

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201

[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

Re: Proposed Project 3193-3201 Washington St, Jamaica Plain, MA 02130.

Dear Mr. Uter,

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.

Sincerely,

Lee Robert

Print Name:

Address:

Phone #:

111 1st St  
Boston MA 02130  
[Redacted]

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201

Re: Proposed Project 3193-3201 Washington St, Jamaica Plain, MA 02130.

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Sincerely,

Name: Qianyi & Andrew Campbell

Address: [REDACTED]

Phone #: [REDACTED]

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Boston Redevelopment Authority  
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Sincerely,

Name: Linnéa Circosta

Address: [REDACTED], Boston MA

Phone #: [REDACTED]

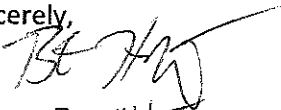
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Sincerely,



Name: Brett Hebert

Address: [REDACTED] Boston, MA 02134

Phone #: [REDACTED]

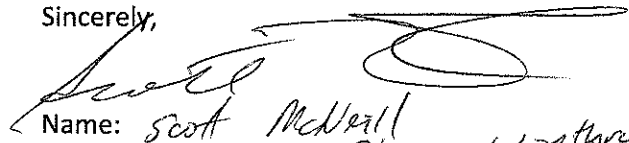
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Sincerely,

  
Name: Scott McNeill  
Address: [REDACTED] Waltham, MA - 02152  
Phone #: [REDACTED]

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Sincerely,

Name:

Address:

Phone #:

George Zmora



Boston MA 02118

A large, stylized handwritten signature in black ink.

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
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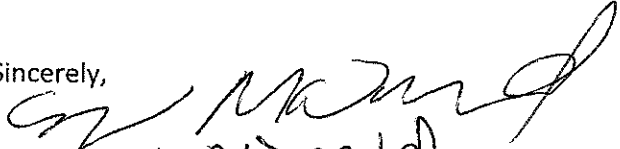
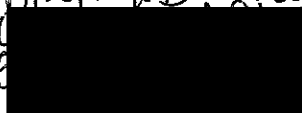
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Sincerely,

Name:

Address:

Phone #:

  
Emily McDonald  
Boston, MA  


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Boston Redevelopment Authority  
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Sincerely,

Name:

Address:

Phone #:

*Jaimi Meuse*

*Jaimi Meuse*

[REDACTED]

*Cambridge, MA 02141*



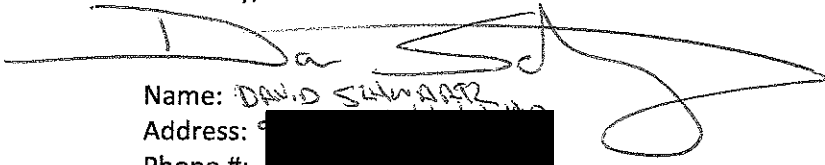
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Sincerely,

A handwritten signature in black ink, appearing to read "David S. Swartz", is written over a horizontal line. The signature is stylized with a large, sweeping loop at the end.

Name: DAVID SWARTZ  
Address: [REDACTED]  
Phone #: [REDACTED]

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Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
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Sincerely,

  
Name: David O'Malley

Address: [REDACTED] Rockport

Phone #: [REDACTED]

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Sincerely,

Name: *MATTHEW MCNEIL*  
Address: *[REDACTED] Roxbury 02119*  
Phone #: *[REDACTED]*

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Sincerely,



Name: KIM A. THIELE

Address: [REDACTED] BOSTON, MA 02130

Phone #: [REDACTED]

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Sincerely,



Name: Alexia Simpson

Address: [REDACTED] Roxbury, MA 02120

Phone #: [REDACTED]

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Sincerely,



Name: REEMA SHRESTHA

Address: [REDACTED] BOSTON, MA 02128

Phone #: [REDACTED]

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Boston Redevelopment Authority  
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Sincerely,



Name: Carrie M. Cher

Address: [REDACTED] Allston, MA 02134

Phone #: [REDACTED]  
[REDACTED]

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Sincerely,

Name:

Clifford Kensington

Address:

Phone #:

[REDACTED]

Roslindale, MA

[REDACTED]

Great Project!  
Neighborhood needs  
more projects like this!



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Sincerely,



Name: Rita Shrestha

Address: [REDACTED] Boston, MA 02130

Phone #: [REDACTED]

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Sincerely,



Name: Moriah Simpson

Address: [REDACTED] Mattapan, MA, 02126

Phone #: [REDACTED]

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Sincerely,



Name: Gershon Koffie

Address: [REDACTED] Boston, MA, 02210

Phone #: [REDACTED]

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Sincerely,



Name: Sangye Shurba

Address:

Phone #:



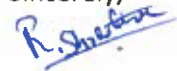
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Sincerely,



Name: *Regina Shrestha*

Address: [REDACTED], *Boston, MA 02128*

Phone #: [REDACTED]

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Sincerely,



Ms. Brianna

[Redacted]  
[Redacted]

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Sincerely,

  
Mr. Robert Lewis Jr.  
[Redacted]  
[Redacted]

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Sincerely,



Name: Ashley Nelson

Address: [REDACTED] Hyde Park, MA 02136

Phone #: [REDACTED]



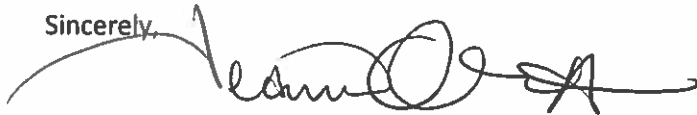
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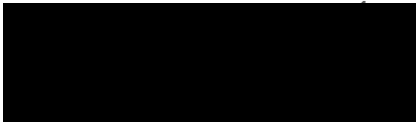


Jeanie Oliver-Allen

Print Name:

Address:

Phone #:



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Sincerely,

Lornanette Jackson

Print Name:

Address:

Phone #:

[REDACTED] Roxbury MA 02119  
[REDACTED]

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Sincerely,



Print Name: Glenn D. Tsal  
Address: [REDACTED] Bos. MA. 02125  
Phone #: [REDACTED]

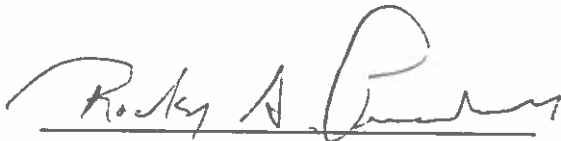
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Address:

Phone #:

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Sincerely, *James E Johnson*,

JAMES E JOHNSON

Print Name:

Address:

Phone #:

*202 414-0212*

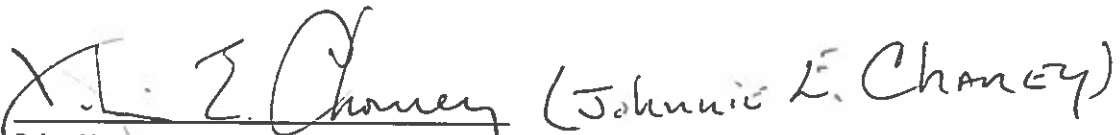


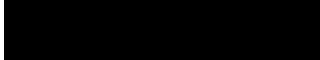
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Sincerely,

  
Print Name:   
Address:  Dorchester, MA 02121  
Phone #: 

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Sincerely,



Print Name: Willie Herd

Address:

Phone #:



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Sincerely,

Verlinda DiMarino

Print Name:

Address:

Phone #:

[REDACTED]  
[REDACTED]

West Roxbury, MA 02132



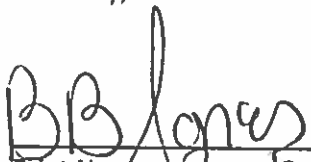
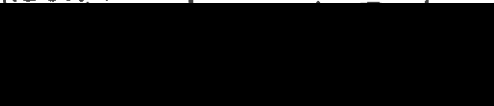
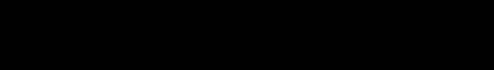
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Sincerely,

  
Print Name: Barbara B. Jones  
Address:   
Phone #: 

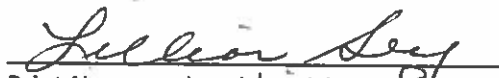
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Sincerely,

  
Print Name: LILLIAN SEAY  
Address: [REDACTED] Boston, MA 02115  
Phone #: [REDACTED]  
[REDACTED]

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Boston Redevelopment Authority  
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Sincerely,

*Alex Brewer*

Print Name: *afB*

Address: [REDACTED]

Phone #: [REDACTED]

*Boston, MA 02131*

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Sincerely,



Print Name: Sasha Montero

Address: 2 [REDACTED] Fitchburg MA 01420

Phone #: [REDACTED]

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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.

Sincerely,

Michele A Monaco  
Print Name: Michele A. Monaco  
Address: [REDACTED] Tewksbury  
Phone #: [REDACTED]

To: Gary Uter, BRA

From: Reva Levin, [REDACTED] JP

Re: Comments on 3193 Washington St., 2 pages

July 24, 2016

Gary, my previous email was sent prematurely. I apparently type too fast for my computer. These are my complete comments on 3193 Washington St., which sits at the heart of Washington St. between Egleston Square and Green St.

I appreciate the developers restoring 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.

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 accommodate building and pedestrian traffic.

2. 3193 should have step backs from the 3 story building it abuts on Montebello and on Haverford for the triple deckers it will abut. The building facade should have more indented balconies at floors 4&5 to better help this 5+story building fit in the surrounding neighborhood. (Plan JP/ROX recommends an 8ft setback at 45 feet, and another setback at 65 ft.)

3. Affordability remains an issue. Although I appreciate the greater number of 3-bedroom units, they will probably be sold in the \$625,000 range (maybe more) and few local renters can afford this rent or monthly mortgage. All Article 80 buildings under Mayor Walsh's 2030 housing initiative should include 25% affordable units. As you are aware, the affordability is based on Area Medium Income higher than the Boston AMI, which is lower. The latter is a more equitable match for local renters and buyers.

4. 3193 should include more green, open space that is accessible by the community. It not only offers visual relief but gives a chance for 3193 residents to mingle with the community.

5. Have the 3193 developers done a shadow study of their building? This needs to be done and the results presented at their BRA approval hearing, as well as an infrastructure study (parking, traffic, T ridership).

6. I am not opposed to new developments along Washington St. but a 4-story building would be more appropriate in this congested area. Having traffic enter and leave on Montebello is impractical and will add to the congestion of vehicles leaving 3200 Washington, also on Montebello but a block higher. I feel these buildings are being squeezed on to the property and are not commensurate at all with existing structures. This is not good planning for the community.

7. Displacement continues to be an issue under-addressed by the BRA. This building, like 3200, sets a precedent for developers for future projects in the neighborhood. The Mayor and the BRA are simply not doing enough to protect existing renters whose rents will go up. They will be forced to move from this area. This should be as much as priority for the BRA and Mayor Walsh as approving 5 & 6 story buildings.

8. Let me finish with a quote from the latest version of Plan JP/ROX.

Page 129: “Buildings ... should reinforce a residential corridor including setbacks from the street, entryways, landscaping and porches...The building shape and roof line should be varied to mitigate the urban canyon effect...The Plan goes on to say that the community needs “enhanced public realm interventions” such as abundant street trees and wide sidewalks and adds “residential uses should be buffered by semi-private space and landscaping...”

These quotes apply to the Colombia Rd. section of Plan JP/ROX. Why not to the Washington St. corridor?

Thanks, Gary

July 28, 2016  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201  
Attention: Gary Uter, Project Manager  
Subject: Comments on 3193 Washington Street (July 11 presentation)

Dear Mr. Uter

Although the third version of 3193 Washington, dated July 11, is a significant improvement over prior versions, there are still substantial issues that should be addressed. The open space, sidewalk width, ground level setbacks and upper level step backs are insufficient to mitigate the proposed height and integrate into the existing neighborhood and community. I believe a few small moves could greatly increase the experience at the ground level, and decrease the negative impact of its height. In addition, the proposed affordability is insufficient given its proposed use for condos and City Realty's pattern of selling condos for investments which are then managed and rented out by City Realty.

1. Community Space:

The design should encourage occupants to create a community within the building and with the existing community beyond. However, there is no informal or formal space to allow this to happen.

- a. There should be some kind of multi-use, community space within the building for use by the condo owners, that might also be made available to the community. This could be a small communal room on an upper floor, it could be at ground level and double as a bike repair/work space, or it could be a multiuse space that doubles as seating for a café or bakery.
- b. The entire elevation on Washington Street is on the property line, with the exception of a small set back at each entrance (required so that doors can swing out. Each of these space is insufficient for any impromptu community interaction. These setbacks should at least be sufficient in width for a bench adjacent to the door (plus 24" clearance for wheelchair approach), or for two people to step out of sidewalk traffic or rain without blocking the entrance.

2. Open Space:

With the exception of private roof decks for the top floor penthouse units, there is no usable open space for the majority of the residents. The rear and side yards that surround the building are too narrow, inaccessible and shadowed to be usable or attractive and do not meet the draft guideline requirement for a 20-foot rear yard. The existing sidewalk is 9' 6" on Washington, and about 7' on Montebello, both on the property line. Only the Montebello side is set back, and only by 2'. Neither sidewalks approaches the July 15, 2016 Draft Plan JP/Rox recommendations for a preferred sidewalk width of 16' 6" on Washington, and 11' 6" on Montebello

Recognizing that there is completion for parking and retail space at the ground floor, the available space could be reconfigured to be more effective and useable.

- a. Increase door entries as discussed above.



- b. The bike storage should be reconfigured (square) to shift the green space from the rear/west to create a larger, more accessible green space on the south of the bike storage.
- c. There should be a commitment to landscape the narrow strip along the west of the bicycle/garage to buffer the mass of the building facing Haverford.
- d. The sideyard setback along the north side (next to Extra Storage) could be eliminated at the ground level parking level/retail only (keeping the housing above set off the property line). This would shift the entire parking and retail level 5 feet to the north to allow more open space on the south side of the bike/garage area, and more retail and/or a wider sidewalk on Montebello. This is in keeping with the draft guideline's recommendation for zero to 10' on the side, when retail is along a busy commercial street. Upper floors would remain in their existing location, stepped back on the north, and overhanging a wider sidewalk along Montebello.
- e. The building should be set back 20 feet from the rear property line (or stepped back at the second floor, to preserve parking) to reduce the impact and shadow on Haverford.

### 3. Parking

The proposed stacked parking is an innovative and clever solution. However .5 space parking spaces per unit is minimal and continues a bad precedent. (The precedent of .5 space/unit at 3200 Washington Street was justified in part by the fact that the units were rental with the presumption that renters have fewer cars than owners. If this is the case, then 3193 should have a higher ratio to meet the needs of condo owners. Another way of looking at this is that people who can afford to buy these units are likely to be able to afford, and own a car, if not two.) The Plan JP Guidelines call for a maximum of 1 space/unit.

It is not clear how deliveries will be made. Trucks will not park in the back if there is no ready access/delivery point.

- a. A clear strategy for receiving deliveries or providing access should be provided. (Perhaps a buzzer at a rear door, with vestibule to leave packages?)
- b. If space is insufficient for adequate parking, then reduce the building size and occupancy.
- c. Alternatively, the developers should agree to a stipulation that as nearby on street parking is designated "resident only", the condo owners would not be eligible for resident only parking permits (there is a precedent for this in Boston).

### 4. Massing

Step-backs shown at the 3<sup>rd</sup> and 4<sup>th</sup> floor are a step (no pun intended) in the right direction, but are minimal – only 1 foot at most locations, and only five feet at the 5<sup>th</sup> floor rear/west elevation where the building is closest to the abutting property. The draft Plan requires an 8' step-back at the 5<sup>th</sup> floor plus a 20 foot rear yard. Because of the grade change, the proposed building is a full 3 stories higher than the abutting 3 residences on Haverford. 3200 Washington argued that the rising grade mitigated the height of the building; in this case the falling grade increases the impact of the height.

- a. The 4<sup>th</sup> and 5<sup>th</sup> floors should be stepped back at least 8 feet from the floors below.

Affordability

The JPNC and many others in the community believe that affordability could and should be increased to at least 25%, including some at lower AMI levels. City Realty both claims that they are in the business of providing affordable housing, and that they have no expertise in public funding. Meanwhile CDC's are expected to provide the bulk of affordable housing without access to land. Increasing the required affordability through a partnership a non-profit CDC is a proven strategy; true mixed income is a better economic and social model than providing token affordability and segregating the majority of affordable housing in CDC projects.

We support the group advocating for affordable housing's call for City Realty to maximize affordability and prevent displacement, and support the need for more transparency and discussion to maximize progress towards meeting their goals. **It is true that City Realty is not required to use public funds, or to disclose their pro-forma and profits. It is equally true that the city and the neighborhood is not required to accept a building that will negatively impact community life.**

I encourage a good faith discussion and exploration of the following solutions to maximize affordability (which do not rely on height/density):

- Share financial projections about construction costs, revenues, and rate of return, and make sure affordable housing is prioritized over profits
- Apply for 4% low income housing tax credits
- Ask the City to provide capital/rental subsidies to add affordable units and lower income levels
- If the project changes to include rental units, set aside deed-restricted units for voucher holders with lower incomes (30% AMI and 40% AMI)

Jobs and Commerce

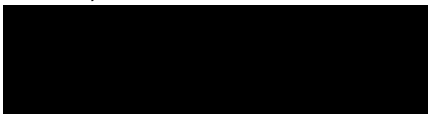
Affordable commercial space is a concern. We applaud City Realty's willingness to consider designating one unit at reduced rent. This condition should be documented in detail as part of the approval process.

Likewise, City Realty's commitment to provide fair wages should be documented in an enforceable memorandum of agreement.

Thank you for your consideration.

Sincerely

Susan Pranger AIA, LEED AP  
Chair, Chilcott Place/Granada Park Neighborhood Association  
23 Chilcott Place  
Boston, MA 02130



Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

**Re: Proposed Project 3193-3201 Washington St, Jamaica Plain, MA 02130.**

Dear Mr. Uter,

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.

Sincerely,



Print Name: Digna Sosa

Address:

Phone #:

Jamaica Plain, MA 02130

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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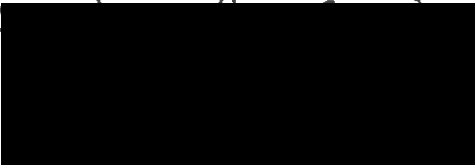
Sincerely,

Danny Virgil #3

Print Name:

Address:

Phone #:



JP. MA 02130

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
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Sincerely,

Cesar Oriedo

Print Name:

Address:

Phone #:



Rosinelele 42  
02131

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

Xavier Alicea

Print Name:

Address:

Phone #:

Jamaica Plain, MA 02130

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Sincerely,

*Bartolo De los Santos*

Print Name:

Address:

Phone #:

*J.P. MA 02130*

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
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Sincerely,

Franchesca Concepcion #1

Print Name:

Address:

Phone #:

[REDACTED]

Jp. Ma 02130

[REDACTED]




Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
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Sincerely,

SC  
Print Name: Sylvia Carasco #63  
Address: J.P. Ma 02130  
Phone #: 

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

Miguel Alicia  
Print Name:

Address:

Phone #:

J.P. MA 02130 .

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Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

---

Print Name: Tiffany Sudo

Address: [REDACTED] Hyde Park MA 02130.

Phone #: [REDACTED]

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

Reina AVALO  
Print Name: Reina AVALO  
Address: Hydro Park  
Phone #: 03136  
MASS

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

Print Name: Karina Batista

Address: [REDACTED] JP. MA 02130 .

Phone #: [REDACTED]

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

Dulissa Qviedo #1

Print Name:

Address:

Phone #:

Jamaica Plain, MA 02130

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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Sincerely,

RAFAELA Quiroga

Print Name:

Address:

Phone #:

Roslindale MA. 02131

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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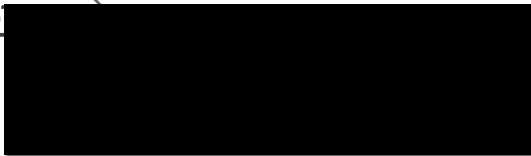
Sincerely,

Elysa Beth Oviedo

Print Name:

Address:

Phone #:



JP. MA 02130



Gary Uter, Project Manager  
Boston Redevelopment Authority  
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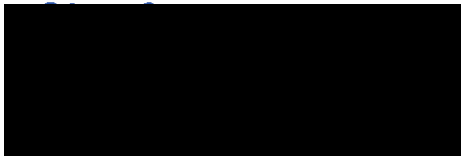
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Sincerely,

Print Name: Joan Carrasco

Address:

Phone #:



JP. MA 02130


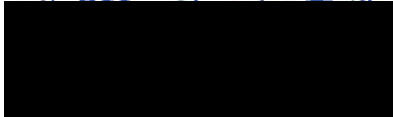
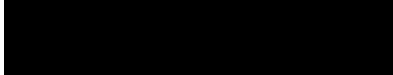
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Sincerely,

  
Print Name: ANGELO J GONZALEZ  
Address:  Hyde Park, MA  
Phone #: 

Gary Uter, Project Manager  
Boston Redevelopment Authority  
Boston City Hall, 8th Floor  
Boston, MA 02201  
[Gary.Uter@Boston.gov](mailto:Gary.Uter@Boston.gov)

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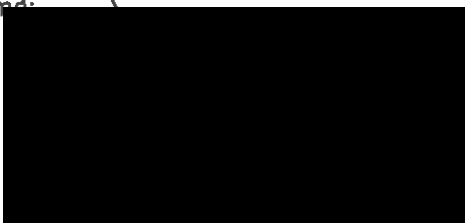
Sincerely,

Mikey Virgil #3

Print Name:

Address:

Phone #:



J.P. Ma 02130 .

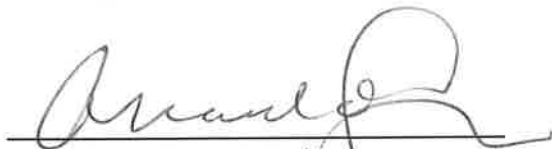
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Sincerely,

A handwritten signature in dark ink, appearing to read "Amanda Jenkins", written over a horizontal line.

Print Name: Amanda Jenkins

Address: [REDACTED] South Boston, MA 02127

Phone #: [REDACTED]

July 29, 2016

Gary Uter  
Project Manager  
Boston Redevelopment Authority

Re: 3193 Washington Street, Jamaica Plain

Hi Gary,

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.

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.

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. 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.

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.

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.

Sincerely,

Carolyn Royce

[REDACTED]

Jamaica Plain

[REDACTED]

Member, Egleston Square Neighborhood Association

Member, Jamaica Plain Neighborhood Council