



Casey Hines <casey.a.hines@boston.gov>

RE: Harrison Albany Block- Impact Advisory Group

1 message

Mark Haley <[REDACTED]>
To: Casey Hines <casey.a.hines@boston.gov>

Fri, May 13, 2016 at 5:26 PM

Hello Casey,

I do not think I ever sent you my comments.

In consideration for the parcel that is border by Harrison Avenue, East Dedham Street, East Canton Street, and Albany

Street. I would like to see the original zoning consider. Keep it Commercial and keep it to the height as it was zoned for.

My first concern is it way too high for what was planned. If everyone did what they wanted, what good is a master plan. I am concerned for the neighbors and their shadow their larger building will cast.

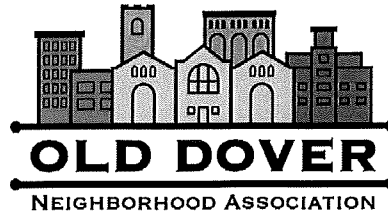
Traffic is already at an F in many intersections in this area. To add so many individual units would add to the traffic problem.

I think there needs to be more parking provided. I believe they are not even where they need to be. I would think at least one space per unit plus spaces for their tenants and the businesses they have proposed.

Thank you,

Mark

From: mark



May 11, 2016

Casey Hines
Boston Redevelopment Authority
One City Hall, 9th Floor
Boston, MA 02201

Dear Casey:

At the May 3 meeting of the Old Dover Neighborhood Association, we saw a presentation from representatives of Leggat McCall Properties, about their proposed development, the Harrison-Albany Block.

Old Dover responded positively to the plans to redevelop the property, with the acknowledgement that the project falls well outside the boundaries of this neighborhood association, and that any negative impacts would be more pronounced on the immediate abutters.

By vote of members in attendance at the May 3 meeting, the association would like to provide the following comments and provisos.

We understand that project includes almost 40% of open space, far higher than the city's mandated 20%. This is a very positive feature which we support. Any and all measures to improve the public realm and streetscape in the way of publicly-accessible green and open space should be pursued. The project's cut-through, corner park, and wide sidewalks are all to be applauded.

While the amount of retail/commercial space for a project this size seems small, we support the intent for a portion of it to be affordable community space. "Future Chefs" was mentioned as a possible first floor tenant, which would be a very good use.

The bike storage space of one per unit is a good ratio, as the community supports all measures that can be taken to foster and accommodate alternate modes of transportation.

The number of spaces for car parking is an impressive one, though it wasn't clear from the presentation we saw how many would go to residents of the building versus outside use, such as a parking lease to Boston Medical Center.

To that point, there was concern about the volume of traffic caused by the development, which amounts to over 700 cars entering/exiting on residential side streets, East Dedham and East Canton Streets.

While there were some positive sentiments about the project's height, the impact of such height on the abutting buildings and its residents was not lost on our group. To that end, Old Dover puts its full support with the project's abutters and their negotiations with regard to height and mitigation thereof, as well as a thoughtful discussion to mitigating the traffic/transportation impacts mentioned above.

In terms of the height variances being sought (PDA designation, with additional height allowance from 120 to 200 feet), Old Dover feels these are significant allowances not to be taken lightly. There were questions raised by our group as to whether the appropriate and equally-substantial measures were being provided by the developer in exchange for this additional

height. For example, the amount of affordable housing is the minimum required for a PDA, and where the need is so great, adhering to a minimum threshold was questioned.

In exchange for the significant additional height, and in acknowledgement of the great size and scope of the project and its potential impact, Old Dover calls for careful scrutiny of the community benefits the project should be expected to provide. Among the desired and appropriate areas for consideration are affordable housing, funding for and support of alternative modes of transportation (e.g. bike lanes), affordable community space, public realm improvements, mitigation for abutters, and funding for nearby parks, whose facilities will be utilized by the thousands of new residents this project will bring.

If we can provide any further information, do not hesitate to contact us at info@olddover.org.

Sincerely,

Ken Smith
President
Old Dover Neighborhood Association

cc: Dave Newman, William Gause
Sam Chambers
Councilor Bill Linehan



Casey Hines <casey.a.hines@boston.gov>

Harrison Albany Block Petition

1 message

Harrison Albany Alliance <harrisonalbanyalliance@gmail.com>

Thu, Apr 28, 2016 at 11:59 PM

To: Casey Hines <Casey.A.Hines@boston.gov>, Michelle.Wu@boston.gov, daniel.koh@boston.gov, bill.linehan@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, mayor@boston.gov, Ayanna.Pressley@boston.gov, TJackson@boston.gov, Byron.Rushing@mahouse.gov

Dear Mayor Walsh, Councilor Wu and Councilor Linehan:

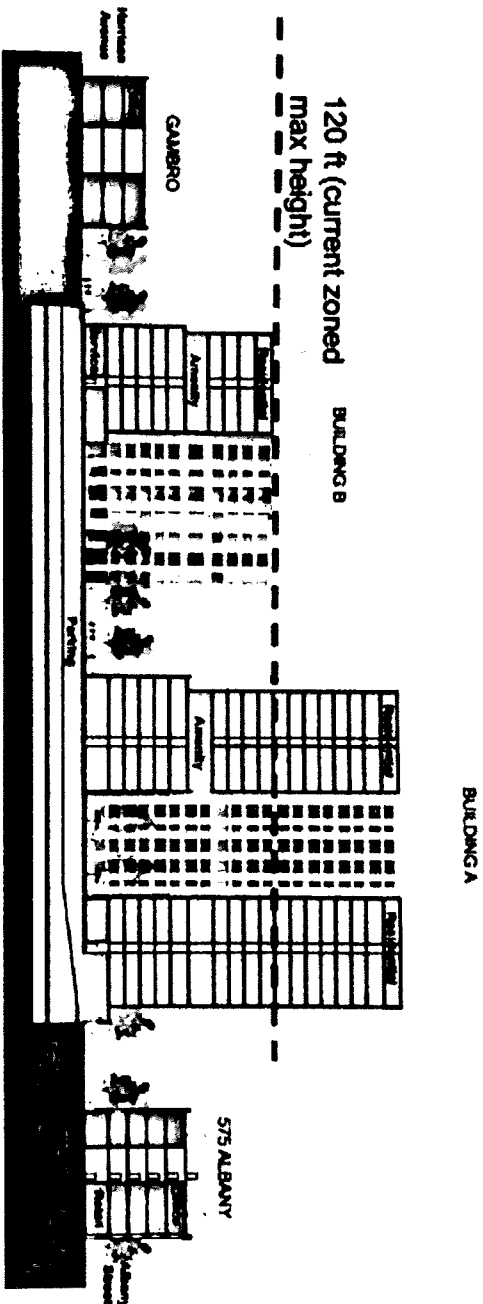
We as concerned residents of 700 Harrison Ave are worried about the impact that this Harrison Albany Block development will have on the very fabric of the neighborhood. First and foremost, the lifting of the zoning restriction from 70 feet with a Far of 4.0 to 120 feet just 3 years ago has created a race to the top in the middle of a predominately residential area made up of 3 stories town houses and condos no higher than 6 stories. Now we have developer like Leggat McCall asking for relief to build even more obscenely taller structure of 19 stories. We are opposed to that!

Other issues from the community:

1. The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers.
2. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan.
3. We strongly support a development that is primarily condominium versus rental units.
4. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines.
5. The project must include evidence and legally binding assurance that all green space will be property maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets.
6. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy.
7. Construction limited to Monday-Friday, 8 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself.
8. We support all the recommendations for local Boston contractors, local Boston suppliers
9. The project should be required to have the City of Boston designated proportion of affordable units on site.
10. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects.
11. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets.

Residents and Neighbors of 700 Harrison Ave,
Natalie Truong and Friends

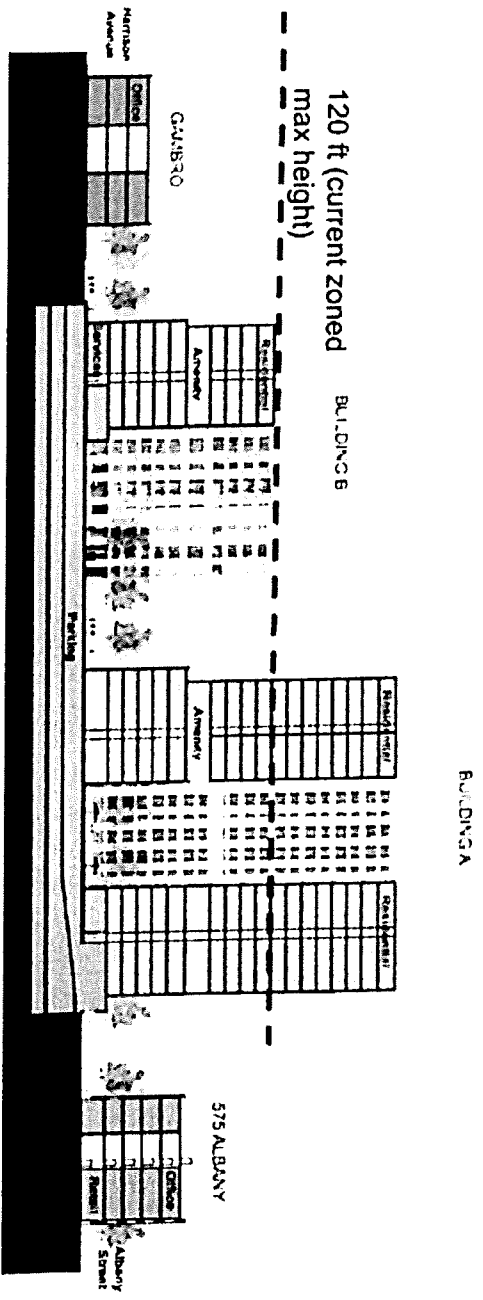
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Leggat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. We oppose the current plan as it as been presented to the public.		
Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
David Costa	<i>David Costa</i>	211 unit 700 Harrison Ave		4/26/16
Vincent Gonyea	<i>Vincent Gonyea</i>	900 Harrison Ave #402		4/26/16
KHANH NGUYEN	<i>KHANH NGUYEN</i>	700 Harrison Ave, # 310		4/26/16
LAURENCE 2440	<i>LAURENCE 2440</i>	700 HARRISON AVE #203		4/26/16

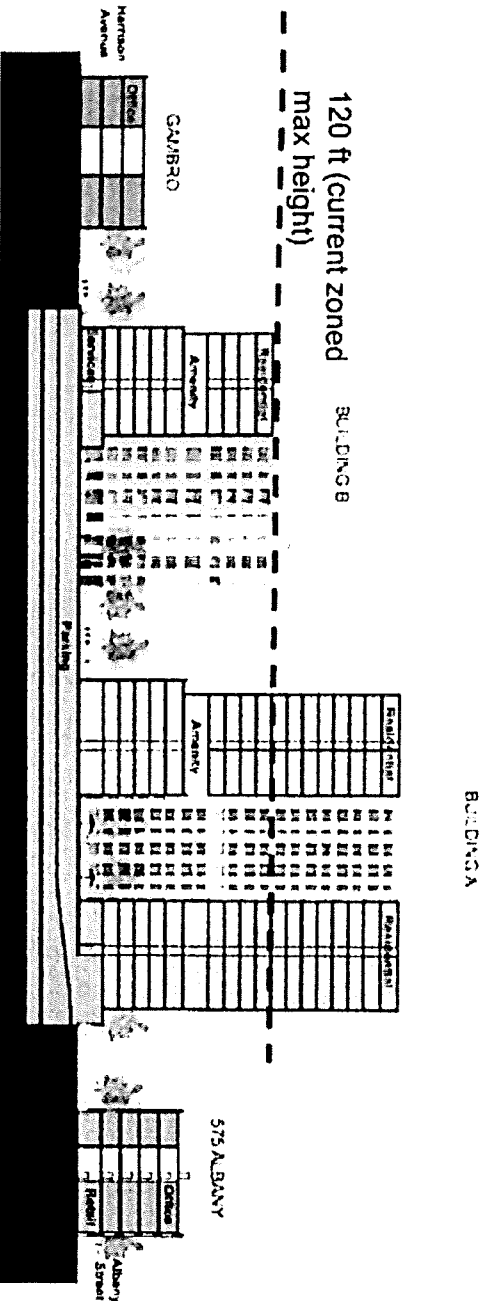
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
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Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
THANH NGUYEN		700 Harrison #512		4/23/24
John Lee		700 Harrison #608		4/27/24
Omair Morkh		700 Harrison #401		4/22/24
Sarah Bell		700 Harrison #405		4/28/24

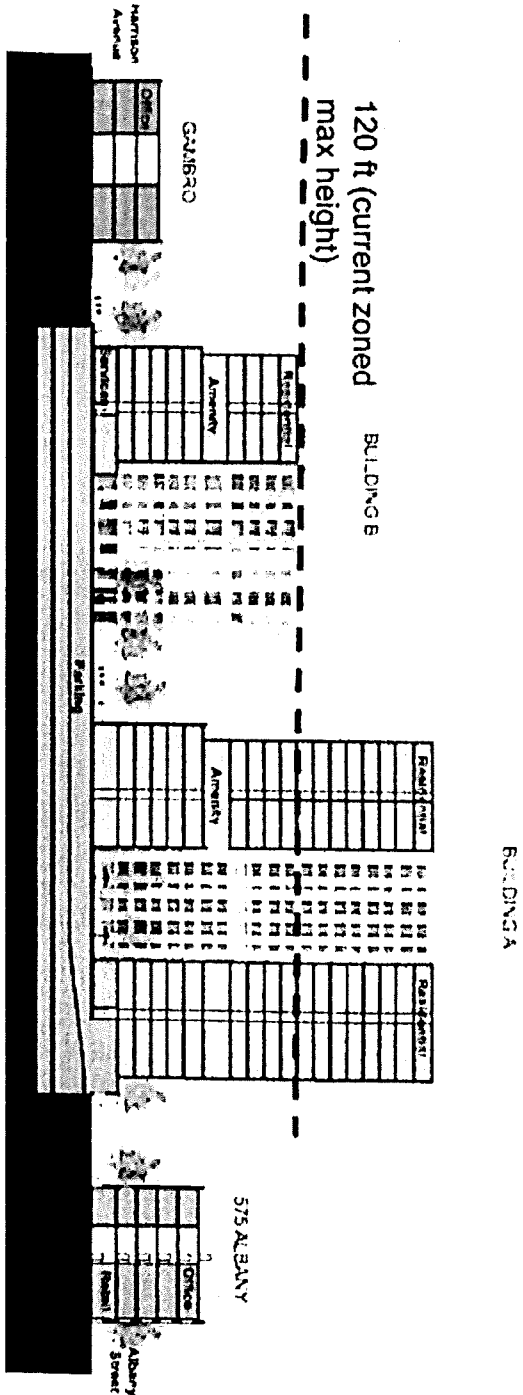
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.




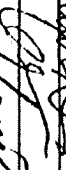

Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Legat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. Additionally we opposed the current plan has it has been presented to the public.		
Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
Daniel Rabinovich		700 Harrison Ave. #509	Oppose to 19 stories	4-28-16
Raymond Mann		700 Harrison Ave #616		4-28-16
Jennifer Soto		700 Harrison Ave #616		4-28-16
Guven Yu		700 Harrison Ave #608	Oppose to 19 stories	4-28-16

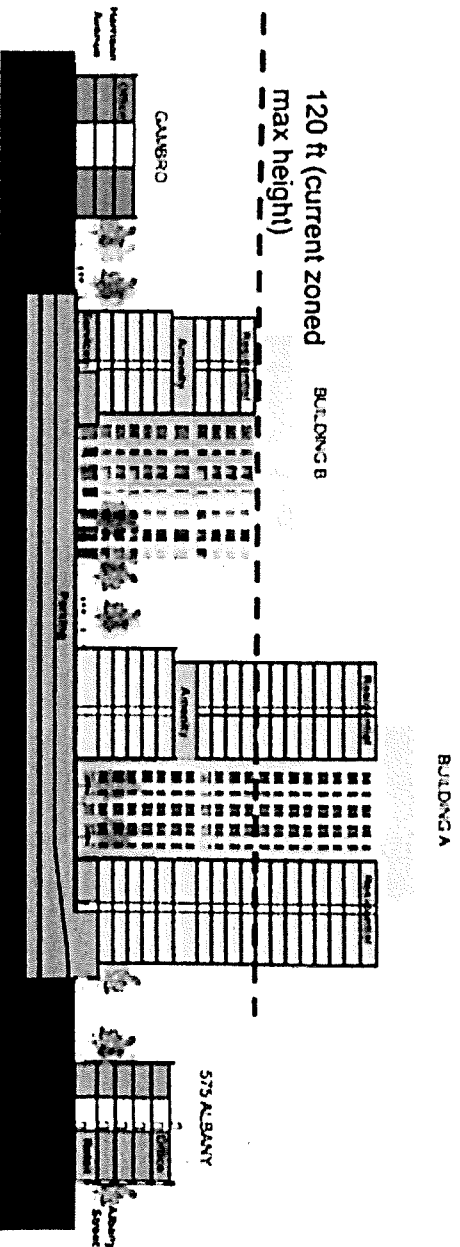
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Legat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. Additionally we opposed the current plan has it has been presented to the public.		
Contact	harrisonAlbanyAlliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
Tom Do		700 Harrison Ave #410		4/23/16
KAREN CHAN		700 Harrison Ave #411		4/23/16
THOMAS NGUYEN		700 HARRISON AVE # 308		4/23/16
Jun Xie		700 Harrison Ave. #302		4/23/16

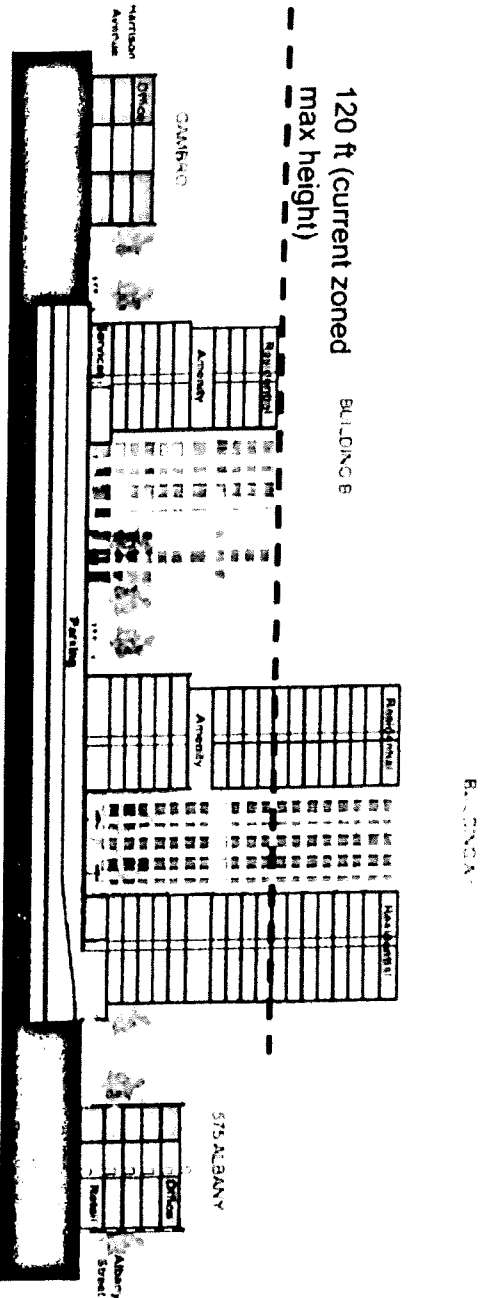
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Legat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. We oppose the current plan as it as been presented to the public.		
Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
INDARS LEE		700 HARRISON AVE #404	Too high	11/25/16
JOHN MORGAN		700 HARRISON AVE #404	Reduce the height	11/26/16

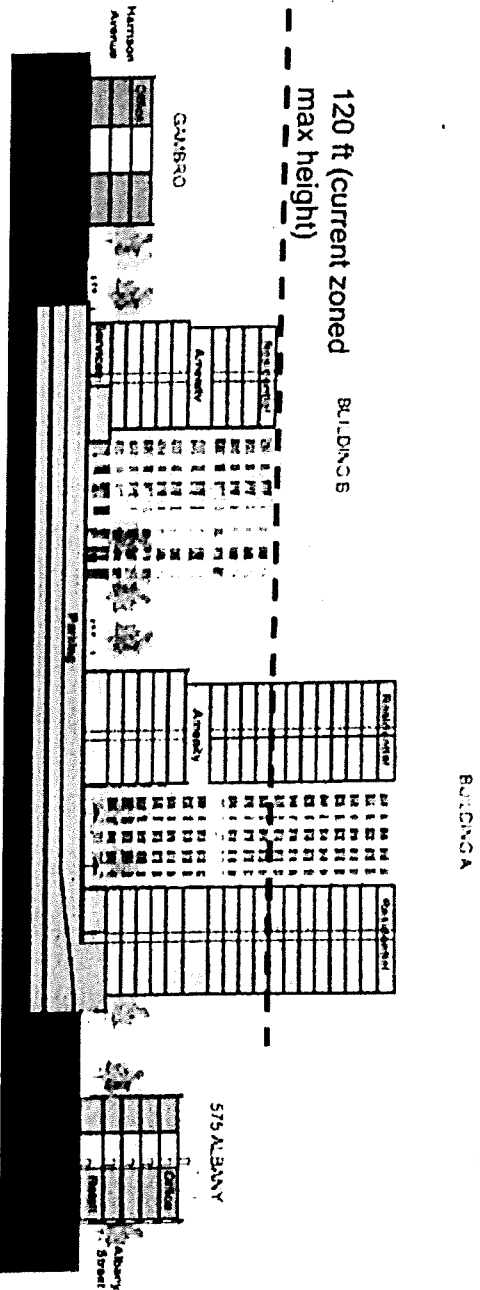
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Leggat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. Additionally we opposed the current plan has it has been presented to the public.		
Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
MARY BERTIN	Mary B. Bertin	#212-700 HARRISON		4-23-16
MELISSA WHITNEY	Melissa Whitney	#408 700 Harrison Ave		4-23-16
ADAM STERN	Adam Stern	#406 700 Harrison Ave		4-23-16
SIOBHA ENLERT	Siohba Enlert	700 Harrison #602		4/23/16

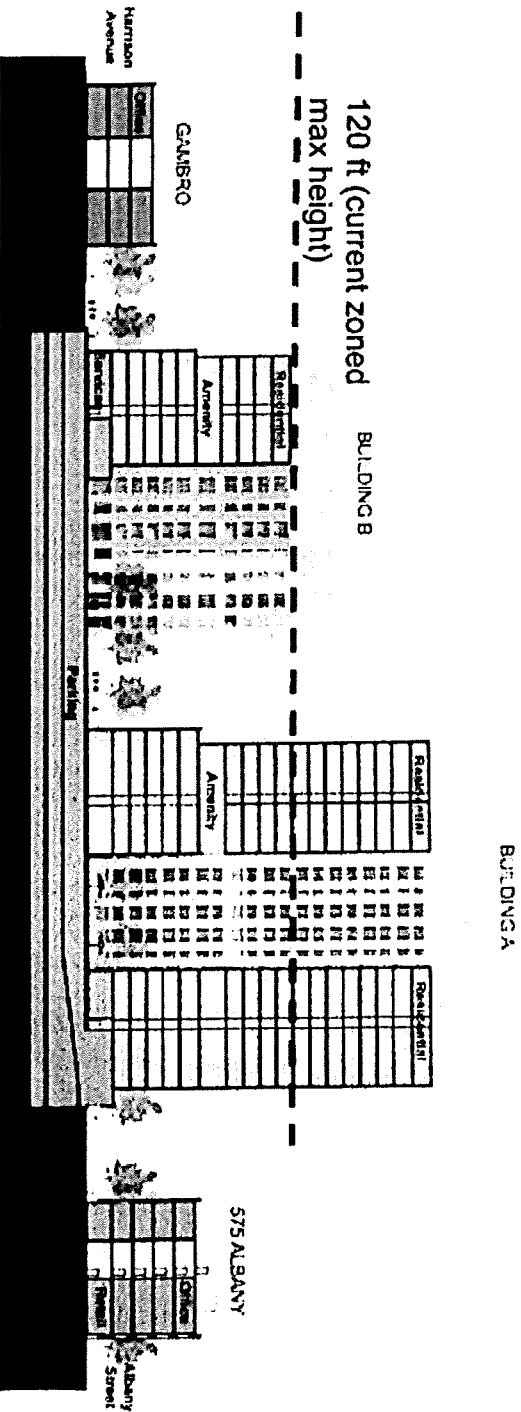
Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Leggat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. Additionally we opposed the current plan has it has been presented to the public.		
Contact	harrisonalbanyalliance@gmail.com		

Printed Name	Signature	Address	Comment	Date
Michael Robbins	Michael Robbins	700 Harrison Ave S14		5/1
Nicky Seethoo	Nicky Seethoo	700 Harrison Ave S14		28/12/16
Kyle Seethoo	Kyle Seethoo	700 Harrison Ave S14		4/13/16
Max Ehrsam	Max Ehrsam	700 Harrison Ave 412		

Harrison Albany Block Project: Petition against increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft.



Petition summary and background			
Action petitioned for	We, the undersigned, are concerned homeowners, residents, and citizens of Boston's South End who urge our leaders to act now to prevent lifting the building height restriction from its current 120ft to 200ft in order to accommodate Leggat McCall Properties' Harrison Albany Block Project's proposed construction of 'Building A', a 19 story, 487 unit residential rental building. Additionally we opposed the current plan has it has been presented to the public.		
Contact	harrisonAlbanyAlliance@gmail.com		

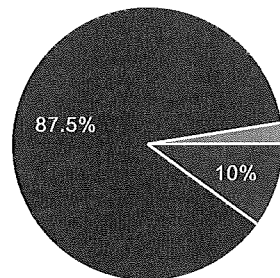
Printed Name	Signature	Address	Comment	Date
CHER KNIGHT	Cher Knight	#602 700 HARRISON AVE		4-23-16
SIRAGORY SEAN	Sean Siragory	700 HARRISON AVE #201		4-23-16
ENGAGE MEI	Engage Mei	700 HARRISON AVE #201		4-25-16
LI Hong lei	Li Hong lei	700 HARRISON AVE #214		4-25-16

40 responses

[View all responses](#)[Publish analytics](#)

Summary

Are you in favor of lifting the height restriction on the albany block project?



Yes - I want a 19 story building	4	10%
No - I don't want a 19 story building	35	87.5%
Other	1	2.5%

Comments

Major issues include (which have been stated in the emails) traffic/noise/lack of resident on-street parking, transiency and lack of community due to 1bd/studio apartments, soulless architecture, no condos and therefore lack of affordable housing for families/first time buyers...

thanks!

6 floor building is ideal as this is height for other residential buildings in this block.

I'm afraid of the precedent this will set for the neighborhood in allowing for more buildings to easily exceed the height restrictions. I am also concerned about the congestion and extra burden that the increased traffic will have on our already crumbling and tired infrastructure in the South End and the potential for a lower standard of living. I would like a new building in that location, but one that is more in keeping with the spirit and architecture of the South End.

Would like to see more multiple bedroom units rather than studio and singles

My concerns are primarily around traffic, parking (the harrison corridor is jammed already) and neighborhood diversity (families, affordable units).

We should not build building taller than 4 to 6 stories in this area. Perhaps they can do it

ink block but don't mess up the current neighborhood

I do not object to the height of the proposed building. However, I am not in favor of a building, residences in which are limited to studio and one bedroom units. The highest demand in the Back Bay/South End neighborhoods is for 2 bed/2 bath units. The smaller units, by their nature, attract transient residents. Although there is a need for those kinds of units, especially in the BU Medical area, there should also be a mix of larger units that can accommodate small to medium size families.

Out of scale for middle of residential street

It would be much taller than the other buildings in the neighborhood and adversely effect the neighborhood's character. It would also block views, including from the roof decks.

We live in a mid-rise neighborhood

Air-quality is doing clear

There will be no parking left on the streets

First and Last Name

Natalie Truong

Adam Stern

megan whitley

Jane Nguyen

Jun Xie

Henry Zeng

Thanh Nguyen

Toan Do

Aditya Mithal

Brian Chi

Bryan Guarnier

James Seligman

Kenda Kuncaitis

Peiyeh tsai

Rui Wang

Salman shah

Rasha Al-Aswad

Joseph Castellana

John Moynihan

Michael SooHoo

Kyle Szary

Thomas Lee

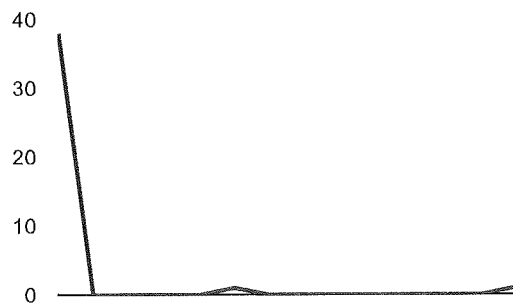
Jennifer Szeto
Vidya Ramanavarapu
Bryan Pinero
Benny Ruan
Heather Buechler
Sarah Chang
Salena Malik
Jasun Mahaffey
Lawrence Zhao
Ellen Chow
Cher Knight
Brooke Knight
Alvin Lee
Marc mansour
Oi-Lai Wan Li
Eugene Ho
Desmond lui
ashish anand

Unit Number

205
302
605
405
414
614
210
602
406
408
213
311
512
410
513
501

306
612
610
415
514
412
616
515
206
313
204
203
208
402
207
112

Number of daily responses

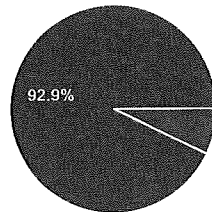


28 responses

[View all responses](#) [Publish analytics](#)

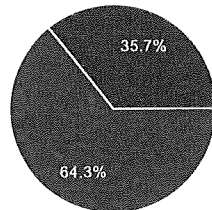
Summary

Are you in favor of lifting the height restriction on the Albany block project? (Per Leggat McCall another 15-20 ft will be added to the building for machinery - Actual building height will be closer 21 stories)



Yes - I want a 19 stories building	2	7.1%
No - I don't want a 19 stories building	26	92.9%

Are you in favor of limiting residential parking permit to residents of Albany Block?



Yes - More than 1 parking space per unit has been set proposed on site: Harrison Albany residents should use those parking space	18	64.3%
No- Harrison Albany Block residents should have equal access to street parking through the residential permit program	10	35.7%

First and Last Name

Natalie Truong
 Chris Grimley
 Sophia Chou
 Rasha
 sara
 Megan whitley
 Lawrence Zhao
 Max Ehram
 James Edasery
 Kyle Szary
 Juan Carlos Ramirez-Tapia
 N/a
 Kit Pyne
 Timothy Lambe
 Cher Knight
 Shuxin Wu
 Toan Do
 Christine Wallace

Joseph Castellana
Adam Stern
Dawn Panos
Karen Chan
Yasmine Saleh
Tachin Chang
Jennifer Szeto
Alvin Lee
Henry Hornblower
Heather Buechler

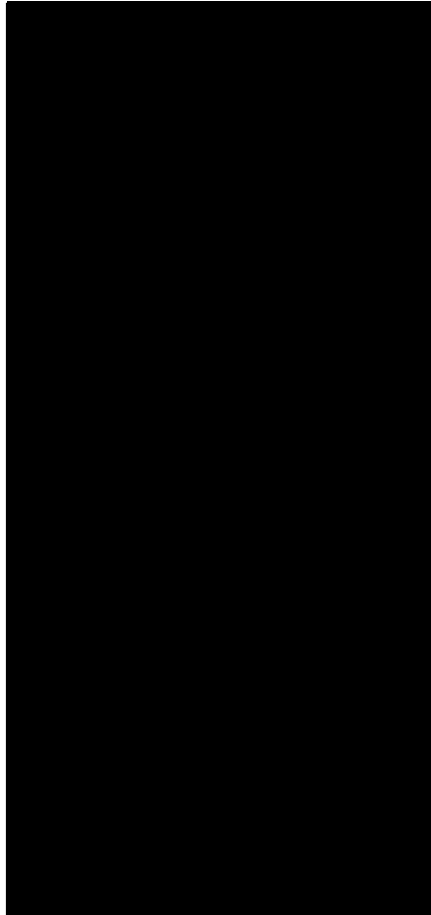
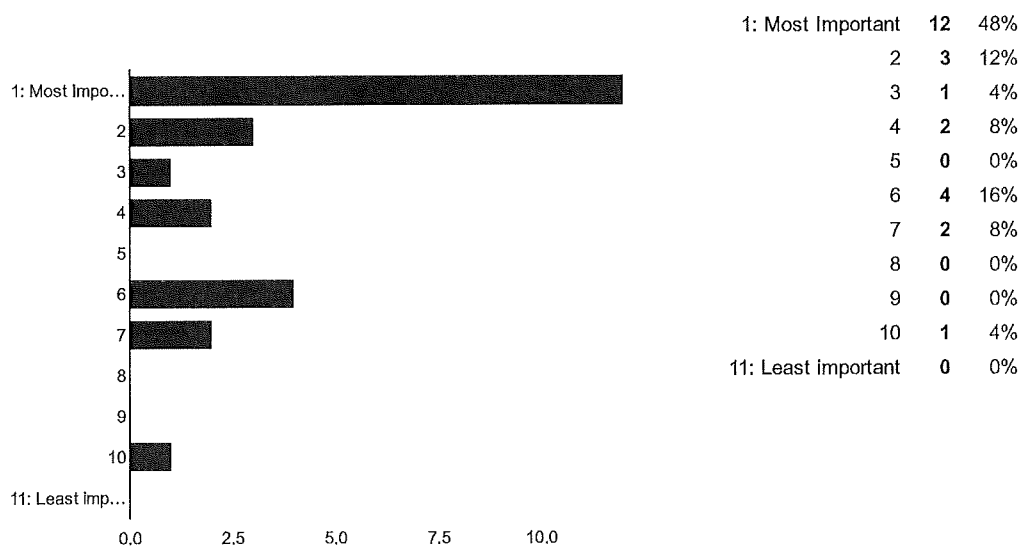
Unit Number at 700 Harrison Ave

412
205
309
Unit 215
415
413
408
203
401
209
n/a
Do not live at 700 Harrison
314
602
116
410
316
405
406
0000
411
305
113
616
210
109
313

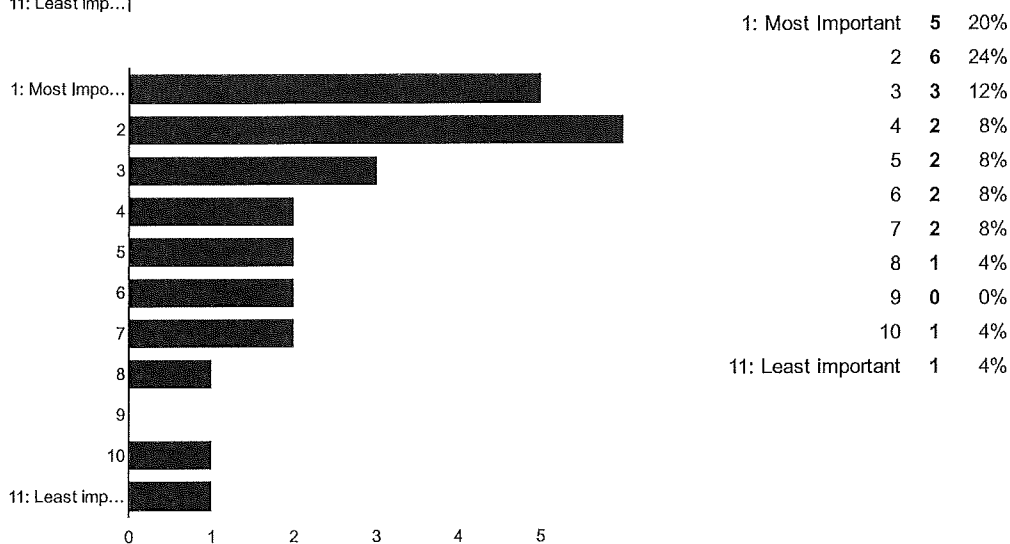
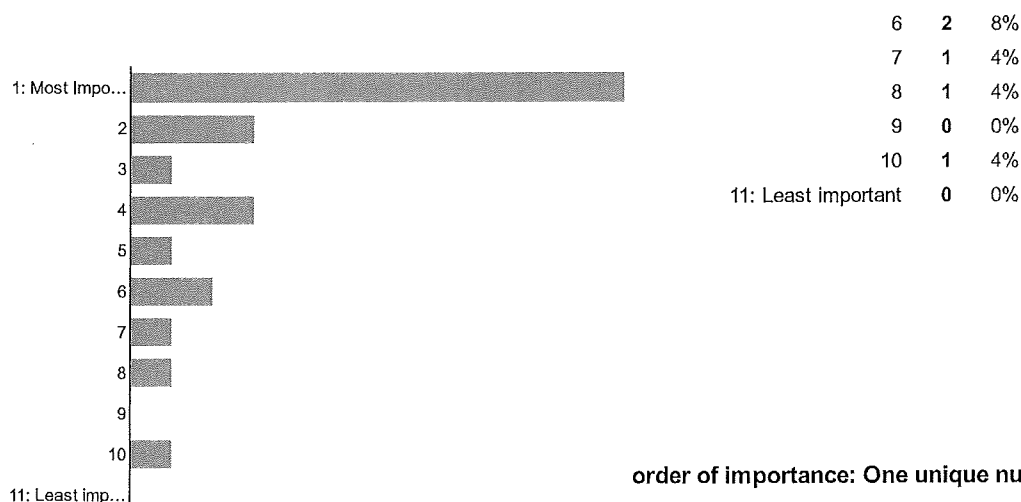
Address if you don't live at 700 Harrison:

17 Carlisle Dr, Glen Head, NY-11545
n/a
108 E Brookline St.
14 East Brookline Street #1417
Overseas

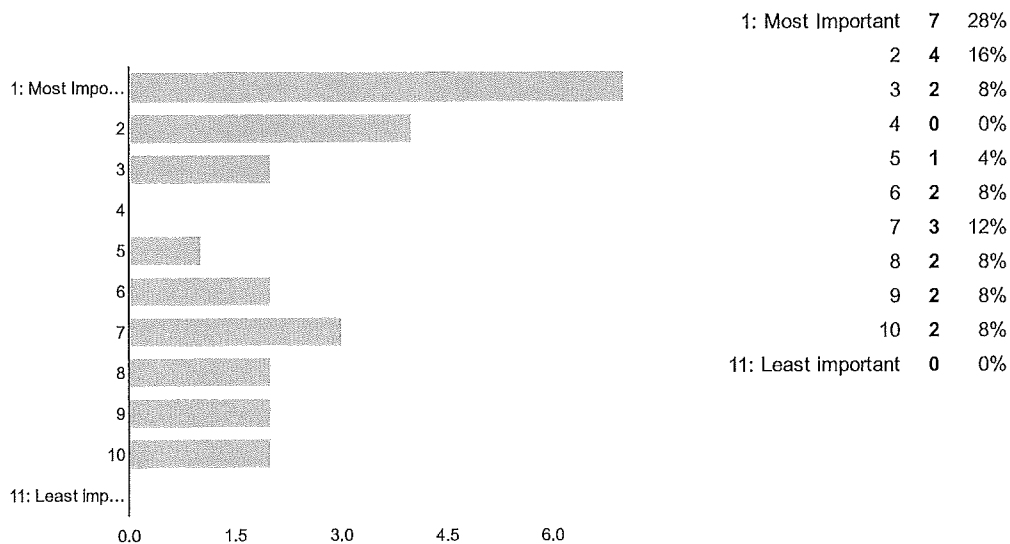
Email


A: Architectural design [Please rank from 1-11 in order of importance: One unique number per issue]

B: Having Condos instead of Apartments [Please rank from 1-11 in order of importance: One unique number per issue]

1: Most Important	12	48%
2	3	12%
3	1	4%
4	3	12%
5	1	4%

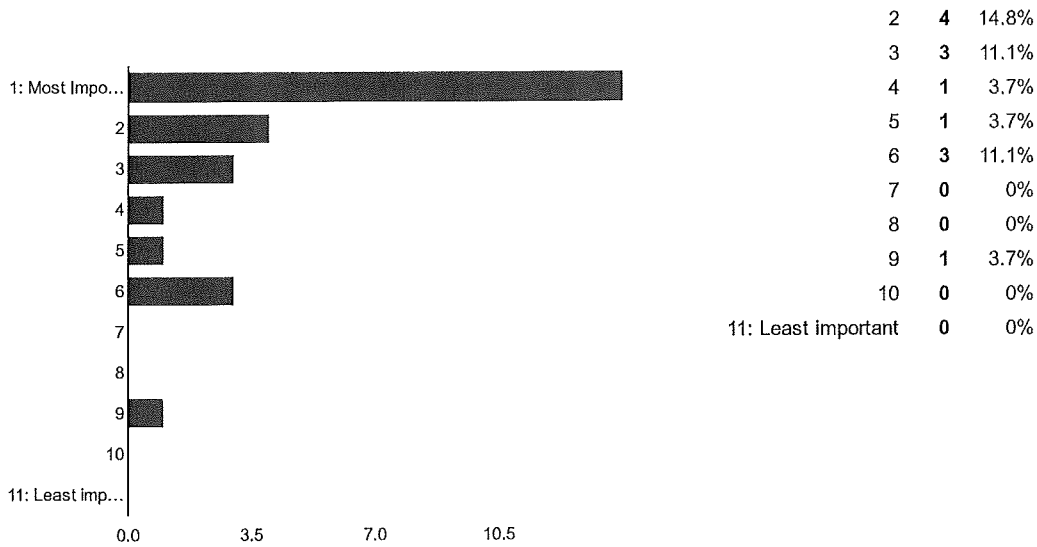


D: Affordability- Increasing affordable percentage [Please rank from 1-11 in order of importance: One unique number per issue]

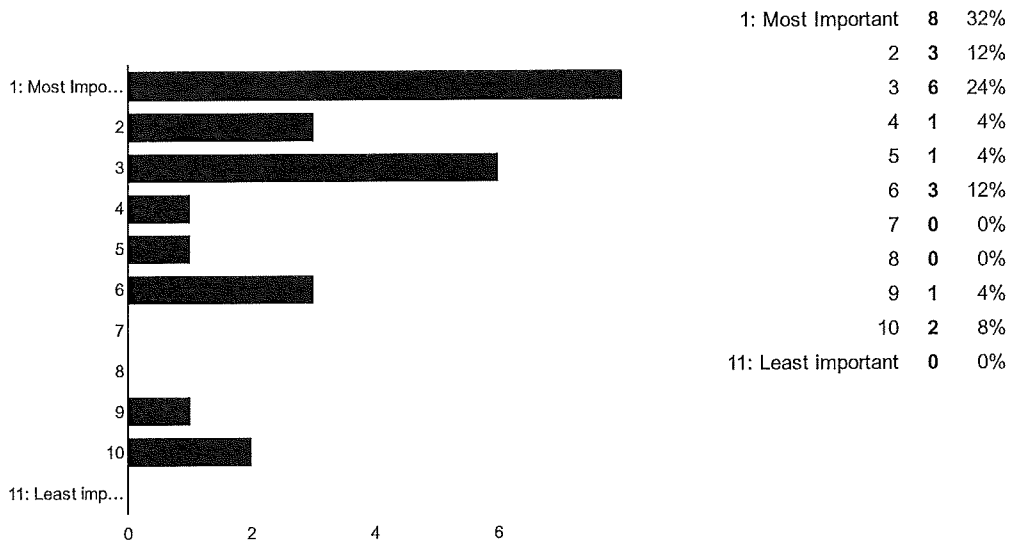


E: Parking and Traffic [Please rank from 1-11 in order of importance: One unique number per issue]

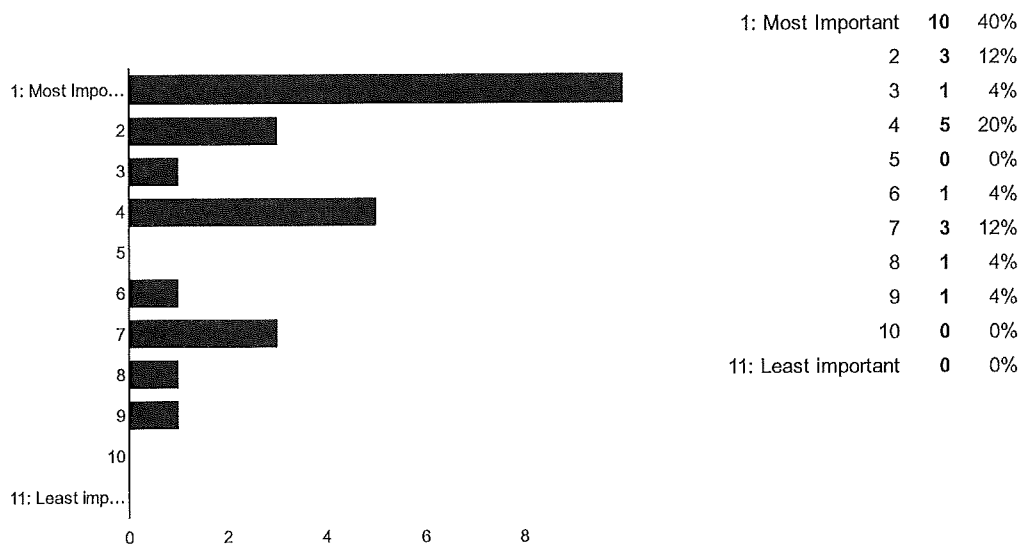
1: Most Important 14 51.9%

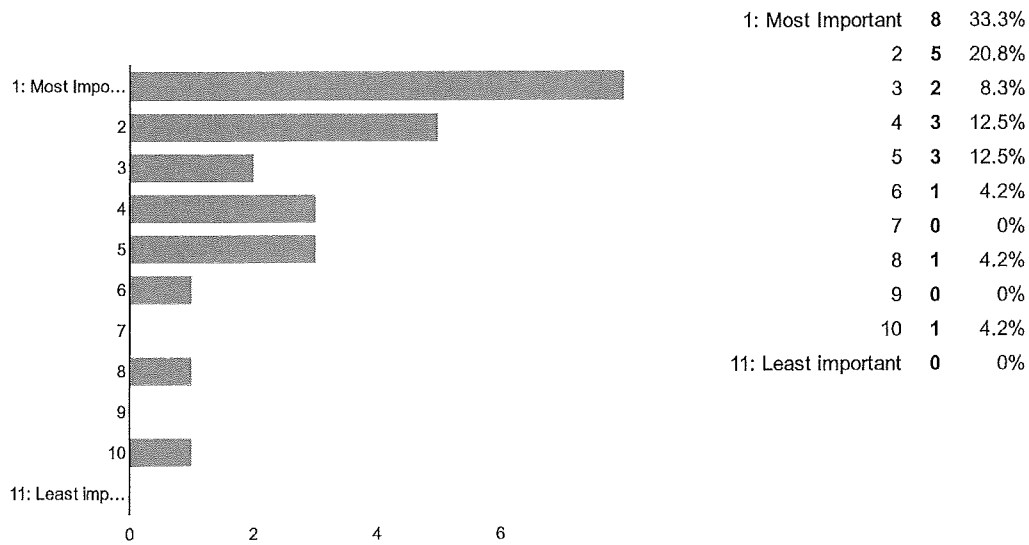
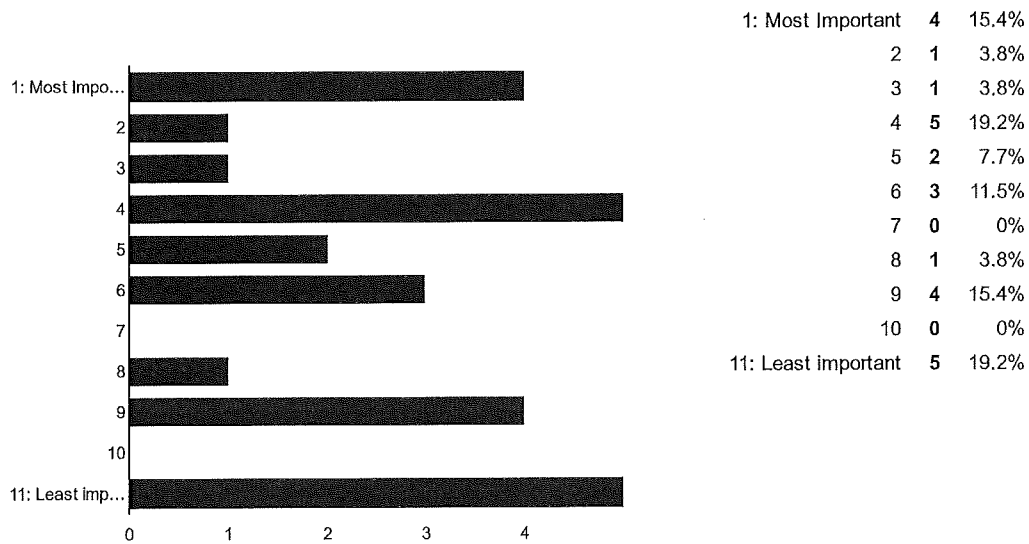


F: Air Quality [Please rank from 1-11 in order of importance: One unique number per issue]

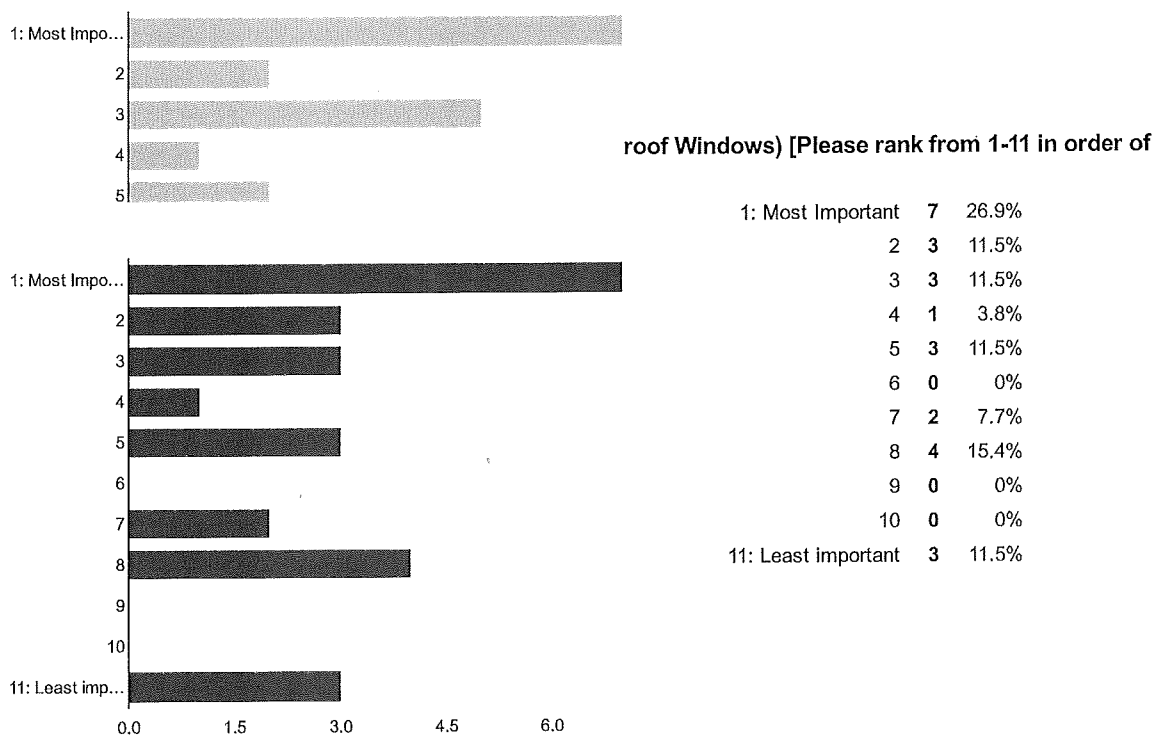


G: Detailed Construction Plan: 7:00 AM to 4:00 PM-Mon thru Fri-no weekend/holidays [Please rank from 1-11 in order of importance: One unique number per issue]



H: More public green space [Please rank from 1-11 in order of importance: One unique number per issue]**I: Relocating Andrew Street [Please rank from 1-11 in order of importance: One unique number per issue]****J: Contribution back to the community [Please rank from 1-11 in order of importance: One unique number per issue]**

1: Most Important	7	28%
2	2	8%
3	5	20%
4	1	4%
5	2	8%
6	1	4%
7	2	8%
8	1	4%
9	2	8%
10	2	8%
11: Least important	0	0%



Comments or concerns not addressed above(e.g. fixing up or creating park space, bringing in retailers you want, increasing affordable percentage, doing direct work on our building to sound proof windows or improve HVAC equipment for cleaner air)

I am extremely concerned with losing ALL of my sunlight and half of sky-view.

The height of the proposed structure is completely unreasonable considering the height restrictions other developers have had to abide by in the South End over the decades. There's a reason this was done, and it's entirely unfair to destroy the natural light for adjacent properties to accommodate such a large project. The massive influx of vehicular traffic in the neighborhood will completely saturate resident parking. Even though there is ample parking *planned* for the property, developers have a rich history of gouging customers in the south end through unreasonably high parking prices (whether purchase or rental). This drives residents to the streets, and this creates an unfair situation for current residents who cannot afford a \$60,000 parking spot.

If Andrew Street is relocated it must be much wider to allow 2 way traffic and parking for the ambulances.

As proposed, the project includes only studio and one-bedroom units. The project should have 2 bedroom/2 bath units as well, as they are in the highest demand, and attract a more stable residential population. The smaller (studio, 1 bedroom) units will house only transient residents.

later in the day construction hour- 7am is too early

Please list question(s) that you would want the developers to address/clarify:

Won't this major change of view for any unit on the northeast side of our building depreciate the value of our units and therefore you need to compensate us for that? I hope that there are a good number of affordable units for middle and lower SEC individuals/families set aside. What percentage of the units are?

What are the price regulation proposals for parking inside the new building?

How long will the project take from inception until the entire development is completed, parks landscaped and all construction materials removed?

Security of the neighborhood during construction

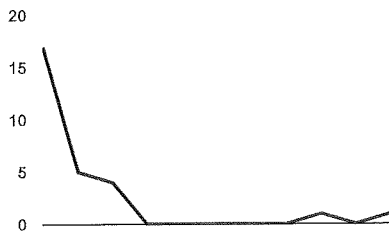
Air Quality: Is the model taking into consideration that most of your residents will be renting/utilizing the garage spaces? What if the cost of renting the spaces encourages free resident street parking? That would drive up the average trips the streets would bare—especially during street sweeping months when hundreds of cars circle around to look for parking and make

multiple trips down the same streets just to check if a spot opened up. Do the findings from the model include the collective impact on CO and PM 10/2.5 levels with the existing traffic burden from the surrounding streets? The microscale analysis in the PNF seems to only show CO levels and not the rest of the potential pollutants such as PM 2.5, SO, lead, and Ozone. Why were the other variables omitted from the final conclusion of the microscale analysis? The fact that the air quality study shows that fine particulate matter (PM-2.5) approaches 60% of the NAAQS and the ozone levels approaching 83% of NAAQS, there isn't much room for additional traffic if other large residential projects are proposed in the future. Studies have shown that both PM and Ozone causes respiratory problems like asthma--so how would address this issue?

Details of Issues

[Image]

Number of daily responses

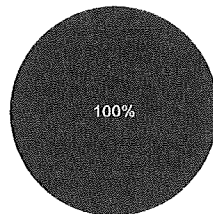


5 responses

[View all responses](#)[Publish analytics](#)

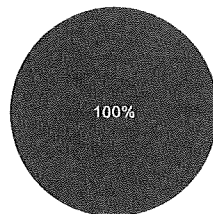
Summary

Are you in favor of lifting the height restriction on the Albany block project? (Per Leggat McCall another 15-20 ft will be added to the building for machinery - Actual building height will be closer 21 stories)



Yes - I want a 19 stories building	0	0%
No - I don't want a 19 stories building	5	100%

Are you in favor of limiting residential parking permit to residents of Albany Block. See E under Details of Issues for more details.



Yes -More than 1 parking space per unit has been set proposed on site: Harrison Albany residents should use those parking space	5	100%
No-	0	0%

First and Last Name

Deborah Hull

Jeff Hull

Amy Hanzl

Marie O'Shea

David Meguerdichian

Address (Unit Number, Street Name, Apartment Number)

72 East Dedham Street 3A

72 East Dedham St. 3A

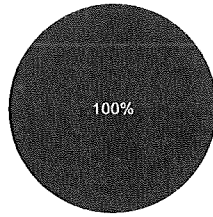
72 East Dedham St 3B

103 E. Brookline St. #5

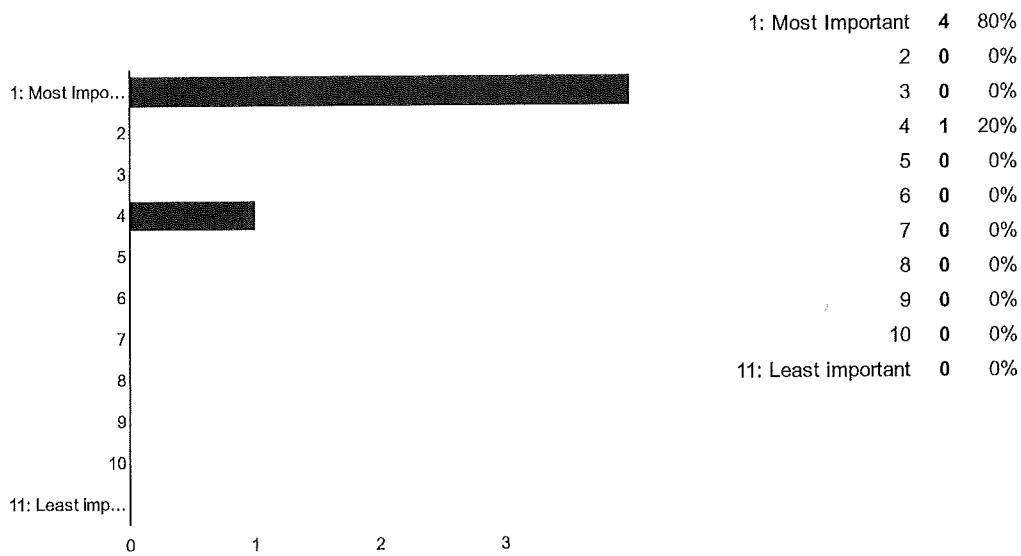
103 E Brookline St #4

Do you want to be included in an email distribution list?

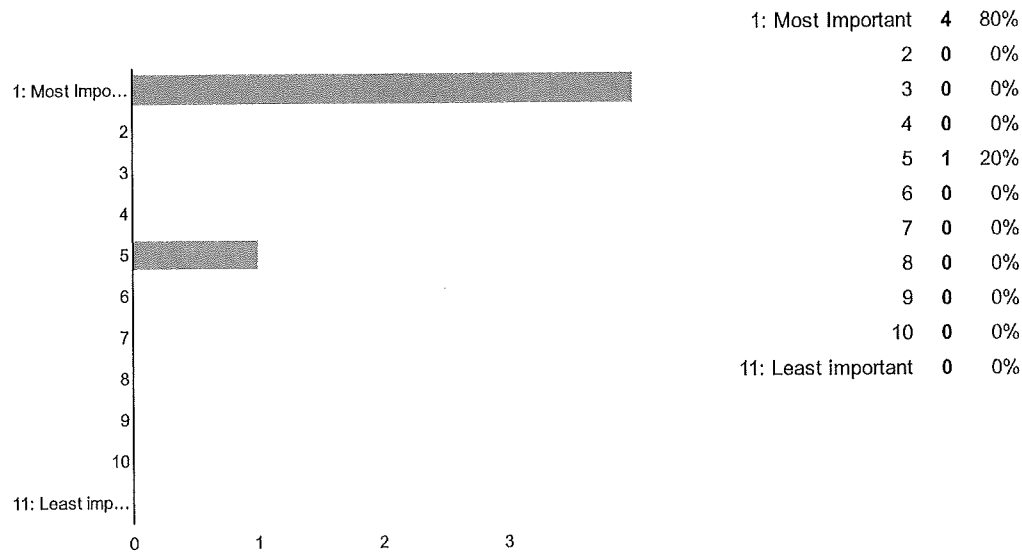
No-	0	0%
Yes	5	100%



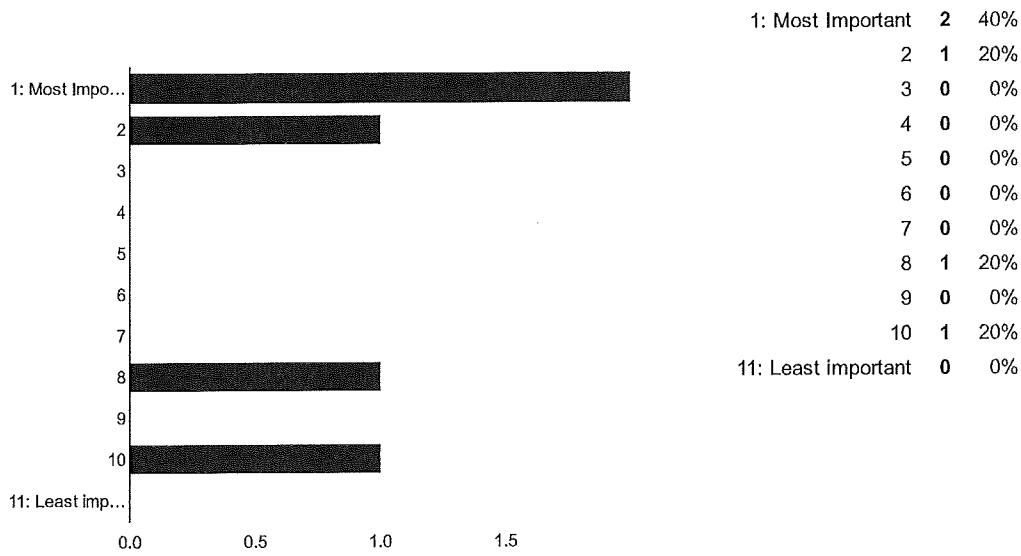
A: Architectural design [Please rank from 1-11 in order of importance: One unique number per issue]



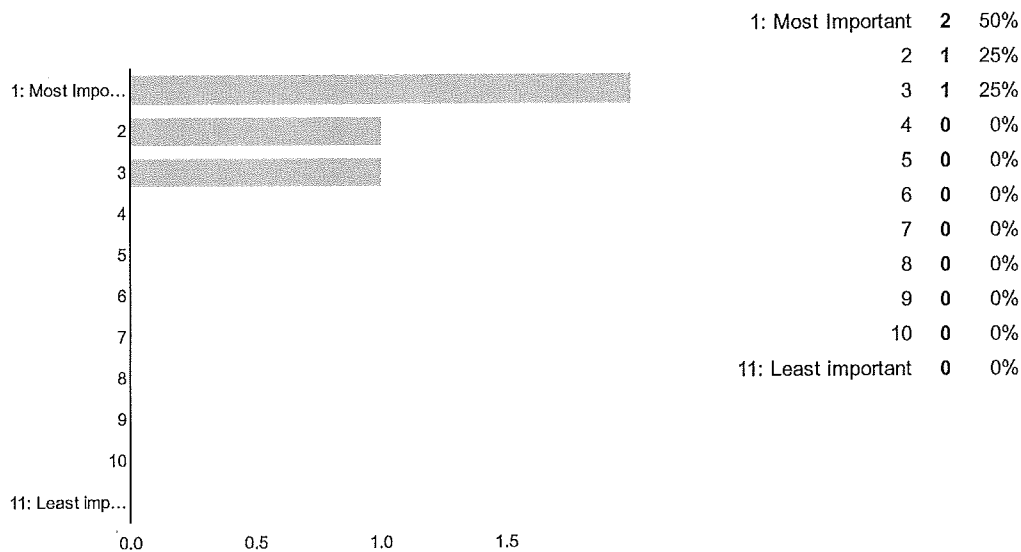
B: Having Condos instead of Apartments [Please rank from 1-11 in order of importance: One unique number per issue]



C. Having multi bedrooms units [Please rank from 1-11 in order of importance: One unique number per issue]

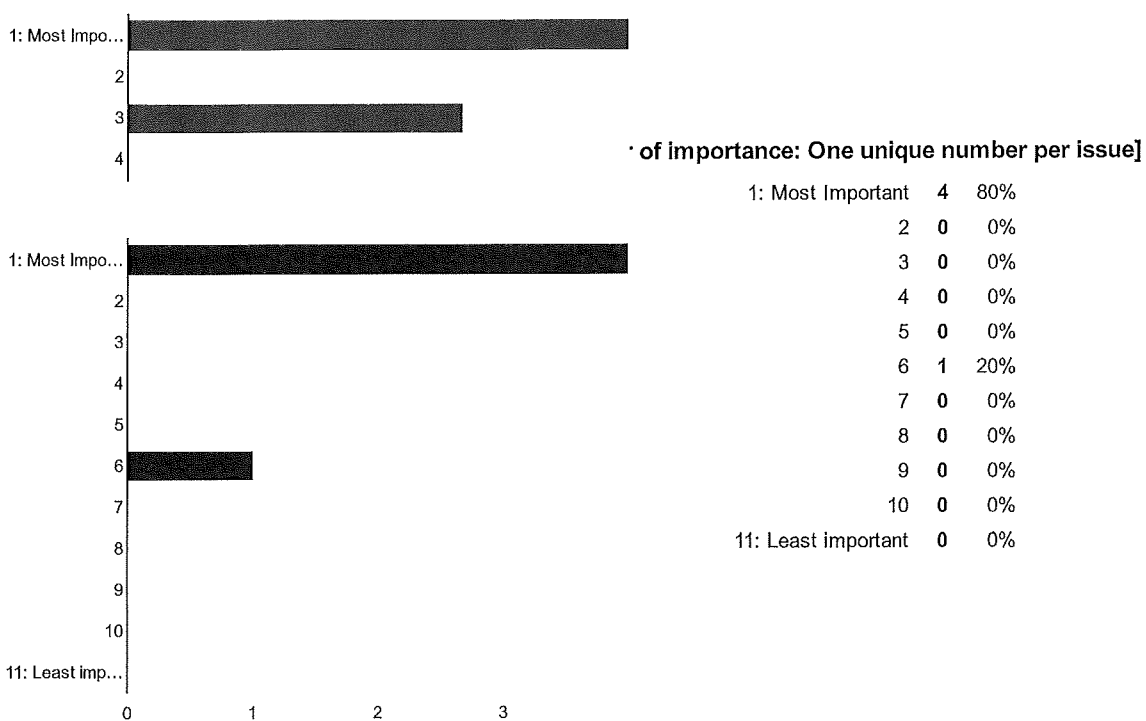


D: Affordability- Increasing affordable percentage [Please rank from 1-11 in order of importance: One unique number per issue]

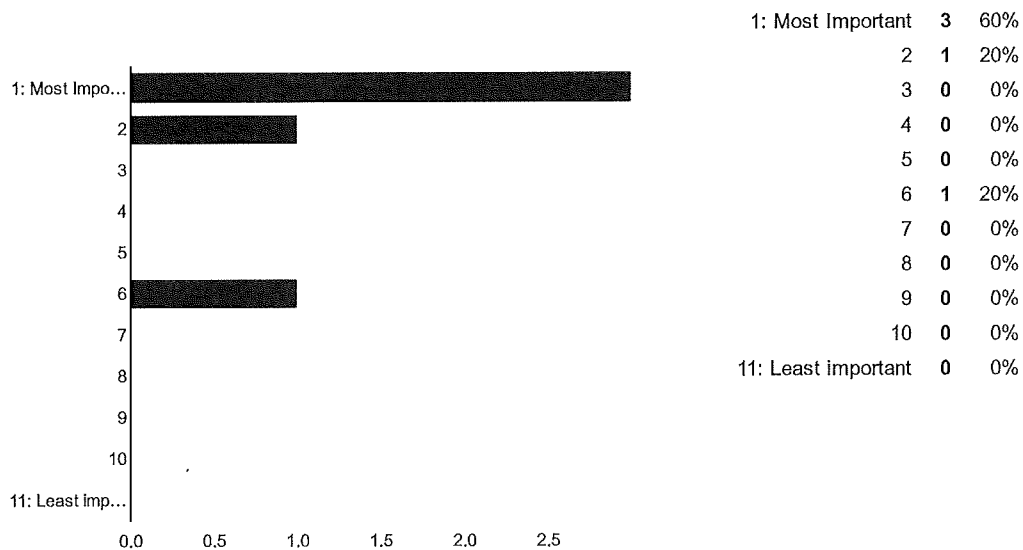


E: Parking and Traffic [Please rank from 1-11 in order of importance: One unique number per issue]

1: Most Important	3	60%
2	0	0%
3	2	40%
4	0	0%
5	0	0%
6	0	0%
7	0	0%
8	0	0%
9	0	0%
10	0	0%
11: Least important	0	0%

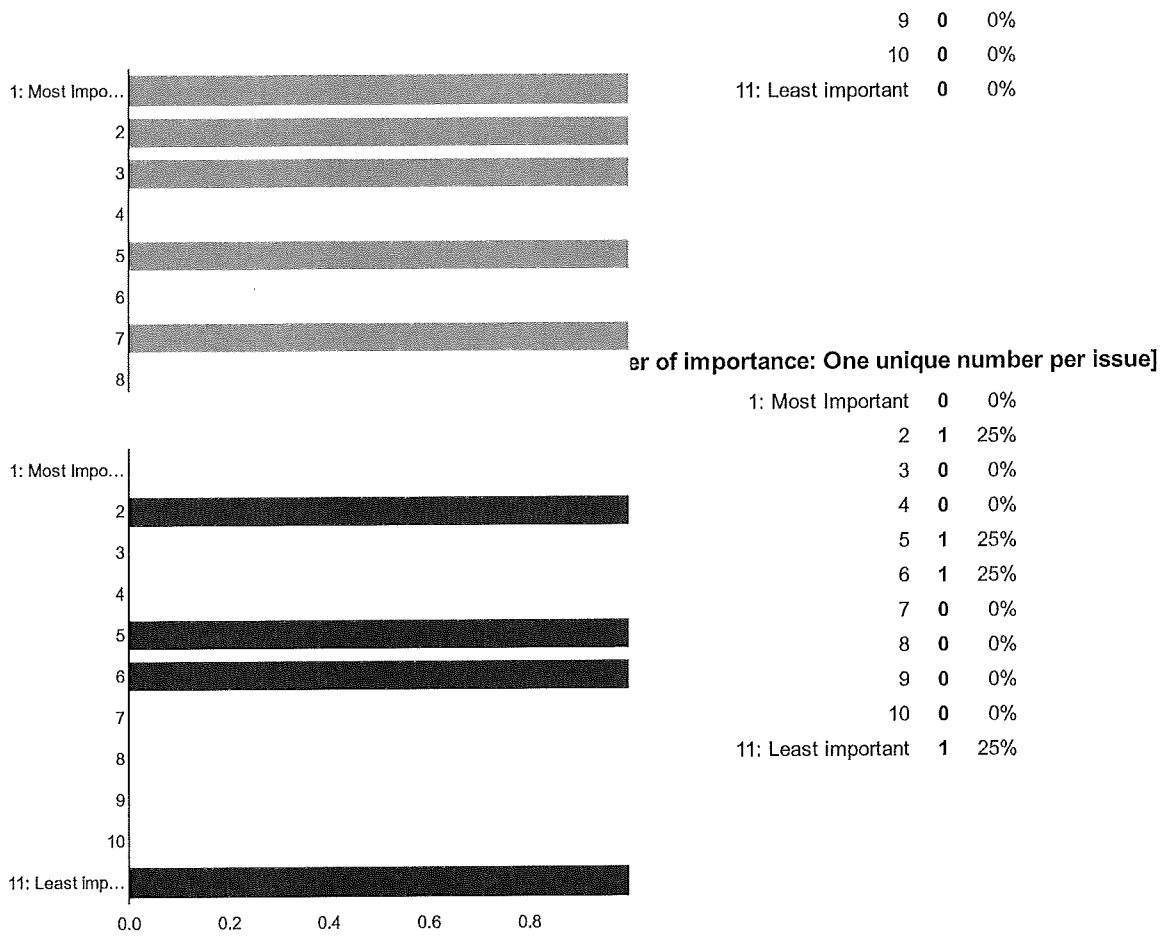


G: Detailed Construction Plan: 7:00 AM to 4:00 PM-Mon thru Fri-no weekend/holidays [Please rank from 1-11 in order of importance: One unique number per issue]

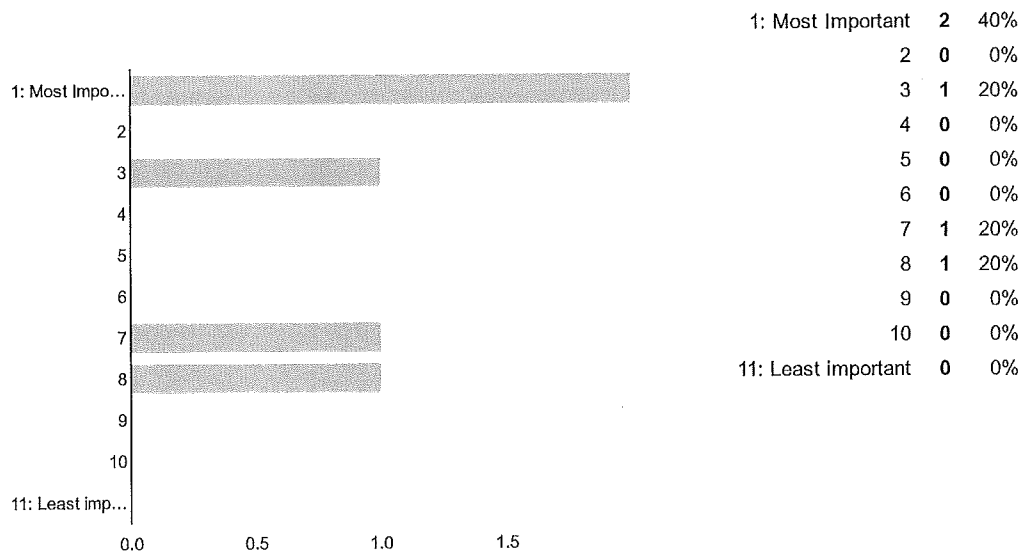


H: More public green space [Please rank from 1-11 in order of importance: One unique number per issue]

1: Most Important	1	20%
2	1	20%
3	1	20%
4	0	0%
5	1	20%
6	0	0%
7	1	20%
8	0	0%

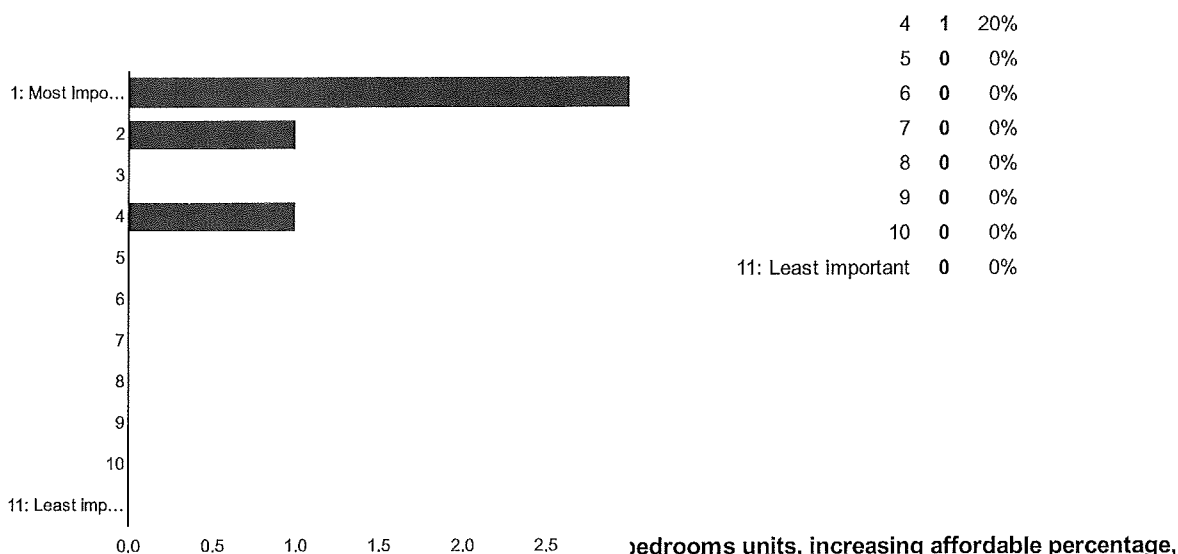


J: Contribution back to the community [Please rank from 1-11 in order of importance: One unique number per issue]



K: Direct work on abutting neighbors properties (Soundproof Windows) [Please rank from 1-11 in order of importance: One unique number per issue]

1: Most Important	3	60%
2	1	20%
3	0	0%



bedrooms units, increasing affordable percentage, you want, doing direct work on your buildings to sound proof windows or improve HVAC equipment for cleaner air, mandate using Boston residents/women/minorities contractors and suppliers)

retail units include rentals to neighborhood services such as daycare center, dry cleaners, tailor, shoe repair. Artist live work spaces can be simpler design.

Sun is a big issue for our building as we will only get sun now in the summer time when it is wanted the least. Wind also is another issue - worse for E Canton street based on their study. Was difficult to give them all a separate number when all of these are so important! Thank you for putting this together.

I am absolutely opposed to the construction and presence of the 19 story building proposed in the Harrison Albany Block project. I live one block from the proposed project - on the top floor of 103 E. Brookline St. which I purchased in April 2002 and I will have an unobstructed view of this massive building. I currently enjoy feeling the warmth of the sun in my living room and seeing the beauty of the moon rising in the sky, but I will no more, if this 19 story building is constructed as proposed. Instead, I will be looking onto a massive concrete building towering above all the surrounding ones, twofold. It's truly a sight for sore eyes and does not fit at all in this neighborhood. Please design buildings that are worthy of and fit in with this neighborhood.

Affect of digging and construction work on the foundations of our 100+ year old buildings in the neighborhood. Also the impact of such a large building in a historic district with nothing near that height.

Please list question(s) that you would want the developers to address/clarify:

Artist housing

I think they need to look at building additional floors on top of 575 and reduce some of the height in the middle of the street.

East Brookline residents are already bombarded with mechanical noises emanating from the various rooftops of the Dental and Medical Schools and hospital buildings. We should not be forced to live with and surrounded by bigger and louder noises created by the mechanical systems in this massive project. Swimming pools??? Outrageous!

How they will deal with the impact to foundations and structures of older buildings.

Details of Issues

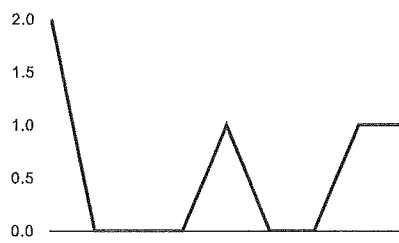
[Image]

[Image]

[Image]

[Image]

Number of daily responses





Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 8:10 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 887

Form inserted: 4/28/2016 8:10:16 PM

Form updated: 4/28/2016 8:10:16 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Li Hong

Last Name: Lei

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I oppose the proposed plan of increasing the maximum height allowed on a PDA in the EDA South from 120 ft to 200 ft (the 19-story version)

PMContact: Casey.A.Hines@Boston.gov



Board of Directors

April 25, 2016

Craig M. Nicholson
President

Joanie Tobin
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Clerk*

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Steve Young

Jennifer Effron
Executive Director

Casey Hines
Senior Project Manager
Boston Redevelopment Authority
1 City Hall Square, 9th Floor
Boston, MA 02201

Dear Ms. Hines,

On behalf of the Design Review Committee of Washington Gateway Main Street (WGMS), I am writing to comment on the Harrison/Albany Project proposed by Legatt McCall Properties in the South End. This substantial project will have a large impact on the surrounding community. Our preference would be to have Back Streets uses on the entire parcel. However, should the project continue as basically configured currently, several changes should be made before it can be approved

While the committee did like the amount of open space, parking located underground and the general design of the project, WGMS has concerns about the planned use for this project, the residential unit mix, the location of the retail, its density, height, traffic impacts and some of the design elements.

First, the Harrison/Albany Project is located within the EDA South, which is also designated as the Back Streets. Unlike neighboring NY Streets and SoWa where 18-hour mixed uses are encouraged, the Harrison/Albany Strategic Plan specifically separated out the Back Streets to "preserve light industrial uses while encouraging complementary commercial and research uses that create new jobs."

The plan here, for 710 residential units and 8,700 square feet of commercial space is completely unrelated to that vision. No evidence has been given that such uses are not viable in this location. At minimum, we would like to see more of an effort to develop something that relates to the Back Streets zoning. This project should include a lot more office and/or commercial uses and larger units, which the current market supports, as evidenced by rental patterns in adjacent, new development projects.

Second, the project's proposed residential mix is 75-80% studio and one-bedroom apartments with the remainder set aside for two-bedrooms. The majority of the 2000-plus new or planned units within this area are also small studios and one-bedrooms. This neighborhood needs more two and three-bedroom units that families can live in. There is an over abundance of smaller units and a scarcity of larger units. This project should seriously reconsider the proposed unit mix. The 200 foot height violates the zoning height limit and would set a precedent that flies in the face of the Back Streets Vision in the corridor's strategic plan without providing a compelling counter vision.

46 Waltham Street, 304A
Boston, MA 02118
617-542-1234 wgms.director@gmail.com





WGMS feels strongly that this project be required to provide more community benefits than are included in the existing proposal.

All 20% of the affordable units should be placed on site and additional affordable artist live-work space should also be provided on top of the 20%. The affordable units should be large enough to accommodate families and preferably for sale to middle income homeowners. Additionally, the open space also needs to be programmed and active rather than a passive pocket park or a fenced-in private park for the development's residents.

Several design elements that should be revised to make this project a better fit within the community. The developer made thoughtful attempts to respond to the smaller residential buildings across E. Canton Street, but could do more. The entryways on this side of the project (if this remains residential) should be true stoops and not recessed entries. The set back at the sixth floor should be more than ten feet as well. Then, the Dedham Street side should also give consideration to the fabric of the neighborhood. The current proposal creates a wall effect. There should be dimensional setbacks to create more compelling architecture and to lighten the appearance of the building.

Finally, while the park space is certainly a welcome element, its placement at the corner of Harrison and E. Dedham may not be the most optimal. By the Harrison/Albany zoning, Harrison Avenue is a creative use corridor and so it is worthwhile to consider placing the planned community space where the park is and to put the park where the proposed community space is currently planned. This would help the visibility and viability for the commercial space and also alleviate some of the massing on E. Dedham.

Washington Gateway looks forward to continuing to work with Legatt McCall Properties, the City of Boston and the Impact Advisory Group to create a successful project that benefits the greater community. Thank you for your consideration.

Sincerely,

Jennifer Effron
Executive Director

Cc: Mayor Martin Walsh
William Gause, Legatt McCall Properties
Harry Nash, Legatt McCall Properties
Dave Newman, Strategy Group, Inc.
Jonathan Greeley, Boston Redevelopment Authority
Michael Cannizzo, Boston Redevelopment Authority
Alexa Pinard, Boston Redevelopment Authority
Rep. Byron Rushing, State Representative
Bill Linehan, Boston City Council
Michelle Wu, Boston City Council President
Blackstone/Franklin Square Neighborhood Assc.
Worcester Square Neighborhood Assc.

46 Waltham Street, 304A
Boston, MA 02118
617-542-1234 wgms.director@gmail.com



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Thu, Apr 28, 2016 at 5:43 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 885

Form inserted: 4/28/2016 5:43:04 PM

Form updated: 4/28/2016 5:43:04 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Eugene

Last Name: Ho

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: BOSTON

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: 1. Height of 19 stories.. We object to the proposed height. 2. The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. 3. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan. 4. We strongly support a development that is primarily condominium versus rental units. 5. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. 6. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. 7. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. 8. Construction limited to Monday-Friday, 7 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. 9. We support all the recommendations for local support, local suppliers, etc. 10. The project should be required to

have the City of Boston designated proportion of affordable units on site. 11. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects.. 12. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Thu, Apr 28, 2016 at 5:39 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 884

Form inserted: 4/28/2016 5:39:01 PM

Form updated: 4/28/2016 5:39:01 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Paula

Last Name: Ogier

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Hello. I submitted a comment earlier this month before attending neighborhood meetings with the developer, architect, IAG, and members of the community. I attended the two meetings at the Boston Police station and one with the Blackstone Community group. The meetings were helpful in thinking about the effects, both positive and negative, this proposed development might have. I'm for South End development and would love to see more retail along Harrison Avenue. I think something like a restaurant at the corner of Harrison and Dedham Streets would be much more beneficial to the community than a park. There are two beautiful parks nearby that could use love, and I suspect that a park on that corner would become a sleep haven for the inebriated. Having worked a few nights a week for 4 years at Estragon Tapas restaurant at the corner of Harrison and E. Brookline, I have seen my share of toasted folks either stumbling past along Harrison Avenue or lying down on the sidewalk unable to get up. A small park along this strip of Harrison might become a destination for passing out til morning. A restaurant would liven up the street, create more foot traffic, and make it feel safer to walk along Harrison at night. As for the proposed 19 story height of one of the buildings, I'm still against that even after the meetings. I completely understand why that height would make sense for the Flower Exchange lot, as there are no neighbors there and it would create both a visual and sound buffer from the expressway. Despite the fact that we abutters are within a block of the Flower Exchange lot, it's a very different situation for this block. Lastly, the unit mix of mostly studios and one beds sets the stage for a transient population. I understand the builder can not build condos due to the investor's rules, so sadly it's going to be a transient

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

situation anyway with a large population of people who are not financially invested in the community living there. But a greater amount of 2 and 3 beds would at least provide rental options for families, although I think the 2 beds need to be bigger than the 850 square foot size that was quoted at the first meeting. Thank you. Paula Ogier, 700 Harrison

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Thu, Apr 28, 2016 at 4:20 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 883

Form inserted: 4/28/2016 4:19:29 PM

Form updated: 4/28/2016 4:19:29 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Joseph

Last Name: Wolvek

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am one of the Trustees at the abutting 700 Harrison, although I do not speak as a representative of the Board or of the building. I am also the Associate Director of Sales at Gibson Sotheby's International Realty, and have been keeping track of residential real estate metrics here for over 20 years. I am gratified to have more development in our area of the South End. I believe it will be a boon to us at 700 to be more connected to the SOWA area and to have more residents, retail, and street life. I believe there are many commendable aspects of the present plan, and I'm hoping that future iterations address the aspects that are of concern. I'd like to engage the city and the developers in a constructive dialog so we can come up with a plan that is beneficial for the neighborhood and viable for Legatt-McCall. My first area of concern is the sheer size. I believe that 710+ units is too many and will generate too much traffic. I understand that the next iteration will include a 120 foot plan and a plan where the taller tower is scaled back. In my perfect world, we would scale back the 19 story tower to somewhere between that and 11 stories and reduce the number of units commensurately. I would also like to retain the setbacks and retail (along E Dedham) of the current plan. I understand that this will be a big project in any event, and I understand that Legatt obviously needs for it to be economically viable. But I do believe that there is a limit to the size we can absorb in this location. It is not the New York Streets area, which is more of a blank slate with wider streets. I believe that there are far too many studios and 1 bedrooms. These units contribute to a dormlike atmosphere. I understand and appreciate that medical residents are part of the target demographic, but there are also younger doctors, nurses, and other medical personnel that can use 1 bed+dens

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

and 2 beds, and even some 3 bed units, which are difficult to find in the neighborhood. There are also many other professionals and families that want to live in new construction in the South End. Additionally, I would like to see retail/restaurant space at the corner of E Dedham and Harrison instead of the park, which I believe will be dead space. It will also enable them to scale back some of the massing in other areas. It will also draw more life to our end of Harrison Avenue from SOWA. Finally, I would just like to weigh in on the design aspect. We have spoken about making the first stories more reminiscent of the brick lowrise nature of E Canton and E Dedham. This, along with the setbacks goes a long way towards mitigating the highrise nature of the rest of the development. I am not an architect and cannot articulate or advocate effectively for the design or materials (please refer to my neighbor, the architect Christopher Grimley's comments). We really have not been able to effectively see a real design and how it would actually look yet, and I am hoping that before this process is out, we will be able to. Best regards, Joe Wolvek

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 4:17 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 882

Form inserted: 4/28/2016 4:17:13 PM

Form updated: 4/28/2016 4:17:13 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Daniel

Last Name: Rabinovich

Organization: None

Email: [REDACTED]

Street Address: Harrison Ave

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I object to the proposed height of 19 stories.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 4:11 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 881

Form inserted: 4/28/2016 4:10:16 PM

Form updated: 4/28/2016 4:10:16 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Chris

Last Name: Grimley

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am writing as a South End resident and business owner who has lived in the neighborhood for almost 20 years. During that time I have witnessed the remarkable transformation of our community, and as an architect have been closely involved in some of the buildings in the area, working with Gerdling Eden on installations at Troy Boston in the New York Streets. I welcome the proposed development between Harrison and Albany proposed by Leggat McCaul as a continued revitalization of this part of the South End. I applaud the density, the increased open and green space, the reclamation of parking lots for community space, and the renovation and restoration of 575 Albany Street. That said, there are a number of issues that I have with the new construction in the development. 1. The massing of the proposed development. As designed, the vertical distribution of the structure along East Dedham Street is problematic. As designed, holding the majority of the buildings mass along this edge creates a 'wall' to the area immediately north of the development area, and isolates this part of the Back Streets from integration with the other residential developments along Wareham Street and 600 Harrison. The development of a more distributed massing strategy would ameliorate both the extreme height of the building, and allow for a series of courtyard typologies to emerge. 2. Design Excellence. While the project does well in responding to Mayor Walsh's call for more housing in the City of Boston, it does little to embrace the mayor's call at the Chamber of Commerce to make better architecture. During that talk the mayor asked that "...Boston can do better. We should aim for world-class design. Our historic buildings reflect our unique past. New buildings should project the values and aspirations of our growing city. We can balance the

old and new." As shown in the PNF, the development does not live up to aspirations extolled by the mayor. 3. Unit type and affordability. As a family of four living immediately adjacent to the proposed development, I would encourage the development team to explore a wider range of unit types and levels of affordability. As the beneficiary of Boston's first-time affordable housing program, and residing in a condominium building that has 50% affordable units, creating variety and access to studio to two- or three- bedroom units at a variety of income levels, will maintain, or increase the diversity of the South End—which is already one of the most diverse in the city. I encourage the architect and developer to pursue their plans, but to take into consideration the above, and work to make this part of our city a unique, delightful, reinvention of what the future of the South End will be. With Regards, Chris Grimley.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Thu, Apr 28, 2016 at 4:04 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 880

Form inserted: 4/28/2016 4:03:52 PM

Form updated: 4/28/2016 4:03:52 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Joshua

Last Name: Lakin

Organization: N/A

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: 1) Height proposal for Building A is too high. The area allows for 120 feet. With the exception of the Cathedral Housing Tower, there is no building in this neighborhood that exceeds that height. There are a number of options available to reduce the height, but still keep the number of units the developer wants to plan for intact 2) 575 Albany street, while a historic building, can be repaired and used to build a taller building than its existing height. If you look at the Penny Savings Bank building (1375 Washington Street) and the German Roman Catholic Church building (Shawmut Avenue @ Millicent Way), both buildings maintain the original exterior facade while constructing a more modern building with the said external facade. Something similar can be done for 575 Albany to maintain the historic building while adding height for additional space. 3) open space: The proposal calls for a over 30% of the area to be open space. The Pedestrian Green and the Neighborhood Open Space can be reduced or eliminated. I'd rather see funds allocated to make improvements to the Franklin and Blackstone parks which are a block away from the development area and are already an asset to the community. This would also help clean up those areas and make it more usable than it already is at the moment. 4) Neighborhood Open Space: I don't see any advantage to this over the long term as already mentioned above as we have Franklin and Blackstone parks right near by. I would rather see this space used to add more building footprint. Combine this with point #2 will also allow for a lower Building A. 5) This project has a huge impact on the business that abuts 575 Albany Street. I would want to see provisions made that will allow the business to run as it does today with minimal impact to their operations. It's small businesses like that that add character to the neighborhood. 6)

Outdoor amenities areas: I would like to see proposals for hours of operation for this space, while indoor noise can be contained, outdoor noise cannot, and without assurances of usage hours, this could result in numerous calls to 9/11 for noise complaints. 7) Service alleyways: As my building is right on the alleyway, I can tell you that they are very narrow and people use them to speed between the side streets. When they get constructed, I would like to see speed bumps added to the plan to slow people down. I would also like to see this added to the alleyway between East Canton and East Brookline Streets as well. This will also help as a safety measure to protect residents as they walk from the back of the building to the front of the building via these alleyways since they aren't wide enough for both a car (or truck) and a person to navigate at the same time.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 3:41 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 879

Form inserted: 4/28/2016 3:41:01 PM

Form updated: 4/28/2016 3:41:01 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Salena

Last Name: Malik

Organization: Owner

Email: salena. [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02111

Comments: I am opposed to the current plan as it has been presented to the public. I object to the proposed height. The influx of additional cars, particularly with a project of this density, is of concern. I would support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park.

PMContact: Casey.A.Hines@Boston.gov

64 East Brookline Street, Boston, MA 02118

April 28, 2016

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
ATTN: Casey Hines

Re: Public comment regarding the "Harrison Albany Block" proposal

As a group of residents and owners at 64 East Brookline Street, we write to express substantial concern about overall impacts of the "Harrison Albany Block" project as currently proposed by Proponent Leggat McCall, while also recording support for a couple of specific items we see as positives. We are among the project's nearest and mostly directly affected residents, but believe the issues we raise here are shared widely across our neighborhood, based on what's been said at the Boston Redevelopment Authority's two public meetings and our own conversations with abutters and neighbors.

The sheer magnitude of the proposed project—upward of three quarters of a million square feet, with 710 residential units, including a structure of 19-stories, and a 745 space parking garage, all concentrated on a single block—represents something wholly new to our part of the city. We think it's too much square footage, too many people and too many vehicles placed onto too small a site. We're concerned not only for this specific proposal's effects but because we believe whatever is approved for the site may set precedent for development on other similar parcels in this part of the South End—in other words, decisions made with respect to this project will have a multiplier effect around our neighborhood. We would like to see the overall volume of the proposed project decreased.

Our specific concerns and comments:

- *Traffic impacts.* As both drivers and T users, we seriously doubt the ability of existing local transportation infrastructure, especially Harrison Avenue and the Silver Line, to accommodate all this project's new vehicles and commuters, let alone those generated by other projects already underway or on the way. In that context, we need neighborhood-wide transportation solutions, not a piecemeal approach. As residents of East Brookline Street, we are also specifically concerned that that ingress/egress to the project's (very large) garage be designed so as to minimize motorists' temptation to use the private alley that abuts our building and other existing low volume cross-block connectors as time-saving cut-throughs, which would be unsafe for the many pedestrians who now use them and disruptive.
 - In this latter context, we view as a positive the Proponent's proposal to locate their Service Road at the Albany Street end of the parcel, designed such that vehicles may enter or exit their garage from either East Canton or East Dedham streets (meaning less reason to circle one way streets or cut through alleys in order to achieve the desired direction of travel).
- *Massing and light and shadow.* The absolute and relative heights of the two principal structures, Buildings A and B, and their setbacks and exact locations on the site matter greatly to us, in that our building and outdoor spaces and garden, and the City of Boston community garden that abuts us, receive much of their sun and light from the direction of the

project, as do our immediate neighbors. We find the PNF unpersuasive as to impacts on ambient light levels on East Canton Street and call for greater analysis in this regard.

- While we believe that the proposed 19-story height for Building A is excessive, we do support the Proponents' decision to locate the bulk of the project's height and square footage at the Albany Street end of the parcel (where its shadow and light impact appears to affect the fewest possible abutters). We would not favor design revisions that shift mass/height off of Building A and onto Building B.
- *A transient population.* The proposal is largely for studio and one-bedroom rental units, a formula that caters to transient and student populations rather than those who would put down roots in our neighborhood so as to start a family and/or own a home. We advocate for a greater share of larger units suitable to families and/or owner occupied units (condominiums), so as to maintain and enhance a sense of community.
- *Construction impacts.* The Proponents describe a timeline that anticipates five years of construction a few hundred feet from us. In that context, it would be critically important that the Boston Redevelopment Authority insist upon stringent mitigation measures, including limits on the hours, days and nature of work, truck traffic and noise and dust, worker parking and rodent control, as well as safeguarding against damage to neighboring structures.
- *On-street parking.* Our corner of the South End has a very high proportion of metered spaces, meaning tenants of the envisioned 700+ new units who have cars but cannot or will not pay hundreds of dollars a month for garaged parking will overtax the constricted supply of resident-only spaces.

We seek that whatever development may be approved to be built on this site acknowledge and honor how our corner of the South End is already a vibrant neighborhood, one that residents like us have chosen and value in large part precisely because it is so eclectic. We, for example, live in a converted factory, on a street that features many classic South End style brick residences but is also home to a parking garage and offices for Boston Medical Center, with everything from Franklin Square, to Cathedral Homes, to recent (comparatively small scale) construction like 700 Harrison around the corner or down the street.

By sharp contrast with Ink Block and The Troy, which were built in a void, this proposal would overpower existing low density residential streets on which a 70-foot height and an FAR of 4 might be more traditionally appropriate. Our neighborhood would be much the worse were the Harrison Albany Block to transform into over-sized, anonymous edifices out of touch with the special fabric and life of our part of this city.

Thank you.

/s/

Bradley Busino and Michael Rush
Allen Carney and Maura FitzGerald
Mike Elder
Jennifer Watson and David Stone

Sheila E. Grove, Esq.
[REDACTED]
Boston, MA 02118

[REDACTED] [REDACTED]
April 28, 2016

Casey Hines
Senior Project Manager
Boston Redevelopment Authority
casey.hines.bra@cityofboston.gov

Re: Harrison-Albany project proposed by Legatt McCall

Dear Ms Hines:

While Legatt McCall's proposed project might be good in some other area, it does not belong in this part of the South End because the project:

1. Does not conform to zoning.

The Harrison/Albany Project is located within the EDA South, which is also designated as the Back Streets. Unlike neighboring NY Streets and SOWA, where 18-hour mixed uses are encouraged, the Harrison/Albany Strategic Plan specifically separated out the Back Streets to "preserve light industrial uses while encouraging complementary commercial and research uses that create new jobs." The BRA has stated that it is looking to locate businesses outside of downtown and this is a perfect location already designated and well located for business uses.

Before proceeding, Legatt McCall should thoroughly explore the possibility of dedicating its parcel to Back Street uses.

2. Does not fit with the built environment.

At 200 feet, the project is too tall and totally out of sync with the surrounding Landmark neighborhood where 110 feet was the highest height previously permitted. Harrison Albany zoning allows heights up to 120 feet in anticipation that this would be a Back Streets use. It is dubious that this height would have been allowed for residential uses, which in the surrounding area are generally less than 70 feet.

3. Does not address housing needs in the South End.

This project would fit better in the New York Streets area where tall buildings are the norm and 1658 rental units have recently been built or permitted. (73% studios or one-bedroom) Rental vacancy rates are already running high in the South End and city-wide are expected to be a very high 8% by next year. With many subsidized units alongside expensive condominiums, the South End has what may be the greatest disparity in income in the city. **What the South End needs is home ownership opportunities for middle-income individuals in units large enough to keep Millennials in the city after**

they find partners and to attract empty nesters. Mortgage rates are low enough now to make home purchases viable.

4. Adds additional parking for cars that will cause massive traffic jams.

The proposed 745 parking spaces, a 540 vehicle increase over the existing parking, will cause untenable traffic congestion. According to the PNF traffic study, at all intersections that involve traffic headed to I93 or the Mass Pike, the current Level of Service (LOS) is "F" which represents the "worst condition, with significant traffic delay." In addition, the traffic study does not include the most likely traffic route - south on Albany Street and a left onto Mass Ave to the Mass Ave interchange which is already the busiest intersection in the city with traffic delays at all times of the day. Add the traffic from the planned South Bay expansion and Mass Ave will be a virtual parking lot.

5. Includes unneeded and poorly located retail.

Retail in the South End is generally confined to the north/south streets – Tremont, Shawmut, Washington, Harrison, and Albany. This plan maintains the quiet residential streets and concentrates retail where it can be contiguous clusters and easily located, and therefore, successful. Washington and Albany Streets have had vacancies for many years, an indication that the neighborhood already has enough retail. The retail located in this project should be only to serve the needs of the residents: ie a convenience store, cleaners, café, etc. Five thousand square feet on Albany Street would easily suffice.

Clearly this project was designed to meet the needs of financing entity and not the needs of the South End neighborhood. In the past, the community, working through Washington Gateway Main Street, has worked successfully with the BRA, developers, and CBT Architects to rework projects to fit the neighborhood. (Notable projects are the multi award-winning Rollins Square and Cathedral gym.) As current chair of the Washington Gateway Design Committee, I can say that Gateway would again take on that responsibility.

This project should go back to the drawing board for a collaborative approach to find a profitable use and design that adds value to the neighborhood.

Very truly yours,

Sheila Grove

Reviewer of South End projects for 40 years

cc Mayor Martin Walsh
William Gause, Legatt McCall Properties
Harry Nash, Legatt McCall Properties
Dave Newman, Strategy Group, Inc.
Jonathan Greeley, Boston Redevelopment Authority
Michael Cannizzo, Boston Redevelopment Authority
Alexa Pinard, Boston Redevelopment Authority
Rep. Byron Rushing, State Representative
Michelle Wu, Boston City Council President
Bill Linehan, Boston City Council
Blackstone/Franklin Square Neighborhood Assn
Worcester Square Neighborhood Assn
New York Streets Neighborhood Assn



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 12:44 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 876

Form inserted: 4/28/2016 12:44:00 PM

Form updated: 4/28/2016 12:44:00 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Karen

Last Name: Chan

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I object to the proposed height of 19 stories.

PMContact: Casey.A.Hines@Boston.gov

Harrison Albany Block Development

An Alternate View

April 28, 2016

Ken O'Donoghue
Kit Pyne

Property owners & residents
E. Brookline St.



Harrison Albany Block Development An Alternate View

Leggat McCall Properties proposes to develop the Harrison Albany Block between E. Canton St. and E. Dedham St.. They propose to construct two buildings, Building B at the zoned 120 feet or 11 stories of height and Building A above the zoned 120 foot guideline at a 200 foot height or 19 stories. They claim they can increase open public space at ground level with the additional 80 feet or 8 stories of height and in doing so improve the public experience of the site.

The following photographs are an alternative view that the public experience will not be improved significantly with this additional height and further more the neighborhood will be left with a towering 19 story building that will both dwarf the existing neighborhood and be out of scale with any other buildings, including the 10 and 13 story Cathedral Towers.

The public open spaces are the alleyways, the sidewalks and Pedestrian Green and the small park on the corner of Harrison and E. Dedham.

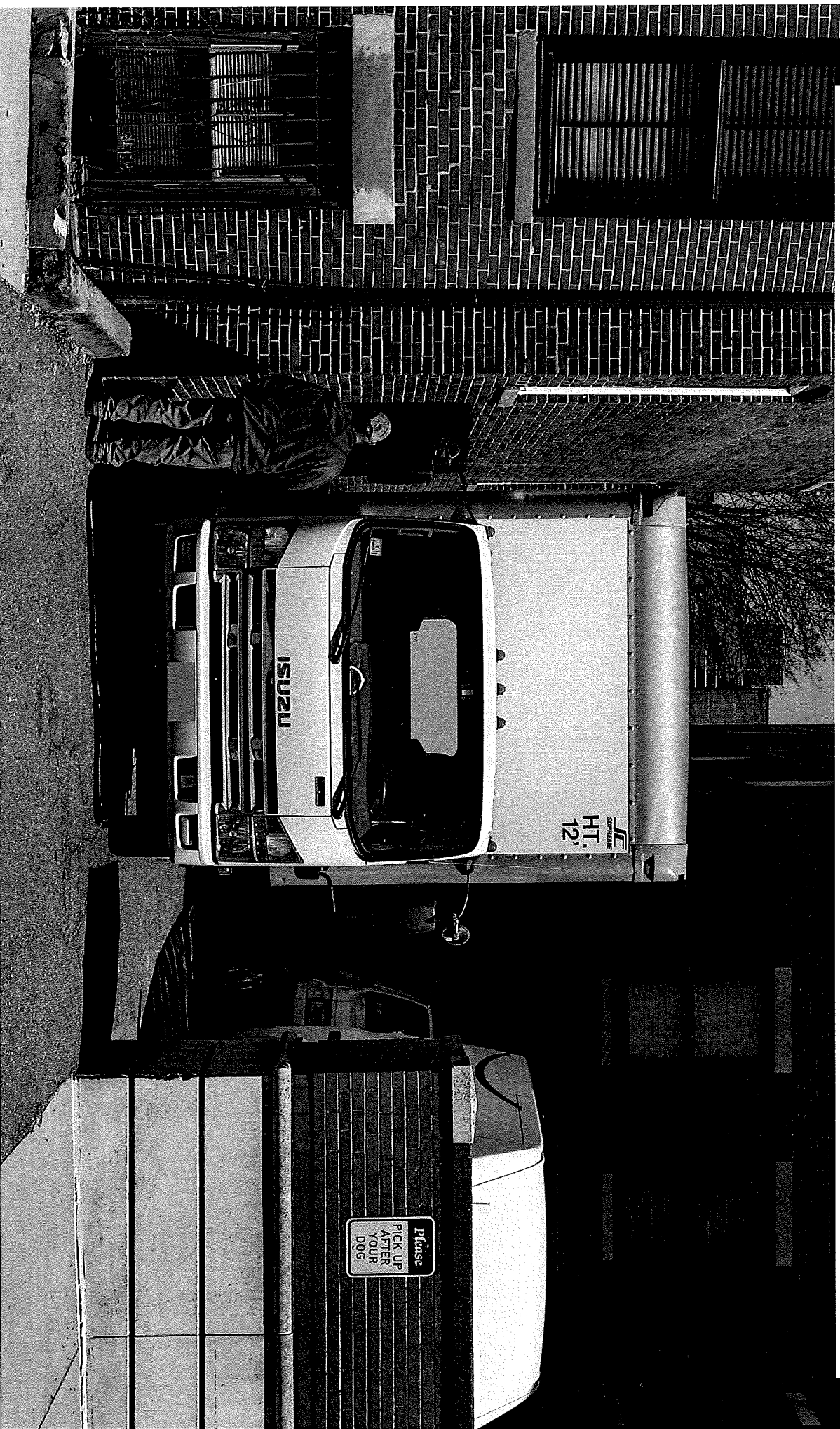
The alleyways (the developer claim will also serve as open pedestrian walkways) are actively being use to service existing buildings the same as the proposed Service Way will service Building A and the underground parking. These alleyways are narrow and unsafe for pedestrians now and increased traffic from the development will only worsen the problem.

Sidewalks are part of the open space and will be needed in any development plan so the height of the buildings shouldn't affect them. That leaves the center Pedestrian Green which is a nice feature. However I would like to point out the Pedestrian Green as much of a benefit to the developer as the public in that it lets light into both Building A and Building B, brightening their interiors. The Pedestrian Green isn't really a park but more of a pass through so sacrificing a little width to keep building height at 120 feet is the trade off.

The proposed public park on the corner of Harrison Ave. and E. Dedham St. isn't even much of an issue. It is a small left over corner from the Gambro Building that isn't very useful to any site structure and doesn't create much of a park especially with Blackstone and Franklin Parks two block from this development. It along with the Gambro Building is presently tied up in a seven year lease with Boston Medical and must be left as parking until the lease expires.

In conclusion, Leggat McCall is asking to build an additional 80 feet or 8 stories, which is an additional 67% higher than presently zoned and in return it will provide the public with a slightly wider central Pedestrian Green walkway. The model and renderings are small and look very neat but the photographs of the Carson Tower show in life scale how overpowering these structures will be. Presently the tallest build in the medical complex along the Albany Street is nine stories high and across Harrison Ave. Cathedral Housing has a central thirteen story tower surrounded by four ten story towers. These Cathedral structures will look small compared to the proposed nineteen story, Building A and the eleven story Building B will be taller than anything in the neighborhood with the exception of the central Cathedral Housing tower. Seems like the neighborhood is being asked to give a lot in additional building height for very little in return. One hundred and twenty feet of building height is already stressing the neighborhood scale and is plenty in this neighborhood of Boston.

Alley exit on E. Brookline St. close to Albany. Building on the left is condos and the building on the right belongs to BU. The area behind the brick wall is the only loading area for the BU building. The alley is 12 feet wide with no room to widen. This is a typical daytime scene.

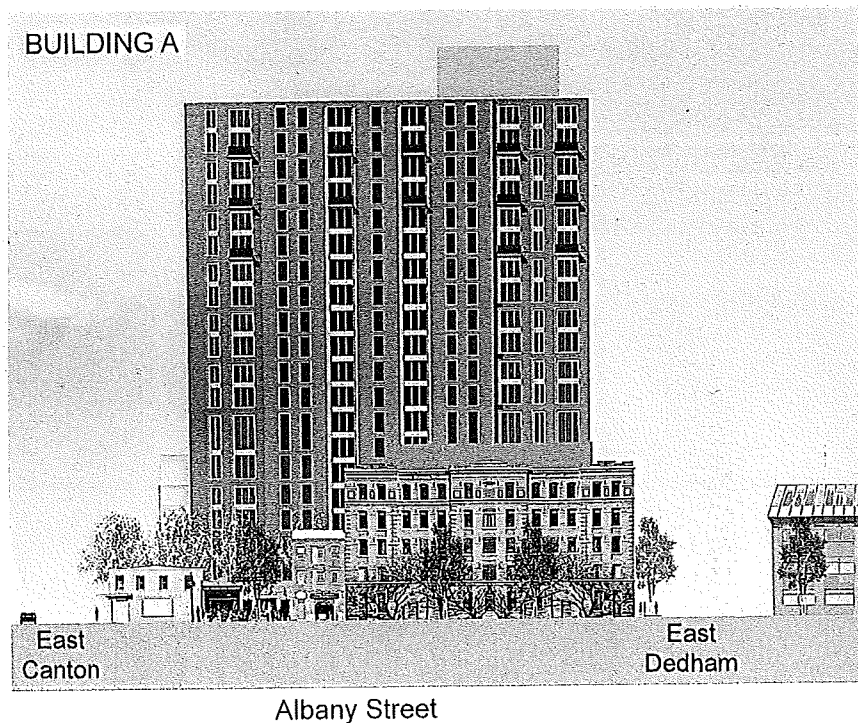
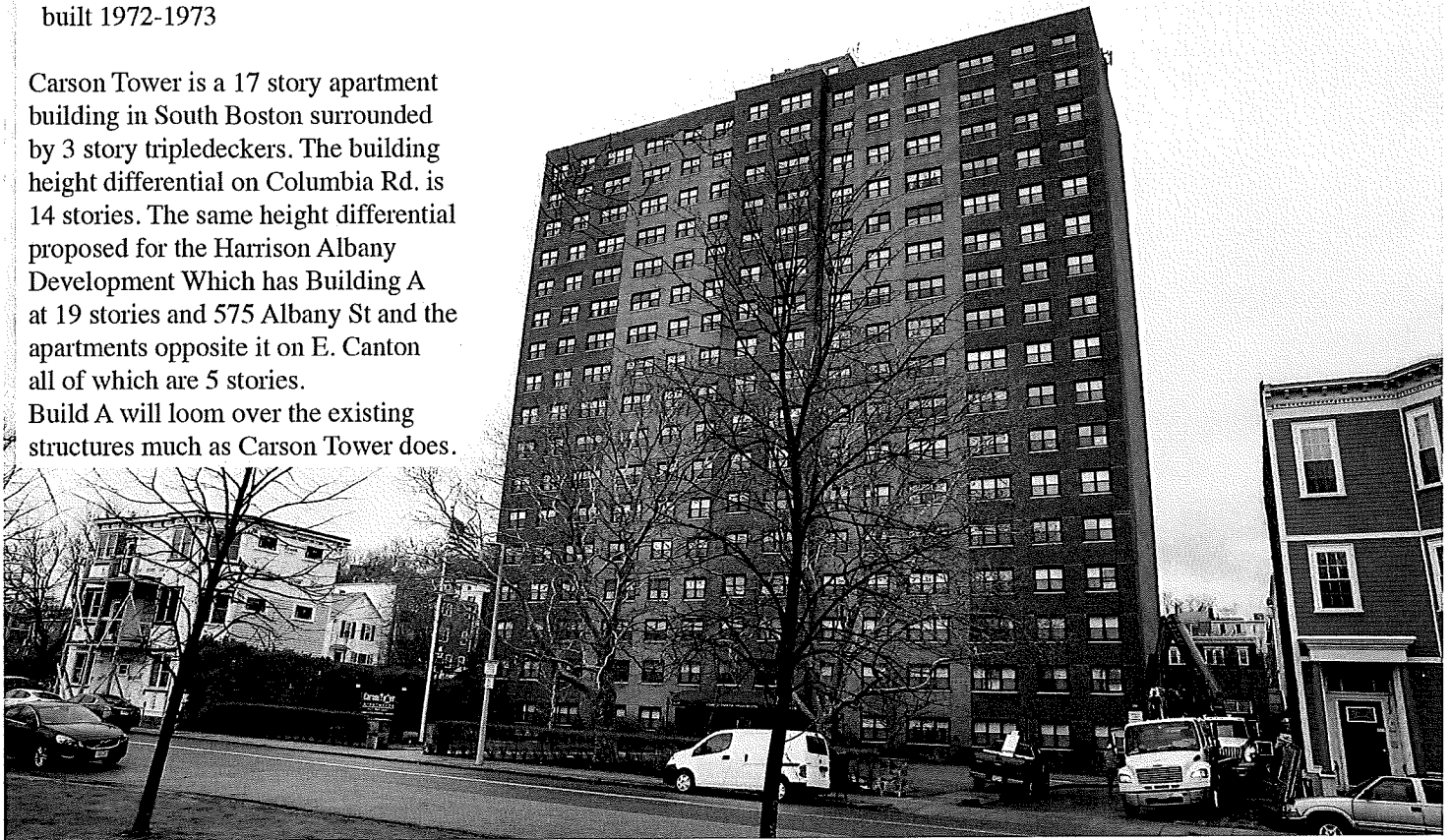




This is the entrance/exit to the alley between E. Canton and E. Brookline close to the relocated Andrews St. on the Harrison Ave. end of the block. Flanked with two brick buildings this alley can not be widened. This is also a difficult situation for mixed automotive and pedestrian traffic.

Carson Tower - South Boston
1410 Columbia Rd, 17 stories high
built 1972-1973

Carson Tower is a 17 story apartment building in South Boston surrounded by 3 story tripledeckers. The building height differential on Columbia Rd. is 14 stories. The same height differential proposed for the Harrison Albany Development Which has Building A at 19 stories and 575 Albany St and the apartments opposite it on E. Canton all of which are 5 stories. Build A will loom over the existing structures much as Carson Tower does.

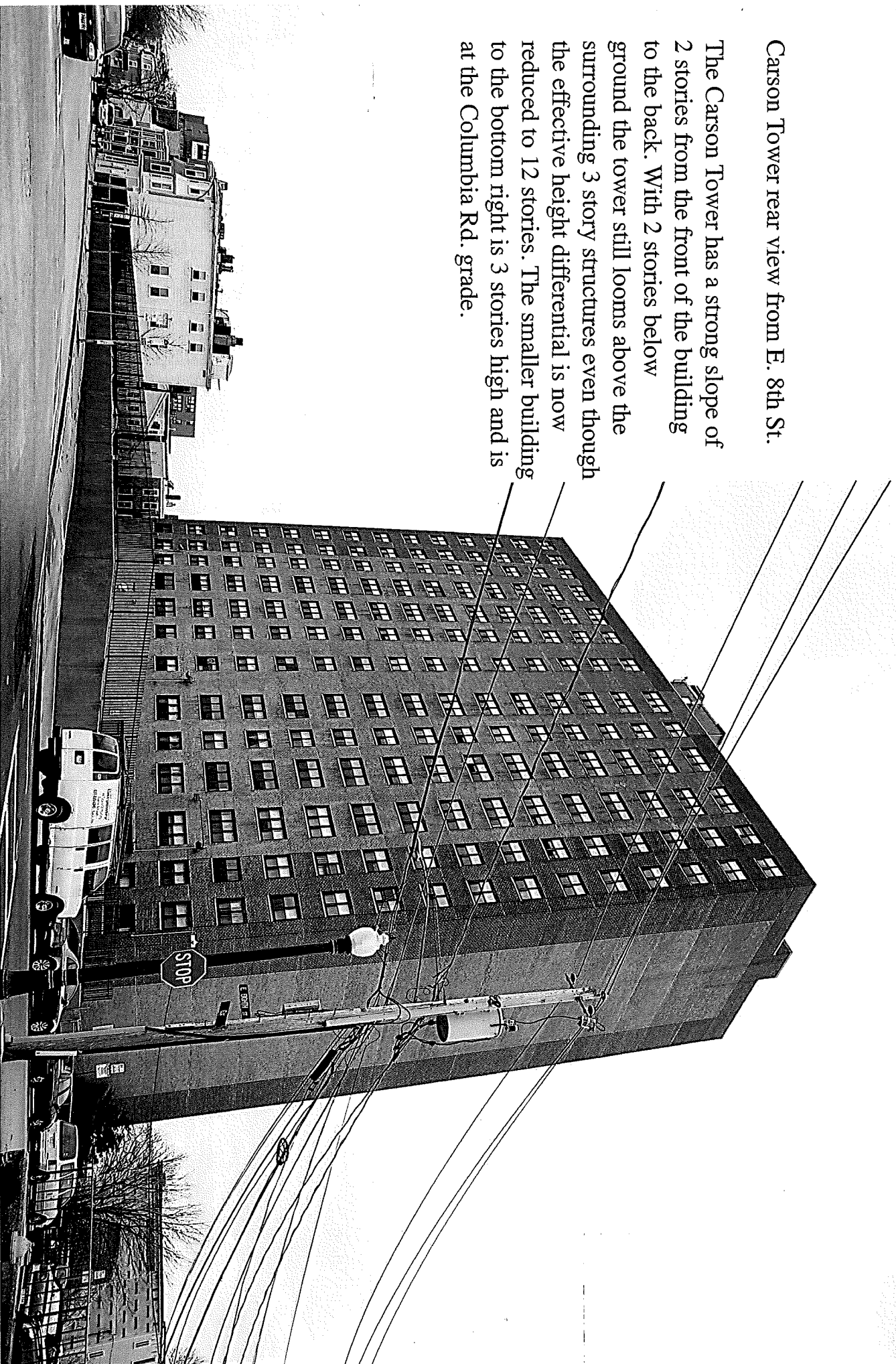


Harrison Albany Block Boston, Massachusetts

Epsilon
ASSOCIATES INC.

Carson Tower rear view from E. 8th St.

The Carson Tower has a strong slope of 2 stories from the front of the building to the back. With 2 stories below ground the tower still looms above the surrounding 3 story structures even though the effective height differential is now reduced to 12 stories. The smaller building to the bottom right is 3 stories high and is at the Columbia Rd. grade.





Casey Hines <casey.a.hines@boston.gov>

Comments on Harrison Albany Block Proposal

1 message

Deborah Hull [REDACTED]
 To: Casey.A.Hines@boston.gov

Thu, Apr 28, 2016 at 12:14 PM

Dear Ms. Hines,

Please accept our comments regarding the Harrison Albany Block Proposal. My husband Jeff and I live at 72 East Dedham Street on the 3rd floor in the front of the building, directly across from the proposed park and driveway that would become Andrews Street. We are abutters. We have lived in the South End since 1978 and on East Dedham Street since 1996. We raised 3 children here who attended the Boston Public Schools. We attended both the IAG meeting and the public meeting at D-4. We did submit our comments online via the link provided by your office, under my name, Deborah Hull. However, we are also emailing them directly to you as backup. Thank you for this opportunity and we look forward to working with the BRA to reach a satisfactory situation that will suit our street.

Our Comments on the Harrison Albany Block Proposal

One building should be rental, one building (Building B) condo or co-op to populate the Harrison Albany Block with residents who have a stake in the neighborhood as opposed to 710 units of transient housing.

19/21 storied heights are unacceptable; the 11-story building is also too tall. The buildings will dwarf and shadow the surrounding neighborhood. They are monstrous and unfriendly. It is not necessary to book end the New York Streets buildings (e.g. the Troy) or mirror 200 ft. height that could be developed in the Flower Market across Albany Street in the future. The building designs need to incorporate more of the red brick of the neighborhood townhouses, apartment buildings, and warehouses. It is the character of the South End.

Staggered height on East Canton should be duplicated on East Dedham. The East Dedham side does not need to resemble a corporate park.

Multifamily – instead of 710 studios and 1 bedroom units, include more 2 and 3 bedroom units to encourage families. There is a need in the city for units of that size.

There should be 20% affordable housing instead of the 10% onsite, 10% offsite formula. The South End needs to remain a varied income neighborhood. Young people of lower to mid income who wish to live in Boston in the South End are unable to afford the market rate units being built.

The artist space segment is vague. Making those units competitive with units for lower income people is unfair. While younger artists would be most likely candidates for the affordable component, there also are artists who would pay market rate for live workspace in Boston.

The open space is a good option but I question the quality, maintenance, and public access of it. The chronic steam emitting from the current parking lot at the corner of Harrison and East Dedham Street as well as the slanted and unruly pavement demonstrates deep issues of concern as to what can successfully survive there.

The relocation of Andrews Street to the driveway outside of the dialysis center needs to be very wide and be able to accommodate the congestion of ambulances and patient's vehicles that are present from early morning into early evening 7 days a week. Parking for employees will be necessary also.

I would like to see some of the commercial tenants be a daycare center, services such as dry cleaner, tailor, barbershop, shoe repair instead of only cafes, restaurants, and boutiques. A gallery or performance space or recording studio would be a good option at 575 Albany Street.

As a long time resident of East Dedham Street, a direct abutter, I am very worried about my family's quality of life during and after construction. Traffic and congestion is a major concern moving so many people into the neighborhood. I am concerned about the safety and integrity of our building during the 5-8 years of this 2 phase construction plan and want the BRA and other officials to assist us and other abutters to enforce that Leggat McCall Properties and the construction company are respectful to our needs and concerns.

Sincerely,

Deborah and Jeff Hull

Deborah Kamy Hull
www.deborahkamyhull.com



Casey Hines <casey.a.hines@boston.gov>

Harrison Albany Block comments

1 message

George Stergios [REDACTED]
To: "Hines, Casey" <Casey.Hines.bra@cityofboston.gov>

Thu, Apr 28, 2016 at 11:17 AM

Casey

Leggat McCall made a presentation to WSANA on Tuesday night and our concerns match those that arose at the IAG meeting a couple of weeks ago. We would like a reduction in height and a wider mix of unit sizes, including some three-bedroom units and more two-bedroom units. Abutters are very anxious about the disruptions that will come from construction and want to know what LM is going to do to mitigate those disruptions. We are also very worried that creating an exception to the new zoning code so soon after it was established will create a very bad precedent and undermine much of the community and BRA effort that went into creating the code.

George Stergios, President, Worcester Square Area Neighborhood Association
Member, IAG



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Thu, Apr 28, 2016 at 10:57 AM

CommentsSubmissionFormID: 874

Form inserted: 4/28/2016 10:57:23 AM

Form updated: 4/28/2016 10:57:23 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Steven

Last Name: Cohen

Organization: Property owner 485 Harrison

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: As a nearby property owner and having been involved in the rezoning of the area. It is totally not within the intent of the rezoning to allow a variance for additional height. Once a variance is granted everyone who realizes the benefit will apply and the purpose of the rezoning destroyed. This proposed building would tower over its neighbors and irrevocably change the neighborhood. The building within existing zoning is fine. I can assure you that if a variance was granted a legal challenge would arise

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Harrison Albany Block

1 message

Kit Pyne

To: casey.a.hines@boston.gov

Thu, Apr 28, 2016 at 10:02 AM

Hi Casey,

Thank you for having this comment section. My name is Kit Pyne. I live at 108 E Brookline St # 2. I love living in the South End of Boston for its quaintness and lovely historical architecture. The development that has been proposed is a monstrosity looming over our beautiful neighborhood. The legal 11 story height is already too tall for this area never mind the 19 stories desired by the developers. This is just greed! The extra open spaces they offer as a compromise is insulting. It does not contribute much for the neighborhood but gives better light and views for it's own new residents.

The studio and 1 bedroom apartments are a bad idea also. It is setting up an environment for transient, short term dwellers not families.

The street parking and traffic situation are going to become much worse. I hope you have a good plan in place to deal with this extra capacity. Single renters most likely won't spend their cash on garage parking.

The alleyways through this back streets area may suffer from this increased traffic. These alleys can't handle this and it will be very disturbing to the residents who live on them. I live over one of the alleys and the trucks come within inches of my window. In the winter the plows run into our building's side wall.

I am all for developing this Harrison Albany block but would like to see it fit nicely into our beautiful neighborhood like so many of the new Harrison Ave projects have built in our recent past.

Our small neighborhood already deals with enough problems of building from the medial area. Now that this plot is not slated for medical research anymore, please be considerate of our concerns of clinging to stay part of the quaint South End Neighborhood.

Thank you.

Kit Pyne

Sent from my iPhone



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 28, 2016 at 9:47 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 872

Form inserted: 4/28/2016 9:47:23 AM

Form updated: 4/28/2016 9:47:23 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Thanh

Last Name: Nguyen

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am opposed to lifting of the height restriction for this project. It is not fair that the Harrison Albany Block have special exemption for lifting of the height restriction that has been characteristic to our neighbourhood for all these years. In addition, a large influx of residents (by the addition of a surplus of stories to the buildings) to this area will aggravate the existing traffic quandries faced by residents in this neighbourhood. Traffic is already problematic at rush hour, and with the traffic of Boston Medical Center staff and patients.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Thu, Apr 28, 2016 at 9:46 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 871

Form inserted: 4/28/2016 9:46:18 AM

Form updated: 4/28/2016 9:46:18 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Cher

Last Name: Knight

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: As a resident of one of the buildings that could immediately abut the proposed new development, I have serious concerns about its physical, logistical, and aesthetic impact on our neighborhood. The proposed 19 stories (as high as 21 it has been said, with mechanicals on top) is out of character for the profile, footprint, and skyline in the neighborhood. The proposed development would literally block natural light, create cavernous shadows, and dramatically increase vehicular traffic in the neighborhood. Parking and through-streets would also be very negatively impacted. The development plans seem focused on economic opportunism solely, rather than community boosterism and responsible, ethical, humane development.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Wed, Apr 27, 2016 at 8:39 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 870

Form inserted: 4/27/2016 8:38:53 PM

Form updated: 4/27/2016 8:38:53 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Akhill

Last Name: Chopra

Organization: N/A

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I don't see any reason why we should allow a 200 ft building into the neighborhood. 120 ft is ample. 200 ft will darken the surrounding block substantially and stick out like a sore thumb ... Until the next 200 ft tower goes up, and the next... A building of that height could start a domino effect of stripping the charm and historical look and feel of our beloved neighborhood, pushing residents away and hurting property values for owners and rents for landlords... Please don't let this pass.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Harrison-Albany Project1 message

Wed, Apr 27, 2016 at 7:19 PM

To: casey.a.hines@boston.gov

Here are my comments.

19 Stories are too high and out of character for this residential neighborhood. The tall buildings at Ink Block and the tower at Northampton Square are not in a 4 to 5 story residential neighborhood. I think the developer now understands this and will be submitting another plan to us.

The affordability component, 20%, is too low. I know the mayor has implemented a new number. This developer and all others should be required to adhere to this. I know you know that 50% of the city's residents make less than \$35,000. You can increase the affordability amount by not requiring luxury units, stainless steel appliances, granite countertops, etc. for the affordable units. People just want a decent and affordable place to live that isn't necessarily luxury. If you need to go to the Federal government to do this, then you should do so.

The developer considers the affordability component as a community benefit. It is not. What we need are soundproof windows and air-conditioning for at least the residents on East Canton and East Dedham streets who want it. 5 years of noisy, dusty construction is too much to require people to put up with. And I'm sure other residents, and even the BRA, can come up with other community benefits.

Parking for both construction vehicles and construction employees should be provided off sight and they can be bussed in from there. To think that they will take public transportation is unrealistic. And in the past is any indication, some of them will be coming in from New Hampshire and other states.

Residents of the development should not be given resident parking permits. Some of them undoubtedly will not want to pay for parking on site, so where will they park? On our already overcrowded streets, undoubtedly as far away as my street.

The mix of units should include fewer studios and some 3 bedrooms. This contributes to the stability of the neighborhood and lessens the possibility that BU medical and dental students will overrun the place. I have not yet decided re whether there should be a mix of apartments and condos. I realize that there are at least 4 real estate agents on the IAG and possibly more. They are interested in condos so they can profit from the sale of condos and will, as usual, buy at pre-construction prices and then sell for a profit. If I had known that Joe Wolvek was a real estate broker, I would not have recommended him.

These are my preliminary comments; I expect to have more when I see the details of the revised proposal.

5/18/2016

City of Boston Mail - Harrison-Albany Project

Helaine Simmonds

Boston, MA 02118



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Wed, Apr 27, 2016 at 3:17 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 866

Form inserted: 4/27/2016 2:01:25 PM

Form updated: 4/27/2016 2:01:25 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Tricia

Last Name: Azzarello

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am not in favor of this project. The final buildings as proposed are not suitable for the South End. It is not in keeping with the current feel of the neighborhood and is not in keeping with historic requirements. The integrity of the neighborhood will be lost. The height of the buildings are a big issue for me as well as the number of units that are proposed. The increase of traffic is not only dangerous but also impacts environmental factors and both are a concern for raising a family in the South End. I also do not like that these building will be strictly rentals. The last thing the South End needs is more rentals of 1-2 bedrooms with a small foot print! Please do not approve this as it is not in line with what the residents want and does not promote the future of the South End we all strive for.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Wed, Apr 27, 2016 at 1:14 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 865

Form inserted: 4/27/2016 1:14:37 PM

Form updated: 4/27/2016 1:14:37 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Cinda

Last Name: Stoner

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: From: "Cinda Stoner" To: Subject: Harrison-Albany Block Comments Date: Wednesday, April 27, 2016 1:02 PM The following are my comments for the above project. 1. The height of the 19 story building is unacceptable. The height of any of those building should not exceed the 120 foot zoning. A 19 story building does not fit in to the character of the neighborhood. 2. The construction management plan should be worked out with the surrounding community that would be directly impacted by the construction activity, i.e. East Canton, East Dedham, East Brookline, Plympton, Wareham, Albany, and Harrison. 3. The construction schedule in the PNF states that the typical hours will be from 7AM to 6PM Monday – Friday, with most shifts ending at 3:30 PM. It goes on to indicate that if longer hours or additional shift or Saturday work is required, the construction manager will request a work permit to the proper agencies. This is a 5 year project. I have lived through many construction projects on East Brookline St. since 1980. the BioSquare, BMC Atrium building, and other buildings. This community was able to work with the BRA and the developers of the BioSquare to create a Cooperation agreement that considered the impacts that these projects would have on us and came up with hours that adhered to a 7 AM to 4 PM Mondays to Friday and that Saturday work was limited to interior work, no exterior work, and could only begin at 9 AM. No pile driving was allowed prior to 8 AM and after 4 PM on weekdays. In addition, there was a prohibition on the use of East Brookline, East Newton, and East Concord Streets, the surrounding streets, by construction vehicles. 4. In addition there has to be consideration as to the hours during which the materials to this project will be delivered to this site and that delivery should be limited to

the Albany and East Dedham corner. 5. The slurry wall system should be used rather than the steel sheetpile wall system. The slurry wall system will be less disruptive to the neighborhood in terms of noise and vibrations. 6. Before this project even begins our buildings should be pinned and monitored as well as buildings should be photographed outside and inside with copies of the photographs given to owners. This community needs predictability around this construction. We are entitled to the enjoyment of our properties through this long construction process. There are other concerns such as type of units, studio, 1BR, 2BR, and 3 BR, affordability, parking, community benefits, that I will address when the new plan is presented to the community, but the comments that I have addressed above apply whatever project goes forward. Thank you, Cinda Stoner 107 East Brookline St. 617-267-1276 cstoner1@verizon.net

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Wed, Apr 27, 2016 at 10:45 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 864

Form inserted: 4/27/2016 10:45:12 AM

Form updated: 4/27/2016 10:45:12 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Muoi

Last Name: Hoang

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Wed, Apr 27, 2016 at 10:44 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 863

Form inserted: 4/27/2016 10:44:11 AM

Form updated: 4/27/2016 10:44:11 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Jun

Last Name: Xie

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: 1. object to the proposed height of 19 stories. 2. support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers, because the influx of additional cars, particularly with a project of this density, is of concern. 3. strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. This is in order to encourage long term and family residency, and to discourage transient occupancy 4. strongly support a development that is primarily condominium versus rental units. The project should be required to have the City of Boston designated proportion of affordable units on site. 5. support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. 6. Construction limited to Monday-Friday, 8 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. 6. The project must include evidence and legally binding assurance that all green space will be property maintained. Also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. 7. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects.



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Wed, Apr 27, 2016 at 10:44 AM

CommentsSubmissionFormID: 862

Form inserted: 4/27/2016 10:44:10 AM

Form updated: 4/27/2016 10:44:10 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Thap

Last Name: Dang

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Wed, Apr 27, 2016 at 8:35 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 861

Form inserted: 4/27/2016 8:34:41 AM

Form updated: 4/27/2016 8:34:41 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Mark

Last Name: Pasnik

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: RE: Concerns Related to the Harrison Albany Block Proposal Greetings: I write to present my concerns related to the Harrison Albany Block, recently submitted to the Boston Redevelopment Authority by Leggat McCall Properties. It has been nearly two years since Mayor Martin Walsh urged the development community to do a better job in reflecting Boston's "culture of imagination" through its new buildings. Unfortunately, the current proposal does not sufficiently rise to this call for innovation in a neighborhood known for progressive values. I have lived and worked in the South End for twenty years, where I continue to own my home and two businesses. In that time I have watched Harrison and Albany Streets transform dramatically. In general I am supportive of new development that increases density and creates opportunity for more residents and businesses, provided it benefits our neighborhood. While the present proposal falls short, there are many ways it could be improved, and I urge the BRA to encourage such reconsiderations. URBANISM The planning of the block appears to suburbanize where it should urbanize. Stepping back from East Dedham, locating a neighborhood open space along Harrison Avenue, and breaking the street wall along East Canton multiple times undermines the street edges, with the result that street life and the definition of public space will suffer. Given how poorly defined Harrison Avenue is presently, the neighborhood would benefit from activation of Harrison with a new building and retail functions along the main thoroughfare (rather than retail at mid-block). MASSING The proposed massing results in somewhat unwieldy L-shaped volumes that are wall-like slabs and bulky in proportion, in some places rising from the ground to the sky with little relief. Greater elegance in massing would

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City of Boston Mail - Project Comment Submission: Harrison Albany Block

make for a stronger resonance with the neighborhood's fabric. We should expect that the great heights being requested by the developer should also deliver more elegant massing. LANGUAGE In a neighborhood known for progressive values and an artistic/design focus, the language of the various buildings is disappointingly conventional and fails to respond to the call of the mayor to be innovative. Materials, forms, patterns, and composition need much greater study. Design diversity would have benefitted by several firms being involved in the facade designs, rather than a single one for a project of this scale. Similar weaknesses are present in the public spaces, which have not benefitted from the presence of a landscape architecture firm on the team. I remain optimistic that with significant changes, a project like this might become a meaningful addition to our neighborhood. However, as it stands, the proposal does not meet the standards of innovation the mayor made clear nor the quality of design which our community deserves. I look forward to continuing the conversation with the BRA and the proponents. Respectfully, Mark Pasnik

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 11:25 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 860

Form inserted: 4/26/2016 11:25:29 PM

Form updated: 4/26/2016 11:25:29 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Deborah and Jeff

Last Name: Hull

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: One building should be rental, one building (Building B) condo or co-op to populate the Harrison Albany Block with residents who have a stake in the neighborhood as opposed to 710 units of transient housing. 19/21 storied heights are unacceptable; the 11-story building is also too tall. The buildings will dwarf and shadow the surrounding neighborhood. They are monstrous and unfriendly. It is not necessary to book end the New York Streets buildings (e.g. the Troy) or mirror 200 ft. height that could be developed in the Flower Market across Albany Street in the future. The building designs need to incorporate more of the red brick of the neighborhood townhouses, apartment buildings, and warehouses. It is the character of the South End. Staggered height on East Canton should be duplicated on East Dedham. The East Dedham side does not need to resemble a corporate park. Multifamily – instead of 710 studios and 1 bedroom units, include more 2 and 3 bedroom units to encourage families. There is a need in the city for units of that size. There should be 20% affordable housing instead of the 10% onsite, 10% offsite formula. The South End needs to remain a varied income neighborhood. Young people of lower to mid income who wish to live in Boston in the South End are unable to afford the market rate units being built. The artist space segment is vague. Making those units competitive with units for lower income people is unfair. While younger artists would be most likely candidates for the affordable component, there also are artists who would pay market rate for live workspace in Boston. The open space is a good option but I question the quality, maintenance, and public access of it. The chronic steam emitting from the current parking lot at the corner of Harrison and East Dedham Street as well as the slanted and unruly pavement

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

demonstrates deep issues of concern as to what can successfully survive there. The relocation of Andrews Street to the driveway outside of the dialysis center needs to be very wide and be able to accommodate the congestion of ambulances and patient's vehicles that are present from early morning into early evening 7 days a week. Parking for employees will be necessary also. I would like to see some of the commercial tenants be a daycare center, services such as dry cleaner, tailor, barbershop, shoe repair instead of only cafes, restaurants, and boutiques. A gallery or performance space or recording studio would be a good option at 575 Albany Street. As a long time resident of East Dedham Street, a direct abutter, I am very worried about my family's quality of life during and after construction. Traffic and congestion is a major concern moving so many people into the neighborhood. I am concerned about the safety and integrity of our building during the 5-8 years of this 2 phase construction plan and want the BRA and other officials to assist us and other abutters to enforce that Leggat McCall Properties and the construction company are respectful to our needs and concerns.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Tue, Apr 26, 2016 at 10:41 PM

CommentsSubmissionFormID: 859

Form inserted: 4/26/2016 10:40:33 PM

Form updated: 4/26/2016 10:40:33 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Jen

Last Name: Roy

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: As someone who owns a BRA-subsidized condo unit in the South End, and as someone who has been able to thrive and expand my family in my home, I can speak to the value of a well-designed new building of residences in the neighborhood. I know many neighbors in my exact same position, raising young families, and feeling an obligation to help improve the sense of community in the neighborhood by staying here, contributing to the neighborhood, and raising their families in the city. We all have such a sense of pride in the community and want to see it only get better. I object the current proposal for the Harrison Albany Block development. I object the proposed height of a 19 story residential tower coming into our beautiful, historical neighborhood. Our area is rich with historical buildings and while I am not opposed to residential growth in the neighborhood, I think that such large tower of units will not create a strong sense of community in our end of the neighborhood. I also object that the building proposal offers only 1 and 2 bedroom rentals to be created. As a mother trying to raise my young family in the South End, I would very much like to see the area attract more middle-class families, not just young professionals looking to rent and then move out of the neighborhood once they are ready to start a family. The proposed building does not provide the type of residences needed by families to be able to grow in their space and stay in the city. It is very concerning to me that this very large project is proposing to build only rentals and only 1 and 2 bedroom units, when there is such a high demand for larger condos that can accommodate growing families (2/3+ bedrooms with multiple bathrooms) and currently such a limited number of available condos that can accommodate growing families' needs in our neighborhood. I

also would like to see the proposed "Neighborhood Open Space" component be used for a well-designed playground for young children in the neighborhood. There are currently no playgrounds located on Harrison Avenue. The most community-building, and most adored playgrounds in the South End are Sparrow Park (near Columbus Avenue on West Newton Street), Peter's Park (between Washington and Shawmut Avenue near East Berkley Street) and Ringgold Park (on Ringgold St. between Hanson & Waltham Streets). These parks bring together a strong community of parents, child care-takers and children who love, look after, and utilize these spaces on a daily basis. There are strong "friends of the park" groups that have been founded at all of those parks because they are so beloved and provide value to the community. Harrison Avenue needs to have a safe, gated, outdoor playspace such as those to attract the young families and child care-takers to this area of the neighborhood. There are currently 3 daycare and preschool facilities on Harrison Avenue within a half mile on of the new proposed site of "Neighborhood Open Space" on the corner of Dedham and Harrison Avenue. I would love for the developer to consider the needs and input of the existing young families of our neighborhood and childcare businesses when designing this new outdoor space. I would love to be able to share my knowledge of the needs of the young children in our end of the neighborhood.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Tue, Apr 26, 2016 at 9:37 PM

CommentsSubmissionFormID: 858

Form inserted: 4/26/2016 9:36:32 PM

Form updated: 4/26/2016 9:36:32 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Mary

Last Name: Bertin

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am opposed to the Harrison Albany Block Development proposal as it has been presented to the Harrison /Albany community. Some of my major opposition to the project are as follows: -High of building -Influx of additional vehicle traffic -Rentals as opposed to condominiums -Air quality during construction -Number of studio and one bedroom apartments -Construction hours daily, (proposal: 7 AM to PM only, now weekends and/or holidays) - Only 10% of apartments affordable (should be a higher %) I am asking that you please consider the impact that this project will have on, not only the South End Community but more particularly those of us who are the abutters of the project.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Tue, Apr 26, 2016 at 9:08 PM

CommentsSubmissionFormID: 857

Form inserted: 4/26/2016 9:08:20 PM

Form updated: 4/26/2016 9:08:20 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Reena

Last Name: Singh

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Dear BRA: I am writing to state my opposition to the proposed plans for the Harrison Albany Block. In particular, I am opposed to Building A and its height of 19 floors. This goes against the zoning for the neighborhood and would dramatically change our neighborhood. As a resident in this are of the South End, it is important to keep the feeling of the neighborhood even with all the development. A tower of this size would block sun and air rights to the neighboring buildings. I encourage the BRA to not approve these plans as written. Thank you, Reena Singh

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 8:54 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 856

Form inserted: 4/26/2016 8:54:45 PM

Form updated: 4/26/2016 8:54:45 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Patrick

Last Name: Canney

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I attended the Worcester Square Neighborhood Association meeting this evening and listened to the presentation by Legat McCall on the Harrison Albany Block building. I wanted to share with you some of my thoughts and concerns. 1) The height - while I am not super stressed about the building height, I do think having the 200 ft bldg come down to 150-170 would better fit the neighborhood. I am sure some of the other open lots and the flower market will be built on shortly and have tall buildings. The closet buildings to this property will be 4 stories. A shorter building will help ease the transition a bit more. 2) Unit size - I'd like to see more 2 bedroom units incorporated into the design. Studios and 1 beds will bring a very transient population which will ware on the neighborhood. A mix of 20 % studio, 30% 1 bedroom, 40% 2 bedroom 10% 3 bedroom will ensure there is family friendly space that is still able to meet the market demand at the lower end of the market and ensure a good mix of socio-economic backgrounds 3) Open space - I think the team did a nice job of allocating open space 4) Architectural design - Developers keep putting up very generic buildings that look like dormitories. it would be nice to see some unique architectural features in the design. 5) It is important the the deigns encourage pedestrian traffic on both East Canton Street and and East Dedham Streets. I think that means ensuring that building A has a lobby entrance on one street and building B on the other street, or perhaps a maisonette design where there are several street level private entrances with front stoops. 6) It would be great to ensure that the retail space will be allocated to ensure all-day foot traffic. Regards, Patrick Canney



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Tue, Apr 26, 2016 at 4:24 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 855

Form inserted: 4/26/2016 4:24:35 PM

Form updated: 4/26/2016 4:24:35 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Khanh

Last Name: Dang

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 4:18 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 854

Form inserted: 4/26/2016 4:18:44 PM

Form updated: 4/26/2016 4:18:44 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Greg

Last Name: Winter

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: BOSTON

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: This is a HUGE mistake to push this type of population density into a small footprint. It will ruin the neighborhood. You are also giving ONE developer far too much power to push this much residential inventory. I own my condo two blocks away and vehemently oppose this project. The BRA seems to be on a tear recklessly approving any new big building project. The city needs to be more careful about what it approves to make Boston more livable. We need more green space and retail in this area. With Ink Block completed and the new building at Harrison x Malden St, this is WAY too much residential development for a small area. We will have massive traffic and congestion issues. I am not opposed to smart development but this is a BAD idea.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 11:15 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 853

Form inserted: 4/26/2016 11:14:36 AM

Form updated: 4/26/2016 11:14:36 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: John

Last Name: Moynihan

Organization: resident of Harrison Avenue Boston

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public. I object to the proposed height as too high. I support a restriction on residential parking permits similar to that imposed on Atelier 505. I support full disclosure of air quality impacts, and I strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. I strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Tue, Apr 26, 2016 at 10:32 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 852

Form inserted: 4/26/2016 10:31:54 AM

Form updated: 4/26/2016 10:31:54 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Tachin

Last Name: Chang

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the plan as it has been presented.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 10:20 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 851

Form inserted: 4/26/2016 10:20:09 AM

Form updated: 4/26/2016 10:20:09 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Ed

Last Name: Lundgren

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: 1. The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. 2. We strongly support a development that is primarily condominium versus rental units. 3. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. 4. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. 5. Construction limited to Monday-Friday, 8 AM to 5 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. 6. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. 7. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

Brookline and East Canton Streets.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 26, 2016 at 10:14 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 850

Form inserted: 4/26/2016 10:13:47 AM

Form updated: 4/26/2016 10:13:47 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Adam

Last Name: Stern

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2 [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I strongly feel there needs to be concessions made in the master plan of this massive development - the current plan for solely 1bed and studio rentals is just downright ridiculous. As a Boston resident and home owner that had the fortunate opportunity to purchase an affordable unit at 700 Harrison this impacts all of us in the south end community positively but also negatively unless our voices are heard. I agree with all the following statements: Height of 19 stories. We object to the proposed height. The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan. We strongly support a development that is primarily condominium versus rental units. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as

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City of Boston Mail - Project Comment Submission: Harrison Albany Block

well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. Construction limited to Monday-Friday, 7 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. We support all the recommendations for local support, local suppliers, etc. The project should be required to have the City of Boston designated proportion of affordable units on site. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets. Kind regards, Adam Stern

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Tue, Apr 26, 2016 at 9:54 AM

CommentsSubmissionFormID: 849

Form inserted: 4/26/2016 9:54:06 AM

Form updated: 4/26/2016 9:54:06 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Bryan

Last Name: Guarnier

Organization: 700 Harrison

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public. Height of 19 stories. We object to the proposed height. I'm concerned with traffic, infrastructure, and parking availability.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Tue, Apr 26, 2016 at 8:45 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 848

Form inserted: 4/26/2016 8:44:28 AM

Form updated: 4/26/2016 8:44:28 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Adrian

Last Name: Jorge

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Mon, Apr 25, 2016 at 10:34 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 847

Form inserted: 4/25/2016 10:34:42 PM

Form updated: 4/25/2016 10:34:42 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Lawrence

Last Name: Zhao

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Mon, Apr 25, 2016 at 8:58 PM

CommentsSubmissionFormID: 845

Form inserted: 4/25/2016 8:58:10 PM

Form updated: 4/25/2016 8:58:10 PM

Document Name: Harrison Albany Block

Document Name'Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Henry

Last Name: Hornblower

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I oppose this project for several reasons. Small rental units do not encourage long term residents. The height of this project is absurd for the neighborhood. The construction will add to the already busy and crowded area. More thought needs to be given, especially on this being a rental unit building taller than all others in the area. Thank you.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Mon, Apr 25, 2016 at 7:26 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 844

Form inserted: 4/25/2016 7:26:25 PM

Form updated: 4/25/2016 7:26:25 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Juan

Last Name: Ramirez

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Hi all, I 'd like to express some concerns regarding the 19-story building as it may affect our neighborhood as a 700 Harrison resident. Please, be mindful of your plans as well as the influx of new vehicles in the area. I'm sure all of us are happy to welcome families into our community (as we were when we came here). I just would hope that every effort is taken into continue making the neighborhood a beautiful area and as friendly as it is without the need to disrupt the transit and shadowing of the area . Sincerely, -Juan C.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Mon, Apr 25, 2016 at 12:17 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 843

Form inserted: 4/25/2016 12:16:44 PM

Form updated: 4/25/2016 12:16:44 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Brian

Last Name: Chi

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am against the proposed height of 19 stories. I am against a development that is primarily rental units.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Mon, Apr 25, 2016 at 10:40 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 842

Form inserted: 4/25/2016 10:39:15 AM

Form updated: 4/25/2016 10:39:15 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Peiyeh

Last Name: Tsai

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the current plan as it has been presented to the public. Height of 19 stories. We object to the proposed height. The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan. We strongly support a development that is primarily condominium versus rental units. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. The project must include evidence and legally binding assurance that all green space will be property maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. Construction limited to Monday-Friday, 7 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. We support all the recommendations for local support, local suppliers, etc. The project should be

required to have the City of Boston designated proportion of affordable units on site. If the proposed project will negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Mon, Apr 25, 2016 at 9:48 AM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 841

Form inserted: 4/25/2016 9:47:44 AM

Form updated: 4/25/2016 9:47:44 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Joseph

Last Name: Castellana

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: BOSTON

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan. We strongly support a development that is primarily condominium versus rental units. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. Construction limited to Monday-Friday, 7 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. We support all the recommendations for local support, local suppliers, etc. The project should be required to have the City of Boston designated proportion of affordable units on site. If the proposed project will

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets. Height of 19 stories. We do not object to the proposed height.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

Mon, Apr 25, 2016 at 9:04 AM

CommentsSubmissionFormID: 839

Form inserted: 4/25/2016 9:03:25 AM

Form updated: 4/25/2016 9:03:25 AM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: James

Last Name: Seligman

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: BOSTON

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: The influx of additional cars, particularly with a project of this density, is of concern. We support a restriction, similar to that imposed upon Atelier 505, which would preclude residents from applying for residential parking permit stickers. Architectural Design - We look forward to seeing and commenting on proposed design plans with the goal of seeing an architecturally interesting and innovative plan. We strongly support a development that is primarily condominium versus rental units. We support full disclosure of air quality impacts, and strongly support insistence that the project construction and building operation fully comply with all clean air guidelines. The project must include evidence and legally binding assurance that all green space will be properly maintained. We also strongly support a stipulation that the project fund a significant improvement and maintenance program for Franklin Park. This should include, but not be limited to extensive tree pruning to provide sunlight throughout the park, replacement of all lawn surfaces, additional permanent lighting throughout the park, an irrigation system to maintain lawn and trees, and designated sand/gravel areas for relieving pets. We strongly oppose the current proposal of all studio and one bedroom units, and strongly support larger units, particularly 2 bedroom/2 bathroom, with some larger units as well. We urge this in order to encourage long term and family residency, and to discourage transient occupancy. Construction limited to Monday-Friday, 7 AM to 4 PM, no weekends, holidays, a rodent mitigation program, and very limited staging areas other than on the project property itself. We support all the recommendations for local support, local suppliers, etc. The project should be required to have the City of Boston designated proportion of affordable units on site. If the proposed project will

5/18/2016

City of Boston Mail - Project Comment Submission: Harrison Albany Block

negatively impact abutting properties in terms of noise and/or air pollution, the proposed project should be required to mitigate any negative effects. Relocation of Andrew Street. The proposed project should be required to produce an independent assessment of the impact of the proposed relocation of Andrew Street, including but not limited to altered traffic patterns of police and emergency vehicles, vehicles that enter/exit the 700 Harrison Avenue garage, and the alley between East Brookline and East Canton Streets. Height of 19 stories. We do not object to the proposed height.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Sat, Apr 23, 2016 at 4:30 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 838

Form inserted: 4/23/2016 4:29:24 PM

Form updated: 4/23/2016 4:29:24 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: CJ

Last Name: Chang

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I opposed the plan as it has been presented

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Harrison Albany Block - concerns

1 message

Hanzl [REDACTED]
 To: Casey.A.Hines@boston.gov

Thu, Apr 21, 2016 at 12:34 PM

My husband and I have lived at 72 East Dedham Street for over 17 years. We knew that eventually our area would be developed, but we were hoping it would be more in line with the character of our existing neighborhood. We were upset a few years ago when the height ordinance was passed to 120', especially as it was passed before we even knew the change was proposed. That being said, we do like that developers of the current project are including setbacks from the street on both the East Dedham and East Canton side, as well as are trying to intersperse green space throughout – whether it is usable or not. The following are issues that we find with the proposal for the Harrison Albany Block:

- We are opposed to the current max height of 120' being increased to 200'. We feel that this is too high for the neighborhood. We understand that it is approved for the far side of Albany Street but do not think it is ok for between Harrison and Albany. This would also set a precedence for when the other parking lot across the street is sold and developed.
- Going to the height of 120' plus the mechanical room already leaves us with no sun during the spring, fall and winter when we currently enjoy this in our building year round. We have both large factory windows and large skylights that, according to the shadow study, will prevent any direct sunlight from 12-3pm in the spring and fall, and no direct light during the winter at all. This will not only affect the enjoyment of our unit but will affect our heating bill drastically in the winter.
- The current proposal of combining Andrews Street and the drop off/pick up for Gambro is not sufficient. Andrews Street is currently used very frequently by cars as well as police officers cutting between East Canton and East Dedham. The current drop off area for Gambro is not sufficient to accommodate Andrews Street traffic as there are always 5-10 ambulances in Gambro's drop area with overflow onto East Dedham Street. With truck deliveries, as well as patient pick up/drop off from people's vehicles, this area is currently always backed up and creates traffic on East Dedham Street. Combining these two areas into one will only make this situation worse unless it is made substantially wider with an actual drop off/pick up lane.
- With the current proposal, it has been noted that wind speed is uncomfortable for walking on East Canton and there is a large increase in wind speed in front of our building. It will go from a comfort rating of sitting to walking which is a big decrease in comfort.
- We do not understand how the BRA can approve a developer who can only build rental units. The majority of renters are short term and do not have a link to their community. They also will not have the same desire to rent/purchase garage space as someone who would own a condo. This will add a transient population to an area of the south end that would really benefit from additional long term residents.
- The public green space on the corner of East Dedham and Harrison that is proposed has an existing and long term steam problem. Over the years there have been many attempts to fix this issue, but nothing has worked.
- We are very concerned about how they will monitor ground movement and damage to existing buildings for abutters. We live on land fill as everyone knows. We experienced damage when the D4 police station was built and we even feel movement in the building when the 600 Harrison Building was being built multiple blocks from

here. A 3 level parking lot makes us nervous about the damage we will incur. Even with slurry walls there will be the necessity of driving or drilling piles.

- What remediation is planned for abutters living with five (plus) years of construction? We need to have shorter hours and real restrictions on construction vehicles. We will be losing parking on our street due to the construction so where will we park for the duration of the construction project and what is the plan for all the construction workers' vehicles coming into the neighborhood during that time?
- Residential parking on East Dedham Street isn't even mentioned at all in Figure 2-2 in the proposal. We only have five resident spots on our street. This project will have severe impacts on surface parking as it is increasing the population density by 710 units.
- We REALLY do not want to see the trees on East Canton go. These are large trees that need to be saved. If they are not, then the saplings they are replaced with will increase the wind issues already noted in the study.
- We do not believe a thorough investigation has been done on the remediation of the hazardous waste that is still potentially in the Albany street buildings due to the fire that occurred there a few years ago. This building has remained unoccupied and Perkin Elmer moved its people out due to the irreparable damage.

We really feel that the developer needs to reconsider these points and work towards what the community wants in addition to making a profit. I hope he heard what was really being said at the community meeting last week.

Thank you.

Amy and John Hanzl

72 East Dedham Street – DIRECT ABUTTERS

Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116
617.859.8439 voice
www.bostongroundwater.org

April 21st, 2016

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Casey Hines, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Subject: Harrison Albany Block Expanded Project Notification Form

Dear Ms. Hines:

Thank you for the opportunity to comment on the expanded project notification form (EPNF) for Harrison Albany Block. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the EPNF and confirmed at the scoping session the project is proposed to be designed and constructed to comply with the requirements of Article 32. The site is in an area with many wood piling supported buildings on East Dedham, East Canton, and East Brookline Streets.

As stated in the EPNF and confirmed at the scoping session compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. Also stated in the EPNF, a three level below-grade parking structure beneath the new buildings identified in the document as Building A and Building B is planned. The EPNF states that construction of the foundations and the below-grade parking structure will require excavation depths anticipated to be up to 40 feet below ground surface terminating to an approximate EL. of -22 BCB.

As stated in the EPNF and confirmed at the scoping session, the excavation will be conducted in an as yet to be determined engineered lateral earth support system, such as a slurry wall or steel sheetpile wall system. The system will be designed to provide excavation support and maintain groundwater levels outside the excavation by creating a groundwater "cutoff" between the excavation and the surrounding area. In addition the EPNF states that the lateral earth support system will be designed to be installed/sealed into the clay stratum to isolate the excavation and future below-grade garage from the groundwater table.

Before the GCOD zoning approval can be put in place, the proponent must provide the BRA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the EPNF and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

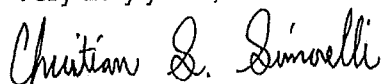
The EPNF states that temporary dewatering will be required inside the excavation during excavation and foundation construction to remove "free" water from the soils to be excavated as well as precipitation. The proponent confirmed at the scoping session that the dewatering effluent is scheduled to be deposited onsite into a recharge pit.

The proponent confirmed at the scoping session monitoring data for existing and new groundwater observation wells will be collected pre, during, and post construction and the data will be furnished to the Trust and the Authority on a weekly basis. In the event that groundwater levels drop below the observed pre-construction baseline levels during construction, provisions must be in place to halt construction and dewatering until the cause is found and remedied. I look forward to working with the proponents Engineer on reviewing the monitoring wells in the area to be read and reported. Reporting of the groundwater level data and provisions to halt construction and dewatering if groundwater levels outside the project site drop below baseline levels should mirror the plan developed by the projects Engineer for the 888 Boylston Street project.

At the scoping session the proponent stated that they would investigate installing one additional monitoring well on East Dedham Street where there are currently no observation wells. This observation well should be installed prior to construction activities and be included in the group of wells to be monitored pre, during, and post construction.

I look forward to continuing to work with the proponent and the Authority to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,

A handwritten signature in cursive script that reads "Christian S. Simonelli".

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BRA
Maura Zlody, BED



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Apr 19, 2016 at 1:21 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 832

Form inserted: 4/19/2016 1:21:00 PM

Form updated: 4/19/2016 1:21:00 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Bryan

Last Name: Pinero

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am concerned about Resident Street Parking, with this Harrison Albany Project there will be not be enough street parking for residents. Although the project offers underground garage parking many people will not be able to afford it or will save money by not parking there car in the garage. Many of the incoming residents of the new buildings will be commuting by car to work and therefore will lead to overcrowding of cars. Also, the SL4 and SL5 MBTA Silver Lines are already at capacity when I commute to work. Many times stops on Washington St. are passed because buses are already filled at capacity. Will the city of Boston receive money from the Harrison Albany project to reserve for MBTA Silver Line to produce more buses to transport people to work. Also is there a urban garden that will be reserved on the new Harrison Albany project land so that residents can grow vegetables for consumption. Last issue is the rodent issue once construction begins. Rodents will come out from underground and disperse to neighboring buildings. What will be given to surrounds buildings to protect from additional rodent activity coming into their buildings? Thank you.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Fri, Apr 15, 2016 at 6:37 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 829

Form inserted: 4/15/2016 6:37:53 PM

Form updated: 4/15/2016 6:37:53 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Anne

Last Name: d'Avenas

Organization: neighbor

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I am sorry that we were unable to come to the neighborhood meeting last night. I do understand that we need more housing in the City, but what we need is more affordable housing, not more market-value housing. I believe there are around 700 new units(once 600 Harrison is done). My son who is a social worker, would love to live in the city, but he can not afford to live here. A substantial number of units need to be affordable housing say-50%?? I have been in the South End almost 10 years and the traffick gets worse every year. 750 more cars is going to be horrible-I agree there will need to be more stop lights and all the streets maybe with the exception of Washington Street and Albany will need to be come one way. Will there be any more community meetings about this project? Thank you,Anne

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block

1 message

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

Thu, Apr 14, 2016 at 6:11 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 828

Form inserted: 4/14/2016 6:10:48 PM

Form updated: 4/14/2016 6:10:48 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Timothy

Last Name: Lambe

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: I live at 700 Harrison with a unit facing E. Canton St and am opposed to such a large project in this residential area. I understand that development is important but the size should be no larger than the 6 stories of the 700 Harrison building. Also I am very concerned about the traffic in the area with 745 parking spaces in the garage. I am unable to attend the meeting but wanted to provide myou feedback.

PMContact: Casey.A.Hines@Boston.gov



Casey Hines <casey.a.hines@boston.gov>

Project Comment Submission: Harrison Albany Block1 message

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

Tue, Mar 29, 2016 at 6:01 PM

To: BRAWebContent@cityofboston.gov, Casey.A.Hines@boston.gov

CommentsSubmissionFormID: 760

Form inserted: 3/29/2016 6:01:01 PM

Form updated: 3/29/2016 6:01:01 PM

Document Name: Harrison Albany Block

Document Name Path: /Development/Development Projects/Harrison Albany Block

Origin Page Url: /projects/development-projects/harrison-albany-block

First Name: Paula

Last Name: Ogier

Organization: Resident of 700 Harrison Avenue

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Comments: Please take into consideration the condo owners at 700 Harrison and the apartment dwellers at the E. Canton Street Apartments when considering whether to exempt this project from the height restriction. Lower buildings with fewer residents will go a long way to helping it integrate into the neighborhood. I want to be clear that I am not against development in the South End. I am quite pleased to see many of the new projects bringing revitalization to the Harrison Albany corridor. As an artist with a studio at 450 Harrison, I truly enjoy seeing that there is now foot traffic on Harrison Avenue. I like that this area is becoming more lively. I'm also glad this proposed project will bring new retail to Dedham Street, a 1 minute walk down Andrew Street from our building. I am concerned, however, about having 710 rental units (probably 800 or so residents, and their cars) added to our side street. That's a huge number of new residents. As a 700 Harrison resident condo owner who will be across E. Canton Street from the project, I think both buildings are much too tall for this part of the neighborhood. I sincerely ask that the developer is not granted "relief" from the height restrictions of the area. The folks who live in the historic East Canton Street Apartments will live in shadows if a 19 story building goes up across E. Canton street from them. For those of us at 700 Harrison, the proposed 11 story building will subtract hours of sunlight from the lovely Harrison Urban Garden community plots directly behind us. Why was the developer of our building asked to put in the Harrison community garden if it's now going to be in the shadow of an 11 story building? Lastly, I wonder why some of the renderings I've seen of the project don't even show the 700 Harrison building at all, as if it doesn't exist! That has struck me and some of my neighbors as rather curious. Thank you