

Blackstone/Franklin Square Neighborhood Association
PO Box 180940
Boston, MA 02118
bfsna@blackstonefranklin.org

August 19, 2016

Via Email (raul.duverge@boston.gov)

Raul Duverge, Project Manager
Boston Redevelopment Authority
1 City Hall Square, 9th Floor
Boston, MA 02201

RE: Public Comment Regarding The Factory at 46 Wareham Street

On behalf of Blackstone/Franklin Square Neighborhood Association (the "Neighborhood Association"), I submit these comments regarding the July 18, 2016 Notice of Project Change for the development proposal by Holland Development, LLC (the "Proponent") at 46 Wareham Street in the South End, known as The Factory at 46 Wareham Street (the "Project"). These comments are based on feedback gathered at (1) a public meeting on August 9, 2016, that members of the Neighborhood Association Development Committee attended and (2) a meeting presentation to the Neighborhood Association on August 15, 2016 attended by 15-20 residents from Wareham Street.

We are again pleased to enthusiastically *support* this Project, because it will bring life to a vacant warehouse space while ensuring harmony with and enhancing the existing neighborhood. We note that the Neighborhood Association previously supported a similar version of this Project in a letter dated July 9, 2014. The version then, as now, proposed a mixed use of commercial space and residences. As we said in 2014 and repeat now, we believe that The Factory at 46 Wareham will be compatible with its surrounding neighborhood and go a long way to improving the physical conditions, appearance, and visitor perception of Wareham Street and proximate areas, and will be an asset to local residents and businesses alike.

We recognize that the 2012 Harrison Albany Corridor Strategic Plan ("Strategic Plan") for the Back Streets area places an emphasis on commercial and industrial uses while making residential an exception. As we have stated with respect to other development proposals in the Back Streets area (e.g., June 3, 2016 Letter re Harrison Albany Block), in light of Mayor Walsh's goal to build 53,000 housing units by 2030, we recognize a compelling need for housing sufficient to trigger the residential use exception under the Strategic Plan. Unlike Harrison Albany Block, this Project strikes the right balance between commercial space (51%) and residential use (49%) that respects the Back Streets vision while addressing the need for additional housing. We therefore respectfully differ from those community groups and individuals that recommend that the building be entirely commercial with no residential component.

There are many things to like about this Project. We are pleased that the residential component will contain 18 units for ownership, two of which will be designated affordable artist live/work spaces. We commend the Proponent for making half of the units two or three bedrooms, precisely the type of units that families desire. We like that the two ground floor retail spaces call for both daytime and evening use that will create activity for 18 hours of the day. The architectural design is interesting and assertive, mixing brick and steel construction in a way that pays respect to the grittiness of the warehouse district while reimagining the historical building for present day needs. While we are disappointed that the exterior brick facades cannot be preserved, we express high hope—indeed, the expectation—that the replacement will be sympathetic to the original, preserving as much ornamentation as possible.

Finally, we comment on the deplorable infrastructure conditions on Wareham Street. Presently, there is poor street lighting and sidewalks that do not comply with ADA requirements. In fact, some sidewalks end altogether or are blocked by cars under the claim of ownership of the public way. This is perplexing and requires investigation. The streetscape standards for Wareham Street under the Strategic Plan call for improvements to “accommodate the needs of the businesses in the Back Streets sub-area while ensuring the safety and quality of the pedestrian environment.” Today, the street is not a safe area for pedestrians at all. The construction of 46 Wareham, in combination with residences at 27 Wareham and 90 Wareham and existing businesses on Wareham Street, creates a critical mass of activity that merits significant infrastructure improvements to the public way. We support the Proponent’s desire to expand sidewalk frontage by 18” to permit the addition of a metal canopy along Wareham Street and provide enough space to include new lights along the sidewalk. These improvements should not only be made directly in front of the building but along all of Wareham Street to create a cohesive pedestrian sidewalk. These are much needed improvements and we urge Boston Transportation Department to take immediate action to improve the conditions.

Please do not hesitate to contact me via email at bfsna@blackstonefranklin.org if you have any questions or need any additional information.

Very truly yours,



Eric J. Huang
President, Blackstone/Franklin Square Neighborhood Association

cc: John Holland, Holland Development, LLC
Marc LaCasse, Esq.
Samuel Chambers, South End Neighborhood Liaison
Michael Flaherty, Annissa Essaibi-George, Bill Linehan, Ayanna Pressley, and Michelle Wu, Boston City Councilors
Gina Fiandaca, Commissioner, Boston Transportation Department
Stephen Davis, Trustee, 27 Wareham
Blackstone/Franklin Square Neighborhood Association Board



By Email
August 19, 2016

Board of Directors

Kristin Phelan
President

Joanie Tobin
Vice President and Clerk

Michael Semizoglou
Treasurer

Arthur (Bud) Larievy,
Vice President

Louis Blanco

Sheila Grove

Randi Lathrop

Russell Preston

Kandace Cummings

Julien Levesque

Susan Battista

Stephen Yung

Jennifer Efron
Executive Director

Raul Duverge
Project Manager
Boston Redevelopment Authority
Raul.Duverge@Boston.gov

Re: 46 Wareham Street

Dear Raul,

While Holland Development, LLC's plan to again include residential units at 46 Wareham Street has much to recommend it if it were located in an "MFR" district (home ownership, underground parking, private outdoor space), it is not suitable for the Back Streets (EDA South) neighborhood where the property is located. Therefore, Washington Gateway Main Street recommends that Holland's requested use be denied so that the project remains totally commercial as most recently approved by the BRA board.

Residential and commercial neighbors are an uneasy mix. This is particularly true when trucking and nighttime activity is involved as it is in this neighborhood. This project introduces an entirely new aesthetic (the 18 hour neighborhood that is and was planned for EDA North) that conflicts with existing and planned uses for EDA South..

The South End zoning code adopted in 2012 states "The EDA South is established to preserve the light industrial uses while encouraging complementary commercial and research uses". We see no reason why this project will not be successful staying with its current plan that conforms to this zoning. Commercial buildings in the area are fully rented. Office condos are the latest real estate niche.



WGMS has been guiding retail development on behalf of the South End for nearly 20 years. Our experience tells us that successful retail is clustered. 46 Wareham is an isolated retail location and therefore must be a destination to succeed. Holland would be better seeking tenants that derive income from work on the premises and perhaps have an auxiliary store such as a brewery, bakery, clothing designer, commissary, furniture maker, etc.

46 Waltham Street, 304A

Boston, MA 02118

617-542-1234 wgms.director@gmail.com



Washington Gateway urges Holland and the BRA board to keep 46 Wareham Street an entirely commercial building. Our City cannot afford to lose the businesses that support other businesses and Boston's economy.

If, however, the board approves residential at this location, please consider our letter of April, 2015 also attached.

Very truly yours,

Sheila Grove

Design Committee Chair

cc: City Councilor Bill Linehan
City Councilor Michelle Wu
Marc LaCasse, atty for Holland Development
Sam Chambers, ONS
Karilyn Crockett, BRA Dir of Economic Policy
Michael Cannizzo, BRA Senior Architect
Alexa Pinard, BRA Community Planner

46 Waltham Street, 304A

Boston, MA 02118

617-542-1234 wgms.director@gmail.com

8/22/2016

City of Boston Mail - Comment on re-development of 46 Wareham St., South End



Raul Duverge <raul.duverge@boston.gov>

Comment on re-development of 46 Wareham St., South End

1 message

Fri, Aug 19, 2016 at 5:07 PM

Gerstein, Philip

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>
Cc: "mayor@boston.gov" <mayor@boston.gov>

To:

Raul D. Duverge
Project Manager
BRA/EDIC
One City Hall
Boston, MA 02201
raul.duverge@boston.gov

Cc: Mayor's Office.

Re: **Re-development at 46 Wareham St., South End**

Dear Paul Duverge,

Unrestricted luxury condo development has already done a lot to alter the composition of Manhattan, New York, into an almost exclusive playground for the 1% and pushing out both the small businesses and the less well-to-do residents out.

I hope we do not make the same mistakes here in Boston, and in the EDA (Economic Development Zone) South specifically. This administration does not need to stop the re-development of the South End, but to direct it, to make sure Boston's diversity is not lost to unwise and often predatory development in pursuit of short-term rewards.

The proposed re-development of **46 Wareham St.**, right across from where I've long had an artist studio (alongside several dozens of other artists), is a warning sign and a cause for real concern. Despite tacking on a couple of artist live/work units, this redevelopment is in no way designed as an exclusive Artist Live-Work space, which just might have at least qualified it as an exception to non-residential uses. Rather it's a blatant attempt to create more residential housing and make a quick buck for the developer. Shouldn't this be one of the spaces assigned permanently for small commercial and artist-run businesses and startups?

There is simply no legitimate reason to grant another exception in this transparent attempt to avoid even our weak zoning regulations. It looks like it's time instead to strengthen these zoning

8/22/2016

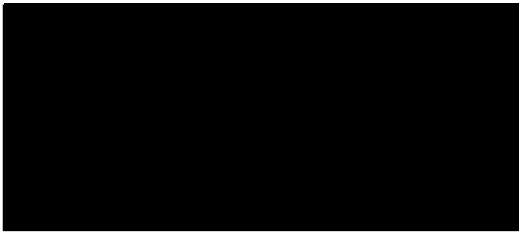
City of Boston Mail - Comment on re-development of 46 Wareham St., South End

regulations, to make sure that our street and the surrounding areas are part of a coherent future plan to retain and further build upon the creative and small business community in Boston. Not coincidentally, that would go a long way towards fulfilling the promise of the Boston Creates cultural plan for the future of the South End and of our City.

Best always,

Philip Gerstein

Artist



PRESIDENT
MICHAEL ROTHSCHILD
Abbott Realty

VICE PRESIDENT
BRIAN MALONEY
Middlesex Truck & Coach

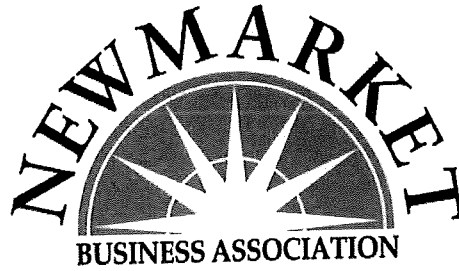
TREASURER
RAYMOND LOFSTROM
O'Connor & Drew, PC

EXECUTIVE DIRECTOR
SUSAN L. SULLIVAN
STB Solutions

CHAIRMAN OF THE BOARD
JOHN MARSTON
Eastern Bank

BOARD OF DIRECTORS
PHILLIP CARVER
UMASS, Boston
PATRICK CIBOTTI
Boston Body Works
HERBERT CLIFFORD
Clifford Marketing Co.
JOSEPH T. CEFALO, JR. ESQ.*
Boston Flower Exchange, Inc.
STEVEN CONNOLLY, JR.
Steve Connolly Seafood Co.
BRENDA COLGAN
Waldo Bros., Inc.
JOHN CREMMEN
Denenberg Realty Advisors
JOHN HOEY
NSTAR
JAMES ENGLISH
Suffolk Construction Co.
CHRISTOPHER FALBO
Citibank
MARVIN GILMORE
Community Development Corp.
BONNIE GOSSELS
Albany, LLC
WILLIAM JACOBSON
Jacobson Floral Supply, Inc.
PHILIP LEWIS
Philip Lewis & Sons, Inc.
JOAN LIBBY
Cavalier Coach Trailways
SHEREE MARCIANTE
Victoria's Restaurant
JOEL B. MILLER
Perishable Management Serv.
JEANNE RICHARDSON
Boston Water & Sewer
SARITIN RIZZUTO
Metro Credit Union
ALAN SAKS
Dorchester Tire Co.
JOHN SULLIVAN
Bilt-Rite Construction Co.
VALEDA BRITTON
Boston Univ. School of Med.
MAUREEN TAYLOR
Slade Gorton Co.
CAROL TIENKEN
Greater Boston Food Bank
VALEDA BRITTON
B.U. School of Medicine
DAVID YEE
McDonalds

ADVISORY COUNCIL
CHARLES GEORGENES *
CHARLES LEVIN
ROBERT WALSH*
* Past Presidents



August 18, 2016

Brian Golden
Director
Boston Redevelopment Authority
Boston City Hall, 9th Floor
Boston, MA 02201

Re: Support for Proposed Development at 46 Wareham Street

Dear Director Golden:

The Newmarket Business Association has a long and rich history of protecting the integrity and the boundaries of Boston's most vibrant industrial sector.

While the Wareham Street area is not in the "core" of the Newmarket Industrial area, it is, nevertheless, home to more than 150 artist studios and workspaces and 50-60 back office/industrial businesses.

Three years ago, an exhaustive rezoning process was completed on the entire Harrison-Albany Corridor. Extensive discussions determined that certain areas were appropriate for certain uses. It was very purposeful that the area of Plympton, Malden, and Wareham Streets, along with the abutting area of Albany Street was designated as Economic Development Area South – Area 2 (Boston Zoning Article 640).

Originally, the NBA opposed the Holland Construction project planned for 46 Wareham Street because we did not believe that the large percentage of residential use was appropriate given the zoning regulations. We were then pleased that for several months the developer met with the BRA and worked with the BRA to redesign the Project and realign the mix of uses. **Following this re-alignment, the NBA voted to support the project based on the changes that were made and the willingness of the developer to work with the Association and others on some concerns that we have going forward. While additional changes have taken place since then, the Association continues to support the current project plans.**

One of the NBA's greatest challenges looking into the future is how to create functional industrial space that is part of vertical development. The current plan actually will increase the amount of functioning industrial/commercial space in the building. **While the residential component is not always an easy fit with industrial/commercial, we believe that mitigation, as we have outlined below will assist with the compatibility issue.**

It is very important to the NBA that the integrity of the area and the ability to do business is maintained, so we request, as part of our support, that the following concerns be addressed by the BRA and/or Zoning Commission in the Project Approval Process. I have discussed these concerns with John Holland, the developer, and he has indicated a willingness to be in agreement with them.

The concerns are detailed as follows:

Outline of Concerns

- A. Continuous access to the loading docks of their buildings is imperative. As Wareham and the surrounding streets are narrow, it is particularly important that street parking be limited in the specific areas across from loading docks. The NBA would like to be involved in the discussions with the Transportation Dept. and others, along with John Holland, to rework the streetscape, including sidewalks, lighting, etc. so that it works well for both the businesses and residences on the street.
- B. Street Parking is used daily and regularly by customers and vendors. This access must not be impeded. In other words, no requests for "resident only" parking should be granted. This may be mitigated if resident only access could be limited to nighttime hours.
- C. Commercial/Light Industrial areas have certain inherent characteristics that are generally considered unacceptable by residents. These characteristics include late night loading and unloading of products and supplies, early morning trash pickups and deliveries, and the sights and sounds of trucks on the street, to name a few.
- D. Language should be placed into rental/deed agreements that acknowledge the above conditions and the acceptance of these conditions.

These are the concerns that we have, none of which I think are difficult to work together on.

We are pleased to support the project going forward, with the idea that these concerns will be addressed by the BRA and the Zoning Commission.

If you have any immediate questions or require further information at this time, please contact me at 617-233-7565 or email me at suesullivan@newmarketboston.org

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Sullivan", with a long horizontal flourish extending to the right.

Sue Sullivan
Executive Director
617-233-7565

CC: Raul Duverge, BRA Project Manager

8/23/2016

City of Boston Mail - Opposition to Holland Development 46 Waltham Street



Raul Duverge <raul.duverge@boston.gov>

Opposition to Holland Development 46 Waltham Street

1 message

Mon, Aug 22, 2016 at 8:52 PM

Susan Belton
To: raul.duverge@boston.gov

Susan Belton

Begin forwarded message:

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Subject: Delivery Status Notification (Failure)
Date: August 18, 2016 at 9:55:48 AM EDT
To: [REDACTED]

Delivery to the following recipient failed permanently:

Raul.Duverge@booston.gov

Technical details of permanent failure:
DNS Error: 16558164 DNS type 'mx' lookup of booston.gov responded with code NXDOMAIN
Domain name not found: booston.gov

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20120113;
h=from:content-transfer-encoding:mime-version:subject:message-id:date
:to;
bh=CkBOjm/yR4I0SPqG2Lg1AGwnb44vbLSpjEpAbkE7oGw=;
b=AjucA6vRgLLH3zNk7IJQV0K1/HfMHRzYwQI1SZKnLOGLNrYqBSuVFmxKBuQi4qr3hM
Crtku8Fcl6JLJeHyZ1pAlxqPohnQQYNDML5O4PhKGnfK5nOFjhMU5YBhZqGVOINUdkZM
ndhhQJbp8B/ZZLd388bVIFQkeggR4FQsY6eKbEw67AvtxOeqcHIJuBxWwAI2aaLLNhII
3yTdSD+4wqps5ccYEgfsPpvj/F82WWUTuy39ReYptYYdm141QdaK4TRp+Manl33s2iit
mwIOoZHdiieNyuRH8u0sXA9mbLpkzi9ZiVn7tGsGGziu8H+NjeYLF43dLwHxkTVAwRXU
KgBQ==
X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=1e100.net; s=20130820;
h=x-gm-message-state:from:content-transfer-encoding:mime-version
:subject:message-id:date:to;
bh=CkBOjm/yR4I0SPqG2Lg1AGwnb44vbLSpjEpAbkE7oGw=;
b=ANfJHDcHvjpwQC+x/FETi5U1QfNXKLlvb34tUvD+ZrGk/XvGfSTmOq+LGfn/bhbe+7
KDbjmLaQbmkGbur15xylQ+n9edDFJVg/7nA1BhS7v42F5W/0WlqTzSgDiFYke3G/H9Q4
B/YjGwSkphZxZSqlrgDp+x8plZWdVgsiZAr7brryUb3GsbLpENILckTS/oyfa6Ws6eFO
SaEJlo/GLymj6XSkGSi1ogTWJrkzS3KX1CqCWLZln/9bEAURs4b+aokR0PEXBywG7OGu
u9/XuDWNeyBF5aBZXcYgqG012j1IR5Ok2z7n6k3tnBGXGzDJEa9ZhCzIfJTlozWOUpIw
ttNQ==
X-Gm-Message-State: AEkoouuzkgrSrhmlqPYKJAUwX+GDGOW3nq8SFgwltrdHgoL/
srzquc5eYMGx/SCS+YKP5w==
X-Received: by 10.55.221.131 with SMTP id u3mr2381173qku.243.1471528548316;
Thu, 18 Aug 2016 06:55:48 -0700 (PDT)
Return-Path: <susanjanabelton@gmail.com>
Received: from [10.218.100.227] (cpe-76-179-138-144.maine.res.rr.com. [76.179.138.144])

8/23/2016

City of Boston Mail - Opposition to Holland Development 46 Waltham Street

by smtp.gmail.com with ESMTPSA id a193sm1100204qkc.24.2016.08.18.06.55.47
for <Raul.Duverge@booston.gov>
(version=TLS1 cipher=ECDHE-RSA-AES128-SHA bits=128/128);
Thu, 18 Aug 2016 06:55:47 -0700 (PDT)
From: Susan Jane Belton <susanjanebelton@gmail.com>
Content-Type: text/plain;
charset=us-ascii
Content-Transfer-Encoding: quoted-printable
Mime-Version: 1.0 (1.0)
Subject: Opposition to Holland development 46 Wareham St. Boston
Message-Id: <7953A113-BD59-45C8-BE1F-3A91EC9B0758@gmail.com>
Date: Thu, 18 Aug 2016 09:55:46 -0400
To: Raul.Duverge@booston.gov
X-Mailer: iPad Mail (13G35)

Dear Raul Duverge,

I strongly oppose the proposed changes to the development by Holland of 46 Wareham street from commercial to mixed residential. Nothing about this proposed development does anything to maintain this part of the city as suitable or supportive to small businesses, creative entrepreneurs, and the uses that created the special livelihood of this neighborhood. Far from creating something like SOWA or the Harrison Avenue ambiance, this new high priced condominium and restaurant and office use will not work well with the makers and entrepreneurs who currently inhabit the area along with round the clock loading dock uses etc. I work at 535 Albany and have been there for decades and the creative innovators working there in all disciplines thrive and generate new and successful ideas but being in proximity with the scores of other like minded workers here. If you approve this development you will create more numbing, unimaginative, high priced, traffic creating building which contributes nothing to the vibrant fabric of a real city. I cannot oppose this more strongly. The changed use by Holland is motivated only by the bottom line, with absolutely no positive impact or added value for the city whatsoever. The city needs to invest in the artists and small innovative entrepreneurs that make it unique and exciting, by helping to maintain areas that they can still work. This project must be denied.

Thanks you

Susan Jane Belton

Faculty, School of the Museum of Fine Arts at Tufts University

Artist @Miller/Yezerski Gallery, Billis Gallery, and Gleason Gallery

[REDACTED]

Sent from my iPad

27 Wareham Street Condominium Trust
27 Wareham Street
Boston, MA 02118

August 19, 2016

Raul Duverge
c/o Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Sent via email to raul.duverge@boston.gov

RE: Letter in Support of the Proposed Development of 46 Wareham Street

Dear Mr. Duverge:

On behalf of the residents of the 27 Wareham Street Condominium, we are writing today to voice support in favor of the Holland Company's proposed redevelopment of 46 Wareham Street (the "Project"). We believe that the Project will play an important role in bringing new life and vitality to our neighborhood. In particular, we are pleased by the proponent's incorporation of a significant commercial component within the Project and provision of considerable subgrade parking which should minimize the Project's impact on our neighborhood's constrained on street parking. We urge the BRA to continue to ensure that future development along Wareham Street retain some space suitable for use by the small business owners which have long characterized this part of Boston.

We ask that you pass along this letter of support to the BRA Board for its reference as it considers whether to approve the Project as amended by the recent Notice of Project Change. Please feel free to contact us should we be able to provide any further information or feedback concerning this project, and please direct any such correspondence to our attention care of Bill Kasper of Urban Property Management.

Sincerely,
The Trustees of the
27 Wareham Street Condominium Trust



Raul Duverge <raul.duverge@boston.gov>

The proposed NPC for 46 Wareham Street is contrary to EDA South's mission

1 message

Fri, Aug 19, 2016 at 11:19 AM

Don Schaefer [REDACTED]

To: Mayor@boston.gov
 Cc: Julie Burros <Julie.Burros@boston.gov>, Michelle.Wu@boston.gov, Frank.Baker@boston.gov, Ayanna.Pressley@boston.gov, Brian.Golden@boston.gov, Jonathan.Greeley@boston.gov, Samuel Chambers <samuel.chambers@boston.gov>, james.sunderland@boston.gov, Mark McGonogle <mark.mcgonogle@boston.gov>, Raul.Duverge@boston.gov

August 19, 2016

To: Mayor Martin Walsh
 Boston City Councillors Michelle Wu, Frank Baker, Ayanna Pressley
 Julie Burros, Chief of Arts and Culture
 Raul Duverge, Project Manager, BRA/EDIC
 Brian Golden, Director, BRA/EDIC
 Mark McGonogle, Community Affairs Liaison/Zoning
 Jonathan Greeley, Director of Development Review
 Samuel Chambers, Mayors Liaison, South End/Bay Village

RE: NPA for "The Factory" at 46 Wareham
<http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>

Dear Mayor Walsh, Boston City Councillors Wu, Baker, and Pressley, Chief Burros, Messrs. Duverge, Golden, McGonogle, Greeley, and Chambers,

EDA South :

"The EDA South is established to preserve the light industrial uses while encouraging complementary commercial and research uses." - Article 64, Section 64-14, Item 3

To grant a residential exception to "The Factory" at 46 Wareham in a long established and successful economic development zone (EDA South) merely on the basis of developer hardship is, in the current economic boom climate, unnecessary in the extreme.

This proposal, designed as an end run around the EDA South code, will signal a "go-ahead" to residential development projects currently in the works and will open existing commercial properties to near-certain residential exploitation. EDA South has long contributed to the economic and artistic life of the city and is an essential component to further economic growth for modest-sized businesses, artists' endeavors and startup ventures. There must be no more residential exceptions granted in EDA South.

Those who work and earn a living in EDA South have advocated diligently with the BRA and the developer over the past two years to bring to obvious attention that EDA South cannot accommodate and does not want further residential development. Finally, in the spring of 2015, Holland agreed to an all commercial project and won unanimous approval of the community.

Given the significant number of residential projects currently built, in process, and under development in the wider neighborhood, there is no benefit to adding more residential on Wareham Street. It only diminishes the possibility of maintaining and growing the purpose for which EDA South was created.

Holland voluntarily undertook a risk with a construction decision and lost. That unsuccessful outcome does not support the need to change a unanimously approved all-commercial plan, the plan best suited for the established economic and cultural direction of Wareham Street.

- There exists a strong demand for business condos and rentals on a commercial street like Wareham Street.
- Commercial space is less expensive to build than residential - no separate bathroom, kitchen, etc.
- Approving any further "conditional" residential development on Wareham Street will give the go-ahead signal to aggressive residential development, resulting in the shredding of the meaning of EDA South.

8/22/2016

City of Boston Mail - The proposed NPC for 46 Wareham Street is contrary to EDA South's mission

Residential Effect

The existing residential component on Wareham Street is not one of engagement with the small business or arts and crafts activity. Separate goals, separate populations. Existing residents indicate they want more "night life" and entertainment. One can read nothing in the language or spirit of EDA South that supports that path.

Artist Live/Work component proposed in 2 of 18 residential units

This is but a sweetener to achieve an end run around the code. That only two of the proposed residences out of 18 are designated "live/work" hardly reflects the makeup and real needs of EDA South. How are artists going to run businesses out of a predominately residential section of a building? How will they create and store work and materials, operate tools, vent chemical odors, move large or heavy objects, exhibit, entertain buyers, etc. in a very modest-sized unit alongside a living room, kitchen, bathroom, hallway, and closet space? Artist live/work is not suitable in this particular environment.

The history of public comment for The Factory at 46 Wareham shows one of strong community opposition since its inception two years ago. Only until the project developed as an all commercial project did it achieve unanimous approval. It needs to remain all commercial, and I appeal to the BRA to keep it all commercial.

Respectfully,

don

--

don schaefer
artist / advocate
535 Albany Street / 91 Wareham Street

Director
Artists' Bill of Rights
<http://www.artists-bill-of-rights.org>

Co-founder
Pro-Imaging.org

8/22/2016

City of Boston Mail - Comments on the Revised Proposal(NPC)for The Factory at 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

Comments on the Revised Proposal(NPC)for The Factory at 46 Wareham Street

1 message

Thu, Aug 18, 2016 at 10:45 PM

Jane Kamine [REDACTED]
To: Raul.duverge@boston.gov, mayor@boston.gov

Dear Mayor Walsh and Esteemed City Officials:

For the past 29 years I have been a working artist at 535 Albany Street, facing Wareham Street. My friends and neighbors have written eloquent letters of concern regarding the above project. I have written previously to state and now to re-state that residential use is not appropriate for the EDA South Wareham Street zoning code.

Like many of the artists in these buildings, I have taught (Babson, Tufts, MIT) to supplement my income from sales and commissions. Our diverse artistic interests have nurtured us as we built a community of painters, sculptors, printmakers, filmmakers, performers, designers and writers. Space to construct creative work is limited and expensive in Boston. We need to be centrally located Our landlord is a longtime supporter of the arts - an unusual and highly valued relationship which was written about in The Boston Globe.

I hope you will consider the merits of our many arguments against changing the zoning for The Factory at 46 Wareham Street.

Respectfully Submitted,

Jane Kamine
[REDACTED]
Boston, MA 02118

8/22/2016

City of Boston Mail - 46 Wareham st, proposed changes



Raul Duverge <raul.duverge@boston.gov>

46 Wareham st, proposed changes

1 message

Thu, Aug 18, 2016 at 10:59 AM

Jo Ann Rothschild [REDACTED]
To: Jo Ann Rothschild [REDACTED] Raul.Duverge@boston.gov

I am a painter. I have been working in the Boston area for more than 50 years. I have watched as neighborhoods previously available to artists are taken over for other uses. Over the course of my career I have worked at studios in Cambridgeport, in the leather district, in the South End. I have seen South Boston and the Sea port district designated for other use. You can imagine that my current studio in the Back Streets area of Boston is a treasure. I have worked at 535 Albany street since 1995. I rely on the other artists, the access to loading docks, and the commercial nature of our area.

This is being chipped away by increasing residential "exceptions" to the designated zoning of light industry. The needs of residential areas are antithetical to our needs. They need quiet, particularly at night. They need safe sidewalks. We need round the clock access to our loading docks. We need the space to bring in big trucks. They want parking.

There is a devastating paucity of decent studios in this city. There are long waiting lists for space in our building. Commercial space is the appropriate use for 46 Wareham st. The area was zoned for light industry. And so it should remain.

The city has no responsibility to change the zoning in order to make the building more profitable. It does have a responsibility to the many artists and small businesses owners in the city to maintain and to increase the small area it has established for us. Boston needs room to work

Jo Ann Rothschild

8/22/2016

City of Boston Mail - Re: Contact Us Submission: # 2444 // Other



Raul Duverge <raul.duverge@boston.gov>

Re: Contact Us Submission: # 2444 // Other

1 message

Tue, Aug 16, 2016 at 1:09 PM

Emily Wieja <emily.wieja@boston.gov>
To: [REDACTED] Raul Duverge <Raul.Duverge@boston.gov>
Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Doug and Judy,

Thank you for contacting the Boston Redevelopment Authority. I am copying Raul Duverge, project manager, so that he may be aware of your comments.

Don't hesitate to let me know if I can be of further assistance.



Emily Wieja
Web Content Manager
617.918.4443

BRA/EDIC

One City Hall Square | Boston, MA 02201
BostonRedevelopmentAuthority.org

On Tue, Aug 16, 2016 at 11:42 AM, <kentico@boston.gov> wrote:
CommentsSubmissionFormID: 2444

Form inserted: 8/16/2016 11:42:17 AM

Form updated: 8/16/2016 11:42:17 AM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: Doug and Judy

Last Name: Hall

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: BOSTON

Subject: BRAwebcontent@boston.gov:Other

State: MA

8/22/2016

City of Boston Mail - Re: Contact Us Submission: # 2444 // Other

Phone: [REDACTED]

Zip: 02118

Comments: We strongly endorse the Holland Company development of the Factory at 36 Wareham Street. Our one concern is that Boston is a green city, and this project lacks any trees. We encourage the BRA to plan for trees on Wareham Street.

8/22/2016

City of Boston Mail - 46 Wareham Project



Raul Duverge <raul.duverge@boston.gov>

46 Wareham Project

1 message

Sun, Aug 21, 2016 at 9:42 PM

Jess W [REDACTED]
To: raul.duverge@boston.gov

Dear Raul:

Might be a little late but I am writing in favor of the 46 Wareham Street project. The entire Wareham Street needs more attention from the City of Boston. Not only is it dirty, insufficient lighting at night, unfit for walking and just accident waiting to happen. The city of Boston seems to have neglected that street despite taking in the same amount of tax payer money. The 46 Wareham project will only improve that street and make it safer for residents. Only thing I would hope is that City of Boston will hold the developer accountable in making sure the side walk is mended and up to standard.

Thanks

Jess
Resident on Wareham Street Boston MA

8/22/2016

City of Boston Mail - NPA for "The Factory" at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

NPA for "The Factory" at 46 Wareham

1 message

Fri, Aug 19, 2016 at 11:22 PM

JHH [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

August 19, 2016

To: Mayor Martin Walsh
Boston City Councillors Michelle Wu, Frank Baker, Ayanna Pressley
Julie Burros, Chief of Arts and Culture
Raul Duverge, Project Manager, BRA/EDIC
Brian Golden, Director, BRA/EDIC
Mark McGonagle, Community Affairs Liaison/Zoning
Jonathan Greeley, Director of Development Review
Samuel Chambers, Mayors Liaison, South End/Bay Village

RE: NPA for "The Factory" at 46 Wareham
<http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>

Dear Mayor Walsh, Boston City Councillors Wu, Baker, and Pressley, Chief Burros, Messrs. Duverge, Golden, McGonagle, Greeley, and Chambers,

As a member of the artist community, working on Wareham street, while living nearby, I ask you, our representatives in office;
Grant no residential exception to "The Factory" at 46 Wareham for developer hardship. The original plan can work. Rather, please preserve and help grow the character of this unique neighborhood! Once lost it'll not return or be recreated. Boston has lots of residential areas, yet few artistic enclaves, and this one of the best, yet it is far from safe. These decisions will soon inform the fate of the studios at 49-59 Wareham. This is a pivotal point that will foretell the future and the foresight of our representatives & leaders. Do they understand the value of creative people and what they contribute? There's no doubt, we'll have our answer soon.

Thanks for your attention and interest,
Jeffrey H. Hayes

Sent from my Shoe-phone
[REDACTED]

8/22/2016

City of Boston Mail - NPA for "The Factory" at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

NPA for "The Factory" at 46 Wareham

1 message

Fri, Aug 19, 2016 at 7:21 PM

Rose Leitner

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

Dear Mr Duverge
I am forwarding a letter by Don Schaefer which outlines the issue and my full support of what he has proposed
I could go on and on- but what is happening in the South End is troublesome

To that end- here is Mr Schaefer's letter for your reference

"To: Mayor Martin Walsh

Boston City Councillors Michelle Wu, Frank Baker, Ayanna Pressley
Julie Burros, Chief of Arts and Culture
Raul Duverge, Project Manager, BRA/EDIC
Brian Golden, Director, BRA/EDIC
Mark McGonagle, Community Affairs Liaison/Zoning
Jonathan Greeley, Director of Development Review
Samuel Chambers, Mayors Liaison, South End/Bay Village

RE: NPA for "The Factory" at 46 Wareham
<http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>

Dear Mayor Walsh, Boston City Councillors Wu, Baker, and Pressley, Chief Burros, Messrs. Duverge, Golden, McGonagle, Greeley, and Chambers,

EDA South :

"The EDA South is established to preserve the light industrial uses while encouraging complementary commercial and research uses." - Article 64, Section 64-14, Item 3

To grant a residential exception to "The Factory" at 46 Wareham in a long established and successful economic development zone (EDA South) merely on the basis of developer hardship is, in the current economic boom climate, unnecessary in the extreme.

This proposal, designed as an end run around the EDA South code, will signal a "go-ahead" to residential development projects currently in the works and will open existing commercial properties to near-certain residential exploitation. EDA South has long contributed to the economic and artistic life of the city and is an essential component to further economic growth for modest-sized businesses, artists' endeavors and startup ventures. There must be no more residential exceptions granted in EDA South.

Those who work and earn a living in EDA South have advocated diligently with the BRA and the developer over the past two years to bring to obvious attention that EDA South cannot accommodate and does not want further residential development. Finally, in the spring of 2015, Holland agreed to an all-commercial project and won unanimous approval of the community.

Given the significant number of residential projects currently built, in process, and under development in the wider neighborhood, there is no benefit to adding more residential on Wareham Street. It only diminishes the possibility of maintaining and growing the purpose for which EDA South was created.

Holland voluntarily undertook a risk with a construction decision and lost. That unsuccessful outcome does not support the need to change a unanimously approved all-commercial plan, the plan best suited for the established economic and cultural direction of Wareham Street.

8/22/2016

City of Boston Mail - NPA for "The Factory" at 46 Wareham

- There exists a strong demand for business condos and rentals on a commercial street like Wareham Street.
- Commercial space is less expensive to build than residential - no separate bathroom, kitchen, etc.
- Approving any further "conditional" residential development on Wareham Street will give the go-ahead signal to aggressive residential development, resulting in the shredding of the meaning of EDA South.

Residential Effect

The existing residential component on Wareham Street is not one of engagement with the small business or arts and crafts activity. Separate goals, separate populations. Existing residents indicate they want more "night life" and entertainment. One can read nothing in the language or spirit of EDA South that supports that path.

Artist Live/Work component proposed in 2 of 18 residential units

This is but a sweetener to achieve an end run around the code. That only two of the proposed residences out of 18 are designated "live/work" hardly reflects the makeup and real needs of EDA South. How are artists going to run businesses out of a predominately residential section of a building? How will they create and store work and materials, operate tools, vent chemical odors, move large or heavy objects, exhibit, entertain buyers, etc. in a very modest-sized unit alongside a living room, kitchen, bathroom, hallway, and closet space? Artist live/work is not suitable in this particular environment.

The history of public comment for The Factory at 46 Wareham shows one of strong community opposition since its inception two years ago. Only until it developed as an all commercial project did it achieve unanimous approval. It needs to remain all commercial, and I appeal to the BRA to keep it all commercial.

Respectfully,

don

--

don schaefer

artist / advocate

535 Albany Street / 91 Wareham Street

Director

Artists' Bill of Rights

<http://www.artists-bill-of-rights.org>

Co-founder

Pro-Imaging.org"

Sincerely

Rose

Rose Leitner

[REDACTED]

[REDACTED]

Boston MA 02116-1488

8/22/2016

City of Boston Mail - Support of the 46 Wareham St. Project.



Raul Duverge <raul.duverge@boston.gov>

Support of the 46 Wareham St. Project.

1 message

Fri, Aug 19, 2016 at 4:21 PM

John DelVecchio <[REDACTED]>
To: raul.duverge@boston.gov

Hello Mr. Duverge,

I am a member of the Board of Trustees for the 90 Wareham St. condominium association (The 1850 Condo Association). The board members are all in support of the development project planned at the 46 Wareham St. location.
Sincerely,
John A. DelVecchio

8/22/2016

City of Boston Mail - Fwd: Opposed to Holland Development of 46 Wareham st. [ET-1671596892660612013]



Raul Duverge <raul.duverge@boston.gov>

Fwd: Opposed to Holland Development of 46 Wareham st. [ET-1671596892660612013]

1 message

Fri, Aug 19, 2016 at 2:06 PM

Samuel Chambers [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

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

From: **Mayor** <mayor@boston.gov>
Date: Fri, Aug 19, 2016 at 1:55 PM
Subject: Fwd: Opposed to Holland Development of 46 Wareham st. [ET-1671596892660612013]
To: [REDACTED]

FYI

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

From: Susan Jane Belton <susanjanebelton@gmail.com>
Date: 8/19/2016 10:28:28 AM
To: Mayor@boston.gov
Subject: Opposed to Holland Development of 46 Wareham st.

Dear Mayor Walsh

I am so very disappointed and sad that Holland Development has returned once again to propose a new development of residential condominiums, restaurant retail and office use. This is completely counter to the designated planned use of these few blocks for small business, commercial, and artist and entrepreneurs like myself. Space for this concentrated creative economies is becoming almost impossible to find in the city of Boston. While so many have given lip service to supporting the vital churning innovative energy that is crucial to making a city great, this project is an example of just the opposite. It is simply more of the same. Do we really need more luxury condominiums? We know that residential use and commercial use do not mix, there had been a plan, modest as it was, to try to protect the small businesses in a "back streets" zone.

Holland claims this will look and feel like Harrison Ave SOWA, but as a former resident of GTI buildings, I can say that Nicosia carefully cultivated the artists in his space to curate the value added to the area including paying the Open Studios fee for artists in his building to be sure they would continue to attract interest in his properties. Holland doesn't understand the population, or the value they bring to the area. It doesn't matter that these buildings have been empty, we need more entrepreneurial space and energetic like minded activity, not more of the same boring Building for most profit. Shame on us if we ruin this neighborhood to innovation.

Susan Jane Belton
Albany street tenant

Sent from my iPad

The substance of this message, including any attachments, may be confidential, legally privileged and/or exempt from disclosure pursuant to Massachusetts law. It is intended solely for the addressee. If you received this in error, please contact the sender and delete the material from any computer.

--
Samuel Chambers, Mayors Liaison to the South End/Bay Village
3-1-1 | 617-635-4517
| Twitter: @SEBVONS
Mayors Office of Neighborhood Services
Mayor Martin J. Walsh
Boston City Hall | Boston, MA 02201

<https://mail.google.com/mail/u/0/?ui=2&ik=aff92e6c19&view=pt&search=imp&th=156a3fc27a35efb8&siml=156a3fc27a35efb8>



Raul Duverge <raul.duverge@boston.gov>

Against proposed development at 46 Wareham St. Boston

1 message

Fri, Aug 19, 2016 at 1:25 PM

Nancy Simonds

To: raul.duverge@boston.gov

To: Mayor Martin Walsh
 Boston City Councillors Michelle Wu, Frank Baker, Ayanna Pressley
 Julie Burros, Chief of Arts and Culture
 Raul Duverge, Project Manager, BRA/EDIC
 Brian Golden, Director, BRA/EDIC
 Mark McGonagle, Community Affairs Liaison/Zoning
 Jonathan Greeley, Director of Development Review
 Samuel Chambers, Mayors Liaison, South End/Bay Village

RE: NPA for "The Factory" at 46 Wareham
<http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>

Dear Mayor Walsh, Boston City Councillors Wu, Baker, and Pressley, Chief Burros, Messrs. Duverge, Golden, McGonagle, Greeley, and Chambers,

EDA South :

"The EDA South is established to preserve the light industrial uses while encouraging complementary commercial and research uses." - Article 64, Section 64-14, Item 3

To grant a residential exception to "The Factory" at 46 Wareham in a long established and successful economic development zone (EDA South) merely on the basis of developer hardship is, in the current economic boom climate, unnecessary in the extreme.

This proposal, designed as an end run around the EDA South code, will signal a "go-ahead" to residential development projects currently in the works and will open existing commercial properties to near-certain residential exploitation. EDA South has long contributed to the economic and artistic life of the city and is an essential component to further economic growth for modest-sized businesses, artists' endeavors and startup ventures. There must be no more residential exceptions granted in EDA South.

Those who work and earn a living in EDA South have advocated diligently with the BRA and the developer over the past two years to bring to obvious attention that EDA South cannot accommodate and does not want further residential development. Finally, in the spring of 2015, Holland agreed to an all-commercial project and won unanimous approval of the community.

Given the significant number of residential projects currently built, in process, and under development in the wider neighborhood, there is no benefit to adding more residential on Wareham Street. It only diminishes the possibility of maintaining and growing the purpose for which EDA South was created.

Holland voluntarily undertook a risk with a construction decision and lost. That unsuccessful outcome does not support the need to change a unanimously approved all-commercial plan, the plan best suited for the established economic and cultural direction of Wareham Street.

- There exists a strong demand for business condos and rentals on a commercial street like Wareham Street.
- Commercial space is less expensive to build than residential - no separate bathroom, kitchen, etc.
- Approving any further "conditional" residential development on Wareham Street will give the go-ahead signal to aggressive residential development, resulting in the shredding of the meaning of EDA South.

Residential Effect

The existing residential component on Wareham Street is not one of engagement with the small business or arts and crafts activity. Separate goals, separate populations. Existing residents indicate they want more "night life" and

8/22/2016

City of Boston Mail - Against proposed development at 46 Wareham St. Boston

entertainment. One can read nothing in the language or spirit of EDA South that supports that path.

Artist Live/Work component proposed in 2 of 18 residential units

This is but a sweetener to achieve an end run around the code. That only two of the proposed residences out of 18 are designated "live/work" hardly reflects the makeup and real needs of EDA South. How are artists going to run businesses out of a predominately residential section of a building? How will they create and store work and materials, operate tools, vent chemical odors, move large or heavy objects, exhibit, entertain buyers, etc. in a very modest-sized unit alongside a living room, kitchen, bathroom, hallway, and closet space? Artist live/work is not suitable in this particular environment.

The history of public comment for The Factory at 46 Wareham shows one of strong community opposition since its inception two years ago. Only until it developed as an all commercial project did it achieve unanimous approval. It needs to remain all commercial, and I appeal to the BRA to keep it all commercial.

Respectfully,
Nancy Simonds

PS. I have maintained a studio in this neighborhood for over 30 years! I and the other artists in my building have to move, we will lose the community that is so valuable to us. This area, from Plympton to Wareham to Malden Streets is tiny. Please preserve it.

Each artist and business at 535 Albany St and the artists on Wareham St. contribute to the wider community in unique ways, which may not be measured in dollars and cents. Here is an abbreviated list of some of the things that have happened in my space:

- I have created a temporary art installation in Cambridge called BEACON OF COLOR on the corner of Spring and First Sts. I work with at least 6 Boston art consultants and my work is in over 50 corporate collections around the country. These consultants VALUE enormously coming to the South End artist community for finding and placing artwork in their projects. It is a convenient place to get to !
- I have exhibited my Boston-made art in the US: Boston, Philadelphia, Maine, Colorado, Cape Cod, and New Hampshire

Nancy Simonds

[REDACTED]

Boston MA 02118

[REDACTED]


Boston, MA 02118

August 19, 2016

Dear Mr. Diverge:

I would like to write in support of **The Factory at 46 Wareham Street**. The project is being taken on by the **Holland Companies**.

I think that the new building will add to the atmosphere of Wareham Street by giving it more sophistication and lighting at night. It will also give the street a less dilapidated look while remaining in keeping with the area's intended purpose. One of my main concerns is the unevenness of the sidewalk which creates a big puddle of water or snow in the winter making it necessary to walk in the street.

Sincerely,

Grace Elson

8/22/2016

City of Boston Mail - Project Comment Submission: The Factory at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: The Factory at 46 Wareham

1 message

Fri, Aug 19, 2016 at 11:53 AM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1143

Form inserted: 8/19/2016 11:52:41 AM

Form updated: 8/19/2016 11:52:41 AM

Document Name: The Factory at 46 Wareham

Document Name Path: /Development/Development Projects/The Factory at 46 Wareham

Origin Page Url: /projects/development-projects/the-factory-at-46-wareham

First Name: Deborah

Last Name: Hull

Organization: BFSNA member

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: In Holland's latest phase of development for 46 Wareham Street (The Factory), I like the design, particularly the Malden Street side that features factory windows. I like that the residential component is condominium instead of rental. I am happy that Holland is setting aside 2 residential condominiums as affordable artist live/work space. More would be even better. There is a need for these units. Too many developments being proposed (e.g. Harrison/Albany Block) and built on this side of the South End are made up of high rate rental apartments catering to a more transient population. I do have some concerns that are similar to the abutters of 46 Wareham, who feel an intense anger and mistrust of Holland's changes — will the residential component of 46 Wareham erode the ability of artists to continue in workspaces that they now and have been occupying for many years in Back Streets? Will the businesses and light industry be forced to move due to new residents over zealous disregard of the nature of this particular urban area? As an artist and long time resident of this side of Harrison Avenue I do not want this to happen. Also, I feel that the affordable artist units need to be a firm commitment and sold following guidelines to professional artists who meet the proper artistic and economic parameters for affordable housing. I also feel that there should be a few more affordable units, artist and regular as there are folks in the neighborhood who are not wealthy but wish to purchase housing. Perhaps one of the commercial spaces could be made into artist studios — a group renting the space and dividing it according to their needs, working with the developer for installation of sound proofing and ventilation, etc. The developer Holland needs to reassure the businesses and artists who are the abutters that their clients, deliveries, loading docks, etc. will be able to function well and without interference. The city of Boston needs to work with the artists and their landlords to insure that affordable artist workspace is a valuable presence in Back Streets.

PMContact: Raul.Duverge@Boston.gov

8/22/2016

City of Boston Mail - Fwd: Changes at 46 Wareham proposed by Holland Construction



Raul Duverge <raul.duverge@boston.gov>

Fwd: Changes at 46 Wareham proposed by Holland Construction

1 message

Fri, Aug 19, 2016 at 11:47 AM

Samuel Chambers <samuel.chambers@boston.gov>
To: Raul Duverge <raul.duverge@boston.gov>

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

From: **Julie Burros** <julie.burros@boston.gov>
Date: Fri, Aug 19, 2016 at 11:39 AM
Subject: Fwd: Changes at 46 Wareham proposed by Holland Construction
To: Samuel Chambers <samuel.chambers@boston.gov>

Julie S. Burros
Chief of Arts and Culture
Mayor's Office of Arts and Culture
City Hall Room 802
Boston MA 02201

617-635-4445

WE ARE HIRING! HELP US FIND GREAT CANDIDATES!
MOAC JOB OPENINGS LISTED HERE

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

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

From: **Nancy Seymour** [REDACTED]
Date: Fri, Aug 12, 2016 at 12:50 PM
Subject: Changes at 46 Wareham proposed by Holland Construction
To: "Chief of Arts and Culture, City of Boston" <julie.burros@boston.gov>
Cc: Mayor Walsh <mayor@boston.gov>, Brian Golden <Brian.Golden@boston.gov>, Michelle Wu <michelle.wu@boston.gov>, Jonathan Greeley <Jonathan.Greeley@boston.gov>, Dana Whiteside <Dana.Whiteside@boston.gov>, Mark McGonogole <mark.mcgonogole@boston.gov>, James Sunderland <james.sunderland@boston.gov>

12 August 2016

Julie Burros, Chief of Arts and Culture/City of Boston

Dear Ms. Burros:

As an artist now in my 19th year making and showing work at 59 Wareham Street, I am deeply concerned about the changes occurring in our immediate neighborhood as well as in the city as a whole. A tidal wave of luxury housing has been sweeping through the South End and is now trying to do the same in EDA South (Wareham, Malden, Plympton, East Dedham, and Albany Streets).

These streets, especially Wareham and Plympton, are in the forefront of Boston's creative economy because of our community's deep roots, the proximity of colleagues---other workers and small businesses with shared interests---

<https://mail.google.com/mail/u/0/?ui=2&ik=aff92e6c19&view=pt&search=imp&th=156a37cf7365378b&siml=156a37cf7365378b>

8/22/2016

City of Boston Mail - Fwd: Changes at 46 Wareham proposed by Holland Construction

and our engagement with many varied audiences. The city's own light industry/commercial/research zoning for EDA South provides the framework for this nourishing, irreplaceable, and multifaceted productive environment. The demand for this kind of commercial space is deep and growing because areas zoned for light industry are shrinking in size and number, which undermines the city's creative economy.

We are now the "historic industry" of the South End; many of us have been working here for decades. We also include a significant number of start-ups in our cohort. Introducing more residential (i.e., "conditional" rather than "allowed by right") uses will set a disruptive precedent for these, the "Back Streets". Taxes will go up and rents will follow, loading zones will be endangered, automobile traffic---already a serious problem---will increase exponentially.

The small businesses and cultural workers here need EDA South to remain zoned for light industry, commercial, and research uses because the requirements for living and working spaces too often are mutually exclusive. I, for one, could never dream of doing the kind of research and experimentation my work requires in my apartment.

As I understand it, from my experience in Cambridge where I have lived for 36 years and from what I know about Boston where I lived previously, provisions for "community benefits" usually accompany proposed drastic changes to a neighborhood. We have heard nothing about any benefits for those of us who have such a long but insufficiently recognized history of making a difference in the South End.

Thank you for your attention.

Nancy Seymour / Media for the Situation

[REDACTED] Boston, MA 02118

--

Samuel Chambers, Mayors Liaison to the South End/Bay Village
3-1-1 | [617-635-4517](tel:617-635-4517)
| Twitter: @SEBVONS
Mayors Office of Neighborhood Services
Mayor Martin J. Walsh
Boston City Hall | Boston, MA 02201

For constituent service issues please call: Boston311.

**The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

8/22/2016

City of Boston Mail - Fwd: Thanks so much and development at 46 Wareham St.



Raul Duverge <raul.duverge@boston.gov>

Fwd: Thanks so much and development at 46 Wareham St.

1 message

Fri, Aug 19, 2016 at 11:47 AM

Samuel Chambers <samuel.chambers@boston.gov>
To: Raul Duverge <raul.duverge@boston.gov>

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

From: **Julie Burros** <julie.burros@boston.gov>
Date: Fri, Aug 19, 2016 at 11:39 AM
Subject: Fwd: Thanks so much and development at 46 Wareham St.
To: Samuel Chambers <samuel.chambers@boston.gov>

Julie S. Burros
Chief of Arts and Culture
Mayor's Office of Arts and Culture
City Hall Room 802
Boston MA 02201

617-635-4445

WE ARE HIRING! HELP US FIND GREAT CANDIDATES!
MOAC JOB OPENINGS LISTED HERE

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

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

From: **Heidi Whitman** [REDACTED]
Date: Sun, Aug 14, 2016 at 10:48 AM
Subject: Thanks so much and development at 46 Wareham St.
To: kara.elliott-ortega@boston.gov, julie.burros@boston.gov

Dear Julie and Kara,

It was a pleasure to meet you and Julie on Friday at our meeting in City Hall. It's wonderful that you are both so interested in our future artist community event. Thank you so much for all your great suggestions.

Kara, you mentioned at the end of our meeting that I could send you some information about the development encroaching on our rented studio spaces in the South End. So here's a brief run-down.

I've been a tenant since 1980 in two studio buildings in the South End. The first was at 46 Waltham St. That was a GTI building owned by Mario Nicosia. GTI is the owner/developer of the entire SOWA area. I moved 13 years ago to 535 Albany St for financial reasons. This building faces the Flower Exchange and occupies the block between Wareham and Plympton St. 535 Albany St. is a very well-maintained building owned by Bonnie Gossels. The 535 Albany tenants are a mix of artists, photographers, filmmakers, clothing and interior designers, and other creative small businesses. The Globe did an article a couple of years ago that featured the building as "THE Design" building in Boston.

There are luxury residential buildings going up or planned that now surround 535 Albany. There is already a new building (Crescent Development) planned for the parking lot of 90 Wareham St. right opposite our loading dock on Wareham St. Next to that is the building now under consideration... 46 Wareham St.

<https://mail.google.com/mail/u/0/?ui=2&ik=aff92e6c19&view=pt&search=imp&th=156a37cd288da841&siml=156a37cd288da841>

8/22/2016

City of Boston Mail - Fwd: Thanks so much and development at 46 Wareham St.

46 Wareham St. (Holland Development) should remain an entirely commercial building. Our whole area is zoned for light industry and not residential use. Holland Development's new proposal is for a residential/commercial mix: 51% commercial, 49% residential (18 units):
<http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>.

Albany, Wareham, and Plympton Streets are zoned for light industry as part of EDA South. As more residential units are built it becomes increasingly difficult for businesses to operate. Traffic, parking, difficulties for trucks reaching loading docks, and increased taxes are the problem. Here is a quote from the zoning code: "The EDA South is established to preserve the light industrial uses while encouraging complementary commercial and research uses." - Article 64, Section 64-14, Item 3.

A BRA decision to allow a residential component at 46 Wareham will be a tipping point for the street. There is an adjacent, proposed residential project (52-58 Wareham) that will go up if 46 is approved. (52-58 Wareham was previously approved but exceeded their 2-year time limit to build, so they will need BRA re-approval to proceed. This will be easy to do if 46 is allowed to have a residential component.

There is also the fact that the Flower Exchange parcel has been bought by the Abbey Group. I don't know what is planned for that, but it will be massive. Two blocks down Albany towards Boston Medical at Dedham St. there is a gigantic building planned for over 100 residential units.

59 Wareham Street and 535 Albany Street are two old historic buildings that should not fall victim to the wave of luxury development sweeping the South End. The tenants in these building represent a blend of the creative economy of Boston. There needs to be rental space available in Boston.

Please help us to remain at 535 Albany St. by working to keep this area commercial and specifically keeping 46 Wareham commercial. Would you be able to bring this issue directly to Mayor Walsh? It is certainly part of Goal 2 in Boston Creates.

Thanks very much.

Best,
Heidi Whitman

Faculty, School of the Museum of Fine Arts at Tufts University
Tenant, 535 Albany St.

--

Samuel Chambers, Mayors Liaison to the South End/Bay Village
3-1-1 | [617-635-4517](tel:617-635-4517)
| Twitter: @SEBVONS
Mayors Office of Neighborhood Services
Mayor Martin J. Walsh
Boston City Hall | Boston, MA 02201

For constituent service issues please call: Boston311.

**The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

8/22/2016

City of Boston Mail - Fwd: The Factory at 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

Fwd: The Factory at 46 Wareham Street

1 message

Fri, Aug 19, 2016 at 11:46 AM

Samuel Chambers <samuel.chambers@boston.gov>
To: Raul Duverge <raul.duverge@boston.gov>

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

From: **Julie Burros** <julie.burros@boston.gov>
Date: Fri, Aug 19, 2016 at 11:38 AM
Subject: Fwd: The Factory at 46 Wareham Street
To: Samuel Chambers <samuel.chambers@boston.gov>

Julie S. Burros
Chief of Arts and Culture
Mayor's Office of Arts and Culture
City Hall Room 802
Boston MA 02201

617-635-4445

WE ARE HIRING! HELP US FIND GREAT CANDIDATES!
MOAC JOB OPENINGS LISTED HERE

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

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

From: **Cori Champagne** [REDACTED]
Date: Wed, Aug 17, 2016 at 1:50 PM
Subject: The Factory at 46 Wareham Street
To: julie.burros@boston.gov

Dear Julie,

We are reaching out about an ongoing issue on Wareham Street in the South End. As you know, this area is home to many artist studios, and lately, also a lot of high-end residential development. The InkBlock complex is down the street, the Girard is going up at the corner of Malden and Harrison, and the Holland Companies are developing the Samos-Imex building across the street at 46 Wareham.

The Factory at 46 Wareham Street has been in development for over a year, and has gone through several iterations. At community meetings and in letters to the BRA, the nearby artists and business owners have stressed the importance of keeping the street zoned for light industrial use: there are active loading docks, parking for commercial vehicles, and the noise and activity that are necessary for the businesses and studios on that street. After multiple promises for mixed-use, or primarily commercial space in the development plans, the plan is now 100% residential space in the building, and would require an alteration to the zoning code. This will most certainly pave the way for more residential projects on this street. <http://www.bostonredevelopmentauthority.org/projects/development-projects/the-factory-at-46-wareham>

8/22/2016

City of Boston Mail - Fwd: The Factory at 46 Wareham Street

We appreciate the inclusion in the Boston Creates plan for more artists studios - but we cannot afford to lose any more studios in the interim. Once buildings are converted away from artists studios, the artists in them usually leave the city, and take their creative businesses out of town. Your office and the City of Boston are in a position with the BRA to put a stake in the ground that protects this street from becoming residential, and to place the needs of the creative community above the gains of one more developer. We would appreciate any support that your office can give to this issue - please help us hang onto to our studios!

Many thanks for your time,

Jessica Burko and Cori Champagne
City Studio Project

Jessica Burko,
Cori Champagne,

--
Samuel Chambers, Mayors Liaison to the South End/Bay Village
3-1-1 | [617-635-4517](tel:617-635-4517)
| Twitter: [@SEBVONS](https://twitter.com/SEBVONS)
Mayors Office of Neighborhood Services
Mayor Martin J. Walsh
Boston City Hall | Boston, MA 02201

For constituent service issues please call: Boston311.

****The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.**

8/22/2016

City of Boston Mail - Fwd: Opposition to the request for modification of the proposal for the development of 46 Wareham Street.



Raul Duverge <raul.duverge@boston.gov>

Fwd: Opposition to the request for modification of the proposal for the development of 46 Wareham Street.

1 message

Fri, Aug 19, 2016 at 11:45 AM

Samuel Chambers <samuel.chambers@boston.gov>
To: Raul Duverge <raul.duverge@boston.gov>

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

From: **Julie Burros** <julie.burros@boston.gov>
Date: Fri, Aug 19, 2016 at 11:38 AM
Subject: Fwd: Opposition to the request for modification of the proposal for the development of 46 Wareham Street.
To: Samuel Chambers <samuel.chambers@boston.gov>

Julie S. Burros
Chief of Arts and Culture
Mayor's Office of Arts and Culture
City Hall Room 802
Boston MA 02201

617-635-4445

WE ARE HIRING! HELP US FIND GREAT CANDIDATES!
MOAC JOB OPENINGS LISTED HERE

The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.

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

From: **Carol Daynard** <[REDACTED]>
Date: Thu, Aug 18, 2016 at 10:41 PM
Subject: Opposition to the request for modification of the proposal for the development of 46 Wareham Street.
To: raul.duverge@boston.gov, Josh Zakim <Josh@joshzakim.com>, michelle.wu@boston.gov,
Cc: mayor@boston.gov, julie.burros@boston.gov, ayanna.pressley@boston.gov

Dear.sir,

I am writing to urge the City of Boston to support the zoning as written and to reject the proposal for increased residential development at the Wareham Street site.

As a tenant and artist at 535 Albany Street, I have enjoyed the benefits of working in an area zoned for light industrial purposes. Our building thrives on the presence of artists, designers, florists, architects and collaborative fashion and film projects. I have been a resident of Boston for over 40 years and I waited for over five years to procure working space within the city. This allows me to walk from my home in Back Bay and return, never needing transportation or parking! I have been able to establish working relationships with other artists in my own building as well as buildings in the neighborhood. This is a thriving arts community! Since I began working here I have been able to curate work with community artists at the Harriet Tubman House for three consecutive years, continued to curate work of community and student artists at Roxbury Community College, worked with students and faculty at the School of the Museum of Fine

8/22/2016

City of Boston Mail - Fwd: Opposition to the request for modification of the proposal for the development of 46 Wareham Street.

Arts to show their work in the neighborhood . Having work space allows for many opportunities that benefit the community.

Without accessible work space, artists cannot do their best work The proposal as modified and before your agency calls for two artist's spaces but these are live work spaces not working studios. Wareham Street is populated by working artists who use their spaces to produce work and live elsewhere. Other areas if the city have lost space for artists and small creative Industries. Please do not allow this change. It will only be a few years before the impact will be felt.

Thank you for your consideration.

Sincerely,

Carol Daynard
Tenant 535 Albany Street
[REDACTED]
Boston, Ma.

--
Samuel Chambers, Mayors Liaison to the South End/Bay Village
3-1-1 | [617-635-4517](tel:617-635-4517)
| Twitter: [@SEBVONS](https://twitter.com/SEBVONS)
Mayors Office of Neighborhood Services
Mayor Martin J. Walsh
Boston City Hall | Boston, MA 02201

For constituent service issues please call: Boston311.

****The City of Boston is subject to MGL: Chpt.66, Sec.10 Public Records Law. Email sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City email should presume that the email are subject to release upon request, and to state record retention requirements.**



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

August 18, 2016

RE: 46 Wareham Street (The Factory), Boston MA 02118
Notice of Project Change
Boston Redevelopment Authority

The Disability Commission has reviewed the Notice of Project Change that was submitted for 46 Wareham Street (The Factory), in the South End. Since the proposed project is planned to be a vibrant destination area for cultural retail and housing, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

- **BRA Accessibility Checklist:**
 - The Accessibility Checklist is not included in this document. All projects subject to Article 80 Review are required to complete this Checklist in order to provide detail on specific accessibility features in the proposed development.
 - Please complete the mandatory Accessibility Checklist within the next 30 days and forward it directly to my Commission as well as to the BRA Project Manager overseeing this Development.
 - Some of the questions / comments below may be answered in the Accessibility Checklist.
 - The Accessibility Checklist can be found at <http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/accessibility-guidelines-and-checklist>
- **Accessible Parking Spaces:**
 - The NPC states that there will be 56 parking spaces provided on-site, requiring the 3 accessible spaces on-site. Floor plans indicate that only 1 accessible space is provided. Please clarify.
 - Please locate accessible parking spaces on the shortest accessible route to an accessible entrance, per 521 CMR Section 23.3.
- **Accessible Residential Units:**
 - Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments?
 - Are all provided common use spaces and amenities designed to be fully accessible?

- **Accessible Retail Space:**
 - Are the retail spaces designed to be fully accessible from street-level?
 - Will the emergency egress for the first floor retail units be fully accessible, without use of the elevator to negotiate the 27" change in elevation?
 - Are there any entrances to first floor retail units that are flush to grade?
- **Sidewalks:**
 - Please indicate conditions of surrounding and adjacent sidewalks including details on dimensions, slopes, materials, areas of replacement or existing-to-remain.
 - We will continue to work with the BRA, Boston Transportation Department and the Public Improvement Commission to discuss proposed sidewalk widenings/specific repairs and possible crosswalk installations.
- **Construction:**
 - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.
- **Community Benefits:**
 - Accessibility extends past compliance through building code requirements. For example, by providing employment opportunities and an overall scheme that allows full and equal participation of persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?
- **Wayfinding:**
 - What wayfinding strategies will be provided for the elevator to navigate the 27" change in elevation on the first floor?
 - What wayfinding strategies will be provided to differentiate the retail entrances from the residential entrances?
 - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
- **Variances:**
 - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever “readily achievable” (*“easily accomplishable and able to be carried out without much difficulty or expense”*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@boston.gov
617-635-3682

Reviewed by:

Patricia Mendez, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
patricia.mendez@boston.gov
617-635-252

Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
sarah.leung@boston.gov
617-635-3746

8/22/2016

City of Boston Mail - Project Comment Submission: The Factory at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: The Factory at 46 Wareham

1 message

Tue, Aug 16, 2016 at 11:23 AM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1139

Form inserted: 8/16/2016 11:23:29 AM

Form updated: 8/16/2016 11:23:29 AM

Document Name: The Factory at 46 Wareham

Document Name Path: /Development/Development Projects/The Factory at 46 Wareham

Origin Page Url: /projects/development-projects/the-factory-at-46-wareham

First Name: Robert

Last Name: Bagshaw

Organization: 90 wareham St.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am very much in support of Holland's latest redevelopment plan for this project. As a resident of the street, I emphatically believe this will be the catalyst to quality developmoent and revitalization of a once vital "industrial" neighborhood. I can only hope that adjacent properties will soon follow suit and the city of Boston will do its part in improving the street, sidewalks and public spaces.

PMContact: Raul.Duverge@Boston.gov

8/22/2016

City of Boston Mail - 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

46 Wareham Street

1 message

Tue, Aug 16, 2016 at 6:37 AM

dennisb925@aol.com

To: raul.duverge@boston.gov

Dear Mr. Duverge,

I am sending this email in full support of the proposed project at 46 Wareham St by The Holland Companies. When I purchased my unit at 90 Wareham St over eight years ago, I was excited to be part of a newly developing section of the South End. After living beside a crumbling building, bits of which have fallen down into our parking lot, I am excited to see the property at 46 Wareham being redeveloped. While I understand the commercial owners/artists apprehension at allowing eighteen new condos, it in no way takes away from what has been on the street for years. If they feel there is a new for more commercial/artists space, they should take a look at the Jacobson buildings at 65-75 Wareham St. These are totally under utilized buildings with plywood for windows.

I will admit I was disappointed when the city rezoned Wareham St and removed the approved residential use. I thought it unfair to allow sixty people to purchase homes and then cut them off from all residential neighbors. However I was hopeful when the city promised to work with the commercial owners to improve the streetscape around the loading docks. Sadly this has not happened. The sidewalks are in total disrepair. Many of the street lights are missing.

The Holland Companies offer the city a chance to have the sidewalk rebuilt at the developers expense.

Thank you for your attention in this matter.

Dennis

Dennis R. Berounsky

Boston, MA 02118-2748



Stephen Davis
[REDACTED]
Boston, MA 02118

August 15, 2016

Raul Duverge
c/o Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Sent via email to raul.duverge@boston.gov

RE: Proposed Redevelopment of 46 Wareham Street

Dear Mr. Duverge:

I am writing today to voice my strong support for the above-referenced project. As a member of the IAG for this project, I have had an opportunity to familiarize myself with the plans for this development over its different iterations. I also work as a real estate developer in the City of Boston. I believe that my experience in both realms position me quite well to evaluate the merits of the proponent's proposal, and the significance of this project within the context of this changing neighborhood (and City more broadly).

I firmly believe that this project represents the absolute best type of development we could realistically hope to see on this site. Notwithstanding the designation of this piece of the EDA South as one reserved for primarily light industrial uses, the reality of the situation is that such a use really cannot be reconciled with the prevailing economic forces in play in this location. Underscoring this fact is the simple observation that this building has remained vacant for many years – in spite of its availability for light industrial use. Indeed, that is the case with virtually all of the buildings in this area: either the space remains vacant, or else it is occupied by artist studios or office space. The former is a use which carries a rent profile falling well below that which could justify the expenditure of any significant capital in redeveloping a piece of property (again, evidenced by the current conditions prevalent on Wareham and Plympton Streets). One of the great things about this project is its 50% incorporation of the latter use (office space) and I believe that this project could prove to be a great template for any follow on development along Wareham Street in its preservation of a true mixed-use character. Moreover, the proponent has incorporated significantly more subgrade parking than would likely be demanded by the building's individual uses, significantly mitigating any concerns I might otherwise have had relating to the continued availability of on street parking.

The controversial aspect of this project, then, appears to be its incorporation of a limited residential component. Based on my own experience in trying to craft a workable development pro forma in the face of today's extraordinarily high costs of construction, I do believe that the fundamental viability of this project requires the incorporation of a residential component; rational investment capital is otherwise highly unlikely to find its way into the project. I think it is critical to address the condition of blight which the existing structure currently represents, and to foster sensible

redevelopment in one of the most important, centrally-located mixed use corridors in our City. Further, I believe that taking this step towards changing this neglected section of Wareham Street will likely prove significantly important in ensuring the success of Abbey Group's redevelopment of the Flower Exchange property, a project which will have dramatic significance to the City.

I am aware that there is some vocal opposition to the project. I would ask that the BRA consider the motivations of those most strongly voicing that opposition and consider whether they merit the same level of consideration as those who, like myself, wish to see this project approved primarily because of the way it will serve the interests of the residents of the South End, and of the City of Boston more broadly.

Thank you for your time and consideration, please do not hesitate to contact me should I be able to answer any questions or provide any further information otherwise.

Sincerely,



Stephen Davis

Resident, [REDACTED]

8/22/2016

City of Boston Mail - development on Warhead Street



Raul Duverge <raul.duverge@boston.gov>

development on Warhead Street

1 message

Fri, Aug 12, 2016 at 9:52 AM

LISA HOUCK [REDACTED]

To: Raul.Duverge@boston.gov

Dear Mr. Duverge,

I would like to add my voice to the chorus of artists and creative professionals in the Wareham Street neighborhood of the South End to encourage you to stop the development of residential units on Wareham Street.

This is a unique area in the city that allows for many artists to thrive in commercial buildings where we can make a little noise and make a bit of a mess while we work. We can receive deliveries at commercial loading docks without hearing complaints from our neighbors. This concentration of artists in the city is vital to the cultural diversity of Boston. Artists contribute to the economy of Boston and to the heritage of our city.

We are calling this to your attention because you have declared that you are committed to building up the arts in Boston. There has been an enormous amount of development in the South End. Please help us keep this corner of the city zoned for commercial use for all of the small businesses and creative people who have worked here for years.

Thank you for your consideration.

Sincerely,
Lisa Houck

[REDACTED]

8/22/2016

City of Boston Mail - Comments on the revised proposal for The Factory at 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

Comments on the revised proposal for The Factory at 46 Wareham Street

1 message

Sun, Aug 14, 2016 at 6:19 PM

Laura Evans Durant [REDACTED]

To: Mayor@boston.gov

Cc: Brian.Golden@boston.gov, Raul.Duverge@boston.gov, Julie Burros <julie.burros@boston.gov>, Michelle.Wu@boston.gov, Ayanna.Pressley@boston.gov, Frank.Baker@boston.gov, Mark.McGonagle@boston.gov, samuel.chambers@boston.gov, Dana.Whitedside@boston.gov, Jonathan.Greeley@boston.gov

Date: August 14, 2016

To: Mayor Martin Walsh

Boston City Councillors: Michelle Wu, Council President, Frank Baker and Ayanna Pressley

Julie Burros, Chief of Arts and Culture

Raul Duverge, Project Manager, BRA/EDIC

Brian Golden, Director, BRA/EDIC

Mark McGonagle, Community Affairs Liaison/Zoning

From: Laura Evans (Durant)

[REDACTED]
Boston, MA 02118 (parcels: 81 & 91 Wareham Street, Ward 8)

RE: The Factory at 46 Wareham Street <http://www.bostonredevelopmentauthority.org/getattachment/c81f09a2-8839-4d20-b1f0-df8051f76544>

Dear Mayor Walsh,

I oppose the recently revised proposal by Holland Development LLC for "The Factory at 46 Wareham Street" that now includes a 49% residential component for sale, not rent. This reverses a plan that was previously approved by the BRA and all of the various community members that participated in the review process. That past proposal was comprised of 100% commercial units, all for rent. The reason John Holland, the developer, put forward for changing the plan was that he lost money on his bet that he could save the front facade and side of 46 Wareham. He couldn't save them, so in order to recover the financial loss, he felt he needed to add a residential component (likely for quick, lucrative sales). I see no reason why the BRA and the City of Boston should abandon their plan for EDA South by rewarding the demands of this developer over the expressed needs and desires (many times over!) of the abutters, residents and commercial businesses on Wareham Street. So he can recoup his losses? Are we less important (than the development of this parcel) to the functioning of business in Boston?

As you already know, the creative community generates not only economic resources for the city but attracts tourists and other city residents. Artists, small businesses and creative start-ups serve to build vibrant, connected, and creative communities. If this property goes residential, it will contribute to the demise of this thriving community. Everyone wants to be in the South End because it is "arty", but pretty soon there will be no more artists.

Wareham Street is a commercial street, not a residential street. Residential is not an "Allowed Use". What do you and the BRA envision as the future of the "Back Streets" areas like Wareham Street, which is part of EDA South, an

8/22/2016

City of Boston Mail - Comments on the revised proposal for The Factory at 46 Wareham Street

economic development zone for light industry, commercial, research, and arts and crafts? 535 Albany Street, Boston, MA, where I have maintained a studio since 2003 is located right across the street from the proposed site. Changing Wareham Street to a residential neighborhood would eliminate the very conditions that make my work possible.

Most artists prefer having a place to work that is separate from our home. We use materials that must be managed to maintain safety. These can be toxic and unwieldy. Those of us who work large, require space. We need deliveries of materials and the export of product. We require loading docks that are accessible 24/7 and the absence of vulnerable pedestrians who may be unaware of the dangers of backing trucks. Artists thrive in community. We like to talk to other artists about what we do. We like to see what other artists are making. Businesses grow up around artist communities, from lunch stands to framers to art photographers. Though developers often maintain that there will be few to no complaints about loading zones or big trucks, this has not been the lived history of commercial tenants in changing neighborhoods. This area is a little gem, where we have everything we need. Approval of this revised plan for 46 Wareham Street opens the doors to an invasion.

In this city, mixed-use units have routinely become luxury residential housing. Residential housing is not friendly to commercial or artistic interests. There is a shortage of commercial space in the city. All of us know artists who have relocated, because available space in Boston is so difficult to find. If commercial space in this area becomes untenable, I have no idea where I will go and neither do the more than 200 artists and numerous small businesses located in this unique bit of Boston. I have been renting artist workspace in the South End since 1981, and if I and the other artists in my building have to move, we will lose the community that is so valuable to us. This area, from Plympton to Wareham to Malden Streets is tiny. Please preserve it.

Each artist and business in the building contributes to the wider community in unique ways, which may not be measured in dollars and cents. Here is an abbreviated list of some of the things that have happened in my space:

I have created many temporary art installations which have been exhibited in Boston neighborhoods as varied as Codman Square, Dorchester; Savin Hill Beach; Forest Hills Cemetery; along the Muddy River in the Fens; on the Christian Science Plaza; on the Massachusetts Avenue Bridge, among others.

- I have exhibited my Boston-made art in the US: New York, Chicago, Philadelphia, Miami, Seattle, Pasadena, and internationally in Cusco, Peru and Berlin, Germany.

I have been a member of Boston Sculptors Gallery in the South End since 2006. www.bostonsculptors.com

The flood of money, much of it from outside the city, outside the commonwealth, outside the country seeks to make Boston a monoculture of luxury housing and with no place for small businesses or artists. I urge you to reject this proposal change and encourage Holland Development LLC to use their buildings to increase the availability of commercial space in the city, rather than to threaten it. They could develop the building profitably for commercial tenants. This would be a higher use.

My sincere thanks for your attention to this issue,

Laura Evans



letter re Holland.46Wareham.08.16.pdf

72K

8/22/2016

City of Boston Mail - Project Comment Submission: The Factory at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: The Factory at 46 Wareham

1 message

Fri, Aug 19, 2016 at 10:00 AM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1142

Form inserted: 8/19/2016 9:59:57 AM

Form updated: 8/19/2016 9:59:57 AM

Document Name: The Factory at 46 Wareham

Document Name Path: /Development/Development Projects/The Factory at 46 Wareham

Origin Page Url: /projects/development-projects/the-factory-at-46-wareham

First Name: Jaime

Last Name: Delmanzano

Organization: BFSNA

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I would recommend that the BRA approve the revisions for The Factory at 46 Wareham Street. I am in favor of the new commercial/residential mix for the development, especially since the residential sector will now be condominiums This project will provide improvement to our streetscape once completed,

PMContact: Raul.Duverge@Boston.gov

8/22/2016

City of Boston Mail - Project Comment Submission: The Factory at 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: The Factory at 46 Wareham

1 message

Thu, Aug 18, 2016 at 10:38 AM

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1140

Form inserted: 8/18/2016 10:37:28 AM

Form updated: 8/18/2016 10:37:28 AM

Document Name: The Factory at 46 Wareham

Document Name Path: /Development/Development Projects/The Factory at 46 Wareham

Origin Page Url: /projects/development-projects/the-factory-at-46-wareham

First Name: Alan

Last Name: Naylor

Organization: BFSNA

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: As both a resident and business owner located on Wareham Street, I strongly urge the BRA to approve the newly revised 46 Wareham Street project proposal. I am in favor of the mixed use of both commercial & residential condominiums that is now proposed for this new building. It will provide a more attractive streetscape and promote more foot traffic usage on Wareham Street. Let's move forward with an approval to bring more vitality to our neighborhood.

PMContact: Raul.Duverge@Boston.gov

8/22/2016

City of Boston Mail - 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

46 Wareham Street

1 message

Thu, Aug 18, 2016 at 11:11 AM

Angela Rabanal [REDACTED]
To: raul.duverge@boston.gov

Dear Mr. Duverge,

I am writing to express my support for the 46 Wareham Street project. I am currently an owner of an apartment at 90 Wareham Street where I have been leaving for the last 2.5 years. I am very happy to welcome this new project into our street. I believe that mixed use of commercial and residential is the best option for the neighborhood, bringing life into our streets at different times of the day.

I am aware of the noise and disruption that the construction will create, especially for those in nearby buildings. I am expecting a child and will be at home looking after my newborn during the first phase of the project. Despite all this, I am a big supporter of the project. It will dramatically improve Wareham Street, where now there are many abandoned buildings and dangerous sidewalks.

Sincerely,

Angela Rabanal

8/22/2016

City of Boston Mail - 46 Wareham Street



Raul Duverge <raul.duverge@boston.gov>

46 Wareham Street

1 message

Wed, Aug 17, 2016 at 10:16 AM

Stephanie Deitzer [REDACTED]

To: raul.duverge@boston.gov

Cc: Jim Deitzer <jdeitzer@smma.com>

Hello -

I am a resident at 27 Wareham Street, and I attended a neighborhood meeting about the proposed 46 Wareham Street project earlier this week.

I support this project and am in favor of it moving forward.

Thank you -
Stephanie

--

Stephanie Deitzer [REDACTED]

8/22/2016

City of Boston Mail - 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

46 Wareham

1 message

Deitzer, James

Tue, Aug 16, 2016 at 5:25 PM

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

To whom it may concern,

I live at 27 Wareham Street and attended a public meeting yesterday for the development of 46 Wareham Street.

I am writing in support of the project with the revised program with 18 residential condominiums.

Sincerely,

Jim Deitzer

8/22/2016

City of Boston Mail - 46 Wareham



Raul Duverge <raul.duverge@boston.gov>

46 Wareham

1 message

Alex Kingsbury

To: raul.duverge@boston.gov

Tue, Aug 16, 2016 at 5:11 PM

Hello Raul,

I'm writing to express my support for the Holland project at 46 Wareham. As a condo owner at 90 Wareham, I've known John Holland for several years and been encouraged by his vision for our changing neighborhood as a neighbor and a developer. The additional of residential units is badly needed, as is a rehab of a section of the street marked by abandoned buildings, crumbling sidewalks, and dangerous traffic patterns.

Hope it moves forward with all speed.

Yours,

Alex Kingsbury

ALBANY LLC
535 ALBANY STREET, 2ND FLOOR
BOSTON, MA 02118

August 5, 2016

Mayor Martin Walsh
Boston City Hall
1 City Hall Square, Suite 500
Boston, MA 02201-2013

Mr. Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Square, 9th floor
Boston, MA 02201

RE: 46 Wareham Street – Notice of Project Change,

Dear Mayor Walsh and Director Golden,

Holland Development has again changed their proposal for 46 Wareham Street, by adding three floors of condominiums and eliminating business/commercial uses on those floors. We had submitted a letter of support, dated August 6, 2015, when their project was for business/commercial use in keeping with the zoning of the neighborhood. This letter is to withdraw our support for their project. Please do not approve their revised proposal dated July 18, 2016.

46 Wareham Street is located across the street from our property (81 & 91 Wareham Street) where there are long established loading zones that are in use all day long. Mr. Holland has made repeated and very public threats to eliminate use of loading docks on Wareham Street to make it the way he wants it to be for his luxury condo buyers. Residential use does drive out business/commercial uses so these are not idle threats; businesses cannot operate without loading areas. The intended impact of Holland's proposal is to put out of business so many small, creative, entrepreneurs who have worked so hard to build their businesses in our neighborhood for many decades.

We support the small business community and urge you to do the same by denying the new application submitted by Holland Development. There is plenty of demand for business/commercial space to fill up 46 Wareham Street as they described in their earlier notice of project change that we supported and the BRA approved on August 13, 2015. Please hold that decision in place. The project was supposed to be completed by now.

Sincerely,

 Bonnie L. Gossels, Manager

cc: John Holland – Holland Development, LLC
Raul Duverge – Boston Redevelopment Authority
Samuel Chambers – Mayor's Neighborhood Liason South End
Susan Sullivan – Newmarket Business Association



Raul Duverge <raul.duverge@boston.gov>

46 Wareham St.

1 message

Nancy Seymour [REDACTED]

Wed, Aug 10, 2016 at 11:47 AM

To: "B.R.A." <raul.duverge@boston.gov>

Cc: Nancy Seymour [REDACTED]

10 August 2016

Raul Duverge, Project Manager/B.R.A.
One City Hall Plaza
Boston, MA 02201

Dear Mr. Duverge,

As an artist now in my 19th year making and showing work at 59 Wareham Street, I am deeply concerned about the changes occurring in our immediate neighborhood as well as in the city as a whole. A tidal wave of luxury housing has been sweeping through the South End and is now trying to do the same in EDA South (Wareham, Malden, Plympton, East Dedham, and Albany Streets).

These streets, especially Wareham and Plympton, are in the forefront of Boston's creative economy because of our community's deep roots, the proximity of colleagues--other workers and small businesses with shared interests---and our engagement with many varied audiences. The city's own light industry/commercial/research zoning for EDA South provides the framework for this nourishing, irreplaceable, and multifaceted productive environment. The demand for this kind of commercial space is deep and growing because areas zoned for light industry are shrinking in size and number, which undermines the city's creative economy.

We are now the "historic industry" of the South End; many of us have been working here for decades. We also include a significant number of start-ups in our cohort. Introducing more residential (i.e., "conditional" rather than "allowed by right") uses will set a disruptive precedent for these, the "Back Streets". Taxes will go up and rents will follow, loading zones will be endangered, automobile traffic---already a serious problem---will increase exponentially.

The small businesses and cultural workers here need EDA South to remain zoned for light industry, commercial, and research uses because the requirements for living and working spaces too often are mutually exclusive. I, for one, could never dream of doing the kind of research and experimentation my work requires in my apartment.

As I understand it, from my experience in Cambridge where I have lived for 36 years and from what I know about Boston where I lived previously, provisions for "community

benefits" usually accompany proposed drastic changes to a neighborhood. We have heard nothing about any benefits for those of us who have such a long but insufficiently recognized history of making a difference in the South End.

Thank you for your attention.

Nancy Seymour
Media for the Situation

[REDACTED]
Boston, MA 02118
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: The Factory at 46 Wareham

1 message

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

Mon, Aug 8, 2016 at 11:49 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1130

Form inserted: 8/8/2016 11:48:59 AM

Form updated: 8/8/2016 11:48:59 AM

Document Name: The Factory at 46 Wareham

Document Name Path: /Development/Development Projects/The Factory at 46 Wareham

Origin Page Url: /projects/development-projects/the-factory-at-46-wareham

First Name: Jessica Burko

Last Name: + Cori Champagne

Organization: City Studio Project

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Dear Chris, We are writing to express our concerns – again – about The Factory at 46 Wareham Street project proposed by the Holland Companies. This project has caused a tremendous amount of concern to the community of artists who are working on and around Wareham Street. It places a high-end residential commercial space on a street zoned for light industrial use, and from the start will place residents at odds with existing businesses. Over the course of the project revisions, there have been no lasting accommodations made for any creative professional use in the building – this most recent version of the plans is testament to the fact that the Holland Companies are only interested in moving creative professionals out of the neighborhood, rather than encouraging use that makes the South End attractive for visitors and residents. Adding affordable artist work spaces back into this project would set an important precedent for other developers who have also not considered the needs of the artist community in the projects taking place all over the South End. The artist community has made the South End attractive for development projects – it certainly does not make sense for city government to endorse projects that will eventually eliminate them from working in the neighborhood, and too many residential projects in one area (I refer to the Inkbloc and Girard projects) are never useful if the short-term goal is revenue to be generated. Like many of the people working on this street and in this neighborhood, I fail to see that the needs of the luxury resident market supersede the much more apparent needs of Boston's creative economy. Of all of the uses that this building could fulfill, the necessity of more residential units speaks more about quick capital for a select few, and not what adds long-term viability for the neighborhood and for the city. Jessica Burko + Cori Champagne City Studio Project

PMContact: Raul.Duverge@Boston.gov