

9 Chelsea Street Public Comments via website form 2017-07-31

Date	Name	Organization	Address	Opinion	Comments
6/15/2017	Audrina Warren	Atlantic Works Gallery	70 Bennington Street apt. 5 Boston MA 02128	Oppose	<p>When and where were the public meetings about this?</p> <p>It is a falsehood to say that surrounding red brick, round-fronted row houses are not historically significant.</p> <p>Development is always being proposed in the name of "eliminating eyesores" with a complete disregard to actual needs of a neighborhood.</p> <p>I live and work in the neighborhood. The traffic is already bad enough, so we do not need more commercial space for folks to drive to.</p> <p>I suggest non-commercialized, open green space, and preservation of the beautiful old row house buildings.</p>
6/15/2017	Alex Adkins		156 Porter Street Apt 230 Boston MA 02128	Support	<p>I believe this project and its improved design will greatly enhance the urban space surrounding Maverick Square. The current funeral home buildings set back from a very important corner are more suburban than urban. I look forward to the additional retail space in my neighborhood.</p>
6/15/2017	Justin Rounds		80 Border St. Unit #114 Boston MA 02128	Oppose	<p>This area can be "revitalized" without such drastic measures. The area in question does not need more retail/restaurant space. If anything, the existing structures could be renovated for affordable housing, which is more necessary in a neighborhood which is seeing only high-priced luxury housing being developed.</p> <p>Why can't the old funeral home be renovated into a community center instead?</p>

					If the buildings must be razed due to structural problems, that area would be better used as publicly accessible green space. And we certainly do not need more parking and more cars! Maverick Square is already a hazardous area for pedestrians, and adding more retail/parking will only encourage more traffic and increase the hazard.
6/16/2017	Elizabeth Kazakoff		127 Cottage St 1 Boston MA 02128	Support	I am highly in favor of turning rundown, abandoned buildings into mixed-use/retail/restaurant space. There are a lot of condo/apartment projects going on and I really would like to see new retail and restaurants for residents to visit. My hope is that this building will encourage high-quality small-business occupants that don't already have a presence in the neighborhood (e.g., we don't need another Dunkin Donuts or smoke shop). As a nearby resident, I would also suggest trying to find a way to add more than the 6 parking spots cited in the plans so we can encourage people from outside Eastie to visit the shops/restaurants without having to take spots from residents. Also, I would consider some marketing plan for the property that emphasizes how close it is to the T. I'm not sure what that is, but, some way to draw people to T to shop ala Downtown Crossing. Thanks!
6/19/2017	jennifer white	GSCA	80 frankfort st east boston MA 02128	Neutral	I feel this statement - "no historic significance to the surrounding neighborhood" - is incorrect. The Sidewalk Clock which has been located at 9 Chelsea street is a historic landmark, according to the Landmarks Commission. I would to know how this development plans to preserve it.
6/19/2017	Elizabeth Bennett	Retired	175 Falcon Street East Boston MA 02128	Neutral	Although it sounds nice, six parking spaces is not enough.
6/19/2017	Paul Rogers	East Boston Open Discussion	202 Bremen St Boston MA	Oppose	This project represents a wasted opportunity for a significantly larger and more appropriate mixed use (commercial/residential) development. As proposed, the

			02128		<p>commercial-only nature of the project will fail in the continued development of Maverick Sq as a lively center in East Boston for both commercial as well as residential aspects. Being located so close to such a heavy concentration of public transit access, it will also fail to meet city and state objectives to maximize transit-oriented development at locations where suitable (this site being one). Tighter integration of residential and commercial developments in East Boston would also meet longer term objectives to maximize pedestrian friendly nature of our neighborhood and in particular this square. This project does not meet that goal.</p> <p>As has already been pointed out by many others, the old clock should also be included as part of re-development requirements.</p>
6/19/2017	Jesse Richard		223 1/2 Princeton St Apt 2 Boston MA 02128	Support	<p>I am very excited for the development of 9 Chelsea Street as proposed by Linear Retail Properties. I think a two story retail development will help bring in new businesses to Maverick Square area, helping continue the area's growth and improvement. I am also happy to see that it is a the transit-oriented development with minimal parking, which will help ensure it doesn't bring in too much additional traffic that could cause congestion on our streets. The design is modern and sleek, yet not out of place.</p>
6/20/2017	MacKenzie Stewart		18 Bremen Street #3 East Boston MA 02128	Neutral	<p>Many neighborhoods in East Boston are already enduring the noise and congestion created by new construction projects in the area. As a home owner on an adjacent street, I am concerned about the impact on traffic and parking created by this new building. Chelsea Street is a main artery for busses and emergency vehicles to access the tunnel, in addition to the current and expanding number of driving residents. Parking is already a major concern. During funeral services in this location, families parked in the front and back parking lots, guests used to park on Chelsea, Bremen and nearby streets. It appears that both of those parking lots are gone (in addition to the 117 year old buildings "with no historic significance to the</p>

					surrounding neighborhood.") I hope the business tenants of this new structure will serve the people of the Maverick / Jeffries Point neighborhood, because people from outside the area will not be tempted to drive and then hunt for a parking space.
6/24/2017	Luz Zambrano	East Boston resident and member of CCDS	Jeffries st East Boston MA 02128	Support	You just have one option above and that option is to support. I am wondering how this new building is going to help the community that has been here for decades? It seems to me that now everything build in East Boston built for the benefit of the ones that are coming here with more resources but a lot of us, the working class and low income are being displaced with not regard. Please let me know how this building and others built of in the process of being build will help to poor people and communities of color that have helped develop this town to the point it became a desirable place for more affluent people?
6/26/2017	Frances Ippolito Riley		193 Trenton St. East Boston MA 02128	Oppose	The design is nothing less than a remake of Walgreens. It is not conducive with the rest of HISTORICAL MAVERICK SQUARE! I take exception to the disrespectful destruction of the the two bow homes as do all of us residents who care about the integrity and respect to tasteful architectural design. We who daily use the Maverick T stop and the East Boston stores located in Historical Maverick Square are questioning the intent of the alleged need let alone use of a Walgreen type building and how it is good for anyone but the developers. The entire design lacks achitectoral class and respect. Historical Maverick Square as you look at it, is adorned with architectural class acts that represent the hard work to complete design and building. I strongly oppose this modern monster and consider it an insult to our intelligence. Fran Ippolito Riley
6/26/2017	James Linthwaite	Resident of East Boston	155 Cowper street East Boston MA 02128	Oppose	This building as currently designed his completely inappropriate for Maverick Square. The square is an area rich in history. This building in no way fits in with the surrounding neighborhood or

					existing architecture. It would be an eyesore and should not be built as currently designed.
6/26/2017	Vitaliy Zakharov		57 Monmouth St East Boston MA 02128	Oppose	We must preserve the current bow-front brick buildings that are there. The proposed structure does not match historic mid to late 19th century East Boston architecture (partially obscured by years of neglect, but still there)
6/29/2017	Lucas Rossier		53 Chelsea St 4B Boston MA 02128	Oppose	Although I am excited to see what this new development will bring to my neighborhood, I am extremely concerned with the lack of parking. I live very close to this site, and I have a vehicle that is parked on the street everyday. Since I am very familiar with the parking situation in all streets surrounding the proposed development, I can tell you that parking is already very scarce. Oftentimes I am unable to find parking at all. I think it is extremely unfair and greedy of the developers to offer only SIX on site parking spaces. Yes, the train is close by. Yes, people can take public transportation or walk. However, the fact is most people will drive. Most people have cars and families and therefore do not utilize public transport--especially when shopping (who wants to lug bags all around in addition to their kids?). The developers need to consider this and scale back on some retail space in order to accommodate those who wish to drive. It is not fair to the neighborhood and those who live here to have their parking situation become even more of a headache.
6/29/2017	Rose Basile		Everett St East Boston MA 02128	Oppose	I am a long time resident of East Boston born and brought up there. Have been there for over 50yrs my father who is 80yrs old has lived there all his life. I am not apposed to change in the neighborhood as long it is for the good of the neighborhood. This building is going to have coffee shops, and other commercial space with only 6 parking places. This is ludicrous Maverick has always been a high traffic impossible are to park whether it was picking or dropping off a train station or shopping at Central meat market or going to packards pharmacy years ago. This has not changed, with all that land there should be more parking than is being proposed!!! People

					struggle with parking as it is now this will just make the problem worse as it is East Boston the friendly family oriented neighborhood that I grew up in is now gone and is over priced and over built and became a city of transit people who don't even know each other!
7/2/2017	Charles Cann		20 leverett ave 6b East Boston MA 02128	Oppose	Am not opposed to development of the site, but am opposed to razing bldgs on Maverick St. Only mid 19th century bldgs not significantly altered in square. Dont want to lose character of area. Many business districts are protected. Afraid it will lead to destruction which will spread for other buildings in area. Every place will begin to look the same with generic structures. History will be lost forever.
7/2/2017	Charles Cann		20 leverett ave 6b East Boston MA 02128	Oppose	Am not opposed to development of the site, but am opposed to razing bldgs on Maverick St. Only mid 19th century bldgs not significantly altered in square. Dont want to lose character of area. Many business districts are protected. Afraid it will lead to destruction which will spread for other buildings in area. Every place will begin to look the same with generic structures. History will be lost forever.
7/5/2017	Madeleine Steczynski		103 Webster Street East Boston MA 02128	Oppose	<p>Despite having five public meetings prior to filing, I am writing because there is potential to be more ambitious in Maverick Square. Building a two-story building at a transit station one stop from downtown is out of context with the rest of Maverick Square and the recent planning efforts set forth by the Mayor. The BPDA's zoning code should be structured to support the Mayor's goals of building more housing, office, and retail around transit stations.</p> <p>This type of suburban-oriented development adds little to the character and interest of Maverick Square. This two-story building is as high as the surrounding three story buildings around it, the outdoor seating is in back next to the parking lot, and the overall design lends itself to something you'd find in a suburban strip mall.</p>

					<p>I want and appreciate investment and development in Maverick Square, but the character and quality of this project should meet and exceed the character and quality of the buildings that exist on the site today, as well as those around it.</p> <p>If this project moves forward, I ask that you require high quality materials, support outdoor seating on the sidewalk, ask that leaseable floorplates are appropriate for small-scale, local businesses, and that development team add sidewalk trees, high quality street lights, and ample bicycle parking. Please also clarify the "mews" between this project and 154 Maverick Street, as the developer team did not show what that space looks like at the public meetings; this is a key area that connects with existing, vibrant local businesses.</p> <p>I urge the BPDA to push the development team to build a more ambitious and inspiring building that will set a high-bar for development in Maverick Square.</p>
7/6/2017	James Linthwaite		155 Cowper St East Boston MA 02128	Oppose	<p>Despite having five public meetings prior to filing, I am writing because there is potential to be more ambitious in Maverick Square. Building a two-story building at a transit station one stop from downtown is out of context with the rest of Maverick Square and the recent planning efforts set forth by the Mayor. The BPDA's zoning code should be structured to support the Mayor's goals of building more housing, office, and retail around transit stations.</p> <p>This type of suburban-oriented development adds little to the character and interest of Maverick Square. This two-story building is as high as the surrounding three story buildings around it, the outdoor seating is in back next to the parking lot, and the overall design lends itself to something you'd find in a suburban strip mall.</p> <p>I want and appreciate investment and development in Maverick Square, but the character and quality of this project should meet and exceed the character and quality of the buildings that</p>

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7/6/2017	matthew emond	resident	9 EMMONS STREET BOSTON MA 02128	Oppose	<p>I've been to several meetings on this project in the past few months, and although I feel the development team has done their best to accommodate our community's feedback, I still feel that this proposal does not maximize the potential of this site.</p> <p>This is a fantastic T.O.D. opportunity and a chance to add mixed use & affordable housing to a neighborhood that needs it desperately. I do not feel this proposal is in-line with Mayor's development goals, and it will set a precedent in our neighborhood going forward.</p>
7/6/2017	Jay Benson	East Boston resident	210 Webster St East Boston MA 02128	Oppose	<p>I am very disappointed with the proposal for 9 Chelsea Street. The developer has attended several meetings but does not seem to have heard the residents.</p> <p>The building as proposed does not fit the area. It is too flat and has too much glass. It looks like a WalMart. If they want to have outdoor seating they need to step some of the building back. There is no parking. The proposed seating in the rear area is beside the loading dock and dumpster - not appealing. The area is a wind tunnel already so don't add to the problem. Materials should better reflect the overall neighborhood. In other words, this project needs a lot of changes.</p>

7/7/2017	Boaz Sender		23 Haynes St Boston MA 02128	Support	<p>I am writing to voice my concern about the 9 Chelsea St development at Maverick Square.</p> <p>This site is situated at public transit station, and deserves a development focused on affordable housing, and reasonable commercial spaces for the kinds of neighborhood owned businesses whose dollars have been shown are reinvested in the local community at a high rate. This kind of affordable-housing/local-business mixed use would fit the stated goals of the Mayor's office, and provide justice for East Boston.</p> <p>Instead, the plans presented by the developer describe what reads more like a suburban strip mall development geared toward big-box chain stores which have been shown to extract economic value from local communities by sending their operating margin to out of state headquarters. The development plans also describe a car oriented project which could not be a poorer fit for this public transportation hub.</p> <p>I am very excited to see this site developed for the benefit of the area residents, but to approve the project as it is currently presented would undermine an already vulnerable community in East Boston.</p> <p>I urge you to withhold approval for a more just iteration on this development. On this critical site, and at this historic time in the development of East Boston, you have a unique opportunity to send a message about who gets to benefit from the redevelopment of Maverick Square.</p>
7/7/2017	Jane O'Reilly	jpna	150 Orleans st #407 East Boston MA 02128	Oppose	<p>In addition to adding my support to the general letter written by the neighborhood committee, I protest the BDA's statement that the two bow front brick buildings on Maverick Street are of no historical value. What documentation supports this dismissal. They are in fact the last two original building of a neighborhood that was once a center of commerce and families, when East Boston was as important a port as Boston.</p>

					<p>Despite having five public meetings prior to filing, I am writing because there is potential to be more ambitious in Maverick Square. Building a two-story building at a transit station one stop from downtown is out of context with the rest of Maverick Square and the recent planning efforts set forth by the Mayor. The BPDA's zoning code should be structured to support the Mayor's goals of building more housing, office, and retail around transit stations.</p> <p>This type of suburban-oriented development adds little to the character and interest of Maverick Square. This two-story building is as high as the surrounding three story buildings around it, the outdoor seating is in back next to the parking lot, and the overall design lends itself to something you'd find in a suburban strip mall.</p> <p>I want and appreciate investment and development in Maverick Square, but the character and quality of this project should meet and exceed the character and quality of the buildings that exist on the site today, as well as those around it.</p> <p>If this project moves forward, I ask that you require high quality materials, support outdoor seating on the sidewalk, ask that leaseable floorplates are appropriate for small-scale, local businesses, and that development team add sidewalk trees, high quality street lights, and ample bicycle parking. Please also clarify the "mews" between this project and 154 Maverick Street, as the developer team did not show what that space looks like at the public meetings; this is a key area that connects with existing, vibrant local businesses.</p> <p>I urge the BPDA to push the development team to build a more ambitious and inspiring building that will set a high-bar for development in Maverick Square.</p>
7/7/2017 8:32:19 AM	Dan Bailey		177 Webster St. Apt. 2 Boston	Oppose	After attending four public meetings on this matter, I'm writing as a resident of East Boston to express my opposition to Linear Retail's development plan for the 9 Chelsea Street site

			<p>MA 02128</p>	<p>in Maverick Square. The current proposal calls for demolishing historic buildings and replacing them with a lower quality building that is out of character for Maverick Square. What's more, the proposal misses the opportunity for a mixed use development, squandering a prime parcel of land adjacent to a T stop at a time when Boston has committed to creating additional housing. The proposal is also likely to have environmental and economic costs for the surrounding community, which Linear Retail has refused to address or mitigate.</p> <p>The current development proposal involves the demolition of two of Maverick Square's oldest (ca. 1870) and best-preserved buildings at 144-146 Maverick St. East Boston's historic architecture is one of our greatest assets. Buildings like the bow front row houses at 144-146 Maverick provide the neighborhood with a unique sense of place – they tie us to the past, add to the neighborhood's character and charm, and contribute to the economic vitality of East Boston's business district in ways that newer buildings do not.</p> <p>Linear Retail's claim that the buildings slated for demolition have no historic significance, which has been propagated here by the BPDA, is baseless. The buildings' historic significance has not been evaluated by the Boston Landmarks Commission, the Massachusetts Historical Commission, or any other official entity. But in an unofficial sense, these buildings are clearly important to the community – residents have repeatedly requested that Linear preserve the historic row houses at 144-146 Maverick and incorporate them into a new design for the site, but Linear has so far refused to consider preserving these buildings. The Boston Preservation Alliance has decided to oppose the development for this reason.</p> <p>Because historic buildings, like the row houses at 144-146 Maverick, are directly connected to economic vitality, the BPDA should consider the impact of demolition and should push the developer to consider options for preserving the</p>
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				<p>buildings. Relying on the Boston Landmarks Commission to advocate for preservation is not enough. The BLC is one of the last city agencies to review development proposals as part of the Article 85 demolition review process, and while they can impose a 90 day demolition delay, they do not have any authority to require the developer to seriously consider alternatives to demolition. I expect that the BLC will impose a demolition delay for 9 Chelsea, but Linear Retail has indicated that they plan to simply wait out the delay and demolish the buildings anyway.</p> <p>As compared to renovating an existing structure, demolishing and replacing a building emits 4.5 times more carbon dioxide. Given Boston's commitment to become carbon neutral by 2050, this kind of development is irresponsible. Despite their proposal's steep environmental cost, Linear has refused to offer any sort of environmental mitigation. They have refused to construct a building with energy efficiency that exceeds the bare minimum required by Boston building codes. Additionally, Maverick Square is in desperate need of greater tree canopy coverage to help clean the air, manage stormwater runoff, and reduce the urban heat island effect, but Linear has been unwilling to commit to planting and maintaining street trees around the new building.</p> <p>Smaller, older buildings tend to host more independent, neighborhood-scale businesses and more jobs per commercial square foot than large, new buildings. Indeed, several of the buildings at the 9 Chelsea site were rented by small businesses until the site was purchased by Linear and the businesses left. Additionally, renovating an older building creates 50% more local construction jobs than demolishing and replacing a building. By renovating and retaining some of the existing buildings on the 9 Chelsea site, 144-146 Maverick in particular, Linear could help create additional local jobs while ultimately providing suitable retail space for small, local businesses. The current proposal, however, calls for large retail spaces in a new construction building, which are more</p>
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					<p>likely to be rented to chain businesses.</p> <p>One of Boston's primary goals in coming years, as stated in the Imagine 2030 Plan, is to encourage the construction of additional housing to moderate runaway housing costs. The 9 Chelsea St. site is located literally on top of the Blue Line, adjacent to Maverick Station, and one T stop from downtown. The site is an obvious choice for a mixed use development that could provide much needed housing in East Boston, but Linear Retail has refused to consider adding a residential component to the development. Instead, their proposed development wouldn't look out of place in a suburban context – it's inappropriate for Maverick Square, a growing, urban business district. In a general sense, the 9 Chelsea proposal is a symptom of poor urban planning throughout East Boston. Building what amounts to a two story strip mall adjacent to a T stop while five and six story apartment buildings are constructed in nearby historic neighborhoods made up of triple deckers and single family homes simply doesn't make sense.</p> <p>Linear Retail's proposal for Maverick Square is one of the first large-scale developments in East Boston's business district in recent years. East Boston is a growing neighborhood, and this proposal will set the tone for future development in the business district. We need development that updates and restores existing urban fabric, reflects the character of the surrounding community, is transit oriented, meets the neighborhood's housing needs, strives to minimize its environmental impact, and supports the local economy. The 9 Chelsea proposal is not the kind of smart, sustainable development that East Boston needs and deserves.</p>
7/7/2017	Lisa Jacobson		218 Everett St Boston MA 02128	Oppose	<p>Despite having five public meetings prior to filing, I am writing because there is potential to be more ambitious in Maverick Square. Building a two-story building at a transit station one stop from downtown is out of context with the rest of Maverick Square and the recent planning efforts set forth by the Mayor. The BPDA's zoning code should be structured to support the</p>

				<p>Mayor's goals of building more housing, office, and retail around transit stations.</p> <p>The current development in East Boston is 3-16 stories - in the residential parts of the neighborhood - why are we building only 2 stories right at a prime transit hub?</p> <p>This type of suburban-oriented development adds little to the character and interest of Maverick Square. This two-story building is as high as the surrounding three story buildings around it, the outdoor seating is in back next to the parking lot, and the overall design lends itself to something you'd find in a suburban strip mall. The developer team only works on retail development, almost exclusively in the suburbs, and is not open to a mixed-use or taller building.</p> <p>Despite the lack of density, the design - although improved from the previous several iterations - feels like a cookie cutter project. I want and appreciate investment and development in Maverick Square, but the character and quality of this project should meet and exceed the character and quality of the buildings that exist on the site today, as well as those around it. Meeting after meeting, the developer team has said they want to add to the vitality/livability/interest of Maverick Square, but their proposal does not reflect that. Instead of building to the lot line, leaving a narrow sidewalk, the team should be encouraged to add more interest on/at the sidewalk.</p> <p>If this project moves forward, I ask that you require high quality materials, ask that leaseable floorplates are appropriate for small-scale, local businesses, and that development team add sidewalk trees, high quality street lights, and ample bicycle parking.</p> <p>Please also clarify the "mews" between this project and 154 Maverick Street, as the developer team did not show what that space looks like at the public meetings; this is a key area that connects with existing, vibrant local businesses.</p>
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					I urge the BPDA to oppose this project and push the development team to build a more ambitious and inspiring building that will set a high bar for transit-oriented development in Maverick Square.
7/7/2017	Joshua Acevedo	East Boston Resident	7 Putnam Street East Boston MA 02128	Support	I believe the development team has made several changes to their original proposal that has helped to bring it in line with what would be nice at that building site. While I would have loved to see an introduction of a small new grocery store to the neighborhood, I believe that the retail that is brought to that site will be a new addition to our neighborhood.
7/7/2017	Jason Burrell	Resident	187 Everett Street Apt.2 East Boston MA 02128	Oppose	<p>I do support a development in this parcel and am appreciative of the changes that the developer has made to the project I do have some concerns and comments with what is being presented:</p> <ol style="list-style-type: none"> 1) It does not make sense that we are approving two story structures on a square one subway stop away from downtown Boston on a parcel that should maximize density due to it's proximity to public transit. The building should be in scale to the Health Center on the other side of the square. The city is approving 4-5 story buildings in areas of the neighborhood that are triple deckers and only approving a two story building at an area that should maximize density. WE NEED ZONING REFORM NOW. The developer by right could have built a one story shack with approximately 40 parking spaces on this lot, this doesn't make sense. 2) The dining area being proposed is on an alley, the city should push for streetside dining and integrating the streetscape with the indoor dining along Chelsea Street. Fully operable sliding windows along the Chelsea Street façade would help to integrate this. 3) The renderings are greatly improved from what was originally submitted, but BPDA MUST hold the developer accountable to use quality materials. This façade will look cheap and fake if this does not occur. For example, please do

					<p>not allow thin brick, Azek siding, stucco, etc. This materials will set a low standard for future development on the square. This parcel is extremely important because it anchors the square and it is the first thing that you see when you exit the subway station in to our community. It is extremely important to get this right with the properly materials (full brick, cast stone, granite, etc.)</p> <p>4) Please ensure that the developer holds to their commitment of restoring the clock and getting it installed in Central Square.</p> <p>5) Please ensure that the developer meets their obligation to install all new street trees along the property and new street lighting down Chelsea Street and up Maverick Street. I would like to see this commitment extended beyond their property to help unify all of the street lighting around Maverick Square to the same type of lighting.</p> <p>Thank you.</p> <p>Regards, Jason Burrell 4)</p>
7/7/2017	Gloribel Rivas		109 Trenton St Boston MA 02128	Neutral	<p>Will oppose if you don't give current businesses located on the premises the right to remain as tenants or shareholders in the new development at a reasonable rate. Also, please don't bring in a giant chain. Please make sure retail businesses are diverse (i.e. different services, products sold and ethnicities served or serving). Please make sure also that you don't have high-end shops or expensive businesses exclusively but that these businesses reasonably serve all residents and not exclusively those of a certain class.</p>
7/7/2017	Gloribel Rivas		109 Trenton St Boston MA 02128	Neutral	<p>I will oppose this project if the tenants currently occupying any of the three buildings that are going to be razed and redeveloped are not given the right to return. I would like this project to include a mix of businesses catering to a diverse audience. Products and services sold should reasonably cater to all members of the community. There should be a mix of</p>

					<p>products ranging in price points so that working-class and white-collared folks can convene in the same shopping district. PLEASE DO NOT ALLOW THIS TO BE A DEVELOPMENT STRICTLY FOR THE BOURGEOISIE. No more than half of the tenants in the shopping development should be big-chains. Small businesses should be given priority in all matters. Furthermore, the buildings should be accessible to people with disabilities.</p>
7/7/2017	David Aiken		218 Everett Street East Boston MA 02128	Oppose	<p>Mr, Rooney,</p> <p>The development team has held a number of meetings regarding this proposal with the idea that if they hold several meetings, they can point to that as a process by which they have improved the proposed project. Sadly, this is not the case. This project remains as undefined as it was the first time it was presented. You should be looking at projects such as 102-110 Savin Hill Avenue which is a mixed-use proposal with 14,000 sf of retail space and is taking input on CoUrbanize. That proposal has ground floor commercial and upper level uses.</p> <p>The location of this site is ripe for mixed-use development, which this party will not do because they simply "do not do that". Their lack of experience developing (they mostly own commercial spaces in other developer's buildings) has been evident throughout this entire process. There is no attempt being made to re-purpose the wonderful brick buildings on Maverick Street and the community's request for TOD housing, office or other spaces has been ignored. They regularly point to the Trader Joe's they developed on Alewife Brook Parkway, an auto oriented site.</p> <p>The uses are lacking and the design is sub par with brick</p>

				<p>veneer proposed in the PNF on Maverick Square! Outdoor dining is proposed in the rear parking lot (which the developer has acknowledged may not end up in a final plan) and a pedestrian walkway between the property and 154 Maverick Street's property which is nothing more than a back alley of mechanical spaces, yet is being sold as a pedestrian muse. This proposal is a suburban strip mall building shoved into a downtown community, in one of the best TOD locations in the area. At a very low FAR of about 1.4 the BPDA should be rejecting this especially as the Mayor seeks to add 53,000 new units of housing to take pressure off of the residential market. The best thing about this proposal is that it only has 6 parking spaces.</p> <p>I am strongly opposed to the proposal that has been put forth. It is lacking in scale and character and should not be acceptable in any neighborhood location in the City of Boston. It is undeniable that a mix of new uses will be welcome on Maverick Square, but the BPDA should be requiring a substantially better plan and commitment for such a prime location. This project is not consistent with any vision laid out by Imagine 2030 or GoBoston 2030.</p>
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