



Edward McGuire <edward.mcguire@boston.gov>

3200 washington street

1 message

Andrew Brilliant <brilliantplaces@gmail.com>

Fri, Mar 6, 2015 at 3:35 PM

To: Edward.McGuire@boston.gov

I am in favor of this project. We need more rental units...!!!

Andrew Brilliant 617 694 9759

2013 Chairman's Circle - Gold (Top 2% of the entire Prudential Real Estate Network's real estate professionals)

2012 Chairmans Circle Gold(Top 2% of the entire Prudential Real Estate Network's real estate professionals)

<https://www.facebook.com/Brilliantplaces>

Unlimited Sotheby's International Realty

673 Centre Street

Jamaica Plain, Ma 02130

MA RE License 9075617

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Edward McGuire <edward.mcguire@boston.gov>

development on Washington Street in JP

1 message

Karen & Paula <LoveLiveBoston@gmail.com>

Sat, Mar 7, 2015 at 2:03 PM

To: edward.mcguire@boston.gov

Good afternoon,

I grew up in Jamaica Plain and my Mother grew up a few streets away from this proposed development.

We want to express our complete support for this development in Egelston Square.

The area has been an eye sore for a while and with more commercial spaces that attracts customers will be wonderful.

I am familiar with some of the improvements that This developer has been involved, and it is always a welcome improvement.

Full support.

Also, as an aside, in business he is a competitor.

Karen

--

Karen McCormack & Paula Callaghan

McCormack & Scanlan Real Estate

68 South Street Jamaica Plain, Mass.

Karen cell- 617-306-7804

Paula cell- 857-205-6945

google-voice 617-903-7355

www.KPsells.com

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Edward McGuire <edward.mcguire@boston.gov>

Iantosca Project

1 message

Joseph D. Feaster, Jr. <jfeaster@mckenzielawpc.com>
To: "edward.mcguire@boston.gov" <edward.mcguire@boston.gov>
Cc: "Paul Iantosca." <iantosca@comcast.net>

Sat, Mar 7, 2015 at 7:09 PM

dear mr. McGuire,

I enthusiastically support the proposed Iantosca Project. It provides much needed rental units in the JP neighborhood, has an affordability component, and is compatible with Mayor Walsh's desire to increase livable units throughout the City of Boston. Please feel free to contact me should you require more information.

Joseph Feaster

Joseph D. Feaster, Jr.
McKenzie & Associates, P.C.
183 State Street, Suite 6
Boston, MA 02109
Tel. 617.778-0012- Direct
Tel. 617.723-0400-Main
Tel. 781. 408-1425-Cell
Fax. 617.723.7234
jfeaster@mckenzielawpc.com

"Wisdom is knowing what to do next, skill is knowing how to do it, and virtue is doing it."
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Edward McGuire <edward.mcguire@boston.gov>

Support for 3200 Washington St. JP

1 message

doylestoo@comcast.net <doylestoo@comcast.net>

Mon, Mar 9, 2015 at 11:53 AM

To: Edward.mcguire@boston.gov

Good Morning, We are contacting you to register our strong support for the proposed project at 3200 Washington St. JP. We are not only JP residents, but property owners of both a business and residential housing on Wash St. We feel this development would greatly enhance property values and commerce in the area as well as provide much needed housing opportunities. Thank you for your time and attention.

Mr. and Mrs. Edward Burke
22 Myrtle St.
JP



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington St.Jamaica Plain

1 message

Meaghan McGuinness <mkmcguinness@gmail.com>

Mon, Mar 9, 2015 at 4:01 PM

To: edward.mcguire@boston.gov

Dear Mr. McGuire,

As a resident of Jamaica Plain I am excited about the proposed development at 3200 Washington St. and am writing you to express my full support for this development. Replacing an old run down empty building with housing in a beautifully designed building will be a great upgrade for the site and an asset to Jamaica Plain as a whole. I keep reading articles about the lack of housing in Boston and I think that buildings such as this will be a nice piece of the puzzle in solving the housing shortage. Additionally, being so close to the subway and bus lines, this is the perfect place for a transit oriented development, in fact if they could make the building bigger and add more units I think this would be a great location for that because of its proximity to the T. I hope you and the BRA approve this project as soon as possible.

Meaghan McGuinness
19 St. Peter St., Jamaica Plain



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Support email

1 message

Jonathan Godin <jonrgodin@gmail.com>

Mon, Mar 9, 2015 at 5:38 PM

To: Edward.Mcguire@boston.gov

Dear Mr. McGuire,

I am writing to you as a resident and property owner in Jamaica Plain to register my strong support for the proposed project at 3200 Washington St. in Jamaica Plain.

I think that this project would bring life back to what has been essentially a vacant block of Washington St. for far too long and add much needed housing to the City. I think that the scale and density of this project is perfect for a development in close proximity to the T and I applaud the developers for promoting a lifestyle focusing on public transit instead of individual cars clogging up the street. Accordingly, I believe that the parking proposed by this development will be sufficient for a transit oriented project and I support their approach.

Large scale buildings will be necessary to get Boston out of this current housing shortage and I think that these buildings are very appropriate at the 6+ stories proposed. I ask that the BRA can please endorse buildings of this size to help meet the requirements of a growing population. It is only through the construction of high numbers of units that we will be able to get the real estate supply to a level that will help stabilize prices throughout the city.

The design work is beautiful and cutting edge and will bring the future to what might be considered a tired stretch of Washington St. when looking at the existing building and garages that it would replace. Looking at this design it is clear that the developers care about creating a quality project and they have definitely designed something which will help take this neighborhood into the future. I truly appreciate that they have focused on making this a sustainable building and that the design reflects the feeling in Jamaica Plain with an emphasis on biking and a high amount of open space.

Washington St. in Jamaica Plain is an area with a lot of potential but the interest and investment in this area has been lacking and I applaud these developers for starting the process with a significant investment. This development will definitely be a part of the solution to the lack of housing supply within Boston and I strongly urge the BRA and all relevant authorities to approve this project as soon as possible!

Best,

Jonathan Ross Godin



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington St.

1 message

Ashley Mortenson <amortenson13@gmail.com>

Mon, Mar 9, 2015 at 5:40 PM

To: edward.mcguire@boston.gov

Good Afternoon,

I want to send in my strong support for the project proposed for 3200 Washington St, as planned. I am a Jamaica Plain resident who lives on Amory St. This project will make great strides towards revitalizing Egleston Square and surrounding area, while aiding the City's dire need for additional rental housing. Currently a basically vacant site could turn into an affordable place for new residents to move. The commercial space will furthermore bring new business and customers to the neighborhood, only supporting the local economy. The buildings architecture is remarkable; this is the perfect location for a wonderfully designed development.

Thank you,

Ashley Mortenson



Edward McGuire <edward.mcguire@boston.gov>

Support of 3200 Washington st Jamaica Plain Development

1 message

Jigar Patel <jpatel29@gmail.com>

Wed, Mar 11, 2015 at 12:09 PM

To: Edward.Mcguire@boston.gov

Cc: matthew.omalley@boston.gov, hannah.smith@boston.gov, jullieanne.doherty@boston.gov, liz.malia@mahouse.gov, liana.poston@mahouse.gov

Dear Edward,

I had a pleasure to sit down with Justin lantosca and discussing the development project at 3200 washington street.

Me being one of the owners of a property and business on the same street really encourage this project to move forward.

Not only is this creating a better development for the neighborhood but also increasing revenue for businesses in area with more residential and commercial development. It only makes sense to support someone that makes the neighborhood better by creating better infrastructure and homes for the neighbors.

Please let me know if you have any questions.

Thank you

--

Jigar Patel

Cell: 516-993-5601

Office: 617-825-1990

Email: jpatel29@gmail.com



Edward McGuire <edward.mcguire@boston.gov>

Support for 3200 Washington St project1 message

muse3@comcast.net <muse3@comcast.net>

Wed, Mar 11, 2015 at 1:34 PM

To: Edward.McGuire@boston.gov

Cc: matthew.omalley@boston.gov, hannah.smith@boston.gov, jullieanne.doherty@boston.gov,
Liz.Malia@mahouse.gov, Liana.Poston@mahouse.gov

Dear Mr. McGuire:

I would like to go on record in strong support of the proposed mixed-use project at 3200 Washington Street in Egleston Square. As a local business owner, and resident of JP, I believe this type of high-density, mixed-use project is exactly what urban neighborhoods need to grow, both in terms of the business community and the quality of life for residents. This project will bring much-needed, affordable residential units to the neighborhood, utilize vertical space in a creative way (including parking), promote foot traffic, and foster the growth and diversity of the business community through the addition of street-level retail/restaurant space.

As a restaurateur committed to the long-term growth and success of my own neighborhood, I applaud the efforts of Justin Iantosca and team to contribute to the development of Egleston Square and the Washington Street corridor.

Best regards,

David Doyle
(co-owner, Tres Gatos and Centre Street Cafe, Jamaica Plain)



Edward McGuire <edward.mcguire@boston.gov>

Support of 3200 Washington St, Jamaica Plain1 message

Nathan Kirby <nkirby1@gmail.com>

Wed, Mar 11, 2015 at 5:15 PM

To: edward.mcguire@boston.gov

Cc: hannah.smith@boston.gov, jullieanne.doherty@boston.gov, Liana.Poston@mahouse.gov

Hi Mr. McGuire,

As a Jamaica Plain resident (550 Centre St.), I wanted to reach out to you personally and express my support for the proposed redevelopment project located at 3200 Washington St. I am glad to see that underused/partially vacant site finally get redeveloped to its best potential. The proposed project will be an incredible transformation for Egleston Square and Washington St. This location has been an eyesore and in need of improvement for quite some time now. Once the project is complete I think it will be great to bring in local businesses and customers to the neighborhood and help with the economy. After reviewing the plans and renderings of the project, I think the height and density would be a perfect fit for Washington St.. Honestly, I think it would be a pretty spectacular architectural building that would draw a lot of people. Another key element that intrigued me, was the fact that the developers have even exceeded the City's affordability requirements. Too often in big developments you see developers just looking to get in and out, and do the bare minimum. Rental and housing inventory in general is low, and we need as much as we can get to help stabilize the demand.

Thank you for your time and I hope you will consider these important points when making the decision on this project.

Regards,
Nathan Kirby



Edward McGuire <edward.mcguire@boston.gov>

Support for 3200 Washington St., JP, Development!1 message

Keith Harmon <keith.harmon@gmail.com>

Thu, Mar 12, 2015 at 12:39 PM

To: Edward.Mcguire@boston.gov

Cc: matthew.omalley@boston.gov, hannah.smith@boston.gov, jullieanne.doherty@boston.gov,
Liz.Malia@mahouse.gov, Liana.Poston@mahouse.gov

Hello,

I am writing to you as a long time JP resident and business owner. My partners (David Doyle and Maricely Perez-Alers) and I operate Tres Gatos and Centre Street Cafe on Centre Street in JP. We love the neighborhood. Through the course of living and doing business in JP, I have had the pleasure of getting to know Paul Iantosca and his sons Justin and Christian. They obviously love the neighborhood and want nothing but the best for it.

In regards to the development, I think it would add much needed housing and also serve to invigorate the neighborhood and local businesses there and in greater JP. Neighborhoods thrive with a mix of residential of local businesses, in my view the more the merrier; I have often wished that someone would have the foresight to start developing that particular area further, and it is no surprise that the Iantosca's and Arborview Realty have the drive to make the neighborhood even better by doing just that.

I wholeheartedly support the development and respectfully request that you do the same. Please let me know if you have any follow up questions or require further support from me. Thank you for your time!

Thank you,

We live to serve,

Keith Harmon

WLTS Accounting & Consulting

Director of Wine, Centre Street Cafe

Director of Wine, Tres Gatos

Cell 978-996-5805

Fax 617-507-8002



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington St. Support

1 message

Elaine Ovecka <eovecka@gmail.com>

Tue, Mar 24, 2015 at 9:18 AM

To: Edward.Mcguire@boston.gov

Cc: matthew.omalley@boston.gov, hannah.smith@boston.gov, jullianne.doherty@boston.gov,
Liz.Malia@mahouse.gov, Liana.Poston@mahouse.gov

Mr. McGuire,

I have been following the neighborhood process for the proposed development at 3200 Washington St. in Jamaica Plain as it has gone through the public meetings since this past summer and I want to register my support for this project.

With the current housing shortages in Boston this project seems to do everything right to help alleviate the shortages while also focusing on transit oriented development which is helpful to ease the congestion throughout this city. I applaud the developers for proposing a building for this site which allows them to increase the housing supply while also providing a significant amount of open space for the residents. We are in desperate need of housing for the city.

I understand that the developers will offer more affordable housing than required and are also trying to renovate an abandoned house next door to convert it into affordable housing.

This seems to be a project that will really energize this block of Washington St. and provide significant community benefits to the neighborhood. Please consider my opinion as a JP resident when looking at this project.

Thank you for your time,

E.Ovecka



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Street

1 message

Liam Lydon <leesnap@aol.com>

Sun, Mar 29, 2015 at 8:04 AM

To: "edward.mcguire@boston.gov" <edward.mcguire@boston.gov>

Hello Edward,

My name is Liam Lydon and I am sending you his letter in regards to the proposed development at 3200 Washington Street in Jamaica Plain. I am a lifelong resident of J.P., and have walked by this site on numerous occasions. I have friends in this neighborhood, and I have also worked in this neighborhood dealing with many individuals and businesses. I would like to express my support for this project.

This area is rich in culture and diversity. The proposed development will bring more individuals and families to further enrich this culture. The increase in the circulation of pedestrians will not only strengthen local businesses, but prove that the area is vibrant, which will therefore strengthen the community as well.

The project design has been thoroughly crafted to provide minimal displacement of local businesses and residents yet provides maximum impact considering the benefits that new residents and businesses will bring. It reveals that this neighborhood which has been somewhat overlooked is an area worth living in, an area worth investing in.

I have had business and personal interactions with both developers on the project, Paul Iantosca and Dan Mangicotti. I can tell you this, they are of high caliber moral value and have a "do the right thing" mantra. It is one thing to state that you intend to adhere to promises, policies, and intentions made while negotiating a development of this scope...it is another thing to do it.

I appreciate your consideration of my support for this project, thank you very much.

Liam Lydon
16 Billings Lane
Jamaica Plain, Ma.



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.3 messages

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

Fri, Apr 10, 2015 at 1:38 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 345

Form inserted: 4/10/2015 1:38:14 PM

Form updated: 4/10/2015 1:38:14 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Mark

Last Name: Schafer

Organization:

Email: markgschafer@gmail.com

Street Address: 9 Spring Park Ave

Address Line 2: Apt 1

City: Jamaica Plain

State: MA

Phone: (908) 752-3490

Zip: 02130

Comments: We need more housing in Jamaica Plain, and I strongly support this proposed development. I currently rent from Arborview and have had a very positive experience with them.

PMContact: Edward.McGuire@Boston.gov

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

Fri, Apr 10, 2015 at 1:45 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 346

Form inserted: 4/10/2015 1:44:25 PM

Form updated: 4/10/2015 1:44:25 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Erin

Last Name: Knapp

Organization:

Email: erinleighknapp@gmail.com

Street Address: 9 Saint Peter Street

Address Line 2: Apartment #2

City: Jamaica Plain

State: MA

Phone: (914) 260-3158

Zip: 02130

Comments: Very pro development!

PMContact: Edward.McGuire@Boston.gov

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

Fri, Apr 10, 2015 at 3:19 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 347

Form inserted: 4/10/2015 3:18:43 PM

Form updated: 4/10/2015 3:18:43 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Ciera

Last Name: Wade

Organization:

Email: cierasadewade@gmail.com

Street Address: 94 Day St

Address Line 2: Unit 2

City: Jamaica Plain

State: MA

Phone: (205) 292-0152

Zip: 02130

Comments: I approve of this project. Housing is a major issue in Boston, and this will help many.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.1 message

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

Tue, Apr 7, 2015 at 1:21 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 335

Form inserted: 4/7/2015 1:21:19 PM

Form updated: 4/7/2015 1:21:19 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Erik

Last Name: Goulding

Organization:

Email: erik.goulding@gmail.com

Street Address: 77 Montebello Road #1

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (860) 324-0446

Zip: 02130

Comments: My wife (Jennifer Gallaspy) and I are immediate neighbors of the proposed development (we live halfway up the hill between the proposed spot and Franklin Park), and are both supportive of the project. We believe that it will bring much-needed residential space to the neighborhood, without creating any major detriments to immediate neighbors. Further, the developers' plan to remediate 52 Montebello Road as part of this project, and to create more than the BRA-mandated minimum number of low-income units, speaks to their desire to work with the neighborhood in the best interests on everyone. Speaking as people who are likely to be the most inconvenienced by the construction process, I can still say that we are fully in support of this proposal.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Thu, Apr 9, 2015 at 6:38 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 343

Form inserted: 4/9/2015 6:38:24 PM

Form updated: 4/9/2015 6:38:24 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Jenny

Last Name: Robertson

Organization: NA

Email: jcchen913@gmail.com

Street Address: Peter Parley Road

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (617) 413-8255

Zip: 02130

Comments: As a homeowner in the area, I am in support of the project at 3200 Washington Street. I understand the needs of affordable housing, I find the proposed ratios of affordable housing to market rates acceptable and a vital need for the city of Boston to incorporate more housing. Thank you.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Sat, Apr 4, 2015 at 4:06 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 329

Form inserted: 4/4/2015 4:05:35 PM

Form updated: 4/4/2015 4:05:35 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Kyle

Last Name: Struble

Organization:

Email: kyle.struble@gmail.com

Street Address: 6 Peter Parley Road Unit 2

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (585) 506-5084

Zip: 02130

Comments: To Whom it May Concern, I am fully in support of the proposed development at 3200 Washington. Living just a block away from the potential site, I cannot express enough how badly this project is needed. The opportunity to replace an unused commercial site with additional housing cannot be passed up. There are very few restaurants and shops in this area of Washington street. The additional residents will surely spur economic growth. The developers have gone above and beyond expectations by including so many affordable units. We must understand the costs associated with developing a blighted area and need for economic profit. It is far better to have the private sector redeveloping our area, than leaving it to our tax dollars. Please approve this project, we so desperately need it.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.2 messages

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

Fri, Apr 3, 2015 at 10:16 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 328

Form inserted: 4/3/2015 10:16:05 PM

Form updated: 4/3/2015 10:16:05 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Patricia

Last Name: Roberts

Organization:

Email: patricia.l.roberts@gmail.com

Street Address: 100 Chestnut Avenue

Address Line 2: Apt. 1

City: Jamaica Plain

State: MA

Phone: (617) 524-1438

Zip: 02130

Comments: I strongly support the proposed development at 3200 Washington Street in Jamaica Plain. It looks like it will be an attractive addition to the neighborhood, and it appears that the developers have spent a great deal of time consulting with many different community groups as they worked on their design. It is distressing to read that a recent community meeting was dominated by those who oppose market-rate development. These same people, and their friends, come to community meetings in JP and loudly oppose all market-rate developments that are presented for public comment. Of course, they benefit from the improved neighborhood safety that comes with the presence of more middle-class residents, but they nonetheless continue to posture as noble fighters for the rights of the poor and oppressed, and seem to have no awareness or understanding of the realities of creating housing in an urban area. My husband and I have lived in our house in the Hyde Square area since 1981, and we are heartened by the recent improvements to our neighborhood. It has been a pleasant surprise to learn that 3200 Washington Street would even be considered for such an attractive project. I hope the BRA will not allow this small, loud group to derail the excellent project that's proposed for 3200 Washington Street.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Proposed Development on Washington Street and Montebello Rd in Jamaica Plain

1 message

Whit Hendon <whithendon@yahoo.com>

Thu, Apr 2, 2015 at 2:16 PM

Reply-To: Whit Hendon <whithendon@yahoo.com>

To: "Edward.McGuire@boston.gov" <Edward.McGuire@boston.gov>

Dear Mr. McGuire,

I am in full support of the project going forward as it has been proposed by the developer. The scale is suited to this busy main street and the size allows for a generous number of affordable units. In addition, the proposal will take care of the long-abandoned building on Montebello and finally eliminate a property that will only continue to serve as a refuge for rats if left alone. Why any abutter would want an empty firetrap next to them I don't know. Boston needs more rental units and this project will do that.

Regards,
Whit Hendon
15 Cornwall Street
JP, MA 02130
617 835 4618



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Street

1 message

Rosa Kramer Franck <rosaleh@gmail.com>
To: edward.mcguire@boston.gov

Thu, Apr 2, 2015 at 12:07 AM

Dear Mr. McGuire,

I support the proposed development at 3200 Washington Street. We definitely need more affordable rental units in that area!!!

Sincerely,

Rosa Franck

115 Williams Street, #2



Edward McGuire <edward.mcguire@boston.gov>

Public Comment 3200 Washington Street

1 message

Orion Kriegman <orionk@gmail.com>

Wed, Apr 1, 2015 at 10:19 PM

To: Edward.McGuire@boston.gov

Dear Edward,

I am a resident and homeowner on Egleston Street, for the past six years. Just around the corner from the proposed development.

I do not believe that the developers when they state that they can not do better than 14.8% affordable units on-site. Just three more affordable units on-site brings their percentage up to 18%. There are private developers who have achieved 35%, and the JP Neighborhood Council adopted an standard of 25%. Given that there is not master plan for Washington Street, the JPNC standard is the one with the most community input and should be applied unless there is a real reason that the developer supplies about why they can not achieve that number. Yes development is expensive, and the profits are large, that is why there is so much growing interest in my neighborhood.

If the reason they can not produce more affordable units on-site is because of height and density concerns, then I would prefer to see a taller building. Neighbors who object to density are ignorant of the fact that density is a good thing for local business corridors - if we are to design density anywhere in Boston it should be along Washington Street which is walking distance from the T. We need some density, we are a city in a housing crisis.

I think the developers have been considerate about matching heights and views to the slop of the hill on Montebelo and Iffley - but we need more affordable housing in Egleston Square, and frankly if it takes a taller building, then lets build it taller.

I also fully support the Transit Oriented Development, and I know this is consistent with the Mayor's expressed desire. The market for units with no parking is far more robust than most developers believe, and I commend them for reducing parking.

Please require them to do better by the entire Egleston Square community, which has long-term residents of 40 or more years who are seeing their families be pushed out of Boston. We are a family oriented neighborhood, above the Boston average. We need more affordable housing, and we know they can produce it.

Thank you for reading!
Orion Kriegman
23 Egleston Street
Jamaica Plain MA 02130

--

Orion Kriegman

"The eyes of the future are looking back at us and they are praying for us to see beyond our own time. They are kneeling with clasped hands that we might act with restraint, leaving room for the life that is destined to come.

We have it within our power to create merciful acts."

-- Terry Tempest Williams



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

3 messages

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

Fri, Apr 10, 2015 at 1:38 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 345

Form inserted: 4/10/2015 1:38:14 PM

Form updated: 4/10/2015 1:38:14 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Mark

Last Name: Schafer

Organization:

Email: markgschafer@gmail.com

Street Address: 9 Spring Park Ave

Address Line 2: Apt 1

City: Jamaica Plain

State: MA

Phone: (908) 752-3490

Zip: 02130

Comments: We need more housing in Jamaica Plain, and I strongly support this proposed development. I currently rent from Arborview and have had a very positive experience with them.

PMContact: Edward.McGuire@Boston.gov

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

Fri, Apr 10, 2015 at 1:45 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 346

Form inserted: 4/10/2015 1:44:25 PM

Form updated: 4/10/2015 1:44:25 PM

Document Name: 3200 Washington St.

Phone: (205) 292-0152

Zip: 02130

Comments: I approve of this project. Housing is a major issue in Boston, and this will help many.

PMContact: Edward.McGuire@Boston.gov

Suzanne Grenier
20 Olmstead Street
Jamaica Plain, MA 02130

BRA

2015 APR 14 P 3: 55

May 7, 2015

Boston Redevelopment Authority

To Whom it may Concern,

I am writing concerning the 3200 Washington Street proposed development in Jamaica Plain.

As a life long resident I have seen many changes in the Egleston Square area. Growing up in the early 60's most of a family's needs were obtainable in a short walk to the square. Grocery market, Five and Dime, deli., Pharmacy's and many other businesses lined both sides of Washington Street. It was a melting pot back then of many different ethnicity and income levels. It was also safe to walk, shop and exchange in small chit chat with neighbors. It all seemed to slip away with the rise of crime, drugs, and the popularity of driving to a mall for shopping.

Today there seems to be an opportunity to make Egleston Square come to life again. Many new families and young people have moved into the area. There is a great need for shopping within walking distance and for housing which is affordable to the average person.

I have attended several meetings on the new development and feel that the developer is trying to work with the community. It is a beautiful building and would contribute greatly to the aesthetics of the area. One of my concerns is that because of the height of the structure it would set a vertical precedent for future developments. Traffic and parking is also a major issue which currently spills over into the surrounding side streets. I worry that high rents will turn the square into an unaffordable retail district and higher property taxes will push people who have lived here for many years out of the area.

I know that many needed changes will come to Egleston Square in the near future. I just ask that it doesn't turn into a frenzy for developers where the outcome is over priced retail and housing. A middle ground must be kept.

Sincerely,
Suzanne Grenier



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.1 message

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

Mon, Apr 13, 2015 at 4:35 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 351

Form inserted: 4/13/2015 4:34:46 PM

Form updated: 4/13/2015 4:34:46 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Sarah

Last Name: Lydon

Organization:

Email: sarahindia@gmail.com

Street Address: 22 Forest Hills St.

Address Line 2:

City: jamaica Plain

State: MA

Phone: (617) 510-7782

Zip: 02130

Comments: I'm writing in strong favor of this project. Despite some initial hesitancy due to the size (I live a short block away on Forest Hills St.) , I've studied the plans further and am pleased with the way the design fits into the existing hilly streetscape. While I understand the concerns about the changing neighborhood, I'm convinced that this project is a positive step for an underutilized area which has already seen a shift towards very pricy condos and "luxury" townhouses. It is NOT the case here that a vibrant neighborhood or existing homes are being replaced --I think this kind of density is vital to creating a busy, transit-oriented community and I'm pleased by the lengths that the developers have gone to accommodate the need for affordable housing.

PMContact: Edward.McGuire@Boston.gov

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Meagan

Last Name: Struble

Organization:

Email: Meagan.Eve.Miller@gmail.com

Street Address: 6 Peter Parley Road

Address Line 2: Unit 2

City: Jamaica Plain

State: MA

Phone: (585) 943-1414

Zip: 02130

Comments: As a homeowner in the neighborhood I strongly support the proposed development at 3200 Washington Street. Adding quality housing and retail to Washington Street will help revitalize the area making Washington Street safer, cleaner, and giving residents great restaurant and shopping options to keep money in the neighborhood. We currently have to leave the area for Centre Street to find good dining options. In addition, the property currently houses an auto repair shop (of which there are far too many) and an empty warehouse. These are not adding value to the neighborhood and an empty building always encourages trouble. I know that many area residents are vocal opponents to the development because they would like to demand more affordable housing. This development is providing more affordable housing by percentage than any other private development. Also, there are currently NO affordable units there. 18 is much better than none!!! I also encourage the addition of market rate units. Bringing more money and tax dollars into the area will encourage more development and more demand to address 'problem buildings' in the area. Please don't let the loud voices of a few stand in the way of common sense!

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

3 messages

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

Tue, Apr 14, 2015 at 7:58 AM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 352

Form inserted: 4/14/2015 7:57:53 AM

Form updated: 4/14/2015 7:57:53 AM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Samuel

Last Name: Pierce

Organization:

Email: samuelrandpierce@gmail.com

Street Address: 169 School Street

Address Line 2:

City: Roxbury

State: MA

Phone: (617) 999-7570

Zip: 02119

Comments: Dear Sir or Madam: I am a long-time resident of Egleston Square and am writing in support of the proposed development at 3200 Washington Street. This development will assist Egleston meet its great potential. It will take unused/underused properties and turn them into much-needed units of rental housing, including multiple affordable units. While more affordable apartments would be preferable given the urgent need for affordable housing in Jamaica Plain, on balance the need for rental housing in general convinces me that the development will benefit the neighborhood, especially where there is no viable alternative. Through the community's perseverance, Egleston has gotten stronger over the past twenty-five years. The proposed development at 3200 Washington, by increasing density, providing affordable housing, and adding vibrant storefronts to the street will continue this trend. I urge you to approve it. Sincerely yours, Samuel R. Pierce 169 School Street Roxbury, Mass 02119

PMContact: Edward.McGuire@Boston.gov

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

Tue, Apr 14, 2015 at 11:39 AM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov



Edward McGuire <edward.mcguire@boston.gov>

I support 3200 Washington St1 message

Dinah Shepherd <shepherddinah@gmail.com>

Tue, Apr 14, 2015 at 2:35 PM

To: "edward.mcguire@boston.gov" <edward.mcguire@boston.gov>

Dear Mr. McGuire - I think we need to take a page out of DSNI's book and fight for development without displacement. I believe we need more affordable housing in JP and Roxbury, not less. Homes protect families. Every family deserves a home and we have a right to fight for those who are losing their homes in neighborhoods where their families have been for generations. It is the right thing to do.

Thank you for fighting for everyone.
Dinah Shepherd (Paul Gore St, JP)



Edward McGuire <edward.mcguire@boston.gov>

Brookside Neighborhood Input on 3200 Washington Street Jamaica Plain

1 message

Scott Shear <gsshear@gmail.com>

Wed, Apr 15, 2015 at 1:41 PM

To: Edward.McGuire@boston.gov, Jullianne Doherty <jullianne.doherty@boston.gov>, matthew.omalley@boston.gov, mayor@boston.gov, mark.erlich@boston.gov
 Cc: mimiturley@hotmail.com, granadagarden20@gmail.com, Diane Simpson <simpsond65@gmail.com>, Emmanuel Scibilia <bostonhereandnow@hotmail.com>, Katharine Kilbourn <kitkilbourn@gmail.com>

Mr McGuire,

Thank you for taking comments on the 3200 Washington Street Jamaica Plain project. My wife and I live at 98 Brookside Avenue, Jamaica Plains . We are 25 year members of our neighborhood association. I'm on the Board of the Brookside Neighborhood Association. The Brookside Neighborhood begins just across Washington Street from the project and extends north from Washington Street toward Amory Street. We appreciate the BRA's concern and attention to neighborhood association input. We are worried that approval of the 3200 Washington Street project, as currently configured, sets a poor precedent for the development we'd like to see in this neighborhood.

Specifically we wish to avoid a situation in which a for profit developer is awarded significant height, setback, density and parking variances at odds with the wishes of residential neighborhoods. We believe this project is too dense at 73 units and too tall at seven stories. We believe that the current design is dramatically out of scale with it's 3 story residential and one story retail neighbors. The neighborhood associations have raised this objection at each of the several public project meeting. While we honestly respect and support the development team's sincere efforts to address affordable housing concerns, we feel acutely that we have only been stonewalled around important height and density issues. By way of explanation we have been told that their 7 story building will be no taller then the adjacent 19th century Franklin Brewery structure.

The 19th Century Franklin Brewery structure, to quote the the Jamaica Plain Historical Society "*was a vertical brewery with six stories above Washington Street and **nine stories** above Haverford Street in the rear*" (bostons-lost-breweries). You will understand that this design justification offers scant reassurance for those who view the Franklin Brewery from the residential (Brookside) neighborhoods that lie in it's downhill shadow.

I expect going forward we will have many more development projects on the Washington Street corridor abutting residential neighbors. By way of example the neighborhood is now awash with rumors that residential properties have been bought by a commercial developers on Montebello Road across from 3200 Washington Street. Is it possible that they anticipate that the city will encourage large scale development adjacent to the 3200 Washington Street project? We can only imagine the shadow a 7 story structure on the corner of Montebello Road and Washington Street would cast over the adjacent Our Lady of Lourdes Church.

We would like to work with the City and the BRA in their efforts to improve the Washington Street Corridor. However our support will evaporate quickly if the neighborhood associations feel we are being marginalized by the combined impact of commercial development pressure, justifiable concerns about affordable housing, and an inadequately planned rush to develop housing along major transportation corridors.

I would urge you to reject this project in it's current configuration and ask that the developer participate more sincerely with the community neighborhood associations. It has been my experience that this would be the quickest route to another great new project in our neighborhood.

Thanks for listening,

Scott Shear
 Brookside Neighborhood Association Board Member
 98 Brookside Ave
 Boston MA

Form updated: 4/15/2015 2:24:39 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Walter

Last Name: Pollard

Organization:

Email: walter.pollard@gmail.com

Street Address: 495 Walnut Avenue

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (617) 308-4454

Zip: 02130

Comments: I'm in favor of this project. I think it will be good for the City and good for this part of Washington Street.

PMContact: Edward.McGuire@Boston.gov

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

Wed, Apr 15, 2015 at 10:44 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 359

Form inserted: 4/15/2015 10:44:43 PM

Form updated: 4/15/2015 10:44:43 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Joan

Last Name: Becker

Organization:

Email: becker02130@gmail.com

Street Address: 12 Chilcott Place



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.3 messages

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

Tue, Apr 14, 2015 at 7:58 AM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 352

Form inserted: 4/14/2015 7:57:53 AM

Form updated: 4/14/2015 7:57:53 AM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Samuel

Last Name: Pierce

Organization:

Email: samuelrandpierce@gmail.com

Street Address: 169 School Street

Address Line 2:

City: Roxbury

State: MA

Phone: (617) 999-7570

Zip: 02119

Comments: Dear Sir or Madam: I am a long-time resident of Egleston Square and am writing in support of the proposed development at 3200 Washington Street. This development will assist Egleston meet its great potential. It will take unused/underused properties and turn them into much-needed units of rental housing, including multiple affordable units. While more affordable apartments would be preferable given the urgent need for affordable housing in Jamaica Plain, on balance the need for rental housing in general convinces me that the development will benefit the neighborhood, especially where there is no viable alternative. Through the community's perseverance, Egleston has gotten stronger over the past twenty-five years. The proposed development at 3200 Washington, by increasing density, providing affordable housing, and adding vibrant storefronts to the street will continue this trend. I urge you to approve it. Sincerely yours, Samuel R. Pierce 169 School Street Roxbury, Mass 02119

PMContact: Edward.McGuire@Boston.gov

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

Tue, Apr 14, 2015 at 11:39 AM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Meagan

Last Name: Struble

Organization:

Email: Meagan.Eve.Miller@gmail.com

Street Address: 6 Peter Parley Road

Address Line 2: Unit 2

City: Jamaica Plain

State: MA

Phone: (585) 943-1414

Zip: 02130

Comments: As a homeowner in the neighborhood I strongly support the proposed development at 3200 Washington Street. Adding quality housing and retail to Washington Street will help revitalize the area making Washington Street safer, cleaner, and giving residents great restaurant and shopping options to keep money in the neighborhood. We currently have to leave the area for Centre Street to find good dining options. In addition, the property currently houses an auto repair shop (of which there are far too many) and an empty warehouse. These are not adding value to the neighborhood and an empty building always encourages trouble. I know that many area residents are vocal opponents to the development because they would like to demand more affordable housing. This development is providing more affordable housing by percentage than any other private development. Also, there are currently NO affordable units there. 18 is much better than none!!! I also encourage the addition of market rate units. Bringing more money and tax dollars into the area will encourage more development and more demand to address 'problem buildings' in the area. Please don't let the loud voices of a few stand in the way of common sense!

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.1 message

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

Sat, Apr 18, 2015 at 6:43 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 361

Form inserted: 4/18/2015 6:43:27 PM

Form updated: 4/18/2015 6:43:27 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Sam

Last Name: Potrykus

Organization: BRAIN Arts

Email: sampotrykus@gmail.com

Street Address: 72 south street

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (774) 454-0147

Zip: 02130

Comments: As a JP resident for nearly 10 years now I fully support this project for the affordable housing and new life it will bring to Washington Street. I run a brand new music and arts non profit and this is the type of place I could see my fellow members and volunteers taking advantage of and using to strengthen our roots in the area, an area which many artists are no longer able to establish residence or work space. I'm glad to see something being done with that building, especially something so positive for the community. Best of luck

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Sun, Apr 19, 2015 at 4:39 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 362

Form inserted: 4/19/2015 4:39:01 PM

Form updated: 4/19/2015 4:39:01 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: claire

Last Name: passey

Organization:

Email: claire.passey79@gmail.com

Street Address: 32 Oakview Terrace

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (617) 895-7588

Zip: 02130

Comments: i love Jamaica Plain and i trust the developers of this projects to maintain it's integrity, uniqueness and keep it affordable for the community.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Mon, Apr 20, 2015 at 8:07 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 364

Form inserted: 4/20/2015 8:05:53 PM

Form updated: 4/20/2015 8:05:53 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Tam

Last Name: Willey

Organization:

Email: tamwilley@gmail.com

Street Address: 35 South Street

Address Line 2: 2

City: Jamaica Plain

State: MA

Phone: (617) 304-9313

Zip: 02130

Comments: I support this project. I have been a Jamaica Plain resident since 1998 and am very much in favor of more housing and less empty buildings. This could bring some new vitality to Egleston Square.

PMContact: Edward.McGuire@Boston.gov



egleston sq.
MAIN STREET

3200 Washington Street – Supplementary Comments
Egleston Square Main Street
BOARD APPROVED -- April 15, 2015

Egleston Square Main Street supports the proposed redevelopment of the Economy Plumbing building and adjacent parcels to create a mixed use development project at 3200 Washington Street. Over the past eight months, ESMS has met with the proponents on numerous occasions, coordinated multiple community meetings about the project, and provided provided comments to the BRA through a comment letter dated [March 10, 2015.] This document provides our updated comments and concerns regarding the project, and specifies questions that remain outstanding, and issues that must be resolved before the project is approved.

- Changes to the design of the building in the past month have substantially improved its appearance and reduced neighborhood impacts. The increased setbacks for the 6th floor and mezzanine of Building B effectively reduce the visual impacts of the building and help to create the appearance of a five-story street wall. Of course, this change was not without its corresponding impacts on the project's housing program and financials; Mezzanine setbacks resulted in the elimination of two bedrooms from the overall program. **We are satisfied that the proponent has been sufficiently responsive to neighborhood concerns about visual impact, and we support the current height and massing proposal.** We are opposed to any further reductions in building height, bedroom count, or unit count which would negatively affect the affordability program.
- We commend the proponents for exceeding the inclusionary housing requirements on-site and acknowledge the provision of three 3-bedroom homeownership units for households earning 65% of AMI, a rare opportunity in the neighborhood. While commendable, we feel that the affordability program still falls short of established neighborhood goals. If the units at 52 Montebello are counted (as we feel is appropriate), then the project currently provides 18 income restricted units, 24% of the new units proposed. **We request that the developers provide at least one additional income restricted unit to bring the total to 19, or 25% of the total new units.**
- We feel that the proposed acquisition, rehabilitation, and transfer of 52 Montebello to a local nonprofit for use as long-term low income rental housing is a significant community benefit that will help to mitigate the project's potential impacts on housing affordability in the neighborhood. Absent the proponent's investment in this property, it will likely require \$1 million or more of city or state financing to rehab those units, which may take years to acquire. The delivery of those six units with zero public subsidy will provide immediate neighborhood benefits that should not be discounted simply because they are "off site." However, given the remaining uncertainty regarding 52 Montebello (DND will not award the property until May), **we request that the developers commit to a binding community benefits agreement that specifies their commitments with regard to the property's acquisition, rehab, and transfer; and specifies an acceptable alternative community benefit if best efforts to acquire the property are unsuccessful.** Our expectation is that the proponents will renovate the

property to the specifications of DND and the receiving CDC, and will deliver it at a nominal cost to the receiving entity for debt-free operation. In the event that the proponents' best efforts to acquire and rehab 52 Montebello are unsuccessful, either of the following two options may serve as acceptable alternative community benefits: a) the developers provide an additional four deed restricted units on site, at no more than 70% AMI; or b) the developers make a cash payment to the city's Inclusionary Development Fund, in the amount of 110% of the anticipated rehab cost (including contingency) for 52 Montebello, or \$1.2 million, whichever is greater.

- **Questions raised in our prior comment regarding the ownership structure of Building C (triple decker) have not been addressed by the proponents.** Will the property be subdivided and conveyed to a new condominium association, or will the land remained owned and maintained by the development team? The proponent should demonstrate that strong supports are in place to ensure effective condominium management, should that be the chosen form of ownership.
- While we support the project's low parking ratio and transit orientation, there is additional work to do to ensure that the program is successful. **Many of our transportation-related comments and recommendations made in the March 10 letter remain unaddressed.** Specifically, the proponent should agree to provide at least two dedicated indoor spaces to Zipcar or another car sharing service, free of charge, should there be interest in locating cars there. We also request that the one-time transit pass benefit be replaced with an annual alternative mode subsidy of \$50 to \$100 per unit that can be spent on an MBTA pass, Hubway, or car sharing membership. The proponent should specify the mechanism for allocating the parking spaces; as described in our earlier comments, we strongly recommend "unbundling" the parking spaces from residential leases so that car-free households are not forced to lease a space they do not need. We also request that spaces unclaimed by tenants be made available (for lease) to neighborhood residents.
- The reconfiguration of the garage entrance to Iffley Road allowed for the creation of additional garage parking spaces, but it also resulted in relocation of the second bike room to the rear of the garage, where users do not have the direct lobby access available from the street-front bike room. **We request that the second bike room be relocated to provide direct lobby access, even if this would require the loss of parking spaces.** We feel that the parking program as initially proposed in the PNF [(36 spaces total)] was appropriate given the location and transit orientation of the development.
- The reconfiguration of the parking entrance to Iffley Road significantly improves the building's street wall and pedestrian environment, and we support this change. However, this change requires loading and trash pickup to occur on the street, rather than within the building. The specific configuration of loading zones and on-street parking restrictions is the responsibility of Boston Transportation Department. **We request that the proponents and BTM provide ESMS with the opportunity to review and comment on the final loading zone plan before it is finalized,** so that we may evaluate its impacts on retail parking, through traffic, and neighborhood parking.
- The location of the transformer pad in the backyard of the townhouse units on Iffley Road appears to substantially diminish the usable open space for those units. The proponent should explain what this installation is and why an alternative location is not available.



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Sat, Apr 25, 2015 at 12:41 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 376

Form inserted: 4/25/2015 12:40:58 PM

Form updated: 4/25/2015 12:40:58 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Eve

Last Name: Belfer-Ahern

Organization:

Email: eve@mohr-mcpherson.com

Street Address: 68 Boynton st

Address Line 2:

City: Boston

State: MA

Phone: (617) 319-2714

Zip: 02130

Comments: Sounds Great!

PMContact: Edward.McGuire@Boston.gov

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear Mr. McGuire:

I am writing to express my support for the proposed development at 3200 Washington Street.
(The long vacant "Economy Plumbing" site.)

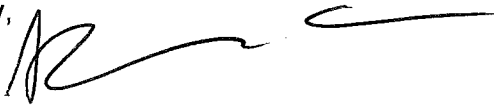
Jamaica Plain desperately needs more rental housing, especially in an area like Egleston Square, that is lively, culturally diverse and on a major public transit corridor.

I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,



Abigail Green

101 Day St #2

Jamaica Plain, MA 02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear Mr. McGuire:

I am writing to express my support for the proposed development at 3200 Washington Street.
(The long vacant "Economy Plumbing" site.)

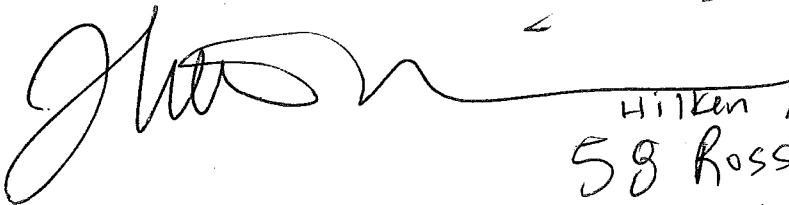
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Thank you for your consideration.

Respectfully,


Hilken Mancini
58 Rossmore Rd.
JP, MA
02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

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(The long vacant "Economy Plumbing" site.)

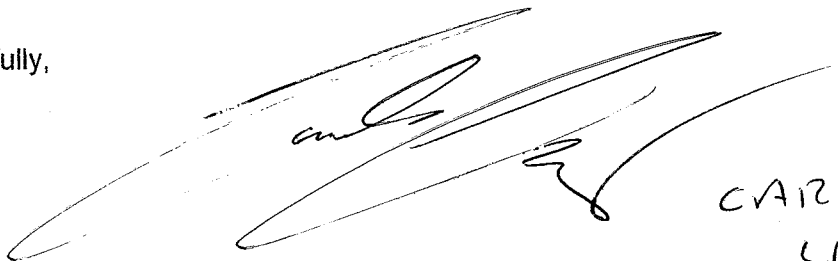
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I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,



CARLOTA OSBERG
4.19.2015

20 CLEVELAND ST.

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullianne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear. Mr. McGuire:

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(The long vacant "Economy Plumbing" site.)


Jamaica Plain desperately needs more rental housing, especially in an area like Egleston Square, that is lively, culturally diverse and on a major public transit corridor.

I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,


ERIN KING
75 MCBRIDE ST
JAMAICA PLAIN MA 02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear. Mr. McGuire:

I am writing to express my support for the proposed development at 3200 Washington Street.
(The long vacant "Economy Plumbing" site.)

Jamaica Plain desperately needs more rental housing, especially in an area like Egleston Square, that is lively, culturally diverse and on a major public transit corridor.

I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,



Nora Allen-Wiles
75 McBride Street
Jamaica Plain, MA 02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative

Sonia Chang Diaz, State Senator

Matt O'Malley, City Councilor

Tito Jackson, City Councilor

Jullieanne Doherty, Mayor's Office

April 14, 2015

I am writing in support of the mixed use project proposed for 3200 Washington Street, the former Economy Plumbing site.

As a business owner along the Washington Street corridor, I support this well designed project and the significant amount of new rental housing, both affordable and market it will add to Jamaica Plain.

This new project will bring increased pedestrian traffic and new business opportunities to the neighborhood that will benefit everyone.

I urge the BRA and the Zoning Board to approve this project as currently proposed.

Thank you for your consideration.

Name:

Bryan Austin

Address:

76 Stanley Rd JP

Phone number/email:

b.austin@gmail.com

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative

Sonia Chang Diaz, State Senator

Matt O'Malley, City Councilor

Tito Jackson, City Councilor

Jullieanne Doherty, Mayor's Office

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I urge the BRA and the Zoning Board to approve this project as currently proposed.

Thank you for your consideration.

Name:

John Morrissey

Address:

76 Stanley St
JP

Phone number/email:

508-5-morrissey@gmail.com

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative

Sonia Chang Diaz, State Senator

Matt O'Malley, City Councilor

Tito Jackson, City Councilor

Julieanne Doherty, Mayor's Office

April 14, 2015

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I urge the BRA and the Zoning Board to approve this project as currently proposed.

Thank you for your consideration.

Name:

Edward J. Burke

Address:

3484 Washington St

Phone number/email:

Douglasloo@comcast.net

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative

Sonia Chang Diaz, State Senator

Matt O'Malley, City Councilor

Tito Jackson, City Councilor

Jullieanne Doherty, Mayor's Office

April 14, 2015

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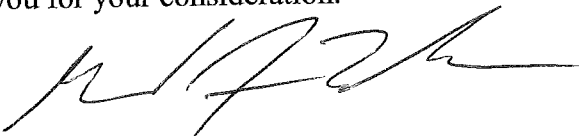
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This new project will bring increased pedestrian traffic and new business opportunities to the neighborhood that will benefit everyone.

I urge the BRA and the Zoning Board to approve this project as currently proposed.

Thank you for your consideration.

Name:


Gerry Burke

Address:

Day's Cafe

Phone number/email:

617-524-2345

info@Day'sCafe.com

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative
Sonia Chang Diaz, State Senator
Matt O'Malley, City Councilor
Tito Jackson, City Councilor
Julianne Doherty, Mayor's Office

April 14, 2015

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I urge the BRA and the Zoning Board to approve this project as currently proposed.
Thank you for your consideration.

Name: FRANCESCO BOCES

Address: 875 MORTON ST
MATTAPAN MA. 02126

Phone number/email:

617 432 1200

FRANCESCO@ECONOMYPLUMBING.COM

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative

Sonia Chang Diaz, State Senator

Matt O'Malley, City Councilor

Tito Jackson, City Councilor

Jullianne Doherty, Mayor's Office

April 14, 2015

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This new project will bring increased pedestrian traffic and new business opportunities to the neighborhood that will benefit everyone.

I urge the BRA and the Zoning Board to approve this project as currently proposed.

Thank you for your consideration.

Name:

Peter Janis

Address:

3530 WASHINGTON ST

55MAN356 @ AOL.COM

Phone number/email:

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative
Sonia Chang Diaz, State Senator
Matt O'Malley, City Councilor
Tito Jackson, City Councilor
Jullieanne Doherty, Mayor's Office

April 14, 2015

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This new project will bring increased pedestrian traffic and new business opportunities to the neighborhood that will benefit everyone.

I urge the BRA and the Zoning Board to approve this project as currently proposed.
Thank you for your consideration.

Name: *Jerome F. Mello*

Address: *37 Brookley Rd. J.P. 02130*

Phone number/email: *617-527-8390 EXT 12*
Jerry M @ FCBSS.COM

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Nombre:

Dirección:

Número Telefónico:

George R. Puello
3161 Washington St
857-247 8055

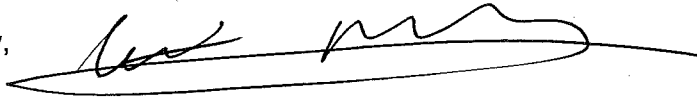
Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a EGLESTON resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

PIZZA

Sincerely,



Name:

Address: 3080 Washington St.

Phone Number: 617-522-5767

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a (~~resident~~ business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: *Elvin Montero Cabrera*
Address: *3162 Washington*
Phone Number: *857-492-1462*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: Luis O. 110a
Address: 6020 IN ST #197
Phone Number: 617-820-9078

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name:

Address:

Phone Number:

Priscilla M. [Signature]
335 CENT ST 10 MOBILE PLAIN
6173721879

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name:

Address:

Phone Number:


Moreno Barber shop
3197 Washington J.P.
617 (522-6609)

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,


Name: Iskania Ramos
Address: 12 Castlefield Rd.
Phone Number: 857-218-0347

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name:

Address:

Phone Number:

ANN TO Manager Lucky Boston Chinese Restaurant
3096 Washington St.
617-445-8302

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a business owner (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: SP Auto PLAZA INC
Address: 3162 Washington st
Phone Number: 617-522-4001

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a resident (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: Andrew Levy
Address: 39 Zephyr Rd
Phone Number: 617 642-8673

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a resident (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: Tyler Burchfield
Address: 31 IFly Rd #1
Phone Number: 352-665-7364

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a resident (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: Anthony Garcia
Address: 19 Iffley Rd. Jamaica Plain, MA
Phone Number: (857) 383-0220

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a (~~resident~~/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Sparcos Mota

Name:

Address: 3171 Washington St. J. P. MA. 02130

Phone Number: (617) 751-8226

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Jose De la Rosa (Coco's Lounge)
Name:
Address: 3171 Washington St. JAMAICA Plain MA. 02130
Phone Number: (617) 312-4649

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,


Name: *Jocia M. Bettre*
Address: *3171 Washington St. Jamaica Plain*
Phone Number: *978-655-0830*

Edward Doherty, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Doherty,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a _____ (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,


Name: KEVIN KOPPES
Address: 3203 Washington
Phone Number: 617-522-4949

McGuire
Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire
Dear Mr. ~~McGuire~~,

I am writing to show my strong support for the proposed project at 3200 Washington St., Jamaica Plain. I feel this project would bring much needed housing to our neighborhood, and will do so by adding 12-18 units of affordable rental units. As a (resident/business owner) in this neighborhood, I believe the rental units proposed at 3200 Washington St. will add to the vibrancy of our neighborhood.

Sincerely,

Name: *Christopher Eusebio*
Address: *132 Harrison St. Boston MA*
Phone Number: *401-516-0893*



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.

1 message

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

Mon, Apr 27, 2015 at 3:10 PM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 378

Form inserted: 4/27/2015 3:10:13 PM

Form updated: 4/27/2015 3:10:13 PM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Lee

Last Name: Goodman

Organization: watermark Construction

Email: lgoodman@watermarkinc.us

Street Address: 1705 Columbus Ave

Address Line 2: Select...

City: Boston

State: MA

Phone: (617) 212-8583

Zip: 02119

Comments: I support this project as someone who both lives and works in Jamaica Plain.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Project Comment Submission: 3200 Washington St.1 message

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

Tue, Apr 28, 2015 at 9:58 AM

To: BRAWebContent@cityofboston.gov, Edward.McGuire@boston.gov

CommentsSubmissionFormID: 379

Form inserted: 4/28/2015 9:58:04 AM

Form updated: 4/28/2015 9:58:04 AM

Document Name: 3200 Washington St.

Document Name Path: /Development/Development Projects/3200 Washington St.

Origin Page Url: /projects/development-projects/3200-washington-st

First Name: Robert

Last Name: Shortsleeve

Organization: Bacchus Inc

Email: bobshortsleeve@gmail.com

Street Address: 45 Lila Road

Address Line 2:

City: Jamaica Plain

State: MA

Phone: (617) 529-8008

Zip: 02310

Comments: I am writing to offer support for the 3200 Washington Street project. I have reviewed the project in full and feel this would be an valuable asset to the burgeoning Washington Street corridor but to the overall Jamaica Plain community. The density and scale are within reasonable context, the impact on traffic and access have been well thought out and are minimal. It is an attractive building and will offer much needed housing to a neighborhood struggling with affordability and access to entry level and mid-level housing. The developers are well respected and accomplished, having many many years of successful residential projects to their credit in our community. I am somewhat familiar to the business of residential housing and development both in Jamaica Plain and region wide. This project will have only beneficial impacts to the community and the immediate Egelston/Washington Street area which needs housing and positive economic growth.

PMContact: Edward.McGuire@Boston.gov



Edward McGuire <edward.mcguire@boston.gov>

Supporting 3200 Washington Street

Orion Kriegman <orionk@gmail.com>

Thu, Apr 30, 2015 at 5:02 PM

To: edward.mcguire@boston.gov

Cc: sonia.chang-diaz@state.ma.us, "Malia, Liz - Rep. (HOU)" <liz.malia@mahouse.gov>, "Poston, Liana (HOU)" <Liana.Poston@mahouse.gov>, Tito.Jackson@boston.gov, matthew.omalley@boston.gov, Hannah Smith <hannah.smith@boston.gov>, "Doherty, Jullianne" <Jullianne.Doherty@cityofboston.gov>

Dear Edward,

As a resident and owner at 23 Egleston Street, I want to register my support for increased density and more affordable units along Washington Street. I wish the developer could do even more at 3200 Washington.

Although the developer falls short of housing goals articulated that the JP State of Our Neighborhood forum this year, and 25% goal of JPNC - I would rather see some affordable housing built than none at all.

As such I support the project and hope my neighbors do to!
Orion

--

Orion Kriegman

"The eyes of the future are looking back at us and they are praying for us to see beyond our own time. They are kneeling with clasped hands that we might act with restraint, leaving room for the life that is destined to come.

We have it within our power to create merciful acts."

-- Terry Tempest Williams



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Street

oren elow <eiow95@yahoo.com>

Thu, Apr 30, 2015 at 7:08 PM

Reply-To: oren elow <eiow95@yahoo.com>

To: "edward.mcguire@boston.gov" <edward.mcguire@boston.gov>

I do support the development at 3200 Washington Street up to seven story.

Oren Elow
2053R Columbus Ave
Roxbury, Mass
857-273-3134
eiow95yahoo.com



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington

ejhove@comcast.net <ejhove@comcast.net>
To: edward mcguire <edward.mcguire@boston.gov>

Fri, May 1, 2015 at 12:55 PM

Dear Mr. McGuire,

I am writing to register my support of the 3200 Washington project. As a Jamaica Plain resident and regional planner, I believe this is a worthwhile project that will benefit the community. The proponent has developed a thoughtful design and program that includes a high level of affordable units and low number of parking spaces. We need many more homes - at a diversity of price points - to meet our demand and help moderate the increasing costs of renting and owning in Boston. This project will help revitalize Egleston Square and add to the availability of affordable homes.

I hope this project is approved.

Sincerely,

Eric Hove
20 Robinwood Avenue #2
Jamaica Plain



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington St., Jamaica Plain

1 message

Rosemary Kean <rosemarykean@yahoo.com>

Fri, May 1, 2015 at 2:24 PM

Reply-To: Rosemary Kean <rosemarykean@yahoo.com>

To: "Edward.McGuire@boston.gov" <Edward.McGuire@boston.gov>

Cc: "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>, "Ayanna.Pressley@boston.gov"

<Ayanna.Pressley@boston.gov>, "TJackson@boston.gov" <TJackson@boston.gov>,

"Liana.Poston@mahouse.gov" <Liana.Poston@mahouse.gov>, "Jeffrey.sanchez@mahouse.gov"

<Jeffrey.sanchez@mahouse.gov>, "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>,

"eglestonaffordablehousing@gmail.com" <eglestonaffordablehousing@gmail.com>

Dear Mr. McGuire,

I am writing to support key community positions on the proposed development at 3200 Washington St. in Jamaica Plain. As a long time resident of Jamaica Plain in the past and current resident of Dorchester I am keenly aware of the trend toward high end development causing displacement of current residents by causing rents to sky rocket. For this reason I support the position of keeping at least 50% of all units at 3200 Washington St. affordable. And of course the definition of affordable is key. Designating fifty percent of the BOSTON median income as the definition of 'affordable' will in fact keep Egleston and 3200 Washington St. affordable to current residents.

As stated by City Councilor Tito Jackson at the April 7th public hearing on housing and displacement, the goal in Boston is for development without displacement. Clearly, designating only less than 20% of units at 3200 Washington St. as 'affordable' and defining affordable as 65% of the AREA median income will not prevent displacement.

Increasing the percentage of units designated as affordable to 50% or more than 50% of the total units at 3200 Washington St. is financially possible, in addition to being necessary to prevent displacement. In the TOD building at Ashmont Station, the Carruth, there are 4 floors of affordable housing along with 2 floors of condos sold at market rates. No doubt you can cite differences in these 2 projects, but clearly development can be profitable while offering a large percentage of units at affordable rental rates.

I also ask, along with many others in the greater Egleston community, that developers along with BRA colleagues, support legislation that will ensure that Just Cause eviction becomes the only avenue for eviction and prevents landlords and developers from creating more homeless citizens by jacking up rents and forcing people out of their homes.

Additionally, please extend the community process around this development to October of this year with regular monthly community meetings and extend the opportunity for public comment. I attended the last community meeting at the Y in Egleston and was amazed that the architect and the developer's representative spoke for so long resulting in little time for community input. As you were aware, many community members were frustrated and rendered voiceless when their time to speak never came.

Thank you very much for reading these comments and for rethinking this project. It can

become a building that the community can point to as helping to turn the tide in the development of housing in Boston. We ask that you support the prevention of displacement by creating a new model of development with both a conscience and a profitable bottom line.

Rosemary Kean
83 Codman Hill Ave.
Dorchester, MA



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Street1 message

Martha Karchere <marthakarchere@gmail.com>
To: Edward.McGuire@boston.gov

Fri, May 1, 2015 at 4:35 PM

RE: Comments on the 3200 Washington Street development

I am writing to ask that the approval for the development of 3200 Washington Street be delayed for a longer comment period.

I have multiple reservations about the possible new apartment building at 3200 Washington Street. I have lived in this neighborhood for over 30 years,

I have worked with neighborhood organizations to improve the quality of life for our community and to prevent displacement.

Such a large building with market rents in most units could upset the balance that we have enjoyed and supported over the years. A small percentage of affordable units is insufficient to maintain the economic diversity in our neighborhood.

As there is no development plan for the Washington Street Corridor the construction of a 7 story building sets a precedent which will undoubtedly be cited by other developers. Creating a canyon out of Washington Street will make money for developers but will in the long run negatively impact our quality of life.

Another concern is that the density of cars will increase and available parking spaces will decrease.

The BRA is responsible for ensuring that development creates the greatest good for the greatest number of people, not just the wealthiest. I believe that the BRA should study the potential impact of such a building as Arborview Realty wishes to build at 3200 Washington to make sure we are not establishing a precedent that we will all regret. The BRA should create development principles with community input to put us on a development path which enhances the quality of life for all of us.

Thank you,

Martha Karchere



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington Street - Comments

1 message

Timothy Reardon <timothy.g.reardon@gmail.com>

Fri, May 1, 2015 at 4:58 PM

To: Edward McGuire <edward.mcguire@boston.gov>

Cc: "Doherty, Jullieanne" <Jullieanne.Doherty@cityofboston.gov>, matthew.omalley@boston.gov, Hannah Smith <hannah.smith@boston.gov>, Tito.Jackson@boston.gov, liz.malia@mahouse.gov, Liana.Poston@mahouse.gov, sonia.chang-diaz@state.ma.us, Joseph Hanley <JHanley@mqmlp.com>

18 Beethoven Street
Egleston Square, MA 02119

May 1, 2014

Edward McGuire
Boston Redevelopment Authority
Boston City Hall

RE: 3200 Washington Street

Dear Mr. McGuire,

I am writing to voice my support for the proposed mixed use housing development at 3200 Washington Street in Egleston Square. After having been part of an extensive community review process that has taken place over the past nine months (as a Board member of Egleston Square Main Street and co-chair of the Egleston Square Neighborhood Association Housing Committee), I believe that the development would bring many positive benefits to the neighborhood and the city, which will outweigh any localized negative impacts. I also feel that the development team has genuinely engaged with a variety of neighborhood groups and has made substantive changes to the development proposal in response to the concerns raised by community members. This letter outlines my personal perspective about the project and identifies the remaining issues that I hope the proponents will address.

The proposal as it stands is highly consistent with adopted city policies regarding housing, transportation, and sustainability, and helps to meet the immediate needs of the surrounding community. Mayor Walsh's housing plan calls for the production of 53,000 housing units by the year 2030, at a range of income types, and this project will help to deliver 64 non-luxury rental units to the market, as well as 18 income-restricted units. It is particularly important to construct new rental units in Jamaica Plain, which lost 700 rental units between 1990 and 2010. Between the on-site units as well as the additional community benefit provided by the proposed rehab of 52 Montebello, this development exceeds the requirements of the city's inclusionary development guidelines and sets a new high bar for affordable housing in privately financed development in Jamaica Plain. The streetscape of the building is consistent with the City's Complete Streets Policy, and the low parking ratio and proposed transportation demand management plan are consistent with the themes emerging from the GoBoston 2030 planning process underway as well as regional and state initiatives to promote reduced car ownership and usage. The energy efficiency aspects of the project will help the city meet its energy performance objectives and will reduce utility costs for residents. In short, if one were seeking to design a project that exemplified the city's goals and planning best practices, it would look much like 3200 Washington.

The proposed density and unit count of the development is appropriate given the urban context of the site as well as circumstances relating to the soil conditions, shape, and topography of the property. The floor area ratio of the proposed development is comparable to numerous other buildings constructed during Egleston Square's "first wave" of transit oriented development in the late 19th century, including the next building on Washington, just past Forest Hills Street (see attached graphic). While the height does exceed that of most buildings in the neighborhood with the exception of the Franklin Brewery directly opposite the site, the extreme grade change on the property as well as the presence of shallow ledge means that creative approaches are needed to accommodate development. In response to community concerns, the proponents redesigned the sixth floors and the mezzanine of Building B to reduce their visual impacts. The height also allows the developers to implement a more creative building design which allows for increased on-site open space and an opening in the building to provide more light onto Washington. Finally, the density of the proposal reflects current planning best practices and city and state policies to promote higher densities in areas well-served by transit.

The following are my remaining concerns about the proposal:

- **Affordability:** While I find the requests for 100% affordability or 25% on-site to be unrealistic and dismissive of the substantial community benefit provided by the rehab of 52 Montebello, I still hope that the development can achieve a higher level of affordability. Specifically, neighborhood guidelines seek to achieve 25% affordability at an average of 65% of AMI. If the units at 52 Montebello are counted, then the project currently provides 18 income restricted units, 24% of the new units proposed. **I strongly encourage the developer to provide at least one additional income restricted unit to bring the total to 19, or 25% of the total new units.**
- While the proposed transportation demand management program is commendable, it could go further. **The proponent should agree to provide at least two dedicated indoor spaces to Zipcar or another car sharing service**, free of charge, should there be interest in locating cars there. I also request that the one-time transit pass benefit be replaced with an annual alternative mode subsidy of \$50 to \$100 per unit that can be spent on an MBTA pass, Hubway, or car sharing membership. The proponent should specify the mechanism for allocating the parking spaces; I strongly recommend "unbundling" the parking spaces from residential leases so that car-free households are not forced to lease a space they do not need.
- The reconfiguration of the garage entrance to Iffley Road allowed for the creation of additional garage parking spaces, but it also resulted in relocation of the second bike room to the rear of the garage, where users do not have the direct lobby access available from the street-front bike room. **I request that the second bike room be relocated to provide direct lobby access, even if this would require the loss of parking spaces.** We feel that the parking program as initially proposed in the PNF was appropriate given the location and transit orientation of the development.

Thank you for your consideration of these comments and for your work reviewing this project.

Sincerely,

Tim Reardon
18 Beethoven Street

Egleston Square Main Street Board of Directors

Egleston Square Neighborhood Association, Housing Committee Co-Chair



Reardon_3200Wash_5_1_2015.pdf

391K



Edward McGuire <edward.mcguire@boston.gov>

3200 Washington St1 message

William Reyelt <williamreyelt@hotmail.com>
To: Edward McGuire <edward.mcguire@boston.gov>

Fri, May 1, 2015 at 6:10 PM

May 1, 2015

Edward M. McGuire III
Project Assistant
Boston Redevelopment Authority
1 City Hall Ave
Ninth Floor
Boston, MA 02201

Re: PNF / Proposal for 3200 Washington St.

Dear Mr. McGuire:

As a property owner in the area and an advocate for mixed-income transit/pedestrian-oriented development along the Washington Street corridor of Jamaica Plain, I am writing to express my general support for the proposed development at 3200 Washington Street.

The proposed development would provide much needed affordable and market rate housing, high-quality commercial/retail space and an improved pedestrian environment primarily on land that is significantly underutilized given its location within a major transit corridor. By enabling more families and other households to live in this area, the proposed project would increase the customer base for local businesses and provide a positive precedent for the kind of development that is likely to lead to increased economic opportunities more generally.

Taking into account the applicant's commitment to redevelop the adjacent city-owned property, this project would not only exceed the BRA's standard inclusionary zoning requirement but, as far as I am aware, would come the closest of any non-publicly-subsidized development in the area to meeting the Jamaica Plain Neighborhood Council's aggressive affordability policy. I strongly encourage the city to work with the applicant to explore ways in which a modest additional increase in the affordability might be achieved such that project can serve as a local model for achieving for-profit compliance with JPNC's policy. Nonetheless, as proposed, this development would still result in a significant number of badly needed affordable and market-rate housing units that would not otherwise exist.

Thank you for your consideration.

Sincerely,

Bill Reyelt
JP Washington Street Livability Project
williamreyelt@hotmail.com / 617.699.7872

Amy J Tyson
1 Boylston Pl.
Jamaica Plain, MA 02130

April 25, 2015

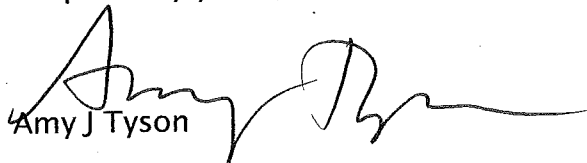
Dear Boston Redevelopment Authority, and the Boston Board of Appeal

I support the 3200 Washington Street proposal, and the positive changes it would bring to this neighborhood. As we try to lessen our dependability on cars and preserve more open green space, we need more densely configured housing and a variety of neighborhood amenities to go with it. Washington Street is along a major public transit corridor, and I do think the height and the number of units is now appropriate for this particular site.

I also appreciate that 12 of the units will meet affordability guidelines. Also, there are so many great businesses in the area that rely on local foot traffic and I hope this new housing will help those businesses prosper.

All the community response and input has shaped the project for the better and I am grateful for the attention and efforts folks put into it. This would be a significant new building in our neighborhood and as such it is a big change for those who live close by, but I envision mostly positive outcomes for the community as a result of these new apartments and storefront space.

Here's to the future and a vibrant, bustling Washington Street! Here's to our great neighborhood--may it continue to be culturally diverse and thrive economically.
Respectfully yours,


Amy J Tyson

2015 MAY - 1 P 12:58

BRA

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear. Mr. McGuire:

I am writing to express my support for the proposed development at 3200 Washington Street.
(The long vacant "Economy Plumbing" site.)

Jamaica Plain desperately needs more rental housing, especially in an area like Egleston Square, that is lively, culturally diverse and on a major public transit corridor.

I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,

FELICE TEIXERA
1 Boylston Pl. #3

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

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(The long vacant "Economy Plumbing" site.)

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I especially appreciate that the current proposal exceeds the City's affordability guidelines.

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Thank you for your consideration.

Respectfully,

Jane Messere
65 Brookside Ave, Jamaica Plain MA 02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

Edward McGuire III, Project Assistant
Boston Redevelopment Authority
1 City Hall Ave/ Ninth Floor
Boston, MA 02201

Dear Mr. McGuire:

I am writing to express my support for the proposed development at 3200 Washington Street.
(The long vacant "Economy Plumbing" site.)


Jamaica Plain desperately needs more rental housing, especially in an area like Egleston Square, that is lively, culturally diverse and on a major public transit corridor.

I especially appreciate that the current proposal exceeds the City's affordability guidelines.

I urge the City to approve this thoughtful, well designed project. It will bring a new vitality economically, aesthetically and culturally to Egleston Square.

Thank you for your consideration.

Respectfully,


PETER STENHOUSE
67 SEAVENNS AVE
JAMAICA PLAIN MA
02130

Cc: State Representative Liz Malia

Boston City Councilor Matt O'Malley

Boston City Councilor Tito Jackson

Jullieanne Doherty, Mayor's Liason

To: Edward McGuire, Boston Redevelopment Authority

CC: Liz Malia, State Representative
Sonia Chang Diaz, State Senator
Matt O'Malley, City Councilor
Tito Jackson, City Councilor
Julieanne Doherty, Mayor's Office

April 14, 2015

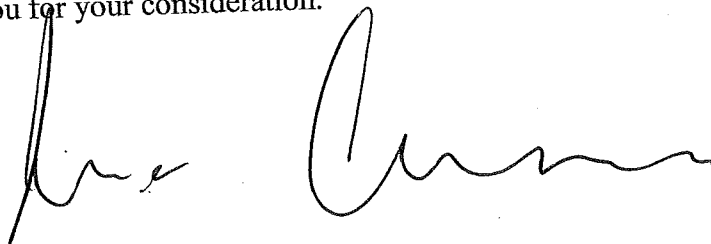
I am writing in support of the mixed use project proposed for 3200 Washington Street, the former Economy Plumbing site.

As a business owner along the Washington Street corridor, I support this well designed project and the significant amount of new rental housing, both affordable and market it will add to Jamaica Plain.

This new project will bring increased pedestrian traffic and new business opportunities to the neighborhood that will benefit everyone.

I urge the BRA and the Zoning Board to approve this project as currently proposed.
Thank you for your consideration.

Name:



Address:

435 S. HUNTINGTON AVE
JAMAICA PLAIN, MA 02130

Phone number/email:

617 308 8607 JAMESCONNER@GMAIL.COM

Petition in Support of 3200 Washington St. Proposal (old Economy Plumbing Building)

AND City of Boston Zoning Board of Appeal
One City Hall Square, Room 801
Boston, MA 02201

Dear Mr. McGuire, and the Board of Appeal:

We urge the BRA and the Board of Zoning Appeal to approve this project. It will bring a new level of vibrancy, diversity and economic growth to Egleston Square.

Phone 957-229-
17795

Tyler Ross 435 S. Huntington trossamania@gmail.com 1771-
Kristin Dunn 1470 Fremont Street kdunnx5x5x@gmail.com
Lauren J. Idesmond@ut.edu
Laura Gilbert 91 Parkton rd. LAURAK.gilbert@gmail.com
Chris Abrahamson 385 Truxt 152 Hillside St. Christopher.Abrahamson@sfsu.edu

Thank - you !

Att'n J.P. residents

Petition in Support of 3200 Washington St. Proposal (old Economy Plumbing Building)

To: Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201

AND City of Boston Zoning Board of Appeal
One City Hall Square, Room 801
Boston, MA 02201

April 2015

Dear Mr. McGuire, and the Board of Appeal:

We the undersigned support the proposed development at 3200 Washington Street in Jamaica Plain, as it is currently proposed. As residents and business owners in the Egleston Square Community, and/or Jamaica Plain, we support the addition of 76 units of housing (73 rental and 3 ownership). Jamaica Plain needs more housing like this-an affordability component that exceeds City guidelines and located along a major mass transit corridor.

We urge the BRA and the Board of Zoning Appeal to approve this project. It will bring a new level of vibrancy, diversity and economic growth to Egleston Square.

Name	Address	Email	Phone
------	---------	-------	-------

Graham Edwards	62 Bennett St.		
Joshua Adams	432 S Huntington		
Noelle Tamarit	55 Danforth St		
Genesis Genesis Conard	1 Mark St.		
Thyler Chase	50 Spring St.		
Amber	3 Sunnyside St.		
Frank Galicia	9 Ashlee St.		
Kit Conard	118 Perkins St.		
Bryan Winder	148 Williams St		

Thank-you!

Petition in Support of 3200 Washington St. Proposal (old Economy Plumbing Building)

To: Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201

AND City of Boston Zoning Board of Appeal
One City Hall Square, Room 801
Boston, MA 02201

April 2015

See Other Side

Dear Mr. McGuire, and the Board of Appeal:

We the undersigned support the proposed development at 3200 Washington Street in Jamaica Plain, as it is currently proposed. As a residents and business owners in the Egleston Square Community, and/or Jamaica Plain, we support the addition of 76 units of housing (73 rental and 3 ownership). Jamaica Plain needs more housing like this—an affordability component that exceeds City guidelines and located along a major mass transit corridor.

We urge the BRA and the Board of Zoning Appeal to approve this project. It will bring a new level of vibrancy, diversity and economic growth to Egleston Square.

[illegible]

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. McGuire:

I am writing to express my support for the proposed development project at 3200 Washington Street in the Egleston Square neighborhood. As a resident of Jamaica Plain for the last decade, I have seen a variety of changes to the neighborhood, many of which have been positive. Though my partner and I live near Forest Hills, we are often near that section of Washington Street because our daughter goes to daycare in Egleston Square on Walnut Avenue. Now that the weather is improving, we walk to pick her up and drop her off and play at the playground at the end of Iffley Street, a short walk from the proposed development site.

This development would make a position addition to our neighborhood. As you know, housing is at a premium in JP and this development would add 76 more units of a variety of sizes to the market. It would also increase the amount of affordable housing in this neighborhood and would include 3 units for sale, all of which would help to alleviate some of the housing strain that many JP residents are experiencing.

I also appreciate that the developer has considered ways to mitigate the impact of additional vehicles to this area by providing additional parking, consideration for a hubway site, and promoting car sharing. Given that the site is fairly close to both the Green Street and Stony Brook T stations, these measures will help to encourage use of public transportation. This will further mitigate additional environmental impacts.

I hope that the Boston Redevelopment Authority approves this proposal. If you have any questions, please do not hesitate to contact me. My contact information is below.

Sincerely,

Carly Burton, 7 St. Mark Street, Jamaica Plain, MA 02130
carlyburton@yahoo.com

McGuire

Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire

Estimado Sr. ~~McGuire~~,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Rafael Peña

Nombre:

Dirección: 3348 Washington St.

Número Telefónico:

McGuire

Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire

Estimado Sr. ~~McGuire~~,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,



Nombre:

Dirección:

Número Telefónico:

~~McGuire~~
Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

~~McGuire~~
Estimado Sr. ~~McGuire~~,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como Residente (propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Nombre: Xiomara Garcia
Dirección: 19 IFF/ey Rd J.P. 02130
Número Telefónico: 857-258-6260

McGuire

Edward [redacted], Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire

Estimado Sr. [redacted],

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Santo Ramo

Nombre:

Dirección:

Número Telefónico:

*3154 WASHINGTON ST
J.P. MA. 02130
617-943-3134*

McGuire

Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire

Estimado Sr. ~~McGuire~~,

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Atentamente,

Nombre: *Dario Pona*
Dirección: *3095 Washington*
Número Telefónico: *6174220522*

McGuire
Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire
Estimado Sr. ~~McGuire~~,

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Atentamente,

David Rosario
Nombre: *3119 Washington*
Dirección:
Número Telefónico: *617 522-1004*

~~McGuire~~
Edward ~~Dechery~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. ~~Dechery~~ *McGuire*

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Atentamente,

JOSEPH P. OLIVER

Nombre:

Dirección: *3350 A Washington St.*

Número Telefónico: *617-4778272*

McGuire
Edward ~~McGuire~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. *McGuire* ~~McGuire~~,

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Atentamente,

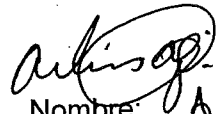
Nombre: *Manfreda*
Dirección: *3371 Washington St.*
Número Telefónico: *617-524-6812*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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(propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,


Nombre: ARLIN ANTONIO BRUNIGUERRO
Dirección: 3141 WASHINGTON
Número Telefónico: 617-3196993

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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Atentamente,

Henry Casado Szymon

Nombre: *Henry Casado Szymon*
Dirección: *3137 Washington St*
Número Telefónico: *857-615-4278*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: RAFY MEDINA
Dirección:
Número Telefónico: 3137 C WASHINGTON ST Y P
617 524-4628

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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Atentamente,

Nombre: *Pedro Gonzalez*
Dirección: *157 HOMESTEAD St*
Número Telefónico: *617 396-0588*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: Mario Cobral
Dirección: 3115 Washington St # C
Número Telefónico: 857-277-3611

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre:

Dirección:

Número Telefónico:

Martín Pineda (Peraviana March,
3095 Washington St.
617 445 0377.

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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Atentamente,

Nombre:

Dirección:

Número Telefónico:

Oliver Zell (Compadres Market)
31-05 Washington St
857-203 9153

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: OSCAR GARCIA
Dirección: 172 BOYLSTON ST
Número Telefónico:
857-236-0598

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Alfredo Rojas

Nombre:

Dirección: *3137c Washington St.*

Número Telefónico: *617-524-4628*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como Residente (propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Nombre:
Dirección:
Número Telefónico:

Rafael A. Ramirez Gutierrez
3137C Washington St Jamaica Plain
02130

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como Residente (propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

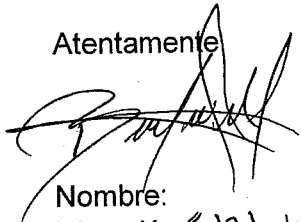
Maria de la Poma
Nombre: *Maria de la Poma*
Dirección: *3235 Washington St. · 1*
Número Telefónico: *617 838. 2421*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente



Nombre:

Dirección:

3200 Washington St.

Número Telefónico:

617-942-8328

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como propietaria (propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Rozanne Riera Latino Salón

Nombre:

Dirección:

Número Telefónico:

3125 Wash. Roxbury 02119

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente /) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Nombre: Walter Muriillo
Dirección: 3092 Washington St. Rox. 02119 -
Número Telefónico: 617 870 1298

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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Atentamente,

Nombre: MANUEL FONSECA
Dirección:
Número Telefónico: CHAUNCEY BROS SHOP
WASHINGTON ST
ROXBURY 02119
617 522 2750

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: Cesar FCO Aguiramonte, Meliciano Furniture
Dirección: 3092 Washington ST
Número Telefónico: 617-942 8687
Ceso

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,



Nombre:

ELVIS P. GUERRERO

Dirección:

3084 WASHINGTON ST. ROXBURY, MA, 02119.

Número Telefónico:

617-524-5252

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: Ponquiel Ramos
Dirección: 3108 Washington St.
Número Telefónico: 617-524-7783

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: *Santo Sanchez = Sanchez Computer*
Dirección: *3116 Washington St Roxbury ma 02119*
Número Telefónico: *617-522-2027*

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: Jose Luis Garcia
Dirección: 3122 Washington St
Número Telefónico: 617.983.3345

Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como propietario ~~(propietario/residente /)~~ en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Nombre: Jaime Hernández
Dirección: 3162 Washington St
Número Telefónico: 857-928-0209

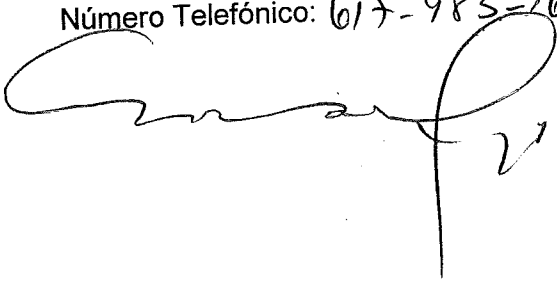
Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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Atentamente,

Nombre: MARQUEL FELIZ
Dirección: 3116 Washington St
Número Telefónico: 617-983-1646



Edward McGuire, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Estimado Sr. McGuire,

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Atentamente,

Nombre:
Dirección:
Número Telefónico:

Juz Cárdenas - 23 Iffley Rd J.P. 02130

**Petition in support of the 3200 Washington St. proposed development
(aka the Economy Plumbing building)**

To: Edward McGuire, Project Manager and City of Boston Zoning Board of Appeals
 Boston Redevelopment Authority City Hall, Room 801
 One City Hall Square
 Boston, MA 02201

Dear Mr. McGuire, Boston Redevelopment Authority and City of Boston Zoning Board of Appeals,

Como residents y/o personas de negocios de la comunidad de Egleston Square y Jamaica Plain, estamos firmando esta petición a favor del desarrollo de 3200 Washington St, en Jamaica Plain, como ha sido propuesto por los reveladores, incluso la altura y densidad propuesta. Creemos que este proyecto es una apreciable adición para la comunidad y servirá un gran beneficio a los residentes y negocios de Egleston Square y las áreas contiguas. Exhortamos que el BRA y el ZBA apruebe este proyecto lo mas pronto posible.

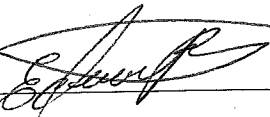


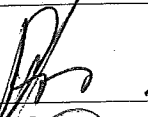
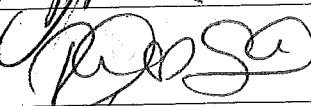
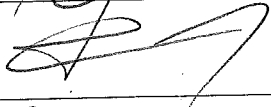
Nombre:	Firma:	Dirección:	Email:
Antonio B. [Signature]	[Signature]	205 Boston apt 2	
Enzo Cortello	[Signature]	16 DAR / MP / [Signature]	[Signature]
BIENVENIDO PENA	[Signature]	3151. WASHINGTON ST.	
James [Signature]	[Signature]	207 Boylston St.	
Luis Alexandre	[Signature]	3145 Washington	
Marcelino Sanchez	Marco Sues	3139A Wash. St.	
Henry Rosado	[Signature]	3137 Washington ST	
José Rojas	J. A. Rojas	3137 Washington St. J.P.	
(Co-transit) Tania Polanco	[Signature]	3137A Washington St.	
Guillermo Jimenez	[Signature]	3137A Washington St.	

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Nombre:	Firma:	Dirección:	Email:
Enrique Nunez	Enrique Nunez	5 Slayton	Way
EDUARDO PEREZ		3204 Washington St.	
JOSE MENDEZ		11	
Luis Santiago		11	
Ariel Soto	ariel soto	234 Hyde Park Ave	
RAFAEL SAICED		3377 Washington St Jamaica Plain	
Ruth Saicedo		3377 Washington St Jamaica Plain	
Gustavo Lemos		3100 Washington S.B.	
Jorge R. Mantel	Josquely Rey	3161 Washington St	elastre16@hotmail.com
Roberto M.	Roberto M.	3161 Washington	N/A
Santo Ramis	Santo Ramis	3154 Washington f.p. MA 02130	AMIDLEDER@Comcast.com

**Petition in support of the 3200 Washington St. proposed development
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To: Edward McGuire, Project Manager and City of Boston Zoning Board of Appeals
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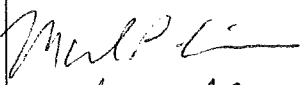
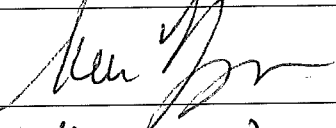
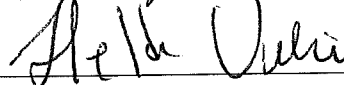
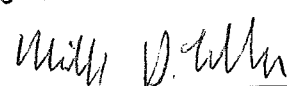
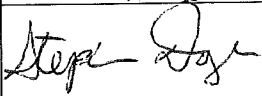



Nombre:	Firma:	Dirección:	Email:
Suarez Cortez gil	Suarez gil	3151 WASHINGTON ST JAMAICA PLAIN	
Wendy molto	Wendy	3133 WASHINGTON ST	
DENICAMILLO	Dennis	3133 WASHINGTON	
Tamy Lopez	Tamy Lopez	3213 Washington St	
PINBOCHIUCHERESYA	Manuel	3160 W 8th St	
Jose Jose	3125 Wash Rothbury	3125 Wash.	

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 Boston, MA 02201

Dear Mr. McGuire, Boston Redevelopment Authority and the City of Boston Zoning Board of Appeals,

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Printed Name:	Signature:	Address:	Email:
Marcel Carrier		42 Brooklee Rd Boston, MA 02130	Marcel.Carrier@gmail.com
Sara Kilroy		124 Williams St. #2 Boston, MA 02130	Kilroysara@gmail.com
Helda Valencia		56 Hyde Park Ave JP MA 02130	Valencia-Helda@hotmail.com
Michelle LeBlanc		137 Williams St. JP MA 02130	leblanmichelle@yahoo.com
Stephanie Doyle		124 Williams, St. #1 Boston, MA 02130	doyle.sed@gmail.com
Denise Kastawi		4 Wallace Park Jamaica Plain, MA.	denisekastawi@gmail.com
CITRUS PATTERSON		124 Williams St #2 Boston 02130	-
VIRGINIE ESAN		804 Centre St BOSTON 02130	virginie.esan@gmail.com

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 Boston Redevelopment Authority City Hall, Room 801
 One City Hall Square
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Dear Mr. McGuire, Boston Redevelopment Authority and the City of Boston Zoning Board of Appeals,

As residents and/or business people of the Egleston Square community and Jamaica Plain, we are signing this petition in support of the proposed development at 3200 Washington St., in Jamaica Plain, as it has been proposed by the developers, including 76 units at the proposed height and density. We believe that this project would be a valuable addition to the community and would greatly benefit the residents and businesses of Egleston Square and the nearby areas. We urge the BRA and ZBA to approve this project as soon as possible.

Printed Name:	Signature:	Address:	Email:
Rhianna Bernal	<i>Rhianna Bernal</i>	7 Spalding St JP	rstrefry@gmail.com
JUSTIN VIGLIANTI	<i>[Signature]</i>	15 ASTICOU RD. JP	JUSTVIGS@GMAIL.COM
AD'FE MORAN	<i>[Signature]</i>	15 Astor RD	DANNA10@HOTMAIL



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Printed Name:	Signature:	Address:	Email:
Margarot Costa	<i>Margarot Costa</i>	26 Aldworth St J.P.	m.costa@comcast.net
Mary Ann Zoulalian	<i>Mary Ann Zoulalian</i>	258 Chestnut Ave	MAZ@ad.com
M Aureen Reen	<i>M Aureen Reen</i>	545 Centre St	
<i>Ana Corrao</i>	<i>Ana Corrao</i>	340 Centre St.	
<i>Maura Twomey</i>	<i>Maura Twomey</i>	398 Centre St	
<i>Minerva Casillas</i>	<i>Minerva Casillas</i>	29 Dorr St	minniecasillas @Hotmail.com
<i>Estela Pimentel</i>	<i>Estela Pimentel</i>	358 Centre St Apt 1	J.P.
Alicia Baez	<i>A Baez</i>	10 Burnett St J.P. MA	alicia.a.baez@gmail
<i>Doraliza Hinton</i>	<i>D Hinton</i>	340 Centre St. J.P.	



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Printed Name:	Signature:	Address:	Email:
Laura Perez	<i>[Signature]</i>	340 Centre St. J.P.	
Enelope de la Rosa	<i>[Signature]</i>	340 Centre St. J.P.	
Dorothy Aquino	<i>[Signature]</i>	340 Centre St. J.P.	
Attiquica Brewer	<i>[Signature]</i>	155 Williams St Apt 13	
Renee Rickett	<i>[Signature]</i>	68 Bannan Rd JP	
Ronald Krach	<i>[Signature]</i>	111 Perkins St JP	
MYRA GREENFIELD	<i>[Signature]</i>	32 CHESTNUT ST JP	
Nobel Garcia	<i>[Signature]</i>	416 Centre St J.P.	
Silvana STANTON	<i>[Signature]</i>	32 Sherwin St. JP.	



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Printed Name:	Signature:	Address:	Email:
Yipaise Rivera	<i>Yipaise Rivera</i>	100 Codman Park Roxbury, MA 02119	
Modelyn Peña	<i>Modelyn Peña</i>	7 Perkins Sq. Boston, MA 02130	





3200 Washington Street – Supplementary Comments
Egleston Square Main Street
BOARD APPROVED -- April 15, 2015

Egleston Square Main Street supports the proposed redevelopment of the Economy Plumbing building and adjacent parcels to create a mixed use development project at 3200 Washington Street. Over the past eight months, ESMS has met with the proponents on numerous occasions, coordinated multiple community meetings about the project, and provided comments to the BRA through a comment letter dated [March 10, 2015.] This document provides our updated comments and concerns regarding the project, and specifies questions that remain outstanding, and issues that must be resolved before the project is approved.

- Changes to the design of the building in the past month have substantially improved its appearance and reduced neighborhood impacts. The increased setbacks for the 6th floor and mezzanine of Building B effectively reduce the visual impacts of the building and help to create the appearance of a five-story street wall. Of course, this change was not without its corresponding impacts on the project's housing program and financials; Mezzanine setbacks resulted in the elimination of two bedrooms from the overall program. **We are satisfied that the proponent has been sufficiently responsive to neighborhood concerns about visual impact, and we support the current height and massing proposal.** We are opposed to any further reductions in building height, bedroom count, or unit count which would negatively affect the affordability program.
- We commend the proponents for exceeding the inclusionary housing requirements on-site and acknowledge the provision of three 3-bedroom homeownership units for households earning 65% of AMI, a rare opportunity in the neighborhood. While commendable, we feel that the affordability program still falls short of established neighborhood goals. If the units at 52 Montebello are counted (as we feel is appropriate), then the project currently provides 18 income restricted units, 24% of the new units proposed. **We request that the developers provide at least one additional income restricted unit to bring the total to 19, or 25% of the total new units.**
- We feel that the proposed acquisition, rehabilitation, and transfer of 52 Montebello to a local nonprofit for use as long-term low income rental housing is a significant community benefit that will help to mitigate the project's potential impacts on housing affordability in the neighborhood. Absent the proponent's investment in this property, it will likely require \$1 million or more of city or state financing to rehab those units, which may take years to acquire. The delivery of those six units with zero public subsidy will provide immediate neighborhood benefits that should not be discounted simply because they are "off site." However, given the remaining uncertainty regarding 52 Montebello (DND will not award the property until May), **we request that the developers commit to a binding community benefits agreement that specifies their commitments with regard to the property's acquisition, rehab, and transfer; and specifies an acceptable alternative community benefit if best efforts to acquire the property are unsuccessful.** Our expectation is that the proponents will renovate the

property to the specifications of DND and the receiving CDC, and will deliver it at a nominal cost to the receiving entity for debt-free operation. In the event that the proponents' best efforts to acquire and rehab 52 Montebello are unsuccessful, either of the following two options may serve as acceptable alternative community benefits: a) the developers provide an additional four deed restricted units on site, at no more than 70% AMI; or b) the developers make a cash payment to the city's Inclusionary Development Fund, in the amount of 110% of the anticipated rehab cost (including contingency) for 52 Montebello, or \$1.2 million, whichever is greater.

- **Questions raised in our prior comment regarding the ownership structure of Building C (triple decker) have not been addressed by the proponents.** Will the property be subdivided and conveyed to a new condominium association, or will the land remained owned and maintained by the development team? The proponent should demonstrate that strong supports are in place to ensure effective condominium management, should that be the chosen form of ownership.
- While we support the project's low parking ratio and transit orientation, there is additional work to do to ensure that the program is successful. **Many of our transportation-related comments and recommendations made in the March 10 letter remain unaddressed.** Specifically, the proponent should agree to provide at least two dedicated indoor spaces to Zipcar or another car sharing service, free of charge, should there be interest in locating cars there. We also request that the one-time transit pass benefit be replaced with an annual alternative mode subsidy of \$50 to \$100 per unit that can be spent on an MBTA pass, Hubway, or car sharing membership. The proponent should specify the mechanism for allocating the parking spaces; as described in our earlier comments, we strongly recommend "unbundling" the parking spaces from residential leases so that car-free households are not forced to lease a space they do not need. We also request that spaces unclaimed by tenants be made available (for lease) to neighborhood residents.
- The reconfiguration of the garage entrance to Iffley Road allowed for the creation of additional garage parking spaces, but it also resulted in relocation of the second bike room to the rear of the garage, where users do not have the direct lobby access available from the street-front bike room. **We request that the second bike room be relocated to provide direct lobby access, even if this would require the loss of parking spaces.** We feel that the parking program as initially proposed in the PNF [(36 spaces total)] was appropriate given the location and transit orientation of the development.
- The reconfiguration of the parking entrance to Iffley Road significantly improves the building's street wall and pedestrian environment, and we support this change. However, this change requires loading and trash pickup to occur on the street, rather than within the building. The specific configuration of loading zones and on-street parking restrictions is the responsibility of Boston Transportation Department. **We request that the proponents and BTM provide ESMS with the opportunity to review and comment on the final loading zone plan before it is finalized,** so that we may evaluate its impacts on retail parking, through traffic, and neighborhood parking.
- The location of the transformer pad in the backyard of the townhouse units on Iffley Road appears to substantially diminish the usable open space for those units. The proponent should explain what this installation is and why an alternative location is not available.



egleston sq.
MAIN STREET

**Comments on 3200 Washington Street
Egleston Square Main Street
Board of Directors
March 10, 2015**

The proposed redevelopment of 3200 Washington Street would mark a new era in the growth of Egleston Square and the surrounding neighborhoods. Many residents have raised concerns about the scale of the development and its impacts on parking, traffic, affordability, and neighborhood character; and everyone involved in the process laments the fact that there is no comprehensive modern land use plan for Washington Street to guide the development. Nevertheless, the proposal exists and must be evaluated on its merits. In doing so, we face a variety of tradeoffs involving height, density, design, parking, and affordability.

Over the past 8 months, Egleston Square Main Street (ESMS)¹, through its Economic Development Committee has carefully considered the proposal, the positive impacts it may bring to the neighborhood and business district, the potential negative impacts of concern to many neighborhood residents, and what potential changes would result in a better balance of benefits and impacts.

Overall, we feel that the project will revitalize an underused property at a key location, will help to meet the city's housing needs, will substantially exceed the city's requirements for affordable housing, will deliver high-quality large-format retail spaces currently unavailable in the district, discourages auto dependency, and takes a thoughtful, sophisticated approach to urban design.

Given the lack of formal city-sponsored planning along Washington Street that could serve as a reference for this project review, the scale of this development, and its transformative impact on the neighborhood, it should be held to the highest standards, so as to set a precedent for future growth. Our principal concern relates to housing, an issue of utmost importance to the community. We support the Jamaica Plain Neighborhood Council's policy that calls for 19 units from a project of this size, at an average affordability of 65%. We expect 3200 Washington Street to meet that standard, and, in combination with the renovated units proposed at 52 Montebello, the project is almost there. We request that the proponents add another two deed-restricted units on site.

Since the issues of height and visual impact remain a major concern to many residents, especially those closest to the development, we also request that proponents make efforts to revisit the design of the upper stories of the development to determine if feasible reconfiguration or redesign of those upper floors and mezzanine can help to reduce their impact on views and neighborhood character.

¹ ESMS is a non-profit organization whose mission is to build the Egleston community, strengthen the business district, and revitalize public spaces through partnership with local merchants, residents and community groups. We represent a business district comprising 117 establishments, with a primary trade district of 12,000 residents.

This document presents additional facts, observations, and comments about various aspects of the project, including questions, suggestions, and expectations. It does not constitute a definitive assessment nor an endorsement of the project, which is contingent on satisfactory resolution of the issues raised here, as well as others that may be raised in the coming weeks of discussion with the broader Egleston community. We look forward to the proponents' response to these comments and to a successful conclusion to this process.

Process and Planning

Findings

- The site has been identified by ESMS as an important redevelopment opportunity since before the Economy Plumbing business moved to its new location. ESMS and its partners have conducted surveys, organized neighborhood visioning workshops, and commissioned reports from student researchers and pro-bono design professionals, all intended to help define community priorities and design principles relevant to the Washington Street context and this property in particular. This prior analysis informs all the comments and observations in this document.
- The proponents have participated in at least a dozen meetings with community organizations (section 2.7), including a well-attended ESNA meeting in July (as reported in the Jamaica Plain Gazette), three joint ESNA/ESMS committee meetings, and a Spanish-language meeting at Coco's in October. Reports on those committee meetings were made at the November and January ESNA meetings.
- ESMS and ESNA had planned a large community meeting on February 10, which was cancelled due to snow and subsequently combined with the IAG meeting on February 25.
- Information about the proposal and process is online at <http://eglestonsquare.org/possible-development-in-eglestone-square/>

Comments

- The proponents have been actively seek and considering community feedback on the proposal since last July. Substantive changes have been made as a result of that feedback, in the design, programming, and affordability elements of the proposal.
- Unfortunately, many community members have remained unaware of the proposal until recently, and the meeting on February 25th was the first for which flyers were distributed door-to-door. It is essential that the scheduled meeting on March 19th be well advertised and facilitated so that the perspectives of a wide variety of community members can be heard.
- At this time we do not think it is necessary to extend the Article 80 comment period beyond the current April 3 deadline. However, we reserve the right to request such an extension based on community feedback and the results of the March 19 public meeting.
- It bears repeating how unfortunate it is that this project must be evaluated by the local community in the absence of any planning framework for one of the most active development corridors outside of Downtown Boston and the Seaport. Hundreds of housing units are in the pipeline along Washington Street, without any common benchmarks with regard to height, transportation, or affordability. As a result, many projects fail to meet their full potential and they exhibit little relation to one another in their form or objective. Once again we request that the BRA initiate a planning effort to develop a coordinated approach to land use and transportation in the corridor from Forest Hills to Egleston Square.

Urban Design & Architecture:

Findings

- The design includes four distinct functional elements along Washington Street: the narrow retail space at the corner of Iffley, the garage entrance, the residential entrance, and the marquee retail/restaurant space on the corner of Montebello.
- The project site area of 32,412 square feet and the total square footage of approximately 100,000 square feet translates into a Floor Area Ratio of 3.09.
- In numerical terms, the density of the project is comparable to other residential and mixed use buildings in close proximity on Washington Street include the mixed-use and residential buildings that reflect Egleston Square's "first wave" of transit-oriented development in the late 19th century, and one ten-year old mixed-use building, though most of these are only three to four stories and do not provide any on-site open space as proposed in this development.
- Buildings of comparable or higher density include:
 - 3122 Washington Street (5.5 FAR)
 - 3115 Washington Street (3.1 FAR)
 - 3222 Washington Street (3.18 FAR)
 - 3175 Washington Street (Franklin Brewery/Extra Space Storage, FAR 9.8),
 - 3039 Washington Street (Egleston Crossing, 3.2 FAR.)
- The new shadows cast by the building will principally fall on Washington Street and on nearby light industrial parcels. Few existing residential properties will see a substantial increase in shadows. Views from surrounding residences, and view corridors from the front yards of Iffley and Montebello will be affected.

Comments

- The height and bold design of the project have raised many concerns among the neighborhood. The proposed development is certainly more prominent than any building on this stretch of Washington Street, with the exception of the Franklin Brewery. It is certainly more dense than the two and three family neighborhoods nearby. Nevertheless, we feel that the proposal is both consistent with a sustainable future vision for Washington Street and sensitive to the abutting residents. It is clear that significant housing density will be necessary to meet future housing demand; and redevelopment of underutilized land in mixed use corridors in areas of existing density is an accepted and fundamental strategy for sustainable growth. However, mitigation and reduction of the impacts of the project density on existing abutters and neighborhood must also be considered.
- The mezzanine level, which is (9' compared to a typical 10'-6" floor) adds only 4 small bedrooms and elevator overrides. Eliminating or reducing this mezzanine would reduce the height along Iffley Road without significantly reducing the usable area of the project and should be considered. Other opportunities for reducing the mass and height at the street wall should be considered as well, such as increased setbacks for the mezzanine or different façade treatments.
- The decision to route auto egress to Montebello reduces car/pedestrian interactions in front of the building. However, the proposed 18' wide garage entrance creates a wide gap in the façade. The proponents and city officials should explore options to reduce or mitigate this width. It is needed to allow simultaneous truck exit/auto entry, but perhaps such conflicts could be managed with lit signage (no entry light when truck is exiting). Alternatively, the width of the opening could be reduced at most times through a partial door that opens only when needed for truck access & egress, with a car-width (12' or less) opening at most other times.

- The external entry to Bike Room 2 is via the garage entrance, creating potential driveway conflicts between vehicles and bike users. The entrance to this room should be designed to minimize or eliminate such conflicts. One option would be to move it to the front of the building adjacent to the garage entrance, behind the proposed landscaping. Alternatively, the installation of a moveable gate or barricade as described above could also be used to help protect access to this doorway.
- The proponent should clarify how retail space users will access the loading bay & trash area. Figure 3.7 (1st floor plan) does not depict any door or logical route from the large retail space at the corner of Montebello to the loading bay or the trash area, without going through the residential lobby.
- The raised retail plaza at the corner of Montebello will be a landmark location, but for occupants of the plaza it will also be one exposed to the intense activity of Washington Street. The renderings show a borderless edge of the plaza above the steps, but we encourage the proponents to consider approaches (permanent or temporary) that will provide a demarcation of the space.
- The location of the mechanicals atop Building B places them on a prominent edge of the tallest building element, where they may be highly visible from many vantage points. However, they do not appear to be depicted in Figures 3.19 or 3.20. These renderings should be updated to include the mechanicals. They should be placed in a location where they are less visible, to the extent feasible.
- Figure 3.8 (2nd Floor plan) shows a Transformer Pad in what appears to be the back yard of the townhouse units on Iffley Road, in a location that appears to substantially diminish the usable open space. The proponent should explain what this installation is and why an alternative location is not available.

Housing & Affordability:

Findings

- The city's Inclusionary Development Policy would require the creation of 10 units of on-site affordable housing for a development of this size (76 units), mostly affordable to households earning 70% of Area Median Income. Meanwhile, the Jamaica Plain Neighborhood Council's policy (25%) would call for the creation of 19 units at an average affordability of 65% of Area Median Income (\$61,200 for a family of four, somewhat less than the median income for a family of that size in Boston, which was \$68,800 from 2009-2013)
- The proponent's affordability proposal distributed on January 14 calls for the creation of 17 units of affordable housing.
- 11 units would be created on-site as follows:
 - Three (3) 3-Bedroom triple decker units (for-sale, 65% AMI)
 - Two (2) 2-Bedroom units (rental, 70% AMI, \$1,361 max rent)
 - Two (2) 1-Bedroom units (rental, 70% AMI, \$1,190 max rent)
 - Four (4) Studio units (rental, 70% AMI, \$1020 max rent)
- An additional 6 units have been proposed through the acquisition and renovation of 52 Montebello, a vacant city-owned property being disposed of for affordable housing in the coming months. The proponent has held multiple meetings with the two local CDCs (JPND and Urban Edge) regarding financing or long-term management. Conceivably, the proponent could acquire the property through the DND disposition process, renovate it, and deliver it "turnkey" to one of the local CDCs for low-income or very-low-income households. Alternatively, they could make a donation sufficient to finance CDC renovation. A draft MOU is currently under development.

- All on-site affordable units will be made available via a lottery. The developer has asked local CDCs to support the marketing of affordable units to local households.
- Assuming the units at 52 Montebello will be rented at or below 50% of AMI, the 17 units would have an average affordability of 62% of AMI.
- The development would include four handicap-accessible housing units, one of each size (studio, 1-, 2-, and 3-bedroom.)
- It would require \$4.5 million dollars of tax credits and city funding to produce 19 affordable rental housing units through traditional affordable housing channels, according to Mayor Walsh's Housing Plan (page 28.)

Comments

- This project helps to achieve the goals of Mayor Walsh's housing plan, which has identified housing production as a fundamental citywide strategy for addressing affordability and meeting the needs of a growing population. That plan calls for 53,000 units of new housing over the next two decades, most of it rental housing. Reasonable people can disagree on whether meeting that target would make the affordability crisis any better, but the data are clear that *not* meeting it will only make the problem worse.
- We appreciate the proponent's progressive affordability program, and willingness to engage in a serious discussion about affordability. The inclusion of three homeownership units at 65% of AMI is particularly notable, since for-sale units at that income level are very difficult to finance using public subsidies such as tax credits. The renovation of 52 Montebello will make that property available as rental housing for low income households without public subsidies or the long (multi-year) wait that is often entailed with public financing.
- Nevertheless, we feel strongly that the development should deliver 19 units of affordable housing, as required by the JPNDP affordability guidelines and as requested by ESMS and ESNA in September 2014. Given the potential transformative nature of this development and its height substantially in excess of the current zoning envelope, we expect an affordability program that will set a precedent for future growth. The additional two units necessary to achieve this target should both be two-bedroom units or larger.
- Initial conversations with the local CDCs have been positive, but many details remain to be addressed. If the "turnkey" option is chosen, our expectation is that the proponents will renovate the property to DND and receiving CDC specifications, and will deliver it at a nominal cost to the receiving entity for debt-free operation. If payment-in-lieu of renovation is chosen, we expect that the payment will be sufficient to achieve substantial completion, including contingency, according to independent cost estimates conducted consistent with DND and CDC specifications.
- The proponent should specify how many additional affordable units will be provided on-site if a successful program for 52 Montebello cannot be implemented for whatever reason.
- Given the projected growth in Boston's senior population over the coming decades (22,000 additional households², many of whom may have mobility impairments), we strongly encourage the proponents to consider additional accessible units. Studio and one-bedroom apartments suitable for smaller senior households are appropriate candidates for accessibility.
- The proponent should describe the proposed ownership and management arrangement for the three homeownership units on Iffley Road. Will the property be subdivided and

² "Housing a Changing City: Boston 2030," 2010, Executive Summary, page 4
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conveyed to a new condominium association? Or will the land remained owned and maintained by the permanent owners of the larger development? If the latter, a limited equity cooperative association for the homeownership units may be a viable option.

Retail Space:

Findings

- The proponents have purchased a new location on Columbus Avenue for the business currently operating the site, E & J Auto.
- ESMS business development priorities for this “node” of the district, based on market analysis and community surveys, include the following: full-service restaurant, green grocer, children’s clothing, and hardware store.

Comments

- The proposed retail storefront spaces fill a missing niche in the Egleston Square business district, which is currently a mix of very small retail spaces and some industrial properties.
- We appreciate the proponents’ efforts to prevent displacement of an existing business by finding an alternative location in the neighborhood.
- We encourage the Jamaica Plain-based proponents to “Shop Local” when it comes to seeking tenants for the commercial spaces, and to engage local CDCs and organizations in outreach to local merchants who may be ready to graduate to a more substantial and prominent retail space.

Transportation and Parking:

Findings

- In the Egleston Square neighborhood, 45% of renter households don’t own a car, according to the American Community Survey (2007 – 2011.)
- The proposed development includes 36 on-site parking spaces (with one caveat—see comments below) and will restore at least seven on-street spaces currently unavailable due to large curb cuts.
- The Parking Mitigation and Transit-Oriented Development Plan includes the following elements:
 - \$35 Charlie Card
 - Car sharing promotion
 - Hubway information

and additional measures “may include” orientation packets, bicycle accommodation, electric vehicle charging, on-site zipcar, and a transportation coordinator

Comments

- Parking is a major concern for many nearby residents and merchants, who feel that a shortage of parking is an inconvenience and a deterrent to customers. Many feel it is inevitable that new residents will own vehicles and store them on the street if parking spaces are unavailable or prohibitively expensive. However, this past winter and the years before it make abundantly clear that parking challenges predate this proposal, and solving those challenges is far bigger than any one project. The neighborhood needs a comprehensive strategy for using parking resources, which could include resident permits & fees, metered parking, or other parking management measures. We encourage the BRA to include such an element in the requested comprehensive plan. In the long run, the only way for the neighborhood to grow sustainably (and equitably) without being choked by parking, is to enable more residents to live without a car, and to encourage more shoppers to come by foot.

- With more than 1,200 car-free renter households in Egleston Square already, we find it quite reasonable that the development might attract three dozen more such households attracted by the convenient location and transportation incentives.
- The proponents have not specified how the on-site parking spaces will be allocated. We encourage the proponents to lease parking spaces (including parking spaces at the homeownership units) separately from the apartments themselves, so that car-free occupants will not be compelled to rent a space. If some spaces are un-rented by building occupants, can they be made available to neighborhood residents?
- The proponent should actively market the garage as a potential car share parking location and should commit to providing at least two spaces, free of charge, to a car sharing service who chooses to deploy vehicles there.
- The transportation management proposal included in the PNF is notable, and we commend the proponent for preparing such a plan. Nevertheless, we feel that additional measures and commitments are needed to help enable residents to achieve the level of car-ownership envisioned by the plan.
 - The \$35 Charlie Card is a positive incentive, but would only pay for only a week and a half of commutes on the subway. Either the initial payment should be larger (\$100+), or occupants could be provided with an *annual* credit on their MBTA account (to be used for either Charlie Card or LinkPass) to help subsidize their transit usage on an ongoing basis.
 - Similarly, the Hubway incentive should include either an annual pass subsidy (e.g., 50% of the \$85 annual fee), or else a number of 24-hour passes to help introduce tenants to the system.
 - Combining the two ideas above, the proponents could consider an annual transportation subsidy for all tenants: \$50 to \$100 for each unit, which could be spent on MBTA pass, Hubway, Zipcar, or other transportation alternative, funded by a \$20 monthly surcharge on parking fees for the on-site spaces.
- Retail parking is a major issue of concern to merchants in Egleston Square, and in recognition of that we also ask the developers to coordinate with the Boston Transportation Department (BTD) to evaluate a two-hour parking limit on all new on-street parking spaces which the proposed project would open up on Washington Street and Iffley Road through the elimination of curb cuts. A comprehensive analysis of parking needs should also consider a two-hour parking designation from the proposed development site up both sides of Washington Street to the existing limited-parking area in Egleston Square.
- The PNF indicates that deliveries will occur via the indoor loading dock within the parking area. Will all deliveries happen within the garage? What is the proposed protocol if there are two deliveries at once, or if a delivery occurs via semi-trailer that cannot access the garage? Will a loading area be requested along Washington Street?
- The proponent should also propose a TDM program for employees of the retail spaces, designed to encourage employees to use alternative modes. Employee parking is a significant challenge for local merchants.
- The Executive Summary (Section 1.3.17) states that “The project will provide... 3 spaces for the townhouse units,” yet General Information (Section 2.5., paragraph 1) states “the proposed townhouses would be three floors over one story of parking accommodating a total of eight parking spaces.” The proponent should clarify the number of parking spaces at the townhouse units.

McGuire

Edward ~~Schary~~, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

McGuire

Estimado Sr. ~~Schary~~,

Le escribo para mostrar mi firme apoyo al proyecto propuesto en 3200 Washington St., Jamaica Plain. Siento que este proyecto traería mucha vivienda necesaria a nuestro barrio, y lo hará mediante la adición de 12 a 18 unidades de alquiler asequibles. Como _____
(propietario/residente) en este barrio, creo que las unidades de alquiler propuestos en 3200 Washington St. agregarán a la vitalidad de nuestro barrio.

Atentamente,

Enrique miñez

Nombre:

Dirección:

Número Telefónico: