

**Raul Duverge <raul.duverge@boston.gov>**

Support for South Bay Town Center Development Project

1 message

Bill Endicott <william.endicott@gmail.com>
To: raul.duverge@boston.gov

Tue, Apr 12, 2016 at 9:48 PM

Good Evening Mr. Duverge,

I am writing to express my support for the South Bay Town Center development in Dorchester. As a resident and homeowner in the neighborhood, and after speaking with many of my fellow neighbors about this project who seem to feel the same way, I am truly excited by the prospect of the dining, entertainment, and retail offerings that this new development will bring to the area. These amenities will be a great addition, and for our family only a short walk away!

The transformation of what is currently a vastly underutilized, bleak, and industrial wasteland will be a welcome change that we believe will only further activate and enhance our neighborhood. In addition, the offsite improvements and investment into the adjacent neighborhood such as traffic signal improvements, creation of new green spaces and community gathering areas, and road and infrastructure improvements are tremendous positive assets being brought to our community as a result of this project.

Likewise, the new jobs (both construction and permanent), housing, restaurants, and retail stores will also provide a huge economic benefit to the Dorchester neighborhood unmatched by any other local development projects to date.

I am truly pleased to see the support of this development project by both the local community and City of Boston, signifying an important step in the right direction towards realizing the Boston housing plan of 53,000 additional units by the year 2030.

Regards,

Bill Endicott
46 Mt. Vernon St.
Dorchester, MA 02125



Raul Duverge <raul.duverge@boston.gov>

Fwd: Contact Us Submission: # 2193 // Development

1 message

Michael Christopher <michael.christopher@boston.gov>

Tue, Apr 12, 2016 at 7:30 AM

To: raul.duverge@boston.gov

Sent from my iPhone

Begin forwarded message:

From: kentico@boston.gov
Date: April 12, 2016 at 7:27:57 AM EDT
To: BRAWebContent@boston.gov, michael.christopher@boston.gov
Subject: Contact Us Submission: # 2193 // Development

CommentsSubmissionFormID: 2193

Form inserted: 4/12/2016 7:27:20 AM

Form updated: 4/12/2016 7:27:20 AM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: Edward

Last Name: Bonsu

Organization:

Email: Edbonsujr@gmail.com

Street Address: 9 McKone st

Address Line 2: Apt 1

City: Boston

Subject: michael.christopher@boston.gov:Development

State: MA

Phone: (617) 970-0012

Zip: 02124

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation

of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

Statement Regarding the South Bay Development Plan:

Chuck Turner, coordinator

Boston Jobs Coalition

April 11, 2016

The Boston Jobs Coalition is opposed to the South Bay Development Plan as it is now structured. Our opposition is based on the fact that it shows no concern for cooperating with the Mayor and City Council in their attempt to mitigate the horrendous human effects of the growing income inequality in the City of Boston. In a city ranked as having the highest cost of living in the country and where the median income of residents is \$33,000 a year, there must be a public strategy to assure that development does not make it increasingly difficult for residents to remain in Boston.

We know that commercial and high end housing development will increase the cost of living for Boston residents. Therefore, unless the City/BRA administration is comfortable being a collaborator in a process of urban economic cleansing, our government officials must demand at the very least that developers institute a strategy to mitigate the punitive effects of development on the residents of Boston. Yes, there is a linkage requirement that City leadership instituted thirty years ago. However, these linkage funds do not put income in the pockets of our residents.

Given the reality that the workers of our City need income in order to cope with the rising cost of living, it is critically important that the City focus on assuring that the businesses that lease space in these new developments pay a wage that enables our residents who are workers these businesses have enough income to continue to live in the City. If the City officials are going to encourage development, they have a responsibility to require that the businesses in these developments are paying a fair, living wage that enable the workers to live as well as work in Boston. These developments should not be allowed to be the scene of the continuation of the historic American process of the exploitation of workers of all races, genders, creeds, and sexual persuasions.

We know that some BRA/City officials will point to the Mayor's creation of a Task Force to develop a strategy that will result in the City being able to raise the minimum wage to \$15 an hour. While we applaud the Mayor in focusing on the needed objective of raising the incomes of those most at risk of economic strangulation. However, the BRA/City can not sit back and wait for future beneficial results from this effort. Actions must be taken Now to mitigate the economic effects of South Bay Mall development, especially on those who work in the businesses housed there.

There are a number of specific steps that the BRA/City must take Now:

a) Require that all the businesses who have signed leases or who have entered into negotiations of potential leases disclose the rates of pay of their projected employee roster at all levels from management to maintenance; This information should then be shared with the public. This practice is now being used by the BRA on the P3 parcel that is part of the Tremont Crossing development in the Dudley Square Master Plan area.

b) Require that the developer engage in discussions with leasees and potential leasees to meet the Good Jobs Standards as voted by the Roxbury Strategic Master Plan Oversight Committee including the wage rates starting at \$15 and going up \$1 each year as the state minimum wage increases, to \$17 on 1/1/18, with 75% full time with benefits and stable shifts.

- c) Require that the developer enter into discussions with the business owners regarding the working conditions in order to assure that at the very least the businesses understand that the City/developer is concerned about the health and safety of the workers.
- d) Require that the developers urge the businesses agree to card check neutrality in order to assure that the workers have a fair and safe opportunity to consider unionization.
- e) Require that the developers work out first source agreements with the business owners to give preference in the hiring process to those who live within a two to three mile radius around the business.
- f) Require that the developers urge the business owners to set goals for the demographics of the workforce to match those in the surrounding neighborhoods and the city overall.

The Roxbury Master Plan Oversight Committee, appointed by the Mayor, that works with the BRA on the development of Master Plan sites in the Dudley Square area have established b, c, e, and f as standards that developers have to meet in order to be considered for their approval. Also, the RSMPOC has established access goals (f) of 51% Boston residents, 51% people of color, and 15% women on construction and 51% Boston residents, 51% people of color, and 50% women. The City is now working with the Boston Jobs Coalition regarding implementation and enforcement of the Standards agreed to by the RSMPOC. If this process is taking place in Roxbury, less than two miles from the Mall, why shouldn't it take place in the businesses that lease and rent space in the proposed development.

We understand that the elected officials who choose to represent us and those individuals who chose to work within the City/BRA administrations did not create the conditions that are creating the economic tsunami being faced by our residents. However, given the campaign rhetoric of those seeking office to serve all the residents of the City not just the affluent, those who were elected have a responsibility to develop creative strategies to mitigate the pernicious effects of development. It is time for the BRA representatives and the developer representatives who are guiding the South Bay process to discard their cavalier and insensitive attitudes regarding the needs of the workers who will be working in the developments. We know that is not the attitude of the Mayor and are surprised to see those who represent him being so unconcerned about the human values that he has said undergird the work of his administration.



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 8:12 PM

CommentsSubmissionFormID: 819

Form inserted: 4/11/2016 8:12:44 PM

Form updated: 4/11/2016 8:12:44 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Kris

Last Name: Terova

Organization: NA

Email: kterova@newstarfin.com

Street Address: 141 Savin Hill Ave

Address Line 2:

City: Dorchester

State: MA

Phone: (857) 413-9300

Zip: 02125

Comments: To whom it may concern, I would like to express my support for the South Bay project. I grew up in Dorchester (Howell Street), and still live within walking distance of the South Bay center. I usually walk through the proposed site, to get groceries and do my shopping. Having seen the detailed 300+ page plan, I am convinced that this project will be GREAT for the area. Not only would it turn some less than appealing streets and buildings into a walkable community area, but it could bring about hundreds of jobs, some temporary, some permanent. Having grown up in Dorchester, I have pride and I'd hate to see other neighborhoods like Southie and Somerville grow, expand and improve, while Dorchester gets left behind. A project like this would give the residents of Dorchester a good reason to stay put, and enjoy weekend nights shopping and supporting the local community. When it comes to traffic, I'm not overly concerned. The traffic study, in my non scientific opinion, neglected to address the growing trend of not owning a car. Many people below 30 simply don't need cars anymore, I'm an example of that. That trend is growing and will alleviate the issue of congestion. In my opinion, the benefits of this project, far outweigh any negatives that may arise. The plan is well thought out, and the overall project has my overwhelming support. The people of Dorchester should not be left behind. Boston competes with other metro areas to attract and keep young and bright minds here to help sustain the vitality of our city; a project like this furthers that goal. In addition, the added tax revenue will be a constant source for the city and its residents for many years. There is also the benefit of more housing, affordable units, and snow emergency parking. Once again, I would like to express my support for this project and hope that it is approved.

4/12/2016

City of Boston Mail - Project Comment Submission: South Bay Town Center Project

The politicians we see on TV can make all the grand promises they want, and we the people rarely see anything being done. This is a case where a vote of yes will make sure something is done, people are put to work, and everyone benefits. Thank you for your consideration. Kris

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Re: Contact Us Submission: # 2193 // Development

1 message

Emily Wieja <emily.wieja@boston.gov>

Tue, Apr 12, 2016 at 12:11 PM

To: Edbonsujr@gmail.com, Raul Duverge <Raul.Duverge@boston.gov>

Cc: BRAWebContent <BRAWebContent@boston.gov>, Michael Christopher <michael.christopher@boston.gov>

Hello Edward,

Thank you for contacting the Boston Redevelopment Authority. I am copying Raul Duverge, project manager, so that he may be aware of your comments.

Best,

**Emily Wieja***Web Content Manager*

617.918.4443

BRA/EDIC

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org

On Tue, Apr 12, 2016 at 7:27 AM, <kentico@boston.gov> wrote:

CommentsSubmissionFormID: 2193

Form inserted: 4/12/2016 7:27:20 AM

Form updated: 4/12/2016 7:27:20 AM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: Edward

Last Name: Bonsu

Organization:

Email: Edbonsujr@gmail.com

Street Address: 9 McKone st

Address Line 2: Apt 1

City: Boston

Subject: michael.christopher@boston.gov:Development

State: MA

Phone: (617) 970-0012

Zip: 02124

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Tue, Feb 16, 2016 at 11:33 AM

CommentsSubmissionFormID: 674

Form inserted: 2/16/2016 11:32:59 AM

Form updated: 2/16/2016 11:32:59 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Ted

Last Name: Bolton

Organization: .

Email: tedbolton@hotmail.com

Street Address: 28 Boston Street

Address Line 2: # 4

City: South Boston

State: MA

Phone: (617) 596-1411

Zip: 02127

Comments: While I am in favor of new housing, certainly when it replaces a cement plant, I am most concerned with the traffic on Boston Street. It is already beyond capacity and shows no sign of abating. I have lived on the street for 15 years and the traffic has grown exponentially. I would like to see the street made one way or perhaps remove the exit ramp from 93. It simply has destroyed everyone's quality of life.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay Project comments/suggestions

1 message

Sat, Mar 19, 2016 at 5:58 PM

Paul Creeden <pcreeden@comcast.net>
To: Raul Duverge <raul.duverge@boston.gov>

Mr. Duverge

As a member of the McCormack Civic Association, I got last Tuesday's briefing on the current state of the project plan.

I have 4 comments/suggestions:

1. I support the suggestion raised at the MCC meeting that the project not open any traffic access via West Howell Street until the new access road is approved and completed between the I-93 exit road and the new project via easement alongside the current car wash. The improved West Howell access should be re-opened as one-way into the South Bay project from its inception.
2. I am pleased to see the traffic flow from Boston Street down Enterprise Street as one-way in that direction up to the entrance/exit to the new project. I hope this is locked into the plan. The concept of a lane bump at the project entrance/exit to prevent access up to Boston Street from that point is a good one since illegal access to side roads can sometimes be a dangerous issue for drivers and pedestrians in this neighborhood at peak-traffic hours.
3. I would suggest that BRA raise the issue of adjacent Clapp Street with Boston D.O.T. in planning. Clapp is conjoined with Enterprise just before Mass. Ave. and is already a dangerous two-way street. Signage to enforce one-side parking has been removed from sign posts. The intersection of Clapp and Boston Sts. lies at the exit of my street, St. Margaret. The intersection is impacted by traffic from one charter high school, one restaurant, a roofing company, an auto body shop and an auto parts supply shop, as well as through traffic. This intersection will be impacted negatively by South Bay traffic unless some measures are taken.
4. The current signage displayed in the architectural renderings of the South Bay complex included a huge sign that reads "South Bay" in a central location on top of the north-facing facade. The sign looks a bit too Hollywood for our

area. We currently have a hideous, light-polluting sign on the car wash adjacent to the project. This South Bay sign seems to mimic the car wash sign. I object to this choice. It is more L.A. than Boston as it now appears. Perhaps the 'font' could be reduced in size.

I appreciate your hard work on this project and best of luck in seeing it to its completion.

Paul Creeden
18 Saint Margaret Street
Dorchester, MA 02125



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

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

Mon, Mar 28, 2016 at 11:46 PM

CommentsSubmissionFormID: 756

Form inserted: 3/28/2016 11:46:26 PM

Form updated: 3/28/2016 11:46:26 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Michael J.

Last Name: McColgan

Organization: John W. McCormack Civic Association

Email: michaeljmccolgansr@gmail.com

Street Address: 21 1/2 Mount Vernon

Address Line 2: Apartment 3

City: Dorchester

State: MA

Phone: (617) 710-3793

Zip: 02125

Comments: To Whom It May Concern: I will never support the South Bay Expansion Project unless: 1) The West Howell Street egress is restricted to pedestrian traffic only 2) There is traffic calming including widened sidewalks and narrowed asphalt on Enterprise and Clapp Streets, not just abutting the Edens controlled properties but also through to Boston Street. Mike

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Planned Development Area No. 103 - South Bay Development

1 message

SF Keeley <sc2472@verizon.net>
To: Raul.Duverge@boston.gov

Mon, Mar 21, 2016 at 8:34 PM

BRA/EDIC
One City Hall Square
Boston MA 02201

Raul Duverge
Development Review

Mr. Duverge,

Pursuant to the development review process, I respectfully submit herein my comments regarding the South Bay Development at 101 Allstate Road, Dorchester MA.

A project of this magnitude should restrict vehicular access to minimize the traffic impact on our residential neighborhood with five established school zones within eight blocks or 1,500 feet of the Project Site. These school zones consist of Saint Mary's Our Lady of Czestochowa, Roger Clap Innovation School, Boston Collegiate Charter School, William E. Russell School and Pope John Paul II Catholic Academy. In addition, two long-standing parish churches and an elderly residential complex are situated within this area. These neighborhood characteristics lend to a very large and very active pedestrian environment. This environment is already jeopardized as a result of I93 "cut-through" traffic, which would be exacerbated with the proposed access to the Project Site as described on page four and page five of the PDA.

The Boston Street / West Howell Street vehicular access should not be allowed to the Project Site. Although described as a "secondary, lower-volume" vehicle access, it will potentially become a primary "cut-through". It should be removed from the proposed traffic circulation plan. A pedestrian only access point would be more conducive to the "pedestrian-friendly space" envisioned by the Developer.

Further, the construction of the "Boston Street By-pass Road" should not be allowed. This connection from the Frontage Road / I93 exit to West Howell Street does not benefit the neighborhood. It will only allow for additional congestion in an area already overly congested due to the operations of the ScrubaDub Auto Wash. This too should be removed from the proposed traffic circulation plan.

The only vehicle access points that should be allowed are via the existing and well-established four lane roadways (two lanes each direction) of Massachusetts Avenue and Southampton Streets. Each consists of two existing vehicular access points to the Project Site.

Respectfully submitted,

Stephen Keeley
3 Bellflower Street
Boston MA 02125



Fire Department

Raul Duverge

Project Manager

Boston Redevelopment Authority

One City Hall Square

Boston, MA 02201-1007

Martin J. Walsh, Mayor

January 26, 2016

Dear Mr. Duverge,

Regarding the Project Notification Form for the First Amendment to Development Plan for the South Bay (the project) Notification Form Scoping session submitted January 22, 2016 to the BRA the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.

These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,

Jack Dempsey
Fire Marshal

Cc: Paul Donga, FPE, Plans Unit, BFD



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

Wed, Apr 6, 2016 at 1:27 PM

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

CommentsSubmissionFormID: 785

Form inserted: 4/6/2016 1:27:39 PM

Form updated: 4/6/2016 1:27:39 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Cynthia

Last Name: Coull

Organization:

Email: cynthiacoull@hotmail.com

Street Address: 6 Howes St.

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 669-5314

Zip: 02125

Comments: We live in this neighborhood and are very excited about this project. Given the diversity of our neighborhood makeup (family structure, generations, cultural background), we have an opportunity to show the rest of the state how diversity is key to an interesting and dynamic modern neighborhood. The plan should provide for spaces that can be re-assembled for various purposes (a makerspace for tech innovation and learning, theatre/band stage for teenagers to have fun and be safe on Friday nites, community meeting rooms, "Open" free book exchange, Tots playgroup, shared workspace, key activities for the older generation to interact with the younger generation, a way to connect globally to other communities for cultural exchange, etc.) People need to be able to walk to this location, take public transit, take taxi or Uber or drive.

PMContact: Raul.Duverge@Boston.gov

4/6/2016

City of Boston Mail - South Bay Expansion



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion

1 message

Naomie Ilaira <nilaire@gmail.com>
To: Raul.duverge@boston.gov

Wed, Apr 6, 2016 at 11:01 AM

I am in support to the South Bay expansion project. Being a resident of Dorchester I visit South Bay stores at least two to three times per week. This expansion will provide the much needed variety of establishments to serve the needs of the area.

Thank you,
Naomie

4/6/2016

City of Boston Mail - South Bay Expansion Project.



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion Project.

1 message

Karen Clements <kec153@gmail.com>
To: raul.duverge@boston.gov

Wed, Apr 6, 2016 at 11:03 AM

I am in support the South Bay expansion project. Being a lifelong resident of Dorchester I visit South Bay stores at least two to three times per week. This expansion will provide the much needed variety of vendors to serve the needs of neighboring communities.

Karen Clements

4/6/2016

City of Boston Mail - project



Raul Duverge <raul.duverge@boston.gov>

project

1 message

Wed, Apr 6, 2016 at 11:09 AM

edwige janvier <edwigejanvier@yahoo.com>
Reply-To: edwige janvier <edwigejanvier@yahoo.com>
To: Raul.duverge@boston.gov

Hi' my name is Edwige i want to voice my support for the project at South Bay. I am a long time resident of Dorchester and frequent South Bay stores each week. I believe this project will enhance the Dorchester area and provide the much needed variety of establishments to serve the needs of the area.

4/6/2016

City of Boston Mail - South Bay project



Raul Duverge <raul.duverge@boston.gov>

South Bay project

1 message

Melissa <melissa72677@yahoo.com>

To: raul.duverge@boston.gov

Wed, Apr 6, 2016 at 11:17 AM

Hi
I would like to support the South Bay growth project. It will be a great asset to the community.
Melissa

Sent from my iPhone

4/6/2016

City of Boston Mail - South Bay



Raul Duverge <raul.duverge@boston.gov>

South Bay

1 message

colum whyte <columwhyte@gmail.com>

To: Raul.duverge@boston.gov

Wed, Apr 6, 2016 at 10:39 AM

I'm for the South Bay expansion
Sent from my iPhone

4/6/2016

City of Boston Mail - EDENS project



Raul Duverge <raul.duverge@boston.gov>

EDENS project

1 message

walter.heffernan@gmail.com <walter.heffernan@gmail.com>
To: Raul.duverge@boston.gov

Wed, Apr 6, 2016 at 10:26 AM

Raul

I writing you to voice my support of the Edan's project next to South Bay.

It provides a destination with shops and services that should compliment Dorchester. It is also beneficial that Edan's manages South Bay, that should create a working relationship with the two properties.

It is great to see such a high value project that I have not experienced during the 18 years that I have lived and raised my family in Dorchester.

Thanks,
Walter

Walter Heffernan
Chief Information Officer
Dane Street LLC
3815 Washington Street • Suite 4
Boston, MA 02130
O: 617-858-2797
M: 617-733-7216
E: whefferman@danestreet.com
<http://site.danestreet.com>



Raul Duverge <raul.duverge@boston.gov>

Fwd: Submission to the Boston Redevelopment Authority

1 message

Tue, Apr 5, 2016 at 9:07 PM

Erica Colameta <ginnyevc@yahoo.com>

To: Raul.Duverge@boston.gov

Cc: carolyn@mcdvent.com

Sent from my iPhone

Begin forwarded message:

From: Carolyn Spicer <carolyn@mcdvent.com>**Date:** April 1, 2016 at 12:44:39 PM EDT**To:** Erika <ginnyevc@yahoo.com>**Subject: Submission to the Boston Redevelopment Authority**

please send to

Raul.Duverge@boston.gov

cc: Frank.Baker@cityofboston.gov

carolyn@mcdvent.com

I am an owner on Boston Street and have been for over 10 years. I am writing in support of the EDENS South Bay project at 101 Allstate Road Dorchester.

The new project at South Bay will be a transformative development with residences, hotel and new retail adding new life to an abandoned and industrial site adjacent to the current south Bay.

I am pleased that more housing and a new hotel will create a 24/7 atmosphere. In addition, the developer has promised to focus on some key issues for our community:

- mitigating traffic so that conditions are better

- a one million dollar community benefits package

- a wide variety of open spaces and community gathering spaces, outdoor areas

and a tot playground

Thank you

Erica Colameta

241 Boston st unit 1



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

Tue, Apr 5, 2016 at 11:04 AM

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

CommentsSubmissionFormID: 782

Form inserted: 4/5/2016 11:04:03 AM

Form updated: 4/5/2016 11:04:03 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Grantley

Last Name: Payne

Organization: Healthy Dorchester

Email: gpayne@bidmc.harvard.edu

Street Address: 230 Bowdoin Street

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 754-0026

Zip: 02122

Comments: Please be sure to implement important and necessary street designs that will support cyclists in the surrounding communities to be impacted by the anticipated, increased traffic resulting from this development. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay Comments

Tue, Apr 5, 2016 at 11:20 AM

Michaela <michaelarudis@gmail.com>

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Cc: "james.fitzgerald@boston.gov" <james.fitzgerald@boston.gov>, "josh.weiland@boston.gov" <josh.weiland@boston.gov>, "vineet.gupta@cityofboston.gov" <vineet.gupta@cityofboston.gov>, Patrick Hoey <patrick.hoey@boston.gov>, Ted Bolton <tedbolton@hotmail.com>, Erin Dwyer <eburke1070@gmail.com>, Marcos Pereira <marcospereira712@hotmail.com>, Pattie McCormick <PMcCormick@bgcb.org>, linda zablocki <lindazee817@yahoo.com>, "matthew.mcaloon@comcast.net" <matthew.mcaloon@comcast.net>, <lindazee817@yahoo.com>, "a.e.george@boston.gov" <a.e.george@boston.gov>, Mary Knasas <Mary.Knasas@boston.gov>, "a.e.george@boston.gov" <a.e.george@boston.gov>, Mary Knasas <Mary.Knasas@boston.gov>, khauge@edens.com

khauge@edens.com

Hello Raul, I came to the meeting on Wednesday regarding the Southbay development project.

Thank you for the information you presented to the community. I wanted to get my comments in before the April 11 deadline.

I have two questions for you. One: Is the development of the residential homes for homes that will be for sale or for rent? Two: Have any traffic studies been done regarding numbers of cars and trucks and resulting pollution and lowered air quality on our street, Boston Street?

Also as a comment, the extra traffic that is going to come in is going to make an even worse situation of our already mess of a situation on Boston Street. I don't think the project should go forward unless we resolve issues for Boston Street first. It's not right that all the development comes in but ruins the owners' properties. Already suffered from the development of Seaport which has increased our traffic immensely.

Boston Street noise and pollution are out of control. Were there some traffic studies done a few years ago when the square sidewalks were redone? I think it showed Boston Street traffic is too much for such a small street; it bears much more traffic than larger street counterparts.

This could be remedied by making it one way and /or split it thereby making it impossible for cars to use it as an cut through.

We could also make Boston Street a pedestrian and bicycle entrance that can connect Andrew Square T-stop to the development and the mall. The other entrances you've talked about could accommodate the cars, but ours can be dedicated for pedestrians and bikers, encouraging pedestrians and bikers to come there. I live down the street and I rarely walk over to the mall because the walk is so ugly and polluted with trucks, cars and fumes. You could increase foot traffic to the development by having a human friendly non car user entrance.

Even if Boston street becomes car free, there is still noise from Dorchester Avenue and the trains that run beneath the houses. And train service for Amtrak, the t and the commuter rail has increased ... the rumbling is now pretty constant throughout the day. Plus Boston Street is in the flightpath for planes and helicopters overhead. And of course highway 93 is right there running below the street too.

Car free would make the street bearable.

At the very least we need to start by prohibiting trucks.

I would also like to know if the South Bay development would consider helping with the cost of some changes. And helping to put more trees along the surrounding streets. Personally I'd rather see money spent on that than affordable housing units. Our neighborhood bears too much of a burden for subsidized housing already in my opinion. My sources say 24% of the entire city of Boston's low income housing is right in our neighborhood. That's too much for one neighborhood. I know we have a required amount to add into the development, but any more than that I do not think is helpful.

4/5/2016

City of Boston Mail - South Bay Comments

I also think the development itself needs more trees. They have a token tree here and there. I'd like to see a lot more lush green space rather than just tiny patches amid cement. In fact the entire development could use a little more "charm" factor in my opinion. I prefer Andrew Square retain a smaller scale look than that of Broadway, with more trees and less concrete.

Thank you for listening and I look forward to a response.

Regards,

Michaela Rudis
Owner 26 Boston Street #2

Ps and another comment is that I think it's too risky to have a development that only has Wahlberger's signed on for sure. I don't want a complex that ends up having McDonald's, Wendy's or other fast food. When we hit a downturn (and at some point we will) that would get ugly. Which is another reason I'd like to see more diversity of use there adding in some commercial/arts/cultural/athletic space too.

Sent from my iPhone
Enviado desde mi iPhone

Michaela Rudis (skype)
Rudis Realty
617-877-4476 US cell & whatsapp
598-91647809 SA cell & whatsapp
michaelarudis@gmail.com
www.rudisrealty.com

4/5/2016

City of Boston Mail - South Bay Expansion Update



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion Update

1 message

Richard Boguslawski <richboguslawski@gmail.com>
To: raul.duverge@boston.gov

Tue, Apr 5, 2016 at 8:44 AM

I support south bay project.

Sincerely,
Richard Boguslawski



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 4, 2016 at 9:28 PM

CommentsSubmissionFormID: 778

Form inserted: 4/4/2016 9:27:51 PM

Form updated: 4/4/2016 9:27:51 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Kirill

Last Name: Shklovsky

Organization:

Email: kirill.shklovsky@gmail.com

Street Address: 944 Dorchester Ave #17

Address Line 2:

City: Dorchester

State: MA

Phone: (281) 826-4601

Zip: 02125

Comments: To whom it may concern: While I am broadly very supportive of the South Bay Expansion project, I feel that the project could benefit from some changes to make it bicycling-friendly. The developer is proposing bike parking for residents, and bike racks for the center visitors (both great things) but if the center is not bike accessible, then these facilities will remain unused. Despite the plethora of bicycles in the drawings, the only bike accommodation proposed on the actual street is a "sharrow" marking on West Howell. My fear is that this "accommodation" will be insufficient to encourage safe bicycling transit to and from the area. While Dorchester Ave is moderately bicycle friendly street, with an (alas) unprotected bike lane, no other street adjoining the development has any accommodations for bicycles. A particular sore point is Mass Ave south of Melnea Cass Boulevard: it is wide enough to accommodate two lanes of traffic in addition to a bicycle lane in each direction, yet lacks any bicycle-friendly marking. As the developer is proposing to reconfigure traffic on Mass Ave near the Alstate Road, I think the proposed development (in conjunction with the BTD) needs to consider installing cycle tracks, or at least a bike lane, on Mass Ave as previously envisioned. The second area of concern is the streets within the development itself: Main Street, New Road, and West Howell Rd. The current plan calls for bi-directional road with an 11'-travel lane in each direction, sometimes with 8'-wide parking on one or both sides. I am not sure that Main Street cannot only pedestrian and bicycle-accessible, improving on the Promenade idea presented: is there a real need to drive through the mall? If I understand the plans correctly, then the garage in Building C will be accessible from West Howell extension, and the Building A from New Road and Service Rd.,

4/5/2016

City of Boston Mail - Project Comment Submission: South Bay Town Center Project

so there is an opportunity to make a real livable development and make good on the promise of "Community Space." If Main Street cannot be car free, then some traffic calming is in order, traffic calming that can be used for bike lanes instead of having the bicycles be located in a driving lane as depicted on the enlargements (or even the largest passenger vehicles, and create 4' of room for a bike lane, while encouraging slower speeds. The parking, where it exists, can be made into a floating parking lane, with the bike lane adjacent to the curb to protect cyclists from traffic. This would both reduce traffic speeds and encourage bicycling as the developer is trying to do with bike parking for residents and visitors. I look forward to the project proceeding forward while encouraging safe bicycling, Kirill Shklovsky

PMContact: Raul.Duverge@Boston.gov

4/4/2016

City of Boston Mail - Project Comment Submission: South Bay Town Center Project



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Sat, Apr 2, 2016 at 9:42 AM

CommentsSubmissionFormID: 772

Form inserted: 4/2/2016 9:42:47 AM

Form updated: 4/2/2016 9:42:47 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Paul

Last Name: MacLelland

Organization:

Email: pjmaclelland@gmail.com

Street Address: 43 M Street

Address Line 2:

City: Boston

State: MA

Phone: (617) 752-4870

Zip: 02127

Comments: This is a great project for this area of the city that is under-developed and will impact not just the South Bay area, but from Andrews Square, Uphams Corner, to Dudley and the Mass Ave corridor to Boston Medical. That whole area of the city is going to get a much needed boost from these types of projects. It will be great to be able to enjoy a similar type atmosphere that places like Assembly Square offer. Really looking forward to it.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Sun, Apr 3, 2016 at 10:10 AM

CommentsSubmissionFormID: 773

Form inserted: 4/3/2016 10:09:05 AM

Form updated: 4/3/2016 10:09:05 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: John

Last Name: Mitchell

Organization: Private Landlord

Email: jmitchell@obmerrimack.com

Street Address: 9 Pacific St.

Address Line 2:

City: S. Boston

State: MA

Phone: (781) 953-3682

Zip: 02127

Comments: I've had an opportunity to see the development plans for South Bay. As a property owner in South Boston for the last 21+ years, I am excited to see the continued improvement to the surrounding neighborhood, and the South Bay project appears to be a terrific continuance of that improvement. I fully support the project and I look forward to seeing it completed. Thank you. John Mitchell

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 4, 2016 at 10:40 AM

CommentsSubmissionFormID: 776

Form inserted: 4/4/2016 10:39:50 AM

Form updated: 4/4/2016 10:39:50 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Cara

Last Name: Gillis

Organization:

Email: cara.gillis@comcast.net

Street Address: 14 Hinckley Street

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 436-8227

Zip: 02125

Comments: As a homeowner and resident in the area, I can't say how excited I am about this project. We purchased our house in 2002 when our first child was born and have been impressed with the steady neighborhood improvements (new T station at Savin Hill, two playground renovations, etc.) This project (by far) will have the most positive impact. My two children attend school at BCCS and I see the development of this blighted area as a great opportunity both for social pursuits (I won't have to drive them to the movies all the time!) and potential job opportunities when they are teenagers. The neighborhood of Dorchester is so often in the news for negative reasons, it will be great for outsiders to have a reason to visit and learn what a great community we have. I am particularly excited about the prospect of a regular Farmer's Market in a location that is pleasant, clean and walkable.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Fri, Apr 1, 2016 at 3:40 PM

CommentsSubmissionFormID: 771

Form inserted: 4/1/2016 3:40:53 PM

Form updated: 4/1/2016 3:40:53 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Brendan

Last Name: Price

Organization:

Email: brendan.price4@gmail.com

Street Address: 126 grampian way

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 529-1161

Zip: 02125

Comments: I was present at a neighborhood meeting last night where Keith Hague gave a presentation of the South Bay Project. In order to be an effective advocate you have to be a fully informed one. Keith did a tremendous job laying out every detail of the project and answering everyone's questions. I am 100% behind this project. I think it will be a great fit for the existing community. This is a project where Local businesses will have a great opportunity to prosper and it will bring a sense of vitality to the community. Having the opportunity to review this project and understand how it will benefit the surrounding neighborhoods and improve the quality of life makes this project a win win for everyone involved. I really hope the City will review this project and give it the green light so the community can prosper from this.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Thu, Mar 31, 2016 at 4:05 PM

CommentsSubmissionFormID: 766

Form inserted: 3/31/2016 4:04:54 PM

Form updated: 3/31/2016 4:04:54 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Mary

Last Name: Kinsella Scannell

Organization: Boys and Girls Clubs of Dorchester

Email: mkinsella@bgcdorchester.org

Street Address: 1135 Dorchester Ave

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 512-2668

Zip: 02125

Comments: Boys and Girls Clubs of Dorchester supports Eden's South Bay Project. For over 20 years, many people have been dismayed with that area due to the decrepit and unsafe buildings, many of which have been abandoned for decades. We feel that the current state of the uninhabited, battered and worn buildings allows for transient and homeless individuals to take part in illicit behaviors in the area, creating an unsafe environment. We feel that the neighborhood should be motivated to welcome this positive change. The residential component is vital to the redevelopment of the area, changing a small, rundown area of the Dorchester into a vibrant and beautiful hub, with a mixture of housing, retail and hospitality drawing people into congregating and fostering a new and brighter community for everyone. Edens continual commitment to supporting the community is admirable. We feel that they have been respectful and inclusive in this process, understanding that change isn't easy—for individuals or in terms of communal change. Change can be challenging and change forces the need to be conscious of the world in a different way. However, change is necessary and most often, the opportunity offered by what looks like a difficult situation becomes the chance to build something entirely new and realize the outcome of that is positive and meaningful. We are pleased to support Edens proposed project and feel it will help to beautify and strengthen the neighborhood.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay Town Center Comments

1 message

Bryan Bryson <bryan.d.bryson@gmail.com>
To: raul.duverge@boston.gov

Thu, Feb 25, 2016 at 1:17 PM

Dear Raul,

Thank you for hosting the community meeting yesterday that provided residents with an opportunity to share their thoughts and opinions about the proposed South Bay development. I'll start out by saying that I fully support this development. Everyone wants their neighborhood to improve. No one can agree on the best way to do it, and I think Edens proposes an interesting solution that I am excited to see to come to fruition. As a way of introduction, I moved to Dorchester in 2014 after realizing that I wanted to put down roots somewhere and found Dorchester to be an affordable neighborhood for a young professional desiring to own real estate.

I came to Dorchester open-minded and with the belief that while certain amenities that I had long enjoyed living in Cambridge would soon follow behind. I'm now convinced that these amenities will be available with the introduction of the South Bay development as proposed. I believe that a development like this will also encourage new goods and services to make its way to the neighborhood. I love the idea of creating some community interaction spaces which this development does.

I'm a firm believer in new development and dense development in a city where land values are at a premium and this project has the capacity to achieve that. I'd like to commend the developer team on managing this project and their presentation, as I think they have worked arduously to renovate a parcel that has been an eyesore for some time. As much as change can be difficult to embrace, cities and neighborhoods are not immutable and I think that this development has taken a measured response in balancing the need for new housing without creating something that is too out of step with the needs of a changing city demographic. I find it commendable that the developers included their workforce housing on site, and that they have been able to work with local unions in order to obtain their support for this project as the support from those who may be involved with the construction of a project of this scale is critical.

As someone who does not own a car, I'm not capable of commenting on the traffic impacts in the neighborhood, but as someone who uses Zipcar and bikes quite often, I would just encourage the developers to think about ways to highlight the role of cyclists in traffic patterns. It's also my belief that trying to satisfy what I consider the "car lobby" is a challenging demand because everyone's own tolerance of traffic is different and I'll let the data acquired speak for itself. I also do not think development should be held hostage when some of the issues at hand need to be resolved by the transportation department and not by the developer. I would go so far as to encourage the developer to think creatively about solutions that would minimize the amount of car usage by tenants by either extending shuttle hours, increasing frequency, and offering on-site ways to purchase Charlie Cards.

I'd like to also add that I believe some of the points raised about other ways of making a community investment such as donations to the Dorchester Historical Society are interesting, and ones that I encourage the developer to consider.

I understand that there were many Dorchester residents who were vocal in their opposition to this development, but speaking from the perspective of a young professional, a development like this represents a new set of living opportunities that are very sparse for us in Boston: convenient, transit-oriented, and with the capacity of creating community interaction spaces.

I also want to apologize for my neighbors who acted without decorum at yesterday's meeting. I know it is very difficult to satisfy the demands and desires of all residents, but I don't think you should ever be met with hostility.

This project has my full support, and I look forward to the investment that Edens is making in helping Dorchester

2/25/2016

City of Boston Mail - South Bay Town Center Comments

meet the needs of a dynamic population of Boston residents.

Regards,
Bryan

Bryan Bryson, PhD
Dorchester Resident



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

Fri, Feb 5, 2016 at 9:46 PM

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

CommentsSubmissionFormID: 668

Form inserted: 2/5/2016 9:46:06 PM

Form updated: 2/5/2016 9:46:06 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Ed

Last Name: Dasilva

Organization: Resident

Email: edson51@gmail.com

Street Address: 2 kemp st

Address Line 2:

City: dorch

State: MA

Phone: (617) 684-5863

Zin: 02125

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay

1 message

John McColgan <john.mccolgan@verizon.net>

Wed, Mar 23, 2016 at 11:47 AM

To: raul.duverge@boston.gov
Cc: Frank Baker <frank.baker@cityofboston.gov>, Keith Hague <KHague@edens.com>, Laura Baring-Gould <laura@laurabaringgould.com>, Earl Taylor <ermmwvt@aol.com>, Eddy DeBartoli <mayorofpearsquare@gmail.com>

Dear Mr. Duverge,

On behalf of the Edward Everett Square Project Committee I write in support of the EDENS South Bay Project.

The Edward Everett Square Project, begun in 1995, has been an ongoing community-based initiative to beautify a prominent Boston intersection; transform a blighted, traffic-dominated area into pedestrian-friendly civic space; and through public-private partnerships create a cultural crossroads promoting art and history. By way of City of Boston grants and capital funding, the initiatives of the Edward Everett Square Project Committee have resulted in the physical transformation of the Square.

In 2003, with support from community organizations, businesses and elected officials, the Committee successfully enjoined the City of Boston to provide public works capital funding to redesign and renovate Edward Everett Square. Simultaneously, the City of Boston Edward Ingersoll Browne Fund Commission funded the creation and installation of Laura Baring-Gould's "Dorchester Clapp Pear" sculpture to stimulate interest in Dorchester community history and experience. In 2007, simultaneously with art installation, the City implemented a \$2.2 million public works project to create modified traffic calming with improved traffic and pedestrian safety, green space, and the physical context for prominent public art. This new pedestrian-friendly space became a signature gateway and community landmark for the 50,000 people who pass though it daily.

In 2008, funding from the City of Boston Grassroots Open Space program enabled completion of the Square's art and landscape infrastructure. Ten additional pedestrian-scaled bronze sculptures, also by Laura Baring-Gould, were installed in the fall of 2010. These pieces feature carefully researched iconic objects and collected text from Dorchester residents (pre-1630 to the present) to draw poetic comparisons between personal and civic histories over time. Museum quality interpretive signs were placed throughout the Square to share details of Dorchester's history, and a web site (<http://www.edwardeverettsquare.org>) was developed to expand the informational scope of the project.

Edward Everett Square and South Bay share the same neighborhood area. The vision of the EDENS project and that of the Edward Everett Square Project have this in common: both aspire to transform the physical environment of this neighborhood to one of significantly higher quality, that will in turn raise the quality of life for its residents. Each may complement the other in this goal. Please accept the endorsement of the EDENS project by the Edward Everett Square Project community.

Thank you for your consideration.

Sincerely,

John McColgan
203 Savin Hill Avenue
Dorchester, MA 02125
617-822-1091
617-640-4297 cell
john.mccolgan@verizon.net



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Sun, Mar 27, 2016 at 7:54 PM

CommentsSubmissionFormID: 750

Form inserted: 3/27/2016 7:53:30 PM

Form updated: 3/27/2016 7:53:30 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Kirby

Last Name: Heffernan

Organization:

Email: epickj2000@gmail.com

Street Address: 156 Savin Hill Ave

Address Line 2:

City: Boston

State: MA

Phone: (781) 774-0466

Zip: 02125

Comments: I have lived in the neighborhood all my life and I go to Boston Collegiate Charter School, which is right next to South Bay. It sucks because if I wanted to do something fun with my friends then we have to deal with trying to find a way of transporting all of us to that place, most of the times being the movie theatre all the way in Braintree. None of our parents want to drive through rush hour to deal with that. Having an AMC right next to our school would make my friends and I really happy because we would have a place to go see the newest, coolest film. Having more cool restaurants to go to would also be really cool, especially since they are all within walking distance. I really cannot wait for this project to be done, I've never been so excited for something so cool.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Fri, Mar 25, 2016 at 12:24 PM

CommentsSubmissionFormID: 742

Form inserted: 3/25/2016 12:24:13 PM

Form updated: 3/25/2016 12:24:13 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: William

Last Name: Mucha

Organization:

Email: billmuch@gmail.com

Street Address: 28 Mt Vernon St Unit 5

Address Line 2:

City: Dorchester

State: MA

Phone: (703) 424-4490

Zip: 02125

Comments: I am ALL FOR the project ! I know Eden's is a very reputable company and has done extensive research into the project in SouthBay. The Dorchester community continues to rejuvenate with residential home improvements that have increased the property value, it will be great to add the additional commercial business, residential, and movie/hotel to the area as well. A welcomed addition!! Let's pass and break ground soon!

PMContact: Raul.Duverge@Boston.gov

3/10/2016

City of Boston Mail - Support



Raul Duverge <raul.duverge@boston.gov>

Support

1 message

Alicia Smith <smith.alicia@gmail.com>
To: Raul.Duverge@boston.gov

Thu, Mar 10, 2016 at 2:19 PM

I'm in full support of the proposed development of the South Bay area in Dorchester Ma. I'm a condo owner on Boston Street and think the development will do wonders for our local economy.

Thanks!
Alicia



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Fri, Mar 4, 2016 at 10:36 AM

CommentsSubmissionFormID: 704

Form inserted: 3/4/2016 10:36:22 AM

Form updated: 3/4/2016 10:36:22 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Laurlene

Last Name: Hardy

Organization: Resident

Email: laurleneh@yahoo.com

Street Address: Greenwich Street

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 346-9765

Zip: 02122

Comments: I think this is a great idea!! I have to travel to Assembly Row, and to have one in my back yard is great. I'm hoping there will be many employment opportunities for the residents and my culinary graduate son, currently residing in R.I. With the Commuter Rail lines that's a bonus. We just need to get them to be more consistent on the weekend, which right now they aren't. With Hospitals and Hotel nearby that's a plus. Are there meetings that are open to the public? If so I'd like to sit in. thanks

PMContact: Raul.Duverge@Boston.gov

**Raul Duverge <raul.duverge@boston.gov>**

South Bay Project

1 message

Kate McCarthy <kmcc@med.mit.edu>
To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>

Thu, Apr 7, 2016 at 11:49 AM

Dear Mr. Duverge,

I am a resident of Roxbury and my children are in school at the Neighborhood House Charter School in South Dorchester. My husband and I moved to Dorchester 12 years ago and have not been disappointed. We love the neighborhood and truly enjoy raising our children in Boston.

I was so thrilled to hear about the development of the acreage over at South Bay. The development seems well-planned and the changes have addressed neighbor concerns. Development is coming. It's just a matter of time, and I would rather see a well-thought out, integrated project than piecemeal projects here and there. I fully support the South Bay development and hope that the BRA sees the long-term benefit to this thriving neighborhood.

Kate McCarthy & Kirk Riley

20 Burrell Street

Roxbury, MA 02119



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

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

Thu, Apr 7, 2016 at 11:58 AM

CommentsSubmissionFormID: 794

Form inserted: 4/7/2016 11:58:05 AM

Form updated: 4/7/2016 11:58:05 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Travis

Last Name: Stewart

Organization: John W McCormack Civic Association

Email: travis_j_stewart@yahoo.com

Street Address: 10 Howell St

Address Line 2: #6

City: Dorchester

State: MA

Phone: (617) 462-5100

Zip: 02125

Comments: The John W McCormack Civic Association (McCormack) is having it's monthly Membership meeting on April 19th to have a discussion about the South Bay Expansion. We have asked the four members of our neighborhood who are on the IAG to come and give us an update from the IAG process. We are also going to have an open discussion with the members about their Pros and Cons of the project. The plan is to then have a vote on whether to support or oppose the project at our May 17th Membership meeting. I understand that there is a BRA meeting on May 12th for this project. McCormack will submit a letter of the top Pros and Cons before this meeting. Then after the vote at the May 17th Membership meeting we will submit a letter with the results of the vote.

PMContact: Raul.Duverge@Boston.gov

4/7/2016

City of Boston Mail - South Bay Project



Raul Duverge <raul.duverge@boston.gov>

South Bay Project

1 message

Cara McCarthy <cmccarthy@thenhcs.org>
To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>

Thu, Apr 7, 2016 at 11:02 AM

Hi,

I am a homeowner and an 11 year resident of Dorchester. I live in the Savin Hill/Columbia Point neighborhood on Pearl Street. I am thrilled to see the plans for the development of South Bay. I believe it will significantly improve the quality of life for Dorchester families by providing access to a well-designed community space. Please know this reflects not only the feelings I have but also those of my neighbors. I have had many positive conversations with my neighbors about the upcoming development. In my experience people often take the time to write letters of complaint or dissatisfaction but don't take the time to write letters of support. Please know there is a positive buzz in my neighborhood regarding the upcoming development of South Bay.

Best regards,

Cara McCarthy

Principal K1-3

Neighborhood House Charter School

21 Queen Street|Dorchester, MA 02122

cmccarthy@thenhcs.org

(617) 825-0703

4/7/2016

City of Boston Mail - South Bay Project



Raul Duverge <raul.duverge@boston.gov>

South Bay Project

1 message

Mary McCarthy <mmccarthy@thenhcs.org>
To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>

Thu, Apr 7, 2016 at 10:41 AM

Dear Mr. Duverge,

I am a resident of North Dorchester and work as a teacher in South Dorchester. I spend a lot of my time in Dorchester! My husband I decided to move here 25 years ago because we had both graduated from UMass/Boston and saw what a wonderful community Dorchester was. We have not been disappointed. We've raised our family here and have both dedicated ourselves to teaching in the community.

I was so thrilled to hear about the development of the acreage over at South Bay. The development seems well-planned and the changes have addressed neighbor concerns. Development is coming. It's just a matter of time, and I would rather see a well-thought out, integrated project than piecemeal projects here and there. I fully support the South Bay development and hope that the BRA sees the long-term benefit to this thriving neighborhood.

Mary McCarthy
6 Grafton St.
Dorchester, MA 02125
617-838-5911



Raul Duverge <raul.duverge@boston.gov>

South Bay development

Steve Hill <nearlynormalhill1@gmail.com>
To: raul.duverge@boston.gov

Wed, Apr 6, 2016 at 7:44 PM

Good Morning Raul
I'm writing this letter of support for the development plans under review for the South Bay development. I have a business on West Howell. I am a strong supporter for the the proposal. I believe that it would be nothing but a positive impact for the area and the economy. I currently walk out my door and see nothing but blight, empty buildings and trash. I can only hope the BRA can help this project come to approval and provide much needed neighborhood improvement and more good paying jobs.

Sincerely
Steve Hill
101 D street
South Boston
and 5 west Howell st.
Dorchester

**Raul Duverge <raul.duverge@boston.gov>**

Edema South Bay expansion

1 message

Judy O'Leary <judyoleary72@gmail.com>
To: Raul.duverge@boston.gov

Thu, Apr 7, 2016 at 9:57 AM

Dear Mr. Duverge,

I have lived in Dorchester for the past 22 years. I feel the Edens Expansion of South Bay is not only a wonderful idea but a necessary project. The land that they want to develop has been abandoned for years and is an eyesore.

Our community needs this development not only for the jobs it will bring to the committee and city but for the opportunity to beautify a corner of the city that has been forgotten and neglected for too long.

Thank you for your consideration,

Judy O'Leary

Sent from my iPhone

4/7/2016

City of Boston Mail - South Bay Expansion



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion

1 message

sarahheffernan@comcast.net <sarahheffernan@comcast.net>
To: Raul.duverge@boston.gov

Thu, Apr 7, 2016 at 6:45 AM

Raul

I hope we are seeing the light at the end of this tunnel with the hopes of the new project from Edens to finally take off! I have been a very interested and excited community member for the South Bay Expansion for a very long time. I have gone to many (too many) of those endless meetings where everyone seems to get butchered and where the term of disrespect from many community members show their true colors. I am embarrassed that adults speak to adults like I have seen at some of these meetings. I understand and respect when something is being built in your backyard, but I think Edens has done an incredible and outstanding job to really work with their neighbors. Kudos.

With that said, I want you to know that this project can only bring a new and exciting community. We will be able to walk to a movie theatre, choose to eat at some more restaurants, shop at even more stores. Love it! Love everything that this project is bringing to what I call the (if I really wanted to take on any illegal activity I would meet you over there!) bleak area!

I like the fact that my children will have a place to hang out. They will have a new place to seek job opportunities. I hope that maybe this project works with the Boston Public Schools and maybe they can hang cool art banners ...that signify an important message. Wouldn't that be cool? A family could walk down a pedestrian only road and see their child's artwork displayed on a banner! I think this project has many opportunities to work with our children in our community.

Raul, I have seen you at many of these meetings, I give you a lot of credit for all you do. I hope this project can finally move on because I cannot be using a walker to go get a hamburger at Wahlburgers!

Sarah Heffernan
Sarahheffernan@comcast.net

Sent from XFINITY Connect Mobile App



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Wed, Apr 6, 2016 at 7:17 PM

CommentsSubmissionFormID: 792

Form inserted: 4/6/2016 7:16:49 PM

Form updated: 4/6/2016 7:16:49 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Nicole

Last Name: Miele

Organization: Resident

Email: ngolenski@gmail.com

Street Address: 60 Sudan St

Address Line 2:

City: Dorchester

State: MA

Phone: (508) 776-8020

Zip: 02125

Comments: Free parking for visitors, just like Assembly Row in Somerville.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Wed, Apr 6, 2016 at 7:15 PM

CommentsSubmissionFormID: 791

Form inserted: 4/6/2016 7:15:00 PM

Form updated: 4/6/2016 7:15:00 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Nicole

Last Name: Miele

Organization: Resident

Email: ngolenski@gmail.com

Street Address: 60 Sudan St

Address Line 2:

City: Dorchester

State: MA

Phone: (508) 776-8020

Zip: 02125

Comments: Knowing that the mayor has on his 2030 vision of Boston to 'be more green' I really hope the developers and the BRA require the building to be eco friendly (i.e. solar panels, rain collection, recycling and composting areas for the development.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Wed, Apr 6, 2016 at 7:11 PM

CommentsSubmissionFormID: 790

Form inserted: 4/6/2016 7:10:53 PM

Form updated: 4/6/2016 7:10:53 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Nicole

Last Name: Miele

Organization: Resident

Email: ngolenski@gmail.com

Street Address: 60 Sudan St

Address Line 2:

City: Dorchester

State: MA

Phone: (508) 776-8020

Zip: 02125

Comments: Would love to see the following done with the space: 1. Chipotle to open a store 2. Smaller commercial space for small businesses (1000-1500 sq ft) 3. NO low end chain restaurants (i.e. like what is already in South Bay) 4. Green space with benches/ chairs 5. Green space for a dog park 6. Boutique shops

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion

1 message

Jeffrey Barranco <jeffrey@athomeboston.com>
To: raul.duverge@boston.gov

Wed, Apr 6, 2016 at 3:34 PM

Raul,

As a twenty year resident of Northern Dorchester, I am writing to voice my full support of the South Bay Expansion project.

This is a chance to bring beneficial services, employment, status and a better quality of life to the residents of Dorchester and its neighboring communities.

Please support this project.

Sincerely,

Jeffrey Chase Barranco
18 Trescott Street, Dorchester, Ma 02125
617.939.7987



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Wed, Apr 6, 2016 at 2:55 PM

CommentsSubmissionFormID: 788

Form inserted: 4/6/2016 2:54:46 PM

Form updated: 4/6/2016 2:54:46 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: tim

Last Name: joyce

Organization: columbia /savin hil

Email: tjoyce9550@aol.com

Street Address: 54 crescent av

Address Line 2:

City: dorchester

State: MA

Phone: (617) 825-6099

Zip: 02125

Comments: I over all the project is planned out nice Security is going to be a big issue . If there ends up being any kind of violent crime there in the garage or on the streets or in those shops it will be a gost town How can you have shoppers walking the mall now when you can't even sit down at stop and shop and have sandwich with out being harassed . I was in Panera Bread the other day a homeless guy decided go in the waste basket grab and old sandwich and old cup made himself a new cup coffee and moved in Metal detectors for the theater ? Those outside park benches and out side dining won't last Unless everyone feels comfortable there will be issues The shopping center now has some issues TJ

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

South Bay project

1 message

Michael O'Halloran <inevergotmysalad@hotmail.com>
To: Raul.duverge@boston.gov

Thu, Apr 7, 2016 at 4:33 PM

Hello,

I am writing in support of the proposed South Bay project. As a resident of North Dorchester I feel that the area is in need of revitalization. I have reviewed the proposed plan and I am in full support of it.

With best wishes,
Michael O'Halloran
6 Grafton Street, #1

Sent from my HTC

4/7/2016

City of Boston Mail - Support for South Bay Project



Raul Duverge <raul.duverge@boston.gov>

Support for South Bay Project

1 message

Joelle Baehrend <jbaehrend@ihi.org>
To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>

Thu, Apr 7, 2016 at 12:51 PM

Dear Mr. Duverge,

I'm writing this afternoon to show my support for the South Bay Project. Me and my family live in the Savin Hill area of Dorchester and we are very excited about the project and what it will mean for our neighborhood. There is so much potential for Dorchester and that area in particular. We have lived in Dorchester for 12 years and we plan to stay put. We have a deep interest in thoughtful development projects like the one proposed – especially those accessible by public transport. I often walk from my home to South Bay and I look forward to that stretch of road being more inviting and the options more plentiful. We're especially excited about a movie theater!

Thank you, Joelle

Joelle Baehrend
32 Belfort Street, #2
Dorchester, MA 02125

**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119
617-989-7000
Fax: 617-989-7718



April 7, 2016

Mr. Raul Duverge, Project Assistant
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: South Bay Mixed-Use Town Center, Draft Project Impact Report

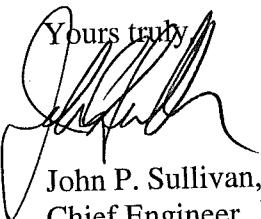
Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Draft Project Impact Report (DPIR) for the South Bay Mixed Use Town Center Project. The project site, approximately 10 acres, abuts the South Bay Shopping Center in Dorchester. All of the existing buildings on the site will be razed and five new buildings and a roadway will be constructed within the site.

The proponent estimates that the project will generate about 146,370 gallons per day of wastewater, this amount was also used in the Project Notification Form (PNF) last year. The Commission submitted comments which the proponent is addressing. The DPIR acknowledges that the proponent will: (1) participate in the Massachusetts Department of Environmental Protection's program to remove extraneous flows, (2) provide groundwater recharge and (3) construct and finance new water, sewer and drain lines.

The proponent is currently working on a site plan with Mr. Phil Larocque at the Commission. The proponent should continue work with Mr. Larocque to plan the roadway and find opportunities to control stormwater from the site.

Thank you for the opportunity to comment on this project.

Yours truly

John P. Sullivan, P.E.
Chief Engineer

JPS/pwk

c.

Keith Hague – Allstate Road, LLC
M. Zlody – Boston Environment
P. Laroque, BWSC



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Thu, Apr 7, 2016 at 8:51 PM

CommentsSubmissionFormID: 797

Form inserted: 4/7/2016 8:51:22 PM

Form updated: 4/7/2016 8:51:22 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: John

Last Name: Calabrese

Organization:

Email: jcalabrese16@yahoo.com

Street Address: 16 Roseclair St

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 359-2954

Zip: 02125

Comments: I think the south bay project is a great idea. We live very close to the proposed project and despite the possibility of us being impacted by higher traffic volume, we look forward to welcoming more neighbors to the area that we love. There is much to offer in the 'Polish Triangle' area of Dorchester that abuts the proposed project, but we do not have the restaurants and retail stores that would be phenomenal additions to the area. I personally think it will be a catalyst for growth for the whole area that has so much potential. For what its worth, I can't wait to see this project take off and transform the area. I am fully in favor of the Edens project. Thanks, John

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Thu, Apr 7, 2016 at 8:30 PM

CommentsSubmissionFormID: 796

Form inserted: 4/7/2016 8:29:56 PM

Form updated: 4/7/2016 8:29:56 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Kristin

Last Name: Betz

Organization:

Email: KristinKeeper@gmail.com

Street Address: 16 Treadway Road

Address Line 2:

City: Dorchester

State: MA

Phone: (440) 823-7048

Zip: 02125

Comments: To Whom it May Concern, My family and I own a home in North Dorchester. I am also a teacher in Dorchester. I have been living and/or working in Dorchester for the last 13 years. It was because I loved my school community so much that my husband and I decided that Dorchester was the neighborhood that we wanted to invest in and we have not been disappointed. I am thrilled to see that companies want to invest and develop in my neighborhood. My husband and I often eat, shop, and "play" outside of our neighborhood and I am happy to see the development of a well planned town center within walking distance to our home so that our money can stay in our neighborhood. In support of the development, Kristin Betz

PMContact: Raul.Duverge@Boston.gov

4/8/2016

City of Boston Mail - South Bay project



Raul Duverge <raul.duverge@boston.gov>

South Bay project

1 message

Patricia Connolly <edpatabco@comcast.net>
To: Raul.duverge@boston.gov

Thu, Apr 7, 2016 at 7:57 PM

Hello,

I just wanted to send you a quick e-mail to let you know I am very excited about the South Bay project.

Thank you,
Patty Connolly

Sent from my iPhone



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Thu, Apr 7, 2016 at 6:35 PM

CommentsSubmissionFormID: 795

Form inserted: 4/7/2016 6:34:20 PM

Form updated: 4/7/2016 6:34:20 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Alex

Last Name: Bryson

Organization:

Email: alex.e.bryson@gmail.com

Street Address: 131 Boston Street

Address Line 2: Apt #3

City: Dorchester

State: MA

Phone: (617) 669-6635

Zip: 02125

Comments: As a concerned and proud resident on the Polish Triangle who mostly works from home, I am able to see how severely congested Boston Street is on a daily basis. With the current Eden Plan project, the traffic on Boston Street would only get exponentially worse. More importantly, the plans and options provided appear not to take in the scope and volume of the added traffic this project will bring to the Boston Street and the Polish Triangle. Many times during this process the Eden Group has presented traffic data that did not and does not take into account the several other large scale projects the have or will begin in this local area. Again the concern here is that without the overall City Plan or Map, the presented data by the Eden Group is totally inadequate in its representation of how this project and would impact the Polish Triangle as well as the surrounding neighborhoods. In addition, the plans for the Howell Street conversions appear to not take into account the current and future project would bring to the area. .

PMContact: Raul.Duverge@Boston.gov

STEPHEN J. KUZMA
LAW OFFICE
75 FEDERAL STREET 17th Floor
BOSTON, MASSACHUSETTS 02110

TELEPHONE (617) 338-3020
FACSIMILE (617) 426-2102

April 6, 2016

BY EMAIL AND REGULAR MAIL

Raul Duverge
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

RE: South Bay Expansion

Dear Mr. Duverge,

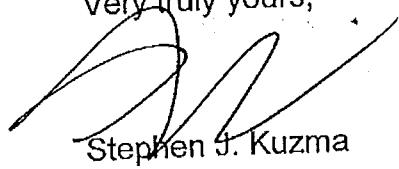
Enclosed please find two letters which I previously submitted regarding the South Bay Expansion. The concerns I expressed in the July 13, 2015 and October 14, 2015 correspondence have not been addressed and is an ongoing concern. As you know I have attended almost all of the community hearings.

It is clear that you and Councilor Baker are in favor of the project. In fact, at the very first public meeting, Councilor Baker stated his support for the project without, by his own admission, having seen the plans of the proposed expansion.

I also consider the planned dedication of a lane of traffic on W. Howell Street to benefit Scrub-A-Dub to be against public policy. Further utilization of West Howell Street, which is already a traffic nightmare, as an access point to South Bay in the manner presently contemplated amounts to an unlawful taking of the property located at 131 Boston Street. Lastly, without a vegetative buffer between the planned hotel's parking lot and the backyards of the houses on Boston Street, the properties will be adversely impacted.

I also fail to understand how the project can go forward when the plans have not been finalized. Instead, the developers stated at public hearing that they will "look into addressing community concerns." When one of the developers representatives states that "when the community invests two hundred million dollars in the project (the community) can have a voice in the project," it displays an arrogance towards those most affected that should not be condoned by you, our elected representatives; or his employer.

Very truly yours,



Stephen J. Kuzma

cc: Brian Golden
Mayor Marty Walsh
Jodie W. McLean, Chief Executive Officer, Edens, Inc.
Reynolds Allen, Vice President, Edens, Inc.

STEPHEN J. KUZMA
LAW OFFICE
75 FEDERAL STREET 17th Floor
BOSTON, MASSACHUSETTS 02110

TELEPHONE (617) 338-3020
FACSIMILE (617) 426-2102

October 14, 2015

Brian P. Golden, Director
Boston Redevelopment Authority
One City Hall Plaza, 9th Floor
Boston, MA 02201

Re: South Bay Center Expansion

Dear Mr. Golden:

Initially, thank you for what has been labeled as the B.R.A. "apology" for the destruction of Boston's West End. I take solace in your statement that the B.R.A has "learned" from its urban renewal.

I write as a property owner in Boston's "Polish Triangle". I hope to avoid a similar fate to the Polish Triangle than that which happened in the West End. Hopefully decades from now there will not be one of your successors making a similar apology.

The Edens project to expand South Bay is woefully based on a number of inaccuracies and misrepresentations. Edens engineer is not even able to provide correct measurements of the width of West Howell St.

The chief spokesman for Edens, Keith Hague continues to misrepresent relevant facts and figures to the community. Mr. Hague's presentation lacks credibility and he often simply reiterates what has been written in the proposal without understanding what the communities concerns regarding the scope of the project. Further, Mr. Hague lacks the ability to articulate any reasonable substantive response to the expressed concerns.

As I understand it, at a recent meeting, Mr. Hague stated that the project received 74% favorability from the community and refused to acknowledge over 70 people who were in opposition. Raul Duvurge on behalf of the B.R.A. remained largely silent and does not appear to represent the interests of the neighborhood or the City of Boston. Instead he appears desirous of serving the wishes of Edens. This is unfortunate. The B.R.A. should not be a rubber stamp for any project of this size.

Very Truly Yours,



Stephen J. Kuzma

CC: Keith Hague
Raul Duvurge
Judie W. McLean

STEPHEN J. KUZMA
LAW OFFICE
75 FEDERAL STREET 17th Floor
BOSTON, MASSACHUSETTS 02110

TELEPHONE (617) 338-3020
FACSIMILE (617) 426-2102

July 13, 2015

Keith Hague
Edens, Inc.
Director of Pre-Construction
21 Custom House Street, Suite 450
Boston, MA 02110

Re: South Bay Development Project

Dear Mr. Hague,

It has become increasingly clear that you and representatives of Edens have made a number of material misrepresentations regarding the South Bay Development Project in Dorchester, MA. Specifically, these include but are not limited to the following:

1. Misrepresenting there will not be any direct access from the development to Boston Street. This contention was on a slide projected by your traffic engineer on two occasions at neighborhood meetings. However, the "tentative" plan you submitted clearly evidences a direct access to and from Boston Street by utilizing West Howell Street;
2. Misrepresenting the traffic impact of the development on the Polish Triangle. Your traffic engineer, by his own admission, relied on a traffic study from 10 years ago;
3. Misrepresenting that the planned 502 housing units will not add demonstrably to the current traffic issues since "50% of those residents will utilize public transportation";
4. Failing to provide evidentiary backup for many of your representations. Instead, you have advised citizens to find the evidence on their own;
5. Despite your repeated statements that you, on behalf of Edens, intend to address community concerns, you have failed to make any modification(s) to the project as proposed;
6. Further, you have misrepresented the number of meetings and the substance of same that you have had with the Boston Redevelopment Authority;
7. I also understand that despite community concerns, Edens has already signed a contract with a theatre company.

Other planned projects in the area have provided detailed videos and plans to the affected community. In contrast, Edens has presented the Boston Street community with sophomoric graphically depicted plans which lack clarity and detail.

I call upon you and Edens to begin to address legitimate community concerns regarding this project in an honest and forthright manner.

Very truly yours,

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

Stephen J. Kuzma

Cc: Brian Golden, Boston Redevelopment Authority (Hand Delivered)
Mayor Marty Walsh (Hand Delivered)
Jodie W. McLean, Chief Executive Officer, Edens, Inc.
Reynolds Allen, Vice President, Edens, Inc.

SJK/blp



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Fri, Apr 8, 2016 at 12:49 AM

CommentsSubmissionFormID: 799

Form inserted: 4/8/2016 12:49:02 AM

Form updated: 4/8/2016 12:49:02 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Michael J.

Last Name: McColgan

Organization: John W. McCormack Civic Association

Email: michaeljmccolgan@gmail.com

Street Address: 21 1/2 Mount Vernon

Address Line 2: Apartment 3

City: Dorchester

State: MA

Phone: (617) 710-3793

Zip: 02125

Comments: Good morning, I respectfully urge all public officials, the Boston Redevelopment Authority and all of my fellow community members to advocate to put a stop to the advancement of the South Bay Expansion Proposal until such time as the proposed new north bound access road is solidly confirmed and all stakeholders are committed. Traffic coming from South Bay heading on to Boston Street via West Howell Street will be disastrous for our neighborhood, even on temporary basis. The million dollar bond (or whatever the figure was) mentioned by Edens to "guarantee" that the access road will be installed has no credibility with me. There is nothing to stop Edens from simply forfeiting the million dollars and just leaving West Howell two way. It would be a small price for them to pay. Very truly yours, Michael J. McColgan 21 1/2 Mount Vernon Street

PMContact: Raul.Duverge@Boston.gov

Raul Duverge <raul.duverge@boston.gov>



Re: Friendly Reminder- South Bay project comment period ends Monday, April 11- 5pm

1 message

Fri, Apr 8, 2016 at 12:13 AM

Brent Hayes-Hand <brenthayeshand@gmail.com>
To: Raul Duverge <raul.duverge@boston.gov>

Hi Raul,

My only comment is that this is a great project that will be great for the local community and it should be fully supported.

Thank you,
Brent Hayes-Hand
Local resident: Mt Vernon Street

Sent from my iPhone

On Apr 8, 2016, at 12:08 AM, John W. McCormack C.A. <mccormackcivic@gmail.com> wrote:

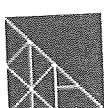
Good Morning/Afternoon All,

This is a friendly reminder to those interested in the proposed South Bay project in Dorchester that the comment period is scheduled to conclude this upcoming Monday, April 11, 2016 at 5 pm.

All comments should be sent to Raul's email address cc'd above*, USPS mail (address listed below), or through the project website.

* McCormack Civic Interjected Note: The McCormack Civic gmail address appears to be blocked from delivering blind email blasts if it contains links, thus this email is edited accordingly.
- MJMcColgan

Sincerely,



Raul Duverge
Development Review
617.918.4492

BRA/EDIC
One City Hall Square | Boston, MA 02201



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

Fri, Apr 8, 2016 at 10:27 AM

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

CommentsSubmissionFormID: 801

Form inserted: 4/8/2016 10:27:37 AM

Form updated: 4/8/2016 10:27:37 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Michelle

Last Name: Younis

Organization:

Email: michelle.younis@gmail.com

Street Address: 46 Adams St

Address Line 2: Unit C6

City: Dorchester

State: MA

Phone: (781) 710-2653

Zip: 02122

Comments: My family is originally from Dorchester - Sagamore St, Uphams Corner and Bowdoin St, to be exact - but relocated to Canton in the 1950's. After hearing Dorchester stories all my life, I moved from Stoughton in 2005 and settled in Meeting House Hill. I purposefully sought out a very diverse community, where people of all ages, colors and creeds converge and I have loved living here for the last 11 years. Over the last decade, I can walk into Olive Garden and sit at the bar and have my dinner presented without even ordering, I think an expansion of restaurant offerings would be a great addition to the community. Having new and interesting retail options to complement the existing stores would be welcome and feel this development would draw more people to Dorchester instead of having them travel to Braintree or Somerville and elevate it's reputation. As a travel coordinator, an additional hotel in the area would be very welcome since the city routinely seems to have a shortage of rooms at certain times of the year. As a neighbor, I don't believe that the potential of the immediate area has ever been realized. However, that will change when this plan is put into action. The development will bring more economic opportunities to the people in our community and Dorchester will be offer new and interesting uses closer to home for residents in surrounding communities as well. I fully support the plan and am looking forward to seeing positive changes that will enhance our section of the city.



Raul Duverge <raul.duverge@boston.gov>

Projects/Development-Projects/South-Bay-Mixed-Use-Town-Cente-Projectr

1 message

Lucia Grochowska Littlefield <lucgro47@gmail.com>

Fri, Apr 8, 2016 at 11:33 AM

To: Raul Duverge <raul.duverge@boston.gov>, Lucia Grochowska Littlefield <lucgro47@gmail.com>

Dear Raul,

One concern is the proposal to eliminate head-on parking on W. Howell St. This would eliminate about half to two thirds of the available parking spaces in this congested area. Folks have parked this way for decades due to limited parking. It is critical to maintain as many of these spaces as possible. There is talk of a proposed dedicated lane on W. Howell for the car wash. There are already traffic issues with the car wash especially on weekends. A dedicated lane would add to the problem. Is there any way to have vehicles enter the car wash off the ramp alongside the car wash and then enter the car wash? Someone should also talk to the car wash folks about the POOR drainage. Water often pools at the base of the driveway and freezes during the cold weather making it difficult to use the sidewalk along the Falvey side of the street. The congestion on Boston St. increases daily! Traffic start up this area around 1:30 -2:00 pm.

Have satisfactory considerations been negotiated with Foley Fish for their access and egress? They have been here for decades.

Andrew Square, Boston Street, Dorchester Avenue, Massachusetts Avenue, Columbia Road and many of the side streets in the Polish Triangle are already affected and dealing with increased traffic. I rarely drive down Mass. Ave. from the Boston Medical area after 2 pm as it is already a parking lot with bumper to bumper traffic. I usually would have to sit through 3 or 4 red lights before I could cross Columbia Rd. and after sitting there one day for almost 45 minutes I don't drive on Massachusetts Avenue (I cut through the South Bay Mall). I'm certain others do this too to get home quicker.

I will NOT shop in the Mall during the Holiday Season due to the same reason. The traffic is horrific.

I've driven around for 20-30 minutes trying to find a parking space on snow days. With the growing rehab of three deckers to either HIGH rental units or condo conversions the influx of "more roommates" to share the high rent has further brought in additional vehicles to our community. If you can't get back to your street by 4 PM you can be certain there won't be a spot to park near by.

Having visitors OR handymen coming to work is also a problem due to lack of spaces. If a worker parks his car near the work site they will almost always get a ticket. I've seen cars on the street that do not have resident permit parking and some get tickets and some do not. How does this happen?? We cannot get visitor permits for workers when they are on a home project. Also, if a person parks in the so called "two hour area" they also will get a parking ticket. Friends often visit for more than two hours. It is very frustrating.

Another concern for the South Bay Town Center is overflow parking from their area into our limited, precious residential parking spaces. What guarantees will there be to prevent this from happening?? There will also be traffic issues and noise concerns in the evening and at night when the theaters let out. These must be resolved prior to building the complex. The neighborhood needs a plan and a guarantee to minimize is not eliminate these concerns.

Green spaces in this area do not exist. The adjoining South Bay Mall is an ugly piece of tarred space. It is filled with litter. What could be done to prevent the same situation from happening at the Center Project? Green space would be a welcome sight with trees, floral beds and benches and water bubblers for people and pets. Perhaps a dog park for our pets could fit into the plan?!?! Has Edens considered asking Trader Joe's or a Market Basket to be a tenants?? Those would be a wonderful assets to the development.

Could attractive trees be planted? Some of the varieties of paper birches have wonderful textures. Ginko trees (male trees are often used for street plantings) and they are slow growing, Linden trees are sweet smelling.

4/8/2016

City of Boston Mail - Projects/Development-Projects/South-Bay-Mixed-Use-Town-Center-Projectr

Flowering trees; cherry, magnolias and a variety of flowering bushes and variegated grasses that will give texture and color through out the year.

Will there be any public bicycle paths and public secured bicycle parking? If Edens is asking for a commuter neighborhood this should also be included.

Again, I cannot state the importance of enough parking spaces for the local community members of the Polish Triangle. Something needs to be done to address this need and insure that present residential parking spaces will not be compromised.

I am not against development I just want you to realize that there are major issues already and something MUST be negotiated to NOT loose any of our residential spaces. You really need to listen to our concerns and work with the communities that will be most affected by the influx of traffic and noise and added pollution. We all want an attractive place to live. A place where there is community, safely, tranquility, harmony and balance in our neighborhood and in our lives. Sitting in traffic, trying to get home to a street where one does not find parking places does not contribute to tranquility.

Thank you for taking the time to review and address these concerns.

Sincerely,

Lucia Grochowska Littlefield
<lucgro47@gmail.com>



Raul Duverge <raul.duverge@boston.gov>

South Bay - Edens

1 message

ccicerone@aol.com <ccicerone@aol.com>
To: "Raul.Duverge@Boston.gov" <Raul.Duverge@boston.gov>

Fri, Apr 8, 2016 at 11:43 AM

Hi Raul,

Nice talking with you last week. As follow-up to our conversation here are a few solutions that I expressed to you during our call that I believe will for sure solve some of the traffic congestion our neighborhoods here in North Dorchester will encounter if we don't all come together.

Traffic will be competing with the following neighbors in our neighborhood and most certainly create traffic back-up issues into deep residential areas of the neighborhood.

*William Russell School: (twice the size of Boston Charter School on Boston Street) 750 Columbia Road - hours are from 8:00 - 2:30 mon-fri along with after school programs; pre-school through 8th grade.

*Pope John Paul II Catholic Academy (approximate same size as William Russell School) - 780 Columbia Road - hours 8:00 - 3:00 (next to the William Russell School) Pre-school children through Grade 8 with summer enrichment programs.

*Mother Teresa of Calcutta Church: hours of operation Mass Monday - Sat. at 8:00 and Sundays at 9:00 and 11:00 am - keep in mind they also host ceremonies for Marriage , Funerals, etc.

*Dorchester Brewery located on Mass Ave, and to the left of Enterprise Street and opening in Spring 2016 - this will also cause more traffic concerns. Separate issue, but equally important. Based on their building location, it does not appear (not confirmed) that they will be offering parking to their customers, therefore, street parking will be the only option. Dorchester Brewery Is a large scale manufacturer with delivery and storage services being offered to their customers. They also plan on hosting a variety of tasting events for the general public starting at 5:00 pm

Solutions:

*Signs denoting 93 North and 93 South with an arrow pointing RIGHT, posted at the corner of Enterprise Street and Mass. Ave and same signs at the corner of Mass Ave and New Market and again at corner of New Market and Frontage Road. This will help guide customers who are exiting from the site to use New Market Square to Frontage Road as the quickest way to access 93;

*Pre-Movie Video before every movie letting movie goers know the easiest and safest route

on existing the site to get to both 93 North and 93 South from Enterprise Street, via New Market/Frontage Road.

Lastly, Edens mentioned they would provide complementary shuttle service from Andrews Square in South Boston to the site as well as to New Market Station. Please keep in mind, South Boston already provides complementary shuttle service to their own neighborhood. This would be a duplication of service. Is it at all possible for Edens to host a complementary shuttle service for us folks who are located in the Savin Hill area / Stoughton Street area - a route that would come through our neighborhoods for pick/up and drop/off. And preferably, not a huge bus like the MBTA style - something more on the middle scale to eliminate pollution and noise.

All and all, I'm confident the above items can be worked out some how and I'm very excited to welcome Edens' project to the neighborhood.

Many thanks again for taking the time to consider my concerns and solutions regarding this matter.

Sincerely,

Carolyn Cicerone
617.510.9263

Sent from Windows Mail

**Raul Duverge <raul.duverge@boston.gov>**

South Bay Project

1 message

Irene Smith <iors24@msn.com>
To: "Raul.Duverge@Boston.gov" <Raul.Duverge@boston.gov>

Fri, Apr 8, 2016 at 4:36 PM

I attended a neighborhood meeting at the home of Sarah Heffernan in Savin Hill recently to hear a presentation by Keith Hague, the Director of Pre-Construction on the South Bay Project. The meeting was very well attended.

Mr. Hague did a wonderful job explaining the project in detail with the help of some informative slides. He then answered a number of questions from the group of residents in attendance.

I believe the project was well received by those at the meeting. I particularly appreciated that Mr. Hague seemed to have answers for everyone's concerns, including my own – i.e. although this is considered a TOD project they have set aside some additional parking. I appreciate this because although

I think TOD is a great idea I don't believe everyone that lives here will give up their car and a very real concern for the surrounding streets is more cars looking for parking.

I personally think the new South Bay Project looks like a positive improvement for that area. I also hope that when this project is completed in the manner that has been proposed that the present South Bay Mall is encouraged to beautify their parking area, etc. to keep in step with this great project.

Irene Smith

15 Rangeley Street
Dorchester, MA 02124

4/8/2016

City of Boston Mail - South Bay Expansion



Raul Duverge <raul.duverge@boston.gov>

South Bay Expansion

1 message

Fri, Apr 8, 2016 at 4:46 PM

Patty Smith <pats81376@msn.com>
To: "Raul.duverge@boston.gov" <Raul.duverge@boston.gov>

I attended a community meeting at Sarah Heffernan's house regarding the expansion of the area around South Bay. It was well executed and seems extremely well thought out. I am in favor of going forward with this project and look forward seeing how this can enhance the community.

Thank you,
Patricia Smith
(Teacher at The Edward Everett School)



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 3:36 PM

CommentsSubmissionFormID: 808

Form inserted: 4/11/2016 3:35:36 PM

Form updated: 4/11/2016 3:35:36 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Billy

Last Name: Burchill

Organization: Carpenters 33

Email: Bburchill223@gmail.com

Street Address: 16 hinckley st

Address Line 2:

City: Dorchester

State: MA

Phone: (508) 280-4922

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 3:40 PM

CommentsSubmissionFormID: 809

Form inserted: 4/11/2016 3:40:17 PM

Form updated: 4/11/2016 3:40:17 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: KENDALE

Last Name: EDWARDS

Organization: Union Carpenter

Email: CONSULTINGCFM@gmail.com

Street Address: 19 topliff st. Apt#2

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 704-2594

Zip: 02122

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

Mon, Apr 11, 2016 at 4:00 PM

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

CommentsSubmissionFormID: 810

Form inserted: 4/11/2016 4:00:35 PM

Form updated: 4/11/2016 4:00:35 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Matthew

Last Name: Gulish

Organization:

Email: mgulish84@gmail.com

Street Address: 30 Mount Vernon Street #3

Address Line 2:

City: Dorchester

State: MA

Phone: (724) 417-1579

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a resident of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 4:07 PM

CommentsSubmissionFormID: 811

Form inserted: 4/11/2016 4:06:55 PM

Form updated: 4/11/2016 4:06:55 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Ryan

Last Name: Hislop

Organization: Resident

Email: Hislopyran@gmail.com

Street Address: 134 pleasant St.

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 704-1914

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 4:18 PM

CommentsSubmissionFormID: 812

Form inserted: 4/11/2016 4:17:57 PM

Form updated: 4/11/2016 4:17:57 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Don

Last Name: Johnson

Organization: Carpenters Union

Email: Razorjohnson77@gmail.com

Street Address: 76 Bowdoin st

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 704-7998

Zip: 02124

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

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

Mon, Apr 11, 2016 at 11:40 AM

CommentsSubmissionFormID: 807

Form inserted: 4/11/2016 11:40:17 AM

Form updated: 4/11/2016 11:40:17 AM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Brendan

Last Name: McDonald

Organization: Boys & Girls Clubs of Dorchester

Email: bmcdonald@bgcdorchester.org

Street Address: 1135 Dorchester Ave.

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 288-7120

Zip: 02125

Comments: Hi, I am the Director of Program Development at Boys & Girls Clubs of Dorchester and I am also a life-long resident of Dorchester. Having lived here my entire life, I have noticed the South Bay area has been on the decline for quite some time now. I would love to see that area undergo some serious changes and from reading the proposal, I fully support this project, as it can only help improve the community.

PMContact: Raul.Duverge@Boston.gov

4/11/2016

City of Boston Mail - SouthBay Expansion



Raul Duverge <raul.duverge@boston.gov>

SouthBay Expansion

1 message

Mon, Apr 11, 2016 at 8:19 AM

J Lowe <jwilliamlowe@yahoo.com>
To: raul.duverge@boston.gov

Hello Raul,

I would like to express my support for the proposed SouthBay Expansion.

The properties that have been an eyesore for years will be transformed into a destination location for Boston Residents and tourists. The proposed community benefits that Edens is proposing are excellent. We are very lucky to have these benefits coming to our community.

I would like to thank all the staff at Edens and all the staff from The City Boston that put on the public meetings. They were extremely professional and respectful to the community during the meetings. Unfortunately, I can not say the same thing for the way they were treated sometimes by the general public during those meetings.

I do have one concern with the one way streets in and out of the project. My understanding from working on The Columbia Point Master Plan is that is best to have multiple ways in and out of project? Will having the one way cause extra stress on certain parts of the area? Please remain at this and see if all roads are two ways. Would that be better? I would not like to see Enterprise Street changed a one way on part of it. Please keep it a two way street.

Again, I am in support of the project and very excited for all these community benefits that Edens is proposing.

Sent from my iPhone

**Raul Duverge <raul.duverge@boston.gov>**

South Bay Expansion

1 message

Paul Mac <mccd22@gmail.com>To: raul.duverge@boston.gov

Sun, Apr 10, 2016 at 9:18 PM

To Whom It May Concern-

I am writing to you regarding the South Bay expansion.

I am excited to hear about the potential of the South Bay project. I have been a South Boston resident for over 25 years and have frequented South Bay Plaza over the years. I have to say I only shop there because it is convenient not because it is an exciting shopping destination. The idea of having a state of the art movie theater, Whalburgers, coffee shop, farmers markets, etc is extremely exciting. I frequently shop at Assembly Square for those reasons so to have that option in my backyard would be amazing.

Also, it is about time that we see improvements to that area. It has been neglected for quite sometime. It seems like a "win win" for the abutters and surrounding neighborhoods.

Best,

Tricia MacLelland



Raul Duverge <raul.duverge@boston.gov>

Comments on South Bay Project: we need a gym

Julia Mongo <juliamongo@gmail.com>
To: raul.duverge@boston.gov

Sun, Apr 10, 2016 at 9:30 AM

Dear Mr. Duverge,

As a resident of the Polish Triangle in Dorchester, I would like to comment on the proposed South Bay expansion project.

I think this development could have benefits for the local community if it is planned carefully to take into account traffic patterns, pedestrian access, and aesthetic improvement of the neighborhood.

As a local resident, what I particularly hope Eden will do is to offer in its retail selections options that are currently lacking in our neighborhood. Most important, there currently exist very limited options for gyms. South Bay's nearby neighborhoods (Polish Triangle, Savin Hill, Upham's Corner, South End, South Boston) desperately need a gym that is accessible and affordable for adults of varying ages, abilities, and incomes (eg, a Planet Fitness type option).

South Bay would be the perfect location for a gym. People could either drive/park or walk/bike to it. Not only would this be a commercially successful venture, but it would fulfill a vitally important public health need for our community.

Thank you,

Julia Mongo
6 Dorset Street
Dorchester, MA 02125



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Fri, Apr 8, 2016 at 6:04 PM

CommentsSubmissionFormID: 803

Form inserted: 4/8/2016 6:03:48 PM

Form updated: 4/8/2016 6:03:48 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Robert

Last Name: Demerski

Organization:

Email: demerski@comcast.net

Street Address: 20 Tileston St

Address Line 2: PH

City: Boston

State: MA

Phone: (617) 823-1665

Zip: 02113

Comments: As a resident of Boston since the early 90's who has shopped the center for 20+ years and a father of 2 children, the addition of restaurants and a new theater with easy access and parking is a welcome and much needed addition to the community. The conversion of an unsightly area into a safe, vibrant Main street is exciting. It will provide tax revenue, jobs and community benefits. South Bay expansion will spur additional growth around the site, thereby cleaning up the entire area and bringing in new families to this great community.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Eden South Bay Proposal

1 message

elainaq@comcast.net <elainaq@comcast.net>
To: Raul.duverge@boston.gov

Sat, Apr 9, 2016 at 9:37 AM

Hi,

My name is Elaina Quinn and I live at 32 Auckland Street in Dorchester. My family has lived in this house for over 95 years. I recently attended a presentation by Keith Haigh (may have the wrong spelling on that last name) from Eden regarding the proposal for the development of a South Bay living community. My husband Alan Aikens and I support this proposal. It will take a dead space and breath new life into the area.

I keep hearing about and watching a lot of new construction around Dorchester. Part of me is concerned about a population spike in the area that will make getting around difficult. But at the same time, I realize that this area has suffered from a population drain over the last 30 years, so much so that we lost a congressman back in the '90's. Therefore, I am hopeful that all this new construction, including Eden's South Bay project, will revitalize Dorchester in a desirable way.

If you have any questions, please feel free to contact me,

Thank you,

Elaina M. Quinn



Raul Duverge <raul.duverge@boston.gov>

South Bay Projects

1 message

Fri, Apr 8, 2016 at 9:28 PM

Lee Gro <lologro50@yahoo.com>

Reply-To: Lee Gro <lologro50@yahoo.com>

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Dear Raul,

I have many concerns over Edens future development of South Bay. Many working class people are looking for rentals in the Polish Triangle, but cannot afford the high prices. I would like Edens to come out publicly and state what they will be charging for the units that are being constructed as "affordable".

In warmer weather I have seen homeless men sleeping on Edens property. I would like to see this issue addressed. Everyone should have an affordable place to live.

Edens in one of their presentations have talked about the beautiful promenade they will be building. I hope it is beautiful. Presently, their property is not attractive at all. I never walk to the mall at night because I don't consider it to be a very safe place. Sometimes during the day there are young males riding their bicycles in groups and people have to dodge them.

I think having 12 AMC cinemas is TOO MANY. The cinemas will create more congestion and parking problems. Almost everyone I know takes their car to the mall. Late night weekend service on the T ended on March 18th. I hope Edens is aware of this.

Another concern I have with the city of Boston is the drainage next to the car wash. When it's cold, the overflow of the water freezes on the street. The sidewalk becomes a sheet of ice.

I realize that the city of Boston wants developers to build properties to have an increased tax base. However, I also hope the city will take into consideration the people who live in the city.

I hope you can address some of these issues.

Sincerely,

Eleanore Lee Grochowska

lologro50@yahoo.com

P.S. As a child, South Bay was a marsh and I used to catch tadpoles there...Change is inevitable, but the needs of the community should be taken into account. On Wednesday, April 13th I attended a lecture at BSA Space at 290 Summer Street. I was inspired by some of the architects.



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Sun, Apr 10, 2016 at 7:36 PM

CommentsSubmissionFormID: 804

Form inserted: 4/10/2016 7:35:37 PM

Form updated: 4/10/2016 7:35:37 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Peter

Last Name: Suchcicki

Organization: McCormack Civic Association

Email: Peter.Suchcicki@gmail.com

Street Address: 17 Bellflower Street

Address Line 2:

City: Dorchester

State: MA

Phone: (413) 636-6743

Zip: 02125

Comments: My name is Peter Suchcicki and I am a member of the Executive Board of the McCormack Civic Association. I am also involved with 75+ year old neighborhood institution, the Polish American Citizens Club as their Finance Officer. I support the development of the South Bay town center, however there are a few items I think would be better for the neighborhood, its residents, and the City of Boston as a whole. These items are as follows: 1. The access road/Boston Street extension (behind current hotels) should be required for this project to keep traffic flow off of Boston Street, and to maintain a reasonable quality of life for the residents of the Polish Triangle. Without this road, I believe the project should not move forward without further neighborhood input. 2. West Howell Street should remain a two way street, with no direct access into the new project. To connect West Howell Street with the project, it should be a pedestrian only way. This would eliminate the major traffic concern on Boston Street that a West Howell access would create. Further, as pedestrian only, we would have the opportunity to increase the quality of life tremendously for residents of the Polish Triangle and for the new residents of the proposed project, as this would create a nice walking space which the Polish Triangle lacks. 3. The project is creating new streets, and to honor the neighborhood, I believe it would benefit the City of Boston, the residents of the Polish Triangle, and the new residents of the project, to have one of those new streets named in recognition to the Polish-Americans who have lived in this neighborhood for over 100 years. 4. Lastly, the project should address the concerns of the labor unions in regards to the residential component of the project. With these items being addressed, I support the project and hope that Eden's will continue their

4/11/2016

City of Boston Mail - Project Comment Submission: South Bay Town Center Project

involvement in neighborhood affairs and support the community well into the future. Peter Suchcicki
PMContact: Raul.Duverge@Boston.gov

Dear Raul Diverge,

My name is William Lee and I am a resident of 4 Mt. Cushing Terrace in Dorchester. I would like to reiterate my support of the new South Bay Center after reviewing the DPIR. We need more places where local residents can get good jobs, and this project represents an opportunity to get 1600 union construction jobs and 450 permanent jobs. Just as much as we need good jobs, we need more affordable housing like the 61 units offered by the Center. Developments such as the South Bay give back to the community in the forms of jobs and housing, two of the biggest drivers of income inequality in Boston.

The Center is also mitigating transit issues by having an adequate amount of parking in the Center and offering shuttle services. Furthermore, the project is investing in public streets and green spaces, which will boost Dorchester as a place where people want to live.

I fully support this project because it represents an opportunity to put investments into the community.

Sincerely,



William Lee

3-21-16

To Mr. Diverge,

I would like to comment on the South Bay Town Center development as I am a resident in the area. I am in support of this project because it will bring more jobs for local residents. We need local, good jobs.

Also, the 61 affordable housing units being built are very important for Dorchester. People in Dorchester need affordable homes and we need good jobs, which this project will create. The 400+ housing units will also raise the amount of housing available in Boston.

Lastly, the project will hopefully create a lively area for residents to spend time at. Building more greenspace and renovating blighted properties in the area is long overdue. I look forward to seeing the South Bay Town Center built.

Sincerely,

Andy Rodriguez
10 Elder st
Dorchester MA 02125

To BRA manager Raul Duverge,

As a resident living near the South Bay Center, I would like to show my support for the new project. The project will have plenty of parking spaces and expanding the shuttle services will ensure there is less traffic in the area. Dorchester residents will see the benefits of these new buildings, which includes 1,600 union construction jobs and 450 jobs, without worsening traffic or parking concerns. I believe that the developer wants to do right by Dorchester, a community that desperately needs revitalization.

I am glad to see this new project and thank you for the opportunity to comment.

Sincerely,

MARIA GOMES
847 Columbia Rd, Dorchester

Dear Raul Diverge, BRA Project Manager,

As someone who lives close to the South Bay Town Center, I thank you for listening to my comments on the new development planned for the area.

I know residents are always concerned about how a new building may impact traffic, cost of living, and parking. These are legitimate concerns, and I feel that the developer has tried to address them. In terms of traffic, the shuttles and public transportation options available will help resolve this issue. As for cost of living, the project will create local jobs and will add more affordable housing. Lastly, there is a lot of parking that will be available at the Center and it will be enough to handle all new customers I believe. Compared to other developers, this one has been wonderful in listening to the needs of Dorchester.

I look forward to seeing the new South Bay Town Center.

Thank you,

Raul Diverge

7 Elder St, Dorchester

Dear Mr. Duverge

I have reviewed the Draft Project Impact Report for the new South Bay Town Center project here in Dorchester. As a local of Dorchester who frequents the area, I am happy to hear that they are planning to add more shops and a movie theater to the center. The affordable housing will also be good for Dorchester residents and the construction, retail, and hotel will provide a big boost to employment.

My initial concerns about parking are gone now that I read that there will be no need for off-site parking because there will be a thousand parking spots and the developer is increasing the shuttle service. I am also glad that the new center will get rid of the industrial trucks that come into the area.

Thank you for listening to my support of this new South Bay Town center.

Best, Isabel Torres



Dear Raul Duverge, BRA Project Manager,

As a hotel worker in the area, I am in support of the South Bay Town Center project. I understand the desire by some community members that the developer provide more funding to the community, but I believe that this project already represents a large improvement. The emphasis on providing accessible and affordable transit to amenities such as retail, restaurants, and a movie theater will create a livelier public place.

Furthermore, over \$7 million will be poured into direct community investments to improve, among other things, our roads, walkways, and greenspace. And every year, about \$300,000 will be spent into further providing Dorchester with benefits. On top of all this, hundreds of jobs will be created by this project.

I hope that the BRA approves this project, because Dorchester needs it.

Thank you,

Yessenia Ventura

3/28

Dear Raul Diverge,

I live in Dorchester, close to the South Bay center. Recently, I read that the center is adding a lot more buildings to it. I often go to South Bay to shop because of how convenient and cheap it is there. Adding even more to it will be great so that people have more options. I know people who work there and having more jobs for local people will be good as well.

I don't see parking or traffic being big problems, because of the shuttles, buses, and big parking lot available. I hope you keep working with the project and with the community to make sure the new South Bay center is built and benefits Dorchester.

Thank you,

*JOSE R. BERNALDEZ
10-ELDER ST #3
DORCHESTER MA, 02125*

Dear BRA Raul Diverge,

As a resident of the Dorchester area near the South Bay retail area, I am in support of the new construction. We need more development in the area that respects the community and our needs. The project has plans to make sure that it will be able to handle the new cars coming into the area by providing over 1,000 parking spots and using shuttle services.

The project is also one of the few retail outlets where people from Boston can shop for all their needs, making it convenient for us. Thank you for reading and considering my comment.

Best,

Lorraine Santore
28 Logan Way Apt. 770
South Boston MA, 02127



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 4:49 PM

CommentsSubmissionFormID: 813

Form inserted: 4/11/2016 4:48:57 PM

Form updated: 4/11/2016 4:48:57 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Nicholas

Last Name: Pong

Organization: Carpenters Local 33

Email: nickpong81@yahoo.com

Street Address: 11 MT Cushing Ter

Address Line 2:

City: Boston

State: MA

Phone: (978) 815-5069

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 5:41 PM

CommentsSubmissionFormID: 815

Form inserted: 4/11/2016 5:41:21 PM

Form updated: 4/11/2016 5:41:21 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Jeffrey

Last Name: Sanchez

Organization: Carpenters Union

Email: Jsanchez617@hotmail.com

Street Address: 71 Jacob Street

Address Line 2:

City: Dorchester

State: MA

Phone: (857) 334-1918

Zip: 02124

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 5:03 PM

CommentsSubmissionFormID: 814

Form inserted: 4/11/2016 5:02:59 PM

Form updated: 4/11/2016 5:02:59 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Decio

Last Name: Santos

Organization: Local 33

Email: Deciosantos31@gmail.com

Street Address: 8 Cushing Ave

Address Line 2:

City: Boston

State: MA

Phone: (857) 222-8076

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Support for the South Bay Town Center Project

Meredith Carlson <merecarlson8@aol.com>
To: raul.duverge@boston.gov
Cc: bacarlson21@gmail.com

Tue, Apr 12, 2016 at 11:13 AM

Hi Mr. Duverge,

We are writing to express our full support of the Town Center project plans for South Bay in Dorchester, MA. As residents of Howell St with two young children, we are excited by the vibrant transformation plans for the rundown, abandoned, industrialized area of this neighborhood. The plans for pedestrian-only courtyards, tot playground and dog park coupled with the retail and restaurant space will make this section of the city one of the most desirable places to live, work and play. The economic potential that this project brings is something that we cannot afford to miss out on.

We look forward to seeing this project move forward swiftly.

Best Regards,
Meredith and Bob

Meredith and Bob Carlson
11 Howell St, #1
Boston, MA 02125

**Raul Duverge <raul.duverge@boston.gov>**

South Bay Expansion

1 message

Manning, Katie <kduff@bostonpublicschools.org>
To: Raul.duverge@boston.gov

Tue, Apr 12, 2016 at 10:59 AM

Dear Raul,

I wanted to reach out and tell you how in support I am of the South Bay expansion project. I have been teaching in Dorchester for the past 18 years and would love to see our students and families have access to great shopping area with more restaurants and a movie theater. Most of our families travel to Braintree and Randolph to go to the movies. How silly when they could have one at their back door. This expansion would create such a better atmosphere in South Bay and provide the community with great outdoor grounds, shopping, restaurants, and entertainment. Again, I support this wonderful project and hope to see it happen.

—
Katie Manning

4/12/2016

City of Boston Mail - South Bay Town Center



Raul Duverge <raul.duverge@boston.gov>

South Bay Town Center

1 message

Meghan Devaney <mdevaney@gmail.com>
To: raul.duverge@boston.gov

Tue, Apr 12, 2016 at 9:42 AM

Good Morning Mr. Duverge,

I am writing this morning to relay my family's strong support for the proposed South Bay Town Center project in Dorchester. As a resident, and homeowner in the neighborhood (my family resides on Mt. Vernon St.) I am truly excited by the prospect of the food, entertainment, and retail offerings that will be provided by the new project to the area. These amenities will be a great addition to the neighborhood, and for us are only a short walk away. In addition, I do feel strongly as a homeowner who has seen property values rise significantly in the neighborhood in recent years, the addition of this project will only help to further support that trend as it makes the North Dorchester / Polish Triangle an even more desirable place to live, work, shop, and play. Thank you for your time and consideration, I look forward to learning more about this exciting project going forward.

Regards,

Meghan Endicott



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 6:06 PM

CommentsSubmissionFormID: 816

Form inserted: 4/11/2016 6:05:53 PM

Form updated: 4/11/2016 6:05:53 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: John

Last Name: Russell

Organization: local 33

Email: johnrussell92@gmail.com

Street Address: 247 Savin Hill Ave

Address Line 2:

City: dorchester

State: MA

Phone: (617) 483-0157

Zip: 02125

Comments: I am writing to express my support for the mixed-use development at South Bay in Dorchester MA. I am a (resident/carpenter) of Dorchester and am excited about the transformation of the very tired, industrial properties and open concrete batch plant that currently reside at South Bay into a vibrant mixed use town center. The planned project is going to bring new jobs, housing, restaurants, and retail stores. I think the project will also provide a huge economic benefit to the Dorchester neighborhood. It will provide 800 union jobs to residents, minorities, and women and provide 450 permanent jobs once the project is completed. I also support the builder that the owners plan to use. Tocci Building Companies is a long-established, family owned business located in the Greater Boston area. They will work collaboratively with our local unions and we, the community, throughout the process. This project is a win-win for Dorchester. Thank you.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

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

Mon, Apr 11, 2016 at 7:09 PM

CommentsSubmissionFormID: 817

Form inserted: 4/11/2016 7:08:23 PM

Form updated: 4/11/2016 7:08:23 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Teresa

Last Name: Rosa

Organization: resident

Email: joncorreia@gmail.com

Street Address: 10 Marshfield St

Address Line 2:

City: Boston

State: MA

Phone: (617) 445-2592

Zip: 02119

Comments: As a long time resident, and homeowner I'm fully support of this development.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 8:05 PM

CommentsSubmissionFormID: 818

Form inserted: 4/11/2016 8:05:26 PM

Form updated: 4/11/2016 8:05:26 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Matthew

Last Name: McAloon

Organization: John McCormack Civic Assoc.

Email: mmcaloon@fedex.com

Street Address: 46 mount vernon st

Address Line 2: unit 1

City: dorchester

State: MA

Phone: (774) 226-5546

Zip: 02125

Comments: Hello BRA, The last community meeting highlighted the need for commercial space at this project. Several members of the Dorchester community had detailed information on the current low wage...no benefits jobs at South Bay. The current Expansion Project will provide the same low wage...no benefits jobs. The City of Boston's Economic Development Office should be working with the Proponent + the Community to recruit Corporation's who will locate their offices at the new development and commit to providing high paying jobs. Furthermore, The fact that the proposed project is located next to the Fairmount Commuter line and will have a parking garage makes the project attractive to commercial tenants.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

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

Mon, Apr 11, 2016 at 8:26 PM

CommentsSubmissionFormID: 820

Form inserted: 4/11/2016 8:24:24 PM

Form updated: 4/11/2016 8:24:24 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: matthew

Last Name: mcaloon

Organization: John McCormack Civic Assoc.

Email: mmcaloon@fedex.com

Street Address: 46 mount vernon st

Address Line 2: unit 1

City: dorchester

State: MA

Phone: (774) 226-5546

Zip: 02125

Comments: Hello BRA, As a Board Member of the John McCormack Civic Assoc....I can say with confidence that the residents of the Polish Triangle still have many concerns about this project that will be constructed in our "back yard". The Associations next community meeting is scheduled for April 19th and the Board has set aside almost the entire meeting to discuss the unresolved concerns of the neighborhood. I know this is after the official comment period of May 11th but the Civic Board will provide detailed feedback from this meeting to the BRA and our local elected officials. The community will vote to approve or oppose the project at it's May meeting (Tues. May 17th).

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 8:27 PM

CommentsSubmissionFormID: 821

Form inserted: 4/11/2016 8:26:58 PM

Form updated: 4/11/2016 8:26:58 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Gjergji

Last Name: Angjeliu

Organization: N/A

Email: Angjeliu12@gmail.com

Street Address: 9 Saint Margaret Street

Address Line 2: Apt 1

City: Dorchester

State: MA

Phone: (857) 248-0993

Zip: 02125

Comments: To whom this may concern: As a proud home owner in Dorchester, I believe we have been constantly left behind in the city's development initiatives. While South Boston Continues to grow and become one of the hottest markets in Massachusetts and potentially the USA, Dorchester is continuously left behind. At least that is what I thought until I saw this project up for vote. This project gives me hope that my neighborhood will continue to grow and prosper. The people living around me constantly yearn for entertainment and more outlets to visit, but we are usually left with nothing and thus have to leave to visit other areas. I believe this investment will not only increase the revenue of the city, but I believe it will be a pathway for further investment in my town. I strongly urge you to vote for this project and begin the initiative to raise Dorchester higher. Thank you, Gjergji Angjeliu

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: South Bay Town Center Project

1 message

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

Mon, Apr 11, 2016 at 8:40 PM

CommentsSubmissionFormID: 822

Form inserted: 4/11/2016 8:39:54 PM

Form updated: 4/11/2016 8:39:54 PM

Document Name: South Bay Town Center Project

Document Name Path: /Development/Development Projects/South Bay Town Center Project

Origin Page Url: /projects/development-projects/south-bay-mixed-use-town-center-project

First Name: Craig

Last Name: Jablonski

Organization:

Email: Craig.jabo@gmail.com

Street Address: 36 Garner rd.

Address Line 2:

City: Dorchester

State: MA

Phone: (617) 778-8631

Zip: 02122

Comments: I was just hoping to express what a great and exciting opportunity this project is for the city. As a city resident and carpenter I know this project would bring a wealth of job opportunities for city residents, women and minorities. Having worked at 1165 Mass ave. For 12 years at the nstar facility, I'm very familiar with the neighborhood and surrounding area, and frankly speaking its an area on the fringe, with homeless and drug use on the streets, I believe this project really be the beginning of turning that neighborhood in the right direction. I appreciate the chance to voice my opinion thank you.

PMContact: Raul.Duverge@Boston.gov



April 11, 2016

Raul Duverge
Dana Whiteside
Boston Redevelopment Authority
City Hall Square
Boston, MA 02201

Dear Mr. Duverge and Mr. Whiteside:

I am writing today on behalf of Action for Regional Equity to object to the South Bay expansion project going forward as currently designed.

South Bay already includes over 1000 jobs, most of which are low wage, part-time, unstable, and without benefits. The jobs at South Bay are primarily the low wage industries that are mentioned in the recent BRA/City of Boston report—these are jobs that pay Boston residents who are often people of color less than they should be paid.

We do not need the additional 500 low wage, bad jobs that are now being planned for the South Bay expansion. Retail, restaurant, movie theaters, and non-union hotels will not provide the jobs needed to support a family in Boston today. A huge public investment was made in the Newmarket station on the Fairmount-Indigo line. This investment should not be subsidizing low wage, part-time jobs.

There are few sites in Boston, especially in our neighborhoods, that have such a large number of potential new jobs. Such a site is an important opportunity for the city to create the middle-income jobs needed to sustain a family at today's rents. It is a failure of governmental oversight and leadership to identify only those people living in nearby streets as having a say over the impact of the new development. South Bay's current jobs are held by people who live in Roxbury, Dorchester, and Mattapan as well as other neighborhoods of color. Residents of those neighborhoods should have been offered a seat at the table where the initial decisions made about the project's design.

Please consider our comments in your planning process and decisions. Thank you.

Sincerely,

Marvin Martin
President

367 Washington St.
Dorchester, MA, 02124
Tel (617) 620-9904

Black Economic Justice Institute
Boston Tenant Coalition
City Life/Vida Urbana
Conservation Law Foundation
Fair Housing Center of Greater Boston

Jamaica Plain Racial Justice and Equity Collaborative
One Everett
SEIU 32BJ District 615
Somerville Community Corporation
United for a Fair Economy



Raul Duverge <raul.duverge@boston.gov>

Draft Project Impact Report Submission Notice- South Bay Town Center, Dorchester

1 message

Patrick Hoey <patrick.hoey@boston.gov>

Mon, Apr 11, 2016 at 7:00 PM

To: Raul Duverge <raul.duverge@boston.gov>

Cc: Carl McKenzie <carl.mckenzie@boston.gov>, John DeBenedictis <john.debenedictis@boston.gov>, Vineet Gupta <vineet.gupta@boston.gov>, Don Burgess <don.burgess@boston.gov>, Amy Cording <amy.cording@boston.gov>, James Fitzgerald <james.fitzgerald@boston.gov>, Josh Weiland <josh.weiland@boston.gov>

Hi Raul,

Just wanted to get a few points in before the South Bay DPIR comment deadline. To their credit, the proponent has done a more than adequate job of responding to BTD PNF comments, including them within the DPIR and during many subsequent discussions with BTD and other departments here at City Hall. They have also performed their due diligence in seeking necessary easements from private landowners and MassDOT regarding the number one mitigation priority Boston Bypass Road. (and installation of interconnect cable along Boston Street/Frontage) That being said there are just a few things I'd like to reiterate for the record:

- Continue negotiations and development of refined plans for the Boston Street Bypass Road especially as they pertain to the required ROW and design of newly created intersection at Boston Street/Frontage/Boston Street Extension.
- To the extent possible, every effort should be made to avoid any interim period of a two way West Howell Street and incomplete Bypass Road. BTD desires the Bypass Road and one way opening of West Howell to coincide.
- BTD asks that the proponent follow up on requests for queueing and operations analysis by Scrub A Dub car wash for Boston Street/Washburn Street intersection.
- BTD has some reservation regarding the parking lot access drive located at the West Howell Extension intersection and would like the proponent to discuss further/seek alternatives with the City.
- As detailed in the memo to the MDM traffic team BTD prefers Alternative A as a solution to some of the issues around traffic at the Mass Ave/Newmarket intersection as well as consideration of a southbound left turn prohibition.
- BTD requests that the developer continue to work cooperatively with BTD/DPW to seek both short term and long term solutions to operation/condition of Clapp Street.
- Some data presented in the operations analysis tables of the DPIR appeared to have included minor errors or typos where volumes were identical under different scenarios. (i.e. no build, build etc)
- BTD requests that the proponent commit to further investigate (in partnership with Boston Bikes and cycling advocates) a more aggressive approach to bicycle accommodations. In particular along Mass Ave and within internal roadways and connectors.
- Prior BTD PNF comments or subsequent post DPIR comments deemed not fully addressed are to be considered open items until resolution by way of TAPA.
- BTD/City is committed to following up on peripheral issues brought to our attention by the South Bay IAG (i.e. signage, pavement markings, signal timing etc and expect similar commitment from the developer as it moves forward into approval and permitting phases.

I hope this email is sufficient in keeping the BRA and development team informed of the relatively few ongoing/unresolved issues. Looking forward to continuing the successful partnership with all parties and ultimately forging a sound Transportation Access Plan Agreement.

Sincerely,

Pat Hoey
BTD Policy & Planning



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Mr. Duverge,

I am writing in support of the proposed South Bay Shopping Center expansion. Having a business in the Newmarket area across the street – the mall benefits my business tremendously. We are excited to see the area transform for the better of the neighborhood. Currently the area is not very safe for people to walk at night and “hang out” or “meet up with friends”. I feel with this proposed development it will not only improve the safety of the area but it will give a reason for people to come to the South Bay mall and stay for longer periods of time then to just shop and get the necessities for their homes. Many other parts of greater Boston have this sense of community and a place for friends to meet but this area lacks that. All of the proposed amenities will be a great addition to an area of Boston that needs to keep up with all of the new construction of condominiums and apartments in the surrounding areas.

In addition to owning a business directly across from the mall I recently just purchased a condominium on Washburn Street. Washburn Street is next to West Howell Street where the new proposed additional entrance to the expansion is. I am very excited to have these additional services brought close to my new home. The addition of restaurants (the area lacks them a lot), entertainment and more retail offerings will only increase the willingness for more people like myself to move to the area.

Thank you for your time and consideration and I look forward to seeing the area change for the better!

Sincerely,

Eric Schneider
President
Red Dog Pet Resort & Spa