

**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

April 26, 2016

Mr. Raul Duverge  
Development Review  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: 533 Washington Street, Downtown Crossing  
Project Notification Form

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed 533 Washington Street project located at 533 Washington Street in the Downtown Crossing neighborhood.

The project site is an approximately 3,648 square foot (sf) parcel in the Downtown Crossing neighborhood of Boston. The site is currently occupied by a four story structure which previously operated as Felt Nightclub. The proponent, Rafi Properties, LLC, proposes to demolish the existing building, with the exception of its façade and construct a new 30-story building with approximately 105,000 sf, containing approximately 94 residential units, an approximately 4,500 sf restaurant on the ground and second floor, and approximately 4,000 sf of non-profit incubator office space on floors three and four. The building does not include any motor vehicle parking. The project site is bounded by Washington Street to the east, the Boston Opera House to the south and west and an approximately 10-foot wide passageway formerly known as Harlem Place to the north.

The Commission owns and maintains 28-inch by 42-inch and 16-inch combined sewers in Washington Street.

For water service, there a 16-inch Southern High water main in Washington Street.

The PNF states that water demand for the proposed project will be 18,530 gallons per day (gpd) and wastewater generation will be 16,850 gpd.

The Commission has the following comments regarding the PNF:



## General

1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at Rafi Properties, LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. For any proposed masonry repair and cleaning Rafi Properties, LLC will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit Rafi Properties, LLC will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. Rafi Properties, LLC is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
6. Rafi Properties, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Rafi Properties, LLC will be required to apply for a RGP to cover these discharges.
7. Rafi Properties, LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. It is Rafi Properties, LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Rafi Properties, LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.



## Water

1. Rafi Properties, LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Rafi Properties, LLC should also provide the methodology used to estimate water demand for the proposed project.
2. Rafi Properties, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Rafi Properties, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Rafi Properties, LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Rafi Properties, LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Rafi Properties, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Rafi Properties, LLC should contact the Commission's Meter Department.

## Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Rafi Properties, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.





- Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages Rafi Properties, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Rafi Properties, LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Rafi Properties, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  4. Rafi Properties, LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
  5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Rafi Properties, LLC will be required to meet MassDEP Stormwater Management Standards.
  6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
  7. The Commission requests that Rafi Properties, LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Rafi Properties, LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.



8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Rafi Properties, LLC is advised to consult with the Commission's Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/afh

cc: Collin Yip, Rafi Properties, LLC  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail



## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

April 27, 2016

**RE: 533 Washington Street, Boston MA 02111**  
**Project Notification Form**  
**Boston Redevelopment Authority**

To The Boston Redevelopment Authority:

The Disability Commission has reviewed the Project Notification Form that was submitted for 533 Washington Street in Boston. Since the proposed project is planned to be a vibrant destination area with multiple uses, including commercial, non-profit 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:

- **Accessible Parking:**
  - Proposed accessible drop-off area is in a "No Parking"/"No Stopping" zone. Please explain.
- **Accessible Aisle:**
  - Will there be any proposed furnishings in the residential lobby? If so, please provide a plan that indicates an accessible aisle to elevator core.
  - What is the clear path of travel between the North-facing columns and the elevator core on Floor 2 through Floor 25?
- **Accessible Residential Units:**
  - Please provide detail for the accessible residential units, including the amount, types, locations, floor plans and accessible routes.
  - Will any of the accessible units also be deemed affordable? If so, please indicate the number of units, location and accessible route. If not, please explain.
- **Accessible Routes:**
  - Will the alley be utilized as a primary entrance way and/or emergency egress? If so, will the proposed conditions make the alley accessible?

▪ **Sidewalks:**

- Please indicate conditions of surrounding and adjacent pedestrian ramps (widths, slopes, materials, areas of replacement or existing-to-remain).
- Please provide detail on all walkways and plazas within the Site, including paving materials, widths and slopes.

▪ **Wayfinding:**

- Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?

***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](mailto:kristen.mccosh@boston.gov)  
617-635-3682

*Reviewed by:*

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



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Thu, May 5, 2016 at 3:51 PM

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

CommentsSubmissionFormID: 922

Form inserted: 5/5/2016 3:50:05 PM

Form updated: 5/5/2016 3:50:05 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Sean

Last Name: treacy

Organization: Grafton Studio

Email: sean@graftonstudio.com

Street Address: 3 Baldwin Pl

Address Line 2: Apt 4

City: Boston

State: MA

Phone: (617) 947-5338

Zip: 02113

Comments: This end of Downtown Crossing could really use some redevelopment. Feels very run down and sketchy so happy to see some exciting plans like this one. Hopefully the rest of the area can get modernized with time.

PMContact: Raul.Duverge@Boston.gov

5/5/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Thu, May 5, 2016 at 11:25 AM

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

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

CommentsSubmissionFormID: 921

Form inserted: 5/5/2016 11:25:01 AM

Form updated: 5/5/2016 11:25:01 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Cornelius

Last Name: Peterson

Organization: Morgan Stanley

Email: cornelius.peterson10@gmail.com

Street Address: 16 River Street

Address Line 2: Apt 3

City: Boston

State: MA

Phone: (978) 697-2568

Zip: 02108

Comments: I walk right through this area every single day on my way to and from work. Currently this area continues to be an unflattering part of the city and I believe a development like the one proposed would be a great step forward in continuing to redevelop this core part of the city. Please consider allowing this development to proceed. I look forward to seeing it develop into a great place to live, dine and work. Sincerely, Cornelius Peterson

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Tue, Apr 5, 2016 at 12:22 PM

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

CommentsSubmissionFormID: 783

Form inserted: 4/5/2016 12:22:05 PM

Form updated: 4/5/2016 12:22:05 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Brian

Last Name: Langevin

Organization:

Email: BPLangevin@gmail.com

Street Address: 110 Beverly St

Address Line 2:

City: Boston

State: MA

Phone: (315) 256-1812

Zip: 02114

Comments: Love the lack of parking. If we want to be serious about reducing congestion in the city core, we need to reduce the number of parking spaces. There is no residential parking in the area, so no parking included does not mean more cars on city streets.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**

1 message

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

Thu, Apr 7, 2016 at 11:23 AM

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

CommentsSubmissionFormID: 793

Form inserted: 4/7/2016 11:22:50 AM

Form updated: 4/7/2016 11:22:50 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Suzanne

Last Name: Chapman

Organization:

Email: suzannechapman1208@gmail.com

Street Address: 2 Avery Street

Address Line 2: 30B

City: Boston

State: MA

Phone: (617) 236-4001

Zip: 02111

Comments: I live half a block from this site. There are so many problems with this project it's almost impossible to list them. The height of the project is inconsistent with surrounding buildings and there is no reason to grant the owners a variance. The traffic on this block alone is extremely heavy. There will be no parking associated this building and the building I live in (2 Avery Street) cannot accommodate additional cars per the manager of my building. Construction will be nearly impossible - construction trucks parking on Washington Street will create a huge traffic jam and there is hardly room to drive behind the building. It will also impact the theaters next door. This project is ill-conceived and will not add anything to this neighborhood. Thank you.

PMContact: Raul.Duverge@Boston.gov



4/29/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Thu, Apr 28, 2016 at 11:44 PM

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

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

CommentsSubmissionFormID: 888

Form inserted: 4/28/2016 11:44:34 PM

Form updated: 4/28/2016 11:44:34 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Hongyu

Last Name: Jiang

Organization:

Email: longwoodm@gmail.com

Street Address: 30 Cedar Road

Address Line 2:

City: Chestnut Hill

State: MA

Phone: (617) 739-6496

Zip: 02467

Comments: Being a resident in Boston for 16 years and a proud contributor of many cutting edge medical researches, I take pride in this city because of its unique downtown and surrounding area. I love strolling in public garden and enjoying shows in theatre district. The charming low to mid-rise buildings are the character of this city. Public Garden and Freedom Trail are top on my list to showcase my city whenever I have visitors. I'm deeply concerned that greedy developers are trying to turn another old charming building into a steel and glass, chimney like monster on a tiny lot. The beauty of Boston will be permanently destroyed if such a project is approved. I understand now technology made building a skyscraper on a tiny lot possible and builders one after another are snatching downtown lots and trying to make the maximum profit. However, the skyline of our city belongs to millions of Bostonians who most likely cannot afford the units that are being proposed to be built, but are working hard in and around Boston to maintain the fame of Boston. The developer at 533 Washington Street has no right to put a space needle into our beautiful skyline, cast a long shadow on our path in our favorite district, and creating terrible traffic jam. It is time for City of Boston officials to stand firm on behalf of Boston people about the building height limit and say NO to any proposal of building anything taller than twice of the current height!

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Thu, Apr 28, 2016 at 2:57 PM

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

CommentsSubmissionFormID: 878

Form inserted: 4/28/2016 2:56:30 PM

Form updated: 4/28/2016 2:56:30 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Jean

Last Name: Bachovchin

Organization: Ritz North High Rise Residents Assoc

Email: jbachovchin@gmail.com

Street Address: 1 Avery St Apt 22D

Address Line 2:

City: Boston

State: MA

Phone: (857) 753-4005

Zip: 02111

Comments: This building significantly exceeds the zoning height of 155 feet. There is no hardship reason to allow a variance for this property. The PNF implies that there is an abundance of parking in the area. However, with committed spaces, monthly rentals and the normal theater and work traffic, available parking is restricted. With only 38 feet of frontage, traffic, deliveries, car service, trash pickup will impair traffic, both vehicular and pedestrian. There is too much density. The FAR exceeds the allowable 10 by nearly 3 times. Development is important, but it must be done in a thoughtful and reasonable manner. Right now it seems, a developer decides to build regardless of zoning, traffic, wind, glare, impact on quality of life, and off it goes in the name of progress. Even though 40 years ago, a thoughtful study was made and until we perform a similar analysis, every variance request should not be approved. This area of the city is small, has narrow streets, traffic, pedestrians, historical buildings in a complementary architectural arrangement which should be preserved. A small building maintaining the architectural integrity of the Washington Street is an achievable result.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 2, 2016 at 1:35 PM

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

CommentsSubmissionFormID: 902

Form inserted: 5/2/2016 1:34:51 PM

Form updated: 5/2/2016 1:34:51 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Diane

Last Name: Bruno

Organization: Resident

Email: deetb@comcast.net

Street Address: 165 Tremont St.

Address Line 2:

City: Boston

State: MA

Phone: (857) 277-0797

Zip: 02111

Comments: My husband and I have heard this proposal before through the MCDRA a few months back. We were against the development of this 30 story mixed purpose building along with every other member in attendance from the MCDRA. The architecture does not fit in with the adjacent buildings. A multi use building with residential living would cause immense disruption in the traffic flow, which already is a nightmare. The small alley to the right of the building could not possibly serve such a multi functional hi-rise. We believe that the development of such a proposed building would not enhance this area as the "New Theatre District" and "Cultural Center" of Downtown Boston. Our feeling is that a building placed here should mesh with the surrounding theatres and bring some art and culture to the area. Our suggestion would be a "Childrens Art Center" with 4 to 6 floors of creative, artistic , and playful projects for children of Midtown to engage in. This is Much needed. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Thu, May 5, 2016 at 12:33 AM

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

CommentsSubmissionFormID: 918

Form inserted: 5/5/2016 12:33:31 AM

Form updated: 5/5/2016 12:33:31 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Ted

Last Name: Hawkins

Organization: SRV

Email: ted@srvboston.com

Street Address: 569 Columbus Ave

Address Line 2:

City: Boston

State: MA

Phone: (617) 536-9500

Zip: 02118

Comments: I fully endorse this developement. As the General Manager of SRV in the South End and a resident of Somerville I am in downtown crossing a lot on my communte, changing from the red to the orange line and having lived in boston for 10 years now I can say that it is the least attractive part of the city. I also used to work in front of the state house at No. 9 Park and therefore am familiar with the amount of drug use and generally terrible behavior that is present in this area. This new developement could add so much to this otherwise forgotten part of the city both visually and in terms of infrastruture. With the housing market growing by the day in boston, more residences in central locations is imperative. The construction will be lengthy but in the end, the juice is more than worth the squeeze to clean up this run down area of boston. As a local who is actually living and working in the area I think that this project needs to happen. It is just one piece of a greater plan that I hope is happening to make Boston stronger, safer and more practical. Ted

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Wed, May 4, 2016 at 7:59 PM

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

CommentsSubmissionFormID: 911

Form inserted: 5/4/2016 7:58:57 PM

Form updated: 5/4/2016 7:58:57 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Shawn

Last Name: Winslow

Organization: Pioneer Investments

Email: shawn.winslow@pioneerinvestments.com

Street Address: 60 State Street

Address Line 2:

City: Boston

State: MA

Phone: (603) 667-6590

Zip: 02109

Comments: To whom it may concern, If the city is serious about cleaning up Downtown Crossing and making it a safer area then this project is a no-brainer. The project will finance the Boston Police to help keep the streets safe and finance Boston Parks to keep the area clean. Both of which are dearly needed as I walk through this area every day. The project will also provide Downtown Crossing with another dining option that will in turn help bring much needed life back to Downtown Crossing. The incubator space will attract the booming tech industry of Boston that will also rejuvenate the area and not to mention bring innovation. The project will also create both construction jobs and permanent jobs. For the argument that the project once complete will create congestion and traffic, which I have never seen in the area before, the project is creating 100 parking spots, access to other off site parking lots, a bike/scooter rental program, and subsidizing resident public transportation. In regards to construction impact, the Millennium Tower is a far greater project in terms of scale and I have not noticed any impact on every day life when I walk by on my way to work . So I do not see there being any major impacts from this project and even if there is the pros that come from this project once complete far outweigh any construction impacts. If the city is truly trying to rejuvenate Downtown Crossing this is a step in the right direction. Thank you for all your time and effort and for making Boston a great place to live.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Wed, May 4, 2016 at 7:39 PM

CommentsSubmissionFormID: 909

Form inserted: 5/4/2016 7:38:34 PM

Form updated: 5/4/2016 7:38:34 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Ben

Last Name: Smith

Organization: BeaconsInSpace

Email: ben@beaconsinspace.com

Street Address: 3 Baldwin Place

Address Line 2:

City: Boston

State: MA

Phone: (203) 206-1572

Zip: 02113

Comments: My company is located in the downtown crossing area and most of my employees/colleagues have to commute in because of the lack of housing in the city making it very unaffordable to live in the downtown area. This project would be an ideal location for my employees/colleagues to live. One step closer to making Boston a world-class city that caters to the needs of its residents and the people that want to move into the city.

PMContact: Raul.Duverge@Boston.gov

5/5/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Wed, May 4, 2016 at 8:00 PM

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

CommentsSubmissionFormID: 912

Form inserted: 5/4/2016 8:00:50 PM

Form updated: 5/4/2016 8:00:50 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Mia

Last Name: Tantillo

Organization: Allen and Gerritsen

Email: mtantillo@a-g.com

Street Address: 5 Hull St

Address Line 2: Apt 3

City: Boston

State: MA

Phone: (508) 404-6092

Zip: 02113

Comments: I love some of the recent changes that have come to Downtown Crossing and think this development is great fit for the area and will help maintain the positive momentum downtown has begun to build. Generally Downtown Crossing still looks very run down, unsafe, and unclean. I live a few blocks away but will usually venture the couple miles further to get to Newbury Street when I want to shop or eat because I don't feel safe walking around especially at night or on my own. There is so much potential for the area to be a great shopping, living, and dining destination. This development would bring so much more life to Downtown Crossing. There isn't enough housing downtown and congestion is always awful. The in-house scooter program is awesome and provides alternative modes of transportation for residents - which I think we can't get enough of in this city. Myself and many of my friends are involved in the start-up scene and the idea of having an incubator space is awesome and its presence will help downtown continue to innovate. I think this development will draw more young, passionate, and professional people downtown who want to help the area continue to grow and live up to its full potential. I can't wait to see this building go up in place of one of the many run-down store fronts /night clubs in Downtown Crossing.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Wed, May 4, 2016 at 8:04 PM

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

CommentsSubmissionFormID: 913

Form inserted: 5/4/2016 8:03:17 PM

Form updated: 5/4/2016 8:03:17 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Kara

Last Name: Catino

Organization: Equinox Franklin Street

Email: Kara.Catino@pt.equinox.com

Street Address: 678 Tremont

Address Line 2:

City: Boston

State: MA

Phone: (315) 224-5686

Zip: 02118

Comments: This project is exactly what this city needs. I am a young professional who works in Boston's financial district and walks home to the South End every night. I walk by this development every day. The worst part of my walk is through downtown crossing; there aren't many parts of Boston where I feel unsafe but walking through this area tends to be less comforting. This development will bring positive traffic to the area by drawing more young professionals to downtown crossing. The residential aspect is absolutely necessary for continued growth in the downtown crossing area. Since I moved to Boston two years ago, the one thing that has always been in high demand is housing. This development provides residential units right in the heart of Boston. This project demonstrates continued growth and opportunity for those professionals.. The project includes incubator space where young start-ups can flourish. As start ups continue to development across the city, it only seems logical to bring residential and work space together. Another appealing piece to this project is the scooter rental program. This provides transportation for those people living and working in the area; with Boston transportation being so unreliable this idea is remarkable.. The implications of this project will be long lasting and only continue to bring positive changes to an area that has been in need of change for years.

PMContact: Raul.Duverge@Boston.gov





Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Wed, May 4, 2016 at 8:15 PM

CommentsSubmissionFormID: 914

Form inserted: 5/4/2016 8:14:50 PM

Form updated: 5/4/2016 8:14:50 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Taylor

Last Name: Skenderian

Organization: Conventures, Inc.

Email: trskendo@gmail.com

Street Address: One Design Center Place

Address Line 2: Suite 718

City: Boston

State: MA

Phone: (617) 893-8966

Zip: 02210

Comments: I think this property would be a pleasant addition to the downtown area. I appreciate environmentally friendly initiatives by private and publicly held companies, and I think the city of Boston should encourage that. For example this development would offer an in-house electric, foldable scooter/bike rental program to promote the use of alternative transportation. The residents are more likely to use public transportation since they are so close to it. And the development will have the best-in-class smart-home technology for energy efficiency, convenience, and security. Lastly, as an event planner, I love how the development will be offering event space and I do like how the development will preserve the aesthetic of the existing façade in context with the surrounding historical streetscape.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**

1 message

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

Wed, May 4, 2016 at 8:16 PM

CommentsSubmissionFormID: 915

Form inserted: 5/4/2016 8:15:50 PM

Form updated: 5/4/2016 8:15:50 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Stephanie

Last Name: Lyons

Organization:

Email: Slyons@loomissayles.com

Street Address: 1 financial center

Address Line 2:

City: Boston

State: MA

Phone: (617) 603-7171

Zip: 02111

Comments: I think this building would add a lot of value to Downtown Crossing. It's clearly an up and coming neighborhood (With Millennium tower being the first big newcomer in the area), but it also needs a lot of work. This new building would continue to reinforce the gentrification of downtown crossing. There is simply not enough housing in that neighborhood and if that were to change, the influx of residents would spur other new developments/businesses to cater to the growing population in the area - food, retail, services etc. Boston is truly an 'up and coming' city with a lot of new development, particularly in the seaport. But downtown crossing has always been an eyesore - and largely left out of the Boston building boom. Yet, due to its proximity to the financial district, it's a high traffic area that desperately needs attention. I work and live nearby to downtown crossing, so it's an area that I pass through almost daily. And yet, it's never a place that I want to spend any time in, largely because it's run down and dingy. It's an area that feels totally detached from the rest of Boston because it appears to have been largely untouched for decades. As a woman, I would never walk alone there at night. It doesn't feel safe. Adding new housing to the area would increase foot traffic, new businesses, and ultimately help foster the gentrification of downtown crossing - all of which would make the area safer and more desirable. The incubator space would be a great addition to the downtown area as well. Boston is ripe with young entrepreneurs and it's great to see that this new development is thinking beyond its future tenants - and more towards fostering collaboration and bringing about change in Boston overall. There's no better place for a high rise than in downtown crossing - millennium tower is a testament to that. 533 Washington is a beautifully

5/5/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street

designed building and would be a welcome addition to Boston's skyline. There should not be a restriction on the height of the building; this is arguably the highest traffic area in the city, and as such, its size should be scaled accordingly.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Wed, May 4, 2016 at 9:08 PM

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

CommentsSubmissionFormID: 916

Form inserted: 5/4/2016 9:08:04 PM

Form updated: 5/4/2016 9:08:04 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Adam

Last Name: Adelson

Organization: Adelson Galleries Boston

Email: Adam@adelsongalleries.com

Street Address: 520 Harrison Avenue

Address Line 2:

City: Boston

State: MA

Phone: (617) 832-0633

Zip: 02118

Comments: I would be very happy to see this project come to fruition. Similar to my neighborhood in the South End, Downtown Crossing has undergone a major transformation in the past 10 years, and I believe the more high-end developments these areas have, the better the neighborhood will become. Also, being so central to Downtown Boston, this neighborhood should have as much housing as possible to attract the "baby boom" generation from the suburbs. I believe the more quality apartments (like this one) we have downtown, the more quality people will move to Boston, and the more gentrified our city will become.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Wed, May 4, 2016 at 7:39 PM

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

CommentsSubmissionFormID: 910

Form inserted: 5/4/2016 7:38:58 PM

Form updated: 5/4/2016 7:38:58 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Justin

Last Name: Mann

Organization: BeaconsInSpace

Email: justin@beaconsinspace.com

Street Address: 3 Baldwin Place

Address Line 2: Apt 1

City: Boston

State: MA

Phone: (301) 221-6013

Zip: 02113

Comments: I live in the North End and walk to my office in Downtown Crossing everyday for the past 4 years since I graduated from Boston University. This project is exactly what DTX needs and what Boston needs in general. This project provides the housing that this city desperately needs in an area that is the most convenient based on it's proximity to the public transit system. I don't have a car and I don't want to have a car in the city. There's no traffic issue at all at DTX and by providing housing in the city and off-site parking nearby will only alleviate the congestion we sometimes see during rush hour. The height of this building does not bother me and should not bother anyone at all because it's a DOWNTOWN location in a MAJOR Metropolitan City in America. There's not better place to put a 30 story building in Boston than downtown...I hope this project can get built as quickly as possible.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Sun, May 8, 2016 at 3:49 PM

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

CommentsSubmissionFormID: 943

Form inserted: 5/8/2016 3:49:18 PM

Form updated: 5/8/2016 3:49:18 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Frano

Last Name: Violich

Organization: KVA Matx

Email: fviolich@kvarch.net

Street Address: 84 Prince St

Address Line 2: 4C

City: Boston

State: MA

Phone: (617) 367-5761

Zip: 02113

Comments: I support 533 Washington Street. Cities need more people who live downtown. The benefits are innumerable: increased public presence means a safer place, night time activity means more business, proximity to public transport means less carbon emissions, more children downtown means better schools, younger educated professional means more innovation. I'm all for it.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**533 Washington Street**1 message

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Sun, May 8, 2016 at 3:00 PM

**Rubin, Diane** <DRubin@princelobel.com>

To: "raul.duverge@Boston.gov" &lt;raul.duverge@boston.gov&gt;

Cc: "dweist@daintorpy.com" &lt;dweist@daintorpy.com&gt;, "jbachovchin@gmail.com" &lt;jbachovchin@gmail.com&gt;, "Mark Winkeller (mwinkeller@caritascommunities.org)" &lt;mwinkeller@caritascommunities.org&gt;, "Zaratin, James (James.Zaratin@ritzcarlton.com)" &lt;James.Zaratin@ritzcarlton.com&gt;

Raul,

I am following up on comments made by the Project Proponent during their presentation to the community on May 5 at City Hall. The Project Proponent's traffic engineer from Howard Stein Hudson discussed a Plan by the City for Washington Street to manage parking, bicycles, traffic and the like and how that Plan was informing their design for the Proposed Project at 533 Washington Street.

I respectfully request at a copy of the Washington Street Traffic Plan on behalf of my clients at the Millennium Residences on Avery Street, whether in draft or otherwise.

Since this Plan appears to be informing the proposed development at 533 Washington Street, and since the deadline for comments on 533 Washington Street is now set for May 16<sup>th</sup>, I request that the Washington Street Traffic Plan be shared with us on before Tuesday, May 10<sup>th</sup>. My clients would like to have an opportunity to comment on the 533 Project with the same level of understanding as to the City's Washington Street plans as has been offered to the Project Proponent and his team.

Thank you, Diane

**Diane R. Rubin**

Prince Lobel Tye LLP

One International Place, Suite 3700

Boston, Massachusetts 02110



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Rafi Properties, LLC**

1 message

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**jag Bhawan** <jbhawan@gmail.com>  
To: Raul.duverge@boston.gov

Mon, May 9, 2016 at 10:42 AM

Boston Redevelopment Authority

Attn: Mr. Raul Duverge

One City Hall, 9<sup>th</sup> Floor

Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

We have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

We own & reside at unit 31A, 1 Avery St., Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is our belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

We strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.



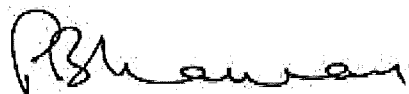
5/9/2016

City of Boston Mail - Rafi Properties, LLC

Sincerely,

A stylized, cursive handwritten signature in black ink, appearing to read 'Jag Bhawan'.

Jag Bhawan

A handwritten signature in black ink, appearing to read 'Pratibha Bhawan'.

Pratibha Bhawan

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St, # PH2A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Duverge", is written over a horizontal line.

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

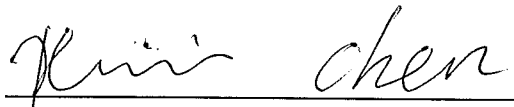
I own/reside at 1 Avery St - # PH2A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

 chen

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St. #25A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Eleanor B. Williams

*P.S. With only 36' frontage on Washington St, the only street giving access to the building and right opposite where Fayette St. turns into Washington, the constant use of such a small area for all deliveries and servicing of 90 rental units would continually cause chaotic interruption of traffic on Washington St.*

*Such a tall thin building is out of proportion to the area and, I believe, would increase the amount of wind gusts in the area.*

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own a condo at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,  
Harvey and Vivien Leong  
1 Avery Street Unit 21A  
Boston, MA 02111

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery Street, #18B, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Christine M. Duverge



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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## Why do Builders Disrespect Boston? Against 533 Washington Street By Rafi Properties

1 message

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**Harvey Leong** <harveyl242@gmail.com>

Mon, May 9, 2016 at 11:35 AM

To: Raul.duverge@boston.gov

Cc: bill.linehan@boston.gov, michelle.wu@boston.gov, marty.walsh@boston.gov, harv21a@gmail.com

Dear BRA,

Why do builders "disrespect" Boston's current zoning and propose non-conforming projects?

Is it because Boston has no overall development plan or planning for each community? Without an agreed to development plan then any proposal is considered.

Or is there some element that says do not worry about current zoning or community outcry, the system can be gamed to a developers advantage.

My question is aimed at how developers view the BRA and Boston. It is a City that can be gamed?

If people respect the City and its development and these development plans are clear, then it would avoid a lot of development projects that do not fit the City's plans. I offer three such projects: 533 Washington, 171 Tremont and Bromfield Project.

Somehow too much of a good thing turns to be a bad thing.

The Downtown street area by the Opera House is dangerous and unworkable as the volume of pedestrians from The Opera House, The Paramount, Modern Theater, restaurants and coffee houses is well beyond the sidewalk capacity. At some areas, the sidewalk is less than 6 feet wide. Moreover, students are rushing to classes. People walk in the street. Elderly with walkers are pushed to the side. This is already a dangerous situation! Why make it more dangerous? Also, many visitors do not keep to the right when walking Boston streets -- why, because many countries still drive on the left...maybe, some signing might help.

Thank you for your consideration in this matter.

Harvey Leong  
1 Avery Street Unit 21A  
Boston



533 Washington BRA Letter of Opposition.docx

21K



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 9, 2016 at 10:45 PM

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

CommentsSubmissionFormID: 951

Form inserted: 5/9/2016 10:45:01 PM

Form updated: 5/9/2016 10:45:01 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Stuart

Last Name: Peskin

Organization:

Email: Stuartpeskin@gmail.com

Street Address: 580 Washington Street Unit 802

Address Line 2:

City: Boston

State: MA

Phone: (404) 892-7126

Zip: 02111

Comments: While the idea for this project is a good one, we are extremely concerned about the lack of space for such an undertaking. The project is much too large for the site. The number of residential units plus office space and a restaurant, in a building with no loading dock, no parking or no space for deliveries on an extremely dense, busy thoroughfare is more than our neighborhood can handle. If there is a way for loading and unloading to take place behind the building on Mason Street, and the project is able to be developed at current zoning height and density, perhaps that would be more feasible. There are many days when emergency vehicles would not be able to get down Washington Street. The project in its current iteration would only add to this frightening prospect. Thank you.

PMContact: Raul.Duverge@Boston.gov



May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

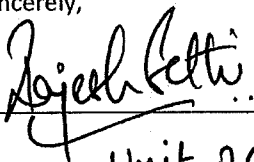
I own/reside at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
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- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

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I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

  
Unit 26 C



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Tue, May 10, 2016 at 7:20 AM

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

CommentsSubmissionFormID: 952

Form inserted: 5/10/2016 7:19:52 AM

Form updated: 5/10/2016 7:19:52 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Michael & Lisa

Last Name: Borom

Organization: personal

Email: mborom@thl.com

Street Address: 1 avery street

Address Line 2: 31D

City: boston

State: MA

Phone: (203) 246-6335

Zip: 02111

Comments: As neighbors, this project directly affects our property and quality of life, and we do not support the project as proposed. We believe the developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height and this relief should not be granted at the expense of others. We have grave concerns about traffic (during AND after construction), parking, and service/delivery vehicle congestion (also traffic). In addition, the current design is not in keeping with the Ladder Blocks and Washington Street Theatre Protection Area. It is our belief that the project will have significant adverse impacts on the neighborhood. We are opposed to this project and strongly urge you to reject the project as proposed.

PMContact: Raul.Duverge@Boston.gov

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St 12F, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Natalia Leiner



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Mon, May 9, 2016 at 8:45 PM

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

CommentsSubmissionFormID: 949

Form inserted: 5/9/2016 8:45:11 PM

Form updated: 5/9/2016 8:45:11 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Abhijit

Last Name: Prabhu

Organization:

Email: abhijit.prabhu@gmail.com

Street Address: 1 Avery Street

Address Line 2: 16G

City: Boston

State: MA

Phone: (617) 816-6663

Zip: 02111

Comments: May 9, 2016 Boston Redevelopment Authority Attn: Mr. Raul Duverge One City Hall, 9 th Floor Boston, Massachusetts 02201 RE: Rafi Properties, LLC 533 Washington Street Boston, MA 02111 Dear Mr. Duverge: I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant. I own at 1 Avery Street , Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons: ☐ The developer is seeking excessive zoning relief on both floor-to- area ratio (FAR) and building height. ☐ The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction. ☐ The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction. Washington Street is already a mess most of the time! ☐ The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area. It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection. I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed. Sincerely, Abhijit Prabhu



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 9, 2016 at 9:22 PM

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

CommentsSubmissionFormID: 950

Form inserted: 5/9/2016 9:22:30 PM

Form updated: 5/9/2016 9:22:30 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Joe

Last Name: Cushing

Organization: Neighbor

Email: Josephcushing@aol.com

Street Address: 580 Washington St

Address Line 2: #510

City: Boston

State: MA

Phone: (617) 455-2829

Zip: 02111

Comments: a few concerns, regarding the neighborhood traffic , especially during the construction phase. The staging during construction, would severely impact traffic; also, without a loading dock, how would residents move in / out without having a significant impact? Trash pick up for the residents, restaurant without a loading dock? I'm all for the continued development of the neighborhood, but this footprint doesn't seem conducive to residential units.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Tue, May 10, 2016 at 1:21 PM

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

CommentsSubmissionFormID: 954

Form inserted: 5/10/2016 1:21:25 PM

Form updated: 5/10/2016 1:21:25 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Barbara

Last Name: Zack

Organization: self

Email: barbarazack1@yahoo.com

Street Address: 88 Kingston ST #6C

Address Line 2:

City: Boston

State: MA

Phone: (617) 816-7628

Zip: 02111

Comments: I am VERY concerned about the height and the lack of a clear traffic flow impact or solution, LACK OF PARKING SPACES and impact on the community. I do not think the impact on residents has been considered and it really needs to be. Noise, traffic and lack of parking will be an issue. The tower could be reduced to help address this and parking added as well. Not sure how the traffic flow nightmare can be addressed but it needs to be looked at.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Tue, May 10, 2016 at 10:25 AM

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

CommentsSubmissionFormID: 953

Form inserted: 5/10/2016 10:24:47 AM

Form updated: 5/10/2016 10:24:47 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Linda

Last Name: McLaughlin

Organization: resident of Downtown Crossing

Email: lmclaughlin100@gmail.com

Street Address: 88 Kingston St

Address Line 2: #3C

City: Boston

State: MA

Phone: (617) 482-2120

Zip: 02111

Comments: As a full-time resident living near 233 Washington St, I obviously favor thoughtful development to make the area more inviting and populated. And I was prepared to fully support the new plans for the old Felt space. However I'm alarmed by a couple of issues: 1. The traffic issue has really not been considered. It seems this is being pushed through with an inconsequential wave to the details, an attitude of "we'll figure it out later." It is clear that Collin Yip, proud as he is of being a start-up and millennial, really doesn't understand that there are already major congestion issues with traffic along Washington St. (He also informed residents that the area is moving away from being the "Combat Zone" - he's done a lot of reading apparently.) There is no way the renters' moving trucks, or the restaurants deliver and trash collection vehicles, can be accommodated without clogging Washington St. It's already a problem for Silver Line buses to move through. Forget about emergency vehicles, it's scary to contemplate. Residents have proposed reducing the height of the building by half as a compromise. I would support this. 2. I hope we're not rubber-stamping "pencil buildings" for Boston. The look of a tall, skinny building among the shorter adjacent buildings seems to disregard visual integration and thoughtful planning in favor of building high, quickly. Even so, as a compromise I would support a 15-story building if it would meet everyone's needs. Thank you, Linda McLaughlin 88 Kingston St, #3C, Boston, MA

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Tue, May 10, 2016 at 1:35 PM

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

CommentsSubmissionFormID: 955

Form inserted: 5/10/2016 1:35:35 PM

Form updated: 5/10/2016 1:35:35 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Jill

Last Name: Silverstein

Organization: Ritz Residences

Email: jill\_silverstein@yahoo.com

Street Address: 1 Avery Street

Address Line 2: #35C

City: Boston

State: MA

Phone: (857) 472-3586

Zip: 02111

Comments: This project is way out of proportion with the site and poses significant disruption to the neighborhood and community, both short- and long-term. First, the height of the building is completely out of scale with the size of the site. It doesn't conform to the code and it is hard to imagine that it is not going to offer an abundance of unforeseen issues, structural, operational and human. Second, issues related to the construction, closing and/or limiting use of Washington street (which is already overburdened with traffic), noise, and making use of pedestrian ways impassible, are not only a nuisance, they are a public safety hazard. Long-term, the density on the site is ill-conceived. Where will the delivery vehicles for that many residents park? What about their guests? On an evening when both Suffolk and Emerson are in session and the Opera House and Emerson theaters are playing, the traffic (both auto and foot) are difficult and sometimes dangerous. Adding this to the mix is going to make the situation untenable. From a public safety perspective, this project is a disaster. From a density and traffic perspective, it is equally fraught and will be the source of endless problems for the residents of the proposed site and the neighbors and abutters.

PMContact: Raul.Duverge@Boston.gov





Raul Duverge &lt;raul.duverge@boston.gov&gt;

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## 533 Washington Street Proposed Development

1 message

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**David Maister** <david@davidmaister.com>

Thu, May 12, 2016 at 9:33 AM

To: raul.duverge@boston.gov

Cc: Kathy Maister <kathy@startcooking.com>

Mr. Duverge -

My wife, Kathy, and I are writing to you to voice our objections to the proposed 30-story development at 533 Washington Street.

Above all other considerations, our concern focuses on the ongoing traffic problems such a development would cause.

As everyone is aware, Washington Street is already close to its capacity (if not over it) at many times of day, and on many days.

If, as proposed, the new building (with a restaurant, offices and 94 apartments) can only be serviced by vehicles parked (no matter how temporarily) on Washington Street, the impact on traffic and safety will be immense. This is especially true if the city implements its plan to extend the bus lane on the part of Washington Street in front of that building and also put in a bicycle lane.

I have attended two meetings at which the developers presented their plans. In both cases, they indicated that they were "optimistic" about solving this problem, but gave no indication of how. On current facts, a solution seems impossible.

The traffic problem is, of course, extenuated by the number of units proposed. A smaller (i.e. lower) building would create fewer traffic problems, but not reduce the problem to zero.

We are not, in principle, against high buildings in our area, but we are very troubled by the fact that the developers, when asked at two meetings on what hardship grounds they would justify height and FAR zoning variances, replied that they would not answer that question but would take that up with the ZBA. We considered that response evasive and a failure to engage in a serious dialogue with the neighborhood.

If a way could be found to service the proposed building through the rear (i.e via Mason Street) our major concerns would be significantly reduced.

Sincerely,

David and Kathy Maister  
1 Avery Street, Unit 32A  
Boston, MA 02111  
617-536-0474



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Thu, May 12, 2016 at 2:45 PM

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

CommentsSubmissionFormID: 962

Form inserted: 5/12/2016 2:45:33 PM

Form updated: 5/12/2016 2:45:33 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Faith

Last Name: Arter

Organization:

Email: Faith.Arter@lfg.com

Street Address: 2 Avery Street

Address Line 2: #22D

City: Boston

State: MA

Phone: (617) 670-1779

Zip: 02111

Comments: This accept my apologies as my prior comments were not completely submitted. I have reviewed the PNF and attended both the 5/5/16 BRA Meeting and 5/9/16 MCDRA Presentation by the Development team for the proposed 533 Washington Street Development. While I am supportive of additional residential development in our neighborhood, I do strongly object to the Lack of adequate off-street loading facilities, Number of rental units, and Proposed Height of this Project for this site. Given the site's lack of off-street loading and placement on Washington Street, routine residential services such as move-in/move-outs, trash removal, and deliveries can not be accommodated for 92 residents without severe disruption to traffic and interference with pedestrian walkways. In addition, imagine the mess created with monthly furniture deliveries at the front door of the building which is next to the Opera House and Modern Theatre. Unless and until the Developer can work with adjacent buildings to build an off-street enclosed loading zone behind the building, I ask that the BRA rejects the proposal. Regretfully, this may be a fatal flaw of the site which simply can't be accommodated, and may ultimately translate into conversion of the building to an alternate use such as a Day Care Center or educational facility. I also ask that No zoning relief for height is granted to keep the building in line with the neighboring Suffolk and Opera House buildings from a visual as well as historic perspective. Thank you for your consideration of this request

PMContact: Raul.Duverge@Boston.gov

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

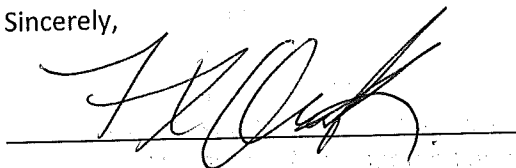
I own/reside at 1 AVERY ST #215, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,



May 12, 2016

Boston Redevelopment Authority  
Atten: Mr. Raul Duverge  
One City Hall, 9th Floor  
Boston, Massachusetts 02201

Re: Rafi Properties, L.L.C.

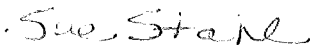
I write in opposition to the current development plans for 533 Washington Street. As proposed this building vastly exceeds the height limitations in the zoning ordinance for this area. The lot is approximately 30 feet wide and has no effective off street access for deliveries, building services, or trash removal. The proposed height, if allowed, will result in a structure which will tower over the historic buildings immediately adjacent and will radically change the street scape in the area.

What was known as the combat zone has become a desirable neighborhood because many of us had faith that the City would allow only responsible development in this district. Before more high rise structures are allowed there needs to be a comprehensive plan developed for this area. Because the current proposal for 533 Washington is grossly out of compliance with current regulations it should not be allowed.

Our neighborhood is already suffering from extreme traffic congestion. This project is simply too big and too intrusive and will have a negative effect on traffic, parking, The Opera House, The Paramount, the Modern, and the quality of life for all who live in and use this area. It will create shadowing on the neighboring buildings and exacerbate the wind tunnel effect which has already become an issue.

I am in complete opposition to his building as proposed.

Sincerely,



Sue Stahl  
One Avery Street



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**

1 message

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

Wed, May 11, 2016 at 8:57 PM

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

CommentsSubmissionFormID: 959

Form inserted: 5/11/2016 8:56:42 PM

Form updated: 5/11/2016 8:56:42 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Mahshid

Last Name: Pirzadeh

Organization:

Email: Mahshid\_pirzadeh@yahoo.com

Street Address: 1 AVERY ST

Address Line 2: Apt 16G

City: Boston

State: MA

Phone: (301) 351-3304

Zip: 02111

Comments: I own a condo at 1 Avery St, Boston, MA. As a neighbor and I do not support the 533 Washington project as proposed for the following primary reasons: - The developer is seeking excessive zoning relief on building height. - Proper delivery and servicing of this large project, both during and after construction. - Traffic concerns in the immediate vicinity both during and after construction. - Design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area. It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection. I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed

PMContact: Raul.Duverge@Boston.gov

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

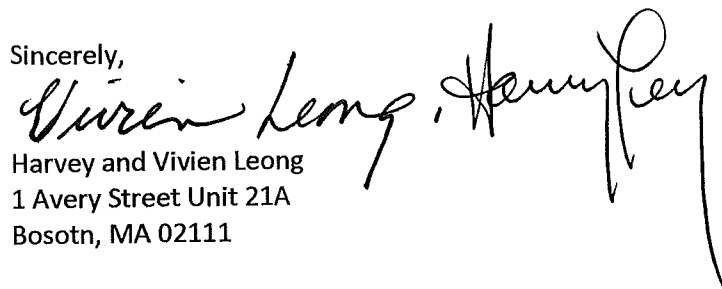
I own a condo at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

  
Harvey and Vivien Leong  
1 Avery Street Unit 21A  
Boston, MA 02111

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

The Rafi Properties, LLC proposal to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant threatens the character and progress of the neighborhood that has been so carefully orchestrated by your office.

My husband and I own and vote from our residence at 1 Avery St., #24A Boston, MA 02111, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

I believe this project is out of scale with its immediate surroundings. It will dwarf the Opera House, the Paramount Theatre, the human scale of this revitalized block. As proposed, the project will have significant adverse impacts on the neighborhood.

The traffic is now impossible. How would a project of this scale impact the horrific congestion that already exists???

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Our neighborhood has evolved wonderfully from the Combat Zone. Please do not allow this project to destroy the wonderful character of this uniquely Boston neighborhood.

Sincerely,

Carm E. MARLIN

1 Avery St.

Boston, MA 02111

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

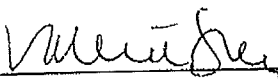
I own and reside at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction. That segment of Washington Street already suffers from congestion during many hours of the day.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area. We need to do what we can to protect Boston's cultural activities.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

  
\_\_\_\_\_  
Valerie Shey



May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at One Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Frank Roman

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery Street, Apt 19C, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Patricia S. Noonan

Raul Duverge

May 12, 2016

Project Assistant

Boston Redevelopment Authority

Dear Mr Duverge,

We are writing to express our opposition to the proposed project at 533 Washington Street, in downtown Boston.

We have been Boston residents for over 30 years and admire the wisdom and fairness of the BRA in maintaining the character and tradition of Boston architecture while accommodating the challenges of population growth as well as emerging trends in architectural styles.

That said, the 533 Washington Street proposal is unacceptable for several reasons. Foremost, it is significantly out of scale for the site. It vastly exceeds the regulations and code, not to mention common sense, for density, traffic flow, and dimensions. Secondly, the intersection of Avenue de Lafayette and Washington Street has become one of the most congested in Boston. Limited egress from Washington Street through West Street and Temple Place exacerbates this dilemma even during normal conditions. The hundreds of students from Emerson and Suffolk Universities that traverse Washington Street daily are frequently impeded by deliveries and the errands of existing residents. Superimpose the thriving theater activity at the Paramount and Opera House Theaters before and following their hundreds of performances per year and traffic comes to a standstill. To date, this has been a tolerable cost to be borne in return for the gratifying revival of the arts in the neighborhood. The reality is that the area has already reached saturation; further hypercongestion resulting from the scale of this proposal is irresponsible including the inevitable injuries to pedestrians that will occur from vehicular traffic at this intersection.

As a balanced comparison, the recently completed Godfrey Hotel project is elegant in its continuity with surrounding structures, consideration for existing residents, minimal disruption of Washington Street traffic and as an enhancement to the vitality of our neighborhood. The BRA is to be commended for its role in supporting this project. A goal for 533 Washington Street ought to be a project of similar community value, providing affordable residential accommodations but commensurate with the capacity of the plot.

The building code is unambiguous: granting of variances is reserved solely for hardship. When asked at a recent public meeting to cite any hardship justifying the granting of variances, representatives of the 533 Washington Street developers admitted that there were none. Absent a compelling legitimate case for variances, granting such an exception is unwarranted.

We therefore request that the BRA reject the developer's request for a variance.

Respectfully,

Stephen and Kathleen Chubb

1 Avery Street, #33B

Boston, MA 02111

Handwritten signatures of Stephen and Kathleen Chubb. The signature for Stephen is on the left and Kathleen's is on the right, both in cursive script.



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Thu, May 12, 2016 at 3:26 PM

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

CommentsSubmissionFormID: 963

Form inserted: 5/12/2016 3:25:53 PM

Form updated: 5/12/2016 3:25:53 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Suzanne

Last Name: Chapman

Organization:

Email: suzannechapman1208@gmail.com

Street Address: 2 Avery Street

Address Line 2: Apt. 30B

City: Boston

State: MA

Phone: (617) 236-4001

Zip: 02111

Comments: I am very concerned about this too tall building planned in the former Felt nigh club property. The height does not deserve a variance but more upsetting is that there is only the front of the building on Washington Street to take deliveries and accommodate the move-ins/move-outs. This part of Washington is only 2 lanes. There are always cars which are double parked and as it is, it is a nightmare for anyone trying to drive when the Opera House has a performance. It is also where Avenue de Lafayette meets Washington Street so any trucks parked in front of the building will create a terrible traffic problem with cars trying to make the turn onto Washington Street. Please do not allow this project to go through. Thank you...Suzanne Chapman

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Thu, May 12, 2016 at 4:37 PM

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

CommentsSubmissionFormID: 966

Form inserted: 5/12/2016 4:35:53 PM

Form updated: 5/12/2016 4:35:53 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Kyle

Last Name: Vernest

Organization:

Email: kvernest@gmail.com

Street Address: 453 WASHINGTON ST

Address Line 2: Apt 5B

City: BOSTON

State: MA

Phone: (617) 855-9538

Zip: 02111

Comments: I feel that it would be a mistake to not provide parking especially because they already have an alley on site. The area is already under serviced by parking and this would only add to this, especially with a restaurant and office area, in addition to the residential needs. [For example the Millennium Place Garage is frequently overfilled.] The plan doesn't take into account that the downtown area is home to many office buildings and offices and the spaces that are available can easily be filled. There is no comment to how many currently available spaces exist. I think there has also been little consideration for how residents and others would unload supplies and goods, in an already overly congested area. In addition to parking, there is no consideration for bicycle storage by residents within the facility which would only further complicate the transportation needs.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Thu, May 12, 2016 at 4:16 PM

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

CommentsSubmissionFormID: 964

Form inserted: 5/12/2016 4:15:02 PM

Form updated: 5/12/2016 4:15:02 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Ryan

Last Name: Will

Organization: 88 Kingston Street Trustee

Email: rtwill@gmail.com

Street Address: PO Box 51852

Address Line 2:

City: Boston

State: MA

Phone: (617) 970-7239

Zip: 02111

Comments: I don't feel comfortable with the parking scenario envisioned for this project. Where are all these new residents going to park? How are the moving trucks going to get in and out given there are no unloading areas? I would suggest they build a garage on site or design the building to allow unloading and loading on their own property.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Thu, May 12, 2016 at 4:18 PM

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

CommentsSubmissionFormID: 965

Form inserted: 5/12/2016 4:17:33 PM

Form updated: 5/12/2016 4:17:33 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Susan

Last Name: Clare

Organization:

Email: susanclare@gmail.com

Street Address: 2 Avery Street

Address Line 2: APT 27E

City: Boston

State: MA

Phone: (617) 233-4498

Zip: 02111

Comments: This rapidly changing street and neighborhood require a comprehensive plan for traffic flow prior to further development. Washington St at the site of the proposed project has become extremely congested. Even though this building does not contemplate parking spaces, it will generate traffic in terms of deliveries, drop offs, pick ups, and maintenance. The BRA should undertake an overall plan for the area before granting approval to additional development in the area. I have not familiarized myself with the relevant zoning issues for this project. Thank you for taking my comments without reference too zoning concerns.

PMContact: Raul.Duverge@Boston.gov

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

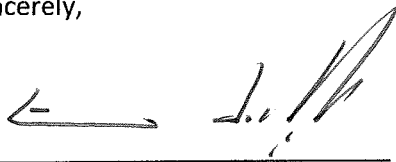
I own/reside at 1 Avery Street Unit 15D, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,



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Edgar Aguiar  
[Edgar51256@gmail.com](mailto:Edgar51256@gmail.com)

Phone: 954 309 7746



May 10, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9th Floor  
Boston, Massachusetts 02201

**RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111**

Dear Mr. Duverge:

I am writing in opposition to the proposal by Rafi Properties to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building. For many years Felt Night Club tormented our neighborhood with loud noise and traffic congestion. Now Rafi has proposed a project that would permanently disrupt the neighborhood.

I own and reside at 1 Avery St, Boston, MA. As a neighbor, this project will directly affect my property and quality of life. I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed is too large for the site and will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

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

Robert T. Naumes  
1 Avery St. 26 D  
Boston, MA 02111

Arthur R. Finkelstein  
Nancy B. Finkelstein  
1 Avery Street, #14G  
Boston, MA 02111  
May 16, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I am aware of the proposal by Rafi Properties, LLC to demolish the existing 4-story building at 533 Washington Street and to build, in its place, a mixed-use 30-story tower which will include residences, office space and large restaurant.


We are owner occupants at 1 Avery Street in Boston. As very nearby neighbors, this project will directly and dramatically affect our property and our quality of life and we do not support the project for the following reasons:

- The developer is seeking excessive zoning relief on both floor-to-area (FAR) and building height;
- The developer is seeking thirty-six (36) feet of frontage and the very small overall footprint of the lot does not allow for safe delivery and servicing on this large project either during or after construction;
- The developer has not adequately addressed serious traffic concerns in the immediate vicinity during and after construction; and
- The proposed design is not consistent with the Ladder Blocks and Washington Street Theater Protection Area.

It is our certain belief that the proposed project will have significant adverse impacts on the neighborhood including, but not limited to, insufficient provision for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already highly congested intersection.

Very truly yours,

Arthur R. Finkelstein

  
Nancy B. Finkelstein

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St 02111, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

*Judy Mice*  
*Michael Mice* ~ Apartment 30 A  
1 Avery St  
Boston



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**

1 message

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

Mon, May 16, 2016 at 12:47 PM

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

CommentsSubmissionFormID: 984

Form inserted: 5/16/2016 12:46:25 PM

Form updated: 5/16/2016 12:46:25 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: David

Last Name: Williams

Organization: citizen living one-half block from site

Email: davidwilliams1944@rcn.com

Street Address: 2 Avery St

Address Line 2: Apt 24F

City: Boston

State: MA

Phone: (617) 319-5432

Zip: 02111

Comments: My wife, Lynn Williams, and I are opposed to the proposed project at 533 Washington St. as proposed in the PNF dated 3/3/16. The as-of-right height is 155 ft. The proposed height is 302 ft (plus an unspecified height for mechanicals). If the project is approved, notwithstanding my other objections below, it should be restricted to 155 ft. NOTE: Chap 665 of the Acts of 1956, Sec. 7-3 provides four conditions, all of which must be met to receive a variance. The most relevant provide: (a) There are special circumstances or conditions ....(that) would deprive the appellant of the reasonable use of such land or structure; (b) That, for reasons of practical difficulty and demonstrable and substantial hardship ... (c) That the granting of the variance will be in harmony with the general purpose and intent of this code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; COMMENTS: (a) There are uses for this site that would conform with zoning and that would not deprive the developer of a reasonable use. For example: (i) The project could be a 15-story residential structure. There are many examples of nearby developments at this height or less that are financially successful. Millenium Place is right across the street at 155 ft. Another is the Chanel building at 6 Newbury St., which is mixed use commercial and residential. (ii) The proposal could be modified to eliminate the restaurant space. Washington St. is already restaurant dense and arguably does not need another. (b) The developer has not demonstrated a "substantial hardship." One assumes that the "hardship" is the inability to make a larger profit unless the variance is granted. This is not in the public interest. (c) The project would be "injurious to the neighborhood or otherwise detrimental to the public welfare." (i) The proposed project would have

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

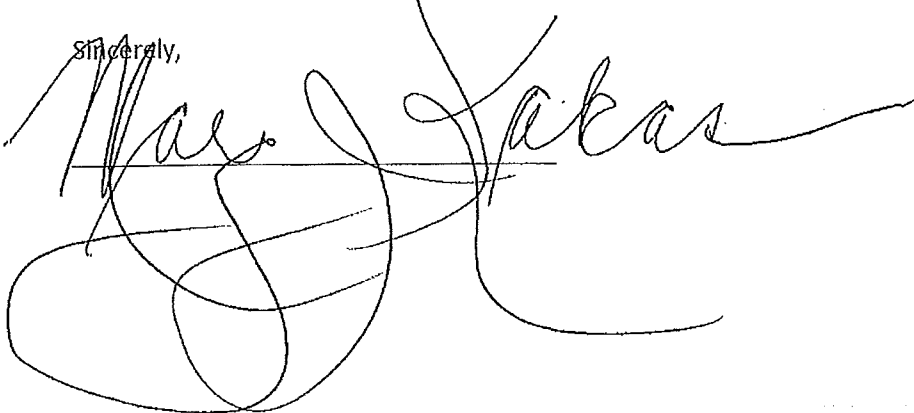
I own/reside at 3 Avery St. Unit 406, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Ray Sakas". The signature is written over a horizontal line and includes a large, circular flourish at the bottom left.



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**

1 message

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

Mon, May 16, 2016 at 9:06 PM

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

CommentsSubmissionFormID: 987

Form inserted: 5/16/2016 9:05:32 PM

Form updated: 5/16/2016 9:05:32 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Diane

Last Name: Stone

Organization: DLSTONE Consulting LLC

Email: dlstone617@gmail.com

Street Address: 65 East India Row

Address Line 2: APt 27D

City: Boston

State: MA

Phone: (617) 723-2733

Zip: 02110

Comments: I respect and welcome the 533 Washington Street Development Project. I recommend that the City approval process advance as expeditiously as possible. A new, multi-purpose building supports the need to continue to reclaim this section of Downtown Crossing for a vibrant and safe area to live and explore. The construction of 533 Washington Street will allow for continued positive impact to Downtown Crossing. It will take its place in completing the rejuvenation of a tired and, for too long, a struggling "sketchy" neighborhood. It will give back economic value to businesses, additional revenue for the City, as well as enjoyment to a broad-based population. The location is one of the finest in the City, and this opportunity for sound, stunning increased residential and commercial growth should be welcomed and approved. Downtown Crossing is in the mid-stage of rebirth; it is just beginning to be bright, vibrant, clean, diverse, and just a plain bustling part of the City for College students, shoppers, diners, residents, tourists and theatre goers. I am a resident of downtown, and having this historic part of town alive again is long, long overdue to support the needs and interests of all age groups from children, young adults to folks like me, over 55. 30 stories is consistent and in keeping with development around the downtown neighborhoods. And while there may be some disappointment from current residents of tall buildings, with a perceived loss of view, such concern has to be regarded as fear of change. I see it and often feel it too. But the City is in a transition and must move forward based on more advantages for many than perceived disadvantages for a few. It's progress and responds to the needs and demands of the time. Please keep this BRA process moving forward to "yes".

**45 Province Condominium**

**45 Province Street**

**Boston, MA 02108**

May 14, 2016

*By Email and Hand Delivery*

Mr. Brian P. Golden  
Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Proposed development of 533 Washington Street, Boston, MA 02111

Dear Director Golden and Mr. Duverge:

The Trustees of 45 Province appreciate the opportunity to offer our comments on the proposed development project at 533 Washington Street on behalf of our residents. We have reviewed the Project Notification Form, dated March 31, 2016, submitted by Rafi Properties, LLC (the "Developer"), and we have attended both the IAG and public meetings to hear directly from the Developer. We remain excited about the increased interest and investment our neighborhood is receiving, and we look forward to seeing the long-awaited potential of the Historic Ladder District and the related Midtown and Downtown Crossing areas come to fruition. However, we would also like to make sure that the Historic Ladder District evolves in a manner that is consistent with and respects the unique and treasured nature of this neighborhood. With that understanding, we have some concerns about the proposal that we think deserve the BRA's attention.

1. **Density of the proposed building is unprecedented and unnecessary.** The density of this proposed building unnecessarily exceeds the 155' zoning limit of the Midtown Cultural District area (as designated in Article 38 of the Boston Zoning Code) on height



by nearly 100%, while the FAR is an unprecedented 28, or nearly 200% higher than zoning allows. The FAR is greater than any currently proposed or recently completed project in the area. The only justification that we're aware has been offered by the Developer for such an extreme variance is to make the project economically viable for the Developer. We don't feel that is an appropriate reason to threaten the classic streetscape and sky plane of this block of the Historic Ladder District. We would note that the adjacent Modern Theater and Paramount Theater saw additions that were limited to the current zoning restrictions. As a reference point, we think that Millennium Place should be viewed as a successful project that stayed within the vertical zoning limits. So, we respectfully request that the Developer adjust the scale of the project such that it is more appropriate for the neighborhood.

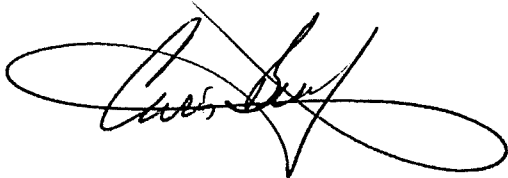
2. **Out of context for the neighborhood and this specific location.** The project is situated between the Modern Theater and the Boston Opera House, two charming reminders of what the Historic Ladder District represents to Boston's cultural arts legacy. Indeed, the 533 Washington location itself, which is listed in the National and State Registers of Historic Places, dates back 150 years, when it was the site of a sewing machine factory and later a restaurant catering to theater goers of the aforementioned venues. Article 38 of the Boston Zoning Code and the 1989 Midtown Cultural District Plan clearly set out reasonable expectations for development in the neighborhood and were derived after careful and thoughtful analysis by the city with considerable input from the community. We view the demolition of this building and erection of a pencil tower as being far from consistent with the objectives of those documents and the general "look and feel" of the neighborhood. We would cite the recently completed Godfrey Hotel as a much better example of a project that was both respectful of the Historic Ladder District's rich architecture, in addition to the legacy building itself, while also being economically rewarding for that developer. So, we would suggest that the Developer consider a design that better complements its neighbors and the area at large.
3. **Considerable traffic impacts.** Despite the Developer's claims that the impact of this project will not have a detrimental vehicular and pedestrian impact, the real world experience of the location of this site suggests something quite different. Traffic congestion at the intersection in question is commonplace at many times throughout the day and evening. The safety of pedestrians, including residents and students who are already part of the community, brought about by this traffic is already a concern.

Moreover, the safety of visitors less familiar with the complexity of the intersection who are attending theater or other events and utilizing nearby parking facilities is an ongoing worry. Finally, the issues of loading, unloading, deliveries, waste removal, and other transportation-related concerns were left unresolved by the Developer when asked to address them at the May 5 public meeting. We are disappointed by the lack of an appropriate solution, if there even is one, to what we believe is a key obstacle to the project as proposed.

In sum, the proposal of this aggressive project yet represents another example underscoring the need for the BRA to use its wisdom and experience to consider a more comprehensive and thoughtful plan for the evolution of the Historic Ladder District neighborhood. We feel that the city can make progress toward its objectives of adding vibrancy to this special area of Boston while at the same time encouraging proposals that respect and preserve the rich history that makes Boston itself a national landmark. We would encourage the BRA to consider this project, as well as others currently and expected to be proposed within the Historic Ladder District, in that context.

Regards,

45 Province Condominium Trust

A handwritten signature in black ink, appearing to read 'Chris Burr', with a large, stylized loop at the end.

Christian Burr, Jr., Trustee

Email Address: [burr\\_chris@yahoo.com](mailto:burr_chris@yahoo.com)

cc: Michelle Wu, President, City Council  
Bill Linehan, City Councilor, District 2  
Aaron Michlewitz, State Representative, 3<sup>rd</sup> Suffolk District



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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## 533 Washington St. Project

1 message

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Peter F. Jones &lt;peterfjones6@gmail.com&gt;

Sat, May 14, 2016 at 9:12 AM

To: raul.duverge@boston.gov

Cc: Nancy Scholz &lt;nancy.scholz@ritzcarlton.com&gt;

Mr. Duverge:

I am writing on behalf of my spouse, Wayne, and myself to express our concerns over the proposed development at 533 Washington St. While we are excited about the possibility of a beautiful new building on Washington St., we have the following concerns that the developers have not fully addressed:

- The traffic patterns at this intersection of Washington/Lafayette are already stressed given commercial, resident, and theatre traffic on a normal day. Adding a large building where deliveries need to be made via Washington St. is sure to create dangerous congestion. If the developers were to explore servicing the building somehow via Mason Place, this would greatly alleviate this concern.
- The height of 30 stories and the number of people using this building further exacerbates the traffic concerns.
- Collin Yip and development team have not properly engaged the residents of the neighborhood. They have twice presented at the Midtown Cultural District Residents' Association; however, they have not been forthright in addressing residents' concerns over their reasons for seeking a height variance.
  - In addition, at the most recent meeting, Collin "stacked the room" with at least 15 non-residents of the neighborhood. After being prompted to disclose that they did not actually live in the neighborhood, two of these individuals spoke in favor of the project. **This charade left many in the room distrustful of Collin and team.**

Thank you for addressing these concerns.

Peter Jones  
Wayne Gaffield  
1 Avery ST #17G  
Boston, MA 02111

May 16, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Boston Redevelopment Authority:

I have thoroughly reviewed the proposal to redevelop the existing four-story building at the above-referenced location and construct a 30-story mixed-use building (residences, incubator office space, and restaurant) with a height that exceeds 300'. As an owner and resident at One Avery Street, this project directly affects my property and quality of life, and I am not in support of it as proposed.

The developer is seeking zoning relief on both building height and floor-to-area ratio (FAR) that far exceed the as-of-right zoning for the Ladder Block and Washington Street Theatre Protection Area Zone. I am not opposed to development at the site and appreciate the developer's desire to improve upon it, and I support many of the aspects put into this proposed project, including affordable rental housing options to entice younger professionals to the area and the incubator-style office space. However, I feel strongly that any development should be more contiguous with adjacent buildings and should comply with current zoning regulations, which allow for an FAR of eight (8) and a height limitation of 125'.

Additionally, I am not satisfied that the developer has sufficiently addressed the many concerns raised about the significant impact to traffic in the immediate vicinity both during and after construction. The stretch of Washington Street directly in front of the building is currently only 26' wide, which only accommodates two lanes of traffic even though the developer represents that it is 30' wide (this is incorrect – I know because I physically measured it).

This tiny property has a limited frontage of only 36' (this does not even accommodate two full-sized SUVs) and does not allow for proper servicing of this extremely oversized project. In table 2.8.5 the developer has identified that at during peak hours, over 30 cars per hour will be pulling up to the curb. From that calculation, one car would pull up and stay for only two minutes then leave precisely as the following vehicle pulls up, which is completely unrealistic. This area is already overwhelmed by hotel, resident, and retail traffic, ambulances and other emergency vehicles, taxis, limousines, and buses, not to mention theater-goers, Emerson College and Suffolk University students, and vehicles that use the road to access West Street and Tremont Street.

Proposal item 2.10 indicates that the developer will need to occupy "lanes" (more than one) during construction... We only have two (?). Additionally, item 2.8.1 is very misleading – many of the spaces identified are actually private garages and this project provides zero parking spaces exclusive this property. Item 2.8.2, I just totally disagree with and, once read, no explanation is really needed.

I believe that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection. I do not see how this project can comply with all the sections pursuant to Section 80-B-6 and receive a "Certification of Compliance" (Item 1.4.3 of the proposal) and I urge the Boston Redevelopment Authority to bear these considerations in mind, to decline to support the project as proposed, and to strongly urge the developer to work with the neighborhood to revise their proposal.

Sincerely,

Richard Scerbo  
One Avery Street  
Boston, MA 02111



Raul Duverge &lt;raul.duverge@boston.gov&gt;

## Rafi Properties, LLC: 533 Washington Street in Boston

1 message

Scerbo, Ellen &lt;elscerbo@comcast.net&gt;

Mon, May 16, 2016 at 6:19 PM

To: Raul.duverge@boston.gov

Dear Mr. Duverge:

I have reviewed the proposal to redevelop the existing four-story building at the above referenced location and construct a 30-story mixed-use building. As an owner and resident at One Avery Street, this project directly affects my property and day-to-day lifestyle, and it is important that you know that I am not in support of it as it is currently proposed.

The proposed 300+ mixed-use building on Washington Street (to include 94 residences, a two-story restaurant, and two floors of office space) will have a significant impact on the traffic and safety of our neighborhood, not only during construction but after. Herein lies my primary objection to the project as proposed. There is only 36' of frontage on Washington Street, with ZERO off-street accommodations to support the construction or service the building on an ongoing basis. I understand that any development at that location will likely have a negative impact during construction, regardless of what is ultimately developed, but this is a temporary condition. It is the long-term maintenance and servicing of the proposed building that is at the root of the concerns I have. What the developer currently plans for that space is not sustainable in terms of the impact to traffic and neighborhood operations. As proposed, the new building can only be serviced by vehicles parked on Washington Street (even if only temporary). Factor in a two-story restaurant (with cabs, limos, Uber/Lyft, and other vehicles dropping off/picking up patrons) and office space, both of which need to be serviced to operate on a daily basis, not to mention the residents of the building who, by its very design will need to rely on deliveries from services from companies such as UPS/FedEx and PeaPod to support their lifestyles, and you have an unsustainable model in this particular location.

It should be noted that in addition to regular traffic (in which I include peak-times such as theater attendance in the vicinity), this stretch of road also services the Silver Line and traffic that has no other alternate entry to portions of Tremont Street and its surroundings, students and dormitories for both Suffolk University and Emerson College, as well as emergency vehicles attending to the neighborhood and the pedestrian walkway in Downtown Crossing. The proposed project talks about taking up 'lanes' of traffic, and yet the width of the street in front of the building is less than 30', which cannot support more than two lanes of vehicles.

There are existing zoning regulations in place that govern the allowable height and FAR of what can be erected in the Ladder Blocks and Washington Street Theatre Protection Area. While it is not at all unprecedented for developers to seek approval for deviations to these regulations, there are specific criteria by which these requests should be held accountable, and the developer has not demonstrated that they meet them. Development in this area should be contiguous with adjacent buildings and should comply with or be more in line with current zoning regulations, which allow for an FAR of eight (8) and a height limitation of 125'-155', unless there is demonstrable hardship or advantage to the development to be acknowledged.

As noted above, I do support the re-development of this site, and I also very much appreciate the time and effort that the developer has taken to understand the needs of the neighborhood. I really like the idea of drawing in younger professionals to smaller, more-affordable housing options, and enticing small start-up businesses into the area – Boston needs this! Nor do I oppose the developer's desire to promote public transportation options so convenient to the area and not provide as-of-right parking options to residents of the building – I agree that there is a strong market for this, and that the target demographic for the residential units in the building will embrace this. And, as a resident of the neighborhood, I have welcome more restaurants options (however, dining establishments require services that I do not believe this design can support without impacting the area long-term).

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building

5/24/2016

City of Boston Mail - Rafi Properties, LLC: 533 Washington Street in Boston

height, shadow lines, and increased traffic at an already congested intersection. The developer appears to have repeatedly ignored these concerns. I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed and to encourage the developer to revise the proposal to something that, past construction, can be maintained long-term, and that the residents of the neighborhood can support.

I thank you for your kind attention to this matter.

Ellen Scerbo  
elscerbo@comcast.net

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I ~~own~~ reside at 1 AVERY ST BOSTON, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

WENDY + BOB CULTE

PLEASE NOTE I ALSO PUT COMMENTS  
ON THE BRA WEBSITE



# BOSTON PRESERVATION ALLIANCE

May 16, 2016

## Board of Directors

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Chair

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Peter Roth

Regan Shields Ives AIA

Catharine Sullivan

Peter Vanderwarker

Rita Walsh

## Executive Director

Gregory J. Galer, Ph.D.

The Otis House  
141 Cambridge Street  
Boston, MA 02114  
617.367.2458  
[bostonpreservation.org](http://bostonpreservation.org)

Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02111  
Re: 533 Washington Street

Dear Mr. Duverge,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 85 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has had the opportunity to attend an IAG meeting for the 533 Washington Street project and to meet with the proponent and members of the team to discuss the preliminary details of the proposal. We appreciate the proponent's eagerness to consult with us.

Many of the concerns that we have with this project are ones that we have previously described in our comment letter to the BRA for the One Bromfield proposal and relate to the Ladder District neighborhood overall. With each new development proposal downtown, now numbering at least six, the Alliance becomes increasingly concerned about the loss of the historic fabric and character that have made this neighborhood so desirable in the first place. Narrow streets, intimate pedestrian scale, and the unique, historic commercial atmosphere are characteristics of this neighborhood that continue to attract a variety of visitors, residents, and businesses. The current development momentum poses real threats to these qualities which, once lost, cannot be recreated. We believe that Boston is defined by and thriving because of its historic character and that preserving that character during this period of dramatic new development is paramount to the city's continued success.

While we support planned and thoughtful growth downtown and in the Historic Ladder District that promotes vibrancy and diversity, we are also concerned that the standard practice of approving large, neighborhood-defining projects one at a time, without the benefit of context and planning, will have detrimental and irreversible consequences for one of Boston's most historic neighborhoods. We strongly urge the BRA to step back and consider the implications for this neighborhood before approving additional projects that ask for zoning relief.

Regarding the specific proposal to develop the 533 Washington site, we do feel strongly that the existing building is historically significant within its context. This building dates to circa 1866 and its large, unique Gothic tracery windows and intact upper floor details contribute to a street wall of historic buildings from the Paramount to the adjacent Opera House, the Modern Theatre, and down the block including the recently restored and renovated Godfrey Hotel. The Godfrey, which is within zoning and within the envelope of the historic building, demonstrates that projects can be successful in this neighborhood without tower additions. The Alliance would prefer a proposal that adaptively reuses 533 Washington within the existing building envelope.

We have been told that no historic fabric remains in the interior of the building and therefore would advocate for preserving the façade of the existing building if the current proposal were to move forward. This façade contributes to the rhythm and integrity of the historic streetscape and its restoration would maintain that context, especially if additional height and a modern design rises above the historic buildings. A new design could not accomplish these goals as successfully.

We encouraged the proponent to examine the costs and potential challenges of stabilizing, restoring, and reintegrating a historic brick façade at this location to avoid complications later in the process. We do fear that when the reality of such a project is further examined (such as the challenges of the MBTA line directly below grade in front of the building) that the plan to save the façade will be abandoned. We strongly urge the BRA to make the restoration of the historic façade a requirement.

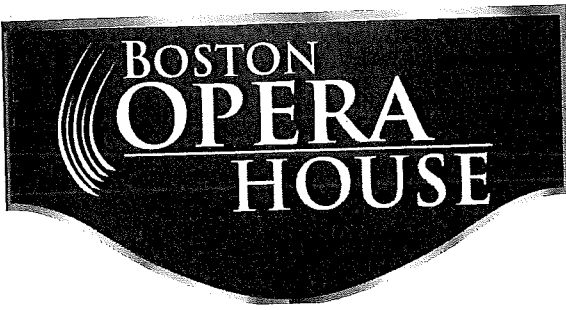
We have asked the proponent to provide additional perspectives and renderings that illustrate the project's relationship to the streetscape from several vantage points, both near to the site and from both ends of Washington Street. We are concerned about the project's impact on the pedestrian experience, especially in relation to the historic theatres. We have suggested redesigning the first few stories of the new building, which directly sit behind and above the historic façade, in a more muted palette to provide a backdrop to the existing facades on the street so that the two do not visually compete.

The Alliance is eager to continue the dialogue with the proponent, the community, and the BRA as the project progresses. However, we continue to feel strongly that the BRA conduct a planning study, comprehensive review, and/or a public charrette to better evaluate the impact of the series of development proposals in this neighborhood. We look forward to furthering our shared goals of creating a more active and vibrant downtown while maintaining its unique character and history.

Sincerely,

A handwritten signature in dark ink, appearing to be 'G. Galer', written in a cursive style.

Greg Galer  
Executive Director



539 WASHINGTON STREET | BOSTON, MA 02111

TEL 617.259.3400 | FAX 617.259.3485

BRA

2016 MAY 16 A 1:08

May 16, 2016

VIA HAND DELIVERY

Mr. Brian Golden, Director  
Boston Redevelopment Authority  
Boston City Hall, Ninth Floor  
Boston, Massachusetts 02201

Re: Comments of Boston Opera House Regarding Proposed Project at 533  
Washington Street

Dear Mr. Golden:

We write on behalf of Boston Opera House Ventures, LLC, as the owners of the Boston Opera House (the "Opera House"), with comments on the project (the "Project") proposed by Rafi Properties, LLC for property located at 533 Washington Street, Boston, MA. For the reasons set forth below, the Opera House opposes the Project.

As you may know, the Opera House, located at 539 Washington Street, is one of the finest examples of the vaudeville circuit palace at the pinnacle of its development. Designed by Thomas White Lamb, one of the foremost theatre architects of his day, it was erected under the close personal supervision of Edward Franklin Albee (1857-1930 and great-grandfather of the playwright of the same name) to memorialize his late partner, Benjamin Franklin Keith (1846-1914), known as the "Father of Vaudeville". Because it was constructed as a memorial and tribute to vaudeville's greatest impresario, when it opened in 1928 as the B. F. Keith Memorial Theater, it displayed a degree of luxury in its appointments that was almost unrivalled.

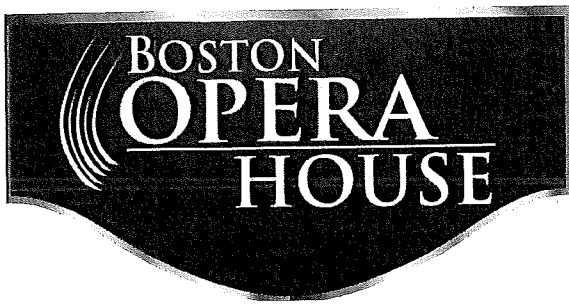


539 WASHINGTON STREET | BOSTON, MA 02111

TEL 617.259.3400 | FAX 617.259.3485

Over the years, the Opera House premises were used for a variety of entertainment purposes, but eventually, as the years went by and the property passed from one owner to another, the property fell into disrepair. In 1995, the Boston Opera House was placed on the National Trust for Historic Preservation's 11 Most Endangered Buildings list. In late 2002, a new owner commenced work to completely renovate and restore the Opera House, which, among other things, included the construction of a state-of-the-art stage house and new dressing rooms while everything between the proscenium wall of the stage and the Washington Street facade was carefully restored to the exacting standards for historic preservation of the National Park Service and the Boston Landmarks Commission. The mechanical systems, plumbing and electric services of the Opera House were modernized and brought up to code. At the same time, a rare assembly of old-world craftsman and highly-skilled trades went to work restoring the terra cotta exterior white façade with all of its ornate elements, the finely detailed sculptural plaster, gold leaf finishes, Carrara marble, fine art paintings and tapestries, grand staircases, chandeliers, walnut and oak paneling. The total cost of the restoration exceeded \$50 million.

On June 28, 2004 the Boston Opera House re-opened. Since that time, the Boston Opera House has consistently ranked as the busiest theater in New England, featuring a steady rotation of the best national touring Broadway productions and all of Boston Ballet's presentations, as well as other notable shows and events.



539 WASHINGTON STREET | BOSTON, MA 02111

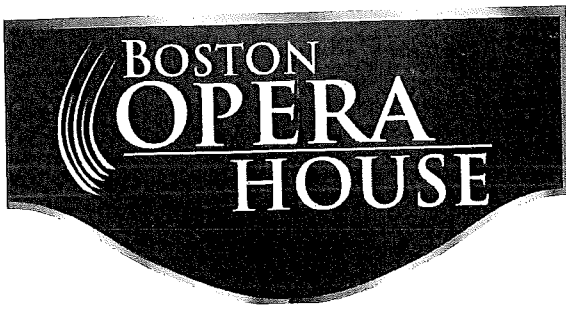
TEL 617.259.3400 | FAX 617.259.3485

Fully restored to its original glory, the Opera House is one of the most important cultural venues of Boston, a designated Boston Landmark and an anchor property located at the heart of the Washington Street Theater National Historic Register District. In 2011, the Paramount Theater, the Modern Theater and the Boston Opera House were collectively recognized along with the City of Boston with a National Honor Award by the National Trust for Historic Preservation.

The 3,648 square foot property on which the above-referenced Project is proposed is flanked by the Opera House structure on two sides and by Haarlem Place, an alley owned by Boston Opera House Ventures, LLC, on its north side. The Project site is improved with a 4-story structure that was built in 1866 and was known as the Weed Sewing Machine Company building. Northern and eastern walls of the Boston Opera House and the southern and western walls of the Weed Sewing Machine structure actually touch one another to form common walls. The Project proponent proposes to replace the 4-story structure with a 30-story, 302 foot tall, 105,000 square foot "pencil tower." To do so, the Project proponent will require numerous forms of zoning relief. For example, per the Boston Zoning Code, the as-of-right height limit applicable to the Project site is 125 feet. The Project proponent proposes to build a structure of 30-stories which is more than twice the as-of-right height limit. The as-of-right FAR limit for the property is 10. That means a building of approximately 36,000 square feet could be built on the Project site by right. The Project proponent proposes a building of 105,000 square feet—approximately 3 times the allowable FAR. The Project will also require relief from

applicable zoning setbacks. The need for such extensive and excessive zoning relief is a clear indication that the proposed development is far too large, too tall and too dense for the site. The Ladder District still enjoys the benefits preserved by the current protective zoning height limits. Between Avery Street and Temple Street the building heights are relatively consistent, and the urban environment is still human-scale and open to the sky. There is still a "sunny side of the street". If approved, the Project's 302 foot tower will loom over the Opera House and the Washington Street Theater National Historic Register District in which the Opera House is located. Such a structure will be completely out of place in the context of the historic buildings which surround it—the Opera House, the Paramount Theater and the Modern Theater, and would serve as a precedent for violating the Ladder District's most compelling architectural virtues, trending toward eventual change to a windy, shadowed canyon.

The impacts from the construction of the proposed Project are also of great concern for the owners of the Opera House. The proponent proposes the construction of a massive building on a postage stamp property in a densely built out and constrained construction environment. As noted above, the owners of the Opera House have invested significant sums to restore this historic building. The construction of a 30-story tower inches away from the Opera House poses a real threat to the integrity of the Opera House structure. In light of the nearly continuous schedule of events hosted at the Opera House, any damage to the structure could result in catastrophic losses for the theater and our primary tenants, Broadway in Boston and Boston Ballet, not to mention the lost ancillary economic activity our events bring to surrounding area



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businesses. Moreover, it is virtually self-evident that a construction project of this magnitude will also create, for many, many months, noise, dust, vibrations, traffic circulation problems and other impacts which also will adversely affect the Opera House and the operation of one of Boston's most significant entertainment and cultural venues.

If it is allowed to be constructed as proposed, the operation of the Project also will create significant on-going adverse impacts on the Opera House's operations. For example, the Project proposes over 90 residential units, office space and two restaurants. There will be significant traffic impacts associated with those uses and Washington Street already is a heavily traveled and congested roadway. The proponent's PNF describes Washington Street as a "northbound 3 lane...urban principal artery roadway". In fact, Washington Street between Avenue de Lafayette and Temple Street functionally offers only one lane of moving traffic that is often congested under current circumstances. The sidewalk is also narrow and often congested. Despite restrictions on parking and stopping along Washington Street in front of the Project site, the developer proposes to use Washington Street for the trash pick-ups, deliveries, move-in and move-out activity and drop-offs and pick-ups that will be created by the residential, office and restaurant uses it proposes. These activities will take place literally at the front door of the Opera House and are bound to impede and interfere with access to and from the Opera House. We believe that a Project with this size and density conducting all of its loading and unloading across the Washington Street sidewalk at this position on the roadway cannot avoid contributing unacceptably to the impedance of both vehicular and pedestrian passage. A Project of this size



539 WASHINGTON STREET | BOSTON, MA 02111

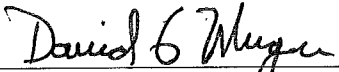
TEL 617.259.3400 | FAX 617.259.3485


should have a rear access for loading and unloading that does not face Washington Street.

As owners of Haarlem Place, we question whether our narrow alley would suffice to serve as an emergency egress route from both the Modern Theater and a Project developed as densely as proposed if it is even temporarily encumbered by staged trash containers or furniture and possessions of tenants moving in or out of the Project. In addition, according to a preliminary review by our counsel at Goodwin Proctor LLP, the Project property has no deeded rights to use the Haarlem Place alley.

As a result of these concerns, among others, the owners of the Opera House are adamantly opposed to the Project. We appreciate the Boston Redevelopment Authority's consideration of these comments in this process.

Very truly yours,

  
David Mugar, Principal Owner

  
Donald Law, Principal Owner

On behalf of Boston Opera House Ventures, LLC

cc: Mayor Martin Walsh  
Councilor Bill Linehan



May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St., 33A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Eli Luma

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Fri, May 13, 2016 at 1:43 AM

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

CommentsSubmissionFormID: 969

Form inserted: 5/13/2016 1:43:36 AM

Form updated: 5/13/2016 1:43:36 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Magda

Last Name: Romanska

Organization: Emerson College

Email: magda.romanska@hotmail.com

Street Address: 151 tremont st

Address Line 2: 9t

City: boston

State: MA

Phone: (607) 227-0050

Zip: 02111

Comments: Hello, I both live and work in the neighborhood and I believe this project to be a terrible idea. It doesn't not fit the character of the street. It has no proposed back entry so the Washington Street – Boston's theatre district – will have trash all day long, blocking entry to the Opera House, Modern Theatre and Paramount center. The project will also block our building (151 Tremont). It is unsuitable for this neighborhood, it will foreclose the beautification and revival of the theatre district and it will house too many people without proper amenities.

PMContact: Raul.Duverge@Boston.gov

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Fri, May 13, 2016 at 12:29 PM

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

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

CommentsSubmissionFormID: 970

Form inserted: 5/13/2016 12:28:27 PM

Form updated: 5/13/2016 12:28:27 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Lauren

Last Name: Gandillot

Organization:

Email: lgandillot@gmail.com

Street Address: 65 East India Row

Address Line 2: Unit 27 D

City: Boston

State: MA

Phone: (781) 454-6707

Zip: 02110

Comments: I am looking forward to this project becoming a reality. Having lived in this area, I understand how great a need there is to bring more security, stability, and reinvestment to this neighborhood. The height will not be an issue, as many other buildings are going up around it at similar heights, and the only way for Boston to grow is up. More housing is needed in downtown Boston, and this is a prime location for a residential property. The incubator space is such a wonderful idea to bring creative, intelligent professionals together, which is eventually reinvested into the Massachusetts economy.

PMContact: Raul.Duverge@Boston.gov

Julie A. Scallen  
1 Avery Street, Apt 20-D  
Boston, Massachusetts 02111

May 13, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

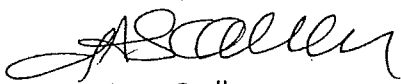
I own a residence at 1 Avery Street, Boston, MA, where I have lived for the past 14 years. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction. The project does not have any loading zone.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs (including trash removal, resident moves, and deliveries for almost 100 units), restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,



Julie A. Scallen

Raul Duverge  
Boston Development Authority  
Boston City Hall  
1 City Hall Square  
Boston, MA 02201

RE: Proposed Development at 533 Washington Street, Boston, MA

Dear Mr. Duverge:

This proposed building is 302' high plus an additional 20+/- feet totaling 325' with a floor to area ratio of 28. This greatly exceeds the right of zoning for a small project at 125' with an 8 FAR and even the large project specifications at 155' and a FAR of 10. When asked, what hardship exists to justify this disregard for the zoning, the developer provides no answer.

Boston's zoning was established after careful consideration for the integrity of the city in the 1987 Development Plan. This provided for high buildings in the financial district, lowering to 300 feet in the South Station/Kingston St/Bedford St area and then to the 125/155 foot height on Washington Street and around the Boston Common and Garden rising again as Copley is approached. This plan preserves the Common and the Garden by limiting the shadow cast of these gems of our city, allowing the grass and trees to grow for the enjoyment of our visitors and the 33,000 residents/neighbors who use and enjoy the park.

The 1987 Development Plan also sought to preserve the late 19<sup>th</sup> century/early 20<sup>th</sup> century buildings along the relatively narrow Washington St. Boston is a tourist attraction for its rich history. Turning the cow path of Washington St into a dark corridor surrounded by highrise buildings in a haphazard one off manner will adversely impact, if not destroy, historic Washington St. Please note that 533 Washington St is an historic building constructed in 1866. Merely saving the façade, while erecting a 325 foot glass building, is not in keeping with the excellent rehabilitation of the Paramount Theater, Emerson classrooms and dorms, the Opera House, the Modern Theater and Suffolk dorms, the immediate neighbors of the project. The Godfrey Hotel, located on Washington St between West St and Temple Pl., is the classic case as to why existing zoning is good. It was bought at the post Millennium Tower pricing, contains a wood frame building as part of its structure and can still make money. It is the poster child for how to build in this area.

The flagrant disregard for the established zoning causes inflated pricing resulting in overpayment for buildings and empty storefronts anticipating soaring rents. Projects that would have been within zoning are priced out of the market.

Additionally, the scale of this building with a mere 36 foot frontage on Washington St, no parking and no loading zone, will greatly stress Washington St. With 94 residential units, two floors of business incubator space and a restaurant, all trash

removal, deliveries, move-ins and outs, maintenance, pickups and drop offs, must be made on Washington St. No solution to this problem has been provided. It is essential that this situation be specifically addressed. While construction staging is not usually addressed at this stage, it is important that this be considered at this time. 533 Washington St is right at the T intersection of Avenue de Lafayette and Washington St. With three theaters contiguous to this building, the foot traffic is significant. If the sidewalk and one of the essentially two traffic lanes are blocked, there is nowhere to walk and traffic will be adversely impacted. There is also a crosswalk directly in front of the building. Moving the crosswalk may not be handicapped compliant.

The project states that there is no impact on the Boston Common shadow bank. However, no documentation has been provided. The building will cause shadows in the morning on the swimming pool at 151 Tremont St. This building was the first residential high rise in the neighborhood..

We, residents at 1 Avery St for over 10 years, oppose this project as currently proposed. The height and density must be reduced to the of right zoning and the servicing of and construction staging for this building must be specifically addressed.

Sincerely

William and Jean Bachovchin

Cc: Brian Golden  
Michele Wu  
William Linehan



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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no-reply@boston.gov &lt;no-reply@boston.gov&gt;

Sat, May 14, 2016 at 8:04 AM

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

CommentsSubmissionFormID: 971

Form inserted: 5/14/2016 8:04:00 AM

Form updated: 5/14/2016 8:04:00 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Allan

Last Name: Hodges FAICP

Organization: Midtown Cultural District Residents Association

Email: hodes2@comcast.net

Street Address: 2 Avery Street

Address Line 2: 24B

City: Boston

State: MA

Phone: (617) 720-2573

Zip: 02111

Comments: These comments are mine and should not be considered those of the MCDRA, although I am a member of the expanded Leadership Team of the MCDRA. I have read the DPIR and attended a presentation by the development team on May 9 1. The proposed project is too high and too dense for the small parcel. Existing zoning should be followed which would allow 125 feet to 155 feet with conditions. There is a reason for this limit, which makes sense for this small and awkward to access parcel. 2. The development team refused to state what the hardship is for them to follow zoning and why they intend to request a large variance (to over 300 feet!). A spokesman said at the presentation that they will discuss the hardship with the Zoning Board of Appeals, meaning not with us at the presentation. The answer needs to be disclosed. 3. A smaller project at this site would reduce costs, temporary construction period impacts and make for an easier operation for deliveries, trash removal and move-ins and move outs. It is obvious that the developer has not considered seriously the construction impacts of this parcel for something as huge as proposed. Closing off a lane of Washington Street during construction will cause a major traffic circulation for all of us who live here. 4. The very small units proposed suggest that this may attract a student market and become a glorified dormitory. Fewer larger units would attract a market that would be much more stable, which would add value and be welcomed in this evolving residential area. 5. I welcome new development here and preservation of the historic facade but the density must be appropriate for the small parcel. In other words follow the rules. No exceptions. Thank you for the opportunity

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Sun, May 15, 2016 at 11:44 AM

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

CommentsSubmissionFormID: 974

Form inserted: 5/15/2016 11:43:46 AM

Form updated: 5/15/2016 11:43:46 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Laura

Last Name: LaSalvia

Organization: resident

Email: lauralasalvia44@gmail.com

Street Address: 580 Washington St.

Address Line 2: Unit PHG

City: Boston

State: MA

Phone: (757) 377-5757

Zip: 02111

Comments: As a resident living directly across the street from the proposed development I am very concerned with the increased congestion on Washington St. The absence of a loading dock means all deliveries, move ins, etc will have to be done on Washington St. There are many hours in the average day that Washington is moving at a slow crawl in this exact area and with lanes blocked with trucks providing services to 533 Washington it will be gridlock. It also seems inconsistent with the quaint and historical architecture of the surrounding theaters. For these reasons I strongly oppose the proposed development at 533 Washington St.

PMContact: Raul.Duverge@Boston.gov





Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Sun, May 15, 2016 at 3:53 PM

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

CommentsSubmissionFormID: 975

Form inserted: 5/15/2016 3:53:44 PM

Form updated: 5/15/2016 3:53:44 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Ann

Last Name: Teixeira

Organization: MCDRA

Email: ann.teixeira@gmail.com

Street Address: 151 Tremont Street

Address Line 2: Unit #19R

City: Boston

State: MA

Phone: (617) 670-2201

Zip: 02111

Comments: I am a resident of Tremont on the Common, 151 Tremont Street. I believe the proposed building has multiple problems, the most concerning of which are related to the lack of parking, effects on traffic, and trash and deliveries. At present, the stretch of Washington Street where 533 is located is very often clogged due to bus traffic and cars and trucks parked in order to make deliveries or perform pick-ups, and in the evening due to events at the Paramount Center and the Opera House. Typically, there is just one lane for moving traffic; rarely are there two lanes and I cannot recall a time when all three lanes were available. I must pass through this stretch every time I return to the 151 Tremont Street garage. A new building at 533 will significantly exacerbate this problem due to residents needing to park while they drop-off things that are large or heavy prior to driving to off-site parking, moving trucks for move ins and move outs, delivery trucks for residents, the restaurant and entities on floors 2-4, trash pick-up, and residents' zip or rental cars while they are loaded for travel or unloaded upon return. Bottom line is that Washington Street will be clogged almost all the time, greatly inconveniencing people who need to get to Washington Street in order to get to Tremont Street due to all the one way streets in the neighborhood -- thus making this increasingly vibrant neighborhood less attractive and not enhancing it any way. It simply is a very, very poor site for a tall tower with no parking and no rear access. Finally, the information provided about the number of available parking spaces in this area is misleading. The garage at 151 Tremont Street is not a public garage; all the spaces are privately owned. I believe the same is true at 165 and 170 Tremont Street and also at Millennium Place. Further, a number of the sites listed are too far away to be

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City of Boston Mail - Project Comment Submission: 533 Washington Street

attractive options to people living at 533, especially during Boston's not infrequent bad weather.

PMContact: Raul.Duverge@Boston.gov

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Mon, May 16, 2016 at 9:54 AM

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

CommentsSubmissionFormID: 977

Form inserted: 5/16/2016 9:54:05 AM

Form updated: 5/16/2016 9:54:05 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Beth

Last Name: W

Organization:

Email: bethmuir@gmail.com

Street Address: Staniford Street

Address Line 2:

City: Boston

State: MA

Phone: (617) 724-8081

Zip: 02114

Comments: Downtown Crossing has changed significantly over the last few years and has become a place residents and tourists can feel more comfortable during the day and at night. This development will continue to improve the area and add more residents who will care about the area and make it their home.

PMContact: Raul.Duverge@Boston.gov

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

Mon, May 16, 2016 at 10:07 AM

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

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

CommentsSubmissionFormID: 978

Form inserted: 5/16/2016 10:07:26 AM

Form updated: 5/16/2016 10:07:26 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Kelsey

Last Name: Cole

Organization:

Email: kelsey.cole@tamr.com

Street Address: 51 Market Street

Address Line 2:

City: Cambridge

State: MA

Phone: (617) 544-8146

Zip: 02139

Comments: As someone who lives in Cambridge but works extensively around downtown Boston for a technology start-up, I heartily support projects which will improve live-ability and walk-ability of the urban core. These types of buildings are the types of development that will attract young workers to start migrating back downtown after of years of moving towards Cambridge and other suburbs. Livable, walk-able residential units will greatly help clear up the terrible traffic congestion that downtown Boston already has.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 16, 2016 at 10:24 AM

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

CommentsSubmissionFormID: 979

Form inserted: 5/16/2016 10:24:40 AM

Form updated: 5/16/2016 10:24:40 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Chris

Last Name: Williams

Organization:

Email: cmwilliams11@hotmail.com

Street Address: 2538 Centre Street

Address Line 2:

City: West Roxbury

State: MA

Phone: (617) 835-8309

Zip: 02132

Comments: As someone who used to work downtown for many years, I support this project. It will create another positive use of space in Downtown Crossing, further helping to revitalize that area. This project will provide needed housing, while providing some more diversity and life through its mixed use. In addition, the current site is being underutilized, seeing as it is the spot of a defunct nightclub. Thanks.

PMContact: Raul.Duverge@Boston.gov

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 16, 2016 at 10:43 AM

CommentsSubmissionFormID: 980

Form inserted: 5/16/2016 10:41:54 AM

Form updated: 5/16/2016 10:41:54 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: James

Last Name: Pesci

Organization:

Email: jpesci17@gmail.com

Street Address: One Post Office Square

Address Line 2:

City: Boston

State: CT

Phone: (917) 816-7601

Zip: 02109

Comments: Please consider this note my support for this development. Among the positive attributes: 1. This is a transit oriented development, and as such, it will aid in the relief of traffic congestion 2. This project will contribute in a positive way to the Boston Police Department 3. This project will improve the overall feeling and safety of the Downtown Crossing/Chinatown/Leather District intersected neighborhoods.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 16, 2016 at 10:44 AM

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

CommentsSubmissionFormID: 981

Form inserted: 5/16/2016 10:44:19 AM

Form updated: 5/16/2016 10:44:19 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: John

Last Name: Foley

Organization:

Email: johnlfoleyiii@gmail.com

Street Address: 522 South Bradford Street

Address Line 2:

City: North Andover

State: MA

Phone: (978) 790-5553

Zip: 01845

Comments: I support this construction of this building. It is good for the Massachusetts economy. The financial contributions to the state of Massachusetts, as well as other organizations associated with the state, would be very positive. Also, the construction of this building would create jobs. This new building will also promote more growth in the neighborhood, and would be visually a beautiful piece of architecture.

PMContact: Raul.Duverge@Boston.gov

5/24/2016

City of Boston Mail - Project Comment Submission: 533 Washington Street



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Mon, May 16, 2016 at 11:33 AM

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

CommentsSubmissionFormID: 982

Form inserted: 5/16/2016 11:33:05 AM

Form updated: 5/16/2016 11:33:05 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Nigel

Last Name: Conroy

Organization:

Email: nconroy1@googlemail.com

Street Address: 186 Center Street

Address Line 2:

City: Easton

State: MA

Phone: (339) 236-6744

Zip: 02356

Comments: Really like the promotion of alternative transport, that combined with the contributions to Boston police will be a win win for the neighborhood.

PMContact: Raul.Duverge@Boston.gov





Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Mon, May 16, 2016 at 11:58 AM

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

CommentsSubmissionFormID: 983

Form inserted: 5/16/2016 11:57:54 AM

Form updated: 5/16/2016 11:57:54 AM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Colin

Last Name: Watters

Organization: Rafi Properties LLC

Email: cwatters@rafiproperties.com

Street Address: 533 WASHINGTON ST

Address Line 2: Floor 3

City: Boston

State: MA

Phone: (617) 610-1739

Zip: 02111

Comments: I work for the developer Collin Yip as his Director of Operations. I am strongly in favor of this project not only as an employee but because of the impact that it will have on the area in general. This project will redevelop an eyesore in the area that currently attracts negative legacy issues into a beautifully designed residential project that will benefit the neighborhood and beyond for hundreds of years to come. A few additional key points why I feel this project will benefit the neighboring community as a direct result of its development: - Provide much needed housing for professionals in Downtown Boston that want to live and work in the area. -The project's contribution to the Boston Police and the Boston Common will continue to make the neighborhood safer and enjoyable for everyone. -The project will reduce congestion as there is off site parking and will promote the use of alternative transportation program. -The positive effects of the the residents and fine dining restaurant will add to the continued improvement of the area. -The creation of 250 Temporary and 50 Full time jobs during and after the project. Given my position in the company, I can personally attest to the character and commitment of the Developer, Collin Yip, to ensure that this project will benefit the Downtown Crossing neighborhood and beyond. As Rafi Properties, Director of Operations, I will ensure that we have exceptional staffing and systems in place to ensure that the 533 Washington building management from deliveries to waste disposal will be a seamless operation. Our current residents with their low turn over rates can already attest to our outstanding customer service and commitment to excellence. I hope that you consider this project favorably. Thank you, Colin Watters, Director of Operations, Rafi Properties

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery Street #14A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

A handwritten signature in black ink, appearing to be 'David Hauser', written in a cursive style.

David Hauser



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 533 Washington Street**1 message

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

Sat, May 7, 2016 at 3:10 PM

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

CommentsSubmissionFormID: 940

Form inserted: 5/7/2016 3:10:21 PM

Form updated: 5/7/2016 3:10:21 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Philip

Last Name: DeSanto

Organization:

Email: pjdesanto66@yahoo.com

Street Address: 73 Barnes Avenue

Address Line 2:

City: Boston

State: MA

Phone: (617) 877-5398

Zip: 02128

Comments: As someone that was born in the Boston area, was educated here, raised a family, and continue to work in the area, I fully support this project and applaud the ambitious undertaking of the young visionary Collin Yip and Rafi Properties. This project serves as an extension of the great leaps in development and beautification of an area with a dark past. Long gone is the stigma associated with the "Combat Zone" that I grew up with. It is because of projects, such as this, that help make Boston a desirable destination for young professionals... not just to pursue an education, but to reside well beyond college, and to contribute to economically. It comes as no surprise that while other cities strive to survive economically, Boston is a now a Mecca for those high tech companies looking to relocate and to take advantage of its wealth of young talent. Hence, by offering the state-of-the-art accommodations and amenities, such as this project would, to entice that talent to stay and partake in all that this great city has to offer, Boston will continue to nurture its reputation as a world class destination. The proximity of this project to Boston's many cultural offerings (the Theater District, Chinatown, Boston Common/Public Garden, Downtown Crossing, Faneuil Hall, the Seaport, the North End, the Freedom Trail, etc...all within short walking distance) only accentuates its importance in this regard. Additionally, the economic stimulus realized by the accompanying construction jobs, as well as the revenues generated by the businesses and residences created, can't be understated. Therefore, it is with great pride and forward-thinking anticipation, that I consider this project an important and viable cog in the machinery that makes Boston a differentiator!



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 533 Washington Street

1 message

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

Sat, May 7, 2016 at 2:15 PM

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

CommentsSubmissionFormID: 939

Form inserted: 5/7/2016 2:14:26 PM

Form updated: 5/7/2016 2:14:26 PM

Document Name: 533 Washington Street

Document Name Path: /Development/Development Projects/533 Washington Street

Origin Page Url: /projects/development-projects/533-washington-street

First Name: Anthony

Last Name: Adam

Organization:

Email: anthonyadam13@yahoo.com

Street Address: 13 Henderson Street

Address Line 2:

City: Somerville

State: MA

Phone: (617) 308-4680

Zip: 02145

Comments: It would be a beautiful addition to the Boston skyline

PMContact: Raul.Duverge@Boston.gov

THE RESIDENCES  
AT THE RITZ-CARLTON TOWERS BOSTON COMMON

May 16, 2016

Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall, Ninth Floor  
Boston, Massachusetts 02201

Re: 533 Washington Street

Dear Mr. Duverge:

Enclosed please find a collection of opposition letters from the residents at 1 Avery Street in Boston. Please incorporate this information into your project file.

Please do not hesitate to contact me if you have any questions or if I may be of any further assistance.

Warm Regards,



Nancy Scholz  
Director of Residences



THE RITZ-CARLTON®  
BOSTON COMMON

1 AVERY STREET, BOSTON, MASSACHUSETTS 02111-1005  
PHONE: (617) 574-7113 FAX: (617) 574-7246

*The Residences at The Ritz-Carlton, Towers are not owned, developed or sold by The Ritz-Carlton Hotel Company, L.L.C.  
Towers uses The Ritz Carlton marks under license from The Ritz-Carlton Hotel Company, L.L.C.*

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.


I own/reside at 1 Avery St - Boston #29A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,



May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avenue St, Boston #29A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

*Patricia Walk*

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

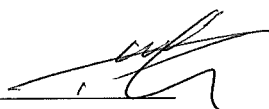
I own/reside at 1 Avery St, 34B, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

PACO CHAN 



May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

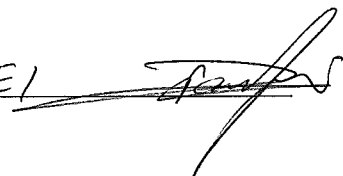
I own/reside at 1 Avery St, 34B, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

VIANNA LEL 

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 Avery St. Apt. 28A, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,



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May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

My husband and I own an apartment at One Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life because I use Washington Street as the route to my home (taking Washington Street to West, turning left, going to Tremont, turning left, and then to Avery Street), and I do not support the project as proposed for the following primary reasons:

- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.

It is my belief that the project as proposed will have significant adverse impacts on the neighborhood, including but not limited to insufficient provisions for loading and servicing needs, restaurant traffic, proposed building height, shadow lines, and increased traffic at an already congested intersection.

I use this intersection for almost all return trips to our home. Being familiar with trash pick up at my own residence, which occurs off street on Avery Place, I can assert that recycling and trash pick up for a building with the features proposed will create total gridlock on Washington Street at the intersection of DeLafayette and the section of Washington to West Street. The "alley" is only a pedestrian passage; no trash or recycling could be placed there for pick up. It will all occur on Washington Street.

I have not even addressed the traffic problems that will be caused by deliveries of bulk food and drink items for the restaurant, UPS, Fedex, and individual deliveries to the apartments.

Resorting to a different route to my home is impractical and unjustified.

I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

Karen Tosh  
Tracey Maclin  
One Avery Street, Apt. 30 C  
Boston MA 02111-1027

617-292-6226

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.


I own/reside at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
- The current design is also not contiguous or in keeping with the Ladder Blocks and Washington Street Theatre Protection Area.

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I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

  
\_\_\_\_\_  
(Anne R. Pierce)

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

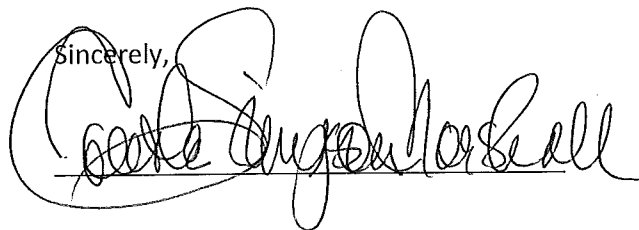
I own/~~reside~~ at 1 Avery St 32D, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
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I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Raul Duverge", written over a horizontal line.

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

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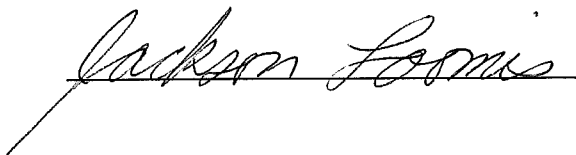
I own/reside at 1 Avery Street, Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
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I strongly urge the Boston Redevelopment Authority to decline to support the project as proposed.

Sincerely,

A handwritten signature in black ink, reading "Jackson Loomis", written over a horizontal line.

May 9, 2016

Boston Redevelopment Authority  
Attn: Mr. Raul Duverge  
One City Hall, 9<sup>th</sup> Floor  
Boston, Massachusetts 02201

RE: Rafi Properties, LLC  
533 Washington Street  
Boston, MA 02111

Dear Mr. Duverge:

I have been informed of the proposal by Rafi Properties, LLC to redevelop the existing four-story building at 533 Washington Street and construct a 30-story mixed-use building, to include residences, incubator office space, and a large restaurant.

I own/reside at 1 AVERY ST BOSTON MA., Boston, MA. As a neighbor, this project directly affects my property and quality of life, and I do not support the project as proposed for the following primary reasons:

- The developer is seeking excessive zoning relief on both floor-to-area ratio (FAR) and building height.
- The limited thirty-six feet (36') of frontage and small overall footprint of the lot does not allow for proper delivery and servicing of this large project, both during and after construction.
- The developer has not sufficiently addressed traffic concerns in the immediate vicinity both during and after construction.
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Sincerely,

  
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