

SUPPLEMENTAL INFORMATION

KENMORE SQUARE REDEVELOPMENT

Submitted to:

Boston Planning & Development Agency One City Hall Square . Boston, MA 02201

Submitted by:

RREF II Kenmore Lessor II LCC and RREF II Kenmore Lessor III LLC

c/o Related Beal 177 Milk Street . Boston, MA 02109

Prepared by:

Epsilon Associates, Inc. 3 Mill and Main Place, Suite 250 . Maynard, MA 01754

In Association with:

Roger Ferris + Partners

Kyle Zick Landscape Architecture, Inc.

Stantec

VHB

Nutter McClennen & Fish LLC

WSP

September 26, 2018



Kenmore Square Redevelopment

Submitted to:
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Submitted by:
**RREF II Kenmore Lessor II LLC and
RREF II Kenmore Lessor III LLC**
c/o Related Beal
177 Milk Street
Boston, MA 02109

Prepared by:
Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754

In Association with:
Roger Ferris + Partners
Stantec
Nutter McClennen & Fish, LLP
Kyle Zick Landscape Architecture, Inc.
VHB
WSP

September 26, 2018

Table of Contents

Table of Contents

1.0	PROJECT INFORMATION	1-1
1.1	Introduction	1-1
1.2	Project Description	1-1
1.2.1	Project Site	1-1
1.2.2	Area Context	1-3
1.2.3	Proposed Project	1-3
1.2.4	Alternatives	1-14
1.3	Public Benefits	1-16
1.4	Legal Information	1-17
1.4.1	Legal Judgments Adverse to the Proposed Project	1-17
1.4.2	History of Tax Arrears on Property	1-17
1.4.3	Site Control/Public Easements	1-17
1.5	Anticipated Permits and Approvals	1-17
1.6	Public Participation	1-19
1.7	Project Identification and Team	1-20
2.0	URBAN DESIGN	2-1
2.1	Introduction	2-1
2.2	Commonwealth Building	2-1
2.3	Beacon Building	2-2
2.4	Public Realm	2-2
3.0	TRANSPORTATION	3-1
3.1	Introduction	3-1
3.2	Vehicular Access and Circulation	3-1
3.3	Pickup/Drop-off Zones	3-1
3.4	Bicycle Accommodations	3-1
3.5	Other Transportation Mitigation	3-2
4.0	SOLAR GLARE	4-1
4.1	Introduction	4-1
4.2	Background and Approach	4-1
4.3	Methodology	4-2
4.4	Assumptions and Limitations	4-6
4.5	Screening Analysis Results	4-7
4.6	Screening Analysis Observations	4-12
4.7	Detailed Analysis Results	4-15
4.8	Overall Observations & Conclusions	4-15
4.9	Conclusion	4-18

Table of Contents (Continued)

5.0	RESPONSE TO COMMENTS	5-1
5.1	Introduction	5-1
5.2	Responses to BPDA Scoping Determination and City Comments	5-3
5.3	Public Comments	5-29
5.4	Support and Opposition Letters	5-45

List of Appendices

Appendix A	Survey
Appendix B	Accessibility Checklists
Appendix C	LEED Checklists

List of Figures

Figure 1-1	Aerial Locus Map	1-2
Figure 1-2	Project Buildings	1-6
Figure 1-3	Site Plan	1-7
Figure 1-4	Upper Level Floor Plan	1-8
Figure 1-5	Building Sections	1-9
Figure 1-6	Commonwealth Building – View Looking North	1-10
Figure 1-7	Commonwealth Building – View Looking West	1-11
Figure 1-8	Project Site – View Looking Northwest	1-12
Figure 1-9	Beacon Building – View Looking Northeast	1-13
Figure 2-1	Landscape Plan	2-3
Figure 2-2	Bicycle Rack Location Plan	2-4
Figure 2-3	Sidewalk Width Plan	2-5
Figure 2-4	Complete Streets Sections	2-6
Figure 4-1	Illustration of Reflection Focusing Due to a Concave Facade	4-3
Figure 4-2	3D Computer Model of the Proposed Development and Surrounding Context	4-4
Figure 4-3	Close-up View of the Model Showing Surface Subdivisions	4-5
Figure 4-4	Locations of Reflective Building Elements	4-8
Figure 4-5	Maximum Annual Intensity of Visible Reflections at Pedestrian Height	4-9
Figure 4-6	Maximum Annual Intensity of Full Spectrum Reflections at Pedestrian Height	4-10
Figure 4-7	Frequency (% of Daylit Hours) Where Significant Visible Reflections Can Occur	4-11
Figure 4-8	Receptor Locations (Map Underlay Credit: Microsoft Bing Maps)	4-14
Figure 4-9	Summary of Overall Predicted Impacts on Receptors	4-16

List of Tables

Table 1-1	Project Program	1-3
Table 1-2	Anticipated Permits and Approvals	1-18
Table 4-1	Receptor Descriptions	4-13
Table 5-1	Comment Letters with Responses	5-1
Table 5-2	Public Comment Letters in Support of the Project	5-45

Chapter 1

Project Information

1.0 PROJECT INFORMATION

1.1 Introduction

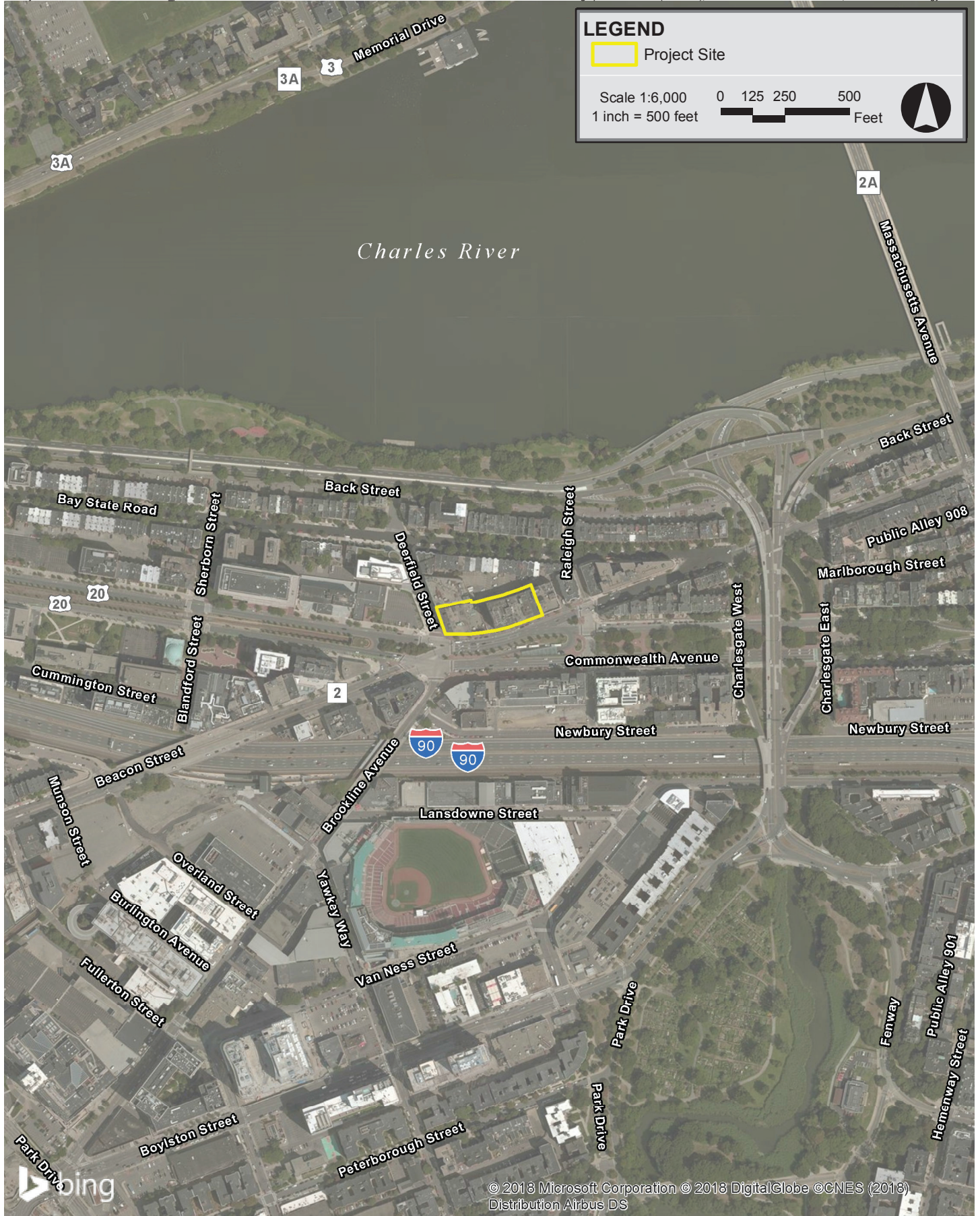
This Supplemental Information document is being submitted by Related Beal (the “Proponent”) on behalf of its affiliates, RREF II Kenmore Lessor II LLC and RREF II Kenmore Lessor III LLC, in response to the Request for Supplemental Information issued by the Boston Redevelopment Authority (BRA) doing business as the Boston Planning & Development Agency (herein, the “BPDA”) on July 25, 2018 for the Kenmore Square Redevelopment project, which includes the redevelopment of an approximately 48,654 square foot (sf) site (the “Project Site”) in the heart of Kenmore Square, into a vibrant mix of commercial uses, including office, retail and restaurant.

The Project Site includes seven buildings, beginning at the corner of Deerfield Street with frontage wrapping along the northern side of Commonwealth Avenue and Beacon Street to the east. The project consists of two distinct parcels or components, the Commonwealth Building and the Beacon Building, each a “component” of the Project Site (all as defined below). Six of the seven existing buildings are proposed to be demolished, while the seventh building, 660 Beacon Street which is home to the CITGO sign, will be renovated and joined to new construction on its east side encompassing approximately 142,500 sf of adaptive re-use space. Directly adjacent to the west is the proposed construction of a new, approximately 135,000 sf, eight-story building at the corner of Commonwealth Avenue (collectively, the “Project”). The Project includes new and renovated ground floor retail space with office space on upper floors. The pedestrian realm along Commonwealth Avenue and Beacon Street will be enhanced with improved sidewalks, street trees, and benches. A new parking garage will be located underground beneath the proposed Commonwealth Building. Parking access and loading to the new buildings will occur on the rear of the Project Site.

1.2 Project Description

1.2.1 Project Site

The approximately 48,654 sf Project Site is located at the center of Kenmore Square, and includes seven buildings: 650 Beacon Street, 652-654 Beacon Street, 656 Beacon Street, 660 Beacon Street (which includes the CITGO sign), 533 Commonwealth Avenue, 535-539 Commonwealth Avenue, and 541 Commonwealth Avenue (see Figure 1-1). The buildings’ current uses include retail and institutional office spaces and a residential space on the upper floors of 541 Commonwealth Avenue which has been vacant for more than 30 years. The existing buildings include approximately 194,055 sf. Loading and service areas are located behind the buildings adjacent to a surface parking lot not owned by the Proponent. The survey of the Project Site is included in Appendix A.



Kenmore Square Redevelopment Boston, Massachusetts

1.2.2 *Area Context*

The Project Site is surrounded by a mix of uses and activities and has convenient transit, bicycle, pedestrian and vehicular access to the rest of Boston and surrounding areas. Kenmore Station, at the heart of Kenmore Square, is a major Massachusetts Bay Transportation Authority (MBTA) station where the B, C, and D branches of the Green Line merge, and also includes connections to five bus routes. In addition, the nearby commuter rail station, which is served by the MBTA's Framingham/Worcester Commuter Rail line, is a short walking distance from the Project Site. Kenmore Square is located on the western end of the Commonwealth Avenue Mall, a 32-acre greenway that connects to the Public Garden and Back Bay Fens. Kenmore Square is also easily accessible from Storrow Drive, Beacon Street, Massachusetts Avenue, and the Massachusetts Turnpike.

The Project Site benefits from its proximity to Boston University and its significant number of students, faculty, staff and visitors frequenting nearby restaurants and shops. Kenmore Station is the main station for access to Fenway Park and Lansdowne Street to the south of the Project Site, both of which generate significant activity throughout the year. To the east is the Back Bay, and further to the south is the Longwood Medical and Academic Area, both of which are major economic centers.

1.2.3 *Proposed Project*

The redevelopment of the Project Site will focus upon the seven parcels known as 533-541 Commonwealth Avenue (the "Commonwealth Building Site") and 650-660 Beacon Street (the "Beacon Building Site") (see Figure 1-2). Six of the existing buildings will be demolished, and one will be renovated and expanded, to construct two new, mixed-use buildings. Table 1-1 provides the Project program. Figures 1-3 to 1-5 include a site plan, upper level floor plan and section. The Accessibility Checklists are included in Appendix B.

Table 1-1 Project Program

Project Element	Approximate Dimension
Commonwealth Building	
Office	129,000 sf
Retail	6,000 sf
<i>TOTAL</i>	<i>135,000 sf</i>
Height	8 stories / 112 feet
Parking	60 spaces

Table 1-1 Project Program (Continued)

Project Element	Approximate Dimension
Beacon Building	
Office (renovation)	52,015 sf
Office (new construction)	75,000 sf
Retail (renovation)	13,985 sf
Retail (new construction)	4,500 sf
Total (renovation)	66,000 sf
Total (new construction)	79,500 sf
TOTAL	145,500 sf
Height (existing)	6 stories / 83 feet
Height (new construction)	7 stories / 100 feet
TOTAL NEW CONSTRUCTION AND RENOVATION	
Office	256,015 sf
Retail	24,485 sf
TOTAL	280,500 sf
Existing Space to be Demolished	128,059 sf
New Construction	214,500 sf
NET NEW SPACE	86,441 sf

The Commonwealth Building Site located at 533-541 Commonwealth Avenue at the northeast corner of Commonwealth Avenue and Deerfield Street, will be redeveloped to include the construction of an eight-story, approximately 112-foot tall commercial building (the “Commonwealth Building”). The Commonwealth Building will include approximately 6,000 sf of ground floor retail and approximately 129,000 sf of office space above. The ground floor retail space will span from the existing alley on the east side of the building around the corner to Deerfield Street. The office lobby will be located at the northwest corner of the building on Deerfield Street. The Commonwealth Building will include several terraces, formed by the building’s upper-level setbacks. Two floors of below-grade parking, including approximately 60 spaces, will be at the basement levels with access via a ramp behind the building. Figures 1-6 to 1-8 include perspective views of the Commonwealth Building.

The redevelopment of the Beacon Building Site located at 650-660 Beacon Street, will include the approximately 66,000 sf renovation of 660 Beacon Street which will be connected to an approximately 79,500 sf new building that will be constructed in place of 650-656 Beacon Street (collectively referred to as the “Beacon Building”). The new construction portion of the building will be approximately seven stories and approximately 100 feet tall (see Figure 1-5). In total, the Beacon Building will include approximately 127,015 sf of office space above approximately 18,485 sf of ground floor and below grade retail space (see Figures 1-3 and 1-4). The office lobby will be located in the middle of the Beacon Building, with ground floor retail on both sides. There is one terrace located on the seventh floor facing Beacon Street, and the Proponent is also evaluating the feasibility of a green roof. The ground floor retail spaces in the Beacon Building will be appropriately

designed as to allow interaction with the enhanced pedestrian realm. Figures 1-8 and 1-9 include perspective views of the Beacon Building.

Vehicular and truck access to and from the Project Site will be from the existing alley between the Commonwealth Building and Beacon Building (see Figure 1-3). A secondary existing access is located between 642-648 Beacon Street and 636-638 Beacon Street. It is anticipated that trucks will only access the site from the alley between the Commonwealth Building and the Beacon Building.

A loading area for the Commonwealth Building will be located off of the alley on the northeast corner of the building. As noted above, behind the Commonwealth Building will be a ramp for the proposed below-grade parking garage. A loading area for the Beacon Building will be constructed as part of the new building. Both loading areas will offer sufficient room for trucks to back up without blocking vehicular traffic on the alleys and behind the buildings.

This SID is being submitted to the BPDA in order to respond to the BPDA's Request for Supplemental Information following its review of the PNF submitted for the Project under Article 80B, Large Project Review, of the Code. Although the Project is being presented as a unified development to allow for the most comprehensive review of the Project including its possible impacts when evaluated in its entirety, the Project will be comprised of both the Commonwealth Building and the Beacon Building, each a component for the purposes of this Article 80 review. As such, each individual Project Component may be developed by individual developers who will obtain individual certifications of compliance and consistency and execute on its specific plan, including development agreements, with the BPDA and other city agencies to the extent required. Provided that a larger mix of uses are permitted under a Planned Development Area, the Proponent will consult with the BPDA to obtain the necessary approvals for modification to or conversion of each of the uses within the Project Components.



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-2
Project Buildings

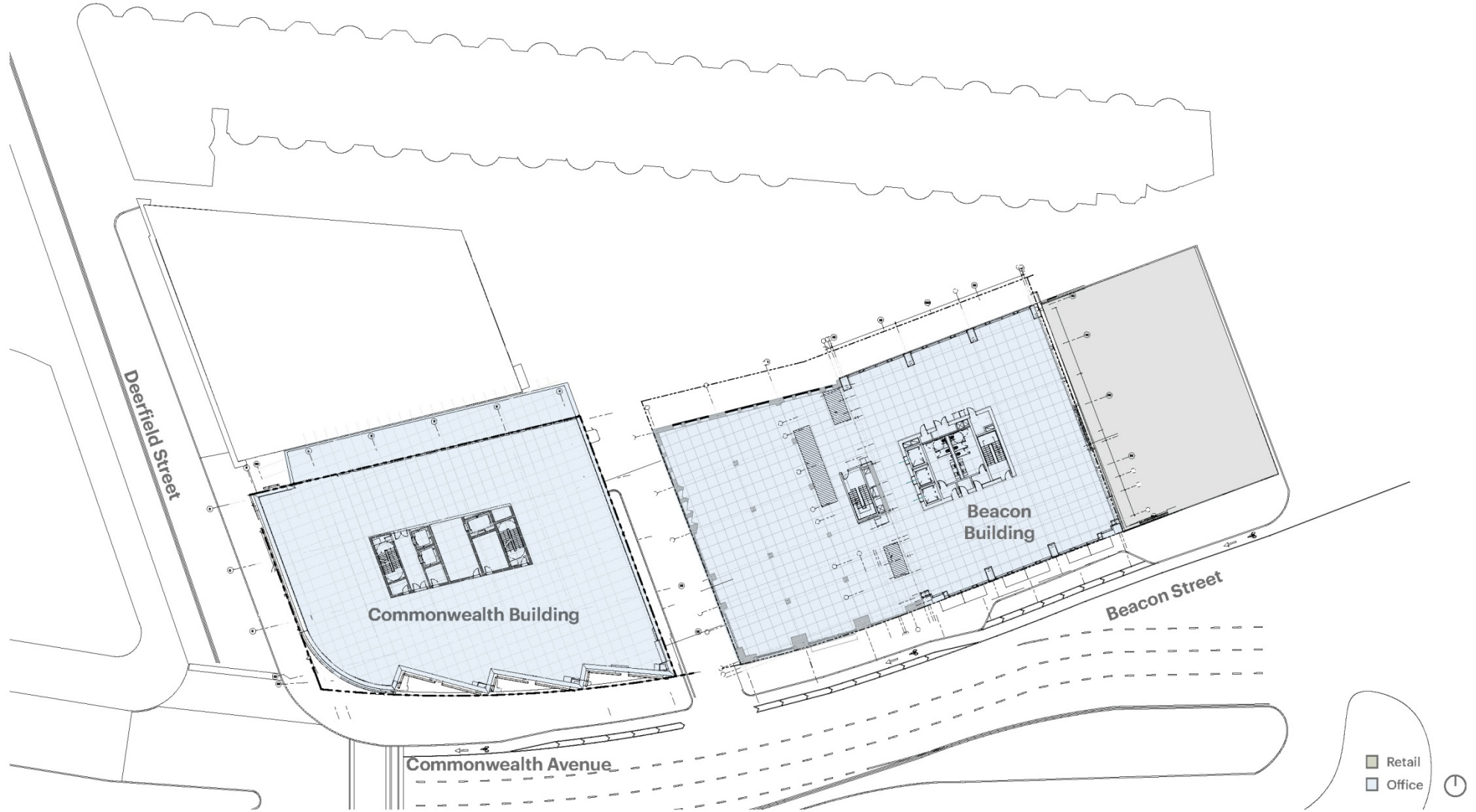


Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-3
Site Plan



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-4
Upper Level Floor Plan



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-6
Commonwealth Building – View Looking North



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-7
Commonwealth Building – View Looking West



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-8
Project Site – View Looking Northwest



Kenmore Square Redevelopment

Boston, Massachusetts

Roger Ferris + Partners

Figure 1-9
Beacon Building – View Looking Northeast

Public Realm

The composition of the Commonwealth Building and the Beacon Building lends influence to the pedestrian activity at street level, specifically defining the ground-level as a sensitively scaled, pedestrian-focused space finished with devoted lighting, sculptural seating and landscaping.

The Project will include a number of public realm enhancements (see Chapter 2 for more information), including:

- ◆ Enhanced and expanded sidewalk area, including an increase of approximately 1,380 sf on Deerfield Street and approximately 1,300 sf on Beacon Street, as well as maintaining a minimum eight-foot wide pedestrian zone throughout the Project Site.
- ◆ New street trees and public seating.
- ◆ An increase in greenscape and furnishing zones.
- ◆ Improved multi-modal connections, including a buffered bike lane, increased bike access and wayfinding signage.
- ◆ The widened sidewalks, greenscape and furnishing zones and improved, buffered bicycle lane will be accommodated via the elimination of existing, on-street parking spaces along segments of Beacon Street and Deerfield Street. The Beacon Street modifications provide the opportunity to deliver a more pedestrian-friendly, multi-modal solution with the Project, and eliminate backing in vehicles to those spaces which can create added congestion along an important city corridor. Similarly, the elimination of the angled parking spaces along Deerfield Street will also alleviate safety concerns caused by those cars backing into traffic when they are departing from their respective spaces.
- ◆ Incorporation of Boston Complete Streets best practices.

Schedule

Construction is anticipated to start in the first quarter of 2019, with completion by the first quarter of 2021.

1.2.4 Alternatives

The Proponent analyzed three alternatives that specifically focused on minimizing demolition activity on the site. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission (BLC) in September 11, 2018 as part of the process required by Article 85 of the Boston Zoning Code.

The initial alternative study looked at 541 Commonwealth Avenue being preserved in place as the east end of a new commercial building to the west. 541 Commonwealth Avenue was originally constructed as a six-unit apartment block with rooms located primarily along the west elevation and a corridor to the west running north to south. According to a review of BLC's records, the BLC has previously determined not to include 541 Commonwealth Avenue as a "protection area" to the Bay State Road/Back Bay West District (BLC Vote of July 26, 1988). The BLC Staff had previously noted that the building had not been identified for landmark designation and did not appear to warrant landmark designation. (Letter from Carol Kennedy of May 5, 1988.) In order to retain the existing structure as part of a larger building, the study determined that the elevation of the floors would need to be substantially modified and the majority of the floors would need to be reconstructed at new elevations. Upgrading the building to meet these and other code requirements would present extensive challenges and would ultimately result in an entire reconstruction of the interior layout and systems, which is not practicable.

A second study looked at retention of the façade of 541 Commonwealth Avenue. The outcome of the study was that the size and location of the existing windows along this façade could not be used with the new floors and as such, the existing façade would need to be modified to accommodate the taller building height and larger window openings that the building would no longer retain its character. The immense technical issues that would result from such a modification and resultant cost burden makes re-using the existing façade prohibitive.

In addition, an analysis of 650-656 Beacon Street was undertaken to investigate the existing conditions of the building exterior as well as the condition of the commercial office spaces within the building. The analysis revealed the buildings have substantial physical constraints that preclude their reuse. Each building is divided by a solid brick party wall and has a small footprint of approximately 3,400 – 3,500 sf with an elevator and interior staircase providing access to the upper floor which limits the occupiable space for each floor. This results in 18 separate spaces, with roughly 3,000 sf of usable space in each. Internal level changes present a significant challenge to providing universal accessibility into and throughout the most public areas of the building. To accommodate a successful development, a majority of the floors would need to be reconstructed. This would necessitate the removal of party walls between the buildings and the removal of floors resulting in a dislocation between the interior plan and floor elevations and the existing exterior fenestration.

The massing of the buildings resulting from these alternatives would have similar impacts to the existing conditions, but they would also not allow for the many financial and job benefits of the Project, as well as the significant public realm improvements along Commonwealth Avenue and Deerfield Street. After analysis of these alternatives, it was determined that they were not feasible and would not optimize the site's potential.

1.3 Public Benefits

The Project will generate many public benefits both during construction and on an ongoing basis upon its completion.

Smart Growth/Transit-Oriented Development

The Project is consistent with smart-growth and transit-oriented development principles. The Project Site is adjacent to Kenmore Station which is served by three MBTA Green Line branches and five bus routes. The nearby commuter rail station, which is served by the Framingham/Worcester Commuter Rail line, is within walking distance of the site. The Project will expand the site's ability to offer commercial uses by upgrading and expanding existing spaces, as well as adding additional commercial space on an underutilized gateway parcel well served by transit and supported by existing infrastructure and commercial activity.

Improved Street and Pedestrian Environment

The Project will include the expansion of both the Deerfield Street and Beacon Street curb lines, which will benefit the urban context by allowing pedestrians and site users places to travel across the Project Site efficiently, while also providing spaces to gather, rest, and relax. A myriad of improvements to the way people access the Project Site via protected bike lanes, public transportation, and ride sharing have been integrated into the design.

Improved Urban Design and View Corridors

The massing of the Commonwealth Building and Beacon Building are designed to create a dynamic addition to Kenmore Square that does not overwhelm the existing view corridors from key street-level approaches. To achieve this, the upper two levels angle back toward the Charles River to minimize the perception of the height. Overall, the additions complement the heights of the surrounding buildings. The Commonwealth Building steps down to reflect the curvature of the vehicular intersection, creating opportunities for outdoor space at these roof levels with direct views of Kenmore Square.

Sustainable Design/Green Building

The Proponent is committed to building a LEED certifiable project with a target level of Silver, incorporating sustainable design features into the Project to preserve and protect the environment.

Increased Employment

The Project will create approximately 500 construction jobs and approximately 1,200 permanent jobs upon stabilization.

New Property Tax

The Project will significantly result in increased tax revenues compared to the existing condition.

Linkage

The Project will contribute to the Housing and Jobs linkage funds in accordance with Section 80B-7 of the Code.

1.4 Legal Information

1.4.1 Legal Judgments Adverse to the Proposed Project

The Proponent is not aware of any legal judgments or pending actions against the proposed Project.

1.4.2 History of Tax Arrears on Property

The Proponent does not own any property in Boston on which the property taxes are in arrears.

1.4.3 Site Control/Public Easements

The Proponent holds long term ground lease interests in the Project Site, for an initial term of 99 years subject to extension, by virtue of long term ground leases (collectively or individually, a "Lease") from the Trustees of Boston University (Boston University), the owner of the fee interest in the Project Site. Notices of the Lease have been recorded and filed with the Suffolk County Registry of Deeds and the Suffolk County Registry District of the Land Court as appropriate. The Proponent owns the existing improvements and will own the future Commonwealth Building and Beacon Building in fee simple, subject to the terms of the Lease.

There are no recorded easements held by any public entities on any portion of the Project Site. Other private parties have rights of passage on portions of the Project Site, and such rights will be observed, amended or modified as appropriate to enable the Project to proceed. The Proponent, in turn, has the benefit of such passage rights over the land of other private parties.

1.5 Anticipated Permits and Approvals

Table 1-2 presents a preliminary list of permits and approvals from governmental agencies that are expected to be required for the Project, based on currently available information. It is possible that only some of these permits or actions will be required, or that additional permits or actions will be required.

Table 1-2 Anticipated Permits and Approvals

Agency	Approval
<i>Local</i>	
Boston Air Pollution Control Commission	Parking Freeze Permit (if required)
Boston Civic Design Commission	Design Review
Boston Employment Commission	Construction Employment Plan
Boston Fire Department	Approval of Fire Safety Equipment; Fuel Oil Storage Permit (if required)
Boston Inspectional Services Department	Building Permit; Demolition Permit; Other construction-related permits; Certificates of Occupancy
Boston Landmarks Commission	Article 85 Demolition Delay Review and other Review as required in connection with pending Landmark Petition
Boston Planning and Development Agency	Review under Article 80, including Large Project Review, as required pursuant to Article 80B of the Code and PDA Plan Review, as required pursuant to Article 80C of the Code; Cooperation Agreement; Boston Residents Construction Employment Plan Agreement; Certifications of Consistency and Compliance
Boston Public Safety Commission, Committee on Licenses	Parking Garage Permit; License for Storage of Inflammables
Boston Public Works Department	Street Opening Permits; Street/Sidewalk Occupancy Permits (as required)
Boston Transportation Department	Transportation Access Plan Agreement; Review and Approval of Construction Management Plan(s)
Boston Water and Sewer Commission	Sewer Extension/Connection Permit; Sewer Use Discharge Permit; Site Plan Approval; Temporary Construction Dewatering Permit (if required); Cross Connection/Backflow Prevention Approval
Office of Jobs and Community Services	Permanent Employment Agreement (as required)
Public Improvement Commission	Specific Repair Approvals
Boston Zoning Commission	Zoning Approval subject to BPDA recommendation and approval under Article 80C of the Code, including PDA Plan Approval
Interagency Green Building Committee	Article 37 Compliance

Table 1-2 Anticipated Permits and Approvals (continued)

Agency		Approval
<i>State</i>		
Department of Environmental Protection		Notification of Demolition and Construction; Fossil Fuel Utilization Permit (as required)
<i>Federal</i>		
Environmental Protection Agency		NPDES General Construction Permit Remedial General Permit

1.6 Public Participation

Prior to filing the PNF, the Proponent and members of the Project team met with City and State agencies, elected officials, members of the Impact Advisory Group (IAG), abutting owners, neighborhood groups, community leaders, business owners, area residents, and other stakeholders to seek input and feedback on the development plan as it progressed. Through this engagement process, the Proponent received many recommendations from the community expressing their aspirations for the Project Site, and thoughts and ideas regarding the overall development. Since the filing of the PNF, several additional public community meetings were held during the public review and comment period for the filing. During the public review period, a public community meeting and an IAG meeting were held in addition to public meetings associated with Article 85: Demolition Delay, as well as the Boston Civic Design Commission:

- ◆ May 24, 2018 – Article 80 Public Meeting
- ◆ June 4, 2018 – BCDC Monthly Meeting
- ◆ June 6, 2018 – Article 80 IAG Meeting
- ◆ June 26, 2018 – BCDC Design Committee
- ◆ August 14, 2018 – BCDC Design Committee
- ◆ August 29, 2018 – Article 85 Public Community Meeting
- ◆ September 11, 2018 – Article 85 Public Hearing
- ◆ September 25, 2018 – BCDC Design Committee

The Proponent will continue to meet with City agencies, elected officials, the IAG, abutting owners, neighborhood groups, community leaders, business owners, area residents and other stakeholders during the implementation of the Project.

1.7 Project Identification and Team

Address/Location:	650-660 Beacon Street and 533-541 Commonwealth Avenue
Proponent:	RREF II Kenmore Lessor II LLC and RREF II Kenmore Lessor III LLC c/o Related Beal, LLC 177 Milk Street Boston, MA 02109 (617) 451-2100 Andrew Hayes Alex Provost
Architect:	Roger Ferris + Partners 11 Wilton Road Westport, CT 06880 (203) 222-4848 Roger Ferris, AIA RIBA
Executive Architect:	Stantec 311 Summer Street Boston, MA 02210 (617) 234-3100 Larry Grossman, AIA
Landscape Architect:	Kyle Zick Landscape Architecture, Inc. 36 Bromfield Street, Suite 202 Boston, MA 02108 (617) 451-1018 Kyle Zick, ASLA
Legal Counsel:	Nutter McClennen & Fish, LLP Seaport West 155 Seaport Boulevard Boston, MA 02210 (617) 439-2000 Mary Marshall

Article 80 and Historic
Resources Consultant:

Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754
(978) 897-7100
Article 80: Geoff Starsiak
Historic Resources: Geoff Melhuish

Transportation Consultant
and Civil Engineer:

VHB
99 High Street
Boston, MA 02110
(617) 728-7777
Transportation: Sean Manning
Civil Engineer: Mark Junghans

LEED Consultant:

WSP
88 Black Falcon Avenue, Suite 210
Boston, MA 02210
(617) 210-1600
Jeremy Pinkham

Chapter 2

Urban Design

2.0 URBAN DESIGN

2.1 Introduction

The designs of the Commonwealth Building and Beacon Building have evolved since the filing of the PNF in response to internal Project team discussion and comments from the BPDA, Boston Civic Design Commission, Boston Landmarks Commission and community.

The Commonwealth Building and Beacon Building have been designed to improve their relationship with the context surrounding the Project area. The three main contextual influences include: (1) the major pedestrian and vehicular thoroughfares passing through the Project Site, (2) the existing streetwall heights and materiality of neighboring buildings, and (3) the rounded and complex corner conditions of the existing forms within Kenmore Square. The Project's designs respond to each of these influences; each component holding their place, and together elevating the experience of Kenmore Square.

2.2 Commonwealth Building

The Commonwealth Building massing takes cues from the existing 541 Commonwealth Avenue building and its neighboring structures. The rounded corner of the design sweeps from Deerfield Street to Commonwealth Avenue, in a manner consistent with the existing dimensions of the 541 Commonwealth Avenue building. The proposed six-story streetwall aligns with the cornices progressing down Beacon Street. The sawtooth rhythm facing Commonwealth Avenue references the vertical bay rhythm of its neighbors, while lending an energetic form to this major intersection. The upper levels begin to setback, further defining the six-story streetwall.

The proportion of the glass overlays to masonry façade address the vertical nature of openings found in the surrounding area. The masonry frames fit contextually within the Kenmore Square material palette yet the combination of glass adds a new architectural component to the contextual masonry, introducing added depth to the façade and creating a desirable tenant experience from within.

The coplanar nature of the existing buildings on Deerfield Street extends to a calm wall of the Commonwealth Building's Deerfield Street façade. The primary massing on Deerfield stops short of its neighbor at 11-19 Deerfield Street, where a recessed glass massing steps down to allow light and air between the buildings. The office lobby entry is accessed via Deerfield Street.

2.3 Beacon Building

The Beacon Building design has evolved to reference the existing tripartite form of the existing façade, aligning the upper cornice line to its neighbors to maintain the six-story streetwall. The three-bay articulation begins at the two-story base, which enhances the limestone base of its direct neighbors. The masonry frames carry this base across Beacon Street, resulting in unique apertures for retail and office entries. The uppermost floor is set back to reiterate the six story reading, yet maintains a consistent mullion pattern to capture the contextual bays created below.

2.4 Public Realm

The Project includes a number of public realm improvements to support existing and future activity along Beacon Street and Commonwealth Avenue adjacent to the Project site. Figures 2-1 to 2-4 includes a landscape plan, bike rack location plan, sidewalk width plan, and Complete Streets sections.

Beacon Street and Commonwealth Avenue

The sidewalk along Beacon Street is proposed to provide an accessible concrete sidewalk with a pedestrian zone with a minimum width of approximately eight feet wide, which will be attained by moving and replacing street trees. The curb line will be adjusted to correspond to the effort of improving the public way by activating the street with site furnishings along with enhancing the existing bike lane along Beacon Street. While a portion of the curb line on the easterly end of the Beacon Building and near the Kenmore Station headhouse will stay the same, the curb line adjusts moving west. At this location, the curb line will be pushed out to gain approximately 1,200 sf in the public realm, which includes a more than three-foot width change in the greenscape or furnishing zone. At the Commonwealth Building, the frontage zone widens from approximately seven feet to approximately 22 feet allowing for café tables and planters.

Deerfield Street

On Deerfield Street, improvements are proposed to include the removal of head-in parking and replacement with parallel spaces. Approximately 1,200 sf of space will be added with an average of approximately six feet added to the sidewalk for the public realm. This additional space will allow for more street trees and the addition of street furnishings. The change from head in parking to parallel parking will allow the streetscape to resolve the grading challenges in this area.

New street trees planted with an even rhythm will be planted along Beacon Street and Deerfield Street. Pervious pavers within the furnishing zone along with structural soil will provide these trees with ample root zones, providing sustainable tree plantings within the square.



Kenmore Square Redevelopment Boston, Massachusetts

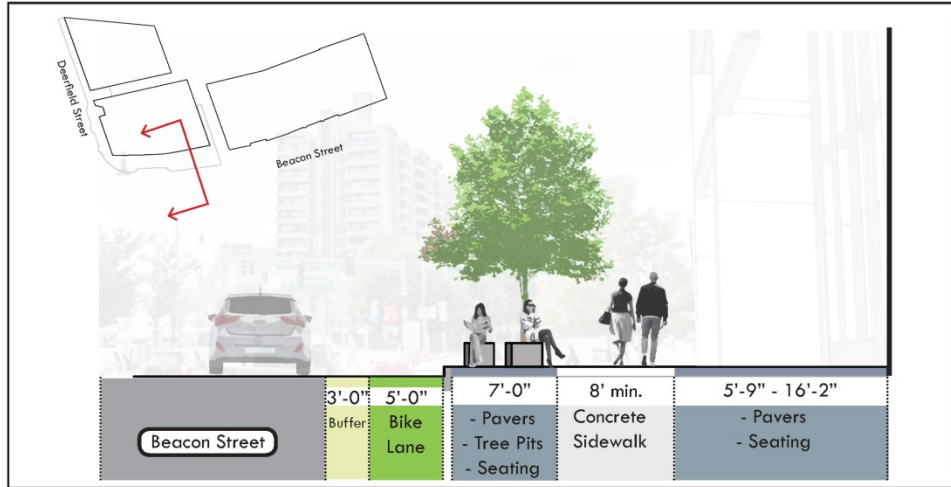


Kenmore Square Redevelopment Boston, Massachusetts

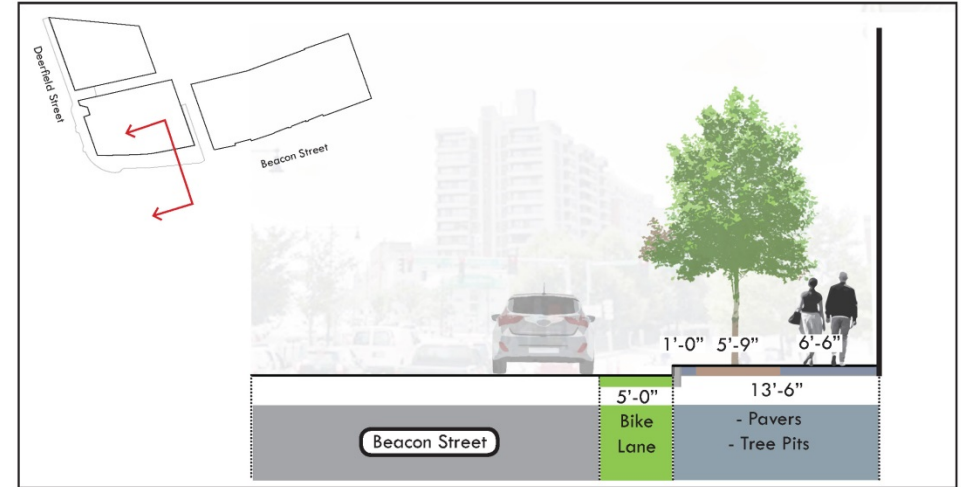


Kenmore Square Redevelopment Boston, Massachusetts

proposed w/ buffered bike lane



existing condition



Preferred and Minimum Widths for Sidewalk Zones

The width and design of sidewalks will vary depending on street typology, functional classification, and demand. Below are the City of Boston's preferred and minimum widths for each Sidewalk Zone by Street Type.

Street Type	Frontage Zone		Pedestrian Zone*		Greenscape/ Furnishing Zone		Curb Zone	Total Width	
	Preferred	Minimum	Preferred	Minimum	Preferred	Minimum		Preferred	Minimum
Downtown Mixed-Use	2'	0'	10'	8'	6'	1'-6"	6"	18'-6"	10'

Chapter 3

Transportation

3.0 TRANSPORTATION

3.1 Introduction

This chapter provides a more detailed response to the comments specifically received regarding the Project that were focused on site access, circulation, and access connections to adjacent public streets. Responses to comments are included in Chapter 5.

3.2 Vehicular Access and Circulation

The Project contemplates that the main access to the Project site will be located off of Beacon Street, with entry generally provided via the western alley and egress via the eastern alley, in a manner generally consistent with current access and use. Elimination of vehicle access along the west alley cannot be accomplished due to existing title and ownership rights. The location of access and egress routes have been selected to meet City guidance to have loading and parking operations occur off of the public way in a manner consistent with the existing traffic operations along Beacon Street and are what is currently practicable. The Proponent will explore the viability of temporarily restricting vehicular traffic to provide further activation and better utilize and activate the streetscape along the western alley, provided all parties with rights are informed and agreeable.

The Proponent will continue working with the BTB and BPDA to ensure the circulation plan for the Project provides appropriate access and use.

3.3 Pickup/Drop-off Zones

The proposed pickup/drop-off zone on Beacon and Deerfield streets will be beneficial for short-term loading from small delivery vehicles, private drop-offs, taxicabs, and rideshare vehicles. This will encourage vehicles to pull over in a designated location rather than in the travel lane on Beacon Street, or adjacent bicycle lanes. The Proponent will continue working with the BTB and BPDA to create acceptable pickup/drop-off locations for the Project.

3.4 Bicycle Accommodations

As part of the Project, an improved, buffered bicycle lane is proposed for Beacon Street. The potential connection and coordination of this facility to other bike enhancements along Beacon Street adjacent to Myles Standish Hall and to the south along Commonwealth Avenue will be explored. The Proponent will continue working with the BTB and BPDA as the design of the buffered bike lane progresses, and will work to resolve the potential conflicts between the bike lane and the pickup/drop-off zone on Beacon Street. The Proponent will work with the BTB and BPDA to create a consistent bicycle network in coordination with other area projects.

3.5 Other Transportation Mitigation

The signalized intersection of Kenmore Square and some of the surrounding signalized intersections may need signal timing adjustments or other operational improvements. The Proponent will continue working with BTM to determine the neighborhood's needs and how the Project can appropriately contribute towards potential improvements.

Chapter 4

Solar Glare

4.0 SOLAR GLARE

4.1 Introduction

RWDI was retained to investigate the impact that solar reflections emanating from the proposed redevelopment will have on the surrounding urban terrain. A preliminary set of simulations was conducted to determine peak reflection intensities and the frequency of occurrence of reflections for a broad area around the development. This served to identify areas which may experience high intensity or very frequent reflections. This information informed the selection of 24 points for a more detailed analysis. These receptor points represent drivers, pedestrians, and building facades and the detailed results allow for the quantification of the frequency, intensity and duration of glare events at the receptors as well as the sources of those reflections.

The analysis shows that, overall, the reflections emanating from the Project onto the surrounding neighborhood are comparable to reflections elsewhere in the city, and are typically not a safety concern. Reflected sunlight will not focus (multiply) in any particular area, and therefore, significant thermal impacts (i.e., risks to human safety or property damage) on the Project Site or in the surrounding neighborhood are not anticipated. The potential visual impacts on pedestrians and facades are not anticipated to present a safety risk. Impacts on drivers are possible, depending on the weather conditions, at Commonwealth Avenue and Beacon Street in 0.13% and 0.35% of the daytime—a short period in the afternoon mid-January and late November, and late January to mid-February and from mid-October to mid-November, respectively. Additional impacts to drivers are anticipated to be possible, depending on the weather conditions, for short periods on Beacon Street in less than 0.1% of the daytime annually, and if they occur, will occur at times when the sun would also be in a driver's field-of-view.

4.2 Background and Approach

While a common occurrence, solar reflections from buildings can lead to numerous visual and thermal issues. It should be noted that the most significant safety concerns with solar reflections occur with concave facades, which are not proposed as part of the Project, and therefore, solar focusing is not anticipated to be an issue.

Visual glare can:

- ◆ Impair the vision of motorists and others who cannot easily look away from the source;
- ◆ Cause nuisance to pedestrians or occupants of nearby buildings; and
- ◆ Create undesirable patterns of light throughout the urban fabric.

Heat gain can:

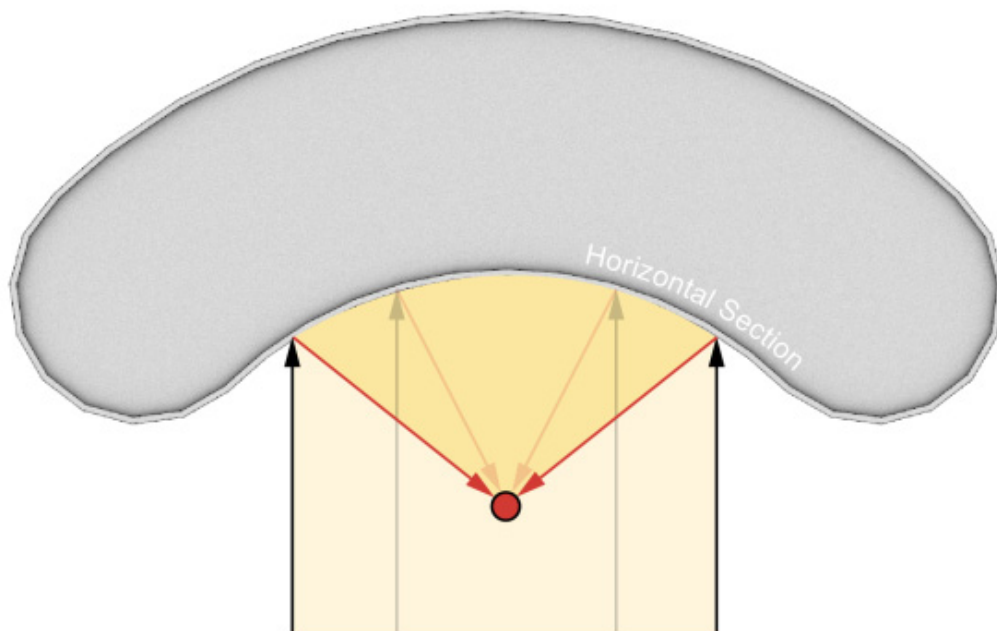
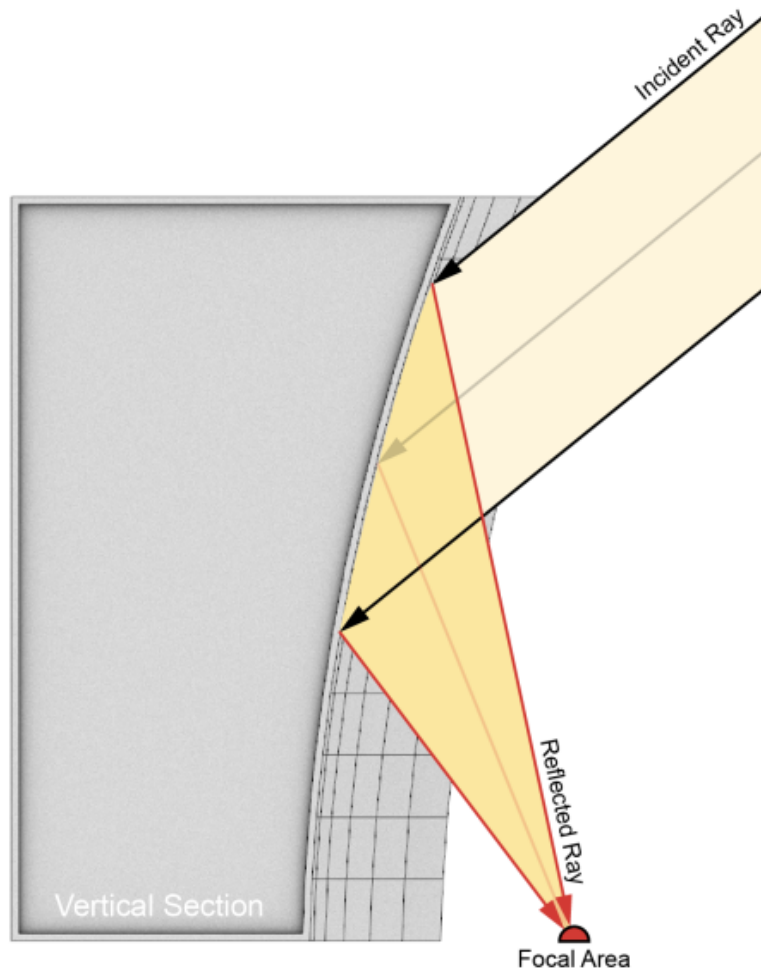
- ◆ Affect human thermal comfort;
- ◆ Be a safety concern for people and materials, particularly if multiple reflections are focused in the same area; and
- ◆ Create increased cooling needs in conditioned spaces affected by the reflections.

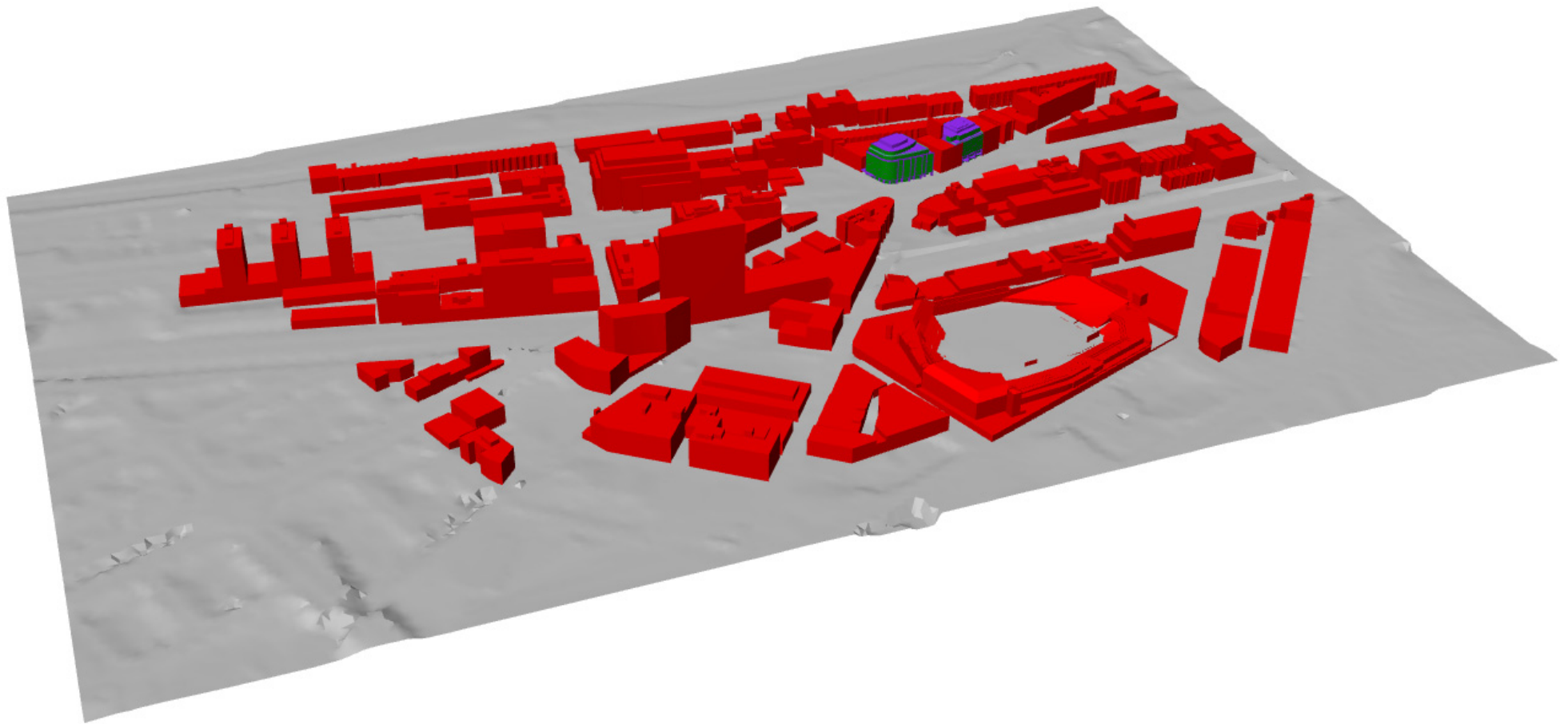
The most significant safety concerns with solar reflections occur with concave facades (Figure 4-1) which act to focus the reflected light in a single area. This development does not feature any concave elements, thus solar focusing is not anticipated to be an issue for the Project.

4.3 Methodology

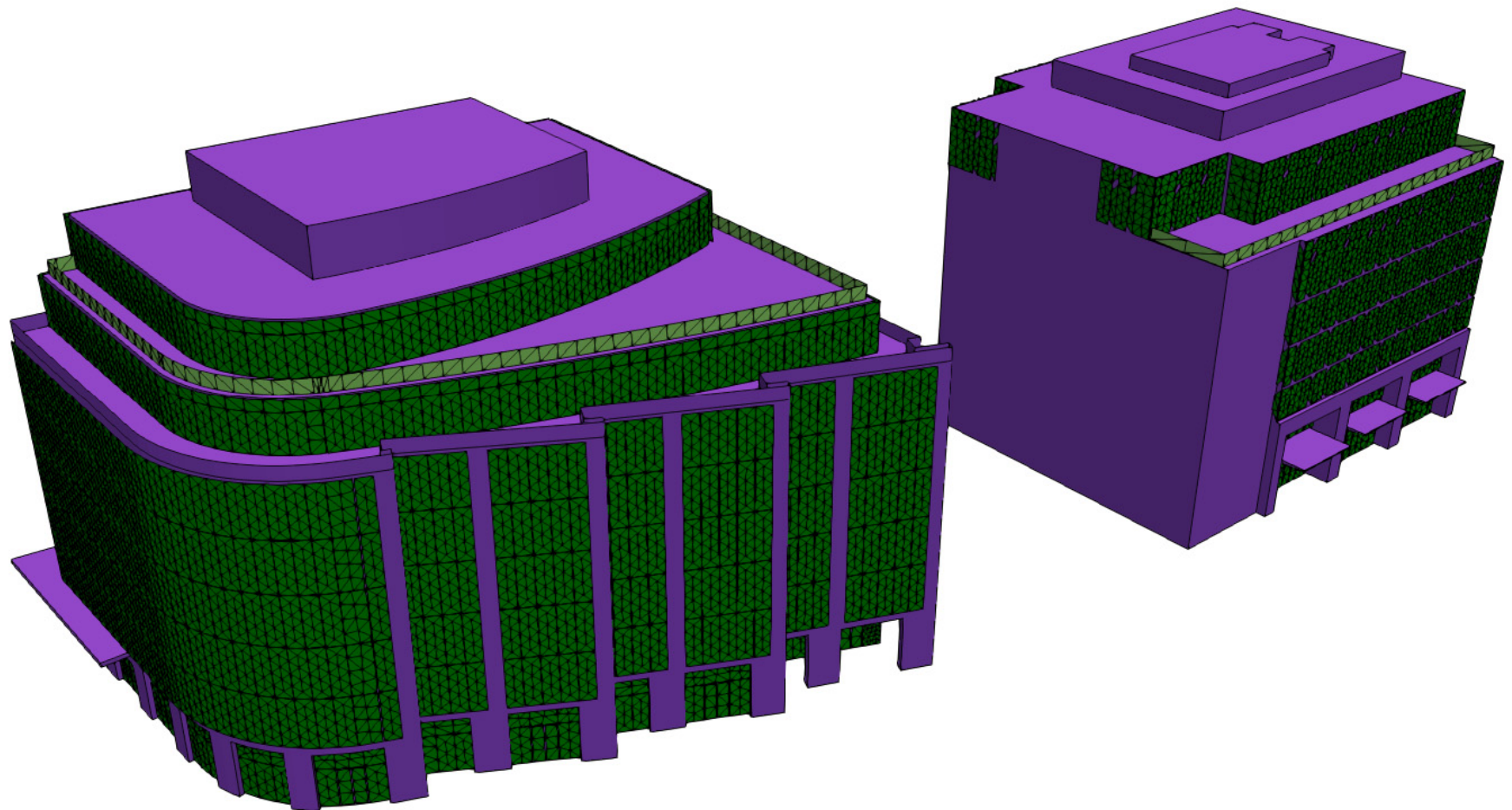
RWDI assessed the potential reflection issues using RWDI's in-house proprietary *Eclipse* software, in two phases as per the steps outlined below:

- ◆ The Phase 1 "Screening" assessment began with the development of a 3D model of the area of interest (as shown in Figure 4-2). This was then subdivided into many smaller triangular patches (see Figure 4-3).
- ◆ For each hour in a year, the expected solar position was determined, and "virtual rays" were drawn from the sun to each triangular patch of the 3D model. Each ray that was considered to be "unobstructed" was reflected from the building surface and tracked through the surrounding area. The study domain included the entire pedestrian realm within 1,000 feet of the proposed buildings.
- ◆ The total reflected energy at that hour from all of the patches was computed and its potential for visual and thermal impacts was assessed.
- ◆ Finally, a statistical analysis was performed to assess the frequency, and intensity of the glare events occurring throughout the year within the nearby airspace.
- ◆ Based on the findings of the Screening analysis, representative 'receptor points' were selected to undergo the more detailed Phase 2 analysis.
- ◆ The points were chosen to understand in greater detail how reflections from the building will impact drivers, pedestrians and other buildings. These points are discussed further in Section 4.7.
- ◆ The detailed analysis process is similar in the detailed phase of work, except reflections are analyzed at one minute increments for the entire year.
- ◆ In addition to the frequency and duration of reflection impacts, the more detailed analysis allows for the prediction of when those impacts will occur, how long they occur for and which building element is the cause.





Kenmore Square Redevelopment Boston, Massachusetts



4.4 Assumptions and Limitations

Meteorological Data

This analysis used 'clear sky' solar data computed at the location of Logan International Airport. This approach uses mathematical algorithms to derive solar intensity values for a given location, ignoring local effects such as cloud cover. This provides a 'worst case' scenario showing the full extent of when and where glare could ever occur.

Radiation Model

RWDI's analysis is only applicable to the thermal and visual impacts of solar radiation (i.e., ultraviolet, visible and infrared wavelengths) on people and property in the vicinity of the development.

Study Building and Surrounds Models

The analysis was conducted based on a 3D model of the proposed development provided by the Project team to RWDI on August 24, 2018.

The surroundings model was developed based on data made available by the City of Boston. The surrounds model includes all buildings which currently exist or are approved for construction by the BPDA.

The ground surface and the surrounding buildings were topographically corrected based on a high-resolution LiDAR survey conducted by the National Oceanic and Atmospheric Administration (NOAA) in 2013-2014. NOAA states that the horizontal accuracy of this data set is 16.5 inches at a 95% confidence level. Its vertical accuracy is stated as 4.8 inches at a 95% confidence level.

Potential reductions of solar reflections due to the presence of vegetation or other non-architectural obstructions were not included, nor are reflections from other buildings. Light that has reflected off several surfaces is assumed to have a negligible impact. As such, only a single reflection from the development was included in the analysis.

Facade Material Reflectance

Based on correspondence with the Project team on August 24, 2018, several insulated glazing units (IGUs) are currently under consideration for the vision glass of the Project. Upon review of their reflectance characteristics, all the units have a nominal visible reflectance of approximately 11%. The full spectrum reflectance (which relates to heat gain related issues) was found to be more variable between the glazing units and depended on the color of the glass used. The solar glare analysis conservatively uses the unit with the highest thermal reflectivity which was 43%. All glazing on both buildings have been modeled as this glazing type.

Glass balustrades were also noted in the 3D model. These are unlikely to be IGUs, therefore it is assumed that they are typical laminated safety glass with a visible and full spectrum reflectance of 8%.

Figure 4-4 illustrates the location of the reflective materials on the facades.

4.5 Screening Analysis Results

Presentation of Results

This section presents the screening results pertaining to the solar impacts of the development on the surrounding urban area. The following three plots are presented:

Peak Annual Reflected Irradiance

This plot displays the annual peak intensity of all reflections emanating from the development at a typical pedestrian height (five feet) above local grade.

Two versions of this plot are included:

- ◆ **Visible Reflectance (Visual Glare):** This plot (Figure 4-5) displays the intensity of reflected visible light only. Depending on the ambient conditions, reflection intensities as low as 50 watts per square meter (W/m^2) could be visible to people outdoors.
- ◆ **Full Spectrum Reflectance (Heat Gain):** This plot (Figure 4-6) presents the total intensity of a reflection, including both visible light and thermal energy which relates to the risk of excessive heat gain. For full spectrum reflectance, RWDI considers $1,500 \text{ W/m}^2$ as a short term thermal comfort threshold, and reflections above $2,500 \text{ W/m}^2$ as a human safety threshold.

Frequency of Significant Visual Reflections

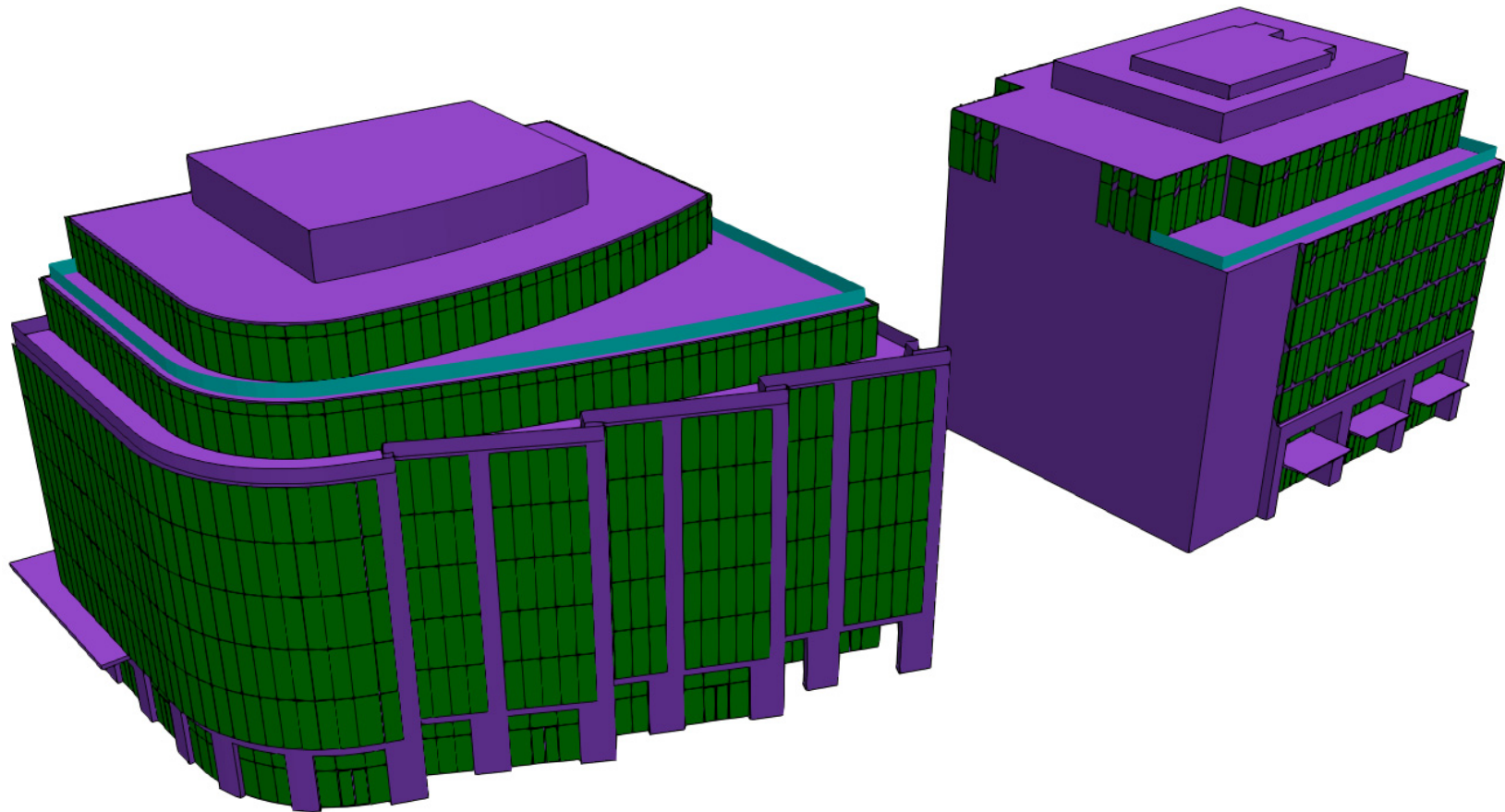
This plot (Figure 4-7) identifies the locations of the most frequent significant reflections emanating from the facades. In this context, a 'significant' reflection is one that is at least 50% as intense as one that would cause after imaging on a viewer.

As this criteria is visually based, the visible reflectance of the facades was used.

In order to attain a complete understanding of the impact that reflections may have on drivers, other factors must be considered, including the duration of the reflections and when they occur. The following plots serve to illustrate the general characteristics of reflections from the development and inform the locations of the receptor points used in the detailed phase of work which analyzes these factors in greater detail.

LEGEND

- NON-REFLECTIVE
- FACADE VISION GLASS
- BALUSTRADES



(Surrounding Context removed for Clarity)

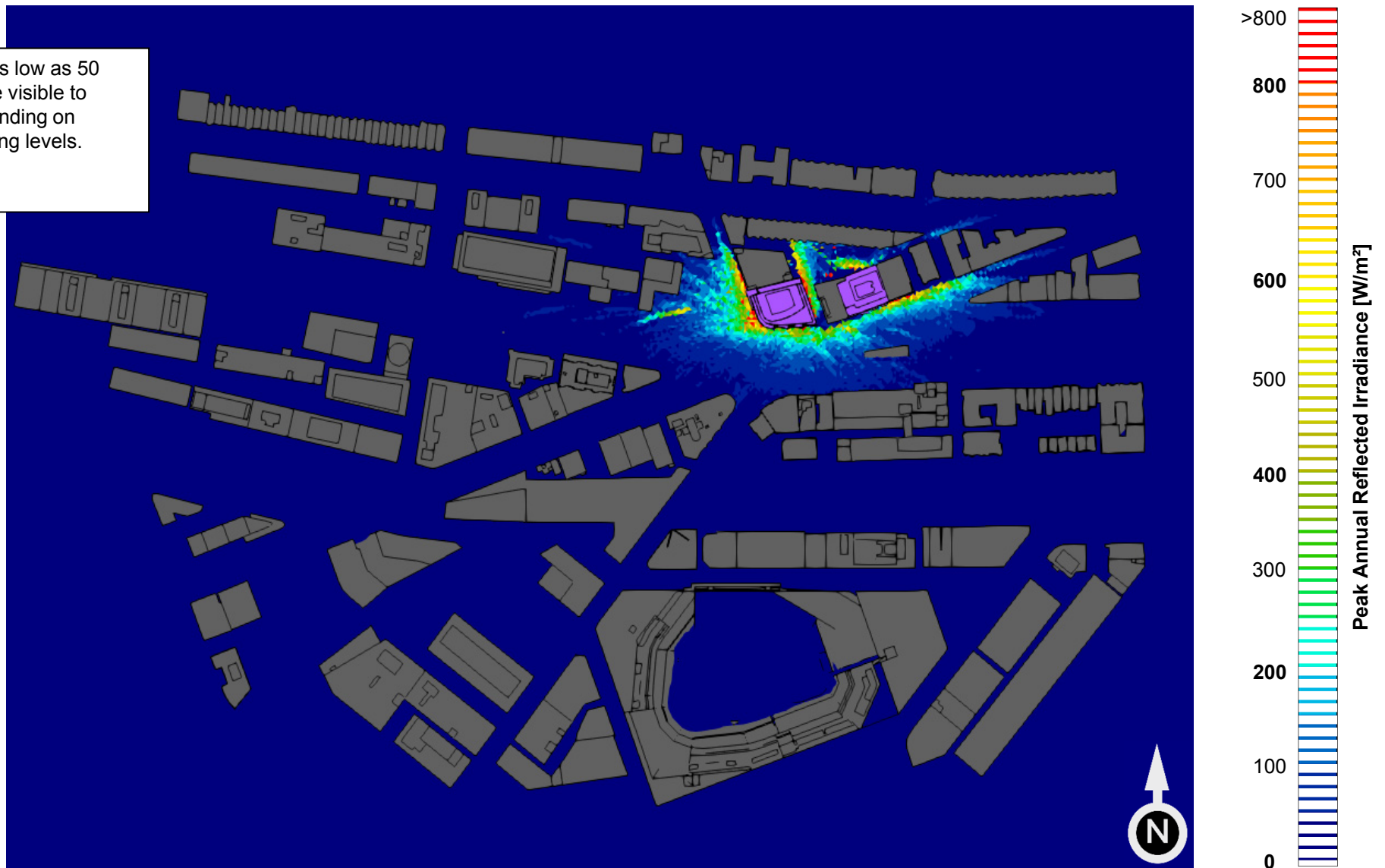
Kenmore Square Redevelopment Boston, Massachusetts



Figure 4-4
Locations of Reflective Building Elements

Peak Annual Reflected Irradiance - Visible Reflectance (Visual Glare)

Reflections as low as 50 W/m² may be visible to people, depending on outdoor lighting levels.

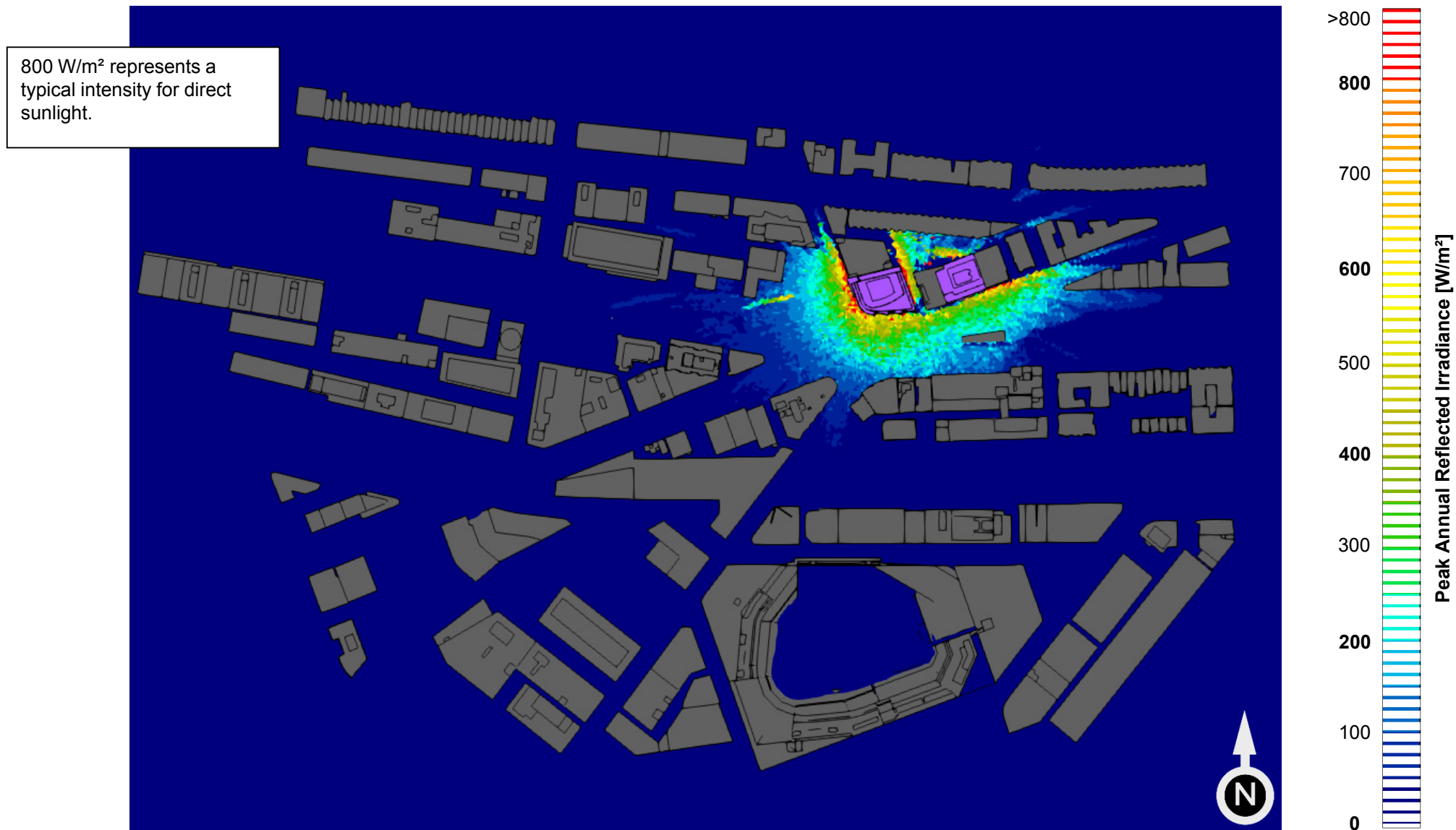


Kenmore Square Redevelopment Boston, Massachusetts



Figure 4-5
Maximum Annual Intensity of Visible Reflections at Pedestrian Height

Peak Annual Reflected Irradiance - Full Spectrum Reflectance (Heat Gain)



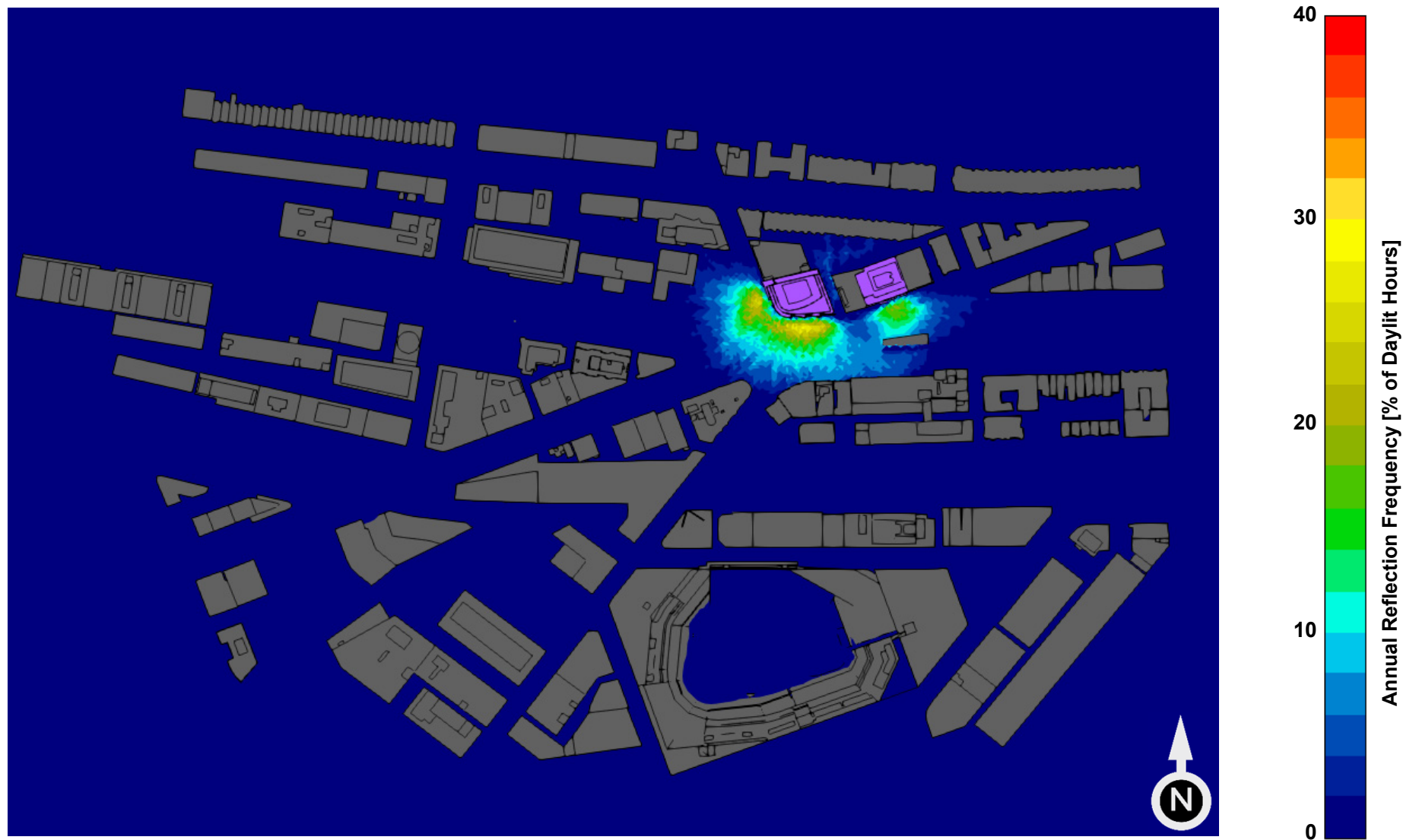
Kenmore Square Redevelopment Boston, Massachusetts



Figure 4-6

Maximum Annual Intensity of Full Spectrum Reflections at Pedestrian Height

Frequency of Significant Visible Reflections



Kenmore Square Redevelopment Boston, Massachusetts



Figure 4-7
Frequency (% of Daylit Hours) Where Significant Visible Reflections Can Occur

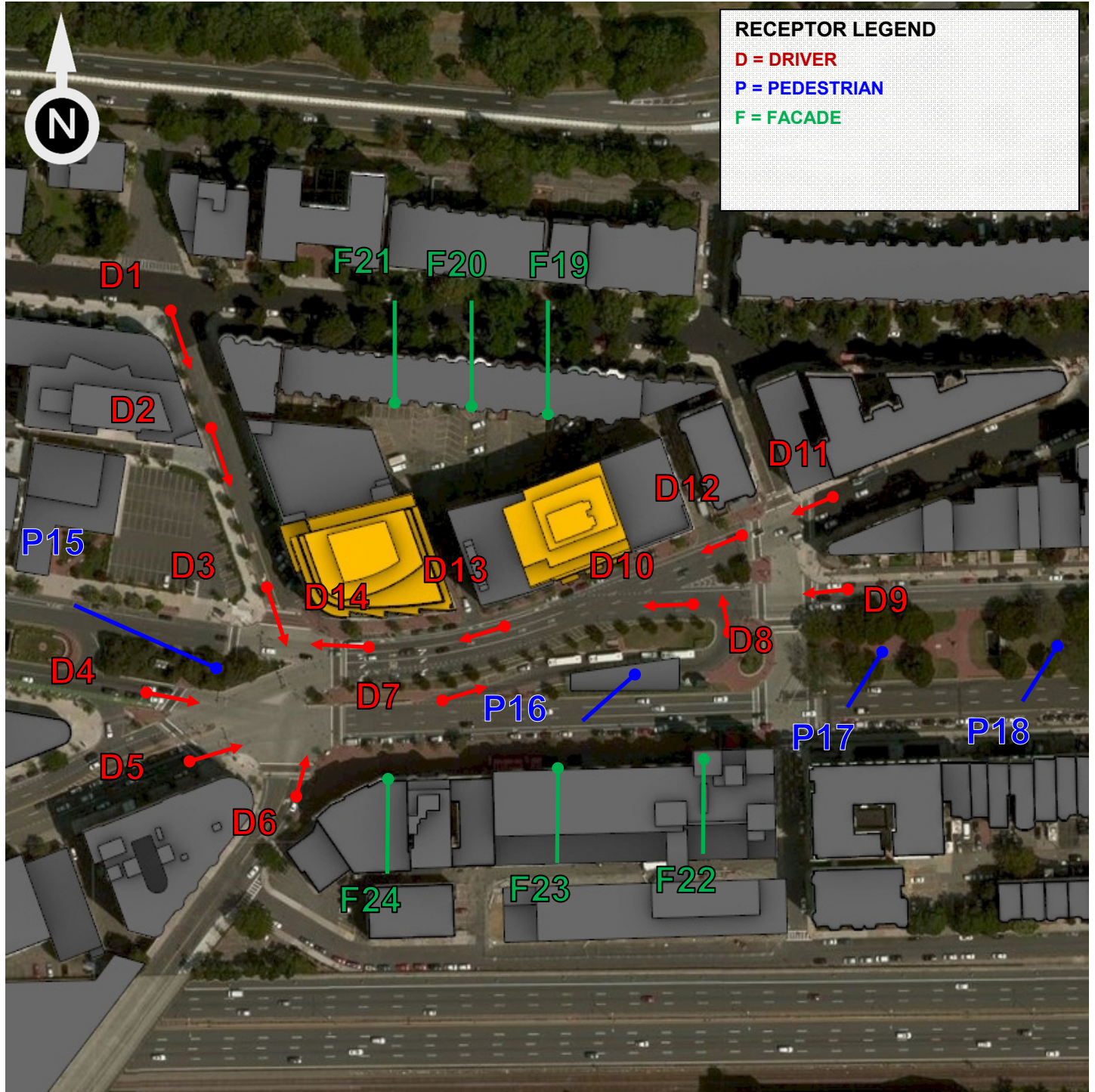
4.6 Screening Analysis Observations

1. Like any contemporary building, the reflective surfaces of the proposed redevelopment are naturally causing solar reflections in the surrounding neighborhood.
2. The planar and convex nature of the facades of the buildings prevent reflections from focusing (concentrating) in any particular area. Thus, RWDI does not anticipate any heat gain issues on people or property.
3. At pedestrian level, reflections are predicted to fall most frequently onto the area immediately west and south of the Commonwealth Building and to a lesser extent, immediately south of the Beacon Building. The maximum frequency of glare occurrence found at pedestrian level is approximately 29% of daytime hours. The impact that these reflections will have is dependent on other factors which are studied further in the Detailed Analysis in the following section. However, it should be noted that this value is typical of many urban areas.
4. Reflections from the development are generally confined to the area within 250 feet of the buildings and may impact southbound drivers on Deerfield Street as well as eastbound and westbound drivers on Commonwealth Avenue. Transit drivers at the MBTA Kenmore Station may also be affected.
5. The occupants of the buildings located close to the development are expected to experience visible reflections from the development. That being said, they do not pose a risk to safety, and are likely to be a nuisance at worst, as the occupants can look away or close blinds.
6. Pedestrians in Kenmore Square and in the boulevard of Commonwealth Avenue east of Kenmore Square may also experience intermittent reflections. This condition is common in many urban centers and is unlikely to present a significant safety risk.
7. Reflections from the Project are not anticipated to have an impact on the Massachusetts Turnpike, nor at Fenway Park; and only very minor, infrequent impacts are predicted on Bay State Road.
8. Given the reflection patterns, it is expected that any future development which increases massing in the southwest of Kenmore Square will serve to reduce the frequency of reflections compared to what was indicated in this analysis.

Based on the findings of the Screening Analysis and the risk levels associated with reflections effecting specific areas, 24 representative points were selected for the Detailed Analysis. These points are described in Table 4-1 and illustrated in Figure 4-8.

Table 4-1 Receptor Descriptions

Receptor Number	Receptor Description
D1-D3	Southbound drivers on Deerfield St. at Bay State Rd., unnamed alley and Commonwealth Ave.
D4	Eastbound drivers on Commonwealth Ave. at Beacon St.
D5	Eastbound drivers on Beacon St. at Commonwealth Ave.
D6	Northbound driver on Brookline Ave. at Commonwealth Ave.
D7-D8	Bus drivers entering/exiting Kenmore MTBA Station
D9-D10	Westbound drivers on Commonwealth Ave. at Kenmore St. and Beacon St.
D11-D14	Westbound drivers on Beacon St. at Kenmore St., unnamed alleys and Deerfield St.
P15	Pedestrians in Kenmore Square
P16	Pedestrians at the Kenmore MTBA Station
P17-P18	Pedestrians in the boulevard of Commonwealth Ave.
F19-F21	Facades at approximately 3 rd floor height of approximately 70, 76, and 82 Bay State Rd.
F22-F24	Facades at approximately 3 rd floor height of approximately 500, 516 and 540 Commonwealth Ave.



(Map Underlay Credit: Microsoft Bing Maps)

4.7 Detailed Analysis Results

Figure 4-9 summarizes the level of visual and thermal impact from the development's reflections at each of the studied locations. For each category (visual impact, thermal impacts on people, thermal impacts on facades/property), the location is characterized as experiencing one of three impact levels:

- ◆ **Low** impacts indicate that either no reflections reach the point, or that reflections which do reach the location are unlikely to lead to visual or thermal concerns.
- ◆ **Moderate** impacts indicate the potential for visual nuisance, minor thermal discomfort to people, or heating of materials. Moderate impacts do not indicate a significant safety risk and are common in urban areas. They represent effects such as intermittent visual glare on pedestrians or occupants of adjacent buildings which can be safely self-mitigated.
- ◆ **High** impacts indicate the potential for risks to safety, either through impairing the visual acuity of a vehicle operator or through reflection intensities high enough to cause injury or property damage. When the sun is also in a driver's field of view, it is expected that the brightness of the sun would dominate over the less intense reflected light, likely reducing the perceived effect of high impact reflections. This situation is noted in Table 4-2 where applicable, as are notes on high impact reflection frequencies and durations.

The minute-by-minute results for each point are presented as "Annual Impact Diagrams" which distill an entire year's worth of data into a single diagram.

The level of mitigation required (discussed further in the Overall Observations & Conclusions section), is determined based on a combination of factors including the predicted level of impact, the frequency and duration of the impacts, and the risk level associated with activities likely to be engaged in at the location.

4.8 Overall Observations & Conclusions

Thermal Impacts on People

The planar and convex facades of the proposed development ensure that reflected sunlight will not focus (multiply) in any particular area. Therefore, significant thermal impacts (i.e., risks to human safety or property damage) are not expected to occur either on the Project Site or in the surrounding neighborhood.

Receptor Number	Receptor Type	Assumed Activity Risk Level	Assumed Ability to Self-Mitigate	Peak Reflected Light Visual Impact	Sun in Field of View During High Impact Reflection	Duration / Number of Days with High Impact Reflection	Peak Reflected Solar Thermal Impact on People	Peak Reflected Solar Thermal Impact on Facade
D1	Driver	High	Low	Low	N/A	N/A	Low	N/A
D2-D5	Driver	High	Low	Moderate	N/A	N/A	Low	N/A
D6	Driver	High	Low	Low	N/A	N/A	Low	N/A
D7-D8	Driver	High	Low	Moderate	N/A	N/A	Low	N/A
D9	Driver	High	Low	High	Some Impacts	Longest Duration: 32 minutes Average Duration: 13 minutes No. of days: 25	Low	N/A
D10	Driver	High	Low	Moderate	N/A	N/A	Low	N/A
D11	Driver	High	Low	High	All Impacts	Longest Duration: 14 minutes Average Duration: 9 minutes No. of days: 24	Low	N/A
D12	Driver	High	Low	High	Some Impacts**	Longest Duration: 32 minutes Average Duration: 16 minutes No. of days: 53	Low	N/A
D13	Driver	High	Low	High*	All Impacts	Longest Duration: 5 minutes Average Duration: 4 minutes No. of days: 47	Low	N/A
D14	Driver	High	Low	Moderate	N/A	N/A	Low	N/A
P15-P16	Pedestrian	Low	High	Moderate	N/A	N/A	Low	N/A
P17-P18	Pedestrian	Low	High	Low	N/A	N/A	Low	N/A
F19-F24	Facade	Low	High	Moderate	N/A	N/A	N/A	Low

* The high impact reflections are infrequent and short in duration.

** Sun is in the field of view for the majority impacts, but not entirely

Visual Glare Impact on Drivers

As with the addition of any glazed building, drivers travelling in the vicinity of the buildings are expected to experience an increased level of visual glare impact, depending on weather conditions. Some reflections with a high visual impact potential were noted. Some of these impacts may alter a driver's experience since the glare occurs at times when the sun would not be within a driver's field-of-view. In particular, a driver's experience could be altered when:

- ◆ Travelling west on Commonwealth Avenue approaching Kenmore Street (receptor D9); and
- ◆ Travelling southwest on Beacon Street west of Kenmore Street (receptor D12)

The high impact reflections predicted at these locations is limited to a potential 25 and 53 days a year, respectively, on average lasting 13 to 16 minutes, but lasting up to 32 minutes. The impacts on Commonwealth Avenue can occur, depending on weather conditions, between 2:00 p.m. EST and 3:30 p.m. EST in mid-January and late November, and the impacts on Beacon Street can occur between 3:30 p.m. EST and 4:00 p.m. EST from late January to mid-February and again from mid-October to mid-November. This equates to high impact glare being possible at Commonwealth Avenue and Beacon Street in 0.13% and 0.35% of the daytime respectively. As the design progresses, the Proponent will analyze these conditions and potential mitigation measures, if necessary.

The other high impact glare events predicted in this analysis occur at times when the sun would also be in a driver's field-of-view, and are limited to potentially occurring on 24 days for D11 and 47 days for D13. This represents a situation where a driver would already experience intense glare from the sun, likely reducing the perceived impact of any reflected light due to both the intensity of the sun compared to the reflection, but also because a driver would already expect glare to occur at that time from that location. This analysis predicts the potential for such impacts along Beacon Street starting slightly east of Kenmore Street (D11) to slightly east of Deerfield Street (D13). Impacts at these receptors are generally short in duration (lasting 5 to 14 minutes at most) and can occur very infrequently (possible in less than 0.1% of the daytime annually).

For the remainder of the driver receptors, visual glare impacts are predicted to be moderate at worst, and therefore are not expected to pose a safety concern to drivers.

Visual Glare Impacts on Pedestrians and Facades

The potential visual impacts noted below do not present a safety risk, but rather a temporary nuisance at worst which can be mitigated by briefly closing blinds or looking away from the glare source.

As is common in urban areas, moderate levels of visual impact are predicted to fall on most of the pedestrian and facade receptors studied in this analysis. The exceptions to this are the receptors representing pedestrians in the boulevard between Commonwealth Avenue, east of Kenmore Street where essentially no impact is predicted.

The potential impacts along the rear facades of the residences fronting Bay State Road (F19-F21) on average can last between 7 and 12 minutes, but can last between 14 to 31 minutes at most. Reflections can occur mainly in the morning hours between 8:00 a.m. EST and noon EST through the winter and shoulder seasons, and during the evening (approximately 5:00 p.m. EST) during the summer. This equates to glare being possible between 0.4% and 1.3% of the daytime annually.

Impacts to the businesses south of Commonwealth Avenue (F22-F24) are predicted to be minor. Any reflections that do reach these areas will be short in duration (6 minutes or less) and can only occur in less than 0.06% of the daytime.

Thermal Impacts on Facades

The majority of reflected solar energy at the studied facade areas are of a low intensity (less than 300 W/m²) and short duration. Hence, it is not expected that these reflections would lead to a significant additional cooling load for a building. Should an individual choose to expose themselves to the reflected energy, they may feel warm; however, this would be a temporary experience and one which would easily be remedied by closing window treatments.

4.9 Conclusion

Overall, the reflections emanating from the Project onto the surrounding neighborhood are comparable to reflections elsewhere in the city, and are typically not a safety concern. Reflected sunlight will not focus (multiply) in any particular area, and therefore, significant thermal impacts (i.e., risks to human safety or property damage) on the site of the development or in the surrounding neighborhood are not anticipated. The potential visual impacts on pedestrians and facades are not anticipated to present a safety risk. Impacts on drivers are possible along Commonwealth Avenue and Beacon Street facing westward, depending on the weather conditions. These possible impacts could occur for a short period in the afternoon mid-January and late November at the location of D9, and late January to mid-February and from mid-October to mid-November at the location of D12. Additional impacts to drivers are anticipated to be possible for short periods on Beacon Street in less than 0.1% of the daytime annually, but would occur at times when the sun would also be in a driver's field-of-view.

Chapter 5

Response to Comments

5.0 RESPONSE TO COMMENTS

5.1 Introduction

This Section provides responses to comments received from the BPDA, City agencies, the Impact Advisory Group (IAG) and the public on the PNF filed with the BPDA on May 10, 2018 in accordance with the Request for Supplemental Information issued by the BPDA on July 25, 2018.

Section 5.2 includes responses to the comment letters received. The letters have been reproduced and individual comments coded in the margins. Responses to the comments follow each individual letter and can be matched using the comment code numbers. Table 5-1 provides a list of comment letters and their associated code (shaded rows identify the IAG members), as well as all comments submitted through the BostonPlans.org website. Table 5-2 provides a list of comment letters supporting the Project, but did not include specific comments to respond to. The support letters are included at the end of this chapter.

Table 5-1 Comment Letters with Responses

Scoping Determination and City Agencies	
Scoping Determination	BPDA
BPDA Staff	ST
Boston Public Works Department	PWD
Interagency Green Building Committee	IGBC1
Interagency Green Building Committee	IGBC2
Boston Groundwater Trust	BGT
Boston Water and Sewer Commission	BWSC
Public Comments	
Boston Preservation Alliance	BPA
Fenway Community Development Corporation	FCDC
Audubon Circle Neighborhood Association	ACNA
Sam Wertheimer	SW
Paul Marino	PM
Eddie Hou	EH
Comments submitted to BostonPlans.org	
Richard Giodano	RG
Derek Rubinoff	DR
Reenat Sinay	RS
Saviz Mowlavi	SM

Table 5-1 Comment Letters with Responses (Continued)

Comments submitted to BostonPlans.org (continued)	
Danny Mucinskas	DM
Randall Albright	<i>Support</i>
Vishala Rao	VR
Tara Ruttle	TR
Maureen Duffy	MD
Rosemary Foy	RF
Stewart Hanegan	SH
Maureen Mahoney	MM
Marco Baldassarre	MB
Peter Marino	PEM
Francis Anderson	<i>Oppose</i>
Maureen O'Hara	MO
Dan Secatore	DS
Brendan O'Bryan	BO
Sam Burgess	SB
Daniel Whittet	DW
Christian Cole	CC
Jennifer Carter	<i>Support</i>
Timothy Hegan	<i>Support</i>
Chris Strang	<i>Support</i>
Randall Albright	<i>Support</i>
Stephen Sullivan	<i>Oppose</i>
Terri North	<i>Support</i>
Robert Walsh	<i>Support</i>
Lauren Fealey	LF
Laura Nelson	LN
Arash Arbabi	AA
Pamela Beale	<i>Support</i>

BOSTON PLANNING & DEVELOPMENT AGENCY

**REQUEST FOR SUPPLEMENTAL INFORMATION
KENMORE SQUARE REDEVELOPMENT PROJECT**

**SUBMISSION REQUIREMENTS
FOR SUPPLEMENTAL INFORMATION REQUEST**

PROPOSED PROJECT: KENMORE SQUARE REDEVELOPMENT

PROJECT SITE: 650 BEACON STREET, 652-654 BEACON STREET, 656
BEACON STREET, 660 BEACON STREET, 533
COMMONWEALTH AVENUE, 535-539 COMMONWEALTH
AVENUE, AND 541 COMMONWEALTH AVENUE

PROPONENT: RELATED BEAL

DATE: JULY 25, 2018

The Boston Redevelopment Authority (“BRA”) d/b/a The Boston Planning & Development Agency (“BPDA”) is issuing this Supplemental Information Request in response to the Project Notification Form (“PNF”) which Related Beal (the “Proponent”) filed for the Kenmore Square Redevelopment project on May 10, 2018. Notice of the receipt by the BPDA of the PNF was published in the *Boston Herald* on May 10, 2018 which initiated a public comment period which ended on June 11, 2018.

This document is not a Scoping Determination as we are not requesting a Draft Project Impact Report. This document is only requesting that the Proponent provide more details around the information that was submitted in the PNF and respond to all comments and feedback received during the initial comment period. When the Proponent files a response to this request we will start a new comment period and continue the public review process. The Proponent may choose to file a response in conjunction with an anticipated Planned Development Area application.

On January 26, 2018, the Proponent filed a Letter of Intent in accordance with the Executive Order regarding Provision of Mitigation by Development Projects in Boston. On May 10, 2018, the Proponent filed a PNF pursuant of Article 80 Large Project Review. The Proponent proposes to redevelop seven parcels known as 533-541 Commonwealth Avenue and 650-660 Beacon Street. Six of the existing buildings will be demolished, and one will be renovated and expanded to construct two new, mixed-use buildings. The approximately 1.09-acre site is bound by the Deerfield Street to the west and Commonwealth Avenue and

Beacon Street to the south. The proposal includes approximately 282,500 square feet of newly constructed and renovated office and retail space, and approximately 60 parking spaces (the “Proposed Project”).

On May 24, 2018, the BPDA hosted a publically advertised community meeting regarding the PNF in Boston University’s Kenmore Classroom Building. On June 6, 2018, the BPDA hosted an Impact Advisory Group (“IAG”) meeting, also at the Kenmore Classroom Building. The public comment period concluded on June 11, 2018.

Written comments in response to the PNF from BPDA staff and from other public agencies are included in **Appendix A** and must be answered in their entirety. Appendix A includes comments from:

- BPDA Staff
 - David Carlson, Deputy Director for Urban Design
 - Corey Zehngebot, Senior Architect/Urban Designer
 - Michael Cannizzo, Senior Architect/Urban Designer
 - James Fitzgerald, Senior Transportation Management Planner
 - Kathleen Pedersen, Senior Land Use Planner, Sustainability Specialist & Environmental Review
 - Phillip Hu, Planner
- Zach Wassmouth, Chief Design Engineer, Boston Public Works Department
- Benjamin Silverman, City of Boston Interagency Green Building Committee
- Christian Simonelli, Boston Groundwater Trust
- John P. Sullivan, Boston Water and Sewer Commission

Written comments in response to the PNF received by the BPDA from the public are included in **Appendix B** and must be answered in their entirety.

Supplemental Information is requested that the BPDA requires for its review of the Proposed Project in connection with Article 80 of the Code, Development Review and Approval and other applicable sections of the Code.

I. PROJECT DESCRIPTION

The proposal includes the demolition of the existing buildings at 533-541 Commonwealth Avenue and the construction of a new eight-story, 110-foot tall commercial building including approximately 10,280 square feet of ground floor retail and approximately 129,700 square feet of office space (the “Commonwealth Building”); and the demolition of the existing building 650-656 Beacon Street, which will be replaced with an approximately 76,500 square foot new building and connected to a renovated building at 660 Beacon Street (the “Beacon Building”). The Beacon Building will include approximately 18,485 square feet of ground floor and below-grade retail, and approximately 124,015 square feet

of office space. The Proposed Project will include approximately 60 parking spaces beneath the Commonwealth Building.

II. PREAMBLE

The Proposed Project is being reviewed pursuant to Article 80, Development Review and Approval, which sets forth a comprehensive procedure for project review of the following components: transportation, environmental protection, urban design, historic resources, infrastructure systems, site plan, tidelands, and Development Impact Project, if any. The Proponent is required to prepare and submit to the BPDA a filing with supplemental information that meets the requirements of this request by detailing the Proposed Project's impacts and proposed measures to mitigate, limit or minimize such impacts. After submitting the supplemental information filing, the Proponent shall publish notice of such submittal. Public comments, including the comments of public agencies, shall be transmitted in writing to the BPDA after the public notice has been published. If the BPDA determines that the filing of supplemental information adequately describes the Proposed Project's impacts and, if appropriate, proposed measures to mitigate, limit or minimize such impacts, the Scoping Determination will announce such a determination and that the requirements of further review are waived pursuant to Section 80B-5.4(c) (iv). Section 80B-6 requires the Director of the BPDA to issue a Certification of Compliance indicating the successful completion of the Article 80 development review requirements before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

III. REVIEW/SUBMISSION REQUIREMENTS

In addition to full-size scale drawings, 10 copies of a bound booklet and an electronic copy (PDF format) containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified are required. The electronic copy should also be emailed to Tim Czerwienski at Tim.Czerwienski@Boston.gov. The booklet should be printed on both sides of the page. In addition, an adequate number of copies must be available for community review. A copy of this request for supplemental information should be included in the booklet for reference.

A. General Information

1. Applicant/Proponent Information
 - a. Development Team
 - (1) Names

BPDA.1

- (a) Proponent (including description of development entity and type of corporation, and the principals thereof)
 - (b) Attorney
 - (c) Project consultants and architects
 - (2) Business address, telephone number, FAX number and e-mail, where available for each
 - (3) Designated contact for each **BPDA.2**
 - b. Legal Information
 - (1) Legal judgments or actions pending concerning the Proposed Project
 - (2) History of tax arrears on property owned in Boston by Applicant
 - (3) Evidence of site control over Project Site, including current ownership and purchase options, if any, for all parcels in the Proposed Project, all restrictive covenants and contractual restrictions affecting the Proponent's right or ability to accomplish the Proposed Project, and the nature of the agreements for securing parcels not owned by the Applicant.
 - (4) Nature and extent of any and all public easements into, through, or surrounding the site.
2. Project Site **BPDA.3**
- a. An area map identifying the location of the Proposed Project
 - b. Description of metes and bounds of Project Site or certified survey of the Project Site.
 - c. Current zoning
3. Project Description and Alternatives **BPDA.4**
- a. The filing of supplement information shall contain a full description of the Proposed Project and its components, including its size, physical characteristics, development schedule, costs, and proposed uses. This section shall also present analysis of the

development context of the Proposed Project. Appropriate site and building plans to illustrate clearly the Proposed Project shall be required. **BPDA.5**

- b. A description of alternatives to the Proposed Project that were considered shall be presented and primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions, shall be discussed.

4. Public Benefits **BPDA.6**

- a. Anticipated employment levels including the following:
 - (1) Estimated number of construction jobs
 - (2) Estimated number of permanent jobs
- b. Current and/or future activities and program which benefit adjacent neighborhoods of Boston and the city at large, such as, child care programs, scholarships, internships, elderly services, education and job training programs, etc.
- c. Other public benefits, if any, to be provided.

5. Community Process **BPDA.7**

- a. A list of meetings held and proposed with interested parties, including public agencies, abutters, and business and community groups.
- b. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.

B. REGULATORY CONTROLS AND PERMITS

An updated listing of all anticipated permits or approvals required from other municipal, state or federal agencies, including a proposed application schedule shall be included in the filing.

A statement on the applicability of the Massachusetts Environmental Policy Act (MEPA) should be provided. If the Proposed Project is subject to MEPA, all required documentation should be provided to the BPDA, including, but not limited to, a copy of the Environmental Notification Form, decisions of the secretary of Environmental Affairs, and the proposed schedule for coordination with BPDA procedure. **BPDA.8**

C. PUBLIC NOTICE

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the filing of supplemental information to the BPDA. Following publication of the Public Notice, the Proponent shall submit to the BPDA a copy of the published Public Notice together with the date of publication.

5.2 Responses to BPDA Scoping Determination and City Comments

BPDA SCOPING DETERMINATION

BPDA.1 Proponent and development team.

Section 1.7 includes the Proponent information and development team information.

BPDA.2 Legal information.

Section 1.4 includes the requested legal information.

BPDA.3 Project area.

Section 1.2 includes a description of the Project area.

BPDA.4 Project Description.

Section 1.2 includes a Project Description.

BPDA.5 Design alternatives.

Section 1.2.4 includes design alternatives studied.

BPDA.6 Anticipated employment levels.

The Project will create approximately 500 construction jobs and approximately 1,200 permanent jobs upon stabilization.

BPDA.7 Community process.

Section 1.6 includes a description of the meetings held regarding the Project, as well as the community process completed to date.

BPDA.8 Anticipated permits and approvals.

Section 1.5 includes a list of anticipated permits and approvals.

BPDA STAFF MEMORANDUM

TO: Tim Czerwienski, Project Manager
FROM: David Carlson, Deputy Director for Urban Design
Michael Cannizzo, Senior Architect/Urban Designer
Corey Zehngbot, Senior Architect/Urban Designer
James Fitzgerald, Senior Transportation Management Planner
Kathleen Pedersen, Senior Land Use Planner, Sustainability Specialist &
Environmental Review
Phillip Hu, Planner
SUBJECT: Kenmore Square Redevelopment Project

The following are BPDA Planning Department Staff comments for the Request for Supplemental Information for the Kenmore Square Redevelopment project.

Design

- The Proposed Project's corner location in Kenmore Square presents the opportunity for an 'iconic' building. In response, the Proponent should consider further design changes to the building at the corner, referred to as Building A (aka 2-4):
 - The current design should consider further detailing that relates to the textural elements and urban rhythms (expressed by building lot sizes, proportions, etc.) of Kenmore Square. Currently, the primary gesture honors the Citgo sign. The proponent should seek more of a balance by both anchoring Kenmore Square itself and responding to the unique design challenge presented by the sign.
 - Hold the corner at Deerfield Street more, rather than making it a hinge joint. A curve, which would enable the building façades to transition around, is suggested as one possible strategy, echoing the curved buildings across Commonwealth Avenue at Beacon Street and Brookline Avenue, and even the existing building at the corner of Deerfield Street.
- The proportions of the main Beacon Street entrance in the infill building (the 5-8 building complex) need some attention in conjunction with addressing the design alternatives noted above. The infill building could maintain its existing strategy, or possibly go with a glassier alternative; either evolution should maintain the building lot rhythm and keep a robust textural relationship.
- The Proposed Project includes desirable public realm improvements in the landscape and streetscape plan. The proposed ground-floor portico design along Beacon Street and Commonwealth Avenue will help to create a vibrant streetscape.
- The Proponent should begin to articulate a clear signage design strategy for retail and office tenants that fits into the context of Kenmore Square. This may help to define the sidewalk cafe or equivalent spaces along the edge of the buildings as well.

ST.1

ST.2

ST.3

- Ideally, if title issues on the passageway are resolved, the Project could create a space that augments the ideas noted above and expressed in meetings of an engaging public realm and animated spaces just off the main sidewalk. This notion is introduced in the transportation comments below. The public realm design of the alley entrance off of Beacon Street should be developed as an alternative that allows for either permanent, weekend, or special event programming. **ST.4**
- Further evaluate the relationship of the Corner building's entry to the corner or, if difficult or undesirable to shift, work to integrate it more with the Deerfield Street alley space/experience. **ST.5**
- Accessibility in public realm improvements:
 - Provide dimensioned landscape plans that show proposed sidewalk café layouts (or diagrammatic representation) outside of the Commonwealth Building and reflect bringing reciprocal pedestrian ramps into City of Boston standards. **ST.6**
 - The Disabilities Commission would support spacing out the location of bike racks along the Beacon Street and Deerfield Street furnishing zones, positioned such that when in use, bikes sit parallel to the path of travel. **ST.7**
 - The dimension of the pedestrian path of travel should widen, as the overall width of the sidewalk widens. **ST.8**
 - Should groundwater recharge wells be provided in the sidewalk, the location should be located outside of the pedestrian path of travel. **ST.9**
- Develop alternative design strategies which address both BPDA Planning Department Staff (above) and BCDC comments (attached below as an excerpt from the minutes of June 5, 2018). Updated and (when necessary additional) views should be developed from within Kenmore Square and key locations from the surrounding area. **ST.10**

Transportation

- The Proponents should consider strategies to reduce the traffic impact of the Beacon Street entrance due to the title and ownership issues.
 - The Proponent should formally commit to closing access from Beacon Street if the title and ownership issues regarding the Beacon Street passageway are resolved. The project could be phased to close the passageway at a later date. **ST.11**
 - Instead of the Beacon Street entrance, the Deerfield Street access could be used for 2-way access. **ST.12**
 - If access cannot be closed on Beacon Street, passageway users should be restricted to loading only, and not used by general vehicles accessing parking **ST.13**
 - During the weekend and off-peak hours, the passageway could be managed to restrict vehicular access and be programmed with pop-up public realm improvements to better utilize and activate the streetscape. **ST.14**
- Coordinate/connect improvements done on Beacon Street adjacent to Myles Standish Hall (bike accommodations). **ST.15**

- Pickup/dropoff: resolve conflict with cycle track (coordinate with Stephanie Seskin, Active Transportation Director, BTB) **ST.16**
 - Consider bringing bike accommodation up onto sidewalk and behind the drop-off zone
 - If pickup/dropoff location remains in the proposed location, an additional curb cut may have to be provided, to ensure wheelchair accessibility. **ST.17**
- Continue bike lane accommodations across the intersection with Commonwealth Avenue (adjacent to the median curb) to connect with future accommodations to be done with proposed Kenmore Square hotels project as well as Audubon Circle improvements.

Public Benefits

- In addition to significant public realm benefits, the Proponent should consider the following additional public benefits to improve the Kenmore Square area.
 - Contribution to the design plans for the extension of parking-protected bike lanes to Audubon Circle. **ST.18**
 - Work with the MBTA to determine needed improvements to the Kenmore Station MBTA headhouse on Beacon Street. **ST.19**
 - Check with BTB Engineering on potential signal/operational improvements. **ST.20**

Environment

- Solar Glare Analysis **ST.21**
 - The Proponent stated during the Scoping Session that a solar glare analysis had been conducted and would be submitted. To date, the analysis has not been received.
 - The analysis should study the potential reflectance along Beacon Street Commonwealth Avenue both in terms of frequency and intensity on pedestrian and vehicular traffic.
 - The analysis should also study the potential for solar heat buildup in any nearby buildings receiving reflective sunlight from the Proposed Project.

Excerpted from the BCDC minutes of June 5, 2018:

The next item was a presentation of the **Kenmore Square Redevelopment Project**. David Hacin and David Manfredi were recused.

Kim Sherman of Related Beal introduced the design team, which includes architects Jake Watkins (JW) and Roger Ferris (RF) of Roger Ferris + Partners, and landscape architect Kyle Zick (KZ) of KZLA. JW and RF presented the existing context and proposed additions to the site. Two of the existing buildings on the project site will undergo renovation, and two will be completely redeveloped in response to their poor existing condition. The ground floor is programmed primarily with retail to activate the public realm. The office entry points are

accentuated on the building facades. Amenities are created on outdoor balconies as the floors peel away to preserve views of the Citgo sign.

LE & WR requested future renderings to better illustrate the relationship between the new and existing buildings, and views of the Citgo sign from a variety of directions.

KZ presented public realm and streetscape improvements, which includes uniform street tree planting along Beacon Street, an expanded sidewalk, an arcade along the Commonwealth building, and significant public realm improvements.

LE: Are any of the buildings in this projected designated as landmarks?

A representative from Related Beal: The sign is undergoing a process to become an official landmark, but none of the buildings are landmarked as the project is outside of a historic district.

LE: What I'm missing is the "why." I encourage you to consider the site context of this critical corner, at the gateway of BU. What I'd like to see when you come back, in model form if possible, is your project in relation to the larger context. The building seems to respond to Beacon and Commonwealth Ave, but I don't understand how it relates to Deerfield, the alleyway, or the experience of the building from the opposite approach on Commonwealth Ave.

WR: We would like to better understand this building in composition with the existing urban context and scale.

Gregg Galer, Boston Preservation Alliance: We've been advocating for the Citgo sign and views. We appreciate the frequent dialogue we've engaged in with the proponent. We share the commissioners' concerns about how this building dialogues with its neighbors. We're losing an interesting building at the corner. We want to see something that celebrates the square, and this has made progress from what we've seen previously, but it needs work. This design seems more reflective of a corporate office park, and the community has expressed concerns. We look forward to this going to subcommittee. Landmarks is focused on landmarking the sign.

Pam Beale of the IAG: We want this project to reach its full potential, and the corner building needs to relate to the square just as much as it responds to the Citgo sign.

With that, the **Kenmore Square Redevelopment Project** was sent to Design Committee.

ST.1 Describe the design changes to Building A.

Chapter 2 provides a discussion of the design changes.

ST.2 Address the proportions of the Beacon Street entrance in the infill building.

The Beacon Street entrance mimics the size and scale of the entries at 660 Beacon Street. The doors are recessed from the property line and a canopy aligned with the canopy at 660 Beacon Street provides protection.

ST.3 Signage design.

As retail tenants inhabit the ground floor and basement levels (of 660 Beacon Street) the retail tenant signage will be consolidated at the ground floor retail zone and just above the ground floor storefronts. Office entry signage will mark the office entries of each component. Commercial signage will be located at the upper levels of the buildings, as well as wayfinding office signage and retail tenant signage on the ground floor. The particulars of the signage design will be determined as the design progresses and tenants are confirmed.

ST.4 Public realm design.

Section 2.4 includes information about the proposed public realm improvements.

ST.5 Deerfield Street alley space/experience.

The Proponent is studying this area to capture outdoor space as an extension of the main entrance to the Commonwealth Building on Deerfield Street. This study includes carrying pavement and materials out from the interior lobby to create an inviting experience.

ST.6 Landscape plans.

Figure 2-1 shows the landscape plan.

ST.7 Bike rack locations along Beacon and Deerfield streets.

Figure 2-2 shows the bike rack location plan.

ST.8 Sidewalk widths.

Figure 2-3 shows sidewalks widths around the Project site.

ST.9 Location of groundwater recharge wells.

If groundwater recharge wells are provided, they will not be located within the pedestrian path of travel.

ST.10 Design alternatives.

Design information is included in Chapter 2.

ST.11 Close access from Beacon Street.

The access from Beacon Street is required to accommodate for appropriate access and rights of emergency vehicles and abutters.

ST.12 Deerfield Street access.

Chapter 3 includes information about access and circulation.

ST.13 Beacon Street passageway access and parking.

Chapter 3 includes information about access and circulation, as well as parking.

ST.14 Passageway weekend usage.

Due to existing title and ownership rights, closing vehicular access along the west alley on Beacon Street cannot be accomplished. However, the Proponent will study temporary programming for the western Beacon Street alley and coordinate the operations and management requirements with BTM to restrict vehicular access to better utilize the public realm improvements on Commonwealth Avenue and Beacon Street.

ST.15 Bike accommodations on Beacon Street adjacent to Myles Standish Hall.

Chapter 3 includes information about bicycle accommodations.

ST.16 Pickup/drop-off location near cycle track.

Chapter 3 includes information about pick-up and drop-off zones.

ST.17 Bike lane accommodations across intersection with Commonwealth Avenue.

Chapter 3 includes information about bicycle accommodations.

ST.18 Extended bike lanes to Audubon Circle.

Chapter 3 includes information about bicycle accommodations.

ST.19 Kenmore Station MBTA headhouse.

The Proponent will discuss plans with the MBTA throughout the development of the Project to ensure the smooth coordination and integration of MBTA's upgrades to the Kenmore Station entrance with the Project's development.

ST.20 Signal/operational improvements.

Chapter 3 includes information about transportation mitigation.

ST.21 Solar glare analysis.

A solar glare analysis is included in Chapter 4.



CITY of BOSTON

Martin J. Walsh, Mayor

To: Tim Czerwienski, BPDA
From: Zach Wassmouth, PWD
Date: June 11, 2018
Subject: Kenmore Square Redevelopment PNF - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the Kenmore Square Redevelopment PNF.

Site Plan:

PWD.1

Developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public Way:

PWD.2

All work within the public way shall conform to Boston Public Works Department (PWD) standards. Any non-standard materials proposed within the public way will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

Sidewalks:

PWD.3

Developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the Public Right of Way (ROW) within and beyond the project limits. The reconstruction effort also must meet current ADA/AAB guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections including any non-ADA compliant reciprocal pedestrian ramps at intersections. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the public right-of-way.

Discontinuances:

PWD.4

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

PWD.5

Any and all easements associated with this project must be processed through the PIC.

Landscaping:

PWD.6

Developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499



CITY of BOSTON

Martin J. Walsh, Mayor

Street Lighting:

Developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any street lighting upgrades that can be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway. **PWD.7**

Roadway:

Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval. Any pavers or specialty pavements within the roadway disturbed by construction must be replaced in kind. **PWD.8**

Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work. **PWD.9**

Green Infrastructure:

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the public right-of-way. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC. **PWD.10**

Please note that these are the general standard and somewhat specific BPWD requirements applicable to every project, more detailed comments may follow and will be addressed during the PIC review process.

If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zach Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

Enclosure
CC: Para Jayasinghe, PWD



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499

BOSTON PUBLIC WORKS DEPARTMENT

PWD.1 Provide engineer's site plan.

An engineering site plan will be coordinated with Boston Public Works.

PWD.2 Construction within the public way.

Work within the public way will comply with Boston Public Works (BPW) standards. Non-standard materials will be approved by the Boston Public Improvement Commission (PIC) prior to construction.

PWD.3 Sidewalk reconstruction and expansion

The sidewalks abutting the Project will be reconstructed and meet ADA standards.

PWD.4 Discontinuances within the public right-of-way.

The Project will process any discontinuances through PIC.

PWD.5 Easements associated with the Project.

The Project will process any easements through PIC.

PWD.6 Landscaping elements within the public right-of-way.

Landscaping within the public right of way will seek approval through the Parks and Recreation Department and PIC prior to construction.

PWD.7 Proposed street lighting.

Street lighting will be coordinated with the PWD Street Lighting Division during the PIC process and approved prior to construction.

PWD.8 Restoration of roadway sections.

Roadway restoration and trench patching will be coordinated with the PWD.

PWD.9 City of Boston Utility Coordination Software (COBUCS) review.

All work in the public ROW will be inputted into the COBUCS system.

PWD.10 Green infrastructure.

Stormwater management will be coordinated with BWSC.



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

May 23, 2018

RREF II Kenmore Lessor III LLC
c/o Related Beal
177 Milk Street
Boston, MA 02109

Re: Kenmore Square Redevelopment, Commonwealth Building, 650-660 Beacon Street -
Article 37 PNF

Good day,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article - 37 Green Buildings.

The PNF indicates that the project will use the LEED v4 BD+C: Core and Shell rating system with a commitment. Additionally, the project team has committed to:

- Achieving a minimum green building outcome of LEED Silver with 59 points.

The IGBC accepts the rating system selection.

Given the importance of this project and the imperative to reduce greenhouse gas (GHG) emissions and other environmental impacts related to the built environment, the IGBC requests the project team pursue LEED Gold and identify any obstacles to earning the necessary credits. Our recommendations for achieving an exemplary green building include:

IGBC1.1

- Pursuing the Renewable Energy credits. It was noted in the Climate Resiliency Report Summary that emissions improvements to the electrical grid are the key strategy by which this project will participate in the carbon free by 2050 goal for the City. Please elaborate on how this project will contribute to a cleaner grid. **IGBC1.2**
- Pursuing the Outdoor Water Reduction credits. **IGBC1.3**
- Pursuing and achieving the additional 2 points listed as “maybes” in the Optimize Energy Performance credit. **IGBC1.4**
- Pursuing and achieving the 2 “maybe” points for the Daylight credit. **IGBC1.5**

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and reduce GHG emissions.

IGBC1.6

Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

In support of Boston's Carbon Neutral 2050 GHG goal, please include the following strategies for reducing emissions:

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation. **IGBC1.7**
- Ensure that active building systems are appropriately sized for improved passive performance and that cost savings are fully captured. **IGBC1.8**
- Include solar PV and provide to the IGBC information on system(s) location, size, and output along with related analyses. **IGBC1.9**

Please check the Boston Planning and Development Agency's (BPDA) [Article 37 Green Building and Climate Resiliency Guidelines](#) Web page for updated information. Projects must demonstrate compliance with Zoning Article 37 prior to obtaining a building permit. The following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval: **IGBC1.10**

- Design/Building Permit Green Building Report, including an updated LEED Checklist, final building energy model, and supporting information to demonstrate how each prerequisite and credit will be achieved.
- An Excel (.xls) version of the updated LEED Checklist.
- Updated Climate Resiliency Checklist
- Signed Design Affidavit using the attached format.

Please respond to IGBC comments within three weeks [including timing for the provision of the requested information and items – not sure what this means]. This information and items should include:

- Updated LEED Checklist including additional credits being actively pursued. **IGBC1.11**
- Solar system scoping analysis for project site and how this project will help to contribute to a carbon free electrical grid by 2050.

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED Green Associate
On behalf of the Interagency Green Building Committee

Cc: Tim Czerwienski, BPDA Project Manager
IGBC

IGBC1.1 LEED certifiability level of the buildings.

The Proponent is committed to integrating green and sustainable design and will work to identify additional opportunities.

IGBC1.2 Renewable Energy.

The intent of the note within the Climate Resiliency Report was to suggest that the Project will be capable of utilizing electricity from the cleaner grid since this Project will primarily utilize electricity for heating and will have very limited usage of fossil fuels to reduce carbon emissions.

IGBC1.3 Outdoor Water Reduction.

This credit will be further reviewed by the design team as the design is further developed with the understanding of the request to reduce water consumption.

IGBC1.4 Optimize Energy Performance.

The Project's modeling effort to date has been a relatively basic shoe box model. However, the Project team has been generally conservative with anticipated energy savings and would agree that additional points within this credit are likely.

IGBC1.5 Daylight.

This credit will be further reviewed as the design is developed.

IGBC1.6 Utility and state incentives.

The Project team has contacted Nathan Dick to request utility program funding. Meetings will be set up to start the process and maximize the potential energy savings for the Project.

IGBC1.7 Building envelope.

This credit will be further reviewed as the design is developed.

IGBC1.8 Building systems.

The design team will right size the system and try to maximize the envelope performance.

IGBC1.9 Solar photovoltaic (PV).

Section 4.3 of the PNF included a preliminary analysis of solar PV. A more refined analysis will be performed once the Project team fully understands the space available for PV.

IGBC1.10 Green Building Report.

The Proponent will submit a Green Building Report in compliance with Article 37 prior to obtaining a building permit.

IGBC1.11 LEED Checklist.

The preliminary LEED checklist is included in Appendix C.



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

May 23, 2018

RREF II Kenmore Lessor III LLC
C/o Related Beal
177 Milk Street
Boston, MA 02109

Re: Kenmore Square Redevelopment, Commonwealth Building, 533-541 Commonwealth Avenue - Article 37 PNF

Good day,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article, 37 Green Buildings.

The PNF indicates that the project will use the LEED v4 BD+C: New Construction and Major Renovation rating system with a commitment to

- achieving a minimum green building outcome of LEED Silver with 54 points.

The IGBC accepts the rating system selection.

Given the importance of this project and the imperative to reduce greenhouse gas (GHG) emissions and other environmental impacts related to the built environment, the IGBC requests the project team pursue LEED Gold and identify any obstacles to earning the necessary credits. Our recommendations for achieving an exemplary green building include:

- Pursuing the Renewable Energy credits. It was noted in the Climate Resiliency Report Summary that emissions improvements to the electrical grid are the key strategy by which this project will participate in the carbon free by 2050 goal for the City. Please elaborate on how this project will contribute to a cleaner grid. **IGBC2.1**
- Pursuing the Outdoor Water Reduction credits. **IGBC2.2**
- Pursuing the Outdoor Water Reduction credits. **IGBC2.3**
- Pursuing and achieving the additional 2 points listed as “maybes” in the Optimize Energy Performance credit. **IGBC2.4**
- Pursuing and achieving the 2 “maybe” points for the Daylight credit. **IGBC2.5**

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and reduce GHG emissions. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project. **IGBC2.6**

In support of Boston's Carbon Neutral 2050 GHG goal, please include the following strategies for reducing emissions:

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation. **IGBC2.7**
- Ensure that active building systems are appropriately sized for improved passive performance and that cost savings are fully captured. **IGBC2.8**
- Include solar PV and provide to the IGBC information on system(s) location, size, and output along with related analyses. **IGBC2.9**

Please check the Boston Planning and Development Agency's (BPDA) [Article 37 Green Building and Climate Resiliency Guidelines](#) Web page for updated information. Projects must demonstrate compliance with Zoning Article 37 prior to obtaining a building permit. The following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval: **IGBC2.10**

- Design/Building Permit Green Building Report, including an updated LEED Checklist, final building energy model, and supporting information to demonstrate how each prerequisite and credit will be achieved.
- An Excel (.xls) version of the updated LEED Checklist.
- Updated Climate Resiliency Checklist
- Signed Design Affidavit using the attached format.

Please respond to IGBC comments within three weeks [including timing for the provision of the requested information and items – not sure what this means]. This information and items should include:

- Updated LEED Checklist including additional credits being actively pursued. **IGBC2.11**
- Solar system scoping analysis for project site and how this project will help to contribute to a carbon free electrical grid by 2050.

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED Green Associate
On behalf of the Interagency Green Building Committee

Cc: Tim Czerwienski, BPDA Project Manager
IGBC

IGBC2.1 LEED certifiability level of the buildings.

The Proponent is committed to integrating green and sustainable design and will work to identify additional opportunities.

IGBC2.2 Renewable Energy.

The intent of the note within the Climate Resiliency Report was to suggest that the Project will be capable of utilizing electricity from the cleaner grid since this Project will primarily utilize electricity for heating and will have very limited usage of fossil fuels to reduce carbon emissions.

IGBC2.3 Outdoor Water Reduction.

This credit will be further reviewed by the design team as the design is further developed with the understanding of the request to reduce water consumption.

IGBC2.4 Optimize Energy Performance.

The Project's modeling effort to date has been a relatively basic shoe box model. However, the Project team has been generally conservative with the anticipated energy savings and would agree that additional points within this credit are likely.

IGBC2.5 Daylight.

This credit will be further reviewed as the design is developed.

IGBC2.6 Utility and state incentives.

The Project team has contacted Nathan Dick to request utility program funding. Meetings will be set up to start the process and maximize the potential energy savings for the Project.

IGBC2.7 Building envelope.

This credit will be further reviewed as the design is developed.

IGBC2.8 Building systems.

The design team will right size the system and try to maximize the envelope performance.

IGBC2.9 Solar photovoltaic (PV).

Section 4.3 of the PNF included a preliminary analysis of solar PV. A more refined analysis will be performed once the Project team fully understands the space available for PV.

IGBC2.10 Climate Resiliency Report.

The Proponent will submit a Green Building Report in compliance with Article 37 prior to obtaining a building permit.

IGBC2.11 LEED Checklist.

The preliminary LEED checklist is included in Appendix C.

Boston Groundwater Trust

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

Board of Trustees

Gary L. Saunders
Tim Ian Mitchell
Co-Chairs

Janine Commerford
Greg Galer
John Hemenway
Peter Shilland
Austin Blackmon
Amelia Croteau
Daniel Manning
Andre Jones
Aaron Michlewitz
Angie Liou
Ed Flynn

Executive Director

Christian Simonelli

June 5th, 2018

Tim Czerwienski, Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: Kenmore Square Redevelopment Notification Form (PNF) Comments

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the Kenmore Square Redevelopment Notification Form (PNF) located in the Fenway. 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 document and confirmed at the scoping session the project will be designed and constructed to comply with the requirements of Article 32.

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. As stated in the document, two floors of underground parking will be located beneath the proposed Commonwealth Building. Also stated in the document below grade retail space will be included in the Beacon Building. Figure 1-5 of the document indicates the Commonwealth Building will have a basement elevation that terminates at EL. +0'-2", Boston City Base, and the Beacon Building will have a basement elevation that terminates at EL. +6'-11", Boston City Base; both terminating below the Article 32 zoning threshold of EL. +7'. According to online records on the Inspectional Services Department Website, 650 and 656 Beacon Street are supported on pilings with cutoff elevations of EL. 4' & 7' Boston City Base. In addition, there are many wood pile supported buildings in this neighborhood.

Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the document and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots. **BGT.1**

As stated at the scoping session, the Project team will coordinate with the Trust to protect groundwater levels in the area, and the Proponent will include monitoring and reporting of existing Trust wells' before, during, and following construction. The groundwater level data should be furnished to the Trust and the Agency on a weekly basis. **BGT.2**

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

Very truly yours,

A handwritten signature in black ink, reading "Christian L. Simonelli". The signature is written in a cursive style with a large, stylized 'C' and 'S'.

Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS

BOSTON GROUNDWATER TRUST

BGT.1 No reduction in groundwater levels.

The Project will coordinate with the Boston Groundwater Trust to meet their requirements.

BGT.2 Monitoring groundwater levels before, during and after construction.

The Project will provide groundwater data to the BPDA and Boston Groundwater Trust before, during and after construction on a weekly basis.

**Boston Water and
Sewer Commission**



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

June 7, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Kenmore Square Redevelopment, Project Notification Form

Dear Mr. Czerwienski:

The Boston Water and Sewer Commission (the "Commission") has reviewed the Project Notification Form ("PNF") for the proposed Kenmore Square Redevelopment Project (the "Project"). For this Project, Related Beal LLC (the "Proponent") proposes to redevelop seven parcels known as 533-541 Commonwealth Avenue and 650-660 Beacon Street. Six of the existing buildings will be demolished, and one, 660 Beacon Street (which is home to the Citgo sign) will be renovated and expanded to construct two new, mixed-use buildings. The approximately 1.09-acre site is bound by the Deerfield Street to the west and Commonwealth Avenue and Beacon Street to the south. The Project includes approximately 282,500 square feet (sf) of newly constructed and renovated office and retail space, and approximately 60 parking spaces located in a new underground parking garage. The project consists of two distinct parcels or components, the Commonwealth Building and the Beacon Building, each a "component" of the Project site.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission.

For water service the Project site is served on Deerfield Street by an existing 12-inch southern low ductile iron cement lined water main which was installed in 1997; on Beacon Street by an existing 12-inch southern low ductile iron cement lined water main which was installed in 2008; and also on Beacon Street extending onto Commonwealth Avenue by an existing 42-inch southern low steel water main installed in 1935 and rehabilitated in 1983.

Estimated water demand for the Project is based on the estimated sanitary sewer flow with an added factor of 10 percent for consumption, system losses and other use. Based on this formula, the Project's total estimated peak water demand for domestic use is 22,515 gallons per day (gpd). According to the PNF it is anticipated that the Project will connect to the 12-inch water main on Deerfield Street.

For sewer service the Project site is served on Deerfield Street by two existing 18-inch sewer mains; and on Beacon Street by a 24 by 36-inch sewer main. According to the PNF it is anticipated that the Project will connect to the Commission's sanitary sewer on Deerfield Street. Total sewage generation for the Project is estimated at 20,468 gpd based on 310 CMR 15.203.

The Project site is presently almost entirely impervious. As such, the Project is not expected to result in significant changes in the pattern of stormwater runoff. For drainage the Project site is served on Deerfield Street by an existing 108 by 132-inch storm drain; on Commonwealth Avenue by an existing 12-inch storm drain which connects to a 15-inch storm drain; and on Beacon Street by an existing 12-inch storm drain. Drains serving the Project site ultimately discharge to the Charles River.

The Commission has the following comments regarding the proposed Project:

General

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. Prior to the initial phase of the site plan development, the Proponent should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the Project's development. **BWSC.1**
2. The site plan must show the location of both public and private water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. **BWSC.2**
3. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. **BWSC.3**
4. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscape irrigation), wastewater generation, and stormwater runoff for the Project. The Proponent should provide separate estimates of peak and continuous maximum water demand for retail, irrigation and air-conditioning make-up water for the Project. Estimates should be based on full-site build-out of the Project. **BWSC.4**
5. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems. **BWSC.5**
6. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction. **BWSC.6**

7. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in stormwater discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in accordance with DEP requirements. With the site plan the Proponent must submit a phosphorus reduction plan for the Project. BWSC.7

8. The design of the Project must comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/> BWSC.8

9. Before the Proponent demolishes any existing structures the existing water, sewer and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued. BWSC.9

10. For any proposed masonry repair and cleaning the Proponent will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting and Chemical Cleaning. In accordance with this permit the Proponent will be required to provide a detail description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. The Proponent is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system. BWSC.10

Sewage/Drainage

11. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan. BWSC.11

12. Oil traps are required on drainage systems discharging from enclosed parking garages. Discharges from the oil traps must be directed to a building sewer and must not be mixed with roof or other surface runoff. The requirements for oil traps are provided in the Commission's Requirements for Site Plans. **BWSC.12**
13. Grease traps will be required in any food service facility in the new development in accordance with the Commission's Sewer Use Regulations. The proponent is advised to consult with the Commission before preparing plans for food service facilities. **BWSC.13**
14. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the Project, be dye tested to confirm they are connected to the appropriate system. **BWSC.14**
15. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge. **BWSC.15**
16. The proponent must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's drainage system. **BWSC.16**
17. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times. **BWSC.17**
18. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards. **BWSC.18**
19. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must: **BWSC.19**
- Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.

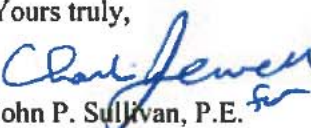
20. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings. **BWSC.20**
21. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers. **BWSC.21**

Water

22. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit. **BWSC.22**
23. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department. **BWSC.23**
24. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered. **BWSC.24**

Thank you for the opportunity to comment on this Project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer and Operations Officer

JPS/as

cc: Andrew Hayes, RREF II Kenmore Lessor II LLC and RRER II Kenmore
Katherine Ronan, Mass. Water Resources Authority
Maura Zlody, Boston Environment Department
Mike Nelson, Boston Water and Sewer Commission
Phil Larocque, Boston Water and Sewer Commission

BOSTON WATER AND SEWER COMMISSION

BWSC.1 Submit site plan and meet with Design and Engineering Customer Services.

The Project will submit a site plan to BWSC as part of their review process.

BWSC.2 Location of public and private water mains, sewers and drains.

The BWSC site plan will include public and private utilities when submitted for review.

BWSC.3 New or relocated water mains, sewers and storm drains.

New or relocated water mains, sewers and storm drains will be coordinated with BWSC.

BWSC.4 Peak and continuous water demand.

The Project will provide water and sewer estimates with the BWSC site plan submission.

BWSC.5 Evaluate the capacity of the water, sewer and storm drain systems.

The Project will work with BWSC to understand if adjacent infrastructure has sufficient capacity to support the Project.

BWSC.6 NPDES General Permit for Construction.

The Project will obtain necessary permits, including NPDES.

BWSC.7 Phosphorous reduction plan.

The phosphorous reduction plan will be included in the site plan submission to BWSC.

BWSC.8 City of Boston's Complete Streets Initiative

The Kenmore Square streetscape will follow the Boston Complete Streets Guidelines for the Frontage, Pedestrian and Greenscape/Pedestrian Zones within the public realm (see Figure 2-4). Along Beacon Street, an approximately three foot buffer will separate the street from the approximately five foot bike lane. There will be an approximately seven foot greenspace/furnishing zone, an approximately eight foot concrete ADA accessible pedestrian zone and anywhere from an approximately five foot nine inch to more than 16 foot frontage zone.

Along Deerfield Street there is an approximately four foot greenspace/furnishing zone, approximately eight foot concrete ADA pedestrian zone and up to approximately four foot of frontage zone in areas.

Figure 2-4 shows the sections consistent with Complete Streets.

BWSC.9 Cut and cap all water, sewer and storm drain connections.

The Project will comply with BWSC cut and cap standards.

BWSC.10 Masonry repair and cleaning processes.

The Project will obtain necessary permits for masonry repair and cleaning.

BWSC.11 Inflow reduction plan.

The inflow reduction plan will be coordinated with BWSC during the site plan review process.

BWSC.12 Oil traps.

Oil traps will be present in parking garage areas.

BWSC.13 Grease traps.

Grease traps will be reviewed and coordinated with BWSC during the site plan review process if part of final design.

BWSC.14 Separation of sanitary sewage and stormwater.

The Project is designed so that storm and sewer services are separated.

BWSC.15 Contaminated dewatering drainage.

The Project will comply with EPA and BWSC dewatering standards.

BWSC.16 Retaining on-site stormwater.

The Project will retain and infiltrate stormwater on site to the extent feasible. The stormwater design will be coordinated and reviewed by BWSC.

BWSC.17 Storm drainage from roof drains.

Plumbing plans will be included in the BWSC site plan submission.

BWSC.18 MassDEP Stormwater Management Standards.

The Project will comply to the MassDEP Stormwater Standards to the maximum extent possible.

BWSC.19 Stormwater Pollution Prevention Plan

The contractor will include a SWPPP if more than an acre of the site is disturbed.

BWSC.20 “Don’t Dump: Drains to Charles River” castings.

Don’t Dump plaques will be included where applicable.

BWSC.21 Opportunities for protecting stormwater quality.

The Project will explore additional opportunities.

BWSC.22 Hydrant permit

The Project will seek any necessary permits prior to construction.

BWSC.23 Installation of MTUs.

The Project will contact the Commission’s Meter Installation Department.

BWSC.24 Water conservation measures.

The Project will explore additional water conservation measures.

BOSTON PRESERVATION ALLIANCE

Board of Directors

Christopher Scoville
Chair

Susan Park
President

Sean Geary
Treasurer

Beatrice Nessen
Secretary

Diana Pisciotta
Vice Chair

Roger Tackeff
Vice Chair

W. Lewis Barlow IV FAIA

William G. Barry

Nicole Benjamin-Ma

Nick Brooks AIA

Valerie Burns

Ross Cameron RIBA

Laura Dziorny

Minxie Fannin

Gill Fishman

Kay Flynn

Leigh Freudenheim

Peter Goedecke

Miguel Gómez-Ibáñez

Carl Jay

Michael LeBlanc AIA

David Nagahiro AIA

Regan Shields Ives AIA

Anthony Ursillo CFA

Peter Vanderwarker

Executive Director

Gregory J. Galer, Ph.D.

June 11, 2018

Mr. Tim Czerwienski
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201
Via email: tim.czerwienski@boston.gov
Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 36 Organizational Members, 104 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to offer comments on projects that impact the historic character of the city.

The Alliance has been engaged with this site for several years. We are especially concerned about the future of the iconic Citgo sign, adamantly advocating for Landmark status as well as protection of the cherished view corridors to the sign. We have had ongoing discussions with Related Beal as well as Citgo and other Fenway historic property owners on behalf of over 16,500 individuals who signed our online petition supporting protection of the sign.

We have met with Related's team to discuss this proposal and shared with them several of the comments we have summarized below as well as spoken at the recent BCDC meeting to provide some of our feedback. While we are pleased that concerns about viewsheds to the Citgo Sign were taken seriously by Related Beal, and the proposed design does seem to preserve many views to the sign, a more comprehensive study of view impacts is needed to fully understand the effects.

In addition to the sign, we have concerns about the proposal overall:

Loss of Historic, Contextual Fabric

The current proposal calls for the demolition of six buildings in Kenmore Square. With the exception of the midcentury New England School of Photography building, these are Classical Revival buildings each over 100 years old that contribute to the overall character and urban fabric of the square. The corner building at 541 Commonwealth Avenue, built in 1894, is particularly enriching, anchoring the corner and creating a sense of place for nearly 125 years. Since the proposal was made public, we have heard from an array of community members appalled by the suggested demolition of the corner building. With such extensive development occurring in this neighborhood and a drastic change in character, it is important that buildings that establish a sense of place and authenticity to the neighborhood be incorporated into new projects. Otherwise, the square – where millions of people experience the city -- becomes unrecognizable as Boston. Homogenization of neighborhoods like Kenmore Square benefits no one.

The Otis House
141 Cambridge Street
Boston, MA 02114
617.367.2458
bostonpreservation.org

When the Project Notification Form was filed, the Alliance was surprised to find that the buildings at 650-656 were proposed for demolition, to be replaced with a single structure called the Beacon Building, since this had not been part of early conversations. The design team has suggested that their goal for the new building was to marry the architectural lines and elements of the adjoining buildings into a modern expression. While we feel that with additional attention to details the proposed design may successfully accomplish that goal, the existing buildings are already an ideal amalgamation of the historic fabric along the streetscape. We are not convinced that the existing facades could not be retained in a new development, and we would prefer that they were, but will focus our feedback at this time on other aspects of the project. **BPA.1**

Regarding the proposed building at 541 Commonwealth Avenue, the Alliance echoes comments provided by the Boston Civic Design Commission- the design does not relate to the character, materiality, or texture of the existing buildings in Kenmore Square. We feel the proponent should give more serious consideration to restoring 541 Commonwealth Avenue and incorporating it into their new construction. Although challenging, incorporating this statement building into the new development would better balance the loss of other historic fabric in this project and throughout the neighborhood and create a particularly unique and dynamic blend of old and new that could become a signature of this project. **BPA.2**

For the new components, we encourage the design team to explore materials that can be found in the neighborhood like masonry and copper. Instead of glass curtain wall, which would be more appropriate in the Seaport District or a suburban office park. The design team might consider a modern expression of punched windows or the ornamentation seen on the several Classical Revival buildings in the streetscape. While this building should not mimic historic architecture, it should be in conversation with, rather than alien to, the existing urban fabric. **BPA.3**

Recognizing that the Citgo Sign and preserving views to it are a necessary consideration at this site, we believe that a creative, well executed design solution will bring a uniqueness to this site unmatched anywhere in the country. This design challenge presents a tremendous opportunity for distinctiveness that we believe will benefit the desirability of this project. As the design evolves, renderings are needed to evaluate the efficacy of setbacks or other features designed to preserve views to the sign. **BPA.4**

Another Possible Solution

In the interest of trying to work towards a long-term, sustainable solution that untangles some of the complexities of the situation, we propose an alternative to the current approach. In this solution, the Citgo sign, an acknowledged Boston icon, would no longer be owned by Citgo but either by the City or a third-party non-profit organization. Citgo would create an endowment fund for its perpetual care and maintenance. The sign would be Landmarked and protected in a way that preserves the many elements that define it. **BPA.5**

If all parties were to agree to a solution like this, we propose the following elements in a multi-party arrangement:

1. Citgo donates the sign to a neutral, third party, either the City or a non-profit.
2. Citgo donates funds to form an endowment. These funds would be in lieu of the lease payments to Related, the equivalent of the life of the long-term agreement they are contemplating.
3. Citgo donates to the new sign owner the rights to use their trademarks on the sign in perpetuity.
4. Related is allowed two to three additional floors (we envision perhaps another 30' – view studies required) on their buildings to offset the loss in revenue from the sign lease. Setbacks would be necessary to protect views to the sign and the character of historic buildings.
5. The Citgo Sign and the metal structure below it are raised 30' atop the new floors, maintaining the relationship with the roof but enhancing views to the sign.
6. We work together on a compromise design that is more appropriate for historic Kenmore Square that protects views to the sign while providing Related the revenue they need to make the whole package work.

We look forward to the opportunity to work through such a complex but mutually beneficial re-arrangement of the pieces into a whole that benefits Boston. This complex project requires a creative, experienced team and we are confident that Related Beal, in collaboration with the BPDA, BCDC, and the community will design a superior project for such a unique and historic neighborhood.

Kenmore Square retains the unique character and personality of a distinct Boston neighborhood and one that is frequently visited by those coming to our historic city. It is important that it not become an area dominated by generic architecture that one could find anywhere in the country. We look forward to working with the BPDA and Related Beal to create a dynamic future for Kenmore Square that engages and celebrates its vibrant past.

Sincerely,

A handwritten signature in blue ink, appearing to be 'GG' or similar initials, followed by a long horizontal stroke.

Greg Galer
Executive Director

Cc:

Josh Zakim, Boston City Council
Michael Flaherty, Boston City Council
Annisssa Essaibi George, Boston City Council
Ayanna Pressley, Boston City Council
Michelle Wu, Boston City Council
Patrick Sweeney, Related Beal
Drew Yoder, Citgo
Jonathan Greeley, Boston Planning and Development Agency
Rosanne Foley, Boston Landmarks Commission
Lynn Smiledge, Boston Landmarks Commission, Chair

5.3 Public Comments

BOSTON PRESERVATION ALLIANCE

BPA.1 Proposed design for the Beacon Building.

Chapter 2 provides updated information about the Beacon Building.

BPA.2 Consideration to restore 541 Commonwealth Avenue.

Section 1.2.4 includes a discussion of alternatives studied and presented to the Boston Landmarks Commission regarding 541 Commonwealth Avenue, as well as the 1988 BLC determination that the 541 Commonwealth Avenue building did not appear to warrant landmark designation.

BPA.3 Materials for new design components.

Chapter 2 provides information on materials.

BPA.4 Renderings representing features designed to preserve views of the Citgo sign.

Renderings are provided in Chapter 1.

BPA.5 Ownerships of the Citgo sign.

As was announced last year, the Proponent plans to sign a 30-year lease with CITGO, and is excited to begin the redevelopment of this key block in the heart of Kenmore Square.



June 11, 2018

Tim Czerwinski, Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th floor
Boston, MA 02201

Re: Fenway CDC comments in support of the Related Beal redevelopment proposal for Kenmore Sq. North

Fenway Community Development Corporation (Fenway CDC) is a 45 year old community based non-profit organization that builds and preserves affordable housing and promotes projects that engage our full community in enhancing the neighborhood's diversity and vitality. We are submitting this letter in support of the proposal of Related Beal, LLC to redevelop the parcels they have leased from Boston University known as the Kenmore Square North redevelopment.

Related Beal, LLC proposes to redevelop seven parcels known as 533-541 Commonwealth Avenue and 650-660 Beacon Street. Six of the existing buildings will be demolished, and one will be renovated and expanded to construct two new, mixed-use buildings. The approximately 1.09-acre site is bound by the Deerfield Street to the west and Commonwealth Avenue and Beacon Street to the south. The Proposed Project includes approximately 282,500 square feet of newly constructed and renovated office and retail space, and approximately 60 parking spaces.

The PNF proposes two buildings for the site that extends along the north side of Kenmore Square beginning at the intersection of Commonwealth Avenue and Deerfield Street. The new east building will preserve the exterior of the Citgo building and scale the newer portion of the building to match its context. The proposed west building is envisioned as an 8 story glass building although there is a current discussion, arising from the Community Advisory Committee meeting of 5 June 2018, to explore other approaches.

We commend the developer's proposal to increase the available retail and office space by more than 50%. The developer estimates that the increased capacity will make it possible for 1200 additional people to be working at the site when it is fully occupied. Serving the increased onsite workforce could become a logistical challenge that warrants further amelioration with regards to the MBTA.

The proponents have given considerable thought to the surrounding public spaces and offer improved sidewalks, built-out and buffered bike lanes, and improved landscaping. The sidewalk in front of the old Post Office structure on Deerfield Street will be significantly widened. This will be accomplished by replacing the head-in parking with parallel parking. The service and loading docks for the new and portions of the project will be located in the back alleys, improving the traffic flow on the Beacon/Commonwealth sides of the project. A new head house for the exit structure from Kenmore station MBTA is planned as well - this is a welcome improvement. However, this may not be sufficient to deal with the increase in mass transit users.

We find ourselves very much in favor of the general direction of this project. We do think that the discussion of certain aspects project must continue. More attention needs to be given to how the area is going to bear the

increased pedestrian traffic. The increased onsite workforce and the drawing power of 29,000 square feet of fresh retail space will add to current usage, which is already heavy in the evenings and on days with events at Fenway Park. In particular, a wider and more reliable exit tunnel from the Kenmore T-station is needed, and there should be an elevator to the street level as there is on the south side of the square. It might make sense to have the proponent share this expense with the Buckminster Hotel and Mark Development and developers of other new projects in the immediate vicinity. In addition the MBTA needs to participate directly in these discussions. **FCDC.1**

We would like to comment on the design of the west building as it evolves. The plans for a glass building, as shown in the PDF, have raised public concerns about the reflectivity of the glass, and there were requests for a formal study of the matter.

The inability of Kenmore Square to bear the current level of vehicular traffic is a preexisting problem, and the volume of traffic is almost certainly going to increase because of other development planned in the area. Residents of the streets abutting the planed Kenmore redevelopment have made it very clear at CAC meetings that nearby intersections would start backing up with the addition of even a few more cars at key periods. We would like to raise three specific traffic issues, two of which are probably amenable to the usual sort of mitigation approach, and a third that needs a sweeping strategic approach.

1. The traffic pattern that will be used by service vehicles and tenants using the 60 onsite spaces is still not entirely clear. The most troubling question is whether vehicles will exit the project *via* the alley between the two new buildings or will they exit using the alley farther to the east, which abuts a residential building. **FCDC.2**

2. Ride sharing services are a known source of additional traffic, and the proponents have plans to encourage their tenants to use best practices in accessing these services, by making sure that riders arrange to meet at designated pick-up zones, for example. As helpful as that may be it does nothing about shoppers, diners, and other public user of the proposed development. We suggest a rethinking of the size of the pick-up zone. **FCDC.3**

3. We suggest that Kenmore Square become a trial zone for more robust traffic planning. As difficult as the subject is, such strong steps as congestion pricing, limits on ride share vehicles, and increased traffic control during peak hours and special events must be contemplated. **FCDC.4**

In conclusion, Fenway CDC supports the general plans submitted by Related Beal, LLC in their PNF for the proposed redevelopment of their Kenmore Sq. North parcels. However we fell that a number of areas need further study and work and look forward to an ongoing review process to address these items.

Sincerely yours,

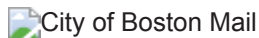
Eric Daniel

Eric Daniel
Fenway CDC Urban Village Committee

Richard Giordano

Richard Giordano
Director of Policy and Community Planning
Fenway Community Development Corporation
70 Burbank St., Lower Level
Boston MA 02115

P. [REDACTED]
F [REDACTED]
E. [REDACTED]
W. <http://www.fenwaycdc.org>



Tim Czerwienski <tim.czerwienski@boston.gov>

Related Beal Kenmore N. project

Richard Giordano [REDACTED]

Wed, Jun 6, 2018 at 3:49 PM

To: "Tim Czerwienski (Tim Czerwienski@Boston.gov)" <tim.czerwienski@boston.gov>

Cc: Leah Camhi <[REDACTED]>, Andre Jones <[REDACTED]>

Tim,

I wanted to clarify something with you regarding our comments on the Related Beal Kenmore North Redevelopment proposal.

So it seems that a number of people were confused by our comment letter on the Related Beal Kenmore N. proposal. As you know I submitted a critical comment based not on the project particulars but because the proponent had gotten their press coverage out in front of the actual filing and availability on the BPDA web site. Because the BPDA on line comment platform only allows for one of two choices - for or against - I pick against. This has been misinterpreted by some to mean that we were opposed to the project itself rather than a criticism of how the filing occurred.

At this point we have not formed an opinion about the project. We will do that after attending tonight's meeting and reviewing the filing. Is there a way for the BPDA to remove the label "opposed" to our comments? If not can you please include this letter as a public clarification that Fenway CDC was not going on record as being opposed to the project but rather that we were critical of how the press coverage was ahead of the actual availability of the filing on the BPDA web site?

Thanks for your assistance with this matter. Sincerely, Richard

Richard Giordano

Director of Policy and Community Planning

Fenway Community Development Corporation

70 Burbank St., Lower Level

Boston MA 02115

P. [REDACTED]

F. [REDACTED]

E. [REDACTED]

W. <http://www.fenwaycdc.org>



Improving Lives and Building Community
Fenway Community Development Corporation



FCDC.1 Exit from the Kenmore T-station.

The Proponent will discuss plans with the MBTA throughout the development of the Project to ensure the smooth coordination and integration of MBTA's upgrades to the Kenmore Station entrance with the Project's development.

FCDC.2 Vehicular circulation.

It is proposed that the service vehicles will access and circulate the Project Site in a clockwise direction. The loading docks have been designed to accommodate entering vehicles via the west alley. Trucks will exit the Project Site via the east alley.

FCDC.3 Pick-up zone dimensions.

The Proponent will continue to work with the BTD to design the pickup/drop-off zones for the Project. The intent is to devise logical solutions for these growing mode choices that supports efficient operations and fosters safety conditions for pedestrians and cyclists.

FCDC.4 Traffic planning.

The Proponent will continue to work with the BTD to minimize Project impacts on the Kenmore Square neighborhood and to develop an appropriate transportation mitigation plan. Future efforts to engage in a larger, areawide traffic planning effort would need to be led by the BTD.



P.O. Box 15354, KENMORE STATION

Boston MA 02215

auduboncircle@gmail.com

www.AudubonCircle.org

June 13, 2018

Tim Czerwienski, Project Manager
Boston Planning and Development Agency
One City Hall Plaza
Boston, MA 02201

Re: Kenmore Square Redevelopment Project

Dear Mr. Czerwienski:

The following comments are submitted on behalf of the Audubon Circle Neighborhood Association regarding the Project Notification Form (PNF) prepared by Epsilon Associates, Inc., for RREF II Kenmore Lessor II LCC, and RREF II Kenmore Lessor III LLC (a/k/a Related Beal).

As the first order of business, the proposed demolition of 541 Commonwealth Avenue represents the prospective loss of a distinctive and noteworthy building. That its former owner chose to leave it unoccupied and untended for 30 years does not warrant the blithe dismissal of its architectural value. Re-use of old or historic structures can be difficult, but the difficulty should not be grounds to simply remove it. Much of what makes Boston and any architecturally distinctive city in the country, or in the world, is its old, historic and truly unique buildings. To give such short shrift to the Westgate building is inappropriate and short-sighted, and we encourage a much more serious consideration of its retention **ACNA.1** and renovation.

DESIGN. With regard to the new construction as described in the PNF, there are elements that can be complimented. The scale of the new Beacon Street building in relation to the existing 660 Beacon Street (Barnes and Noble) building (and the 642-648 building to the east) is appropriate and helps to create a coherent facade. The new building falls short, however, at the cornice line, which does nothing to enhance or compliment that of 660 Beacon or 642-648 Beacon Street. It will be in attending to details such as this that the Proponent can accomplish what it describes in the PNF as its intent, which is to compliment the existing building context and acknowledge the area's history. Kenmore Square was replete with interesting cornice lines with distinctive, decorative embellishments. The glass and

concrete facade of the proposed building and straight lines and hard edges do very little to acknowledge this history. To the extent the Beacon Street component is an extension of the beautiful brownstones that line Beacon Street and Commonwealth Avenue – not least of which is the nearby [former] J. S. Waterman building – there are styles upon which to draw that certainly are more interesting and appropriate than the bus shelter. Which leads to the Commonwealth Avenue building. **ACNA.2**

The limited representations of the Commonwealth Avenue building in the PNF make it difficult to assess the visual impact of the building from the west or other perspectives in and outside the Square. Having the benefit of those perspectives is important to assess the design value of the project, and should be made available. To the extent the proposed stepped-back design of the Commonwealth building was conceived to preserve sight-lines to the Citgo sign and echo the outward sweep of Commonwealth Avenue, the architects can be complimented. But the massing of the new building is extremely awkward, and its architecture does not fit its setting. The building seems hulking and out of place, and the design, although described by the Proponent as 'unique,' is once again undone by the glass and steel/concrete exterior, and its hard, straight edges. Creating a “modern office setting” in the Square should not resort to a Route 128 aesthetic. In addition, its many vertical window lines overwhelm the apparent intent to mimic or carry through the vertical lines of the Beacon Street buildings, and the effect severely challenges those abutting facades. Avoiding slavish devotion to existing structures is one thing; creating a jarring dissonance must also be avoided. To the extent the architects thought to draw inspiration from the bus shelter – which *is* an interesting and modern take on such a structure – we would urge them to look to something else more relevant to the Square's building context, particularly in light of the adjacent historic district. Lastly, we caution the proponent from any reference to the two hotel development projects that have been proposed for the west edge of the Square. Unless the City is determined to repeat the mistake it made in the Fenway with the Pierce building, the monstrous renditions of those proposed buildings should be ignored for purposes of comparison or continuity. **ACNA.3**

TRAFFIC/TRANSPORTATION. The Proponent maintains that the net increase in vehicle and transit trips will be minimal. What this conclusion is based on is not made clear in the PNF. At the June 6, 2018, IAG meeting, the Proponent's representative indicated the expected transit and vehicle trips are based on models, which in turn are based on the amount of square footage devoted to office and retail use. The PNF does not, however, indicate how many people currently work in or occupy the existing buildings, which seems important to know in order to determine any change to be expected in the number of vehicle or transit trips to and from the site. In addition, to the extent the models are relied on to determine project impacts, testing them against actual development projects would help to create confidence in their accuracy. With many recent development projects having taken place in the City, it should be fairly easy to take this step, which would assist in ensuring accuracy in assessing and planning for the likely impacts of this or any other development project. **ACNA.4**

Based on the Proponent's analysis, 70 to 80 additional vehicles are likely to access or egress the site during peak travel times. Adding this number of vehicles to the Kenmore Square traffic lanes during peak travel times is not “minimal.” As overheard at the recent IAG meeting, which started at 6 p.m., at 565 Commonwealth Avenue and within steps of the project site, the Proponent's representatives described traffic in the Square as “chaos.” The Sox were playing that night, which added to road congestion, but the comment accurately characterizes the Kenmore Square traffic situation at rush hour and underscores that no additional traffic during this time is “minimal” – especially when the PNF indicates that many intersections in the project area are at LOS C or D and expected to worsen as other approved development projects in the area are brought to completion. The Proponent's conclusions regarding the project's traffic impacts therefore do not sufficiently acknowledge the existing conditions **ACNA.5**

ACNA.6

and how the project will affect traffic in the Square and adjacent roadways. The Proponent should take a different approach on this matter. Furthermore, to the extent the Proponent bases its analyses on the Go Boston 2030 or CTPS projections regarding vehicular usage, the bases for those projections and any pre-conditions for achieving them should be spelled out in the DPIR. **ACNA.7**

With regard to mass transit, it is true that Kenmore Square is well served by the MBTA subway system and a number of bus lines. It is also true that the mass transit system is overwhelmed at peak travel times. Without having to state the obvious, the availability of transit options does not make increases in their use a “minimal” impact situation. In addition, as recommended above, any projections based on models should be tested with current numbers regarding actual, current use of existing buildings. This seems especially necessary for purposes of analyzing trip distribution rates. As described in the PNF, trip distribution rates used in the Proponent's analyses are based on the 2000 Census data. Whatever those numbers are, they do not take into account 18 years of a changed residential landscape in and around Boston, particularly in the last five to ten years. It therefore seems untenable to rely on them to accurately anticipate project impacts and transit consequences. The Proponent should be asked to get more up-to-date information in order to offer realistic projections or conclusions. **ACNA.8**

PARKING. The Proponent intends to install 60 parking spaces within the building. None of the spaces will be available to the public. For whom they will be made available is not described in the PNF. It will be helpful to have that information in order to determine how those users comport with the anticipated vehicle trips reported in the PNF. **ACNA.9**

The Proponent suggests removing all street parking from the project site, between Raleigh Street and Deerfield Street. Loss of street parking (and associated parking fees) seems utterly at odds with the need for parking (and revenue) throughout the City, particularly when none of the parking spaces to be built for the project will be available to the public, and few if any public parking areas are readily available near the project site. The proposal to turn diagonal parking on Deerfield Street to parallel parking will further reduce the number of parking spaces. While the ideal situation is that people will leave their cars at home, what is happening on the streets of Boston makes it clear that people have not abandoned car use. Taking away any of the minimal street parking in the area is counter-intuitive, and will also bring about a higher incidence of inappropriate or illegal parking elsewhere in the area, which exacerbates another car-related ill in the City. To further complicate the matter, enforcement of parking rules is minimal in the City; violations typically go unapprehended, hence unpunished, hence unmitigated. Eliminating or reducing public parking spaces is not a public benefit and should be eliminated from the project plan. **ACNA.10**

Another parking issue arises in connection with construction workers. The comment in the PNF that workers will be encouraged to not bring their vehicles, or that the workers' 7:00 a.m. - 3 p.m. schedule (assuming those time frames are unmodified) will limit conflicts with others vying for parking, does not address the high demand and extremely limited supply of parking in the area. In addition, the many construction projects in Audubon Circle and the Fenway have illustrated that a high percentage of construction workers do not leave their vehicles at home, and their commercial plates generally insulate them from being fined for violating resident parking rules or other parking restrictions. The Proponent should be obliged to provide designated parking for construction workers to limit this and the parking conflicts that arise. **ACNA.11**

ENVIRONMENT. The Proponent's efforts to achieve LEED certification and to expand on the opportunities to gain further points are appreciated and encouraged. Private citizens, businesses, and government agencies cannot do too much to account for climate change, and to lower demands on and avoid negative impacts to our natural resources.

Traffic congestion and queuing have a significant impact on air quality. The PNF indicates that air quality in Kenmore Square and the project's likely impacts are well within acceptable levels and therefore are not of concern. What is confusing, however, is that the ambient air quality analysis in Section 3.5 relies on key data collected from outside Kenmore Square (data collection site 1.5 miles away), and may therefore be irrelevant to the site and the project's impacts. This gap in information should be addressed by the Proponent in a way that makes its analyses more relevant and accurate. The issue of accurate people counts and using effective models in connection with the project's traffic impacts applies here, as well, and a connection must be made between these two project impact analyses.

ACNA.12

With regard to solid waste, once again the projections must be based on the number of people who will be using and occupying the buildings. The amount of solid waste and other related impacts and uses cannot be confidently determined unless the models relied on to calculate that number are tested to determine their accuracy.

ACNA.13

CONSTRUCTION: The importance of a well conceived construction management plan cannot be overstated. The severe congestion, frustration, disarray and noise caused by the closure of sidewalks, traffic lanes and interference with traffic flow must be avoided. The Proponent and the City must devise a way to minimize if not eliminate the consequences of construction activities on or affecting city streets, particularly in such a critical transportation hub as Kenmore Square. How the Proponent will accomplish this is essential to mitigation of this project's anticipated negative impacts.

ACNA.14

Thank you for taking these comments into consideration while evaluating the Kenmore Redevelopment Project presented by Related Beal.

Very truly yours,

s/Dolores Boogdanian

Dolores Boogdanian
For the Board

ACNA.1 541 Commonwealth Avenue.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

ACNA.2 Design materials.

Materials are discussed in Chapter 2.

ACNA.3 Commonwealth Avenue building perspectives.

Perspectives are included in Chapter 1.

ACNA.4 Kenmore Square design context.

Chapters 1 and 2 provide information on the Project and its design context.

ACNA.5 Current building occupants.

The trip generation and traffic analysis were completed in accordance with the BTG Guidelines.

ACNA.6 Nearby development projects.

In some cases, field observations at comparable facilities are conducted to compare the calculated ITE trip generation rates versus the observed trip generation rates of actual sites. This test has been conducted in connection with other projects, and generally confirms that ITE rates are accurate or moderately higher than actual observed conditions after a project is completed and occupied. As such, the use of ITE rates is considered to be an accurate, conservative means to estimate anticipated traffic demands for a proposed project.

ACNA.7 Traffic in the Square and adjacent roadways.

The traffic analysis was completed in accordance with the BTB guidelines and represents typical peak period traffic conditions.

ACNA.8 Impact on public transportation.

The 2000 Census data is the latest available BTB mode split information. The traffic analysis was completed in accordance with the BTB Guidelines.

ACNA.9 Project parking.

The proposed 60 parking spaces within the building will be offered to building employees at a monthly rate, and, as on-site demand allows, made available for sale or lease to area residents.

ACNA.10 Elimination of public parking spaces.

The Proponent will continue to work with the BTB to determine the future use of the on-street parking spaces between Raleigh Street and Deerfield Street. The goal of the Project is to create a balanced multi-modal solution that supports safe and efficient travel by motorists, pedestrians, and cyclists. In this case, the loss of some on-street parking is believed to be a valid proposal to fulfill this overriding goal.

ACNA.11 Parking during construction.

The Proponent is committed to working with abutters and interested parties to address Project-related questions and concerns. The Proponent and its construction manager will be required to prepare, submit and receive approval of a Construction Management Plan (CMP) for the Project. This will include a parking plan for construction workers. During construction, a contact person will be responsible for responding to the questions, comments, and/or complaints from residents and businesses in the neighborhood.

ACNA.12 Ambient air quality analysis.

The Massachusetts Department of Environmental Protection (MassDEP) operates a network of 21 ambient air quality monitoring stations at locations across the state. Each year, MassDEP is required to submit an Annual Ambient Air Quality Monitoring Network Plan to the U.S. Environmental Protection Agency (EPA).

The annual network plan describes to EPA which pollutants and other parameters MassDEP measures at its various ambient air monitoring sites and why they are measured at those specific locations. It also describes changes in the network -

including new and closed locations, and new and discontinued measurements at existing locations - since the last network plan, as well as proposed changes in the network over the next 18 months.

MassDEP also must conduct an assessment of the Massachusetts Ambient Air Quality Monitoring Network every five years to determine whether it meets the objectives defined in EPA regulations.

The ambient air quality pollutant values shown in Table 3-4 in the PNF are the values most representative of the Project location. They are the nearest monitors (specified by pollutant and averaging time), located in areas of similar land use, and of the most recent available time period. MassDEP allows and condones the use of this data in all of its air permitting programs. Therefore, the data can be deemed representative of the Project location for permitting purposes.

ACNA.13 Solid waste.

The solid waste generation total provided in the PNF is a conservative estimate for the purposes of review under Article 80 – 1.3 tons of solid waste per 1,000 sf of office space per year. For comparison, data from another office building in Boston shows a solid waste generation rate of less than 0.9 tons per year per 1,000 sf, of which approximately 50% is recycled.

ACNA.14 Construction management.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation.

Dear Tim,

I am optimistic about plans for new development in Kenmore Square. The Kenmore area is overdue for improvement and I believe new private development can help by spurring economic growth and by improving outdated and neglected public spaces. Nevertheless, I have several concerns about the proposed project (listed below). These arise from my experience living and recreating in the area and, in my view, are critical to a successful improvement effort. I look forward to learning more about the developer's approaches to addressing these concerns and to working collaboratively with my fellow community members and the City of Boston to achieve improvements that serve all area stakeholders.

Thanks for your consideration.

Sincerely,
Sam Wertheimer

1. Bicycle and pedestrian safety

First, development in Kenmore Square will bring more visitors to the area and more car traffic. While increased car traffic may lead to enhanced economic vitality, hazards for pedestrians and bicyclists may also increase. This is because several pain points, including the intersection at Comm. Ave. and Beacon St., already restrict movement by cars during times of peak traffic and even marginal increases in traffic volume may increase the risk of a tragic accident. These pain points cause drivers to use shortcuts to avoid traffic in the Square (see Figures 1 and 2 for details) and lead them to travel through residential areas. These residential streets are used regularly by bicyclists and pedestrians and are not designed to support hurried commuters rushing to work or to an event. More car traffic means more vehicles using shortcuts, which in turn will worsen dangers for pedestrians and cyclists. There are already too many cars using shortcuts around Kenmore Square and any increase in hazards is unacceptable in a neighborhood that witnesses frequent traffic-related tragedies, including the 2013 death of a cyclist on Beacon Street.¹

Also concerning is the likely increase in taxis and ridesharing services like Lyft and Uber. Current visitors to the area frequently use this type of transportation and rideshare traffic will likely increase following the planned development. Although many rideshare drivers are safe operators, some are not. These unsafe drivers are focused more on quick pickups than rules of the road, often ignore idiosyncrasies of the local streets, and navigate by checking written or digital directions rather than carefully watching the road. Further, taxi and ridesharing drivers often disobey existing street signs or lane markers. For example, many currently stop in the bike lanes to pick up or drop off passengers. The likely increase in ridesharing and resultant increase in unsafe ridesharing drivers who ignore public safety makes me nervous and I hope measures will be installed to limit the hazards they to pedestrians and cyclists.

SW.1

Lastly, an existing dearth of traffic calming, signage and lighting in the area compounds the issues noted above. Cars frequently speed down Bay State Road and Charlesgate, ignore the dimly-lit stop sign at Raleigh and Bay State Rd.; crash into the fences in Kenmore Square (the

¹ <https://www.bostonmagazine.com/news/2013/05/19/cyclist-killed-boston-kenmore-square/>

wrought iron fence where Beacon splits from Comm. Ave. has been hit at least twice in the last two years); accelerate into pedestrian walkways (the eastbound Comm. Ave. crossing in front of the Buckminster Hotel is particularly dangerous as cars get a green light for a left or U-turn at the same time that pedestrians get a “walk” sign); and use shoulders and bike lanes as travel lanes (the bike lanes on Beacon and Comm. Ave. under the Bowker overpass are frequently misused by cars and idling trucks). These traffic safety limitations already compromise the feeling of safety in Kenmore Square for pedestrians and cyclists and more traffic and a higher percentage of taxi and ridesharing drivers will likely only worsen the existing issues. **SW.2**

2. Inclusivity and public service

My favorite local businesses in Kenmore Square include restaurants like UBurger, Island Creek Oyster Bar (ICOB), Eastern Standard, and Cornwall’s, stores like Wine Gallery and City Convenience, and the Hotel Commonwealth. These are my favorites because they feature high-quality products at various price points accompanied by warm, unpretentious service. They also maintain smoke-free environments, both on-site and nearby.

My appreciation for business that focus on inclusivity and community investment is partly because the area is home to several vulnerable groups and adjoins several other similar zones. Specifically, the median income in 2012 for census tracts 010104 and 010103 – the tracts immediately surrounding Kenmore Square – was between \$10,446 - \$30K, compared to an overall median of \$53,136 for the City of Boston.² Nearby, the median income for census tracts 010203 and 000803 was between \$30,000.01 - \$53,136 in 2012. Also, there are high proportions of older adults and of residents with limited English proficiency in the neighborhood.³ Lastly, many students with limited resources regularly traverse the neighborhood and there is a large community of seniors and disabled people living at the Kenmore Abbey Apartments, right next to the Square.

I appreciate the developers’ expressed interest in cultivating future establishments in the Square, including restaurant, retail, contractors and other tenants for the planned new properties, that serve the entire Kenmore area community. These companies should offer high-value goods and services while avoiding trendy market segments and short-term returns. Further, they should follow the lead of the best establishments in Kenmore Square by focusing on serving diverse customers and offering goods and services that are responsive to community interests (e.g., UBurger has a student discount, Cornwall’s has a darts league and ICOB has a Kentucky Derby party). Lastly, I hope all new businesses will limit smoking inside and around their facilities and that designated smoking areas have zero impact on the neighborhood. **SW.3**

3. Construction management and communication

One of the distinguishing features of the recent development project by Boston University at Myles Standish dorm is the contracting team’s respect for the public. They have demonstrated respect by:

² <http://www.bostonplans.org/getattachment/36c03693-2a54-4fec-8b64-b130c8a509e3/>

³ <https://www.boston.gov/departments/environment/climate-ready-boston-map-explorer>

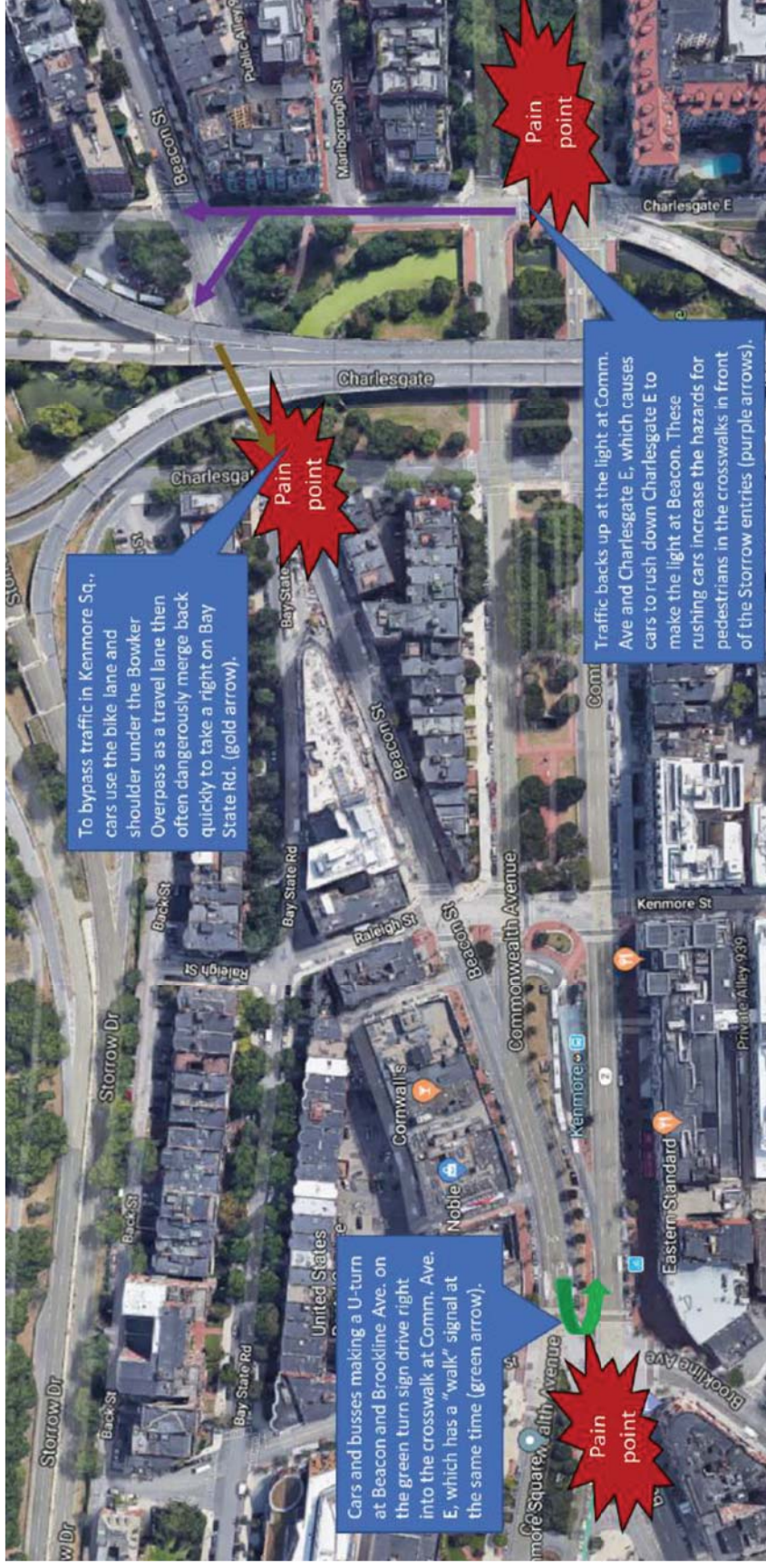
- Holding public meetings to share details on construction plans, project timelines and major milestones;
- Sharing regular updates via email with interested residents and local stakeholders;
- Limiting idling trucks on neighborhood streets, including the stretches of Beacon and Comm. Ave. under the Bowker Overpass (which are frequently used for vehicle staging by other contractors);
- Offering project contacts for ad hoc inquiries and responding quickly to questions; concerns and requests; and by
- Proactively notifying stakeholders they know will be affected by specific project activities.

I am impressed by this dedication to the community and hope that I can count on the Kenmore Redevelopment project to offer similar avenues for local stakeholders to track project progress, **SW.4** express concerns about any emergent issues and keep the project team accountable for their impacts on the community.

Figure 1. Current Traffic Issues on Bay State Road and Back Street



Figure 2. Other Area Traffic Pain Points and Concerns



SW.1 Pedestrian and cyclist safety.

Chapter 3 includes information pick-up and drop-off zones.

SW.2 Increased number of taxi and ridesharing drivers.

The Proponent will continue to work with the BTB to develop multimodal accommodations along this segment of Beacon Street with safety in mind.

SW.3 Smoking areas.

Both the Commonwealth and Beacon Buildings will not permit smoking indoors. The Proponent is committed to maintain the enhanced public realm around the site so it remains clean and enjoyable. To protect the immediately surrounding area, signage will be installed at entries informing pedestrians and occupants of the building that smoking is not permitted within 100 yards of the building entries.

SW.4 Collaboration with the community.

The Proponent is committed to working with abutters and interested parties to address Project-related questions and concerns. During construction, a contact person will be responsible for responding to the questions, comments, and/or complaints from residents and businesses in the neighborhood.



Tim Czerwienski <tim.czerwienski@boston.gov>

Kenmore

Paul Marino [REDACTED]

Tue, Jun 12, 2018 at 6:58 AM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Tim,

I apologize for my tardiness in writing; however, I've been on the road for the past few days and stuck in many airports along the way; ugh!

In any event, my comments are very simple: As previously stated, Marisa and I LOVE this project and are excited for every aspect presented by Related Beal thus far! It will truly bring our beloved Kenmore Square (finally) into the 21st Century...and then some! As we have also stated, our major concern is the flow of (new) traffic and trucks behind our home in the alley. The flow MUST continue to be 2-way traffic; otherwise, we will be unable to access our garage which I exit and enter at least once/day 7 days per week. **PM.1**

We are happy to continue to engage with the IAG group throughout this process and have the opportunity with Pam, Sam and the others to discuss the pro's and con's of this large scale project that is affecting our neighborhood for the better. Please don't hesitate to call me at any time as to how we may assist further.

Thank you,

Paul Marino

Cell: [REDACTED]

PM.1 Project related traffic.

Chapter 3 includes information about access and circulation.



Tim Czerwienski <tim.czerwienski@boston.gov>

533 Commonwealth Avenue- Kenmore Square Redevelopment Feedback

Eddie Hou [REDACTED]

Fri, Jun 29, 2018 at 10:54 AM

To: tim.czerwienski@boston.gov

Cc: MAYOR@boston.gov

Hi Tim,

I reviewed the BCDC Sub Committee Meeting slides from June 26, 2018, and as a long time Boston and now Fenway resident, I wanted to provide some feedback on the design proposal of Related's project.

Having grown up in the city, I have seen how much Boston has changed over the years. I'm highly supportive of the revitalization of Kenmore Square, and I am excited to bring the upgrades the city has given to neighborhoods, such as The Fenway and Seaport District to Kenmore at last. Given the recent construction boom in the Fenway and Seaport neighborhoods, I've seen the results of how crucial it is for a thorough design review of the building structure/design, and its interaction and feel at the street level.

Given the prominence of Kenmore Square from residents, Red Sox fans, concert go-ers, students, and individuals from all over the world, we must evaluate this opportunity wisely and carefully to ensure that the first major redevelopment project in Kenmore Square in recent years will set a high standard for further projects to come in the area (such as the Crossroads at Kenmore).

The initial design facade proposal by Related appeared to be very bare and architecturally uninteresting for such a high traffic intersection. I am glad that they have now given some revision options for the project. In the BCDC Sub Committee Meeting slides from June 26, 2018, I prefer Scheme 2 for the Commonwealth Building, however I believe that the red brick should be modified to a white limestone or similar material. I appreciate Scheme 2 for its setbacks and layered facade, giving more visual interest to the street. **EH.1**

For the Beacon Building, Scheme A, resonates with me the most, as the upper glass facade brings a fresh modern contrast to the adjacent brick and limestone structures.

However, with that being said, I still believe that we are able to do better, and that we should look to other world-class international cities, such as Shanghai for inspiration, to reflect Boston's rich history and also world-class status. I am certain that Related, the BCDC, the city of Boston, and the public will be able to work together and create a building that people will be immensely proud of and to set a benchmark for other upcoming developments in the Fenway/Kenmore area.

Thank you for taking the time to read this correspondence, and I look forward to seeing the positive impact we are able to all bring to the city of Boston, the people of the city, as well as creating another beautiful, exciting neighborhood for all to enjoy.

Best regards,
Edward Hou

EH.1 Design materials.

Chapter 2 provides information on materials.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/9/2018	Richard	Giordano	Fenway CDC		Tim, Looks like the Kenmore Sq. area is popping - see attached BJ article. However, when I go to look for the LOI, I can only find the old one from 1/26/18. BBJ seems to say a new PNF was filed today. When I go to the BRA web site it is not there. However a graphic shows that the PNF will be filed tomorrow and the comment period starts tomorrow and closes on June 11th. Isn't that getting a little ahead of things? No public meeting has been scheduled and we can't even see the PNF. Besides it is not what was indicated in the LOI. See http://www.bostonplans.org/projects/development-projects/kenmore-square-redevelopment Are you thinking there is only one as yet to be scheduled public meeting for this before the close of comments? Besides, who is on the IAG? Have they gotten copies of the PNF? Are we including the combined effect of the Kenmore Hotels in all of this? What about getting all three developers to make improvements to the bus and train lines in Kenmore Sq.? Etc., etc. Can we slow this down a little till we can see what is really going on here? Richard Giordano Director of Policy and Community Planning Fenway Community Development Corporation 70 Burbank St., Lower Level Boston MA 02115 P. 617 267 4637 x19 F. 617 267 8591 E. rgiordano@fenwaycdc.org W. http://www.fenwaycdc.org
5/9/2018	Derek	Rubinoff	Derek Rubinoff, Architect	Oppose	I oppose the demolition of 543 Commonwealth Ave. The building has a beautiful, irreplaceable historic facade and should be preserved. The building should be designated as a landmark by the Environment Department.
5/9/2018	Reenat	Sinay	BU	Oppose	I strongly oppose destroying yet another irreplaceable historical building that is part of the character of Boston in order to build yet another generic glass building with zero personality. As a BU alumnus and lifelong resident of the greater Boston area, I can say that part of the attraction of coming to BU and living in Boston was the unique historical character of the city and its quirks. I'm not sure I would have jumped quite as fast at the chance to go to college here if the neighborhood had been filled with hideous modern architecture (the BU Law building was more than enough of an eyesore for me). The proposed design is cold, charmless, and would make Kenmore Square unrecognizable. Please reconsider this plan to strip Kenmore Square of its personality.
5/9/2018	Saviz	Mowlavi	MIT	Oppose	I regret the demolition of the building at 543 Commonwealth Avenue which has a beautiful Victorian façade for this most generic-looking proposed office building that looks like it's coming straight out of the Seaport. Do we really want to destroy the flavor of beautiful Kenmore square and make it another soul-less Seaport? I am sure that alternatives are available, for instance renovating the interior of 543 Comm Ave while preserving its facade, and restricting the demolition to the two buildings next door.
5/9/2018	Danny	Mucinskas	Harvard University	Oppose	I was dismayed to see the newly released renderings illustrating the plans that Related Beal has for 533 Commonwealth Avenue. I have lived in the Boston area my entire life and attended Boston University from 2008 to 2012. This is a neighborhood and an area that I know intimately and visit frequently. The proposed plan to completely demolish the building on the corner of Comm Ave and Deerfield Street (the building which is currently occupied by City Co on the ground floor) is completely unacceptable. That structure is an architectural gem and is integral to the character of the neighborhood. It occupies a prime corner in the square and is a well-known landmark. The bowed copper windows, intricate cornices, and other architectural details are irreplaceable and are unfortunately not found in structures that are produced today. The proposed building by Related Beal may be suitable for Kendall Square or a suburban office park, but it has no place in Kenmore Square. I strongly urge you to investigate whether it is at all possible to save, at the very least, the facade of the current building occupying the corner of Comm Ave and Deerfield Street. Please note that this does not mean to investigate and decide that the project is just too expensive. I am sure that the developer has plenty of money and plenty to gain from this project otherwise. The redevelopment of the site should not come at the cost of destroying the city's architectural heritage without a second thought.
5/9/2018	Randall	Albright		Support	This seems like a nicely thought out addition to Kenmore Square. The scale of the building is not overwhelming and it has some nice shape to it.

RG.1
RG.2

DR.1

RS.1

SM.1

DM.1

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments	
5/10/2018	Vishala	Rao		Oppose	I lived in Boston for about 15 years up until just a couple of years ago, and spent a considerable amount of my time in Kenmore Square-first, as a student at BU and then afterwards working close to or in the area. I visit the area often and hope to return to live somewhere close to there in the near future. This glass building does not seem to suit this area. It is quite generic, fairly character-less. All the new all-glass buildings being built in general are becoming extremely tiresome, there is just nothing really special about them. Removing the building that houses City Convenience, with its charming design details and replacing it with this soul-less glass box is a HUGE mistake. The adjacent buildings, the one formerly housing Bertucci's and the other NESOP, are pretty much expendable, however.	VR.1
5/10/2018	Tara	Ruttle		Oppose	I recognize the need for increasing heights of buildings given the boom Boston is currently undergoing. However, turning Boston into any-city-USA by tearing down the unique architecture that exists and replacing it with glass and steel structures will strip Boston of what draws people to it. Incorporate the existing facade and keep Boston looking Boston while moving towards the future.	TR.1
5/10/2018	Maureen	Duffy	Mrs.	Oppose	Very disappointing. Boring. Doesn't fit with the character of Kenmore Square. Don't need another glass building in Boston.	MD.1
5/10/2018	Rosemary	Foy		Oppose	The historic building facade at 546 Comm. Avenue must be retained and reused in the new building. The design and materials are too superior to go into a dumpster. It provides a welcome human scale at street level, a welcome quality in an intersection that is already pretty hostile to the pedestrian. The NESOP building is trashy, so demolish that --- but do the right thing and save that all-important corner building! Look at the comments section on the Globe article from today -- this is what the public wants.	RF.1
5/10/2018	Stewart	Hanegan		Oppose	The buildings on that corner should be saved and be a part of any new construction. Especially the famous nightclub The Narcissus.	SH.1
5/10/2018	Maureen	Mahoney		Oppose	This building does not fit the architecture of the area. These big glass buildings are gross and not environmentally sustainable. Totally does not fit in Kenmore Square.	MM.1
5/10/2018	Marco	Baldassarre		Oppose	This building has clearly been designed to solely preserve the sight-lines of the CITGO sign. How does this improve the experience of residents and visitors on the street level and in totality of the identity of Kenmore Square? The Fenway is NOT and the Seaport and all this glass should not be approved. The beautiful Victorian building on the corner should be landmarked and preserved as it's also a gateway into the Back Bay.	MB.1
5/10/2018	Peter	Marino		Oppose	Even though Kenmore square has a bustling atmosphere it's architecture has always been more "neighborhood-like" and void of large modern buildings. The Commonwealth hotel, even though it is massive, did a good job of blending into the existing street scape. This new building is very out of place and the proposal would demo a wonderful architecturally detailed historic building on the corner of Commonwealth Ave and Deerfield. Once you tear structures like that doesn't, you can never replace them. If this building gets approved please save the facade of the historic building at least.	PM2.1
5/11/2018	Francis	Anderson		Oppose	It'll ruin the integrity of the neighborhood	
5/11/2018	Maureen	O'Hara	Realtor	Oppose	The Related Beal glass building reminds me of the soul-less glass towers in the Soul-less Seaport district. The building currently at 539 Commonwealth Avenue is historic- Victoria era architecture and provides and appropriate ANCHOR to the transition into Kenmore Square. The related beal glass cubes is a boring design for a building of it's height. The developers need to work this project from the street up. there is no curb attractiveness to this structure. The current building provides detail for the first few stories and is classic Boston. This other glass "thing" is just plunked here from outer space.	MO.1
5/12/2018	Dan	Secatore		Oppose	The building that currently sits on this corner of Kenmore Square is a simple but beautiful example of what makes Boston's urban fabric so unique. DO NOT LET THEM TEAR IT DOWN. There are plenty of empty lots that need to be built on first.	DS.1
5/24/2018	Brendan	O'Bryan		Neutral	As planning for this project continues, please prioritize keeping space for current tenants in the Beacon Building, especially Cornwall's Pub, which has always been an exemplary local business and an important neighborhood institution in the Fenway/Kenmore community.	BO.1

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments	
5/24/2018	Sam	Burgess		Support	I support this project and think it will be a great re-working of the Kenmore Square area. The new expanded sidewalk, street trees, and pedestrian-friendly streetscape proposed are much appreciated. My one comment - the community would very much appreciate physical separation (bollards, concrete, etc.) between the bike lane and the traffic lane. Given that the street parking is going away and there will be a 2-3 foot buffer zone, it's a no brainer to turn that buffer zone into an actual physical barrier to protect bikers in this currently-dangerous intersection!	SB.1
5/29/2018	Daniel	Whittet	AHA Consulting Engineers	Support	Please review the LEED. Social Equity checklist for integrating community goals into development projects. You may contact me to discuss the USGBC efforts to integrate the needs of community members in planning new development https://www.usgbc.org/resources/leed-project-team-checklist-social-impact	DW.1
5/30/2018	Christian	Cole		Oppose	This design of this building is so sterile considering what they're tearing down to build it. Encourage the developer to incorporate the façade of the existing corner building into the redevelopment for this new building. If they must keep the Citgo sign, allow them to raise it so they don't have to put in the ridiculous setbacks to maintain the view of it.	CC.1
5/30/2018	Christian	Cole		Oppose	This design of this building is so sterile considering what they're tearing down to build it. Encourage the developer to incorporate the façade of the existing corner building into the redevelopment for this new building. If they must keep the Citgo sign, allow them to raise it so they don't have to put in the ridiculous setbacks to maintain the view of it.	
6/8/2018	Jennifer	Carter	IAG Member	Support	I am excited about the Kenmore Sq redevelopment project. The team from Related Beal has worked hard to put together a plan that respects all the important aspects of Kenmore Sq but still creates density and vibrant commercial spaces. I look forward to working with the developers towards a positive outcome for Kenmore Sq.	
6/8/2018	Timothy	Hegan	Neighbor	Support	Dear BPDA Board~ t is wonderful to see the plans for the development of Kenmore Square. The square has lagged behind the rest of the city in being developed, and as a Kenmore Square resident of 14 years, I am happy to see that our Kenmore Square is finally getting the attention it needs and surely deserves. Thank you!!	
6/9/2018	Chris	Strang	Kenmore Association	Support	I love the plans for the long overdue development of Kenmore Square. The main project is in my immediate view from my balcony, and I very much look forward to replacing that hideous structure that houses the City Convenience with something modern and attractive. I am particularly excited at the prospect of more local amenities, in the form of restaurants and retail. I also think that some good office space will attract young professionals to the neighborhood, who will enrich the cultural activities.	
6/9/2018	Randall	Albright		Support	I think this is a great proposal. Its scale is moderate and it has some shape that I think will be good as a landmark for the early 21st century.	
6/10/2018	stephen	sullivan		Oppose	I live in the neighborhood and strongly oppose the project.	
6/10/2018	Terri	North	IAG	Support	I am submitting comments to indicate my full support, and excitement about, the Related Beal project proposed for the north side of Kenmore Square. While other neighborhoods of Boston have been developed and are now vibrant, Kenmore Square has been left behind. Other than Red Sox games and concerts, there is no consistent pedestrian traffic in the neighborhood nor any user-friendly establishments for residents or visitors other than restaurants. The Related Beal development would create a dynamic cityscape with offices and retail, bringing people to Kenmore Square on a regular basis and act as a cohesive connection to the rest of Back Bay. I look forward to continued participation in the efforts to make this proposal a reality for our neighborhood.	
6/11/2018	Robert	Walsh	Investment Properties Ltd.	Support	As the owner of 530-532 Comm. Ave., we feel this project would be great for the neighborhood.	

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
6/11/2018	Lauren	Fealey	Belvoir Condominium	Oppose	<p>The Kenmore Square Redevelopment Project has many merits that benefit the neighborhood. More retail and office spaces would be a welcome including a grocery store, book store, coffee shops, and restaurants with outdoor patios. However, our Belvoir Condominium is affect by your proposed plan in many ways. First, the increase traffic in the alley way between our building and the new development. The 60 additional parking spaces will increase traffic in this narrow alley and significantly impact those units that border the alley. My unit is on the second floor facing the building. My roommate who shares the expenses for my unit has said she would move out if this happens. She is a light sleeper as is and this would have a significant negative impact. Her move would be detrimental to my ability to pay off my mortgage and other expenses. We have lived together for over five years. Finding a person with a similar life style and personality is difficult. This proposed egress would definitely impact our quality of life. The condo association currently is using three parking spots in that alley. If your proposal is inflexible, we asked that you provide three parking spots in the garage free of charge as a concession. Some exterior work on our building is needed. Is it possible to utilities your resources to do repairs during your construction phase for synergy reasons? Secondly, losing any parking spots whether metered or residential has a significant impact especially during events at the Red Sox Stadium or any nearby hotel. Folks will park anywhere whether legit or not. Paying a parking fine is not a deterrent to them. When ball games are scheduled, I am not able to find any parking spaces. I now leave my car at work and seek other means to get home. The hassle to find a space is not worth the effort. You can spend an hour driving the neighborhood and wind up parking quite a distance from my home with groceries, packages or whatever else I need to carry. Your proposal will add to this stress. Thirdly, noise and dust during construction. The owners and tenants had to endure the rehabilitation of the Boston University building on the opposite side of the Raleigh Street for over one plus years. The noises, dust, smoking of the workers, the loss of parking spaces were issues we had no choice but to tolerate. Do you have a proposal to mitigate some of these concerns during the construction phase? As one of the board members of the condo association, I would welcome the opportunity for our board members to meet in a small group with your developers to discuss our issues. Sincerely, Lauren Fealey 518-588-7184 Trustee</p>
6/11/2018	Laura	Nelson		Neutral	<p>My main concerns surround noise pollution, air quality, and the duration of the project. Given that we live directly next door to one of the proposed developments, I don't want our homes to become headaches from 7am-6pm due to jack hammering for the foreseeable future. Major questions What will be done to reduce noise pollution for nearby residents? Will construction work continue on the weekends? What is the duration of the project? How will dust and debris from construction be controlled? Does the construction company have insurance coverage for damage to the property of residential buildings? How will the nearby roads be affected? For how long?</p>

LF.1

LF.2

LF.3

LF.4

LF.5

LN.1

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
6/11/2018	Arash	Arbabi		Oppose	<p>As representative of Belvoir condominium (636 beacon street) we are opposed many components on the project. We are very excited to work with the developer and we are looking forward to the improvements to kenmore square but As the only residential building adjacent to the project we would like the project developer to satisfy these concerns before going forward: - Access to the garage: the use of alley way on the left of our building is currently minimum, the project documents is suggesting this to become the main exit from the garage. considering there are windows on this side of building, this is a major increase in noise, dust, traffic and ... for the area and we would like the developer to not utilize this access as their main ingress/outgress - Removal of metered parking on beacon street: with few metered parking spots available in the area, we would like to not see spots getting reduced unless it's offered by developers in walking distance closeby. seems like shifting the sidewalk out is only improving your first floor rent retail space appeal and no benefit to the city and residents. - Public Benefits: the project offers no public benefits whatsoever. With the significant increase of traffic and 1200+ people working in these buildings it's very unreasonable to bank on the existing bus/subway/infrastructure to support the project and nothing to offer in return. several ideas exist such as improved access to the train stations, creating green area which we lack, bringing a grocery store opportunity, .. - Building Height and design:new buildings are proposed to be taller than existing and definitely taller than our building. This will have implications on sunlight, shadow and ... Also project exterior glass. may create glare effect. we believe Beacon Bldg. can reflect a design to tie two tie the two existing buildings to each other instead of having a glass exterior that doesn't match with surrounding environment? Noise/Dust: with our building being adjacent to all these projects, what is the developer offering for dust protection measures? would the developer offer monthly exterior window cleaning to businesses and buildings surrounding? Vibration Monitoring: what soil improvement measures will be implemented? if Rammed aggregate piers or piles will be installed, how is the developer planning to monitor vibration? - Construction timeline: what is the sequence of construction and expected total duration from start to finish - construction related questions: contractor parking? trucking route? time restriction on noisemaking construction activities? what construction access would go to alleyway during construction phase?during construction would developer use construction screen with graphics to cover around construction site? - What are the short term and long term community benefits:</p>
6/11/2018	Pamela	Beale	IAG member	Support	<p>I am writing to express my enthusiastic support for the development put forth by Related Beal. What is being proposed will create a vibrant mix of commercial uses, enhance the public infrastructure and reinvigorate the underutilized and partially vacant north side of Kenmore Square. As a longtime member of the Kenmore Square community I believe that this plan will allow Kenmore Square to finally reach its full potential. Accordingly, I look forward to working with the developer and other IAG members to make this project a reality.</p>

AA.1

AA.2

AA.3

AA.4

AA.5

AA.6

AA.7

AA.8

AA.9

AA.10

RICHARD GIORDANO

RG.1 Kenmore hotels.

The proposed hotels have been considered, where appropriate, when analyzing the impacts of the Project.

RG.2 Improvements to public transportation.

The Proponent will discuss plans with the MBTA throughout the development of the Project to ensure the smooth coordination and integration of the MBTA's planned upgrades to the Kenmore Station entrance with the Project's development.

DEREK RUBINOFF

DR.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

REENAT SINAY

RS.1 Architectural design.

Chapter 2 provides updated design information.

SAVIZ MOWLAVI

SM.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the

proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

DANNY MUDNASKAS

DM.1 Architectural design.

Chapter 2 provides updated design information.

VISHALA RAO

VR.1 Architectural design.

Chapter 2 provides updated design information.

TARA RUTTLE

TR.1 Architectural design.

Chapter 2 provides updated design information.

MAUREEN DUFFY

MD.1 Architectural design.

Chapter 2 provides updated design information.

ROSEMARY FOY

RF.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

STEWART HANEGAN

SH.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

MAUREEN MAHONEY

MM.1 Architectural design.

Chapter 2 provides updated design information.

MARCO BALDASSARRE

MB.1 Architectural design.

Chapter 2 provides updated design information.

PETER MARINO

PM.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

MAUREEN O'HARA

MO.1 Architectural design.

Chapter 2 provides updated design information.

DAN SECATORE

DS.1 Demolition.

The Proponent understands the concern regarding demolition of the Westgate Apartment Building at 541 Commonwealth Avenue building, and has discussed the proposal with the Boston Preservation Alliance as well as members of the community on numerous occasions. As part of the process required under Article 85 of the Boston Zoning Code, even though the building did not appear from BLC's prior review to be of particular merit, the Project team analyzed a number of alternatives to demolition of the building. These alternatives were presented in a

community meeting on August 27, 2018, and to the Boston Landmarks Commission in September 11, 2018. Due to a number of factors, it was determined that the alternatives were not feasible. See Section 1.2.4 for more information.

BRENDAN O'BRYAN

BO.1 Tenants of the Beacon Building.

The Proponent has been working with tenants to discuss their long-term space needs. Given the anticipated demolition of the buildings, some tenants have already relocated, and the Proponent is working with others to find temporary or permanent space.

SAM BURGESS

SB.1 Bike lane.

The Proponent will continue to work with the BTB to develop bicycle accommodations along the Project Site.

DANIEL WHITTET

DW.1 LEED Social Equity checklist.

Comment noted.

CHRISTIAN COLE

CC.1 Architectural design.

Chapter 2 provides updated design information.

LAUREN FEALEY

LF.1 Project related traffic impacts.

The Proponent will continue to work with the BTD to address Project Site access concerns. Chapter 3 includes information about access and circulation.

LF.2 Project parking.

The current vehicular circulation plan is not anticipated to impact the adjacent 636 Beacon Street property. However, the Proponent will coordinate with the board members of the Belvoir Condominium as well as other impacted owners to determine proper operations of the proposed alley usage.

LF.3 Exterior repairs to commenters building.

The Proponent would be happy to evaluate the potential scope of the exterior work with our sub-contractors to determine if these synergies would be advantageous.

LF.4 Construction impacts.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation.

LAURA NELSON

LN.1 Construction period impacts and mitigation.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation.

ARASH ARBABI

AA.1 Garage access.

The Proponent will continue to work with the BTD to address Project Site access concerns. Chapter 3 includes information about access and circulation.

AA.2 Reduced parking.

The Proponent will continue to work with the BTB to determine if the metered spaces can be relocated within the Kenmore Square neighborhood.

AA.3 Transportation infrastructure impacts.

The Proponent will continue to work with the BTB and MBTA to determine the traffic and transit mitigation needs for the Project.

AA.4 Architectural design.

Chapter 2 provides updated design information.

AA.5 Dust protection.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation, including measures to limit dust.

AA.6 Construction schedule.

Construction of the Project is estimated to commence during the first quarter of 2019 with completion by the first quarter of 2021.

Typical construction hours will be from 7:00 a.m. to 6:00 p.m., Monday through Friday, with most shifts ordinarily ending at 3:30 p.m. No substantial sound-generating activity will occur before 7:00 a.m. If longer hours, additional shifts, or Saturday work is required, the construction manager will place a work permit request to the Boston Air Pollution Control Commission and BTB in advance. It is noted that some activities such as finishing activities could run beyond 6:00 p.m. to ensure the structural integrity of the finished product.

AA.7 Construction period impacts.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation.

AA.8 Vehicle circulation during construction.

The Proponent and its construction manager will be required to prepare, submit and receive approval of a CMP for the Project which will outline construction-related mitigation, including truck routes. Although specific construction and staging details

have not been finalized, the Proponent and its construction manager will work to ensure that staging areas will be located to minimize impacts to pedestrian and vehicular flow.

AA.9 Construction screens.

Construction methodologies, which ensure public safety and protect nearby residences and businesses, will be employed. Techniques such as barricades, walkways and signage will be used.

AA.10 Community benefits.

A discussion of community benefits is included in Section 1.3.

5.4 Support and Opposition Letters

The table below includes the names of public commenters in support of the Project.

Table 5-2 Public Comment Letters in Support of the Project

Name(s)	Date(s)	Address
Randall Albright	5/9/18	Not provided
Jennifer Carter	6/8/18	Not provided
Timothy Hegan	6/8/18	Not provided
Chris Strang	6/9/18	Not provided
Terri North	6/10/18	Not provided
Robert Walsh	6/11/18	Not provided
Peter Jones	6/9/18	Not provided
Isa Kaftal Zimmerman	6/10/18	Not provided
H.P. James	-	Not provided
Cory Rauelson	-	566 Commonwealth Avenue, #306 Boston MA 02215
Roderick Johnson	6/7/18	56 Wood Avenue, Hyde Park MA 02136
Daniel Mariano	6/7/18	12 Falkland Street, Brighton MA 02135
William Coen	6/7/18	20 Harriet Street, Brighton MA 02135
Leonid Ostrovskiy	6/7/18	12 Commonwealth Court, #6, Brighton MA 02135
Edwin Avendano-Lopez	6/7/18	61 Bradeen Street, #2 Roslindale MA 02131
Jennifer Hau	6/7/18	254 E. Cottage Street, #2 Dorchester MA 02125
Chang Wang	6/7/18	6 Paul Pl., #C Boston MA 02118
John R. Cusack	6/7/18	136 Washington Street, Brighton MA 02135
Patrick McDonough	6/7/18	12 Franklin Street, Boston MA 02122
Courtney Latty	6/7/18	12 Mascot Street, Dorchester MA 02124
Steven Reddick	6/7/18	417 Main Street #1, Charlestown MA 02129
Cedric Gray	6/7/18	94 Ballou Avenue, Dorchester MA 02125
Pergana Oscar	6/7/18	20 Washington Street, #329, Brighton MA 02135
Vacsel Haas	6/7/18	34 Corona Street, #2 Dorchester MA 02124
Letina Bauge	6/7/18	4 Hartwell Street, Dorchester MA 02121
Paul Bonnett	6/7/18	17 Saint Gregory Street, Dorchester MA 02124
Kevin Coyne	6/7/18	44 Wilmington Avenue, Boston MA 02124
Donald Wolterding	6/7/18	90 Brandywyne Drive, Boston MA 02128
Ricardo Engermann	6/7/18	379 Poplar Street, Roslindale MA 02131
Illegible	6/7/18	86 Savin Hill Avenue, Boston MA 02125
Illegible	6/7/18	3 Tiverton Road, Mattapan MA 02126
Ilton Lorreia	6/7/18	14 Brook Avenue, Boston MA 02128
Linda Kanishda	6/7/18	789 East 3 rd Street, #2, Boston MA 02127
Kevin McLaughlin	6/7/17	7 Everett Square, Allston MA 02134

Table 5-2 Public Comment Letters in Support of the Project (Continued)

Name(s)	Date(s)	Address
Shawn Adams	6/7/18	36 Warwick Street, Boston MA 02120
Ignacio Blanco	6/7/18	6 Brookfield Street, Roslindale MA 02131
Joseph Walsh	6/7/18	42 Newport Street, Dorchester MA 02125
Manny Teixeira	6/7/18	28 Monadnock Street, Boston MA 02125
Allan Fernandez	6/7/18	15 Druid Street, Mattapan MA 02716
Domingo A. Franco	6/7/18	92 Fawndale Road, #2 Roslindale MA 02131
Elmer Boyd	6/7/18	69 Sumner Street, Dorchester MA 02125
Mark F. Mullaly	6/7/18	104 Myrtlebank Avenue, Dorchester MA 02124
Illegible	6/7/18	27 Paisley Park #2, Dorchester MA 02124
Derrick Holson	6/7/18	8 Woodville Park, Boston MA 02119
Janice Murphy	6/7/18	8 Crowell Street #3, Dorchester MA 02124
Olson Thibou	6/7/18	7 Greenheys Street #3, Dorchester MA 0221
Jose Montanez	6/7/18	5 G Street South, Boston MA 02127
Dwayne Hines	6/7/18	48 Bowdoin Street, Boston MA 02124
Jesus Rios	6/7/18	12 Trenton Street #1, East Boston MA 02128
Illegible	6/7/18	46 Winston Road #2L, Dorchester MA 02124
Illegible	6/7/18	295 Lexington Street, East Boston MA 02128
Lorenzo Martin	6/7/18	40 Forbes Street #7, Boston MA 02130
David Lockhart	6/7/18	22 Wilbert Road, Dorchester MA 02124
Alesandro Rodrigues	6/7/18	49 Forbes Street #1, Boston MA 02130
Christopher Colleran	6/7/18	184 Spring Street, Boston MA 02132
Miguel Woodard	6/7/18	609 Putnam Avenue, Cambridge MA 02139
Brandon O'Leary	6/7/18	11 Cypress Street, West Roxbury MA
Emmett Perry	6/7/18	6 Wayne Street, Dorchester MA 02121
Joseph Matthews	6/7/18	26 Ofield Road, Dorchester MA 02121
Eddy Derilus	6/7/18	143 Dorchester Street #149, South Boston MA 02127
Alberto Navarro	6/7/18	74 Bower Street, Boston MA 02119
Rich Thomas	6/7/18	#723, Hyde Park, MA 02136
Somal Warren	6/7/18	186 Wood Avenue, Hyde Park 02136
Paul Healey	6/7/18	711 East 7 th Street, South Boston MA 02127
Joseph Gallagher	6/7/18	121 Saratoga Street, East Boston MA 02128
Kevesha Howard-Lee	6/7/18	54 Brunswick Street, Roxbury MA 02121
Derek Saunders	6/7/18	49 Summer Street, Hyde Park MA 02136
Kevin Mason	6/7/18	72-A Cedar Street, Boston MA 02119
Jonathan Price	6/7/18	646 Harvard Street, Boston MA 02124
Yanira Porlz	6/7/18	134 Everett Street, East Boston MA 02128
Jose Jimenez	6/7/18	116 Bradlee Street, Hyde Park MA 02136
Renessa Conely	6/7/18	239 Crown Point Drive, Hyde Park MA 02136
Erico Frederico	6/7/18	300 Bowdoin Street, Dorchester MA 02122

Table 5-2 Public Comment Letters in Support of the Project (Continued)

Name(s)	Date(s)	Address
Paul Junior Etienne	6/7/18	34 Bourneside Street #2, Dorchester MA 02124
David Lockhart	6/7/18	22 Wilbert Road, Dorchester MA 02124
Maciej Wierzbicki	6/7/18	5 Kovey Court, Hyde Park MA 02136
Scott O'Hara	6/7/18	5 G Street, South Boston MA 02127
Jennifer Frederies	6/7/18	300 Bowdoin Street #3, Dorchester MA 02122
Louis Gittens	6/7/18	85 Hazelton Street, Mattapan MA 02126
Donald Elie	6/7/18	293 Wood Avenue, Boston MA 02136
Carlos Galvao	6/7/18	11 Gayland Street, Boston MA 02125
Jorge Aguime	6/7/18	110 White Street #1, East Boston 02128
Rodney Allen	6/7/18	10 Wood Avenue, Mattapan MA 02126
Melvin Saunders	6/7/18	36 St. Mark Road #4, Dorchester MA 02124
Robert Souto	6/7/18	15 Bruce Street, Dorchester MA 02124
Ricardo LaMotte	6/7/18	61 Wellsmere Road, Roslindale MA 02131
Nathaniel Price	6/7/18	27 Allston Street, Dorchester MA 02124
David St. Fort	6/7/18	93 Floyd Street, Dorchester MA 02124
Mynor Ruano	6/7/18	134 Everett Street, East Boston MA 02128
Dania Discua	6/7/18	134 Everett Street, East Boston MA 02128u
Phong Nguyen	6/7/18	20 Greenwich Street, Dorchester MA 02122
Linh Zuyen	6/7/18	89 Dorchester Street#1, Dorchester MA 02125
Lisa Tran	6/7/18	255 Hancock Street, Dorchester MA 02125
Kyle McLaughlin	6/12/18	8 Everett Street, Allston MA 02134
Kenneth Tourigny	6/12/18	324 Commonwealth Avenue, Boston MA 02115
Esteve Barrientos	6/12/18	34 Imrie Road, Boston MA 02134
Elka Gibbons	6/12/18	18 Magnolia Square #1, Dorchester MA 20125
Sam Scaff	6/12/18	1657 Commonwealth Avenue, Brighton MA 02135
Dilten Regan	6/12/18	73 Adams Street, Dorchester MA 02122
Anderson Teneus	6/12/18	29 West Selden Street, Boston MA 02126
Demall Taylor	6/12/18	190 Clare Avenue, Hyde Park MA 02136
Roderick Deas	6/12/18	55 Oak Street, Hyde Park MA 02136
Brandon Bonnett	6/12/18	266 Hebron Street, Hyde Park MA 02136
Jose Soto	6/12/18	42 Sierra Road, Hyde Park MA 02136
James Keeley	6/12/18	56 Cottage Road, Boston MA 02132
Oscar Vasquez	6/12/18	6 Liberty Square, Boston MA 02109
Renaldo James	6/12/18	7 Pierce Street, Hyde Park MA 02136
William Hazelton	6/14/18	100 Brainerd Road, Allston MA 02134
Tahric Gardner	6/14/18	48 Bowdoin Street, Dorchester MA 02124
Jaleel Burton	6/14/18	13 Washington Street, Dorchester MA 02124
Sprague Buchanan	6/14/18	29 Dunstable Street, Charlestown MA 02129

Table 5-2 Public Comment Letters in Support of the Project (Continued)

Name(s)	Date(s)	Address
Jose Acosta	6/14/18	287 Centre Street #59, Jamaica Plain 02130
Edwin Marroquin	6/14/18	81 Loring Street, Hyde Park MA 02136
Yues Vatel	6/14/18	167 Hamilton Street #3, Boston MA 02122
Shaquille Lee	6/14/18	225 Bluehill Avenue #303, Roxbury MA 02119
Kevin Curtin	6/14/18	20 Southview Street, Dorchester MA 02125
Atonio DeSilva	6/14/18	332 Geneva Avenue, Dorchester MA 02122
John Armstrong	6/15/18	36 Nahant Avenue #4, Dorchester MA 02122
Andy Durity	6/15/18	30 King Street #!, Dorchester MA 02122
Christopher McDermott	6/15/18	10 Floral Place, West Roxbury MA 02132
Matthew Arpin	6/15/18	921 East 4 th Street, South Boston MA 02127
Jacqueline Kolczewski	6/15/18	46 Meadowview Road, Boston MA 02136
William Anderson	6/15/18	147 Elmer Road, Dorchester MA 02122
Peter Gagnon	6/15/18	68 Litchfield Street, Boston MA 02135
Jeffrey Lauture	6/15/18	105 Howland Avenue #3, Dorchester MA 02121
Rodney Anderson	6/15/18	27 Harmon Street, Mattapan MA 02126
Socrates Lubin	6/15/18	15 Oxford Street #104, Boston MA 02111
Wayne Allen	6/15/18	31 Mora Street, Dorchester MA 02124
Grady Eason	6/15/18	7 Glover Place, Boston MA 02122
Mason Mayberry	6/15/18	96 LaGrange Street, West Roxbury MA 02132
Enrique Auch	6/15/18	31 Cook Street, Charlestown MA 02129
Christine McNeil	6/15/18	3 Rowley Street, Dorchester MA 02122
Scott Flaherty	6/15/18	4 Prospect Park, Hyde Park MA 02136
Roberta Babiaza	6/15/18	29 Norton Street #2, Hyde Park MA 02136
Latisha McQueen	6/15/18	38 Algonquin Street #1, Dorchester MA 02124
Kristen Bang	6/15/18	163 East Cottage Street #3, Boston MA 02125
Robert Mirabito	6/15/18	50 Neponset Avenue, Hyde Park MA 02136
Esteve Barrientos	6/15/18	34 Imrie Road, Boston MA 02134
Kevin O'Neil	6/15/18	34 Sackville Street, Charlestown MA 02129
Aaron Vernon	6/15/18	136 Devon Street #2, Dorchester MA 02121
Conor Flaherty	6/15/18	84 Orton Marotta Way #1011, South Boston MA 02127
Alphonse Beasley	6/15/18	159 Howard Avenue, Dorchester MA 02125
Shayne Osborne	6/15/18	35 Onley Street, Dorchester MA 02121
Rondell Bernard	6/15/18	22 Caddy Road, Mattapan MA 02126
James Keeley	6/15/18	56 Cottage Road, Boston MA 02132
Evan Payne	6/15/18	79 Florida Street #13, Dorchester MA 02124
Jason Butler	6/15/18	47 Brook Avenue, Boston MA 02119
Steve Blake	6/15/18	15 Mora Street #2, Dorchester MA 02124
Gregory Pimentel-Perello	6/15/18	39 Westminster Street #3, Hyde Park MA 02136

Table 5-2 Public Comment Letters in Support of the Project (Continued)

Name(s)	Date(s)	Address
Andral Bobb	6/15/18	56 Idaho Street, Boston MA 02126
Emanule Fontes	6/15/18	50 Virginia Street, Dorchester, MA 02125
Gerone Powell	6/15/18	23 Southmere Road, Boston MA 02126
John Britt	6/15/18	29 Mascot Street, Dorchester MA 02124
Sylvia Roberts	6/15/18	P.O. Box 260901, Mattapan MA 02126
Elka Gibbons	6/15/18	18 Magnolia Square #1, Dorchester MA 02125
Isaiah Brown	6/15/18	7 Woodville Park, Roxbury, MA 02119
Madison Sloan	6/15/18	11 Embassy Road, Brighton MA 02135
Stanley Cruz	6/15/18	207 Massachusetts Avenue, Dorchester MA 02125
Paul Vey	6/15/18	44 Montvale Street, Roslindale MA 02131
Kenyetta Guyton	6/15/18	72B Westminster Court, Roxbury MA 02119
Kevin Curtin	6/15/18	20 Southview Street, Dorchester MA 02125
Kevin Stokes	6/15/18	140 American Legion Hwy #1, Dorchester MA 02124
Theresa Haymon	6/15/18	197 Clare Avenue, Hyde Park MA 02136
Edward Bonsu	6/15/18	675 E. Fourth Street, South Boston MA 02127
Kevin Weeks	6/15/18	550 East 7 th Street, South Boston MA 02127
Jhimmy DeLeon	6/15/18	47 Hallron Street, Hyde Park, MA 02136
Quincy Wilson	6/15/18	132 Marcella Street #3, Roxbury MA 02119
Joe Hogan	6/15/18	140 Warren Street #1, Roxbury MA 02119
Rafael Blanco	6/15/18	8 Marbury Terrace #2, Boston MA 02130
Marcia Williams White	6/15/18	120 Thornton Street, Roxbury MA 02119
Korey Dixon	6/15/18	20 Castlegate Road #4, Dorchester MA 02121
Gerald Hullum	6/15/18	34 Messinger Street, Mattapn MA 02126
Kenny Quach	6/7/18	1751 Dorchester Avenue, Dorchester 02124
Tai Tran	6/7/18	20 Thornley Street #1, Dorchester MA 02125
Nhang Nguyen	6/7/18	39 Shepton Street, Dorchester MA 02124
Ty Nguyen	6/7/18	39 Shepton Street, Dorchester MA 02124
Uuyendo	6/7/18	53 Shepton Street, Dorchester MA 02124
Tan Hong	6/7/18	14 King Street, Dorchester MA 02122
Nam Nguyen	6/7/18	918 Dorchester Avenue, Dorchester MA 02124
Huyn Pham	6/7/18	36 Shepton Street, Dorchester MA 02124
John P. Dunphy	6/7/18	1758 Dorchester Avenue, Dorchester 02124
Alan Streeter	6/7/18	39 Shepton Street, Dorchester MA 02124
Jon Tran	6/7/18	30 Moton Street, Dorchester MA 02124
Tony Lui	6/7/18	21 Hall Street, Dorchester MA 02125
Ly Mui	6/7/18	255 Hancock Street, Dorchester MA 02125
Lieng Tran	6/7/18	255 Hancock Street, Dorchester MA 02125
Tony Dou	6/7/18	21 Hale Street, Dorchester MA 02124

Table 5-2 Public Comment Letters in Support of the Project (Continued)

Name(s)	Date(s)	Address
Tai Luong	6/7/18	34 Shepton Street, Dorchester MA 02124
Bai Lai	6/7/18	39 Shepton Street, Dorchester MA 02124
Illegible	6/13/18	45A Nightingale Street, Dorchester MA 02124
Josh Capra	6/8/18	39 Juliette Street #1, Dorchester MA 02122
Hung Lam	6/13/18	23 Treadway Road #2, Dorchester MA 02125
Phillip Harris	6/14/18	94 Normandy Street, Dorchester MA 02121
Denis McGrath	6/12/28	17 Ranelegh Road, Brighton MA 02135
Robin E. de los Santos	6/12/18	3151 Washington Street #7, Jamaica Plain MA 02130
Richie Rodriguez	6/12/18	316 Warren Street, Boston MA 02119
Gerard Grimes Jr.	6/12/18	68 Clarkwood Street, Boston MA 02126
Francisco J. Najarro Garcia	6/12/18	122 Dustin Street #23, Brighton MA 02135
Anthony Lima	6/12/18	83 Summer Street #1, Dorchester MA 02125
Rolando Barbosa	6/12/18	124 Fairmount Street, Dorchester MA 02124
Guillermo Antonio Vaquerano	6/12/18	73 Liverpool Street #1, East Boston MA 01228
Orvel Collins	6/8/18	55 Woodhaven Street, Mattapan MA 02126
Paul Simpson II	6/7/18	3D Castle Court, Boston MA 02118
David Rambarran	6/8/18	840 Hyde Park Avenue, Hyde Park MA 02136
Tahric Garnder	6/14/18	48 Bowdoin Street, Dorchester MA 02124
Jaleel Burton	6/14/18	13 Washington Street, Dorchester MA 02124
Sprague Buchanan	6/14/18	29 Dunstable Street, Charlestown MA 02129
Jose Acosta	6/14/18	287 Centre Street #59, Jamaica Plain 02130
Edwin Marroquin	6/14/18	81 Loring Street, Hyde Park MA 02136
Yves Vatel	6/14/18	167 Hamilton Street #3, Boston MA 02122
Shaquille Lee	6/14/18	225 Bluehill Avenue #303, Roxbury MA 02119
Kevin Curtin	6/14/18	20 Southview Street, Dorchester MA 02125
Antonio DeSilva	6/14/18	332 Geneva Avenue, Dorchester MA 02122

Note shaded rows identify the Project's IAG members.



Tim Czerwienski <tim.czerwienski@boston.gov>

Kenmore development

Peter Jones [REDACTED]

Sat, Jun 9, 2018 at 10:54 AM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Hi Tim. I am a long term commercial and residential owner on Bay state road. I was talking with Pam Beale and Sean about the Kenmore project and wanted to express my support for all the Project brings to the neighborhood. I have watched Kenmore develop and grow over the past 20 years. With stakeholders like Pam Beale I always feel it has been well protected and nurtured. When I met with Sean and Pam I was excited to learn of the plans. It's such a great neighborhood. This will only add to the emergence of Kenmore as one of the better balanced residential/commercial developments in the city.

Sincerely

Peter Jones

President
ACIS





Tim Czerwienski <tim.czerwienski@boston.gov>

Kenmore Redevelopment project

Isa Kaftal Zimmerman [REDACTED]
To: tim.czerwienski@boston.gov

Sun, Jun 10, 2018 at 11:49 AM

Tim,

I have attended the two meetings about the Kenmore Redevelopment project and am happy to say that what is being planned appears to be good for the neighborhood. I am sorry that some of the historic buildings cannot be saved/rehabilitated but given that circumstance it looks as if the plan takes into account many of the elements/challenges of Kenmore Square without overwhelming it. The plan is an attractive "replacement." It fits the dimensions of the Square.

Thanks for keeping us in the loop.

Isa

Isa Kaftal Zimmerman, Ed.D.
IKZAdvisors, LLC
Boston, MA 02215

[REDACTED]
www.ikzadvisors.com

As a longtime resident of the area as well as an IAG member, I support Related Beal's Kenmore Redevelopment Project. It seems to be well thought-out and is sensitive to the architectural and cultural fabric of Kenmore Square.

I hope that the design, as it evolves, will make Kenmore Sq. more of a final destination than an area that one merely passes through. I think that careful attention should be focused on "place-making", and that the pedestrian experience should be very appealing.

I look forward to working with both the public agencies and the development team to make sure that we end up with a building that makes a strong design statement and enhances the public realm. We need to create a Kenmore Square that is both attractive and safe for pedestrians and bicyclists, as well as motorized vehicles.

I also hope that the Kenmore Square area will fully embrace the adjacent parkland, both in the Commonwealth Avenue Mall and in Charlesgate. An integrated environment comprised of active, modern streetscapes alternating with the dense green parkland will create a uniquely appealing urban environment. This would be very much in keeping with Fredrick Law Olmsted's intentions when he first designed the neighborhood in the 1880s, yet updated for the 21st century. Done correctly, this could be one of the great neighborhoods of the world.

H. P. James

Boston Planning & Development Agency
Boston City Hall
1 City Hall Square, 9th Floor
Boston, MA 02201

Re: Kenmore Square Redevelopment, Related Beal Project

Dear Tim,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal. Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. I have lived in Kenmore Square for many years. We have long waited for these dilapidated buildings to be redeveloped and we now have an excellent chance. Thank you for your consideration.

Sincerely,

Cory RAVELSON
JRE

566 COMMONWEALTH AVE #306
BOSTON, MA 02215

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Roderick Johnson

56 Wood Ave
Hyde Park MA 02136

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Daniel Marand
12 Falkland St Brighton

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

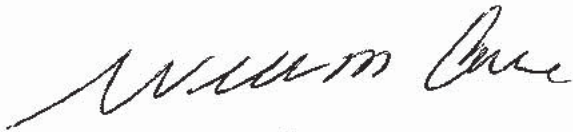
I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

William Coen



20 HALL ST

BRIGHTON MA 02135

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Leonid Ostrovsky
12 Commonwealth Court #6
Brighton, MA 02135

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

EDWIN AVENDANO-LOPEZ
61 BRADDEEN ST. #2
ROSLINDALE MA 02131

A handwritten signature in black ink, appearing to read 'Edwin', with a stylized flourish extending from the bottom.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

JENNIFER HALL



254 E COTTAGE ST #12
DORCHESTER MA 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

CHUNG WONG
Jinfeng

6 Paul Pl #C
Boston MA 02118

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

John R. Cusack



186 WASHINGTON ST.

BRIGHTON, MA 02135

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Patrick McDonough
Pat McDonough
12 Franklin St
Boston Ma. 02122

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

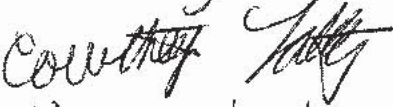
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Courtney Latty

12 Mascot St
Dorchester MA 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Steven Reddek

417 Main St. #1
Charlestown, MA 02129

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Cedric Gray

Cedric Gray

94 Ballou Ave Dorchester 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Persana - Oscar 
20 Washington St #329.
Brighton - MA 02135

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

VH VCSJ VHAJ
34 CORONA ST 2
DORCHESTER
BOSTON

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Letina Baumgardner
4 Haverhill St Dor MA 02121
Letina Baumgardner

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

PAUL BONNETT


*17 Saint Gregory Street
Dorchester MA 02124*

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,


I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Kevin Coyne



44 Wilmington Ave.

Boston, MA 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

~~DONATA WINTERDING~~
~~Donata Winterding~~
90 Brandywyne dr
Boston MASS. 02128

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

RICARDO ENGERMANN
379 POPLAR ST
ROSLINDALE, MA. 02131


June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you,



KEVIN HILL
86 SAUNDERS HILL
BOSTON

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Halbert Jones

3 Tiverton Rd Mattapan Ma. 02126

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

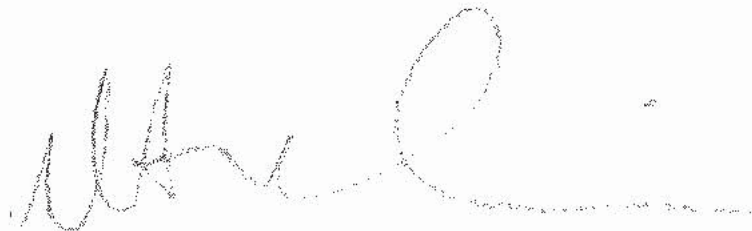
I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

ILTON CORREIA
14 Brook Ave
Boston MA 02118



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Lincoln Keneshan
289 E 3rd St Apt 2
S Boston MA 0227

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Ken McLaughlin
7 Everett St
Allston, MA
02134

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

SHAWN ADAMS
36 WARWICK ST
BOSTON, MA 02120

A handwritten signature in black ink, appearing to read "Shawn Adams", written in a cursive style.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

IGNACIO BLANCO
6 BROOKFIELD ST.
ROSLINDALE, MA.
02131

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

JOSEPH WALSH
42 NEWPORT ST DORCHESTER
02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Manny Teixeira

28 MONADPOCK ST BOSTON MA

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Alan Fernandez
15 DRUID ST.
MATTAPAN MA 02716

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Domingo A. Franco
92 Fawndale Rd #2
Roslindale, MA 02131

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you. *Elmer Boyd*

69 SUMNER ST.

DORCHESTER MA 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Mark F. Mullaly
104 Myrtlebank Ave.
Dorchester, MA 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



27 Paisley Park #2
Dor Hester - M.A. 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Dennis Holson
8 Woodville Park
Boston Ma 02119.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

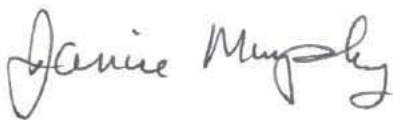
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



Janice Murphy
8 Crowell St. #3
Dorchester, MA 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Olson Thibon
7 Green Heys ST #3
Dorchester MA 02121
Olson Thibon

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

JOSE Montanez
5 G Street
South Boston MA 02127

A handwritten signature in dark ink, appearing to read "Jose Montanez", written in a cursive style.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Dwayne Hines

48 Bowdoin St. Boston, MA, 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jesus Rios
12 Trenton St Apt 1
East Boston MA 02128

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



46 Winston Pl. #2L

Dorchester MA. 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

W-F-7C

295 Lexington St

East Boston MA 02128

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Porenzo Martin

40 Forbes St Apt 7

Boston MA 02130

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

David Lockhart
22 Wilbert Rd.
Dorchester, Ma 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Alejandro Rodriguez
40 Forbe St apt 1
Boston MA 02130

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Christopher Colleran
184 Spring St Boston Ma 02132

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Miguel Woodard
609 Putnam Ave
Cambridge, MA 02139

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Brandon O'Leary
11 cypress st
west Roxbury

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Emmitt Peay

6 WAYNE ST Dorchester
MA 02121

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Joseph Matthews

26 OFIELD RD

Dorchester, MA 02121

A handwritten signature in cursive script, appearing to read "Joseph Matthews". The signature is fluid and stylized, with a large loop at the beginning and a long, sweeping underline.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

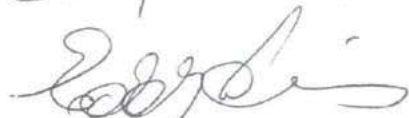
For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Eddy DeRilus

6-7-18



143 Dorchester St Apt 149

South Boston Mass 02127



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Alberto Navarro
74 Bower St. 02119 Boston, Ma
Alberto Navarro

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Rich Thomas #723
Hyde Park, MA 02136
Richard Thomas

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Somal Warren
186 Wood Ave Hyde Park
Mal D. Van

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Paul Healey
711 E 7th St
S Boston, Ma. 02127


June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Joseph Gallagher
121 Sabatoga St East Boston 02128

A handwritten signature in blue ink, appearing to be 'J. Gallagher', written over the printed name and address.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

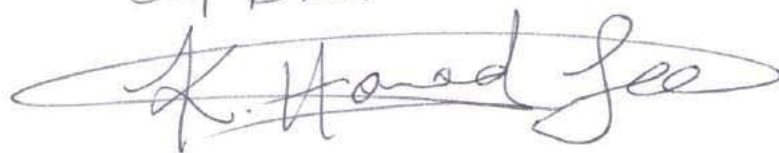
I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

KEVESHA HOWARD-LEE
54 BRUNSWICK ST.

A handwritten signature in cursive script, reading "K. Howard-Lee", enclosed within a large, horizontal oval loop.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

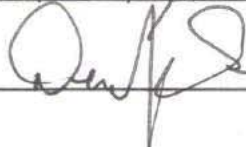
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Derek Saunders
49 Summer Street Hyde Park 02136
Boston mass 

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Kevin MASON

72-A Cedar St Boston MA 02119

Kevin Mason

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jonathan Price

646 Harvard Street, Boston MA, 02124

J. Price

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

YANIRA P GUY Z

134 EVERETT ST EAST BOSTON MA DT22

Yanira P. Guy

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

116 Bradlee St. APT #13 Hyde Park
07136
José Jimenez
JOSE JIMENEZ

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Renessa Conely
239 Crown Point Dr
Hyde Park. 02136

R. Conely

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Erico Frederico
300 Bowdoin Street
Dorchester MA, 02122



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

43 Bourneside st #2

Dorchester Mass 02124

Paul Junior Etienne



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

David Lockhart
22 Wilboet Rd
Dorchester, Mass 02124


June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

5 Kovey Ct Hyde Park MA 02136

Maciej Wierzbicki

Maciej Wierzbicki

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Scott O'Hara
SCOTT O'HARA
5 G ST SO. BOSTON
02127

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jennifer Frederies
300 Bowdoin St Apt # 3 Dorchester MA 02122

Jennifer Frederies

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

LOUIS GITTENS

85 Haxelton St Mattapan
Ma: 02126.

Louis Gittens

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

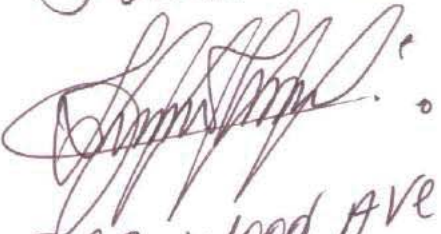
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Donald ELIE

293 Wood Ave
Boston, MA 02136

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Carlos Galva
11 Gayland St
Boston MA 02125
Carlos Galva

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jorge Aguirre

110 white st #1

Received

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Rodney Allen
10 Wood Ave.
Mattapan MA. 02126



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Melvin Saunders


36 ST MARK ROAD APT 4

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Robert Souto 15 Bruce ST
Dorchester MA 02124



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

RICARDO LANOTTE
61 Wellmere Rd
Roslindale Ma 02131

Ricardo Lanotte



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Nathaniel Price



27 Allston St, 02124

NP

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

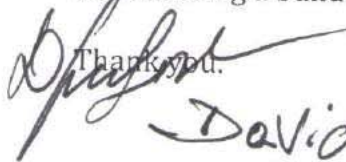
Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

David St. John
93 Floyd St
Dorchester Center
MA. 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Mynor Ruano

134 EVERETT ST East Boston
- Mynor Ruano

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Dania Discua
134 Everett St East Boston



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

PHONG NGUYEN
20 GREENWICH ST
DORCHESTER MA 02122

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Linh Zygm

89 Dorchester # 1

Dorchester - MA - 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



Lily Tam

255 HANCOCK ST
Dorchester MA 02125

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Kyle McLaughlin


8 Everett Sq.
Allston MA 02134

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Kenneth Tourigny



324 Commonwealth Ave.
Boston MA 02115

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Esteve Barrientes



34 Imrie Rd.

Boston MA 02134

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

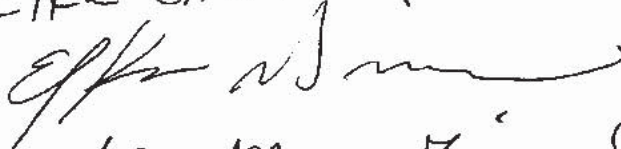
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Elka Gibbons

18 Magnolia Sq #1
Dorchester MA 02125

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Sam Scalf
Lm ~~limit~~
1657 Commonwealth Ave.
Brighton MA 02135

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

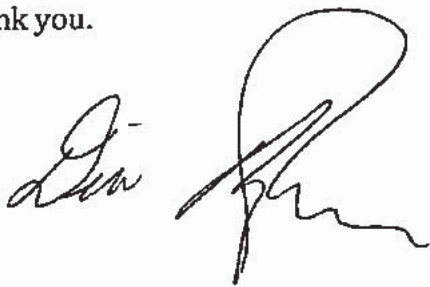
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



D. Ken Regan L956

73 Adams St.
Dorchester MA 02122

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

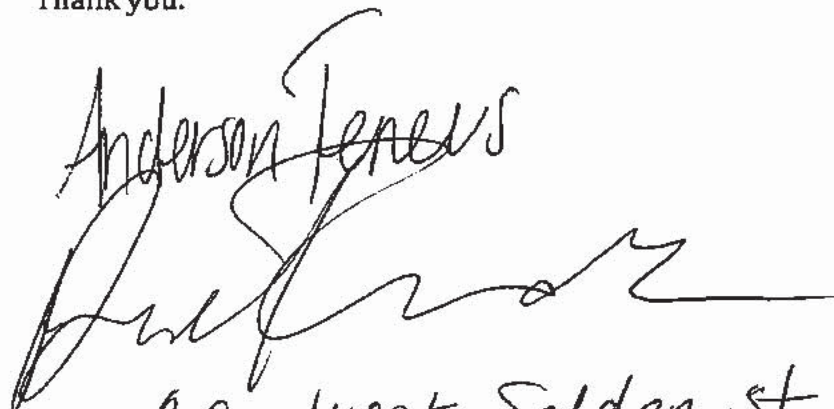
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Anderson Tenen's

29 West Selden St.
Boston MA 02126

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

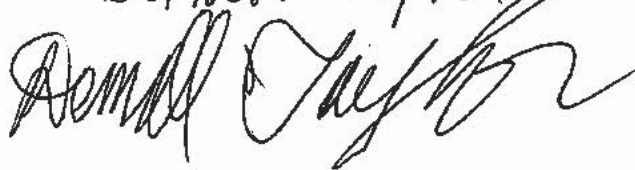
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Demall Taylor


190 Clare Ave.
Hyde Park MA 02136

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

A handwritten signature in black ink, appearing to read "Roderick Deas". The signature is fluid and cursive, with a long horizontal stroke extending to the left.

Roderick Deas

55 Oak St.

Hyde Park MA 02136

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

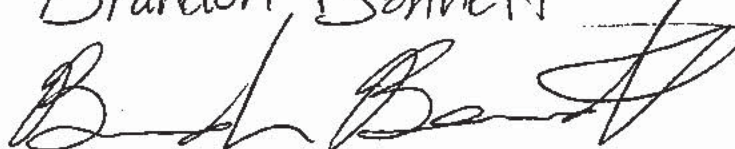
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Brandon Bonnett

266 Hebron St.
Hyde Park MA 02136

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jose Soto
42 Sierra Rd.
Hyde Park MA
02136

A handwritten signature in black ink, appearing to read "Jose Soto", written over a horizontal line.

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,


I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

James Keeley
56 Cottage Rd.
Boston MA 02132



June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,


I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Oscar Vasquez Jr. 6 Liberty St.
Boston MA 02109



June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

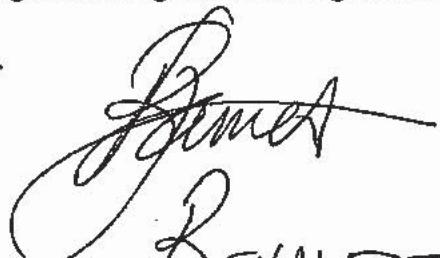
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.


RENALDO JAMES
7 Pierce St.
Hyde Park MA 02136

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



William Hazelton
100 Brainerd Rd.
Allston MA 02134

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

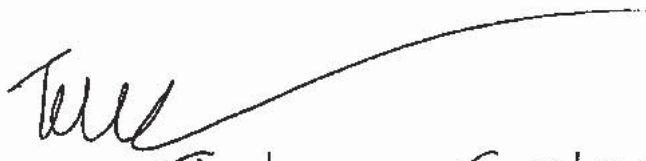
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.


Tahric Gardner
48 Bowdoin st
Dorchester 02124

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

 Jaleel Burton
13 Washington St
Dorchester Ma. 02124

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Sprague Buchanan
29 Dunstable St.
Charlestown, Ma. 02129


June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

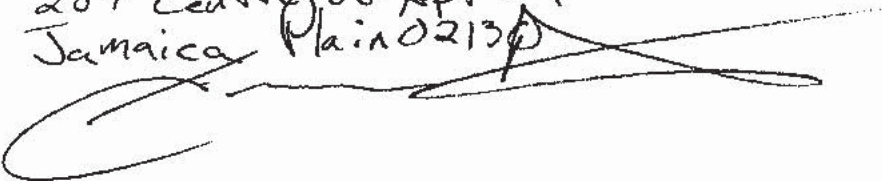
I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jose Acosta
287 Centre St Apt 59
Jamaica Plain 02130



June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Edwin Marroquin



81 Loring St. Hyde Park Ma 02136

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



YVES VATEL

167 Hamilton ST #3
Boston, MA 02122

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,


I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Shaquille Lee
225 Bluehill ave Apt # 303
Roxbury Ma, 02119

X  Date June 14th/18

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

KEVIN CURTIN

A handwritten signature in black ink, appearing to read "Kevin Curtin", with a stylized flourish at the end.

20 Southview St.
Dorchester, MA
02125

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

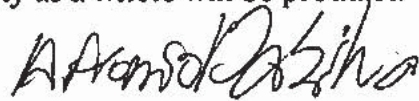
We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Antonio DaSilva

332 Geneva Ave

Dorchester, Ma 02121



June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

John Armstrong
36 Nahant Avenue
Unit 4
Dorchester, MA 02122

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Andy Durity
30 King Street
Apt 1
Dorchester, MA 02122

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Christopher McDermott
10 Floral Place
West Roxbury, MA 02132

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Matthew Arpin
921 East 4th Street
South Boston, MA 02127

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Jacqueline Kolczewski
46 Meadowview Road
Boston, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

William Anderson
147 Elmer Road
Dorchester, MA 02122

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Peter Gagnon
68 Litchfield Street
Boston, MA 02135

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Jeffrey Lauture
105 Howland Ave. #2
Dorchester, MA 02121

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Rodney Anderson
27 Harmon Street
Mattapan, MA 02126

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Socrates Lubin
15 Oxford Street #104
Boston, MA 02111

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Wayne Allen
31 Mora Street
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Grady Eason
7 Glover Place
Boston, MA 02122

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Mason Mayberry
96 LaGrange Street
West Roxbury, MA 02132

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Enrique Auch
31 Cook Street
Charlestown, MA 02129

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Christine McNeil
3 Rowley Street
Dorchester, MA 02122

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Scott Flaherty
4 Prospect Park
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Robert Babiaza
39 Norton Street
Apt 2
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Latisha McQueen
38 Algonquin Street #1
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kristen Bang
163 E. Cottage Street
#3
Boston, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Robert Mirabito
50 Neponset Ave
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Esteve Barrientos
34 Imrie Road
Boston, MA 02134

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kevin O'Neil
34 Sackville Street
Charlestown, MA 02129

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Aaron Vernon
136 Devon St
Apt 2
Dorchester, MA 02121

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Conor Flaherty
84 Orton Marotta Way
#1011
South Boston, MA 02127

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Alphonse Beasley
159 Howard Avenue
Dorchester, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Shayne Osborne
35 Onley Street
Dorchester, MA 02121

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Rondell Bernard
22 Caddy Road
Mattapan, MA 02126

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

James Keeley
56 Cottage Road
Boston, MA 02132

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Evan Payne
79 Florida Street #13
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Jason Butler
47 Brook Ave
Boston, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Steve Blake
15 Mora Street
Apt 2
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Gregory Pimentel-Perello
39 Westminster Street #3
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Andral Bobb
56 Idaho Street
Boston, MA 02126

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Emanule Fontes
50 Virginia Street
Dorchester, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Gerone Powell
23 Southmere Road
Boston, MA 02126

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

John Britt
20 Mascot Street
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Sylvia Roberts
P.O. Box 260901
Mattapan, MA 02126

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Elka Gibbons
18 Magnolia Square
Apt 1
Dorchester, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Isaiah Brown
7 Woodville Park
Roxbury, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Madison Sloan
11 Embassy Road
Brighton, MA 02135

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Stanley Cruz
P O Box 230514
207 Mass Ave
Dorchester, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Paul Vey
44 Montvale Street
Roslindale, MA 02131

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kenyetta Guyton
72B Westminster Court
Roxbury, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kevin Curtin
20 Southview Street
Dorchester, MA 02125

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kevin Stokes
140 American Legion Hwy. #1
Dorchester, MA 02124

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Theresa Haymon
197 Clare Avenue
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Edward Bonsu
675 E. Fourth Street
South Boston, MA 02127

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Kevin Weeks
550 East 7th Street
South Boston, MA 02127

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Jhimmy DeLeon
47 Hallron Street
Hyde Park, MA 02136

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Quincy Wilson
132 Marcella Street #3
Roxbury, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Joe Hogan
140 Warren Street
Apt 1
Roxbury, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Rafael Blanco
8 Marbury Terrace
Apt 2
Boston, MA 02130

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Marcia Williams White
120 Thornton Street
Roxbury, MA 02119

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Korey Dixon
20 Castlegate Road
Apt 4
Dorchester, MA 02121

June 15, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development in Kenmore Square being put forth by Related Beal.

Between the immediate construction jobs, and the permanent jobs with new office tenants, the economic impact for the city and our neighborhood will be terrific. The north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation, and it is time for a project of this scale to re-energize the square.

Thank you for your consideration.

Gerald Hulum
34 Messinger Street
Mattapan, MA 02126

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

175 / Dorchester Ave
Kenny Quach 

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

TAI TRAN

20 THORNLEY ST #1

DORCHESTER, MA 02125



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Nhung Nguyen
39 Shepton St
Rochester MA 02464

A handwritten signature in dark ink, appearing to read 'nhung', is written over a horizontal line.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

ty. nguyen

39 Shepton St

Dorchester MA: 02124

A stylized handwritten signature consisting of a large 't' and 'y' connected together, with a horizontal line crossing through the middle.

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



53 Shepton St. Dorchester

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Tran - HONG - 14 - KING - ST
HONG B~ DORCHESTER

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

NAM NGUYEN

918 DORCHESTER AVE



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

HUYN PHAM
36 SHEPTON ST
DORCHESTER 02124
PM

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

John P. Dunkley
1758 Dorchester Avenue

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Alan Streeten
39 Shepton St
Dorchester MA 02124



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jon Tum
30 Moton St
Dorchester MA 02124

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Tomy Lai
21 Hella St
Dorchester MA 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Ly Mui

255 HANCOCK ST
Dorchester MA 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Geng Tan
255 HANCOCK ST
Dorchester MA 02125

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.


We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Tony Dan

21 Hela St

Dorchester MA 02124



June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

TAI LUONG
34 SHEPTON STREET
DORCHESTER 02124
Tai

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Ben Lai

39 SHEPTON ST

DORCHESTER 02124

Ben

June 13, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jonathan Z. Cera-Left
43A Nightrgate St
Dorchester MA
02124

June 8, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



Josh Capra
39 Juliette Street Unit 1
Dorchester, MA 02122

June 13, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



HUNG LAM

23 TREADWAY RD #2
DORCHESTER MA. 02125

June 13, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Phillip Harkin 94 Normandy St. Dor.

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Denis McGrath 

17 Ranelegk rd. Brighton, MA 02135

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Robin E delos Santos
3151 Washington ST Apt #1
Jamaica Plain MA 02130

Robin E delos Santos,

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Richie Rodriguez

316 Warren Street

Boston MA 02119

A handwritten signature in blue ink, appearing to be 'R. Rodriguez'.

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

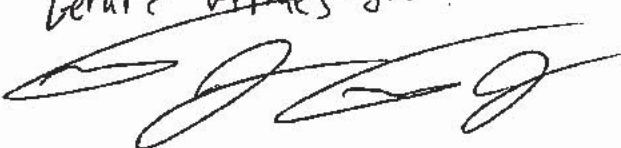
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Gerard Grimes Jr.


68 Clarkwood St
Boston, MA 02126

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

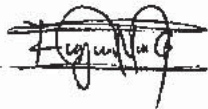
For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Francisco J. Najarro Garcia

122 Dustin St Apt 23 Brighton MA



June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Anthony Lima
Anthony Lim
83 Sumner St, Dorchester
MA 02125 apt. 1

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Rolando Barbosa
Rolando Barbosa
124 Fairmount St.
Dorchester MA 02124

June 12, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Guillermo Antonio Vafucano
73 Liverpool St #1
EAST Boston MA 02128



June 8, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



Orvel Collins
55 Woodhaven Street
Mattapan, MA 02126

June 7, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Powell Simpson II
3-D Castle Court
Boston Ma 02118
Powell Simpson II
Local 723

L#56

June 8, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



David Rambarran
840 Hyde Park Ave. Unit D
Hyde Park, MA 02136

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

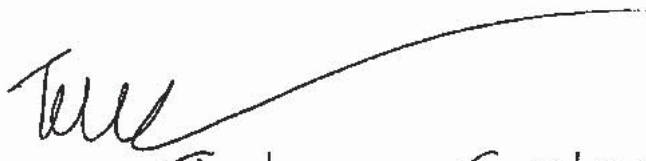
Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.


Tahric Gardner
48 Bowdoin st
Dorchester 02124

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

 Jaleel Burton
13 Washington St
Dorchester Ma. 02124

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment


Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Sprague Buchanan
29 Dunstable St.
Charlestown, Ma. 02129


June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

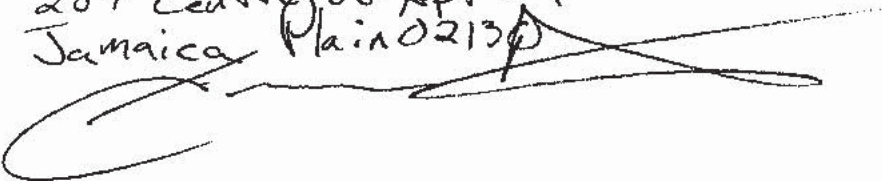
I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Jose Acosta
287 Centre St Apt 59
Jamaica Plain 02130



June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Edwin Marroquin



81 Loring St. Hyde Park Ma 02136

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.



YVES VATEL

167 Hamilton ST #3
Boston, MA 02122

June 14, 18

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,


I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Shaquille Lee
225 Bluehill ave Apt # 303
Roxbury Ma, 02119

X  Date June 14th/18

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

KEVIN CURTIN

A handwritten signature in black ink, appearing to read "Kevin Curtin", with a stylized flourish at the end.

20 Southview St.
Dorchester, MA
02125

June 14, 2018

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Kenmore Square Redevelopment

Dear Mr. Czerwienski,

I am writing to indicate my support for the Related Beal project in Kenmore Square.

For far too long, the north side of Kenmore Square has been left behind as other parts of the city have enjoyed redevelopment and reactivation. It is time for a project of this scale to re-energize the square. As a local resident, I know how a project like this can transform our neighborhood for the better. This project will provide that and so much more added community benefits to the neighborhood.

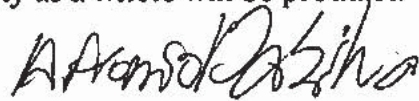
We have been impressed with the developers and design team and look forward to constructing a building that the neighborhood and city as a whole will be proud of.

Thank you.

Antonio DeSilva

332 Geneva Ave

Dorchester, Ma 02121



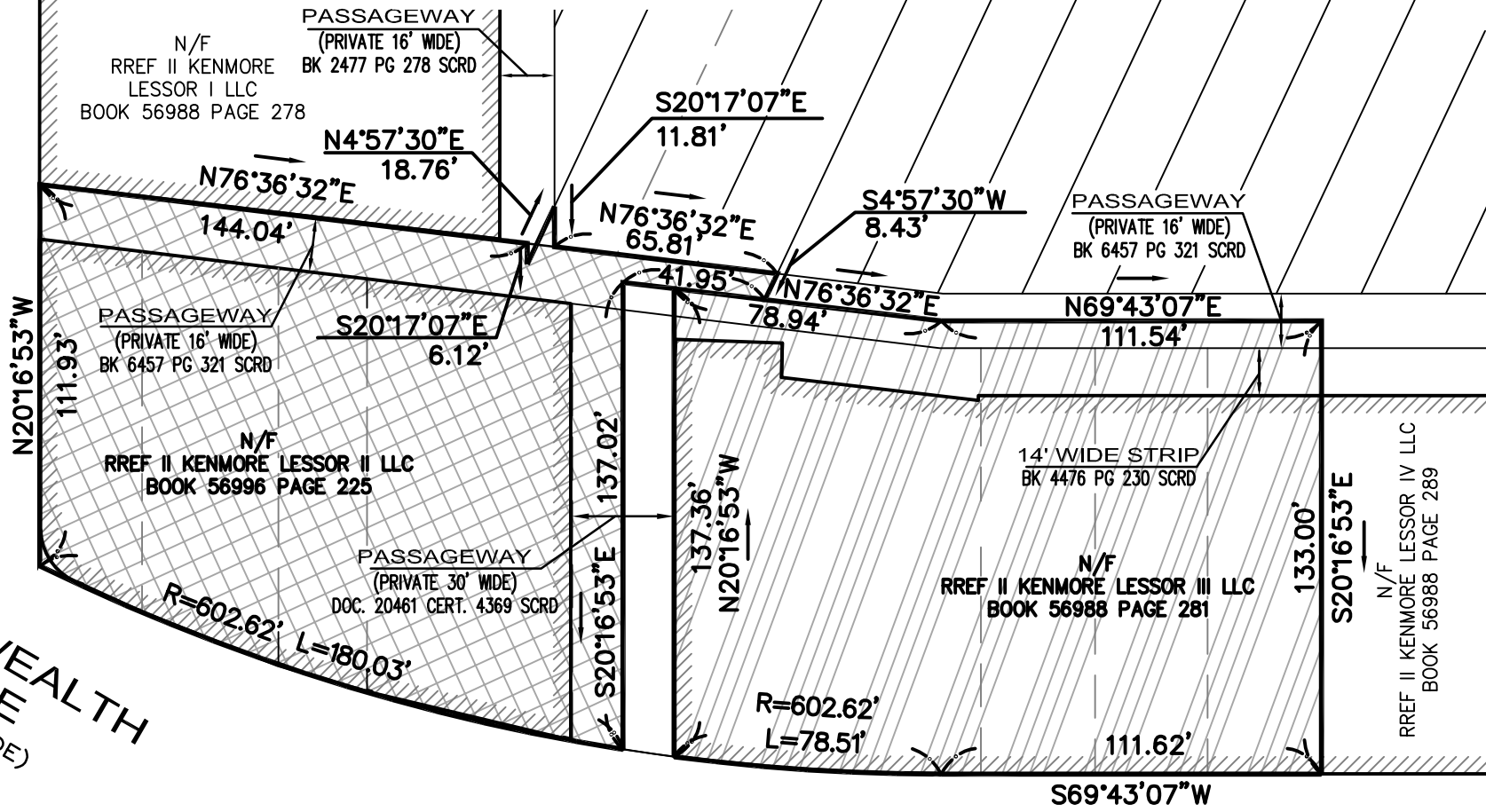
Appendix A

Survey

EXHIBIT C-2

DEERFIELD STREET
(PUBLIC 60' WIDE)
PLAN L-2516

COMMONWEALTH AVENUE
(PUBLIC 160' WIDE)
PLAN L-2050



- COMMONWEALTH REDEVELOPMENT PARCEL
AREA = 23,159 SQ.FT.±
- BEACON REDEVELOPMENT PARCEL
AREA = 25,495 SQ.FT.±

BEACON STREET
(PUBLIC 70' WIDE)
PLAN L-1194

GRAPHIC SCALE



SCALE: 1"=50'

PROJECT # 12971
FILE: 12971_PDA1.dwg
SCALE: 1"=50'
DATE: 9/24/2018
PROJ. MGR.: DRS
DRAFTED BY: JCC

EXHIBIT C-2
PLAN SHOWING COMMONWEALTH REDEVELOPMENT
PARCEL AND BEACON REDEVELOPMENT PARCEL
KENMORE SQUARE NORTH, BOSTON

PREPARED FOR:
RELATED BEAL
177 MILK STREET, BOSTON, MA 02109

www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

Nitsch Engineering

Appendix B

Accessibility Checklist

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information:

If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.

Project Name:	Kenmore Square Redevelopment – Commonwealth Building
Primary Project Address:	533 to 541 Commonwealth Avenue
Total Number of Phases/Buildings:	One new building
Primary Contact (Name / Title / Company / Email / Phone):	Alex Provost, Related Beal, aprovost@relatedbeal.com
Owner / Developer:	Related Beal
Architect:	Stantec Architecture (Executive Architect), Roger Ferris + Partners (Design Architect)
Civil Engineer:	VHB
Landscape Architect:	Kyle Zick Landscape Architecture
Permitting:	Epsilon Associates
Construction Management:	TBD

At what stage is the project at time of this questionnaire? Select below:

	<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No, we do not anticipate filing for any variances.		

2. Building Classification and Description:

This section identifies preliminary construction information about the project including size and uses.

What are the dimensions of the project?			
Site Area:	23,159 SF	Building Area:	135,000 GSF
Building Height:	112 FT	Number of Stories:	8 Flrs
First Floor Elevation:	18.6	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	<input checked="" type="checkbox"/> Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	<input checked="" type="checkbox"/> Business	<input checked="" type="checkbox"/> Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail, lobbies			
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The project is located in Kenmore Square, which is a dense commercial area with a variety of uses. The area is relatively flat with sidewalks throughout.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Kenmore Station, which serves the Green Line, is across from the project site and is accessible. Five accessible bus routes also stop at the station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The site is adjacent to Boston University and is near the Longwood Medical and Academic Area.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None in the immediate neighborhood.			
4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>				
Is the development site within a historic district? <i>If yes</i> , identify which district:	No			
Are there sidewalks and pedestrian ramps existing at the development	There are two existing ramps on site at the corner of Beacon and Deerfield Street. Both ramps are brick and in good condition. One of the two ramps			

Article 80 | ACCESSIBILITY CHECKLIST

<p>site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>have detectable warnings and neither have a level landing. There are existing brick sidewalks on site in good condition with cross slopes ranging from 1%-4%. Both ramps and sidewalks will be reconstructed as part of the new development.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>The existing sidewalks and ramps will be reconstructed to ADA/MAAB standards as part of the project.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Mixed Use</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Frontage Zone: 0-2' Pedestrian Zone: 8'-10' Greenscape/Furnishing Zone: 1'-6" to 9' Curb Zone: 6"</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>Pedestrian Zone: Concrete Frontage Zone: Concrete unit pavers & concrete Greenscape/Furnishing Zone: Pervious concrete unit pavers, concrete unit pavers Curb Zone: Granite curbing & bituminous concrete</p>

Article 80 | ACCESSIBILITY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	Sidewalk cafes are programmed under the proposed building canopy of the Commonwealth Building within private property. Furnishings will be programmed for the pedestrian right of way in the furnishing zone. An 8' wide minimum pedestrian zone is maintained throughout the project.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	The pedestrian right-of-way is not on private property.
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	The project will seek PIC approval for Specific Repairs on Beacon and Deerfield Street for curb realignment, tree pits, permeable pavers, bike racks, benches, etc. Any additional actions will be determined as the design progresses.
6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	60 parking spaces will be provided at the Commonwealth Building within the below grade garage.
What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?	At the Commonwealth Building, 3 accessible spaces will be provided; 1 of the 3 will be van accessible.
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	This has not been determined.
Where is the accessible visitor parking located?	Accessible visitor parking will be provided in the basement.
Has a drop-off area been identified?	A drop off location has not yet been identified. If it is determined that a drop

Article 80 | ACCESSIBILITY CHECKLIST

<i>If yes</i> , will it be accessible?	off is required, it will be designed to be accessible.
7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	All entryways will be accessible with a flush condition.
Are the accessible entrances and standard entrance integrated? <i>If yes</i> , describe. <i>If no</i> , what is the reason?	Yes, all entryways will grant accessible entrance.
<i>If project is subject to Large Project Review/Institutional Master Plan</i> , describe the accessible routes way-finding / signage package.	The way-finding/signage package has not been developed at this stage of design.
8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i>	
What is the total number of proposed housing units or hotel rooms for the development?	NA
<i>If a residential development</i> , how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?	NA
<i>If a residential development</i> , how many accessible Group 2 units are being proposed?	NA
<i>If a residential development</i> , how many accessible Group 2 units will also be IDP units? <i>If none</i> , describe reason.	NA

Article 80 | ACCESSIBILITY CHECKLIST

<i>If a hospitality development</i> , how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i> , provide amount and location of equipment.	NA
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i> , provide reason.	NA
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i> , describe:	NA
9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i>	
Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?	This has not been determined.
What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?	All common spaces within the project will be accessible.
Are any restrooms planned in	No, the entrance lobbies will not include restrooms that are accessible to the

Article 80 | ACCESSIBILITY CHECKLIST

common public spaces? <i>If yes</i> , will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i> , explain why not.	public.
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i> , did they approve? <i>If no</i> , what were their comments?	No, the plans have not been reviewed with the City of Boston Disability Commissioner or with their Architectural Access staff.
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i> , what recommendations did the Advisory Board give to make this project more accessible?	No, the plans have not been presented to the Disability Advisory Board.
10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>	
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.	
Provide a diagram of the accessible route connections through the site, including distances.	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. NA	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <ul style="list-style-type: none"> • • • • 	

Article 80 | ACCESSIBILITY CHECKLIST

This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/csl/building-codebbrs.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visitability** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILITY CHECKLIST

1. Project Information:

If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.

Project Name:	Kenmore Square Redevelopment – Beacon Building
Primary Project Address:	642 to 660 Beacon Street,
Total Number of Phases/Buildings:	Renovation of one existing building and the construction of one new building
Primary Contact (Name / Title / Company / Email / Phone):	Alex Provost, Related Beal, aprovost@relatedbeal.com
Owner / Developer:	Related Beal
Architect:	Stantec Architecture (Executive Architect), Roger Ferris + Partners (Design Architect)
Civil Engineer:	VHB
Landscape Architect:	Kyle Zick Landscape Architecture
Permitting:	Epsilon Associates
Construction Management:	TBD

At what stage is the project at time of this questionnaire? Select below:

	<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? <i>If yes</i> , identify and explain.	No, we do not anticipate filing for any variances.		

2. Building Classification and Description:

This section identifies preliminary construction information about the project including size and uses.

What are the dimensions of the project?			
Site Area:	25,495 SF	Building Area:	145,500 GSF
Building Height:	100 FT	Number of Stories:	7 Flrs.
First Floor Elevation:	18.6	Is there below grade space:	Yes

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame	<input checked="" type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Steel Frame	<input checked="" type="checkbox"/> Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	<input checked="" type="checkbox"/> Business	<input checked="" type="checkbox"/> Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:	Retail, lobbies			
3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:	The project is located in Kenmore Square, which is a dense commercial area with a variety of uses. The area is relatively flat with sidewalks throughout.			
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:	Kenmore Station, which serves the Green Line, is across from the project site and is accessible. Five accessible bus routes also stop at the station.			
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:	The site is adjacent to Boston University and is near the Longwood Medical and Academic Area.			
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:	None in the immediate neighborhood.			
4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i>				
Is the development site within a historic district? <i>If yes</i> , identify which district:	No			
Are there sidewalks and pedestrian ramps existing at the development	There are two existing ramps on site at the corner of Beacon and Deerfield Street. Both ramps are brick and in good condition. One of the two ramps			

Article 80 | ACCESSIBILITY CHECKLIST

<p>site? <i>If yes</i>, list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:</p>	<p>have detectable warnings and neither have a level landing. There are existing brick sidewalks on site in good condition with cross slopes ranging from 1%-4%. Both ramps and sidewalks will be reconstructed as part of the new development.</p>
<p>Are the sidewalks and pedestrian ramps existing-to-remain? <i>If yes</i>, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? <i>If yes</i>, provide description and photos:</p>	<p>The existing sidewalks and ramps will be reconstructed to ADA/MAAB standards as part of the project.</p>
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? <i>If yes</i>, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	<p>Mixed Use</p>
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	<p>Frontage Zone: 0-2' Pedestrian Zone: 8'-10' Greenscape/Furnishing Zone: 1'-6" to 9' Curb Zone: 6"</p>
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	<p>Pedestrian Zone: Concrete Frontage Zone: Concrete unit pavers & concrete Greenscape/Furnishing Zone: Pervious concrete unit pavers, concrete unit pavers Curb Zone: Granite curbing & bituminous concrete</p>

Article 80 | ACCESSIBILITY CHECKLIST

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? <i>If yes</i> , what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?	Furnishings will be programmed for the pedestrian right of way in the furnishing zone. An 8' wide minimum pedestrian zone is maintained throughout the project.
If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?	The pedestrian right-of-way is not on private property.
Will any portion of the Project be going through the PIC? <i>If yes</i> , identify PIC actions and provide details.	The project will seek PIC approval for Specific Repairs on Beacon and Deerfield Street for curb realignment, tree pits, permeable pavers, bike racks, benches, etc. Any additional actions will be determined as the design progresses.
6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i>	
What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?	60 parking spaces will be provided at the Commonwealth Building within the below grade garage. (No spaces are being provided at the Beacon Building.)
What is the total number of accessible spaces provided at the development site? How many of these are "Van Accessible" spaces with an 8 foot access aisle?	At the Commonwealth Building, 3 accessible spaces will be provided; 1 of the 3 will be van accessible
Will any on-street accessible parking spaces be required? <i>If yes</i> , has the proponent contacted the Commission for Persons with Disabilities regarding this need?	This has not been determined
Where is the accessible visitor parking located?	Accessible visitor parking will be provided in the basement
Has a drop-off area been identified? <i>If yes</i> , will it be accessible?	A drop off location has not yet been identified. If it is determined that a drop off is required, it will be designed to be accessible.

Article 80 | ACCESSIBILITY CHECKLIST

7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability-with neighbors.</i>	
Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:	All entryways will be accessible with a flush condition.
Are the accessible entrances and standard entrance integrated? <i>If yes, describe. If no, what is the reason?</i>	Yes, all entryways will grant accessible entrance
<i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i>	The way-finding/signage package has not been developed at this stage of design.
8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i>	
What is the total number of proposed housing units or hotel rooms for the development?	NA
<i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i>	NA
<i>If a residential development, how many accessible Group 2 units are being proposed?</i>	NA
<i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i>	NA

Article 80 | ACCESSIBILITY CHECKLIST

<i>If a hospitality development</i> , how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? <i>If yes</i> , provide amount and location of equipment.	NA
Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. <i>If yes</i> , provide reason.	NA
Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? <i>If yes</i> , describe:	NA
9. Community Impact: <i>Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.</i>	
Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?	This has not been determined
What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?	All common spaces within the project will be accessible
Are any restrooms planned in	No, the entrance lobbies will not include restrooms that are accessible to the

Article 80 | ACCESSIBILITY CHECKLIST

common public spaces? <i>If yes</i> , will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? <i>If no</i> , explain why not.	public.
Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? <i>If yes</i> , did they approve? <i>If no</i> , what were their comments?	No, the plans have not been reviewed with the City of Boston Disability Commissioner or with their Architectural Access staff
Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? <i>If no</i> , what recommendations did the Advisory Board give to make this project more accessible?	No, the plans have not been presented to the Disability Advisory Board
10. Attachments <i>Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.</i>	
Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.	
Provide a diagram of the accessible route connections through the site, including distances.	
Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)	
Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry. NA	
Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project. <ul style="list-style-type: none"> • • • • 	

Article 80 | ACCESSIBILITY CHECKLIST

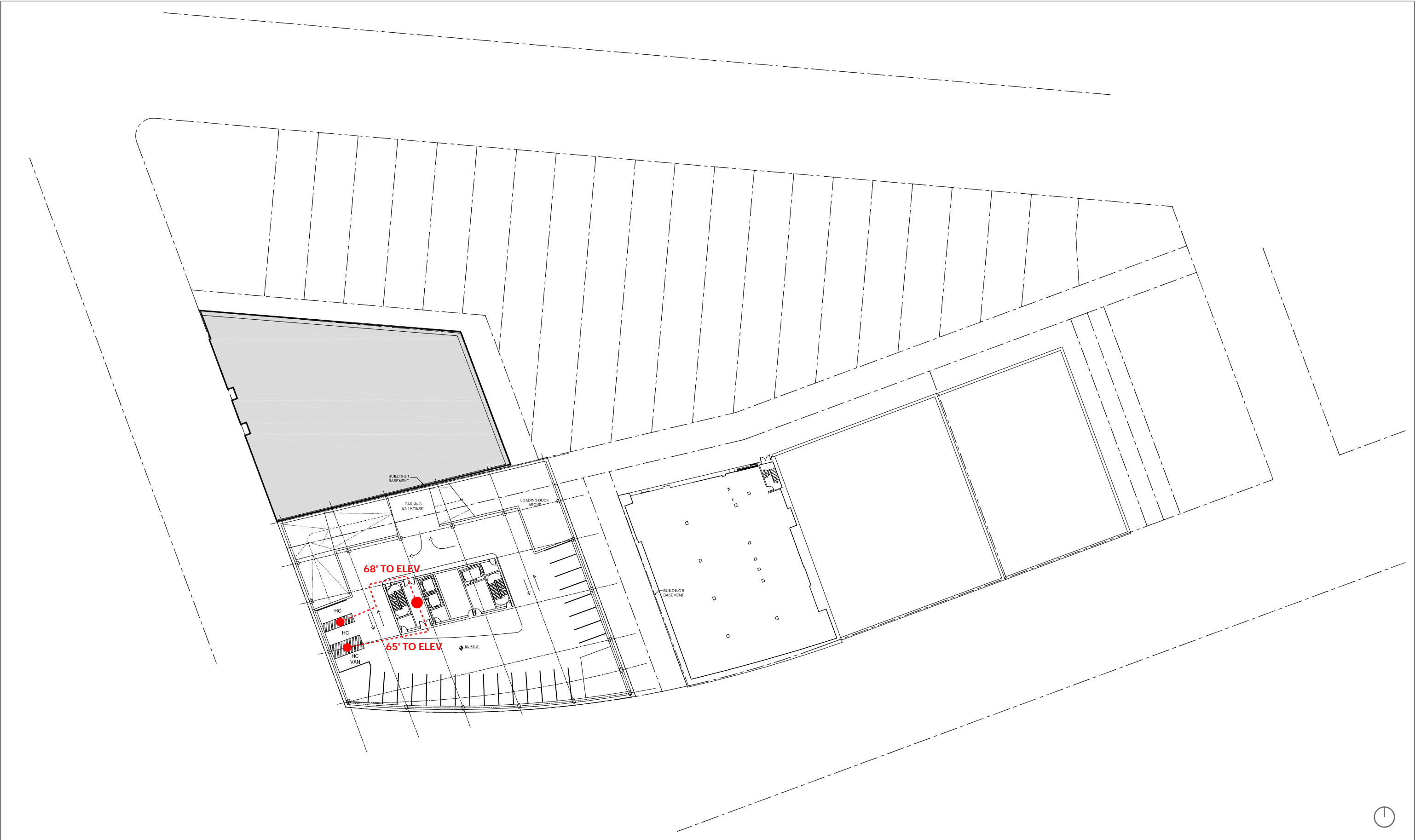
This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

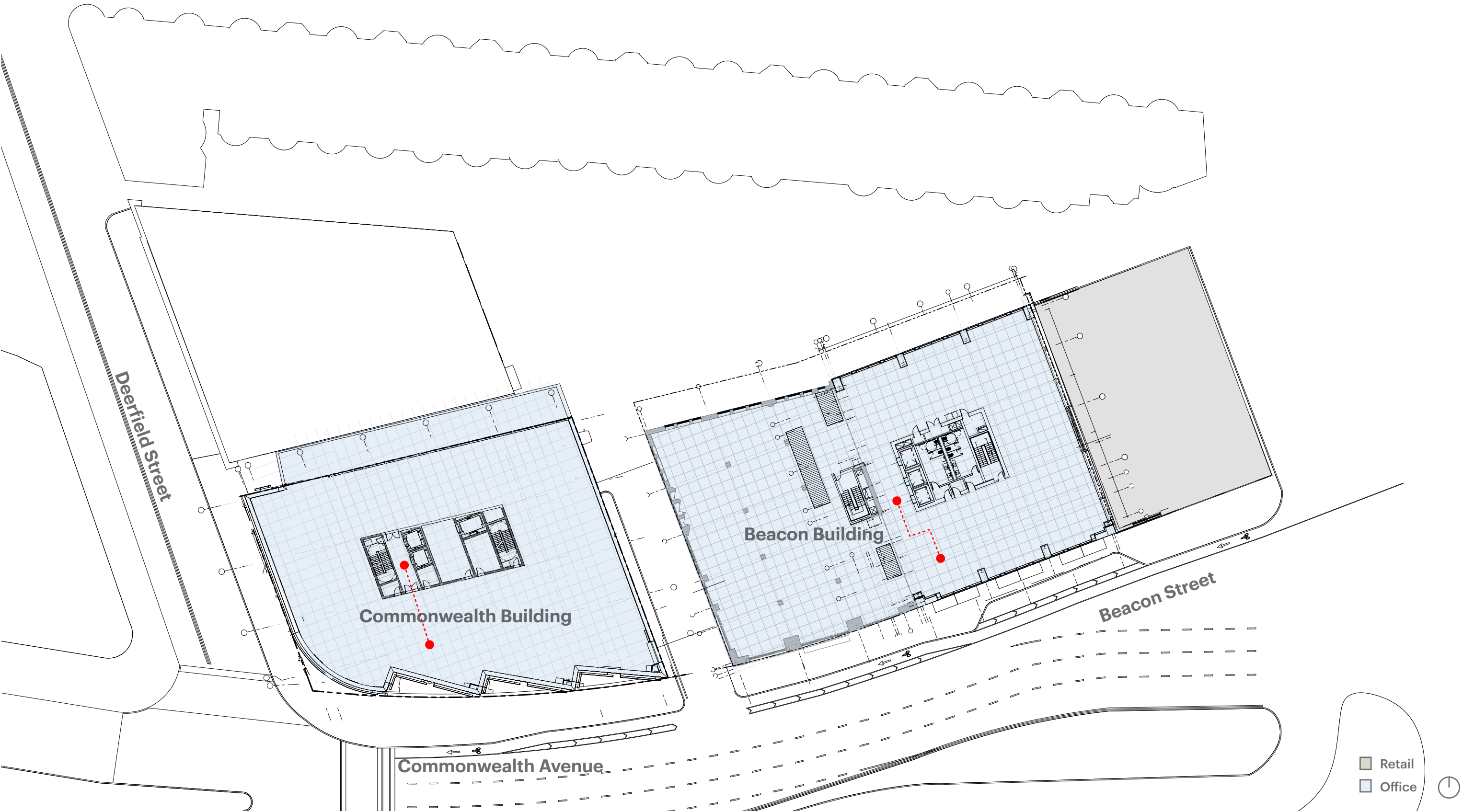
Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682



1:50





Appendix C

LEED Checklists



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Kenmore Sq Redevelopment - Commonwealth Building

Date: 5/3/2018

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

14	2	0	Location and Transportation		16
		N	Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
	3		Credit	High Priority Site	2
6			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	2	4	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
		1	Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
2	2		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

6	5	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

13	5	15	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	3		Credit	Enhanced Commissioning	6
6	2	10	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

5	5	3	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	2	3	Credit	Building Life-Cycle Impact Reduction	5
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	8	2	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
1	1	1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	1		Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	1		Credit	Interior Lighting	2
	3		Credit	Daylight	3
		1	Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

6	0	0	Innovation		6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	1	2	Regional Priority		4
1			Credit	Regional Priority: Rainwater Management (2 point threshold)	1
	1		Credit	Regional Priority: High Priority Site (2 Point Threshold)	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

54	28	26	TOTALS	Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				



LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: Kenmore Sq Redevelopment - Beacon Building
Date: 5/3/2018

Y ? N

1			Credit	Integrative Process	1
17	3	0	Location and Transportation		20
		N	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
	3		Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
6			Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

6	1	4	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
		1	Credit	Site Assessment	1
		2	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

6	5	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

13	5	15	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	3		Credit	Enhanced Commissioning	6
6	2	10	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
		3	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

5	5	4	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	2	4	Credit	Building Life-Cycle Impact Reduction	6
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	4	2	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
1	1	1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	3		Credit	Daylight	3
		1	Credit	Quality Views	1

6	0	0	Innovation		6
5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

1	1	2	Regional Priority		4
1			Credit	Regional Priority: Rainwater Management (2 point threshold)	1
	1		Credit	Regional Priority: High Priority Site (2 point threshold)	1
		1	Credit	Regional Priority: Specific Credit	1
		1	Credit	Regional Priority: Specific Credit	1

59	24	27	TOTALS	Possible Points:	110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110					