sideback from the 3 story building it abuts on Montebello and on Haverford for the triple deckers it will abut. The building facade should more indented balconies at floors 4&5.</p> <p>3. Affordability remains an issue.</p> <p>3. Putting 5 and 6 story buildings</p>
7/27/2016	Sam	Jamaica Plain	<p>as a long term jamaica plain resident, i am dismayed to see city planning that fails to address the urgent need for affordable housing. specifically;</p> <p>I oppose At The Stony Brook LLC and CRM Property Management Corporation (City Realty)'s request for BRA approval and zoning variances at 3193 Washington Street. The developers should submit a new proposal.</p> <p>- The developers and related companies should:</p> <ul style="list-style-type: none"> * build apartments for rent, to make them affordable at lower income levels * include a much higher percentage of affordable units than 17.5% * include many units for households making less than \$35,000 a year, including setting aside many affordable rental units for voucher holders * apply for City and State funds, including DND funds and tax credits * create a long-term solution for affordability at 26 School St * commit that construction jobs are 51% Boston residents, 51% people of color, 20% women, and pay a minimum of \$25-30/hr * not receive zoning variances, which would be illegal and would not be justified by the proposed affordable housing – the proposed “affordable” condos are at too high income levels (close to \$78,500 for a family of four for some units, and close to \$98,100 for the rest) that do not benefit the community
7/28/2016	Louise	Roxbury	<p>My name is Louise Profumo and I have lived in the Egleston Square area for over 40 years. I am have been lucky to own my home for 30+ years.</p> <p>The changes that are happening to this area are frightening. I see my neighbors leaving each month because of no cause evictions, rental increases and condo conversions. Where are we to live?</p> <p>Currently, the most pressing concern is the development project at 3193 Washington Street. I am opposed to the current plan of SToney Brook LLC and CRM Management.</p> <p>The area doesn't need more expensive, small condos with not enough affordable units IThe space should be converted to apartments, not condos, with deep affordability. This is necessary to maintain the economic diversity of the area. The developer has been told this in many community meetings and it seems to me that they are working hand and hand with the BRA to ignore the input from community residents.</p> <p>City Realty says that they are giving back to the community with donations to non-profits, but they are taking much more than they are giving. The tenants at 26 School street deserve to stay in their homes at affordable rents. They are my neighbors and we cannot afford to see them leave.</p> <p>I would appreciate any feedback from you concerning these issues</p>

7/28/2016	Lucia	Jamaica Plain	<p>I am a local resident of the area and a strong advocate for affordable housing. Affordable housing means housing that everyone can afford. That should include low income workers and families. Cities like Boston are safer, stronger, and more resilient when we prioritize the quality of life of those at the bottom of the economic and social ladder. This particular project does just the opposite. While it may look like a reasonable proposal that will bring in tax revenue into the area in the short term, in the long term this project and projects like it hurt the city and its residents by fostering a development model that centers middle and upper class residents. That kind of model is destructive and unsustainable. Please do the correct thing from a moral and policy perspective and insist that developers submit a new proposal that embraces a more sensible model: one that lifts up low income residents.</p> <p>I oppose At The Stony Brook LLC and CRM Property Management Corporation (City Realty)'s request for BRA approval and zoning variances at 3193 Washington Street. The developers should submit a new proposal.</p> <p>The developers and related companies should:</p> <ul style="list-style-type: none"> build apartments for rent, to make them affordable at lower income levels include a much higher percentage of affordable units than 17.5% include many units for households making less than \$35,000 a year, including setting aside many affordable rental units for voucher holders apply for City and State funds, including DND funds and tax credits create a long-term solution for affordability at 26 School St commit that construction jobs are 51% Boston residents, 51% people of color, 20% women, and pay a minimum of \$25-30/hr not receive zoning variances, which would be illegal and would not be justified by the proposed affordable housing – the proposed “affordable” condos are at too high income levels (close to \$78,500 for a family of four for some units, and close to \$98,100 for the rest) that do not benefit the community
7/28/2016	Rachel	Jamaica Plain	<p>I've lived in JP for 6 years, and the skyrocketing rate of gentrification must be stopped. JP has been the site of gentrification for more than a decade, and it must be stopped. I work in criminal justice reform advocacy, and we know there is an important connection to housing and ensuring no entry into the criminal justice system as well as lowering recidivism. We must have housing that is affordable to people. Currently I reside at 43 Gartland Street, #1, JP MA 02130.</p> <p>As someone who would like to start a family in the coming years and remain in the city, I am being priced out. And so are so many other people who bring so much vibrancy to the city and truly make it what it is.</p> <p>Much of the development is in the form of studios or one-bedrooms, which does not take into account the current residents of JP, many of whom have families. Studios and one bedrooms are illogical development for JP.</p> <p>I oppose At The Stony Brook LLC and CRM Property Management Corporation (City Realty)'s request for BRA approval and zoning variances at 3193 Washington Street. The developers should submit a new proposal.</p> <p>I along with many others in my neighborhood are calling on you to ensure that the developers and related companies:</p> <ul style="list-style-type: none"> build apartments for rent, to make them affordable at lower income levels include a much higher percentage of affordable units than 17.5% include many units for households making less than \$35,000 a year, including setting aside many affordable rental units for voucher holders apply for City and State funds, including DND funds and tax credits create a long-term solution for affordability at 26 School St commit that construction jobs are 51% Boston residents, 51% people of color, 20% women, and pay a minimum of \$25-30/hr not receive zoning variances, which would be illegal and would not be justified by the proposed affordable housing – the proposed “affordable” condos are at too high income levels (close to \$78,500 for a family of four for some units, and close to \$98,100 for the rest) that do not benefit the community
7/29/2016	Kevin	jamaica plain	<p>The Jamaica Plain Neighborhood Council would like to see increased affordability in the proposal for 3193 Washington Street. The current proposal is for 17.5% affordability at 80-100% AMI, and an oral I commitment from the developer to provide 400 sq ft of retail space at a reduced rent. The JPNC goal for projects in Jamaica Plain is 25% affordable units at 80% AMI or less.</p>

7/29/2016	Helen	Jamaica Plain	<p>My name is Helen Matthews, I'm a resident of the Plan JP/Rox rezoning area. After attending every BRA-facilitated community meeting on City Realty's proposed condos at 3193 Washington St., I firmly oppose the development as proposed.</p> <p>What residents are now seeing in the JP/Rox planning zone is nearly the wholesale redevelopment of our community. This is not "development without displacement", however much that may sound good to decision-makers, because the City Council, BRA and Mayor Walsh have no plan to prevent displacement in the redevelopment zone, and an insufficient plan to respond to displacement via the production of new affordable units. For example, there are now over fifteen small businesses that have cashed out or been forced out in just the past year in the redevelopment zone. This is the tip of the iceberg. A wave of residential displacement is imminent. In fact, a house directly across from mine was "cleared out" of its working class African American tenants a few months ago to make way for City Realty's proposed high-end apartments at 3371-3375 Washington.</p> <p>At 3193 Washington, City Realty should build apartments for rent - not condos - which would make them affordable to lower income earners. City Realty should apply for tax credits and city and state funds, and should include a much higher percentage of affordable units in this development than their current proposal of 17.5% in order to avoid destabilizing this community of primarily low-income Latino residents. City Realty should sign a contract with tenants at 26 School St. that would create a long-term affordability for these tenants. City Realty should include many units in their 3193 Washington proposal for households making less than \$35,000 a year, including setting aside many affordable rental units for voucher holders.</p> <p>In addition to these changes, City Realty should also commit that construction jobs at this site would be composed of 51% Boston residents, 51% people of color, 20% women, and pay a minimum of \$25-30/hr. Finally, City Realty should not receive zoning variances here, because it would not be justified by the proposed affordable housing – the proposed “affordable” condos are at too high income levels that don't benefit the community.</p>
7/29/2016	Josh	Boston	<p>I am writing to show my support of the proposed project at 3193-3201 Washington St, Jamaica Plain, MA. I feel this project will add an attractive, mixed-use building to the Washington corridor. It's central location and proximity to public transit will add significant pedestrian traffic to the area, which will help the growing Egleston Square businesses.</p>
7/29/2016	Zach	Boston	<p>I am writing to show my support of the proposed project at 3193-3201 Washington St, Jamaica Plain, MA. We feel this project will add an attractive, mixed-use building to the Washington corridor. It's central location and proximity to public transit will add significant pedestrian traffic to the area, which will help the growing Egleston Square businesses.</p>
7/29/2016	Dick	Jamaica Plain	<p>I am writing to comment on and to oppose the CRM Management proposal (as is) for zoning variances for 3193 Washington St. In Jamaica Plain. My name is Dick Monks and I have lived in JP since 1973. I have lived at 26 Boynton St. since 1988. I initially was attracted to JP for its' affordability and the racial and economic diversity of its residents. Over these past few years I have become worried at the kind of changes taking place from Forest Hills to Egleston Sq. to Hyde Sq. to South Street. If these changes continue, I may choose to move away from my neighborhood of over 40 years.</p> <p>The proposed CRM development at 3193 Washington St. is an opportunity for the city to take a stand to protect the integrity of the neighborhood and respect the opinions of its residents. I am in favor of development, but development that benefits the community, not destroy it.</p> <p>First, JP does not need more market and so-called affordable condos that will force out much of the current residents. We need more truly affordable rental units that a family of 4 making \$35,000 can move into. That will stabilize our community much more than the transient residents over-priced 1 and 2 bedroom condos will attract.</p> <p>Secondly, tell CRM that they should seek out Federal, State and City monies to make a project like this viable and doable. And also, make CRM prove its commitment to the stability and future of our community by working with the tenants at 26 School St. for a long term, affordable rental agreement.</p> <p>It's actions like these that will show the commitment of Mayor Walsh, the BRA and all of the city departments to keeping Boston Strong and affordable and that will build the trust between the community and City Hall that is so important.</p> <p>And finally, let's build all this new housing and retail space with Boston residents (51%) while making sure that workers of color (51%) and women (20%) get their fair share of the work. And while we're at it, all these jobs need to pay a living wage so the folks who live here now can afford to stay here.</p> <p>We cannot turn Boston into a World-Class city, without Working Class people</p>

7/29/2016	Carolyn	Jamaica Plain	<p>I completely support the comment letter you received from Susan Pranger, 23 Chilcott Place, regarding this project (letter attached). She has listed the issues and suggestions for improvements far more articulately than I can.</p> <p>With a new development that completely replaces the existing building, one that uses the land in a new way, comes the opportunity to build in a way where the new construction really adds positively to the neighborhood. There's a chance here to add the set backs, step backs, wider sidewalks, and open space that Susan outlines in her letter. Not only would these changes make for a better design for the building, but they would also improve the streetscape and feel of the building for those of us who will live with this building for years to come.</p> <p>Susan has listed the steps needed to improve the affordability of the project. I agree. I would also like to add that City Realty's tenants from 26 School Street have been present at almost every meeting on this project, raising the issue of City Realty's treatment of its tenants. Please encourage the developers to settle the matter of longer-term leases with reasonable rent increases for these tenants.</p> <p>Regarding 3193, I am concerned about how the building will be managed. City Realty has some property where it has sold condos to absentee landlords who then rent out the units. This is a pattern of fractured ownership that would not be good for the neighborhood, potentially promoting frequent turnovers, higher rents, and less property care. I would like to see City Realty take steps to encourage owner occupancy for these condos.</p> <p>City Realty has said in our meetings that for the construction, they would use standards similar to the Boston Residents Jobs Policy regarding fair wages and the hiring of Boston residents, minorities, and women. Please make this agreement part of City Realty's proposal for 3193 Washington.</p> <p>Gary, thank you for running two very good community meetings about this project and for taking my comments. I hope the BRA will continue to work with the developers to improve this project.</p>
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