



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

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**Re: Submission Notice- Notice of Project Change (NPC) for Orient Heights Redevelopment, East Boston**

1 message

**Bob D'Amico** <bob.damico@boston.gov>

Fri, May 4, 2018 at 12:00 PM

To: Raul Duverge &lt;raul.duverge@boston.gov&gt;, Gina Fiandaca &lt;gina.fiandaca@boston.gov&gt;, Vineet Gupta &lt;vineet.gupta@boston.gov&gt;

May 4, 2018

Brian P. Golden, Director  
Attention: Raul Duverge  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, Massachusetts 02201

Re: Notice of Project Change Transportation Component for the Orient Heights Redevelopment Project.

Dear Director Golden:

The Boston Transportation Department (BTD) has reviewed the above document and is please to submit the following comments for your review.

We were very disappointed when we were informed of the elimination regarding the new connection between Vallar Road and Waldemar Avenue, as this would serve to mitigate traffic impacts in the general area around the project and adjacent neighborhood.

However, we also understand the reasoning regarding the changes to the overall design and reduction in the number of units and parking spaces involved with the project.

The number of parking spaces in relationship to the number of units makes sense when consideration is given to the proximity of Suffolk Downs Station and Orient Heights Station to the project, (331 units/265 parking spaces) which results in a 0.8 parking ratio.

Based on a request by BTD, additional information would be necessary in-order to make a proper judgement regarding traffic impacts in relationship to the request on the part of the developer to make Faywood Avenue a two-way from Vallar Road to Orient Avenue.

The Notice of Project Change Transportation Component provided by Nitsch Engineering was very thorough and included detailed information that was helpful in our determination regarding this proposal.

As you know, the Orient Heights section of East Boston has become a very desirable location for future development and is reflective in the number of projects proposed for this particular neighborhood. The Notice of Project Change mentions three development projects in the adjacent neighborhood but fails to provide an up-to-date list. The additional projects in close proximity to the Orient Heights Project are as follows:

1) Nu-thread Tire Property located at the corner of Ford and Boardman Street. (The number of units have not yet been determined).

2) Development at Breed and Bennington Street. (Mixed use 6-8 units and commercial use on the street level)

3) [16 Boardman Street](#) (19 units)

4) [944-946 Saratoga Street](#) (55 units)

5) [144 Addison Street](#) 275 units)

I only mention the additional projects to formalize and paint a more accurate picture of what is actually occurring in this densely populated section of East Boston.

Finally, subsequent to many meetings both in the neighborhood and in city hall, and after a careful critique of the Notice of Project Change dated April 18, 2018, I'm of the opinion that the request to make Faywood Avenue a two-way from Vallar Road to Orient Avenue must not be approved. We are of the opinion that the traffic flow both within and around the development works well and will continue to do so in the future without this controversial change.

Sincerely,

Robert D. D'Amico

Senior Planner  
Boston Transportation Department

On Thu, May 3, 2018 at 6:19 AM, Bob D'Amico <[bob.damico@boston.gov](mailto:bob.damico@boston.gov)> wrote:

Thank you Raul.

On Wed, May 2, 2018 at 2:21 PM, Raul Duverge <[raul.duverge@boston.gov](mailto:raul.duverge@boston.gov)> wrote:

Good Afternoon,

Attached for your review is the Notice of Project ("NPC") for the Orient Heights Redevelopment project (the "Project") in East Boston, received by the Boston Planning & Development Agency ("BPDA") on April 30, 2018 from Trinity Orient Heights Limited Partnership (the "Proponent").

As described in the NPC, the proposed changes to the Project include the following: (i) the elimination of forty two (42) non-public housing units, reducing the Project from four (4) to three (3) phases; (ii) the existing community center will be renovated rather than newly constructed and a new community space will also be provided in the Phase Two mid-rise building; (iii) improvements to open space on the Project site's northwest corner bordering Waldemar Avenue will be delivered as part of Phase Two of the Project; (iv) elimination of a roadway connection between Vallar Road and Waldemar Avenue; and (v) elimination of some vehicle parking spaces within the Project site as a result of the unit reduction.

**Written comments from city departments, public agencies, elected officials, and the general public should be submitted to Raul Duverge by May 31, 2018 via email at [Raul.Duverge@Boston.gov](mailto:Raul.Duverge@Boston.gov) or at the mailing address listed at the bottom of this email.**

To view the NPC or other project related documents online or to submit your comments through the BPDA project page, please visit the following link: <http://www.bostonplans.org/projects/development-projects/orient-heights-redevelopment-npc>

If you would like a hard copy of the NPC or have any questions, feel free to contact me at any time.

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**Raul Duverge**

Senior Project Manager  
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**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201  
[bostonplans.org](http://bostonplans.org)

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Bob D'Amico

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**Bob D'Amico**