

6/14/16

To whom it may Concern,

I am in full support of the proposed project at 55 West 5th St. with 36 units 36 parking spaces FAR of 3.6 and height of 50'. I think it is well designed and will be a great addition to our neighborhood and the city. The developer shared the plans with me and answered all my questions and I look forward to seeing the building built.

Sincerely

Andy Chan, Owner/trustee 285 Dorchester Ave. Boston Ma 02127



Raul Duverge <raul.duverge@boston.gov>

55 west 5th st

1 message

judy dindy [REDACTED]
To: raul.duverge@boston.gov

Thu, Jun 23, 2016 at 4:52 PM

hello

my name is Mike Dindy and I am a resident of 125 b st.

I am very concerned about project on 55 w 5th st.

The F.A.R. is 3.6 which is too high for a lot only 10,000 square feet.

The developer should be made to bring the F.A.R to below 3.0.

The developer has not made an effort to work with the neighborhood.

Thank you for your consideration

Mike Dindy



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 10:52 AM

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

CommentsSubmissionFormID: 1066

Form inserted: 6/20/2016 10:52:18 AM

Form updated: 6/20/2016 10:52:18 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Megan

Last Name: Flynn

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: Hi there, I would like to see this development scaled back (FAR below 3) and the development to include green space, park. There is no open, public green space in that area of West Broadway or any of these new development areas (check out my area of East First Street/Dorchester--concrete everywhere!). The BRA must require these developers to include a park-let or some green space for the residents of this area in order to build. Just allowing these over sized developments without trees green is irresponsible city development. Thank you for your time and consideration. I hope things will start to change. Megan

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 10:08 AM

CommentsSubmissionFormID: 1065

Form inserted: 6/20/2016 10:07:50 AM

Form updated: 6/20/2016 10:07:50 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Jim

Last Name: Gabriel

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: The parking in South Boston is a nightmare. There should be 1 parking space per bedroom and not just 1 space per unit. There also needs to be more commercial space added to South Boston. To solve both of these issues, I would suggest eliminating the fourth story residential units and replacing the first floor parking spaces with commercial retail space.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 9:44 AM

CommentsSubmissionFormID: 1064

Form inserted: 6/20/2016 9:44:04 AM

Form updated: 6/20/2016 9:44:04 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Samuel

Last Name: Kornstein

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: This project is too dense, without sufficient set backs or open space. I would support it with additional setbacks and a FAR below 3.0.

PMContact: Raul.Duverge@Boston.gov



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

June 8, 2016

**RE: 55 West Fifth Street, South Boston MA 02127
Small Project Review Application
Boston Redevelopment Authority**

The Disability Commission has reviewed Small Project Review Application that was submitted for 55 West Fifth Street in South Boston. Since the proposed project is planned to be a vibrant destination area with multiple uses, including commercial and housing, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

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

▪ **BRA Accessibility Checklist:**

- The Accessibility Checklist is not included in this document. All projects subject to Article 80 Review are required to complete this Checklist in order to provide detail on specific accessibility features in the proposed development. ***Please complete the mandatory Accessibility Checklist within the next 30 days and forward it directly to my Commission as well as to the BRA Project Manager overseeing this Development.***
- Some of the questions / comments below may be answered in the Accessibility Checklist.
- The Accessibility Checklist can be found at:
<http://www.bostonredevelopmentauthority.org/planning/planning-initiatives/accessibility-guidelines-and-checklist>

▪ **Accessible Residential Units:**

- We would like to request more information on accessible units within the Project, including details about the amount, location, types and floor plans.
- Will any of the accessible unit be deemed affordable? If not, please explain.
- Will the Inclusionary Development Program residential units be provided on-site? If not, please indicate the location of the off-site IDP units.

- **Accessible Route:**
 - Will there be an accessible entrance to the residential units from the street-level lobby area?
 - Please indicate the accessible route to common spaces, roof decks and amenities.
 - Will all entry conditions flush to grade?
- **Sidewalks:**
 - Please indicate conditions of surrounding and adjacent sidewalks including details on dimensions, slopes, materials, areas of replacement or existing-to-remain.
 - Please indicate conditions of surrounding and adjacent pedestrian ramps including details on dimensions, slopes, materials, areas of replacement or existing-to-remain.
 - Please provide detail on all proposed walkways and plazas within the Site, including paving materials, widths and slopes.
- **Construction:**
 - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.
- **Wayfinding:**
 - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
- **Variances:**
 - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

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

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

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

Thank You.

A handwritten signature in black ink, appearing to read "Kristen McCosh".

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

Reviewed by:

Patricia Mendez, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
patricia.mendez@boston.gov
617-635-2529

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

**Boston Water and
Sewer Commission**



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

June 3, 2016

Mr. Raul Duverge, Project Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: SOBO Place, 55 West Fifth Street, South Boston
Small Project Review Application

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed project located at 55 West Fifth Street in South Boston. This letter provides the Commission's comments on the SPRA.

The project proposed by Boston Real Estate Capital will be built on a parcel of land totaling 10,000 square feet and located on West Fifth Street between B Street and the Haul Road in South Boston. Presently the site is occupied by a one-story building that is utilized by an automobile repair shop. The existing building will be demolished and a five-story, 36 unit residential building with 36,320 gross square feet will be constructed on the site. The building will have six studios, 9 one-bedroom and 21 two-bedroom units. The building's first floor will have a parking area and commercial space. On-site parking will be provided on the first floor and in the basement for a total 36 cars.

For water service, the site is served by an 8-inch water main in B Street and a 12-inch water main in West Fifth Street. The water mains are part of the Commission's Southern Low Pressure Zone. It should also be noted that a 12-inch private water main is located in the Haul Road

For sewer and drain service, the site is served by a 24-inch by 28-inch combined sewer in West First Street and a 60-inch by 78-inch combined sewer in B Street. Drainage for the Haul Road is provided by three private storm drains, the diameters are: 8-inch, 36-inch and 18-inch.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the proposed project.



General

1. Prior to demolition of the building, 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 Boston Real Estate Capital'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 green spaces, 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. Boston Real Estate Capital 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, Boston Real Estate Capital will be required to apply for a RGP to cover these discharges. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Boston Real Estate Capital is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission.
6. The Commission will require Boston Real Estate Capital to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Boston Real Estate Capital to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is Boston Real Estate Capital'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, Boston Real Estate Capital 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. Boston Real Estate Capital 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. Boston Real Estate Capital should also provide the methodology used to estimate water demand for the proposed project.
2. Boston Real Estate Capital should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Boston Real Estate Capital should consider outdoor landscaping which requires minimal use of water to maintain. If Boston Real Estate Capital 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. Boston Real Estate Capital 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. Boston Real Estate Capital 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, Boston Real Estate Capital's should contact the Commission's Meter Department.

Sewage / Drainage

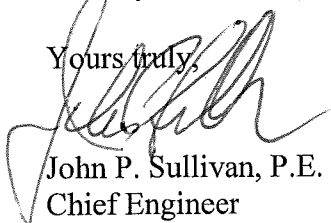
1. In conjunction with the Site Plan and the General Service Application Boston Real Estate Capital will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated 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 Boston Real Estate Capital to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. Boston Real Estate Capital 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.



4. 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, Boston Real Estate Capital will be required to meet MassDEP Stormwater Management Standards.
5. 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.
6. The Commission requests that Boston Real Estate Capital 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. Boston Real Estate Capital should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. 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. Boston Real Estate Capital is advised to consult with the Commission's Operations Department with regards to grease traps.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/rja

cc: J, Hassell, Boston Real Estate Capital
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail

6/23/16

To whom it may concern,

I am in full support of the proposed project at 55 West 5th St.

I think it is well designed and will be a great addition to our neighborhood and the city. The developer shared the plans with me for 36 units with 36 parking spaces, an FAR of 3.6 and height of 50'.

He answered all my questions and I look forward to more developments like this in the area.

Sincerely,

Michael Indresano

Owner 120 W Fourth Street, Boston MA 02127

Michael Indresano

Director/ Photographer

 **MICHAEL INDRESANO PHOTOGRAPHY**



Raul Duverge <raul.duverge@boston.gov>

Comments regarding 55 West 5th St

1 message

Gary Murad [REDACTED]
 To: Raul Duverge <raul.duverge@boston.gov>

Thu, Jun 23, 2016 at 1:45 PM

Just in case there is not extension, please accept my comments regarding this project below:

OVERVIEW:

55 West 5th

- Lot size 10,000 sq ft
- 36 rental units (31 market rate, 5 affordable)
- 1 2000 sq ft commercial unit
- 36 parking spaces

30 B St

- Lot size 13,575 sq ft
- 32 Condos
- 33 parking spaces
- Went from 6 stories to 4.5 stories

While I understand residential will be built on this site, and I have no issue with the proposed height of 50', as this is consistent with all the new development on that side of B Street in the last few years, I, and my neighborhood association, the Saint Vincent Lower End Neighborhood Association, have an issue with the Floor Area Ratio (FAR) which has to do directly with density. This is a 10,000 sq ft lot and they are creating 36,000 sq ft of living space which gives it an FAR of 3.6. This project received push back at both the SVLENA and Cityside Neighborhood Assn meetings in regards to FAR, and the BRA Article 80 small project review meeting was scheduled the same night as a Cityside meeting so none of them could attend the meeting. The developer has made no effort to make changes to this project in response to our concerns.

The abutting property at 30 B St (corner of B and W6th), with over 13,000 sq lot, had several meetings with neighbors and our neighborhood associations and made a NUMBER of positive changes which included reducing the number of units from 37 to 32 (by going from 6 stories to 5 stories), increasing parking spaces from 25 to 33 and most importantly, by reducing the unit count they reduced the FAR from 3.59 to 2.97!!!!

<http://www.bostonredevelopmentauthority.org/getattachment/e348e2bc-3692-4132-bf5b-8b509f2d07c0>

That is how this process should work. A give and take between the developer and the community, especially when a developer is looking for variances!!!

Since last year and when this project is completed as currently designed, there will be 75 new units on the stretch of B Street between Broadway and Dot Ave. A narrow Street that also serves as a bus route! It's not too much to ask for the unit count of this building being reduced in a way that pushes the FAR to 3.0 or below.

I also dismiss the proponents argument that this project fits within the proposed new Dot Ave corridor zoning. This is B and West 5th and his project should reflect the existing development on B STREET, NOT THE FUTURE OF DOT AVE.

Respectfully submitted by,

Gary Murad
 President
 Saint Vincent Lower End Neighborhood Association

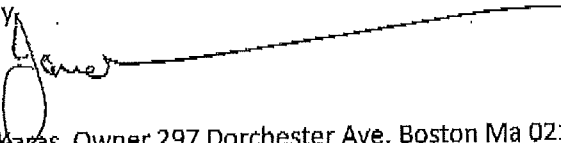
Thank you!!

6/15/16

To whom it may concern,

I am in full support of the proposed project at 55 West 5th St. I think it is well designed and will be a great addition to our neighborhood and the city. The developer shared the plans with me for 36 units with 36 parking spaces, an FAR of 3.6 and height of 50'. He answered all my questions and I look forward to more developments like this in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Karas', with a long horizontal line extending to the right.

Joseph Karas, Owner 297 Dorchester Ave. Boston Ma 02127



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Thu, Jun 23, 2016 at 1:43 PM

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

CommentsSubmissionFormID: 1076

Form inserted: 6/23/2016 1:42:10 PM

Form updated: 6/23/2016 1:42:10 PM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Ann Marie

Last Name: McLaughlin

Organization: SVLENA

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I think the FAR needs to be reduced. This project is too dense compared to other projects in the area.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Comments for 55 West 5th Street

1 message

Noonan, Maryann [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Thu, Jun 23, 2016 at 1:23 PM

I am concerned about the scope/size of this project and how it will effect this area of town. I am not in support of it, would appreciate seeing alternative designs.

Maryann Noonan

[REDACTED]
South Boston, MA 02127

This message is intended for the use of the person(s) to whom it may be addressed. It may contain information that is privileged, confidential, or otherwise protected from disclosure under applicable law. If you are not the intended recipient, any dissemination, distribution, copying, or use of this information is prohibited. If you have received this message in error, please permanently delete it and immediately notify the sender. Thank you.

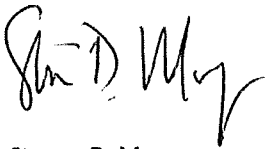
**Cole Development LLC
20 Old Colony Ave.
Boston, MA 02127**

6/22/16

To whom it may concern,

I am in full support of the proposed project at 55 West 5th St. I think it is well designed and will be a great addition to our neighborhood and the city. The developer shared the plans with me for 36 units with 36 parking spaces, an FAR of 3.6 and height of 50'. He answered all my questions and I look forward to more developments like this in the area.

Sincerely,
Cole Development LLC

A handwritten signature in black ink, appearing to read "Steven D. Mayer". The signature is stylized with a large, looped "S" and a long, sweeping underline.

Steven D. Mayer



Raul Duverge <raul.duverge@boston.gov>

55 West 5th St-Joe Hassle proposal

1 message

Gary Murad [REDACTED]

Tue, Jun 21, 2016 at 7:17 PM

To: Raul Duverge <raul.duverge@boston.gov>, noracityside@aol.com, Mark McGonagle <mark.mcgonagle@boston.gov>, John Allison <john.allison@boston.gov>, Ryan Spitz <ryan.spitz@boston.gov>, jarred.hogan@boston.gov, Leo Stella <leo.stella@mahouse.gov>, marc@lacasselaw.com, bowiley15@aol.com

Good Evening Raul. After discussions with Noreen Rosher, President of Cityside Neighborhood Assn, and Margret Itri from that assn, whose membership was unable to attend the Article 80 meeting for this project because their monthly meeting was scheduled for the same evening, and with Mark McGonagle, we would like to not only request an extension of the commet period but another meeting to discuss this proposed project. The project was presented at a previous Cityside meeting and Saint Vincent Lower End Neighborhood Assn meeting where concerns about density were expressed but no changes to the project have been made. The abutting property at 30 B st is on a larger lot with almost equal # of units after a number of changes which included bring the massing and density down an FAR of below 3 at 2.9. We strongly urge the development team to work with our community to bring the massing and density of his proposal down to a more reasonable FAR of 3.0. This proposal is taking away a valuable auto repair shop service from our community and in return giving us an outsized, highly dense, residential apartment building, rentals, not ownership. Approving such variances with no community benefit is not an equitable project for our community.

Thank you.

Gary Murad and Noreen Rosher.



Raul Duverge <raul.duverge@boston.gov>

55 West 5th Street

1 message

Gary Murad

Thu, Jun 23, 2016 at 12:27 PM

[REDACTED]

Good Afternoon Raul. On behalf of the Saint Vincent Lower End Neighborhood Association and the Cityside Neighborhood Association, I would once again like to request an extension on the comment period for this project and again ask for a second Article 80 meeting with the proponent, especially since last week's meeting was scheduled the same night as the Cityside monthly meeting, before this project moves forward in any way.

Both organizations have expressed reservations regarding the density of this project. Especially as it compares to abutting properties in the immediate vicinity, specifically 30 B Street which went through several changes that brought the unit count down and the FAR to below 3.0.

Thank you and I look forward to hearing from you.

Sincerely,

Gary Murad
President, Saint Vincent Lower End Neighborhood Association

Noreen Rosher
President, Cityside Neighborhood Association



Raul Duverge <raul.duverge@boston.gov>

55 West 5th street density

1 message

Christine Cheng [REDACTED]
To: raul.duverge@boston.gov

Thu, Jun 23, 2016 at 12:59 PM

Hi Raul,

I am the owner of 320 W 2nd st #305 (Foundry building), which is next to the new development 55 West 5th st. I am very concerned about the density of the units in this 55 West 5th st new building, and would really hope we can keep the FAR to be below 3.

Thank you so much for your help!

Best,
Christine

June 21, 2016

Re: 55 West Fifth, South Boston, Massachusetts 02127

Dear Chairman Shortsleeve,

I am writing to express my support of the proposed project located at 55 West Fifth Street in South Boston. I am the Managing Member of 270 Dorchester Ave LLC and an abutter to the proposed 55 West Fifth Street project.

I have met with the developer Joe Hassell and reviewed the plans for the proposed project and I believe the proposed building is appropriate in size and scope to not only the abutting properties, but also the properties within the neighborhood with an FAR of 3.6 and a height of 50'. The proposed project will provide additional housing and commercial space in a rapidly developing neighborhood. Please record me in support of this proposal. Thank you.

Sincerely,

Mark Edwards

Manager/ Member

270 Dorchester Ave LLC

PO Box 326

South Boston Ma 02127

June 16, 2016

Robert Shortsleeve, Chairman
City of Boston Zoning Board of Appeal
Inspectional Services Department
1010 Massachusetts Avenue
Boston, Massachusetts 02118
Fax #: (617) 635-2918

Re: 55 West Fifth, South Boston, Massachusetts 02127

Dear Chairman Shortsleeve,

I am writing to express my support of the proposed project located at 55 West Fifth Street in South Boston. I am the Managing Member of 30 B Street Acquisitions LLC and the direct abutter to the proposed 55 West Fifth Street project. The conditions in the neighborhood surrounding the parcel are ripe for an improved streetscape and a residential dwelling and would enhance the residential vibrancy of the area.

I have met with the developer Joe Hassell and reviewed the plans for the proposed project and I believe the development will not be detrimental to the neighborhood. The proposed building is appropriate in size and scope to not only the abutting properties, but also the properties within the neighborhood. The proposed project will provide much needed additional housing in a rapidly developing neighborhood.

Kindly record me in support of this proposal. Thank you.

Sincerely,

Charles Aggouras
Managing Member
30 B Street Acquisitions LLC



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 13, 2016 at 3:44 PM

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

CommentsSubmissionFormID: 1037

Form inserted: 6/13/2016 3:43:49 PM

Form updated: 6/13/2016 3:43:49 PM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Jon

Last Name: Ramos

Organization: Southie Bikes

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: Overall the plan looks good. However, as Boston becomes more multi-modal in its transportation, it will be important to include a secure bicycle storage area / room that can accommodate at least 36 bikes. One of the major barriers for people to choose a bicycle to make local trips is simply having space to store bikes. Thank you, Jon Ramos

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 9:44 AM

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

CommentsSubmissionFormID: 1064

Form inserted: 6/20/2016 9:44:04 AM

Form updated: 6/20/2016 9:44:04 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Samuel

Last Name: Kornstein

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: This project is too dense, without sufficient set backs or open space. I would support it with additional setbacks and a FAR below 3.0.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 10:08 AM

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

CommentsSubmissionFormID: 1065

Form inserted: 6/20/2016 10:07:50 AM

Form updated: 6/20/2016 10:07:50 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Jim

Last Name: Gabriel

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: The parking in South Boston is a nightmare. There should be 1 parking space per bedroom and not just 1 space per unit. There also needs to be more commercial space added to South Boston. To solve both of these issues, I would suggest eliminating the fourth story residential units and replacing the first floor parking spaces with commercial retail space.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Mon, Jun 20, 2016 at 10:52 AM

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

CommentsSubmissionFormID: 1066

Form inserted: 6/20/2016 10:52:18 AM

Form updated: 6/20/2016 10:52:18 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Megan

Last Name: Flynn

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: Hi there, I would like to see this development scaled back (FAR below 3) and the development to include green space, park. There is no open, public green space in that area of West Broadway or any of these new development areas (check out my area of East First Street/Dorchester--concrete everywhere!). The BRA must require these developers to include a park-let or some green space for the residents of this area in order to build. Just allowing these over sized developments without trees green is irresponsible city development. Thank you for your time and consideration. I hope things will start to change. Megan

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street1 message

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

Fri, Jul 15, 2016 at 2:35 AM

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

CommentsSubmissionFormID: 1113

Form inserted: 7/15/2016 2:35:37 AM

Form updated: 7/15/2016 2:35:37 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Debra

Last Name: O'Toole

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: This says 5 stories, the picture shows 4 stories. Is one story underground? How many feet is proposed in height? Not greater than 45, right? 45 feet with roof rights? Now developer wants 50 feet in height with added roof development? No, the height should remain 45. That's detracting from the view for many residents. Will the sidewalks be widened or decreased? New projects often eat up sidewalks for more sq footage the add to property square footage. Sidewalks should remain pedestrian friendly with trees. 36 parking spaces is not reasonable. The bedroom count make 57 people. That's 21 potential additional cars in the neighborhood. Where will they park? The commercial space is 2,054, where do the people that work in the commercial space park? Will traffic be assessed? Will Broadway Station be offering more trains for all the people added to the neighborhood?

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 55 West Fifth Street

1 message

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

Fri, Jul 15, 2016 at 2:35 AM

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

CommentsSubmissionFormID: 1113

Form inserted: 7/15/2016 2:35:37 AM

Form updated: 7/15/2016 2:35:37 AM

Document Name: 55 West Fifth Street

Document Name Path: /Development/Development Projects/55 West Fifth Street

Origin Page Url: /projects/development-projects/55-west-fifth-street

First Name: Debra

Last Name: O'Toole

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: This says 5 stories, the picture shows 4 stories. Is one story underground? How many feet is proposed in height? Not greater than 45, right? 45 feet with roof rights? Now developer wants 50 feet in height with added roof development? No, the height should remain 45. That's detracting from the view for many residents. Will the sidewalks be widened or decreased? New projects often eat up sidewalks for more sq footage the add to property square footage. Sidewalks should remain pedestrian friendly with trees. 36 parking spaces is not reasonable. The bedroom count make 57 people. That's 21 potential additional cars in the neighborhood. Where will they park? The commercial space is 2,054, where do the people that work in the commercial space park? Will traffic be assessed? Will Broadway Station be offering more trains for all the people added to the neighborhood?

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

55 West 5th Street comments

1 message

Gary Murad

Fri, Jul 15, 2016 at 11:10 AM

Dear Raul and Mark,

After further discussions with 55 West 5th Street proponent Joe Hassle, who is cc'd here, along with my counterpart Noreen Rosher of the Cityside Neighborhood Association, the duly elected Presidents of our respective civic organizations, we have come to an agreement regarding a portion of community benefits aside from whatever discussions you are having with Joe regarding support for the Condon Community Center.

In exchange for support of his sought after variances, which requires supporting a change in zoning to allow residential use for his site, Joe has also made the following changes to his project:

1. Reduced the unit count from 36 to 32. This was achieved but removing a stack of 3 units on the left side on the B St. Elevation allowing for a 13' x19 +/- setback, and by combining two top floor units to make one larger unit.
2. Reduced FAR from 3.6 to 3.4
3. Maintaining 36 parking spaces.
4. Balconies and material changes have been tweaked to break up the facade as requested.

Although we were seeking a greater reduction in FAR, we feel the proponent has made a good faith effort in responding to our concerns and we appreciate the design changes he has made.

Additionally, in support of the community and our civic associations, Joe has agreed to provide a total of fifteen thousand dollars (\$15,000) in community benefits to the following:

- Ten thousand dollars (\$10,000) donation to the Friends of Second Street Park. A registered 501 (C) (3) Not for Profit and therefore a tax deductible donation.
- Two thousand-five hundred dollars (\$2500) donation to the Cityside Neighborhood Association
- Two thousand-five hundred dollars (\$2500) donation to the Saint Vincent Lower End Neighborhood Association, a registered 501 (C) (4) Not for Profit.

It is not unusual for civic associations to receive donations from developers as part of community benefits, or donations by 3rd parties, which are used for member engagement, programming and communication.

We reserve the right to oppose this project if the agreement is not executed in accordance with the above and the proponent reserves the right to void this agreement absent support from our organizations.

Raul, we would request that you include the above in your formal agreement drafted between the BRA and the proponent.

Respectfully submitted by:

Gary Murad on behalf of the Saint Vincent Lower End Neighborhood Association
Noreen Rosher on behalf of the Cityside Neighborhood Association