



Gary Uter <gary.uter@boston.gov>

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## Dot Block Development

3 messages

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Emma [REDACTED]  
To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 11:05 AM

Good morning,

I am a resident of Dorchester living on Jones Hill right around the corner from the proposed Dot Block site, at [REDACTED]. Unfortunately I was unable to attend the community meeting yesterday regarding the Dot Block development. I did make it to the recent Jones Hill neighborhood meeting where the project was discussed. Since I was absent I wanted to email and be on the record as someone from the neighborhood who is 100% on board with this project. I think it will do great things for the neighborhood and utilize a space that is currently doing nothing to uplift or revitalize the community. I hope the development moves forward and offers more housing (and affordable housing) to our growing city as well as helps to make our neighborhood a destination for other city residents to come to and enjoy all that Dorchester has to offer.

Thank you for your time and consideration.

Emma

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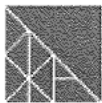
Gary Uter <gary.uter@boston.gov>  
To: Emma [REDACTED]

Wed, Feb 24, 2016 at 12:14 PM

Hi Emma,

Thank you for your email. I will certainly pass your ideas along as apart of our internal review.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

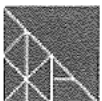
**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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Gary Uter <gary.uter@boston.gov>  
To: Catherine ONeill [REDACTED]

Tue, Mar 22, 2016 at 3:28 PM

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant

617.918.4457 (o)

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Gary Uter <gary.uter@boston.gov>

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## I Support Dot Block and Dorchester "Renovation" Projects

3 messages

Wed, Feb 24, 2016 at 9:34 AM

Anam Khan [REDACTED]  
To: gary.uter@boston.gov

Dear Mr. Gary Uter,

My neighbor mentioned to me that your recent meeting regarding Dot Block did not receive the support that you'd like. I'm a new resident to Dorchester, and I'm currently unaware of where to look to see when and where these meetings are happening. I assure you, I will attend with a group of people to show your team support. Here's why:

My husband and I are a newly married couple, and we bought a beautiful town home last year in the Meetinghouse Hill area of Dorchester. We chose this area because of its availability of new construction, the diversity of the neighborhood, the parks for our dog, and the vicinity to the T and Boston. It's been great thus far! We know that having Dot Block, more restaurants, retail, and a general resurgence of the area will be a great phenomena for the neighborhood. I understand that generational Dorchester residents don't see it yet, but they'll realize the convenience and the utility of such spaces right away.

I know this for a fact. I'm a proud Houstonian. I lived there almost all my life, and saw it when it was a city no one cared about, appreciated, or even valued. In the last twenty years, Houston has more Fortune 500 companies than New York, more diversity than New York, a flourishing economy, and new families moving into the area at an amazing pace. Houston is now known as a city where young couples, professionals, and families can come to create a long, healthy, safe life. The cost of living is acceptable, and there is now so much to do. This is by far in part of the town centers, equitable to Dot Block/Assembly Row type of places, that opened in each neighborhood/municipal of Houston.

These "Town Centers" (like Dot Block) provided so much to the area. It provided a safe place for families to enjoy their weekends and evenings. It increased the economy of the area. It provided jobs for current residents of the area. They even started hosting New Years festivities, fourth of July festivities, and so forth. Because of edifices like Dot Block, more people are given the opportunity to create a quality, healthy, and happy life. In Houston, people flock to these areas. New homes were built around them, the local existing restaurants, bars, and stores even saw an increase in profits. These centers will give Dorchester a new clientele. There are so many diverse ethnic restaurants in the area, and this will promote more awareness and understanding of cultures that is so important this year. I can't stress enough how important this space will be for adolescents who need a job in a safe atmosphere, older families who need more retail more conveniently, and activities that keep people busy.

People fighting these projects are simply not exposed to how they will benefit, their children will benefit, and their neighborhood will benefit. More important there is a big picture that some people cannot visualize. Right now, the MBTA is increasing fares. This will cause people to commute to Boston/Cambridge much less. People will be angry, upset, and in need for entertainment/jobs. This is scary! When the MBTA increases fares, Dorchester will slowly become more isolated. This isolation will cause and increase in crime, idleness, and soliciting. This will harm the economy of Dorchester greatly! Even Dorchester/Boston natives like Mark Wahlberg and his family want to build and beautify Dorchester. Imagine how well known and exciting this will be for the natives that have lived here forever.

My husband and I, even are neighbors, are being targeted because we don't fit the "Dorchester memo" of residents. I don't think that's a fair assumption. All we want is to make the neighborhood a safe haven for everyone and all classes of people. We'd love to see greenery, an increase in economy, cleanliness, and safety for our children in the future. I believe that providing these needs will innately make people feel better about the buildings going up.

This email is already long, but I just wanted to show my unwavering support on this project, and others. I will be

at all of the meetings to show how amazing this big picture will be. Please feel free to call or email me in regards to upcoming meetings, or talking about how we can make this happen.

--  
Sincerely,

Anam Khan  
[REDACTED]

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**Gary Uter** <gary.uter@boston.gov>

To: Anam Khan [REDACTED]

Wed, Feb 24, 2016 at 12:52 PM

Hi Anam,

Thank you for your email. BRA events are posted on our calendar, local newspaper and on our BRA twitter account. We have also launched a planning study area in Dorchester (Glovers Corner).

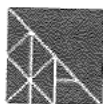
Calendar: <http://www.bostonredevelopmentauthority.org/news-calendar/calendar?view=month>

Local Dorchester Newspaper: Dorchester Reporter

Twitter: @BostonRedevelop

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

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[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)

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**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:27 PM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

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Gary Uter <gary.uter@boston.gov>

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## DOT Block: Let's make this happen!

3 messages

Wed, Feb 24, 2016 at 8:45 AM

Kevin Long [REDACTED]  
To: Gary.Uter@boston.gov

Mr. Uter,

Unfortunately I was unable to attend the BRA public meeting last evening regarding the DOT Block proposal. I have attended previous meetings in support of it, as well as my civic association meeting this past week where we were updated on it. I was shocked to hear, though not surprised, of the negativity of the project that still exists! Those few loud voices are **not** the voice of the neighborhood. Living in Dorchester for your entire life does not give you the right to be the voice of the neighborhood.

As a 33 year old high school teacher who recently bought new construction not far from DOTBlock (Clarkson Street) and seeing many of my friends buy in the Savin/Jones/Meetinghouse Hill area, we have an equal voice in the future of OUR neighborhood. We are the people setting up lives here and someday will be able to say, 'I have lived in Dorchester for decades!' WE have the right to dictate what happens in our neighborhood. WE have the right to be able to walk by that area and not fear for our safety!

I am in FULL support of DOTBlock! We want to feel safe walking around, have restaurants and bars to frequent, and lord knows I want to be able to walk to a grocery store and get a cup of coffee on the weekends with my dog!

A few points about some of the things I heard about the meeting last evening.

- I am a union rep for my districts teachers union and to hear the negativity and lack-of-compromise attitude of the unions present. That, in my opinion, is not the purpose of a union. They should be working with the developer to secure jobs, not screaming about a lack-of-jobs! This is neither relevant to the proposal nor is it a productive use of time
- I drive to work in Waltham every day. I know what Boston traffic is like and this project will not make my commute any worse than it already is. If you don't like traffic, take the T. This is a sad reality we live in and we just have to deal with it. We cannot stop more people and more cars!
- Affordable Housing. Of course no one wants to pay \$2100/month in rent, but it's the new Boston. That's "affordable." My friends and I have all been priced out of neighborhoods. I would guess than many young professionals and others will jump for joy at the possibility of renting or buying a unit in the hot new DOTBlock for a relatively reasonable price for Boston standards. Not every new condo or apartment can be slotted for section 8 housing or have income limitations/rent control. That's ridiculous and unrealistic.

I know this was a lengthy email, but I do hope you take this all into consideration (along with the other emails of support). Please feel free to contact me if there is anything I can do to help move this along!

Regards,

Kevin Long  
9 Clarkson Street  
Dorchester, MA 02125  
[REDACTED]

---

Wed, Feb 24, 2016 at 12:54 PM

Gary Uter <gary.uter@boston.gov>  
To: Kevin Long [REDACTED]

Hi Kevin,

Thank you for your email. We'll definitely be taking this and all of the responses we've received into account prior to any decisions being made.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
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**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:27 PM

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

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Gary Uter <gary.uter@boston.gov>

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## Support for Dot Block

3 messages

Tue, Feb 23, 2016 at 10:00 PM

**Matt Hibbert** [REDACTED]  
Reply-To: Matt Hibbert [REDACTED]  
To: "gary.uter@boston.gov" <gary.uter@boston.gov>

Hello Mr. Uter

I have heard about some details of the meeting held tonight regarding this project through the Jones Hill Facebook page. I am sorry I missed it. I understand that the voices of dissent were strong.

I am a resident of Jones Hill (Stoughton St) in Dorchester, and I wanted to voice my hearty support for this project.

I sincerely hope that this project moves forward. I feel that it will be a tremendous asset to our neighborhood.

Best regards, thanks for your time.  
Matt Hibbert  
109 Stoughton St  
Dorchester

Wed, Feb 24, 2016 at 11:48 AM

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**Gary Uter** <gary.uter@boston.gov>  
To: Matt Hibbert [REDACTED]

Hi Matt,

Thank you for the email. I'll be sure to relay your message to the front office as part of the larger Dot Block community conversation.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

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Tue, Mar 22, 2016 at 3:29 PM

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**Gary Uter** <gary.uter@boston.gov>  
To: Catherine O'Neill [REDACTED]

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant

617.918.4457 (o)

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Gary Uter <gary.uter@boston.gov>

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## Support of DOT Block

3 messages

Wed, Feb 24, 2016 at 11:40 AM

**Pete Michaud** [REDACTED]  
Reply-To: Pete Michaud [REDACTED]  
To: "gary.uter@boston.gov" <gary.uter@boston.gov>

Good morning,

Unfortunately I was unable to attending the recent BRA Dot Block meeting, but I did want to share with you my views and those of my neighbors.

I absolutely 100% support this development and think it will be a huge asset to the area and community. I am a resident at 10 Pearl St in the Savin Hill section, many my neighbors who also were not able to attend the meeting are overwhelmingly in support of this project as well.

I work as a realtor in the area and speak with many of the neighborhood residents on a consistent basis...the vast majority are all in favor of this project. Former clients who have purchased homes here, current buyers and buyers considering this area are all very excited about this project as well.

Sincerely,  
Peter Michaud  
10 Pearl St  
Dorchester MA, 02125

Hammond Residential  
10 Berkeley St  
Boston MA, 02116

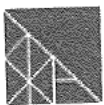
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Wed, Feb 24, 2016 at 11:42 AM

**Gary Uter** <gary.uter@boston.gov>  
To: Pete Michaud [REDACTED]

Thank you for your email Peter. We truly appreciate the community feedback.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

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Tue, Mar 22, 2016 at 3:29 PM

**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill



[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

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Gary Uter <gary.uter@boston.gov>

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## Dot Block

2 messages

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Valerie Vitale [REDACTED]  
To: gary.uter@boston.gov

Tue, Mar 1, 2016 at 2:48 PM

Hello,

I am writing to express my full support to the Dot Block project, I know you have had a lot of negative feedback surrounding it and I thought some positive feedback was needed. As a recent home buyer in the surrounding area I am excited to see how Dot Block will impact the Savin Hill/Dorchester area. I am hopeful for a grocery store (trader joe's perhaps?) and some type of dog park to be included in the project.

Valerie Vitale  
[REDACTED]

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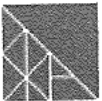
Gary Uter <gary.uter@boston.gov>  
To: Valerie Vitale [REDACTED]

Tue, Mar 22, 2016 at 12:30 PM

Hi Valerie,

Thank you for the email. I have forwarded your desire to see a grocer and a potential dog park be included in the site plan.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org







Gary Uter <gary.uter@boston.gov>

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## Fwd: Re: DOT Block comment period

2 messages

Fri, Jul 24, 2015 at 7:45 PM

Geoff Doerre [REDACTED]

Reply-To: [REDACTED]  
To: gary.uter@boston.gov

Sorry wrong Gary first time.

On Fri, Jul 24, 2015, at 07:23 PM, Gary Webster wrote:

> Hi Geoff,

>

> No you may be referring to Gary Uter. I work in Councilor Michelle  
> Wu's office. Thanks for sharing your concerns I believe I got some of  
> the comments sent to me by Davida as well.

>

> Sent from my iPhone

>

>> On Jul 24, 2015, at 4:05 PM, Geoff Doerre <gdoerre@fastmail.fm> wrote:

>>

>> You are the BRA rep, correct? Sorry I forgot you on the first email.

>>

>> Geoff

>>

>>> On Fri, Jul 24, 2015, at 02:05 PM, Geoff Doerre wrote:

>>> Councillors, Mr. Mayor,

>>> I am writing to express my disappointment with the planning process for the DOT Block project at Glover's corner.

>>>

>>> Attached is the comment sheet from GBGNRA which met last night.

>>>

>>> In addition to their comments I am particularly disappointed about:

>>>

>>> 1 transparency - this project was presented earlier in the year to Meeting House Hill Civic as a much smaller residential footprint and since has ballooned to six times its original size, yet no followup was provided. And the comment period ending today was provided with very short notice, extended only four days.

>>>

>>> 2 traffic & parking - no one is convinced that the traffic studies for Glover's corner, Pleasant Street rotary, and Kane Square are anywhere near realistic. 1000 additional residents plus retail space and only 450 parking spaces and no traffic remediation in Glover's corner? The backups along DOT Ave and Adams are already legendary since the ill-thought reconfiguration a few years back with stimulus money.

>>>

>>> I feel this project is being railroaded through, and I would appreciate a more thorough review with full transparency. As a private citizen who lives nearby and will be immediately affected, I appreciate your efforts to investigate and report your findings back to our local groups.

>>>

>>> Sincerely,

>>>

>>> Geoff Doerre

>>> --

>>> Sent from my Android device with K-9 Mail. Please excuse my brevity.

>>>

>>> <Dot Block BRA comments.docx\_1437759786431.pdf>

--  
Geoff Doerre  
Friends of Ronan Park  
<http://www.friendsofronanpark.org>  
[Redacted]

Gary Uter <[gary.uter@boston.gov](mailto:gary.uter@boston.gov)>  
To: [Redacted]

Mon, Jul 27, 2015 at 10:00 AM

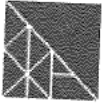
Good morning Geoff,

Thank you for the email. We have heard your concerns relative to traffic and we will be working with the Boston Transportation Department to further examine the impacts.

With regards to the comment period for this development project, it was extended beyond the BRA's required 30 day to allow for an additional Impact Advisory Group meeting per the community's request.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)

Dear IAG,

As abutters of the proposed DotBlock Development residing on Pleasant Street, we have many concerns about the impact of the proposed development.

Traffic frequently backs up Hancock Street from the Dorchester Avenue intersection, and with a loading dock designed for the Hancock Street side of the development (with frequent truck deliveries), the proposed rotary at Hancock and Pleasant would clog and paralyze all area streets.

Is a rotary the safest strategy for the intersection of Pleasant Street and Hancock Street? This is a very active intersection that is a major route for school buses and emergency vehicles (fire trucks, ambulances and police cars). A rotary would not promote safe pedestrian access to the pedestrian path and retail that is being proposed at Dot Block.

We are also concerned about the history of Grade 1 gas leaks at the intersection of Pleasant and Hancock. For more information, go to the following maps:

<http://clf.org/map/>

<http://www.edf.org/climate/methanemaps>

While we understand that the goal is to create "transit-oriented" housing, we recommend that you discourage residents from owning cars by offering an abundance of ZipCars and bike sharing opportunities. To restrict the amount of parking for the residents poses the risk of their utilizing on-street parking, further aggravating what is already a bad parking situation.

**One of the greatest community benefits for us as abutters would be off-street parking for neighbors during snow emergencies.** At present, Pleasant Street, Savin Hill Avenue, Hancock Street and Dorchester Avenue are all designated as "Snow Emergency Streets," leaving us very few options and often requiring that we park 5-10 blocks from our homes. If there is insufficient resident parking available at DotBlock, our snow emergencies will be even worse, with more cars competing for the few spaces available on non-emergency streets. We would like the developers to consider making spaces available to us for this purpose.

It is concerning that the city is allowing a 70 foot tall building at this site. Overdensifying this corner of Dorchester is not desirable. The proposed height neither relates to the urban context nor to the human scale. It will set a new precedent that is foreign to this neighborhood and to Dorchester Ave. A 70 foot tall building abutting a narrow sidewalk without an adequate setback from the street doesn't encourage a pedestrian friendly environment and it isn't sensible urban design practice. Setting the building back from the sidewalk to create an urban space that is at a human scale is desired. The pedestrian zone through the development is an effective approach, but Dot. Ave. and Hancock are busy streets that would benefit

from having adequate space for street trees, dog walkers, window shopping, outdoor café seating, a bus stop shelter etc. Additionally, reducing the building height and/or setting back the upper floors of the building would be helpful in establishing a new urban scale that is more appropriate for the future of Glover's Corner and Dot. Ave. The Carruth at Ashmont is a tall building that is successful in its scale and planning because it is surrounded by civic spaces that engage pedestrians and maintain connections with urban spaces that extend across the street and beyond the development (fire station, church, plazas, public art). Dot Block is unique and has the potential to be designed as successfully as the Carruth. It is a great opportunity for this neighborhood.

Thank you for your work representing community interests in this project.

Sincerely,

Justin Broderick & Robert Sances  
94 Pleasant Street #1

Joseph Thomas  
94 Pleasant Street #2

Thomas Reardon  
94 Pleasant Street #3

Jennifer Clark  
96 Pleasant Street #1

Sean Dormady & Suzanne Haggerty Dormady  
96 Pleasant Street #3

James and Christine McCarthy  
98 Pleasant Street #1

Greg Papazian  
98 Pleasant Street #2

Sumi Fasolo  
98 Pleasant Street #3



Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

2 messages

Tue, Jul 7, 2015 at 9:37 AM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 405

Form inserted: 7/7/2015 9:36:29 AM

Form updated: 7/7/2015 9:36:29 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Bryan

Last Name: Bryson

Organization: Harvard School of Public Health

Email: [REDACTED]

Street Address: 16 Melbourne St # 1

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02124

Comments: As a recent member of the Dorchester community, I have to say that I am fully in support of DotBlock. As a young professional, I think this will attract other young professionals to the area and provide some much needed amenities and revitalization of the neighborhood. The current parcels are highly underdeveloped and are a visual eyesore. I would encourage the developers to look at ways to at least encourage the use of public transportation or car sharing as the traffic on Dot Ave can be troubling already and perhaps in turn reduce the size of the parking garage. As a bike commuter, I would encourage the developers to consider ways to support bike commuting through the addition of a Hubway stop. I would also encourage the developers to consider healthy food options for their first floor retail. I would be very against a Target Express or similar development. One last thought: what about a rooftop garden in addition to the existing green spaces?

PMContact: Gary.Uter@boston.gov

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Tue, Jul 7, 2015 at 11:02 AM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 406

Form inserted: 7/7/2015 11:01:48 AM

Form updated: 7/7/2015 11:01:48 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Marti

Last Name: Glynn

Organization: Hancock Street Civic Association

Email: [REDACTED]

Street Address: 11 Payson Avenue

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I have attended one developer's meeting about this project and have reviewed the Project Plan at the Uphams Corner library. First, I'd like to state that I am pleased to see development of this block, which has long been an eyesore in the neighborhood. However, I do have some concerns. Even considering the size of the assembled parcels, this project is too dense. The project has been compared to Ink Block in the South End - but this is Dorchester, not the South End. I know that the shortage of housing in Boston is compelling but I don't want to lose the character of Dorchester in the process. The intersection of Pleasant Street and Hancock Street is impacted by the Glover's Corner intersection and traffic already gets backed up at these points. Adding more than 350 units of housing, as proposed, will make this problem much worse. Also, I take issue with the design of the buildings. As proposed, I can't decide whether it looks more like an old BHA housing development or a prison. In any event, it is not in keeping with Dorchester's traditional three-deckers. The addition of cornice work, lower rooflines, use of wood and or brick would be more in keeping with the existing housing in the neighborhood and the character of Dorchester. I would ask that the developers take a look at what has been done with the old St. Kevin's property on Columbia Road, which blends seamlessly into its surroundings and complements the adjacent municipal building. I applaud the concept of a pedestrian walkway through the center of the block but not the inclusion of a 450 car parking garage or a swimming pool (unless said pool is open to the general public). A 'roundabout', which is just a rotary with another name, at Hancock and Pleasant seems to contradict the direction taken in the state, where rotaries have been considered unsafe and are often removed. (For an example, look no further than the Casey Overpass project.) So in closing, please reconsider the density and design of this project. Thank you.

PMContact: Gary.Uter@boston.gov



Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

4 messages

Mon, Jul 13, 2015 at 9:21 AM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 412

Form inserted: 7/13/2015 9:20:24 AM

Form updated: 7/13/2015 9:20:24 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Noah

Last Name: Augustine

Organization:

Email: [REDACTED]

Street Address: 14 Windermere Road

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: My comment concerns the 5 story, 50 unit residential building. This seems to be significantly higher than the surrounding area buildings, does the height of the building require a variance as well? Thanks!

PMContact: Gary.Uter@boston.gov

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Mon, Jul 13, 2015 at 10:11 AM

CommentsSubmissionFormID: 413

Form inserted: 7/13/2015 10:10:59 AM

Form updated: 7/13/2015 10:10:59 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Stuart

Last Name: Schrier

Organization:

Email: [REDACTED]

Street Address: 1005 Dorchester Avenue

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: There is little street parking for people to pull up and drop off passengers or packages. since Greenmount is only 16 feet wide I suggest that the developer donate a strip of land 10 feet wide to the City of Boston to widen Greenmount Street. This will allow for a row of parking on Greenmount Street which can be spaces that are for one hour or less so people can park, go into the retail stores and leave. Widening Greenmount should be a prerequisite to this project. A sixteen foot wide street leaves no place for putting snow in the winter. The twenty covered parking spots for the retail is not adequate. I am also worried about traffic as it takes a half hour in the morning from Freeport Street to Columbia Road. Is there anything that can be done to ease the traffic congestion? Dorchester Avenue stores should be prohibited from getting deliveries on the northbound side from 7:00 A. M. to 9:00 A.M. The liquor store often gets morning deliveries and the trucks double park. I am concerned with traffic and parking. Otherwise the developer is investing a lot of money in this area and I generally support the project.

PMContact: Gary.Uter@boston.gov

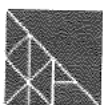
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Gary Uter <gary.uter@boston.gov>

To: Mitchell Fischman [REDACTED]

Wed, Jul 15, 2015 at 10:22 AM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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Gary Uter <gary.uter@boston.gov>

To: Mitchell Fischman [REDACTED]

Wed, Jul 15, 2015 at 10:22 AM









Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

2 messages

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Jul 15, 2015 at 11:54 AM

CommentsSubmissionFormID: 416

Form inserted: 7/15/2015 11:54:47 AM

Form updated: 7/15/2015 11:54:47 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Sean

Last Name: Malkus

Organization:

Email: [REDACTED]

Street Address: 55 Downer Ave, #3

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I believe that this development will be a MASSIVE improvement to the area. It will create a walkable, vibrant addition to Dorchester, while still maintaining the architectural integrity of the neighborhood. It will be a major tax base, which will allow for additional improvements. It will likely prompt the removal of several problem businesses in the area, and help good establishments to grow by providing a larger customer pool. I firmly believe this will be a major benefit to all property owners in the area, and make it a more pleasant place to live for all residents, owner and renter alike. I strongly support the project.

PMContact: Gary.Uter@boston.gov

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**Gary Uter** <gary.uter@boston.gov>  
To: Mitchell Fischman [REDACTED]

Wed, Jul 15, 2015 at 12:26 PM

[Quoted text hidden]

--  
Gary R. Uter

Project Assisntant  
Boston Redevelopment Authority  
(617) 918-4457



Gary Uter <gary.uter@boston.gov>

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**Re: Contact Us Submission: # 1541**

2 messages

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**Emily Wieja** <emily.wieja@boston.gov>  
To: [REDACTED] Gary Uter <gary.uter@boston.gov>  
Cc: BRAWebcontent <BRAWebContent@boston.gov>

Tue, Jun 30, 2015 at 8:44 AM

Hello Robert,

Thank you for contacting the Boston Redevelopment Authority. You can submit comments on the development project page, in the form at the bottom. The comment period ends on July 8.

I am copying the project manager, Gary Uter, who might be able to let you know if more public meetings are planned. At this time we do not have any meetings for Dot Block on our calendar, but you can subscribe for email updates for the Dorchester neighborhood, and any other neighborhoods that interest you, on this page, and you will be informed of upcoming meetings.

Don't hesitate to let me know if I can be of further assistance.



**Emily Wieja**  
Web Content Manager  
617.918.4443

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
BostonRedevelopmentAuthority.org

On Mon, Jun 29, 2015 at 5:15 PM, <kentico@boston.gov> wrote:  
CommentsSubmissionFormID: 1541

Form inserted: 6/29/2015 5:14:13 PM

Form updated: 6/29/2015 5:14:13 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: ROBERT

Last Name: MICKIEWICZ

Organization: HANCOCK CIVIC ASSOCIATION

Email: [REDACTED]

Street Address: 7 WHITTEMORE TERRACE

Address Line 2:

City: DORCHESTER

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Where can you make comments about the DOT BLOCK project in Dorchester a.k.a. Glover's Corner at the intersection of Hancock/Pleasant/Greenmount Streets and Dorchester Avenue? I cannot find it on the BRA website! Will there be any more public meetings? If so, when, where and time? Thank you!

---

**HANCOCK CIVIC** [REDACTED]

Fri, Jul 24, 2015 at 9:03 PM

To: Emily Wieja <emily.wieja@boston.gov>, Gary.Uter@boston.gov

The Comments section for the DOT BLOCK project is **NOT** available on the BRA Web site as of 7/24/2015 (last day for comments period). And sending any DOT BLOCK comments through the "Contact the BRA" Web Page does not seem to work!

<http://www.bostonredevelopmentauthority.org/projects/development-projects/dot-block>

Thank you,

Bob Mickiewicz  
Hancock Civic Assn.

On Mon, Jul 6, 2015 at 8:32 AM, Emily Wieja <emily.wieja@boston.gov> wrote:

Hi Bob- the comment period was just extended to July 24, so the website is correct. Apologies for the confusion.

Best,



**Emily Wieja**

*Web Content Manager*

617.918.4443

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org

On Thu, Jul 2, 2015 at 4:49 PM, HANCOCK CIVIC <hancockcivic@gmail.com> wrote:

Thank you for the links. But please note that the Dot Block Website at the BRA states that the "**Comment period ends Jul 24, 2015**". I believe the July 8 date may be correct. Can you confirm?

Thank you,

Bob Mickiewicz

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

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## Dot Block

3 messages

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**Nicole Golenski** [REDACTED]  
To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 9:44 AM

Hi Gary,

I'm in full support of DotBlock however I do believe we should allow our local Boston unions the opportunity to work on this build out. It's the right thing to do and will bring jobs to those who live in the area that are in need of it.

I also really hope the design will allow for small businesses with a smaller footprint (1000 sq/ft or less) to be allowed to rent space. I know much of the space seems to be larger for shops and grocers however as someone who has been looking for space in Dorchester (specifically in the Savin Hill/ JFK area) to open a cafe/ market since last year it's been very disheartening to not be able to find a property owner that wants that type of business in their space or property owners that just don't get back to you. This space could be a fantastic opportunity for small businesses to flourish and for someone like me to open a cafe/ market and be able to fulfill my dream of serving my community.

Thanks for your time

Nicole Miele (Golenski)  
[REDACTED]

---

**Gary Uter** <gary.uter@boston.gov>  
To: Nicole Golenski [REDACTED]

Wed, Feb 24, 2016 at 12:14 PM

Hi Nicole,

Thank you for your email. I will certainly pass your ideas along as apart of our internal review.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

---

**Gary Uter** <gary.uter@boston.gov>  
To: Catherine ONeill [REDACTED]

Tue, Mar 22, 2016 at 3:28 PM

[Quoted text hidden]



One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org



Gary Uter <gary.uter@boston.gov>

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## DotBlock

3 messages

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**Hammad Ahmed** [REDACTED]  
To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 11:55 AM

Dear Mr. Uter,

I'm sorry that I was unable to attend last night's BRA meeting about the Dot Block development. I own a condo in Jones Hill and I am heartily in favor of the development as proposed. I would have spoken up in favor of the development had I been at the meeting.

Thank you,  
Hammad

22 Jerome St. #3  
Dorchester MA 02125

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**Gary Uter** <gary.uter@boston.gov>

To: Hammad Ahmed [REDACTED]

Wed, Feb 24, 2016 at 12:12 PM

Hi Hammad,

Thank you for your email. I will certainly pass your ideas along as apart of our internal review.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

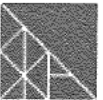
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**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:28 PM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

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



Gary Uter <gary.uter@boston.gov>

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## Dot Block Support

3 messages

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Michael Kozuch [REDACTED]  
To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 7:31 AM

Dear Mr. Uter,

I understand that there were some people at a meeting recently who didn't support the Dot Block project. Please do not let the few people with loud voices destroy an important development in our neighborhood. If I had known of the meeting, I would have attended myself. Everyone I have talked to in my neighborhood of Jones Hill supports the project and cannot wait until it goes forward. The project as planned would be an excellent addition to the neighborhood rather than the eyesore that is currently at the location.

Sincerely,

Michael Kozuch  
25 Peverell Street  
Dorchester

---

Gary Uter <gary.uter@boston.gov>

To: Michael Kozuch [REDACTED]

Wed, Feb 24, 2016 at 12:11 PM

Hi Michael,

Thank you for your email. I will certainly pass your ideas along as apart of our internal review.

Regards,  
Gary  
[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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Gary Uter <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:28 PM

[Quoted text hidden]



**Gary R. Uter**

week days when the East Zone school bus yard buses are leaving and returning to the yard, there is gridlock. This needs to be addressed further.

- Since this is an Article 80 Project, the Boston Residents Jobs Policy (BRJP) also applies
- The BRJP, percentages of residents, trades people of color and women should be 50/25/10 with an aspirational goal of 51/51/15. If this is a union project, then there needs to be a pathway into the various unions for trades' people of color and women.
- In addition, the community would like to have a community monitor as well. Regular reports back to neighborhood groups on compliance numbers should be verified and shared on a monthly basis. The community monitor position should be funded by the city and developer.
- Whatever retail is included in the project, a Living Wage of \$15.00/ hour needs to be paid to the workers with benefits and stable shifts. A first source hiring plan within a mile radius of the project location should be instituted.
- It appears that Columbia Savin Hill Civic has been allowed to have the most input on the IAG and in general. In terms of any Community Benefits package that has been mentioned, other parts of Dorchester and their representative groups – especially those in close proximity to the site, (Meetinghouse Hill, GBGNA, Hancock St and Freeport Adams) need to be included in the package. In terms of the Greater Bowdoin Geneva area and Meetinghouse Hill, there is an ongoing effort to revitalize the fountain in Coppen/Eaton Square across the street from St. Peters Church. This project needs to be added to the mitigation list.

David Andelman, Chair, GBGNA [REDACTED]

Janet Jones, Chair, DRLC [REDACTED]

## DOT BLOCK

### Issues and Community Benefits

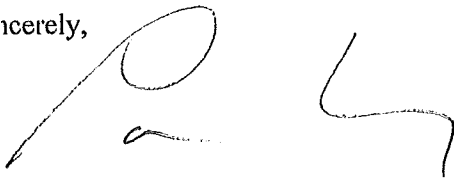
#### Greater Bowdoin/Geneva Neighborhood Association Dorchester Roxbury Labor Committee

- 364 rental units is far too large a project for the location of Dorchester Ave/Freeport and Hancock Streets. DOT Block will have the minimum affordable units, i.e. 47 (13%). The non affordable units will be approximately \$2,100 for one bedroom and \$2,600/\$2,700 for a two bedroom. If you compare the Carruth Building and proposed Ashmont TOD project located in very close proximity to the Ashmont Station, the Carruth has 116 units with 42 market rate condos and 74 affordable rental units composed of one and two bedrooms. The Ashmont TOD will have 85 units with 44 apartments and varying amounts of affordability. We propose the number of units at DOT Block be reduced by 50% to 182 which is more than reasonable since the original number of units proposed by the developer was just above 80 units. It was city staff who suggested greater density.
- In terms of the Inclusionary Development Policy, given the magnitude of the project and impact on Dorchester, the request is made that 50% be affordable, not the 13% now in the works.
- The proposed retail space is currently 37,800 sq. ft. Reducing the number of units as described above will allow for increased retail space. Since a grocery store is the type of use which is of most interest, many of us believe a Market Basket would be the store which would provide the most affordability for residents of varying incomes. Market Basket has stores from 130,000 sq. ft (Chelsea); 81,000 sq. ft. (Brockton); 80,000 sq. ft. (Revere) and has been talking about smaller stores of 60,000 – 70,000 sq. ft. A Whole Foods or other expensive grocery store would be difficult for many Dorchester residents to access.
- Residents of the area have a hard time believing, especially with the project's addition of 450 parking spaces that traffic engineers can actually state the impact on the community and spillover into nearby neighborhoods will not have a negative impact. How can this possibly be true when during the morning and evening commute and on

Thank you again for the opportunity to comment on the Project Notification Form submittal for the the Dot Block development. This is clearly an ambitious project with the potential for significant public benefit in terms of needed housing creation, economic development, infrastructure improvements and revitalization of a stagnant parcel. A project of this magnitude also comes with a series of transportation and quality of life concerns that we hope were presented fairly and equitably in the body of the letter. BTD looks forward to continued partnership with the development team in order make sure the City and the neighborhood interests are given full consideration.

If you have any questions please feel free to contact me at 617-635-2454

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Hoey', with a stylized flourish at the end.

Patrick E. Hoey  
Senior Transportation Planner  
BTD Policy and Planning

Cc: Vineet Gupta, Director, BTD Planning  
John DeBenedictis, Director, BTD Engineering  
Don Burgess, Supervising Traffic Engineer  
Ed Hesford, BTD Engineering  
David Cotter, MONS  
Bill Egan, PWD Engineering  
James Fitzgerald, Senior Planner, BRA

Filename:dotblockpnf

### **Sidewalk Improvements**

- Newly constructed pedestrian ramps must also have the opposite side landings rebuilt in order to meet compliance. Please include in scope of work if not included in current site plans.
- A minimum 48" clearance is required along new walkways. Street furniture, plantings, control boxes and etc must not prohibit or infringe upon the clear zone.
- Will the project include any additional street lighting or other illumination in order to enhance public safety?
- Sustainable design inclusive of porous pavers and other City approved storm water management best practices are encouraged. Please visit [bostoncompletestreets.org](http://bostoncompletestreets.org) for guidelines.
- BTD asks that the proponent partner with the IAG, Mayor's office, and area civic/neighborhood associations to assist with area quality of life efforts including but limited to; participation in annual/bi-annual plantings, maintenance of area landscape, neighborhood cleanups, trash receptacle placement, and public safety meetings.

### **Bicycle Accommodations**

- BTD appreciates the project commitment to include over four hundred (400) secure bike storage however please clarify the ratio is in accordance with the City's most recent Bike Guidelines (attached) for the mix of land uses as well as the number of employees, square footage etc.
- Is there any provision for on street bike racks for public use?
- If yes, bike racks should be City standard and black not galvanized steel.
- If possible, please allow for shower accommodations for bike commuters as part of the commercial component.
- BTD recommends the proponent take every opportunity to collaborate with BTD and Boston Bikes to enhance bicycle accommodations in the district, including pavement markings and sponsorship of additional Hubway stations.

### **Loading & Service**

- Please provide truck turning template/staging plans for proposed Hancock Street docks and Dorchester Ave site drive. Is it anticipated that traffic will momentarily pause for maneuvering of large vehicles in to the docks?
- Will service vehicles be limited to SU's or is there potential for WB's? What is the plan for trash storage, pick-up and removal?
- Loading is expected to occur exclusively off street

### **Construction Management Plans**

- The City requires the proponent submit a Construction Management Plan to BTD. The CMP will detail the schedule, staging, parking and other impacts of the construction activities.

### **Transportation Access Plan Agreement**

- As required by the Article 80 process, the proponent will prepare and submit a Transportation Access Plan Agreement (TAPA) for review by BTD. The TAPA is a legally binding agreement between the developer and the City of Boston.
- The TAPA will specifically address the assessment of overall traffic impacts and mitigation adequacy, assessment of construction impacts and mitigation, monitoring of traffic impacts and management of loading and deliveries.



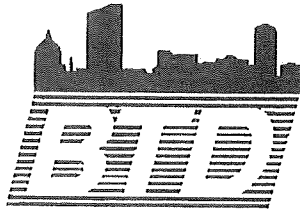
- BTD requests that the developer engage the local business community in an effort to determine feasibility for public/shared use parking on site to benefit abutting small businesses in the area.
- Any proposed changes to the existing on street parking regulations must be reviewed and approved by BTD.
- It is expected that the developer will also include up to 5% of the garage spaces for EV charging.

#### **Vehicle Site Access and Circulation**

- The developer has proposed a new one way access drive via Dorchester Avenue for garage entry and service purposes. Although this revision will serve to alleviate pressure from the recently reconstructed Freeport/Hancock intersection, BTD may require this entry to be right in only. Closure of the motorcycle repair and gas station curb cuts will also serve to help decreasing turning movement conflicts.
- BTD supports orienting the main vehicular entrance away from Dorchester Avenue and positioning on Pleasant Street but does have concerns about volume on Greenmount Street and the operation of Greenmount/Dot Ave. Every effort must be made to preserve the residential character of the street which also has an unusually narrow cross section. Distribution of out traffic should be concentrated on Pleasant, Hancock and Dot Ave.
- BTD is in favor of modifying the intersection of Hancock and Pleasant Street to create a more pedestrian and bike friendly environment versus the imposing and fragmented existing condition. There is also the need to effectively process the vehicular traffic and maintain access to the site. The proposed roundabout MAY be the best way to achieve these goals given the close proximity to the Freeport/Hancock signals though BTD will require submission of engineered drawings and analysis for the proposed roundabout and site entry before approvals. Alternatively, BTD requests signal warrant and queueing analysis for the Hancock/Pleasant/Site Drive intersection as a means of determining the best course of action.
- BTD has concerns about the proposed location of the loading dock area off of Hancock Street. There is a potential for conflict given the short distance between the access drive and the major intersection of Freeport/Hancock with peak hour eastbound queues on Hancock and significant lefts coming from Dorchester Ave.
- Please clarify the limits and traffic control/safety measures proposed for the confluence of the vehicular access via Pleasant Street and the pedestrian plaza through the development. Will modes be clearly separated or mixed Woonerf style?

#### **Freeport/Hancock and Study Area Intersection/Area Signal Operations**

- As the consultant team is well aware, tremendous effort was made toward converting the signals at Glovers Corner from a hazardous flash condition to an orderly, safe and efficient stop and go. Although not ideal in terms of delay and queue during peak times due to high volume and limited capacity, the operations are clearly an improvement over the previously dangerous intersection conditions. As it stands now the project build condition analysis does show a deterioration of the LOS and delay times. BTD requires that the project consultant work with our team to determine ways to limit and/or offset the impact to the intersection.
- Similarly the Greenmount St/Dorchester Ave unsignalized intersection deteriorates to E/F during peak hour and will require a solution to allow for improved LOS for the build condition.
- Given the size of the proposed project, the study area should include nearby intersections of Savin Hill Ave/Dorchester Ave and Savin Hill Ave/Pleasant Street



BOSTON  
TRANSPORTATION  
DEPARTMENT

ONE CITY HALL SQUARE • ROOM 721  
BOSTON, MASSACHUSETTS 02201  
617-635-4680 • FAX 617-635-4295

July 24th, 2015

Gary Uter  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02201

RE: **“Dot Block” Dorchester - Project Notification Form**

Dear Mr Uter,

Thank you for the opportunity to comment on the *Project Notification Form* for the development proposal located at the Glovers Corner -Hancock Street & Dorchester Avenue intersection in Dorchester. In close proximity to the Savin Hill T Station and Freeport Street connection to Interstate 93, the project proposes a total of 429 residential units, approximately 72,900 square feet of retail space including accommodation for a grocery, and a 450 space structured parking garage with an additional 22 space surface parking lot.

The Boston Transportation Department has reviewed the proponent’s Project Notification Form and submits the following comments and concerns:

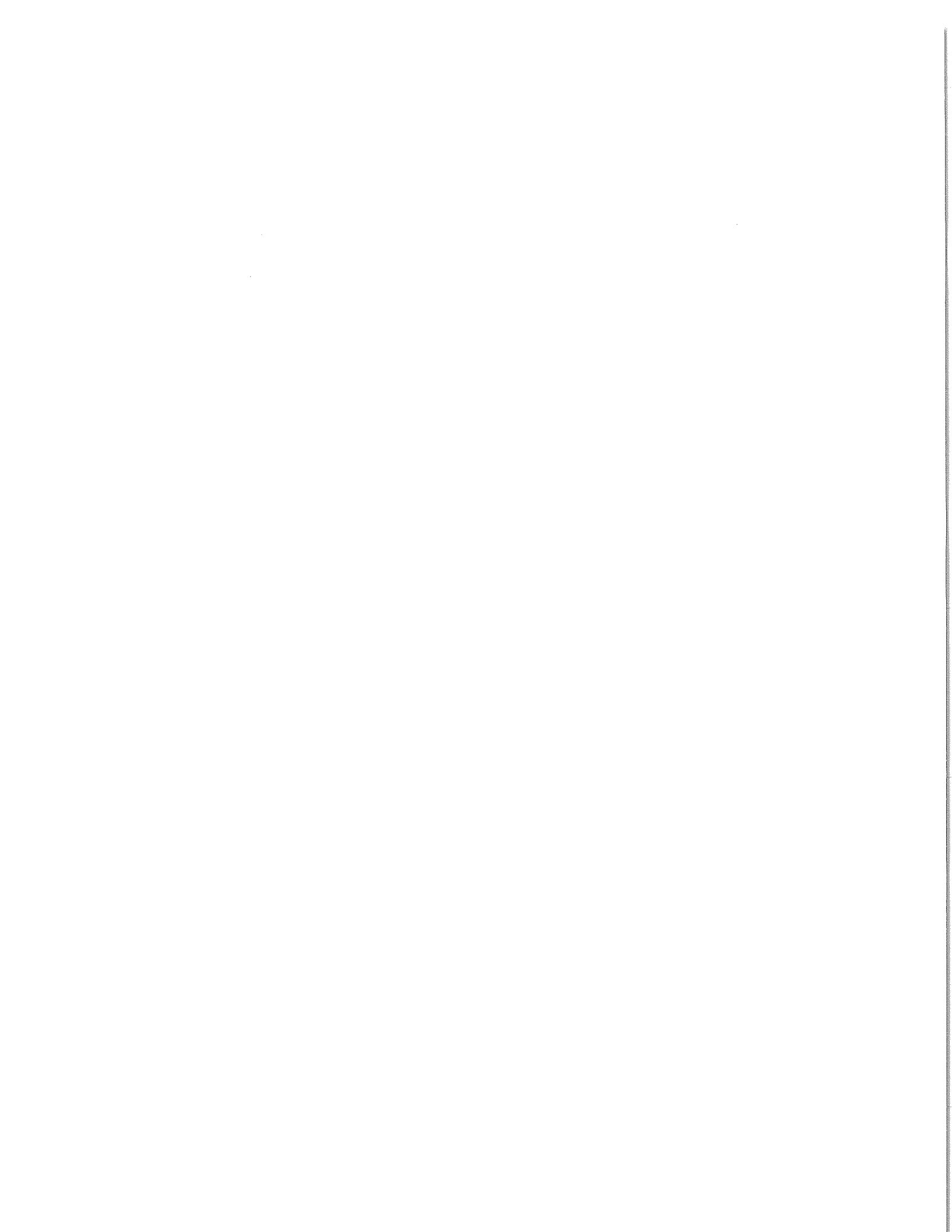
**Site Plan**

- Please include a 1”-20’ scale development site plan in advance of submission of a draft transportation access plan agreement. Site plans must also be made available to the City’s Public Improvement Commission in advance of any necessary PIC action.
- Site plan for BTD review shall include depiction of proposed streetscape, the proposed Dot Ave, Hancock Street and Pleasant Street curb cuts, a detailed engineered drawing of the proposed roundabout, as well as all proposed parking regulations and pavement markings.
- Ped ramp and streetscape design must comply with federal ADA requirements and adhere to City of Boston Complete Streets Guidelines.

**Parking**

- The residential versus commercial allocation requires more balance. The developer has proposed a 450 space structured parking garage primarily for residential use with an additional 22 space surface lot spaces dedicated to retail. BTD recommends allocating more of the garaged spaces toward the commercial use in order to approach a 1space /per 1000sf ratio.

MARTIN J. WALSH, Mayor



The design for this corner will need to make a statement, be tasteful, dramatic, and welcoming.

- Environmental Considerations - Incorporate state-of-the art sustainable features into the design of each component of the Proposed Project – the retail and residential components- so that it could achieve a minimum level of “Certified” under the U.S. Green Building Council Leadership in Environmental and Energy Design (“LEED”) Green Building rating System, or “LEED Certifiable”
  - Programming of the Open Space – Open space needs to be active and programmed with such things as outdoor café seating, farmer’s market...etc.
  - Non-Vehicular Transit Options - Provide new bicycle facilities (in coordination with BTD), including on-site bike storage for retail customers and employees as well as covered/secure bike storage for residents. Create the opportunity for non-vehicular transit options, including Zipcar, or comparable car-sharing service, a public shared bicycle station, such as Hub Way, and a public Electrical Vehicle charging station and parking.
  - Property Management – Provide reliable, 24 hour, on-site property management.
  - Loading Docks, Deliveries and Other Traffic Impacts - Traffic frequently backs up Hancock Street from the Dorchester Avenue intersection, and with a loading dock designed for the Hancock Street side of the development (with frequent truck deliveries), the proposed round-about at Hancock and Pleasant could potentially clog and paralyze all area streets. Careful consideration and study is necessary to determine whether a round-about is the safest strategy for the intersection of Pleasant Street and Hancock Street. This is a very active intersection that is a major route for school buses and emergency vehicles (fire trucks, ambulances and police cars).
  - Job Creation – An emphasis should be placed on hiring Boston residents for the retail jobs that the commercial space will provide. In addition, the construction of the project must comply with the Boston Residents job plan.
-

- Free, validated parking for abutters and Dorchester residents within the immediate are of the project.

### PROJECT SPECIFIC ISSUES/RECOMMENDATIONS

- Reduction in Density – Recommend a 20% reduction in the amount of units for a total not to exceed 343 units
  - 1205 Dorchester Avenue – height - 4 stories with a setback for the 5<sup>th</sup> story
  - 1225 Dorchester Avenue – height - no greater than 6 stories
  - 250 Hancock Street - height - no greater than 6 stories
  - 240 Hancock Street - 4 stories with a setback for the 5th story; no commercial on the ground level
  - 160-166 Pleasant Street - 3 stories with a setback for the 4th story; would like to see home ownership/condominiums at this address
  - 8-14 Greenmount Street – height of 3 stories only; 21 units maximum; would like to see home ownership/condominiums at this address
- Ownership v. Rentals – Recommend that at least 50% of the residential units be home ownership as opposed to rentals. Also recommend that the percentage of affordable units be increased to 20%
- Number of Units – Would like to see a final commitment on the number of units for each apartment/condominium. A majority of units should be 2 and 3 BR units to appeal more to families
- Project Phasing – recommend that the garage and 8-14 Greenmount Street buildings be built simultaneously. Would like to see final plan for the garage with attention paid to the aesthetics of the exterior façade. Due to the scope of this project, the phasing of the project is crucial to the abutting residents and the neighborhood as a whole in the event the project runs into financing issues.
- General Design Considerations – A review of the “overhang” at the 1225 Dorchester Avenue is necessary to ensure that the shelter design does not darken the area at night and foster trespassing and other undesirable activity.
- Retail – Solid anchor tenants that will provide jobs, and benefit to the neighborhood as a whole such as a good quality grocery store, like Lambert’s or Whole Foods, a bank, restaurants (Wahlburger’s), and cafés. This piece is crucial to the success of the project and the neighborhood.
- Glover’s Corner – View North - 1225 Dorchester Avenue – Special attention needs to be paid to this corner. This is in many respects one of the most important pieces of the project. It is the focal point and will serve as the entryway to Savin Hill from the south.

To: Gary Uter  
Boston Redevelopment Authority – Project Assistant

From: DOT BLOCK Impact Advisory Group

Date: July 23, 2015

Re: Impact Advisory Group – Mitigation and Public Benefit Comments

---

Dear Mr. Uter,

In accordance with the BRA's policy on mitigation as outlined in the Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, the DOT BLOCK Impact Advisory Group (IAG) submits this memorandum detailing the IAG's mitigation recommendations as it relates to physical enhancements to the proposed project, and community and public benefits, all of which consider local impacts on and the needs of the immediate areas surrounding the proposed project.

### PROJECT BACKGROUND

DOT BLOCK is a proposed major new development in the Glover's Corner/Columbia Savin Hill neighborhood of Dorchester. The proposal seeks to construct approximately 429 residential units (mix of condominium ownership and predominately rentals), and approximately 72,900 sf of commercial/retail space along Dorchester Avenue, Hancock Street, Pleasant Street and Greenmount Street. The project site is approximately 4.75 acres.

### MITIGATION AND PUBLIC BENEFITS

- A community benefit for the betterment of the immediate surrounding area of the DOT BLOCK project, in the amount of \$350,000 to be committed prior to the issuance of building permit. While still in the conceptual phase, the funds would be managed by the BRA and there would be an application and review process to access the funds. The funds would be used for such things as community beautification efforts, and other general uses that would benefit the surrounding area of the DOT BLOCK project. The funds could be dispersed to the BRA over several years or could be paid annually or monthly based on a percentage of the gross revenue from the garage or other revenue streams from the project.
- Working closely with the BRA and BTM, undertake, at their sole cost, any and all of the streetscape and intersection improvements, including but not limited to the intersection at Hancock and Pleasant Streets, which will enhance the pedestrian experience both along Dorchester Avenue and the Pleasant and Hancock Street borders of the project.
- Free use of the garage for abutters and/or Dorchester residents within the immediate area of the project for snow or other parking emergency situations.

# BOSTON

Martin J. Walsh, Mayor

cc: Christopher Cook, Commissioner, Boston Parks and Recreation Department  
Erico Lopez, Director of Development Review, Boston Redevelopment Authority  
Gary Uter, Project Manager, Boston Redevelopment Authority



**Boston Parks and Recreation Department**

1010 Massachusetts Avenue, Boston, MA 02118

[www.cityofboston.gov/parks](http://www.cityofboston.gov/parks) | Telephone: 617-635-4505 | Fax: 617-635-3173

# BOSTON

Martin J. Walsh, Mayor

July 24, 2015

Ms. Teresa Polhemus  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: Article 80 PNF for mixed use development in Dorchester, proposed by Dot Block LLC.

Dear Ms. Polhemus:

The Boston Parks and Recreation Department (BPRD) is responding to the Article 80 PNF for the mixed use development in Dorchester, proposed by Dot Block LLC. This project will provide between 384 - 424 residential units, 60,000 -70,000 sf of retail space, and a parking garage and surface lot with a total of 472 spaces. Onsite open space will be provided in the form of a landscaped roof deck, outdoor amenity space and pedestrian street that is internal to the block.

The project will not require Parks Commission review under Section 7.4-11 ("the 100' rule") as it is not immediately adjacent to any public park or parkway (Deer Street Park is 173 feet away and the Downer Avenue Play area is 538 feet away). Therefore, there are no design issues related to the project that are likely to directly impact these public parks.

The Parks Department is submitting this letter under Article 80 review, because the density and scale of the Dot Block project warrants evaluation for potential impacts the neighborhood's parks and open spaces in general. The unit sizes were not provided, but it is likely that a project of this scale will include units for families in the mix. The project provides passive open space on site, but it can be expected that this project will rely on the amenities of nearby parks, and add demand on public open spaces to meet the outdoor recreation needs of its residents - particularly for active uses, play spaces for children, and accommodations for dog owners.

Given the above, the opportunity for the developer to make a community contribution to the efforts to provide green space for active recreational use in this neighborhood warrants consideration. Of particular interest would be a contribution to the City's Fund for Parks to be targeted for improvements to Dorchester's neighborhood parks.

Please contact me if you have questions at 617-961-3014 or [liza.meyer@boston.gov](mailto:liza.meyer@boston.gov).

Sincerely,



Liza Meyer  
Chief Landscape Architect, Boston Parks and Recreation Department



**Boston Parks and Recreation Department**

1010 Massachusetts Avenue, Boston, MA 02118

[www.cityofboston.gov/parks](http://www.cityofboston.gov/parks) | Telephone: 617-635-4505 | Fax: 617-635-3173



State: MA

Phone: [REDACTED]

Zip: 02125

Comments: The Comments section for the DOT BLOCK project is NOT available on the BRA Web site as of 7/24/2015 (last day for comments period). And sending any DOT BLOCK comments through the "Contact the BRA" Web Page does not seem to work! \ <http://www.bostonredevelopmentauthority.org/projects/development-projects/dot-block> Thank you, Bob Mickiewicz Hancock Civic Assn.



Gary Uter <gary.uter@boston.gov>

**Re: Contact Us Submission: # 1598**

1 message

**Emily Wieja** <emily.wieja@boston.gov>

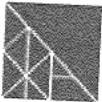
To: Gary Uter <gary.uter@boston.gov>, JAYE HANCOCK [REDACTED] Mon, Aug 3, 2015 at 10:30 AM

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Robert,

Thank you for contacting the Boston Redevelopment Authority. I apologize that the comment form was not available on July 24th, the last day of the comment period. It appears that the form was set incorrectly to turn off at 12 AM on July 24. I am copying Gary Uter, project manager, and I am sure you may submit your comments to him through email.

Don't hesitate to let me know if I can be of further assistance.



**Emily Wieja**

*Web Content Manager*

617.918.4443

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org

On Fri, Jul 24, 2015 at 9:02 PM, <kentico@boston.gov> wrote:  
CommentsSubmissionFormID: 1598

Form inserted: 7/24/2015 9:02:26 PM

Form updated: 7/24/2015 9:02:26 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: ROBERT

Last Name: MICKIEWICZ

Organization: HANCOCK STREET CIVIC ASSOCIATION

Email [REDACTED]

Street Address: 7 WHITTEMORE TERRACE

Address Line 2:

City: DORCHESTER

Phone: [REDACTED]

Zip: 02125

Comments: 1.) The DOT BLOCK Project Notification Form (PNF) available at the B.R.A. web site has already been changed several times and is not reflected at the Web site and is much larger than proposed in the PNF. 2.) Intersection at Hancock and Pleasant Streets: They plan on making it a Rotary for traffic. Since the State and City traffic departments consider Rotaries dangerous, the developers now call it a "Roundabout" a British term for the same thing, a picture of which from England was shown at the IAG meeting. They also suggested putting traffic lights in the intersection, even with the Rotary making it worse than in the PNF. 4.) Parking Garage: The five (5) story above ground parking garage has 450 spaces which is too large. The Developers stated that currently they are required to provide 1 parking space per condo and .75 space per rental unit, but admitted that many families have more than one car per family. There will also be an additional covered lot containing an additional 22 spaces. This discredits the claim that most people would be walking or taking the MBTA. 5.) Current Traffic: Current traffic in the daytime on Hancock St. going towards Dorchester Avenue is jammed. Many times traffic jams up to Pleasant Street and sometimes backed up to Kane Square. And this is the status as of today with nothing in the "Block". The reconfiguration the Glover's Corner intersection a few years ago made things worse. The traffic lights are not correctly timed. You use to be able to take a right on red, but you cannot do that now. Greenmount Street use to be alternate cut-through to Dorchester Ave. but now the Dorchester Ave traffic gets backed up past Greenmount making that alternate route virtually impossible. Currently daytime Traffic from Freeport Street to Dorchester Ave. gets backed up to Susi Auto Body (Linden St.), again due to the Glovers Corner traffic light system. Residents and others avoid that intersection during the day. 10.) The IAG has refused to release their report before the end of the comment period. SUMMARY: this Dot Block Project is TOO LARGE for the neighborhood where it will be situated. The traffic is already jammed up on Hancock and Pleasant Strs. as well as Dorchester Ave. and Freeport St. The project as proposed would be a detriment to the neighborhood and the current residents.



Gary Uter <gary.uter@boston.gov>

---

**Re: Contact Us Submission: # 1599**

1 message

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**Emily Wieja** <emily.wieja@boston.gov>

To: JAYE HANCOCK [REDACTED] Gary Uter <gary.uter@boston.gov>

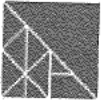
Mon, Aug 3, 2015 at 10:31 AM

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Robert,

Thank you for contacting the Boston Redevelopment Authority. I am copying Gary Uter, project manager.

Don't hesitate to let me know if I can be of further assistance.



**Emily Wieja**

Web Content Manager

617.918.4443

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org

On Fri, Jul 24, 2015 at 10:18 PM, <kentico@boston.gov> wrote:  
CommentsSubmissionFormID: 1599

Form inserted: 7/24/2015 10:18:07 PM

Form updated: 7/24/2015 10:18:07 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: ROBERT

Last Name: MICKIEWICZ

Organization: HANCOCK STREET CIVIC ASSOCIATION

Email: [REDACTED]

Street Address: 7 WHITTEMORE TERRACE

Address Line 2:

City: DORCHESTER

State: MA

Zip: 02125

Comments: The DOT BLOCK Project should not be allowed for the continued following reasons. 6.) Truck Loading Docks: The proposed truck loading docks appear to be on the Hancock St. side of Dot Block near to where the gas station is today. Traffic from Dorchester Ave. into Hancock will have to deal with trucks entering and exiting in that area causing much greater congestion. 7.) Rental Unit Rents: The proposed rents of the units are slated to be between \$2,300 to \$3,000 per month depending on the size of the unit. The Developer stated they estimate for a two income couple would have to earn about \$100,000 or more per year. This would be in excess of middle income. No mention as to the cost of the Condominium units. Total number of residential units will now be over 400 making the project too dense. 8.) Retail Space: No specifics were discussed on the types of retail stores that would be in the project. Developer would not give any specific names of stores or types as examples. Total amount of retail space currently is now estimated at 72,000 sq. ft., which is more than proposed in the PNF. 9.) Height: Developer is proposing that the buildings can have up to 6 floors with height being up to 70 feet. This is almost twice the height as the surrounding neighborhood. 10.) The IAG has refused to release their report before the end of the comment period. SUMMARY: this Dot Block Project is TOO LARGE for the neighborhood where it will be situated. The traffic is already jammed up on Hancock and Pleasant Strs. as well as Dorchester Ave. and Freeport St. The project as proposed would be a detriment to the neighborhood and the current residents.



Gary Uter <gary.uter@boston.gov>

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## Re: Contact Us Submission: # 1600

1 message

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Emily Wieja <emily.wieja@boston.gov>

Mon, Aug 3, 2015 at 10:31 AM

To: JAYE HANCOCK [REDACTED] Gary Uter <gary.uter@boston.gov>

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Robert,

Thank you for contacting the Boston Redevelopment Authority. I am copying Gary Uter, project manager.

Don't hesitate to let me know if I can be of further assistance.



**Emily Wieja**

Web Content Manager

617.918.4443

### BRA/EDIC

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org

On Fri, Jul 24, 2015 at 10:21 PM, <kentico@boston.gov> wrote:

CommentsSubmissionFormID: 1600

Form inserted: 7/24/2015 10:20:45 PM

Form updated: 7/24/2015 10:20:45 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

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

First Name: ROBERT

Last Name: MICKIEWICZ

Organization: HANCOCK STREET CIVIC ASSOCIATION

Email: [REDACTED]

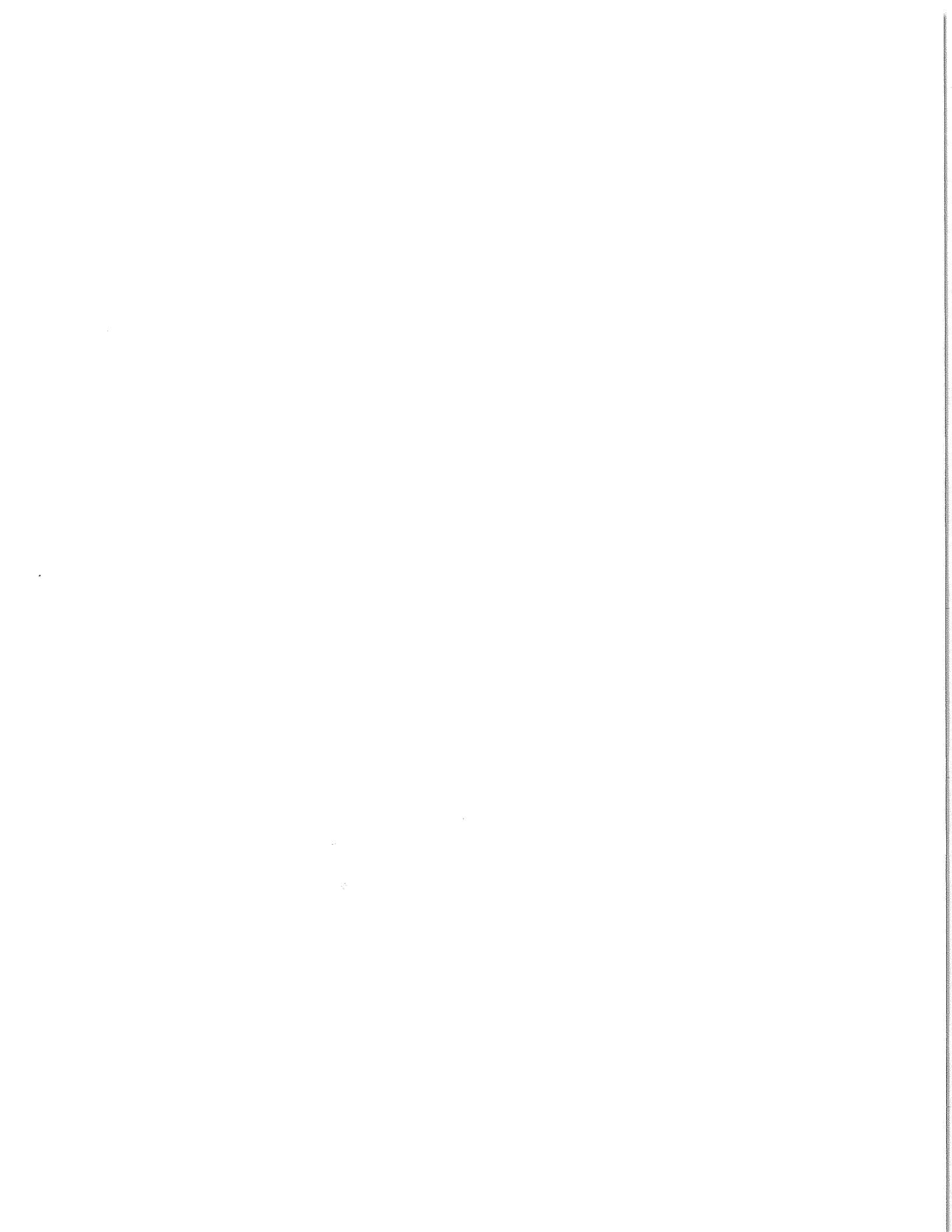
Street Address: 7 WHITTEMORE TERRACE

Address Line 2:

City: DORCHESTER

State: MA

Phone: [REDACTED]





Gary Uter <gary.uter@boston.gov>

---

## Dot Block

3 messages

---

**Chris McDermott** [REDACTED]

Tue, Feb 23, 2016 at 10:12 PM

To: Gary.Uter@boston.gov

Hi Gary,

I'm a lifelong resident of Savin Hill, and I fully support this project. The same people lost their minds, when the spot where Rite Aide Pharmacy is now, was proposed for development... and the world didn't come to an end. Just wanted to voice my support.

Chris McDermott

Sent from my iPhone

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**Gary Uter** <gary.uter@boston.gov>

Wed, Feb 24, 2016 at 11:52 AM

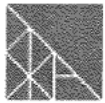
To: Chris McDermott [REDACTED]

Hi Chris,

Thank you for the email. We'll be including this and all community comments to our front office and board members.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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**Gary Uter** <gary.uter@boston.gov>

Tue, Mar 22, 2016 at 3:28 PM

To: Catherine O'Neill [REDACTED]

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org



Thanks so much for your response Gary!

I really hope this goes through. I am counting on you guys to make this happen. Please don't leave us behind with this. I know most people on Jones Hill are hoping that this goes through and I'm sure you'll be hearing from most of them over the next few days. The BRA has the power to turn this blight in our neighborhood around and really hope that you guys make this happen.

Thanks again and looking forward to a better and safer neighborhood in the very near future!

Bob

Sent from my iPhone

[Quoted text hidden]



Gary Uter <gary.uter@boston.gov>

---

**DOT Block supporter**

3 messages

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**Bob Schwartz** [REDACTED]

To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 3:07 PM

Dear Gary,

I am so sorry I was not able to attend the meeting last night but I wanted to voice my concern after what I heard was an attempt from certain parties to stop the project from coming to fruition.

As a resident and home owner in Jones Hill and someone that has a large interest in seeing my neighborhood flourish, I implore you to see that DOT Block becomes a reality. The Jones and Savin Hill area is on the cusp of being an amazing new neighborhood and would love to see it become a reality. Allowing special interest groups to come in and put a stop on progress in a neighborhood that is not even theirs is foolish and a disservice to those of us that have to live with a crime ridden parcel of land in our own backyard. I am certain that if any BRA members put themselves in our shoes they'd want to see progress in their own neighborhood as well. I beg you and the BRA to make the right decision and allow those of us in the area that have a stake in seeing our neighborhood be heard, and allow this project to push through.

Sincerely,  
Robert Schwartz  
19 Salcombe Street  
Dorchester, MA 02125

Sent from my iPhone

---

**Gary Uter** <gary.uter@boston.gov>

To: Bob Schwartz <[REDACTED]>

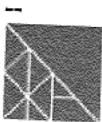
Wed, Feb 24, 2016 at 3:30 PM

Hi Bob,

Thank you for your email. We glad to hear from community members who are invested in their communities. Your comments will be conveyed in our internal meetings.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

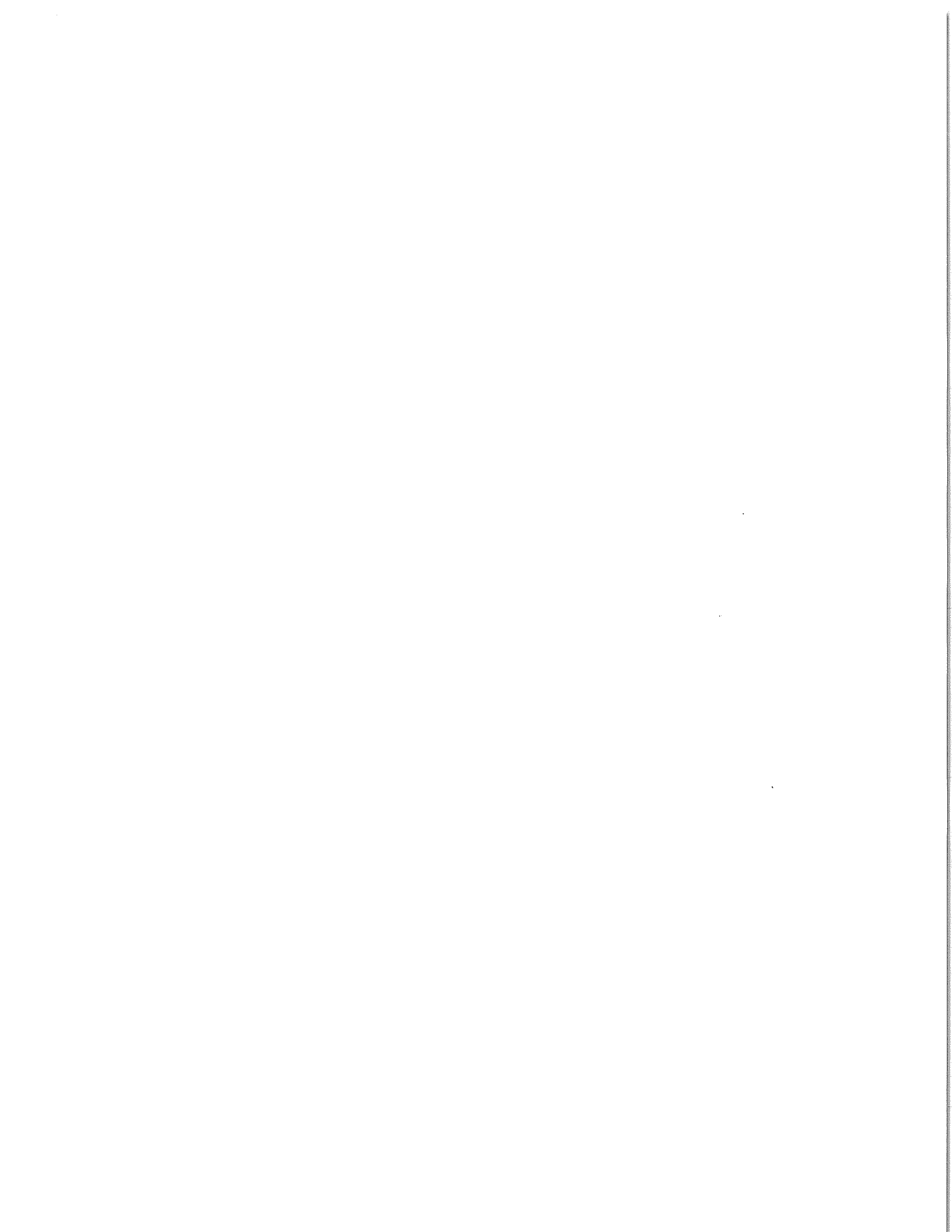
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

---

**Bob Schwartz** [REDACTED]

To: Gary Uter <gary.uter@boston.gov>

Wed, Feb 24, 2016 at 3:45 PM



Phone:



Zip: 02125

Comments: In our household we are very excited to see this project come to fruition in hopes that our community gets revitalization momentum, and reflects, capitalizes and benefits from the growth Boston is experiencing.

PMContact: Gary.Uter@boston.gov

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Kerr

Last Name: Mone

Organization:

Email: [REDACTED]

Street Address: 26 Grampian Way

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Hello, I am submitting my support for the Dot Block development plan. It will be an overall net benefit to all living in and around the area. Please help pass this project. Thank you, Kerr Mone

PMContact: Gary.Uter@boston.gov

Thu, Feb 25, 2016 at 1:31 PM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 697

Form inserted: 2/25/2016 1:30:48 PM

Form updated: 2/25/2016 1:30:48 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Jorge

Last Name: Lizardi

Organization:

Email: [REDACTED]

Street Address: 62 Grampian Way

Address Line 2:

City: Boston

State: MA

once a community-driven area full of diversity, this project gives hope that such a wonderful area can be born again.

PMContact: Gary.Uter@boston.gov

---

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Thu, Feb 25, 2016 at 12:41 PM

CommentsSubmissionFormID: 695

Form inserted: 2/25/2016 12:40:41 PM

Form updated: 2/25/2016 12:40:41 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Isabel

Last Name: Mckenna

Organization: Self emploted


Email: 

Street Address: 18 Jerome st

Address Line 2:

City: Dorchester

State: MA

Phone: 

Zip: 02125

Comments: I just wanted to voice my opinion as a resident of Jones Hill and a neighbor of this project. I am 100% behind this project it is an area that has always been an eyesore and this project will bring beautification and revitalization to a long neglected area of the city. Bring it on!

PMContact: Gary.Uter@boston.gov

---

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Thu, Feb 25, 2016 at 1:19 PM

CommentsSubmissionFormID: 696

Form inserted: 2/25/2016 1:19:02 PM

Form updated: 2/25/2016 1:19:02 PM

Document Name: Dot Block

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I support Dot Block!! This will transform the area from a prostitute and drug haven to a positive addition to the neighborhood with commerce and housing. The area now is an eyesore anyone who does not want Dot Block is an obstructionist and has a ignorant perspective of the reality of the current state of that area.

PMContact: Gary.Uter@boston.gov

Thu, Feb 25, 2016 at 8:06 AM

no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 694

Form inserted: 2/25/2016 8:05:54 AM

Form updated: 2/25/2016 8:05:54 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Nick

Last Name: Hanneman

Organization: Real Estate Agent

Email: [REDACTED]

Street Address: 944 Dorchester Ave

Address Line 2: Unit 54

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: As a resident of Dorchester and a realtor in Boston, I fully support this project. I have witnessed first-hand how formerly-undeveloped and unsupported swaths of land have changed particular neighborhoods for the better. Dorchester is ready for its renaissance, supported by the fact that property values have doubled here due to the increase in popularity among buyers forced out of other neighborhoods by increasing prices. The one thing this neighborhood lacks, save a few restaurants, is amenities. DOTBLOCK not only provides an answer to the housing crush we are currently experiencing, but also gives an emerging neighborhood a desperately need retail anchor. Furthermore, DOTBLOCK takes a currently underused section of Dorchester and changes it from a drug-dealer and prostitute haven to housing, retail, and more. Hopefully by putting in a large-scale design-focused community, more developers and residents will be inspired to change the neighborhood. Dorchester was

Last Name: Gagne

Organization: Resident of Jones Hill

Email: [REDACTED]

Street Address: 39 Downer Ave.

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I was in attendance at the meeting of 2-23-16 in Dorchester and wanted to add a few comments. First of all I am in support of this development for several reasons, a list too long to include in this email. I did ask about proposed lighting and safety for the project and was told it was in still in the planning stage..... Traffic on Pleasant street, IMO would best be served with a "double traffic circle" where Hancock , and Pleasant streets intersect with the entrance/exit to the project. This intersection is already very dangerous, so to add left-hand turning vehicles into the mix will make it worse. Retail space: I support the proposed retail space, but am adamantly opposed to a single tenant occupying 31K sq. ft. That is way out of scale with the surrounding businesses, and any large scale business would create a traffic nightmare for those of us who live in the neighborhood. While a supper market could benefit the area, it should be considered for Freeport St. between Dorchester Ave. and the IBEW. Subdividing the large retail space gets my support. I would like to see some type of eye care, (Pearl vision) a dental care ( Gentle Dental) maybe a daycare or a gym..... Thank you, Robert Gagne

PMContact: Gary.Uter@boston.gov

---

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Thu, Feb 25, 2016 at 6:22 AM

CommentsSubmissionFormID: 693

Form inserted: 2/25/2016 6:22:18 AM

Form updated: 2/25/2016 6:22:18 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Patricia

Last Name: Powers

Organization:

Email: [REDACTED]

Street Address: 141 Savin Hill Avenue #C22

Address Line 2:



Wed, Feb 24, 2016 at 8:17 PM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 691

Form inserted: 2/24/2016 8:17:19 PM

Form updated: 2/24/2016 8:17:19 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Justin

Last Name: Henry

Organization:

Email: [REDACTED]

Street Address: 62 Grampian Way

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I support this project and think it will be amazing for the neighborhood. I haven't been to any of the recent meetings and understand there is some hesitation from local union workers. I feel differently. This is a much needed project and the beginning of a very necessary revitalization project. Go for it! I also support a Whole Foods, gym and Starbucks for this complex.

PMContact: Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 8:53 PM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 692

Form inserted: 2/24/2016 8:52:44 PM

Form updated: 2/24/2016 8:52:44 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Robert

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: This development is much needed in this area. I fully support the developers and I hope they don't face any obstacles in making this a reality. This needs to get approved if we want our neighborhood to grow and thrive. I can't wait to walk by and see it when you finally break ground. Thank you so much and best of luck!

PMContact: Gary.Uter@boston.gov

---

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 5:09 PM

CommentsSubmissionFormID: 690

Form inserted: 2/24/2016 5:09:07 PM

Form updated: 2/24/2016 5:09:07 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: David

Last Name: Freed

Organization:

Email: [REDACTED]

Street Address: 23 Salcombe Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I am a resident of nearby Jones Hill. I have been to several neighborhood meetings to learn about this proposal and have watched its progress over the last year. I want the BRA to know that I support this development. It will be a great benefit to our neighborhood as it will provide much needed new housing, remove a large area of blight, and bring construction jobs and new retail space to a presently under-served area. Kind Regards, David Freed

PMContact: Gary.Uter@boston.gov

---

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Carly

Last Name: Cederquist

Organization: resident

Email: [REDACTED]

Street Address: 59 Downer Ave

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: As a resident of Jones Hill, I fully support this project. I think it will help the neighborhood expand and thrive and bring some amenities to the neighborhood that are currently unavailable. Most neighbors I talk to are in favor of this project as well. I truly hope to see Dot Block happen.

PMContact: Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 4:30 PM

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 689

Form inserted: 2/24/2016 4:29:48 PM

Form updated: 2/24/2016 4:29:48 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Dennis

Last Name: McCloud

Organization:

Email: [REDACTED]

Street Address: 113 Pleasant Street

Address Line 2:

PMContact: Gary.Uter@boston.gov

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 3:06 PM

CommentsSubmissionFormID: 687

Form inserted: 2/24/2016 3:06:11 PM

Form updated: 2/24/2016 3:06:11 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Art

Last Name: Karabelas

Organization:

Email: [REDACTED]

Street Address: 56 Sawyer ave

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Please allow this project to move forward. This area is riddled with crime. Dot block would transform the area, allowing it to progress and improve the quality of life for all. Dorchester has seen other neighborhoods pass them by,( south end, Somerville, JP). As it is being slowly and naturally revitalized by conscientious residents (Savin Hill, Jones Hill etc), the development would propel the community to new economic status. This does not mean displacement or traffic chaos. Affordable housing will continuously be available through thoughtful planning and triple decker infrastructure. A traffic circle and good engineering will take care of most of the problem. Crumbling infrastructure and status quo won't help keep the commuting traffic down. I strongly urge our great City's approval of this site. Thanks, Art

PMContact: Gary.Uter@boston.gov

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 3:14 PM

CommentsSubmissionFormID: 688

Form inserted: 2/24/2016 3:13:47 PM

Form updated: 2/24/2016 3:13:47 PM

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: To the members of the Boston Redevelopment Authority. As someone who has lived on Jones Hill in Dorchester for over 25 years, I'm writing to express my support of the Dot Block project as presented at the BRA community meeting on Tuesday February 23rd. I hope that the BRA is aware there are many, many members of the neighborhood who support and are excited by this project, far more in fact than the vocal minority of negative individuals who attended and more or less hijacked that meeting. Thank you, Nathalie Favre-Gilly

PMContact: Gary.Uter@boston.gov

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 3:04 PM

CommentsSubmissionFormID: 686

Form inserted: 2/24/2016 3:04:11 PM

Form updated: 2/24/2016 3:04:11 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Nadine

Last Name: Fallon

Organization: Great Spaces Real Estate, LLC

Email: [REDACTED]

Street Address: 1281 Dorchester Ave

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02122

Comments: As a business owner whose business is an abutter and a resident of Jones Hill, I whole-heartedly endorse this proposal. Our business and community at large suffers from the giant blight right at our doorstep. Vagrants, prostitutes and people up to no good frequent our area and scare away business. As a real estate broker I can first hand comment that the EXTREME lack of inventory and density is putting most of Dorchester out of reach for middle class workers. City employees that have city residency requirements are now unable to buy homes near public transportation. This is a crisis and the construction of Dot Block and other large scale developments are the best way to combat the polarization of our community into the poor and wealthy.

First Name: Robert

Last Name: Schwartz

Organization:

Email: [REDACTED]

Street Address: 19 Salcombe Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: As a resident of Jones Hill and someone that has a large interest in seeing my neighborhood flourish, I implore you to see that DOT Block becomes a reality. The Jones and Savin Hill area is on the cusp of being an amazing new neighborhood and allowing special interest groups to come in and put a stop on progress in a neighborhood that is not even theirs is foolish and a disservice to those of us that have to live with a crime ridden parcel of land in our own backyard. I am certain that if any BRA members put themselves in our shoes they'd want to see progress in their own neighborhood as well. I beg you to make the right decision and allow those of us that have a stake in seeing our neighborhood be heard and allow this request to push through. Sincerely, Robert Schwartz

PMContact: Gary.Uter@boston.gov

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 2:57 PM

CommentsSubmissionFormID: 685

Form inserted: 2/24/2016 2:56:42 PM

Form updated: 2/24/2016 2:56:42 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Nathalie

Last Name: Favre-Gilly

Organization:

Email: [REDACTED]

Street Address: 21 Cushing Avenue

Address Line 2: Apartment 1

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 12:59 PM

CommentsSubmissionFormID: 683

Form inserted: 2/24/2016 12:59:13 PM

Form updated: 2/24/2016 12:59:13 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Jill

Last Name: Suplee

Organization:

Email [REDACTED]

Street Address: Sudan

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: This area of Dorchester has been in despair for years. It is a haven for drug dealers and hookers. There have been so many assaults, robberies, prostitution, drugs all hours day and night. Boston (Dorchester) needs more housing, we need more retail we need this area developed into something that is going to make our neighborhood a better place to live. I think that Dot Block is a great idea and will add value to all of the surrounding neighborhoods I was not able to attend the neighborhood meeting last night and as a resident of Savin Hill I would like to vote in favor of Dot Block Thank you Jill Suplee

PMContact: Gary.Uter@boston.gov

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 2:43 PM

CommentsSubmissionFormID: 684

Form inserted: 2/24/2016 2:42:15 PM

Form updated: 2/24/2016 2:42:15 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block



Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

16 messages

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no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Wed, Feb 24, 2016 at 12:50 PM

CommentsSubmissionFormID: 682

Form inserted: 2/24/2016 12:49:20 PM

Form updated: 2/24/2016 12:49:20 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Jared

Last Name: Fijalkowski

Organization:

Email [REDACTED]

Street Address: 71 Sawyer Avenue #1

Address Line 2:

City: Dorchester

State: MA

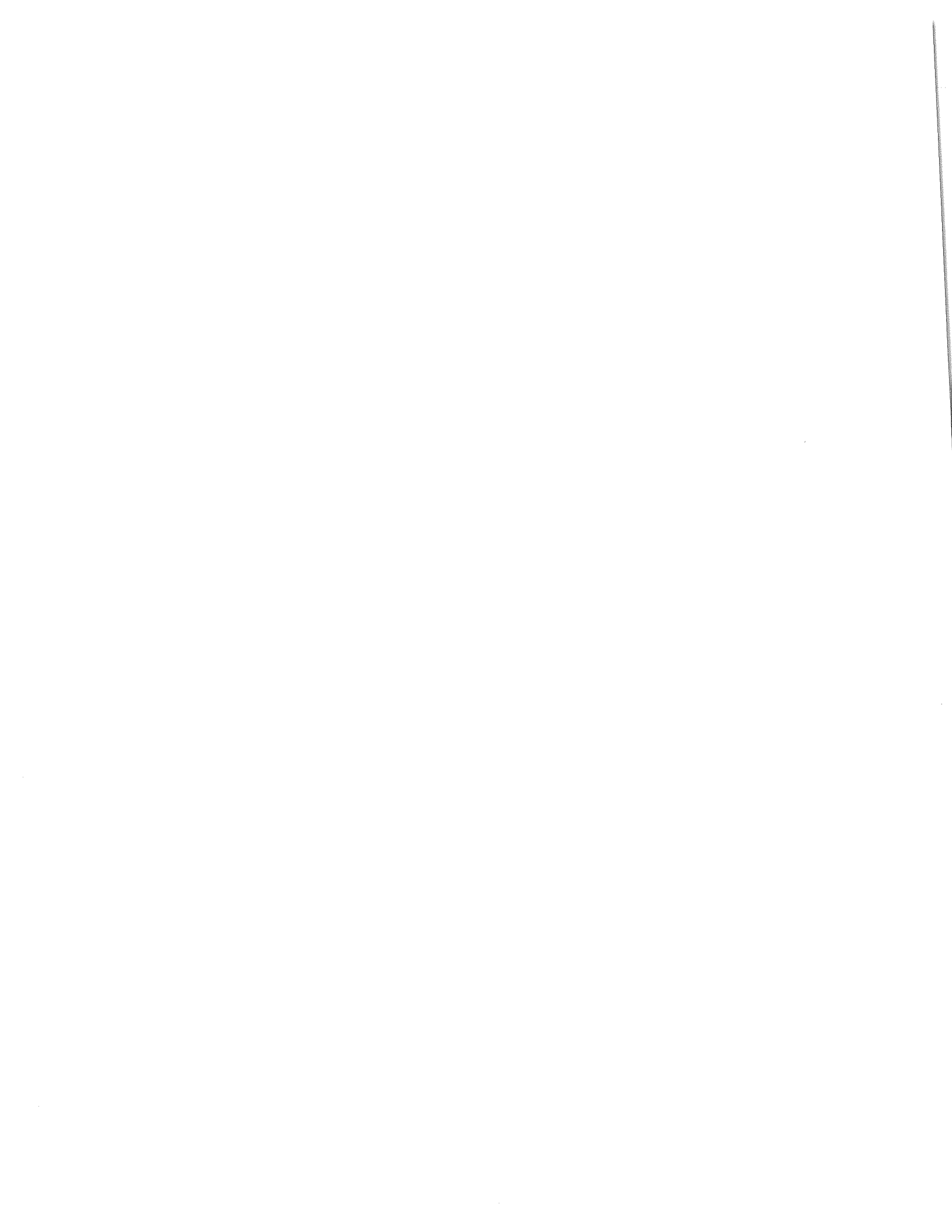
Phone: [REDACTED]

Zip: 02125

Comments: I am writing in 100% support of Dot Block. This project will provided much-needed housing in this growing area of Dorchester. In addition, the possible inclusion of a grocery store is very welcome - I currently need to drive to the closest grocery store, and this new potential store will be an easy walk between my house and the T, which I take daily. My only concern is the intersection of Hancock and Pleasant Streets. I feel very strongly that this intersection should be reconstructed as a modern roundabout. Contrary to one of the commenters at the February 23 meeting, a roundabout is NOT a rotary or a traffic circle. It will calm traffic, ensuring that no vehicle can pass through the intersection at too high a speed. It will be safer for pedestrians to cross the street without impacting traffic patterns significantly. A signalized intersection would only provide opportunities for drivers to run more red lights - red-light running is egregious in this area, especially at the corner of Pleasant Street and Savin Hill Avenue. I do not share the same unfounded concerns that many voiced about traffic and high rents - the needed housing units and grocery store far outweigh any traffic impacts, and the current traffic issues are minimal. To summarize, I 100% support this project as it was laid out at the community meeting on February 23 and encourage BTM to advance the roundabout recommendation for the intersection of Pleasant and Hancock Streets.

PMContact: Gary.Uter@boston.gov







Gary Uter <gary.uter@boston.gov>

## Project Comment Submission: Dot Block

1 message

**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Fri, Feb 26, 2016 at 12:15 PM

CommentsSubmissionFormID: 698

Form inserted: 2/26/2016 12:15:05 PM

Form updated: 2/26/2016 12:15:05 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Jonathan

Last Name: Lashley

Organization:

Email: [REDACTED]

Street Address: 9 Clarkson Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: To Whom It May Concern: I'm writing to indicate my general support for the advancement and construction of this project. I am a resident/homeowner in the immediate neighborhood of DotBlock, right up the hill in Meetinghouse Hill. I have attended 2 of the public meetings regarding the project, and have been dismayed at the small but vocal group of people who oppose the project. Please rest assured that there are many in the community and greater Dorchester who are very much in favor of this project. In addition to providing much needed housing in the city of Boston, a project such as this would clean up an otherwise undernourished neighborhood. Indeed, the streets surrounding the proposed site are currently unsightly, underutilized, and unsafe, and there is no purpose in resisting building here. Quite the opposite - it would only improve the safety and property values of the surrounding neighborhood. Furthermore, the traffic studies presented made me feel that traffic would only be improved by this project, rather than hindered. Finally, I would like to add that I am a multi-family architect in the city of Boston. The plans and renderings of Dotblock by the architect indicate that this project is lively, aesthetically rich, and in a favorable dialogue with the existing surroundings. The architect and developer have offered a sensitive and well-crafted solution to the city's housing crunch, and I would be envious to live in such residential units. Thank you very much, Jonathan Lashley

PMContact: Gary.Uter@boston.gov

claim that most people would be walking or taking the MBTA. 5.) Current Traffic: Current traffic in the daytime on Hancock St. going towards Dorchester Avenue is jammed. Many times traffic jams up to Pleasant Street and sometimes backed up to Kane Square (where Hancock meets Bowdoin Street). And this is the status as of today with nothing in the "Block". The reconfiguration the "Glover's Corner" intersection a few years ago made things worse. The traffic lights are not correctly timed. You use to be able to take a right on red, but you cannot do that now. Greenmount Street use to be alternate cut-through to Dorchester Ave. but now the Dorchester Ave. traffic gets backed up past Greenmount making that alternate route virtually impossible. Currently daytime Traffic from Freeport Street to Dorchester Ave. gets backed up to Susi Auto Body (Linden St.), again due to the Glovers Corner traffic light system. Residents and others avoid that intersection during the day. 6.) Truck Loading Docks: The proposed truck loading docks appear to be on the Hancock St. side of Dot Block near to where the gas station is today. Traffic from Dorchester Ave. into Hancock will have to deal with trucks entering and exiting in that area causing much greater congestion. 7.) Rental Unit Rents: The proposed rents of the units are slated to be between \$2,100 to \$3,000 per month depending on the size of the unit. The Developer stated they estimate for a two income couple would have to earn about \$100,000 or more per year. This would be in excess of middle income. No mention as to the cost of the Condominium units. Total number of residential units will now be nearly 360+ making the project too dense for the area concerned. 8.) Retail Space: No specifics were discussed on the types of retail stores that would be in the project. Developer would not give any specific names of stores or types as examples. Total amount of retail space currently is now estimated at less than the 60,000 sq. ft. which was proposed in the original PNF (June 2015). 9.) Height: Developer is proposing that the buildings can have up to 6 floors with height being up to 70 feet. This is almost twice the height as the surrounding neighborhood. 10.) The IAG (Impact Advisory Group) had refused to release their report before the end of the original comment period in July 2015. No one from the Hancock St. Civic Assn. was invited or allowed to be on the IAG. IN SUMMARY: this Dot Block Project is TOO LARGE for the neighborhood where it will be situated. The project is too dense for the area proposed. The traffic is already jammed up on Hancock and Pleasant Streets as well as Dorchester Ave. and Freeport St. The project as proposed would be a detriment to the neighborhood and the current residents.

PMContact: Gary.Uter@boston.gov



Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Sun, Feb 28, 2016 at 5:17 PM

CommentsSubmissionFormID: 700

Form inserted: 2/28/2016 5:17:15 PM

Form updated: 2/28/2016 5:17:15 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: ROBERT

Last Name: MICKIEWICZ

Organization: HANCOCK STREET CIVIC ASSOCIATION

Email: [REDACTED]

Street Address: 7 WHITTEMORE TERRACE

Address Line 2:

City: DORCHESTER

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: WE currently OPPOSE the DOT BLOCK project as currently proposed for the following reasons: 1.) The DOT BLOCK Project Notification Form (PNF) was available at the B.R.A. web site has already been changed several times and is not reflected at the B.R.A. Web site. An Expanded Project Notification Form (EPNF), proposed after the original PNF as of June 2015, was not made available at the B.R.A. web site. The current "reductions" proposed by the developer are based on the EPNF, not the original PNF published in June 2015. The project presented at another public meeting on February 23, 2016 is virtually the same as presented in June 2015 and in September 2015, but now on much less land as proposed in the original PNF. Also, the Developer admits that if they acquire the additional land as proposed in the original PNF, that this project will increase in size and capacity even more than is currently proposed. 2.) Intersection at Hancock and Pleasant Streets: They plan on making it a Rotary for traffic. Since the State and City traffic departments consider Rotaries dangerous, the developers now call it a "Roundabout" a British term for the same thing, a picture of which from England was shown at the IAG meeting. They also suggested putting traffic lights in the intersection, even with the Rotary making it worse than in the PNF. Their proposals for the intersection help the developer, not the neighborhood or the traffic pattern at large. 4.) Parking Garage: The five (5) story above ground parking garage has 450 spaces which is too large. The Developers stated that currently they are required to provide 1 parking space per condo and .75 space per rental unit, but admitted that many families have more than one car per family. There will also be an additional covered lot containing an additional 22 spaces. This discredits the

nothing in the "Block". The reconfiguration the "Glover's Corner" intersection a few years ago made things worse. The traffic lights are not correctly timed. You use to be able to take a right on red, but you cannot do that now. Greenmount Street use to be alternate cut-through to Dorchester Ave. but now the Dorchester Ave. traffic gets backed up past Greenmount making that alternate route virtually impossible. Currently daytime Traffic from Freeport Street to Dorchester Ave. gets backed up to Susi Auto Body (Linden St.), again due to the Glovers Corner traffic light system. Residents and others avoid that intersection during the day.

6.) **Truck Loading Docks:** The proposed truck loading docks appear to be on the Hancock St. side of Dot Block near to where the gas station is today. Traffic from Dorchester Ave. into Hancock will have to deal with trucks entering and exiting in that area causing much greater congestion.

7.) **Rental Unit Rents:** The proposed rents of the units are slated to be between \$2,100 to \$3,000 per month depending on the size of the unit. The Developer stated they estimate for a two income couple would have to earn about \$100,000 or more per year. This would be in excess of middle income. No mention as to the cost of the Condominium units. Total number of residential units will now be nearly 360+ making the project too dense for the area concerned.

8.) **Retail Space:** No specifics were discussed on the types of retail stores that would be in the project. Developer would not give any specific names of stores or types as examples. Total amount of retail space currently is now estimated at less than the 60,000 sqr. ft. which was proposed in the original PNF (June 2015).

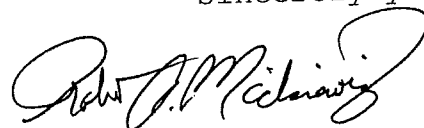
9.) **Height:** Developer is proposing that the buildings can have up to 6 floors with height being up to 70 feet. This is almost twice the height as the surrounding neighborhood.

10.) The **IAG** (Impact Advisory Group) had refused to release their report before the end of the original comment period in July 2015. No one from the Hancock St. Civic Assn. was invited or allowed to be on the IAG.

IN SUMMARY: this Dot Block Project is **TOO LARGE** for the neighborhood where it will be situated. The project is **too dense** for the area proposed. The **traffic is already jammed up** on Hancock and Pleasant Streets as well as Dorchester Ave. and Freeport St. The project as proposed would be a **detriment to the neighborhood** and the current residents.

Your assistance and consideration in this request is appreciated. As always, you and your staff are invited to attend or participate in any of our civic association meetings. Please inform me if you have any special requirements or concerns, or wish to make announcements or a presentation. Thank you in advance.

Sincerely yours,



Robert Mickiewicz, President

CC: Councillor Frank Baker  
Councillor Michelle Wu  
Councillor Ayanna Pressley  
Councillor Annissa Essaibi-George  
Councillor Michael Flaherty  
Councillor Tito Jackson  
Flavio DaVeiga, M.O.N.S.  
David Cotter, M.O.N.S.

# HANCOCK STREET CIVIC ASSOCIATION

c/o: ROBERT MICKIEWICZ, PRESIDENT

7 WHITTEMORE TERRACE

DORCHESTER, MA. 02125

(617) 825-7583

Fax: (617) 436-6438

February 28, 2016

Boston Redevelopment Authority (B.R.A.)  
c/o Gary Uter, Project Assistant  
Boston City Hall - One City Hall Square  
Boston, MA. 02201

RE: DOT BLOCK PROJECT  
a.k.a.: GLOVERS CORNER, DORCHESTER  
HANCOCK/PLEASANT/GREENMOUNT STREETS & DORCHESTER AVE.

Dear Boston Redevelopment Authority:

I am President of the Hancock Street Civic Association. We normally meet the **third Thursday** of each month at 6:30-PM, currently at the Pilgrim Church, in Upham's Corner, Dorchester.

We currently oppose the DOT BLOCK project as currently proposed for the following reasons:

- 1.) The DOT BLOCK Project Notification Form (PNF) was available at the B.R.A. web site has already been changed several times and is not reflected at the B.R.A. Web site. An Expanded Project Notification Form (EPNF), proposed after the original PNF as of June 2015, was not made available at the B.R.A. web site. The current "reductions" proposed by the developer are based on the EPNF, not the original PNF published in June 2015. The project presented at another public meeting on February 23, 2016 is virtually the same as presented in June 2015 and in September 2015, but now on **much less land** as proposed in the original PNF. Also, the Developer admits that if they acquire the additional land as proposed in the original PNF, that this project will **increase in size and capacity even more** than is currently proposed.
- 2.) **Intersection at Hancock and Pleasant Streets:** They plan on making it a Rotary for traffic. Since the State and City traffic departments consider Rotaries **dangerous**, the developers now call it a "Roundabout" a British term for the same thing, a picture of which from England was shown at the IAG meeting. They also suggested putting traffic lights in the intersection, even with the Rotary making it worse than in the PNF. Their proposals for the intersection help the developer, not the neighborhood or the traffic pattern at large.
- 4.) **Parking Garage:** The five (5) story above ground parking garage has 450 spaces which is too large. The Developers stated that currently they are required to provide 1 parking space per condo and .75 space per rental unit, but admitted that many families have more than one car per family. There will also be an additional covered lot containing an additional 22 spaces. This discredits the claim that most people would be walking or taking the MBTA.
- 5.) **Current Traffic:** Current traffic in the daytime on Hancock St. going towards Dorchester Avenue is jammed. Many times traffic jams up to Pleasant Street and sometimes backed up to Kane Square (where Hancock meets Bowdoin Street). And this is the status as of today with

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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**Gary Uter** <gary.uter@boston.gov>  
To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:27 PM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org



Gary Uter <gary.uter@boston.gov>

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## Dot block support

3 messages

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Cynthia Pesantez [REDACTED]

To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 3:50 PM

Hi Gary

I'm writing this because I haven't been able to make it to the meetings about Dot Block, but I care passionately about my community and fear that the loudest voices are potentially the most harmful, both to this project and to the neighborhood. I wanted to at least contribute an alternate perspective--feel free to share this with whomever you think may find it of use, but don't publish it without my permission.

I live in a newish condo on Pleasant Street, really close to where Dot Block would be. I'm thrilled about the development. We need it. Desperately. We need low and middle income housing, we need new, higher density housing that integrates well into the current neighborhood, and we need more decently priced rentals in the city of Boston.

I have been worried about the people priced out of new development in Boston. As much as I want to 100% encourage Dot Block, this is one area where I do hope for awareness and action--is this developer actively working to include enough low income units? Are the "middle income" units truly affordable? This and the other markers of gentrification are my major concerns. This project has the opportunity to be the tide that lifts all boats including the mom and pop shops, the homeless shelter, the Vietnamese supermarkets. This neighborhood has many people who are not interested in being an "authenticity petting zoo" for affluent white people who come in and buy or rent the only good real estate in the neighborhood. What is the developer doing for them?

All of that said, I am voicing my encouragement for a development that encourages and relies on neighborhood walkability and public transportation, increases a sense of safety and buy-in from all neighbors, and gives us more green space. If they are looking for retail suggestions, this neighborhood could really use a hardware store, and clothing stores would be amazing.

Thank you for facilitating the meeting last night, and for the work you are doing. If you have further questions, please feel free to contact me.

Best,

Cynthia Pesantez

---

Gary Uter <gary.uter@boston.gov>

To: Cynthia Pesantez [REDACTED]

Mon, Mar 21, 2016 at 12:08 PM

Hi Cynthia,

I apologize for the late reply. I am emailing to confirm my receipt of your comments relative to the Dot Block Project.

Regards,

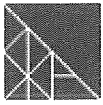
Gary

[Quoted text hidden]



Gary R. Uter





**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

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## DOT Block

3 messages

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**Jimmy Pratt** [REDACTED]

Wed, Feb 24, 2016 at 10:22 PM

To: Gary.Uter@boston.gov

Dear Mr. Uter:

I wanted to reach out about the DOT Block project. I understand that there was a meeting where there was union representation that was in disagreement with the labor that was discussed for the project. I do want to express my support for the project. It is needed in Dorchester! We need the businesses that this project that this would bring. The revitalization of the area is paramount to the success of the neighborhood. We are letting the voices of organized labor speak for the voices of the residents of the neighborhood? How can we allow the unions to drive away much needed development of Dorchester? I remember when Southie was in the same spot, and look at it now. It is a thriving neighborhood with many local businesses opening and thriving there. Don't we want the same type of neighborhood? Please, please listen to the people that live in the area. We want safe, thriving neighborhoods.

Sincerely,

--

Jimmy Pratt  
5 Clarkson St  
Dorchester, MA 02125

---

**Gary Uter** <gary.uter@boston.gov>

Mon, Mar 21, 2016 at 12:08 PM

To: Jimmy Pratt [REDACTED]

Hi Jimmy,

I apologize for the late reply. I am emailing to confirm my receipt of your comments relative to the Dot Block Project.

Regards,  
Gary

[Quoted text hidden]

--



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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**Gary Uter** <gary.uter@boston.gov>

Tue, Mar 22, 2016 at 3:27 PM

To: Catherine ONeill <[REDACTED]>

[Quoted text hidden]

**BRA/EDIC**

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



Gary Uter <gary.uter@boston.gov>

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## DOT Block

3 messages

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Mark Young [REDACTED]

To: gary.uter@boston.gov

Thu, Feb 25, 2016 at 1:24 PM

Hi. I'm a Jones Hill resident and wanted to write to voice my support for DOT Block. I hear the meeting had its detractors! This area of DOT Ave seems to me to have potential, but without some sort of boost it may never get going. I hope this project can move forward relatively quickly. Thanks. Mark Young, 134 Cushing Ave.

---

Gary Uter <gary.uter@boston.gov>

To: Mark Young [REDACTED]

Mon, Mar 21, 2016 at 12:08 PM

Hi Mark,

I apologize for the late reply. I am emailing to confirm my receipt of your comments relative to the Dot Block Project.

Regards,  
Gary

On Thu, Feb 25, 2016 at 1:24 PM, Mark Young <youngmarkr@gmail.com> wrote:

Hi. I'm a Jones Hill resident and wanted to write to voice my support for DOT Block. I hear the meeting had its detractors! This area of DOT Ave seems to me to have potential, but without some sort of boost it may never get going. I hope this project can move forward relatively quickly. Thanks. Mark Young, 134 Cushing Ave.



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

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Gary Uter <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:27 PM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

---

## Dot Block

3 messages

---

**Meagan Durigan** [REDACTED]  
To: gary.uter@boston.gov

Wed, Feb 24, 2016 at 2:39 PM

Dear Mr. Uter,

I was informed by fellow neighbors that the BRA Dot Block was ripe with complaints about minute parts of the plan. Although I could not attend the meeting, as a resident of Jones Hill (Hancock St.), I wanted to let you know that I fully support the Dot Block plan and thank you for all of the changes you have made to accommodate the requests (demands) of the surrounding neighborhoods. I've been following the progress of this project and am hopeful that the approval process will move along as smoothly and quickly as possible after two years of community input. From talking with my neighbors, it seems as though the naysayers of last night's meeting are in a small, albeit loud, minority. Thank you again for all you have done to create a better Dorchester.

Sincerely,

Meagan Durigan  
Juris Doctor  
Boston College Law School  
[REDACTED]

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---

**Gary Uter** <gary.uter@boston.gov>

To: Meagan Durigan [REDACTED]

Mon, Mar 21, 2016 at 12:09 PM

Hi Meagan,

I apologize for the late reply. I am emailing to confirm my receipt of your comments relative to the Dot Block Project.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

---

**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:27 PM

Tue, Mar 22, 2016 at 3:26 PM

**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill <[REDACTED]>

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

---

## Comment, support for the Dot Block project

3 messages

---

**Bill Patterson** [REDACTED]

To: Gary.Uter@boston.gov

Mon, Mar 14, 2016 at 8:53 AM

Hello Gary,

I just wanted to voice my support for the Dot Block project. I live in the neighborhood and feel this project will be a huge positive to all of us. One comment that I have is regarding the intersection of Hancock Street and Pleasant Street. I would like to voice my support for a roundabout or small rotary at this intersection for a number of reasons. Some of those reasons are outlined here: <http://www.citylab.com/commute/2011/09/shared-spaces/116/>

Best,  
Bill Patterson

Sent from my phone. Please excuse brevity and spelling / auto corrects.

William Patterson  
Broker, Owner  
Craft Realty  
30 Cushing Avenue  
Boston, MA. 02125

[REDACTED]  
[www.CraftRealEstateBoston.com](http://www.CraftRealEstateBoston.com)

---

**Gary Uter** <gary.uter@boston.gov>

To: Bill Patterson [REDACTED]

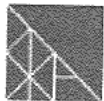
Mon, Mar 14, 2016 at 3:26 PM

Hi Bill,

Thank you for the email. The intersection of Hancock and Pleasant is a vital component of any further development of the area and I'll be passing along your support for a roundabout.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

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[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



**Gary Uter** <gary.uter@boston.gov>

To: Catherine O'Neill

Tue, Mar 22, 2016 at 3:26 PM

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

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[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

---

## Comment, support for the Dot Block project

3 messages

---

**Bill Patterson** [REDACTED]

Mon, Mar 14, 2016 at 8:53 AM

To: Gary.Uter@boston.gov

Hello Gary,

I just wanted to voice my support for the Dot Block project. I live in the neighborhood and feel this project will be a huge positive to all of us. One comment that I have is regarding the intersection of Hancock Street and Pleasant Street. I would like to voice my support for a roundabout or small rotary at this intersection for a number of reasons. Some of those reasons are outlined here: <http://www.citylab.com/commute/2011/09/shared-spaces/116/>

Best,  
Bill Patterson

Sent from my phone. Please excuse brevity and spelling / auto corrects.

William Patterson  
Broker, Owner  
Craft Realty  
30 Cushing Avenue  
Boston, MA. 02125

[REDACTED]  
[www.CraftRealEstateBoston.com](http://www.CraftRealEstateBoston.com)

---

**Gary Uter** <gary.uter@boston.gov>

Mon, Mar 14, 2016 at 3:26 PM

To: Bill Patterson [REDACTED]

Hi Bill,

Thank you for the email. The intersection of Hancock and Pleasant is a vital component of any further development of the area and I'll be passing along your support for a roundabout.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

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

---

be walking or taking the MBTA. 5.) Current Traffic: Current traffic in the daytime on Hancock St. going towards Dorchester Avenue is jammed. Many times traffic jams up to Pleasant Street and sometimes backed up to Kane Square (where Hancock meets Bowdoin Street). And this is the status as of today with nothing in the "Block". The reconfiguration the "Glover's Corner" intersection a few years ago made things worse. The traffic lights are not correctly timed. You use to be able to take a right on red, but you cannot do that now. Greenmount Street use to be alternate cut-through to Dorchester Ave. but now the Dorchester Ave. traffic gets backed up past Greenmount making that alternate route virtually impossible. Currently daytime Traffic from Freeport Street to Dorchester Ave. gets backed up to Susi Auto Body (Linden St.), again due to the Glovers Corner traffic light system. Residents and others avoid that intersection during the day. 6.) Truck Loading Docks: The proposed truck loading docks appear to be on the Hancock St. side of Dot Block near to where the gas station is today. Traffic from Dorchester Ave. into Hancock will have to deal with trucks entering and exiting in that area causing much greater congestion. 7.) Rental Unit Rents: The proposed rents of the units are slated to be between \$2,100 to \$3,000 per month depending on the size of the unit. The Developer stated they estimate for a two income couple would have to earn about \$100,000 or more per year. This would be in excess of middle income. No mention as to the cost of the Condominium units. Total number of residential units will now be nearly 360+ making the project too dense for the area concerned. 8.) Retail Space: No specifics were discussed on the types of retail stores that would be in the project. Developer would not give any specific names of stores or types as examples. Total amount of retail space currently is now estimated at less than the 60,000 sqr. ft. which was proposed in the original PNF (June 2015). 9.) Height: Developer is proposing that the buildings can have up to 6 floors with height being up to 70 feet. This is almost twice the height as the surrounding neighborhood. 10.) The IAG (Impact Advisory Group) had refused to release their report before the end of the original comment period in July 2015. No one from the Hancock St. Civic Assn. was invited or allowed to be on the IAG. IN SUMMARY: this Dot Block Project is TOO LARGE for the neighborhood where it will be situated. The project is too dense for the area proposed. The traffic is already jammed up on Hancock and Pleasant Streets as well as Dorchester Ave. and Freeport St. The project as proposed would be a detriment to the neighborhood and the current residents.

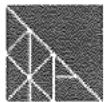
PMContact: Gary.Uter@boston.gov

---

**Gary Uter** <gary.uter@boston.gov>  
To: Catherine O'Neill [REDACTED]

Tue, Mar 22, 2016 at 3:26 PM

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org



Gary Uter <gary.uter@boston.gov>

---

## Project Comment Submission: Dot Block

2 messages

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

Sun, Mar 6, 2016 at 10:44 PM

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 705

Form inserted: 3/6/2016 10:43:26 PM

Form updated: 3/6/2016 10:43:26 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Robert

Last Name: Mickiewicz

Organization: Life Long Resident

Email: [REDACTED]

Street Address: 7 Whittemore Terrace

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I currently oppose the DOT BLOCK project as currently proposed for the following reasons: 1.) The DOT BLOCK Project Notification Form (PNF) was available at the B.R.A. web site has already been changed several times and is not reflected at the B.R.A. Web site. An Expanded Project Notification Form (EPNF), proposed after the original PNF as of June 2015, was not made available at the B.R.A. web site. The current "reductions" proposed by the developer are based on the EPNF, not the original PNF published in June 2015. The project presented at another public meeting on February 23, 2016 is virtually the same as presented in June 2015 and in September 2015, but now on much less land as proposed in the original PNF. Also, the Developer admits that if they acquire the additional land as proposed in the original PNF, that this project will increase in size and capacity even more than is currently proposed. 2.) Intersection at Hancock and Pleasant Streets: They plan on making it a Rotary for traffic. Since the State and City traffic departments consider Rotaries dangerous, the developers now call it a "Roundabout" a British term for the same thing, a picture of which from England was shown at the IAG meeting. They also suggested putting traffic lights in the intersection, even with the Rotary making it worse than in the PNF. Their proposals for the intersection help the developer, not the neighborhood or the traffic pattern at large. 4.) Parking Garage: The five (5) story above ground parking garage has 450 spaces which is too large. The Developers stated that currently they are required to provide 1 parking space per condo and .75 space per rental unit, but admitted that many families have more than one car per family. There will also be an additional covered lot containing an additional 22 spaces. This discredits the claim that most people would

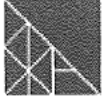
---

**Gary Uter** <gary.uter@boston.gov>

Tue, Mar 22, 2016 at 3:28 PM

To: Catherine O'Neill [REDACTED]

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

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Facebook, Inc., Attention: Community Support, Menlo Park, CA 94025

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**Gary Uter** <gary.uter@boston.gov>

Wed, Feb 24, 2016 at 11:49 AM

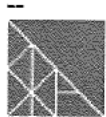
To: Jeff [REDACTED]

Hi Jeff,

Thank you for the email. We truly appreciate hearing from community members and will be including your message to the front office as part of the larger Dot Block community conversation.

Regards,  
Gary

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

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**Jeffery Newton**

February 23 at 9:20pm

For those that know me, I am not really a public ranter on this page (however, last winter DID suck). But I feel compelled to speak up after listening to a chorus of boos and demands untethered to our reality after attending the BRA Dot Block meeting tonight.

As a union member myself, I know that the union members who commandeered the meeting did so with good intentions. A union's power comes not from access to back door deals or the fruits borne from well-paid consultants, but with their voices and their people power, and with it, family-supporting jobs. The development should be built with union labor, however, it should not be forced to bear every advocate's utopian demands – many unprecedented or under tested – in order for a single shovel to break ground.

But I lack all sympathy for those who paint apocalyptic visions of inconvenience that will envelope every last one of us between 4-6pm. For those who bemoan progress to preserve a view you never owned, I object. You have no right to a speedy ride home in a climate change-causing three-ton chariot of one (maybe, MAYBE 2). If you want an ocean view, move the half-mile to its shore. If you want to get home in 20 minutes, take the T.

You cannot loudly vocalize empathy for those who cannot afford to live here, yet cling so virtuously to the very Not In My Back Yard opinions that price them out. You cannot feel resentment when someone calls the area Stab and Kill when we fight so veinemently against what could lure them here to discover their error.

I commend the realism of Frank Baker who reminded us that currently we are prime location for Family Dollars, end of list. That bakeries have left us and check cashing companies have sprung up in their wake. The fact is, we are an area of poverty where the average family income is \$43,000 and a majority of us have a high school education or less. Without population growth, we can expect our neighborhood pride to come from our many, many Rent-A-Centers. If you doubt me, ask the man who shouted that “We don't want amenities!!” when the subject came up.

I saw a belligerent denial of the fact our city is growing; that developers see incoming Amazon and GE salaries and will syphon away and transform our beloved triple decker's into 10-bedroom homes for childless couples. I saw a rejection of basic math when it comes to land cost and securing funding. To be fair, I guess I should say that as Boston blooms again, we could become an area of the very rich, or the very poor, the later being the most likely.

However, most frightening, I saw the subtle signs of a businessman hinting he might spare himself an endless cacophony of complaints (now almost in their third year) just walk away. This chance at reinventing our little slice of Boston is not a birthright. We can break its back with the poor grip on reality and a selfish worldview I saw tonight.

Unless those who support this project speak up, Baker is right: that eye-sore will remain a hooker and drug infested eye sore until he and many of us are dead.

 Like

 Comment



Gary Uter <gary.uter@boston.gov>

---

**FW: [Jones Hill] For those that know me, I am not really a public...**

3 messages

---

Jeff [REDACTED]  
To: gary.uter@boston.gov

Tue, Feb 23, 2016 at 9:59 PM

Mr. Uter,

I'm sorry that I did not attend the meeting, but I saw this comment by a neighbor – who I don't know – and agree completely. Rather than take the time to write something less eloquent, I wanted to pass this on with my enthusiastic support. I also agree with the sentiment that this project should be union-built. I'm a retired NAGE-SEIU local union president and almost 40-year resident of Jones Hill -- and a long-time homeowner too.

Regards,

Jeff Klein

123 Cushing Ave.

Dorchester, 02125

---

**From:** Jeffery Newton [REDACTED]  
**Sent:** Tuesday, February 23, 2016 9:21 PM  
**To:** Jones Hill  
**Subject:** [Jones Hill] For those that know me, I am not really a public...



Jeffery Newton and Nadine Fallon Nassif posted in Jones Hill.



PMContact: Gary.Uter@boston.gov

Mon, Jul 27, 2015 at 10:34 AM

**Gary Uter** <gary.uter@boston.gov>

To: Mitchell Fischman <[REDACTED]> Catherine O'Neill <[REDACTED]>

[Quoted text hidden]



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

Mon, Jul 27, 2015 at 10:42 AM

**Mitch Fischman** <mitchfischman@gmail.com>

To: Gary Uter <gary.uter@boston.gov>

thnx Gary for the letter. Was there a final letter from the IAG?

Mitch Fischman  
MIF Consulting LLC  
t: [REDACTED]

[www.bostonpermitting.com](http://www.bostonpermitting.com)

[Quoted text hidden]



Gary Uter <gary.uter@boston.gov>

---

## Project Comment Submission: Dot Block

3 messages

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no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Tue, Jul 14, 2015 at 12:51 PM

CommentsSubmissionFormID: 415

Form inserted: 7/14/2015 12:50:27 PM

Form updated: 7/14/2015 12:50:27 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: NICOLE

Last Name: CHANDLER

Organization:

Email: [REDACTED]

Street Address: 7 ROWELL ST # 2

Address Line 2:

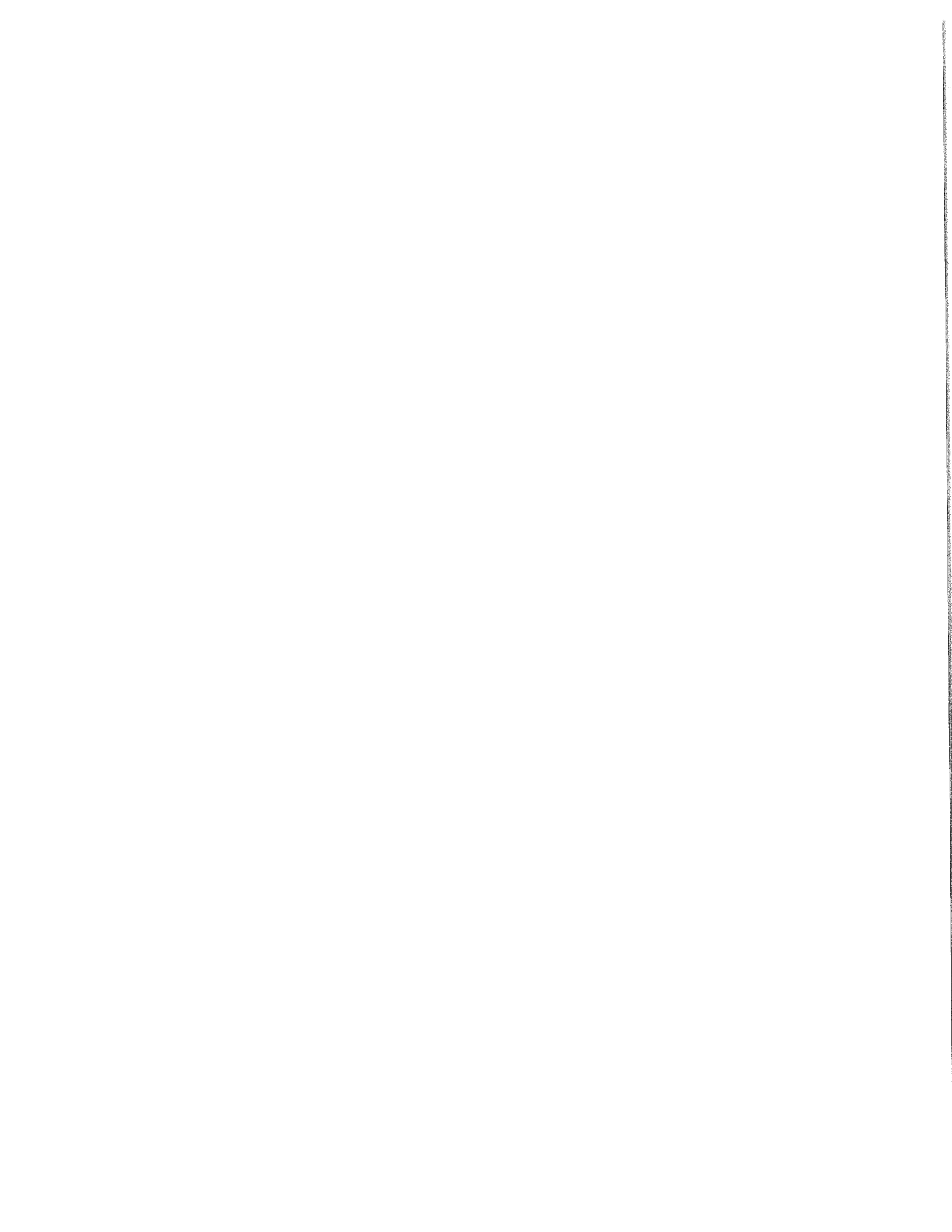
City: DORCHESTER

State: MA

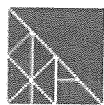
Phone: [REDACTED]

Zip: 02125

Comments: I think overall DotBlock is good for the area. Currently, there isn't anything too exciting about the space and would be nice to see a change. I drive past and live minutes from this space would like to see something new go up. This development is large and keeps getting larger. I am glad it will address the traffic issue at Pleasant and Hancock which is a mess. I am curious to see how that is really going to work out. It still seems like the structure resembles and old Soviet building so I'd like to see more of the typical Dorchester style built into the design. I heard the group present at one of the Jones Hill meeting and the issue of affordability came up. I wasn't able to attend the last meeting so this is still a concern. Is the target families, young professional, etc? I am a young professional working in non-profit making low 40s and I'd love to be able to rent a place by myself or one that doesn't require a whole paycheck. It would be great if they exceed the city's affordable housing limits and consider having a range of incomes. This development will bring new people who don't currently live in Dot. I like the home ownership opportunity, but who will be able to purchase? Once again, it would be great for low-moderate income and upper income people to purchase and live in a mixed community. Also, what will the retail space look like and who are the targeted merchants? Dot is multi-cultural, full of different incomes, etc I want to see the businesses going in reflect the community. I'd like to see a Hannaford for a large retail store. Affordable prices, supports local producers, and excellent customer service. It's why I drive to Quincy for groceries.



[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Michael

Last Name: Panagako

Organization:

Email: [REDACTED]

Street Address: 17 Morrill

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Hi, I am a neighbor and strongly support this development. This entire block is a blight on our neighborhood and an embarrassment to the city. This development is perfect for what we need. I would caution you to not allow the developer to build the massive garage without a full-site build-out. If they do this in phases, let's make sure the worst part of the development isn't built first in case market conditions change and we're stuck with a large garage that is not covered by neighboring development. Thanks, Mike Panagako

PMContact: Gary.Uter@boston.gov

---

**Gary Uter** <gary.uter@boston.gov> Mon, Jul 27, 2015 at 10:33 AM  
To: Mitchell Fischman [REDACTED] Catherine O'Neill [REDACTED]

[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

---

**Gary Uter** <gary.uter@boston.gov> Mon, Jul 27, 2015 at 10:33 AM  
To: Mitchell Fischman [REDACTED] Catherine O'Neill [REDACTED]

----- Forwarded message -----  
From: <no-reply@boston.gov>  
Date: Fri, Jul 10, 2015 at 6:05 AM  
Subject: Project Comment Submission: Dot Block  
To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov



Gary Uter <gary.uter@boston.gov>

---

## Project Comment Submission: Dot Block

4 messages

---

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

Fri, Jul 10, 2015 at 6:05 AM

CommentsSubmissionFormID: 409

Form inserted: 7/10/2015 6:04:44 AM

Form updated: 7/10/2015 6:04:44 AM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Dennis

Last Name: Begany

Organization:

Email: [REDACTED]

Street Address: 14 Wilbur Street

Address Line 2: #2

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I support this project.

PMContact: Gary.Uter@boston.gov

---

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

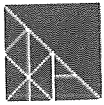
Fri, Jul 10, 2015 at 12:25 PM

CommentsSubmissionFormID: 410

Form inserted: 7/10/2015 12:24:49 PM

Form updated: 7/10/2015 12:24:49 PM

Document Name: Dot Block



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

---

## Project Comment Submission: Dot Block

2 messages

---

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

Thu, Jul 23, 2015 at 1:17 PM

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 430

Form inserted: 7/23/2015 1:16:42 PM

Form updated: 7/23/2015 1:16:42 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: ABDUL k

Last Name: sHAMSEDDINE

Organization: 5 Corners Mini Mart

Email: [REDACTED]

Street Address: 1246 Dorchester Ave

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: To Whom It May Concern: As a business owner for over a decade in Dorchester, believe the development at DOT BLOCK is going to be a success and it is going to benefit the community as a whole, including businesses and residential and will bring much needed prosperity to Dorchester. Not only will it improve the current site but it will also improve public safety, increase much needed tax revenue for the city, create jobs for local residents and create an affordable place to live. Sincerely, Abdul Shamseddine

PMContact: Gary.Uter@boston.gov

---

**Gary Uter** <gary.uter@boston.gov>

To: Mitchell Fischman [REDACTED]

Catherine O'Neill [REDACTED]

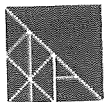
Mon, Jul 27, 2015 at 10:32 AM

[Quoted text hidden]

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[Quoted text hidden]



**Gary R. Uter**  
Project Assistant  
617.918.4457 (o)

**BRA/EDIC**  
One City Hall Square | Boston, MA 02201  
[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Gary Uter <gary.uter@boston.gov>

---

## Dot block

3 messages

To: Gary.Uter@boston.gov

Wed, Jul 22, 2015 at 5:20 PM

Why can't they make streets with houses and yards on both sides like ever where else in Dorchester. Also 5 story midrise apartment buildings do not blend well with 3 Deckers. The traffic in the area during construction will be a mess like Saint Kevins in Upham's Corner. The workers kick their trash on the street and are not Dorchester residents using our neighborhood with no respect. It's too big setting a bad precedent to be followed by others looking to use Dorchester for a profit. Who can afford the rents?

Sent from my T-Mobile 4G LTE Device

---

Gary Uter <gary.uter@boston.gov>

To:

Thu, Jul 23, 2015 at 8:23 AM

Hi Matt,

Thank you for your email. I understand your concerns and they will be forwarded to the development team as well as internal staff.

Regards,  
Gary

On Wed, Jul 22, 2015 at 5:20 PM,

[REDACTED] wrote:

Why can't they make streets with houses and yards on both sides like ever where else in Dorchester. Also 5 story midrise apartment buildings do not blend well with 3 Deckers. The traffic in the area during construction will be a mess like Saint Kevins in Upham's Corner. The workers kick their trash on the street and are not Dorchester residents using our neighborhood with no respect. It's too big setting a bad precedent to be followed by others looking to use Dorchester for a profit. Who can afford the rents?

Sent from my T-Mobile 4G LTE Device



**Gary R. Uter**

Project Assistant  
617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201  
bostonredevelopmentauthority.org

---

Gary Uter <gary.uter@boston.gov>

To: Mitchell Fischman <[REDACTED]>

Catherine O'Neill <[REDACTED]>

Mon, Jul 27, 2015 at 10:31 AM

- All publicly subsidized employment including non-profits in existing buildings
- All large chains, including "big box" stores and food service businesses in existing buildings
- All city and city-quasi-public procured and contracted services

Submitted by:

Davida Andelman  
Chairperson, GBGNA



Janet Jones  
Chairperson, DRLC



## **Good Jobs**

Construction:

- All jobs must pay prevailing wage standards.

Permanent jobs:

- Family- and community-sustaining wages: \$15 an hour now to \$18 by 2018 and then indexed to inflation.
- 75% full time jobs with health benefits that meet Massachusetts Minimum Creditable Coverage with at least 80% paid by the employer.
- Best practices to stabilize shifts and schedules.
- Prevailing wage/standard union rate should apply if a higher union rate already sets the wage rate for the occupation in this labor market.
- Employers commit to being neutral if employees want to unionize.
- Workers retain jobs when a contractor changes.
- Everyone on the site covered, no matter if temporary, contracted, sub-contracted, work for a tenant, and so on.

## **Access to Good Jobs**

Construction:

- 51% Boston residents, 51% people of color, 20% women.

Permanent jobs:

- 51% Boston residents, 51% people of color, and 51% women. Highly specialized jobs may be exempt from the residency requirement. Exemptions may be created for small businesses.
- CORI friendly hiring.
- "First Source Hiring" with a 10-business-day head start, tied to neighborhoods with the highest unemployment, underemployment, and CORI impacts.
- First Source Community Partners established in target neighborhoods.
- Job access for limited English-speakers programs.

## **Situations that Trigger the Good Jobs Standards**

These standards shall apply to the following situations.

- Construction and then the continuing permanent jobs: All new development over 50,000 sq. ft., all public development, and development receiving significant subsidies.
- Permanent jobs:

## PROJECT SPECIFIC ISSUES AND RECOMMENDATIONS

Reduction in Density – Reduce number of units from 429 to 300. The current proposal has the potential to add over a thousand residents to the area which we believe is excessive. While we believe additional housing is needed in Boston, it does not make sense to crowd such a large number into the project area. Additionally, a block or two away going towards Columbia Road, at Dorchester Ave and Dewar Street, parcels have been purchased by another developer who no doubt will be looking at the outcome of Dot Block before he develops his land

Ownership v. Rentals and Affordability – There should be a 50/50 split of homeownership and rentals. Given the work being done citywide on the gentrification issue, we firmly believe the number of affordable units must be increased to a minimum of 30%.

Design – Participants in project discussions feel the current design is not reflective of the existing architectural designs found in the larger Dorchester neighborhood.

Retail – Many of our neighborhood business districts and larger shopping areas do not provide an exciting mix of retail businesses. On the other hand, the project needs to pay attention to the types of businesses residents will be able to utilize. A grocery store is a definite need and a more local company which also provides items which are affordable as well as provides good jobs must be considered. Market Basket would be a perfect addition. Cafés/bakery such as the Haley House would be another appropriate business.

Other Business Uses – Consideration should be given to other business uses within the 73,000 sq.ft. commercial space. Office space for start ups, more technical related uses and perhaps job training for the growing work needs of companies in the city.

Environmental Considerations – Green Building certification as in LEED Certified should be used. Roof top garden as well as solar panels to reduce energy costs should be considered.

Traffic – Traffic going towards Glover's Corner is already backed up most days to Hancock and Pleasant Streets. This is impacting Kane Square and drivers who might not even want to get to or through to Dorchester Ave. Kane Square is a major intersection in the Bowdoin/Geneva Main Streets District. The length of Bowdoin Street is backed up daily from Quincy Street through the intersection of Bowdoin/Geneva going towards Four Corners. We are not convinced the proposed roundabout at Hancock and Pleasant Streets will be able to deal with the significant increase in traffic caused by the project.

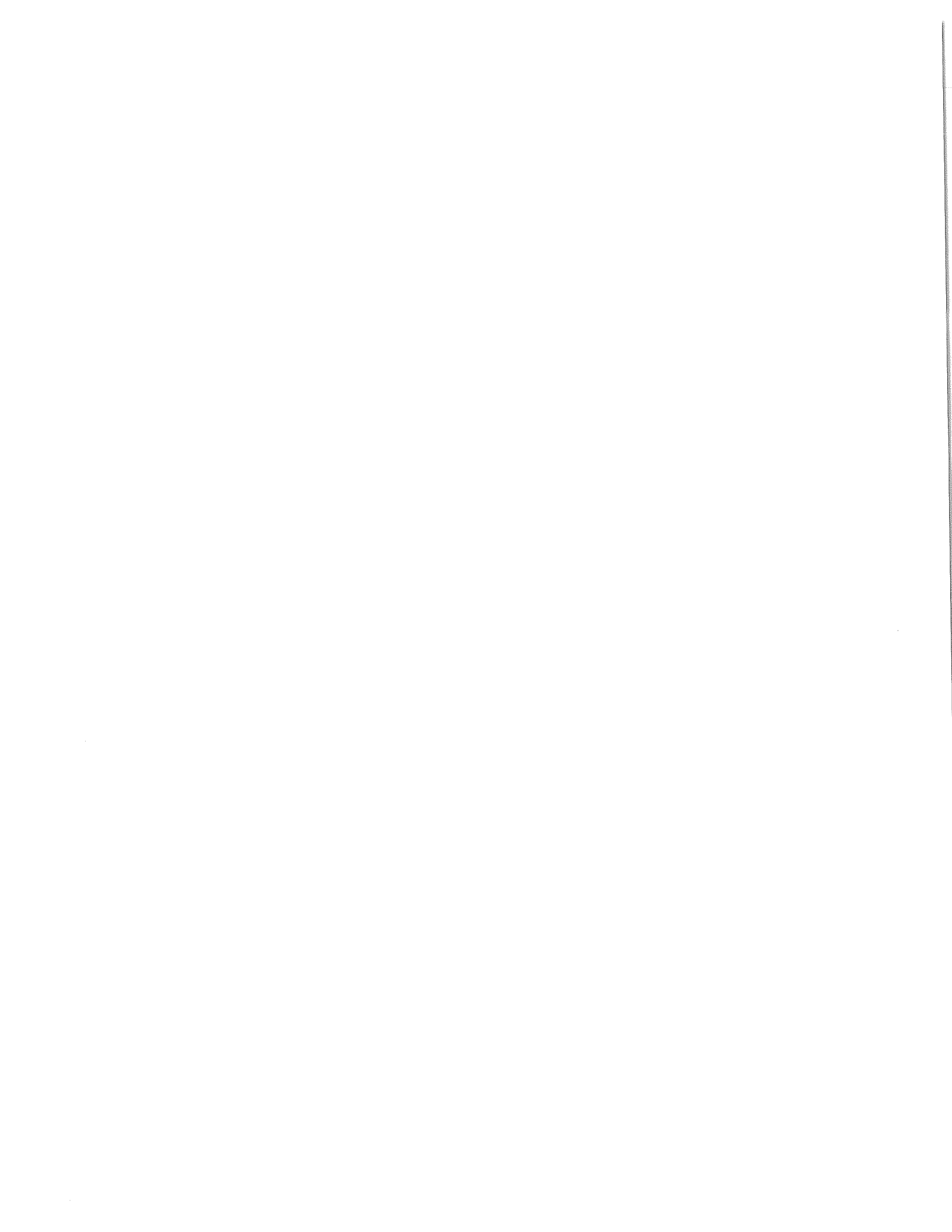
Dot Block  
Comments Submitted to the Boston Redevelopment Authority  
By  
Greater Bowdoin/Geneva Neighborhood Association and  
Dorchester/Roxbury Labor Committee

As currently described by its developers, Dot Block is a project which will have significant implications for the Glovers Corner, Columbia/Savin Hill area of Dorchester with huge implications for the surrounding neighborhoods of Meeting House Hill, Bowdoin/Geneva and Hancock Street. Despite these implications, neither the Greater Bowdoin/Geneva Neighborhood Association (GBGNA) nor the Dorchester/Roxbury Labor Committee (DRLC) were selected to become members of the Impact Advisory Committee (IAG). However, members of GBGNA and DRLC have attended IAG meetings and have facilitated numerous additional meetings related to the Dot Block project where residents and other individuals have expressed their concerns about the project.

### **MITIGATIONS AND PUBLIC BENEFITS**

GBGNA and DRLC firmly believe, given the close proximity of the project to adjacent neighborhoods, whatever community benefits package is obtained from the developers, should include the adjacent neighborhoods of Meetinghouse Hill, Bowdoin/Geneva and Hancock Street. There is no question in our minds that traffic, housing and businesses will be impacted by Dot Block.

- There are numerous projects and/or opportunities within our neighborhoods for mitigations and benefits to be applied:
  1. Beautification of Kane Square and parking in front of existing businesses
  2. Beautification of public works yard and structure protecting salt pile in Kane Sq.
  3. Rehabilitation of the Copen Square Fountain
  4. Ongoing support for the Friends of Ronan Park and the park itself
  5. Support for the Mather School Parent Council
  6. Support for Bowdoin/Geneva Main Streets
  7. Parking within Dot Block should be free for not only Columbia Savin Hill residents but also residents of the adjacent neighborhoods mentioned in these comments.





Gary Uter <gary.uter@boston.gov>

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## Dot block

2 messages

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a quin [REDACTED]

To: Gary.Uter@boston.gov

Thu, Jul 23, 2015 at 12:26 PM

It's a great idea to bring more housing to this dorchester neighborhood. However what your proposing Will raise the already increasing rent in dorchester many of these residents are already struggling To pay existing rents. When you put this over the top building charging top dollar for rent the land lord next door will be asking that low income struggling family that have been living at whatever dorchester address for the pass 20 years to pay \$2000 or more or move out. That's the impact your project will have. What programs do you have in place for these soon to be low income rent seekers?

Sent from my T-Mobile 4G LTE Device

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Gary Uter <gary.uter@boston.gov>

To: a quin [REDACTED]

Thu, Jul 23, 2015 at 1:32 PM

Good afternoon,

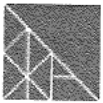
Thank you for the email. To clarify, the Boston Redevelopment Authority is not the proponent of this proposed development. We are the regulatory agency that works with stakes holders to evaluate the merit of a proposed development.

I will forward your comments to the proponents/development team as well as internal BRA staff.

Regards,

Gary

[Quoted text hidden]



**Gary R. Uter**

Project Assistant

617.918.4457 (o)

**BRA/EDIC**

One City Hall Square | Boston, MA 02201

[bostonredevelopmentauthority.org](http://bostonredevelopmentauthority.org)



Wed, Jul 22, 2015 at 2:29 PM

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

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 426

Form inserted: 7/22/2015 2:28:41 PM

Form updated: 7/22/2015 2:28:41 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Uri: /projects/development-projects/dot-block

First Name: Robert

Last Name: Jones

Organization: Meeting House Hill Civic Association

[Quoted text hidden]



Gary Uter <gary.uter@boston.gov>

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## Project Comment Submission: Dot Block

2 messages

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

Wed, Jul 22, 2015 at 2:28 PM

To: BRAWebContent@cityofboston.gov, Gary.Uter@boston.gov

CommentsSubmissionFormID: 425

Form inserted: 7/22/2015 2:28:03 PM

Form updated: 7/22/2015 2:28:03 PM

Document Name: Dot Block

Document Name Path: /Development/Development Projects/Dot Block

Origin Page Url: /projects/development-projects/dot-block

First Name: Robert

Last Name: Jones

Organization: Meeting House Hill

Email: [REDACTED]

Street Address: 19 Trull Street

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: The "DOT Block project is inappropriate for this section of Dorchester or any residential of Boston. It seems for appropriate for downtown than for any of the neighborhoods. This project seemsm more appropriate for the Central Bronx or Brooklyn. The project is too dense. There are too many units/parking garage on the site. The project looks like a fortress, facing the existing neighborhoods with 4-5 story hulking buildings and a lack of friendly entrances to the development. Residents along Greenmount Street, Pleasent Street and Hancock Street will encounter a wall of buildings. The two large buildings along Dorchester Ave. are separated by a narrow, seemingly obligatory, pedestrian way. The project has a plethora of hard surfaces, creating little green space/open space for a project that will house more than a thousand residents. Even the drawings that the developers present show large paved areas and limited greenery. The City should view this project as creating a new neighborhood, and as such, it reveals a poorly conceived community. Its primary purpose appears to be to maximize the number of housing units on the site. This is not a nice project, it can be made better by reducing the number of unts, creating more green space and opening it up to the surrounding neighborhoods.

PMContact: Gary.Uter@boston.gov

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