



Raul Duverge <raul.duverge@boston.gov>

Border Street condo development

1 message

Robert Schmidt [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Sun, Oct 23, 2016 at 4:16 PM

Raul,

As a member of the recent IAG for the proposed condo development in the 300 block of Border Street it was once again my pleasure to participate, meet the development team and hear the details of the planned endeavor. But I first must salute you on the extraordinary way you facilitated the entire process: professional, thorough and wonderfully competent. You've set a standard you should be proud of and your peers should envy.

I have no objection to the proposed development but I do believe it may prove to be a hard sell. Close proximity to a major school, presence of school busses and general traffic congestion may prove to be a deterrent especially for "empty nesters" or other potential buyers. There is also a large housing estate for financially challenged which might prove to be a handicap as it is also nearby. The idea of a yoga studio and/or gym-health club combo along with trendy, overpriced "smoothy" thirst quenchers might not be out of place in the South End or Back Bay but may not have the wide appeal the developers anticipate. However change is growth and growth is positive and I hope the outcome is beneficial to all concerned.

One final item: Mr Whelan met with several members of the proposed East Boston Museum of which I am currently serving as treasurer. They are all under the impression that temporary space was being donated gratis to help launch a presence in East Boston. It was approximately 700 feet or thereabouts-- not wall space on a public passageway to display art. Perhaps a donation of \$25,000 will help clear up any confusion and prove the developer's commitment to the neighborhood. After all East Boston is more than an airport--it is our home.

Respectfully,
Robert Schmidt

thanks for your email
Robert Schmidt
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 301-303 Border Street

1 message

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

Fri, Oct 21, 2016 at 3:27 PM

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

CommentsSubmissionFormID: 1247

Form inserted: 10/21/2016 3:26:56 PM

Form updated: 10/21/2016 3:26:56 PM

Document Name: 301-303 Border Street

Document Name Path: /Development/Development Projects/301-303 Border Street

Origin Page Url: /projects/development-projects/301-303-border-street

First Name: Joshua

Last Name: Acevedo

Organization: Resident and Member of the IAG for this Proposal

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: East Boston

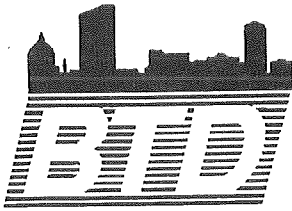
State: MA

Phone: [REDACTED]

Zip: 02128

Comments: I have thoroughly reviewed all of the documents and images relating to this project having listened to several presentations both at the Eagle Hill Civic Association as well as through my participation in the Impact Advisory Group for this proposal. I believe that this development if approved would be paramount in helping to transform a desolate section of the street into a welcoming and inviting section of East Boston. I think it is wonderful that they have chosen to build condominium units as opposed to rentals as it will help to raise the home owner occupancy rate in East Boston that currently is very low in certain parts including Eagle Hill. These condominium units will not only allow for more market rate home ownership opportunities, but will also create affordable home ownership options as well. Part of their project will involve helping to upgrade and maintain the park/garden space that is beside their property. I think them adding security cameras, lights, flowers, and wifi access will help create a wonderful and inviting community open space in a part of the neighborhood that even till now has been perceived by many as a sometimes unsafe or unwelcoming space. I believe the development corporation has already proven themselves to be a wonderful neighbor by helping during this past local community clean up efforts and through their involvement and investments in this community. It is my hope that the BPDA will approve this development.

PMContact: Raul.Duverge@Boston.gov



September 29, 2016

BOSTON
TRANSPORTATION
DEPARTMENT

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

Raul Duverge, Project Manager
Boston Redevelopment Authority
9th Floor, One City Hall Square
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Duverge,

301-303 Border Street, East Boston Project Notification Form (PNF)

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

The proposed project includes a redevelopment of the project site, by replacing the existing facilities of an automobile repair and service center and an automobile services shop with a new residential development. Improvements will include substantial landscaping with vehicular and pedestrian measures to enhance public safety. As part of the community benefits related to the project, the existing and unsightly commercial buildings will be demolished.

Developers of the site are proposing a ground level interior parking facility that will accommodate forty-two (42) deeded parking spaces for the unit owners and bike racks for twenty-two (22) bikes. There will also be an electric car charging station available for residents of the building. Also, a separate bike room has been proposed, which will house fifty-two (52) additional bicycles.

Transportation Analysis Summary

BTD supports the developer's initiative to enhance multi-modal access and egress by improving sidewalk and pedestrian amenities as well as an affective bicycle parking plan. We also approve the elimination of six (6) curb cuts/driveways along Border Street. This will result in a neater, safer and more pleasant driving and parking experience in this congested location across from the Umana School. Moving the driveway onto Eutaw Street will result in a safer way to gain access and egress to the building.

MARTIN J. WALSH, Mayor



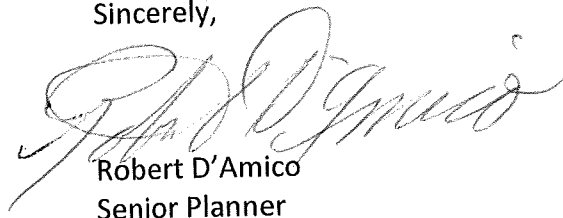
However, we would like to offer the following recommendations, which in our opinion, would further enhance the transportation component of the project and result in traffic and parking benefits in the Central Square area.

- 1) Increase the number of electric charging stations from one (1) to two (2).
- 2) Increase the number of car sharing vehicle spaces from two (2) to three (3).
- 3) Consider whether or not residents of the building will qualify for an East Boston Resident Sticker.
- 4) Install audio and video alarms at each driveway incorporated within the design of the building since the sidewalks on Border Street and Eutaw Street are very close to the sidewalks.

Finally, in our review of the PNF, we are of the opinion the five (5) intersections that were selected to secure the information used in the document are sufficient and provide the necessary data we required to in-order to make an accurate analysis of the traffic impacts associated with the project. We agree with the proponent on their commitment to install stop signs on Eutaw Street on the approach to Border Street, and at both approaches to Meridian Street.

If you have any questions pertaining to this letter, I may be reached at 617-635-3076 or bob.damico@boston.gov.

Sincerely,



Robert D'Amico
Senior Planner



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 301-303 Border Street1 message

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

Tue, Oct 18, 2016 at 2:40 PM

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

CommentsSubmissionFormID: 1237

Form inserted: 10/18/2016 2:40:51 PM

Form updated: 10/18/2016 2:40:51 PM

Document Name: 301-303 Border Street

Document Name Path: /Development/Development Projects/301-303 Border Street

Origin Page Url: /projects/development-projects/301-303-border-street?utm_source=Neighborhoods&utm_campaign=0790dc8674-301-303_Border_Street_IAG_Public_Meeting10_7_2016&utm_medium=email&utm_term=0_bccda74844-0790dc8674-50163853

First Name: Matthew

Last Name: Morano

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: East Boston

State: MA

Phone: [REDACTED]

Zip: 02128

Comments: Hello - my family is practically an abutter to this project and has lived on Border Street since 2001. (I would also like to note that the three apartments at our building did NOT receive any written notice of this project.) While we generally support the idea of redeveloping the existing industrial property, we are concerned about the large size of the project and the inadequate proposed parking. Rendering of the proposed development at 301-303 Border Street appear to show a 6-story structure – likely five levels of stick-built construction over surface parking at grade. We believe that this height/density is out of character with the adjacent residential properties, which are typically 3-story, “triple deckers.” This project would better blend/fit into the neighborhood with massing no greater than 4-stories (three levels over parking at grade). Reducing the project’s height/density/unit count would also alleviate the insufficient parking available/proposed for the project. 42 off-street parking spaces is simply not enough for 64 residential units, especially given that the Umana school is located across the street and there are restrictions/limitations for parking on that side of Border Street. It should also be noted that Border Street serves as one of the few nearby streets that allows parking during snow emergencies - as a result, the street is overrun with vehicles from Meridian Street and Eagle Hill during heavy snowfall. These factors, along with the substantial new development occurring throughout East Boston, should be taken into consideration when reviewing the proponent's parking plans. Bike racks aren't going to cut it! Recent projects, such as the Maverick Shipyard on Maverick/Frankfort Streets, have been required to provide one off-street space per unit, and the proposed development at 301-303 Border Street should be held to the same standard, at a minimum. Even one space per unit isn't sufficient, since we all know that many of these apartments/condos will be occupied by people who own two or more cars. East Boston is having a watershed moment, where we can either proactively plan for increased development/parking demand or we can ignore the warning signs and end up over-congested and under-parked like other

10/18/2016

City of Boston Mail - Project Comment Submission: 301-303 Border Street

parts of the city. I sincerely hope that the BRA will demonstrate the foresight to limit the size/density and require sufficient parking for this proposed development. Thank you for your consideration.

PMContact: Raul.Duverge@Boston.gov

Wednesday, September 14, 2016

Ernani Jose DeAraujo, Esq.

[REDACTED]
East Boston, MA 02128

Mr. Raul Duverge
Boston Redevelopment Authority
One City Hall Square, 9th floor, Boston, MA 02201

RE: ****IAG MEMBER**** SUPPORT FOR 301 – 323 BORDER STREET, WARD 1, EAST BOSTON

Dear Mr. Duverge:

As a member of the Impact Advisory Group for 301 – 323 Border Street, I write this letter in support of the proposal for 64 units and unique amenities at the Border Street site. As a former East Boston Liaison for the Mayor's Office and resident of Eagle Hill, I believe this project will bring much needed high quality housing and a beautiful new building to our neighborhood. East Boston, like the rest of Boston, is suffering from a severe housing shortage that has contributed to increased rents and home ownership costs that are beyond the means of many Boston families. The addition of 64 new units will help alleviate the supply constraints that are contributing to skyrocketing prices and clean up a dirty industrial area across from the Umana Middle School Academy.

I was able to interact with the developer, City Realty, during multiple presentations before the Eagle Hill Civic Association of which I am Vice President. The community members at those meetings welcomed the investment in the community and the developer's commitment to incorporate design elements and amenities that reflect modern day East Boston. I found the building design to be thoughtful and a huge improvement for the area; it's also appropriate in terms of height and frontage.

Overall, I am very pleased that this developer is investing in our neighborhood and creating housing for new families.

Thank you for your consideration of my support for this project.

Sincerely,



Ernani Jose DeAraujo, Esq.



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

October 24th, 2016

RE: 301-303 Border Street, East Boston, MA 02128
Project Notification Form
Boston Planning and Development Agency

The Disability Commission has reviewed the Project Notification Form that was submitted for 301-303 Border Street, in East Boston. Since the proposed project is planned to be a vibrant destination area for retail and housing, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

▪ **Accessible Residential Units:**

- The duplex unit on the 6th floor is shown to have in-unit stairs. We do not support this as this limits persons with disabilities and those who would like to age-in-place, as well as the visitability to these particular units. We would recommend that an accessible means of vertical circulation to the second level be provided, in order to allow for full and equal participation for persons with disabilities.

▪ **Accessible Group 2 Units:**

- We would like to request more details on Group 2 units, including the location, type and floor plans.
- Are Group 2 units proposed to be Group 2A or Group 2B?
- Will any accessible Group 2 units will be included in the Inclusionary Development Policy? If so, how many?
- Are all provided common use spaces and amenities designed to be fully accessible?

▪ **Accessible Parking:**

- Please provide a diagram of the accessible routes to and from the accessible parking spaces the development entry locations. Please include route distances.

▪ **Accessible Route and Entry:**

- Please provide details on all walkways and plazas on the proposed green roof, including unit paving, decking, dimensions and slopes. We support the use of concrete to ensure that the surface texture is smooth and continuous and for the ease of maintenance.
- Please consider the use of automatic sliding doors to mitigate the obstruction of the main entry way doors to the pedestrian path of travel on Border Street, as a pedestrian easement may be required to achieve a preferred 8'0" (minimum of 5'0") path of travel on the sidewalk.
- We ask that the missing pedestrian ramp on Eutaw Street at the back alley be included in the proposed street improvements, to bring the Eutaw Street sidewalk into compliance with MAAB 521 CMR Section 20: Accessible Routes.

▪ **Community Benefits:**

- Will any of the proposed park improvements include accessibility upgrades from Meridian Street?
- Accessibility extends past compliance through building code requirements. For example, by providing employment and other opportunities for persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?

▪ **Wayfinding:**

- Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?

▪ **Variances:**

- Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

Commission's General Statement on Access:

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever "readily achievable" (*"easily accomplishable and able to be carried out without much difficulty or expense"*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@boston.gov
617-635-3682

Reviewed by:

Patricia Mendez AIA, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
patricia.mendez@boston.gov
617-635-2529

Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
sarah.leung@boston.gov
617-635-3746

October 28, 2016

Raul Duverge
Boston Planning and Development Agency
City Hall, 9th Floor
Boston, MA

Dear Mr. Duverge:

Thank you for the opportunity to serve on the IAG from 301-323 Border Street in East Boston. I am impressed by the developer's initiative and interest in developing new condominium units in East Boston. I offer the following thoughts and concerns as part of the public comment period for the Article 80 Review.

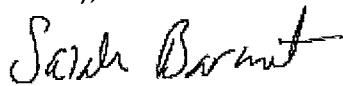
1. **Street Activation** – Although there is limited ground floor available for retail or amenity space, it is appreciated that the developer has committed to keeping the entire façade along Border Street to be designed as a glassy, retail-like frontage. It is imperative that the interior space is maintained so that there is no view of the at-grade parking towards the rear of the building. As much as possible, this space should be activated with retail users, useable amenity space and a gallery. The interior should be well-lit and transparent to encourage a vibrant walking corridor.
2. **Encroachment on rear abutters** – The architects have done an admirable job creating a double-loaded corridor building on a narrow lot. However, I am concerned that the larger square end is encroaching on the light and air for the rear yard of 330 Meridian street. Rather than create a pocket yoga park in a place that may not see much activation, I would ask that the developer consider stepping the upper stories of the building forward toward Meridian Street in order to move some of the mass away from the rear abutter.
3. **Roof** – As one of the tallest structures in the area, it will be important for any roof top mechanicals to be grouped and shielded in the best way possible to minimize impacts to pedestrians and to views from Eagle Hill.
4. **Parking** – As a neighborhood served with five MBTA subway stations, I believe the developer should only provide as much parking as they deem necessary to market and sell the units – and in no case greater than a .8 parking ratio. Our neighborhood is a walking and transit neighborhood with ample access to rental cars. Car ownership should be discouraged and limiting the number of parking spaces will dissuade future buyers from bringing a car with them.
5. **Traffic** – This project will not generate much new traffic given its residential use. However, I would encourage the developer, working with BTD, to consider studying and rectifying a difficult

and dangerous intersection next to their project – the intersection of Lexington and Meridian Street. Given the revised traffic patterns of the Central Square reconstruction, would BTDC consider making Lexington Street one way in the direction of Border to Meridian Street? This will allow cars leaving Liberty Plaza to exit left and take a right onto Lexington to get to Eagle Hill. The street is extremely steep and having two-way traffic with parking on both sides has always seemed very dangerous for turning movements.

6. **Design** – The project is inspired by a ship design, however I am concerned that the architects are taking the inspiration too literally, especially given the fact that there will be limited places to see the building in elevation and recognize its ship-like nature. The design intent should not dictate the placement of windows, balconies or decks. But, rather those elements should be placed at the most appropriate places for the intended use. I am also concerned by the quality and color of the metal panel. Incorporating some brick into the base and judiciously using a mix of metal panel and cementitious siding should improve the look and feel of the building. Since this project is not required to undergo BCDC review, I would ask that the BPDA design reviewer pay special attention to the design and provide instructive critique to the architect. The BPDA reviewer should also pay special attention to the selected materials to ensure that the highest quality building is approved for this site.
7. **Mitigation** – As an abutter to a very important city pocket park and the largest K-8 school in East Boston, all mitigation dollars should be spent to improve and maintain the adjacent open space. For the pocket park linking Meridian and Border Street, enhanced landscaping, lighting, security, activities and maintenance should be the highest priority and be a part of the cooperation agreement with the City of Boston. Additionally, the Umana School suffers from brutalist, foreboding architecture. Anything the developer can do to help improve the landscape architecture surrounding the school and help soften the edges to make it a more inviting school, the better.

It has been an honor to serve on the IAG and I am hopeful that the owners, developers and design team of 301-323 Border Street will find great success in East Boston. Please let me know if you have any additional issues that I can help review as the Article 80 process concludes.

Sincerely,



Sarah Barnat

[REDACTED]
East Boston, MA 02128
[REDACTED]

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

I am writing this letter in strong support of City Realty Group, LLC regarding their proposal to erect a mixed-use building with sixty-four residential units and forty-two parking spaces at 301-303 Border Street.

This project will create housing units, which will add value to both my property and the local community.

I believe this project would be a valuable asset to Border Street and the East Boston community.

Again, I strongly support City Realty Group, LLC in their proposal to erect a mixed-use building with sixty-four residential units and forty-two parking spaces at 301-303 Border Street.

Sincerely,


Tina Gelona

Name

Print name:

Address:

Re: 301-303 Border Street, East Boston

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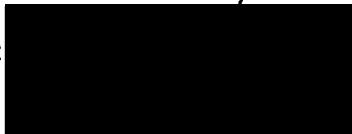
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Sincerely,

Gina Healey
Name *Gina Healey*

Print name:

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

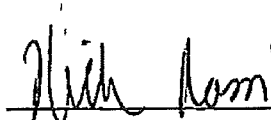
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Sincerely,



Name

Print name: NICHOLAS ROSSI
Address 

Re: 301-303 Border Street, East Boston

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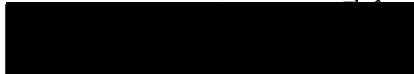
Sincerely,

Kenneth Gordon

Name

Print name:

Address:



Re: 301-303 Border Street, East Boston

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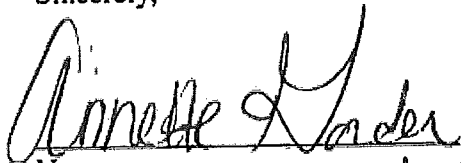
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Sincerely,



Name

Print name:

Address:

Re: 301-303 Border Street, East Boston

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Sincerely,


Name
Print name: James Rossi
Address:

E. Boston

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

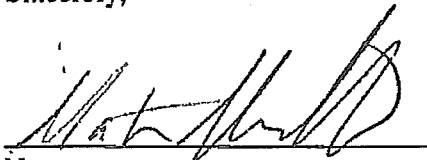
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Sincerely,



Name

Print name: Matthew Marcella

Address:

EB, Mass. 02125

Re: 301-303 Border Street, East Boston

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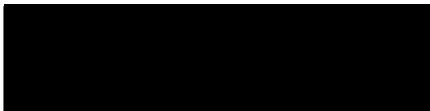
Sincerely,

Carrolla Goselin

Name

Print name: *CARROLLA GOSOLIN*

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

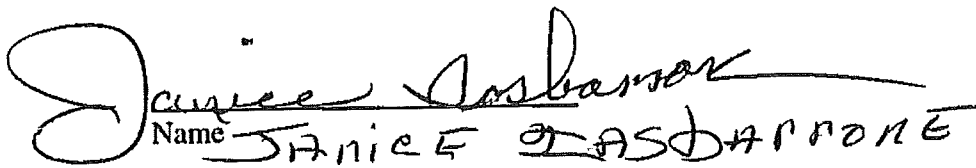
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Sincerely,


Name JANICE LASBARRONE

Print name

Address:

[REDACTED]

Re: 301-303 Border Street, East Boston

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Sincerely,

Rachel Antonuccio

Name

Print name:

Address:



Re: 301-303 Border Street, East Boston

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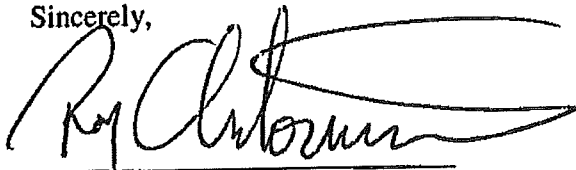
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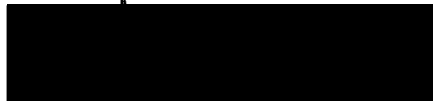
A handwritten signature in dark ink, appearing to read "Roy Antonuccio", written over a horizontal line.

Name

Print name:

Address:

Roy Antonuccio



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,

Cecelia Antonuccio

Name

Print name: Cecelia Antonuccio

Address:



Re: 301-303 Border Street, East Boston

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Sincerely,

Lea Antonuccio

Name

Print name:

Lea Antonuccio

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

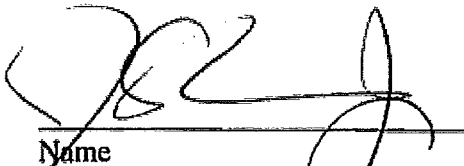
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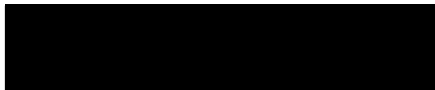


Name

Print name:

Address:

John S Antonucci Jr



ESendon Mr
02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,



Name

ERIC GRODVA

Print name:

Address:



EAST BOSTON MA 02128

Re: 301-303 Border Street, East Boston

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Sincerely,

Nancy Hamilton

Name

Print name: NANCY HAMILTON

Address:

E 13 MASS 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,

Dorothy D'Indice
Name

Print name:

Address:

DOROTHY D'INDICA
[REDACTED]
E. Boston ma 02128

Re: 301-303 Border Street, East Boston

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Sincerely,

Paulina Rossi

Name

Paulina Rossi

Print name:

Address:

East Boston Ma 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

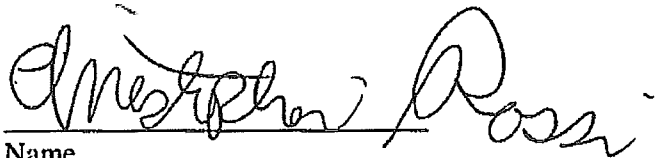
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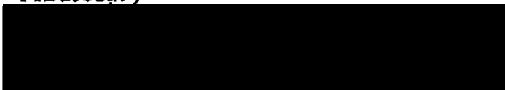
Sincerely,



Name

Print name Christopher Rossi

Address:



East Boston MA 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,

Christian Rossi

Name

Print name: Christian Rossi

Address:

[REDACTED ADDRESS]

East Boston MA 02128

Re: 301-303 Border Street, East Boston

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Sincerely,



Name

Print name: Nicholas Rossi Jr

Address:

[REDACTED ADDRESS]

EAST Boston MA 02128

Re: 301-303 Border Street, East Boston

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Sincerely,


Name

Print name: MA AMPARO ROSSI

Address: 

EAST BOSTON, MA

02128

Re: 301-303 Border Street, East Boston

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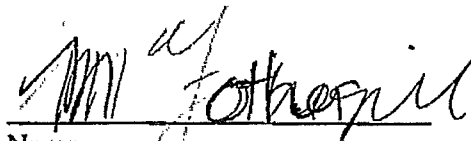
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Sincerely,



Name

Print name:

melissa fothergill

Address:

[REDACTED]

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

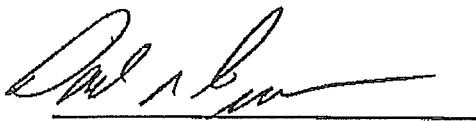
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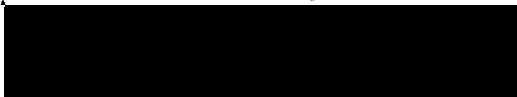
Sincerely,



Name

Print name: David Granara

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:


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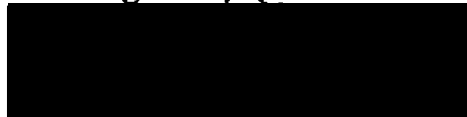
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Sincerely,


Name

Print name: John Granger

Address:



Re: 301-303 Border Street, East Boston

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Sincerely,

Nicole Fothergill

Name

Print name:

Nicole Fothergill

Address:



Re: 301-303 Border Street, East Boston

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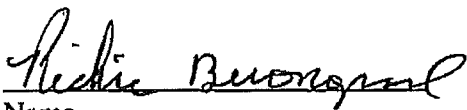
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Sincerely,



Name

Print name: *Richie Buongiorno*

Address:



Re: 301-303 Border Street, East Boston

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Sincerely,

Nico Buonopane.
Name

Print name: Nico Buonopane.
Address:

[REDACTED]

Re: 301-303 Border Street, East Boston

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Sincerely,

Dante Buonopane.

Name

Print name: Dante Buonopane.

Address:



Re: 301-303 Border Street, East Boston

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Sincerely,

Destinee Buonopane

Name

Print name:

Destinee Buonopane

Address



Re: 301-303 Border Street, East Boston

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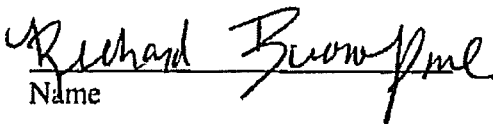
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Sincerely,


Name

Print name: Richard Buongiorno.
Address: 

Re: 301-303 Border Street, East Boston

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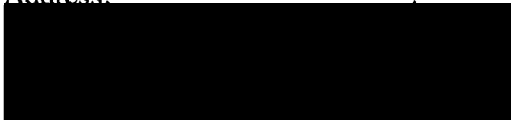
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Sincerely,

Renee' Buonopane.
Name

Print name: Renee' Buonopane.
Address:



Re: 301-303 Border Street, East Boston

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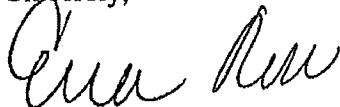
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Sincerely,



Name

Print name:

Address:

Enca Rossi

2. Boston

Re: 301-303 Border Street, East Boston

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Sincerely,



Name

George A. Sacco Jr

Print name:

Address:

615 Boston, MA 02118

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

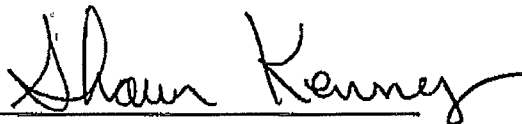
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Sincerely,



Name

Print name:

Address:

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Sincerely,


Name

Print name:

Address:

Stephen B Sam

EBoston

02129



PO Box 512
Eagle Hill
East Boston, MA
02128

Boston Planning and Development Authority
One City Hall, Ninth Floor
Boston, MA 02201

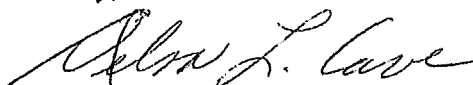
To Whom It May Concern:

I am writing this letter of support for the proposed development of 301-303 Border Street in East Boston. Over the past several months the developers of this project have met with the community to solicit feedback on both the design of the building and the impact it might have on residents and the community at large. After first appearing before the Eagle Hill Civic Association, the architect and developers responded to community feedback by adopting all suggestions showing both commitment and support for a collaborative approach to development.

The City Realty Group's sensitivity to the neighborhood's desires will produce a net benefit, which will transform a stretch of dilapidated garages and automotive shops into an owner occupied, vibrant addition to the surrounding community. In particular, the developers' commitment to adopt the green space adjacent to the proposed building will eliminate a blight and haven for criminal activities in the neighborhood. This initiative alone, will positively impact both nearby residents as well as the students attending the Umana School creating a more conducive environment for children and families.

The successful attempt to visually unify that section of East Boston will produce a uniform and consistent look thanks to the adoption of acorn lighting, tree plantings and sidewalk improvements. The 301-303 Border Street development will also be a powerful incentive to redevelop the mall side of Central Square incentivizing a more community friendly vision for the area. In conclusion, the Eagle Hill Civic Association applauds the efforts of the developers and supports the 301-303 Border Street project.

Sincerely,


Debra L. Cave, President

Eagle Hill Civic Association



Raul Duverge <raul.duverge@boston.gov>

301-303 Border Street Project - Abutter Comments

1 message

Sun, Oct 30, 2016 at 10:12 PM

Megan Balderston [REDACTED]
Reply-To: Megan Balderston [REDACTED]
To: raul.duverge@boston.gov

October 30, 2016

To Raul Duverge, Boston Planning & Development Agency,

301-303 Border Street Project - Abutter Comments

My name is Megan Balderston and my husband Brent & I purchased an affordable re-sale condo at [REDACTED] Meridian Street, on March 3, 2016. We were shocked to receive the BRA's email on June 6, 2016 announcing the first IAG meeting for the project. Jeff Drago has mentioned numerous times that the developers held an abutters meeting for the project. After contacting Claudia Correa at the Mayor's Office, I found out that only 2 people attended the Abutter's meeting on March 24th, a resident from Lexington st. & a resident from Trenton st., who voiced concerns over parking and the size of the building. We were in our new condo for the three weeks prior to the meeting and never saw a flier or notice. After talking with the other 4 unit owners in our building, the property owner of 334 Meridian St., and a property owner who is also an abutter on Eutaw Street, we found out that no one was familiar with the project and no one was made aware of the Abutters' meeting. We're not sure where they flyer for this meeting, but it certainly wasn't to direct abutters. We don't understand how that translates into support for the project from the abutters.

Our condo is on the 3rd floor overlooking George's Auto, The Umana Academy, the Chelsea Creek, Charlestown and downtown Boston. One of the main selling features was the abundance of natural sunlight; through the front windows starting at sunrise and through the back windows through dusk. Our quality of light and air circulation is amazing, so much so that our quality of life has improved since moving in. The shadow studies from the Article 80 show that we will be affected the most with shadows being cast on our building in the late afternoon year round. Our air circulation will be completely blocked by the massive size of the building.

We have several issues with the proposed 301-303 Border Street project in general; size of the building, parking, and security in the adjacent park. As direct abutters, we also have numerous personal concerns; loss of quality of life, loss of natural sunlight, loss of air circulation, loss of privacy in our unit and backyard, loss of skyline view, noise and air pollution during construction, and continued noise pollution from the 64 AC rooftop units.

In terms of the **size of the building**, we propose making it five floors instead of six. From the current renderings, taking off the top floor would eliminate 11 units, reducing the total condo count to 53 units. As it stands now, the project is seeking zoning relief for building height (which is almost double the maximum), minimum useable open space per dwelling (which is at half of the minimum requirement), and both minimum side and rear yardage (which is inches instead of feet from the property line). Additionally, the current renderings have six tight floors, from floor to ceiling, to keep the total building height at 60'9". By reducing the building by one floor, the developers could keep the a standard ceiling height for all floors.

In terms of **parking**, we appreciate all the effort that the developers have made to acquire 42 off-street parking spots, as well as their commitment to green transportation with the push towards bike and MBTA usage. We do believe that most of the new building residents will utilize public transport for commuting purposes. However, our concern is that those units without parking spots will still keep a car, or possibly two cars, for weekend usage, thus utilizing on-street spots for a week at a time, making daily parking more difficult for current Eastie residents. As it stands now, the developers are also seeking zoning relief for parking, as their required number is 128 for a project of this size. By reducing the building to five floors with 53 units, they will come close to having one spot per unit with the 42 off-street garage spots plus the 8 leased spots behind the building. We appreciate that there is additional parking at the Umana Academy, however I currently see that parking lot filling up every morning at 6am and several nights a week it is completely packed with cars for extracurricular evening activities. We also worry about how adding just another 10-20 cars for on-street parking will affect the neighborhood during snow emergencies. By removing the curb cuts on Border street and adding 10 additional parking spots, there will no longer be precious space to pile extraneous snow, making safe vehicular and pedestrian passage challenging for the residents and especially for Umana staff, students and their families.

At the Public Meeting for the project on October 19th, I voiced my concerns of **safety and security** in the adjacent 'Our Garden' Border street park. We greatly appreciate that the developers plan to take care of this park, which connects Border Street with Meridian Street. We know that by cleaning, landscaping and maintaining the park, as well as adding lighting, surveillance cameras and increased residential pedestrian traffic, this park will improve immensely from its current dwelling place for drug use and homelessness. However, we wonder if it's possible for the developers to purchase this property, thus making it private property that can be secured effectively while maintaining a public egress. As it stands now, East Boston Police have not been responsive to my calls about marijuana use and the homeless people in the park during daylight hours. With marijuana potentially becoming legal soon and homeless still needing a place to rest, we worry about what could still happen in the park and how effectively BPD can or will handle it. As a mother of a 6 year old, I'd like to see these issues disappear completely, especially if my family has to live through construction of the project, loss of privacy, loss of natural sunlight, loss of air circulation, loss of skyline and water views, and increased noise pollution.

On June 15, after that 1st IAG meeting, Brent & I met with Steve Whalen & Josh Fetterman at 8am in our backyard, to discuss the proposed project. In that meeting Steve Whalen offered landscaping, beautification and a new fence for our backyard. They offered a 'public -use' electric car charging spot. Josh said he would follow up with specs of the following within two weeks: distance of building to the property line, design of back of building, a side view of their proposed building with ours, so we could see the height comparison. Since that meeting, the electric car charging spot has been moved into the proposed building for resident use only. At the Sept. 14th IAG meeting, I was able to view renderings of the back of the building in the Article 80B, as well as discover that they are inches from the property line.

We are still waiting on the side view comparisons, four months later. At the public meeting on Oct 19, Josh offered to get samples of the proposed building materials for the rear of the building and then follow up with a meeting this past week. He also offered to give me a color choice, out of 3, of materials to be used on the back of the building. We have yet to hear from him. If this project is approved, we sincerely hope that City Realty will stay true to their word. Both Steven and Josh seem very willing to work with us, hopefully those feelings are genuine.

As direct abutters who stands to lose considerable quality of life if this project is approved, we respectfully request the following mitigation items for us and the other unit owners at 330 Meridian Street.

Note: We are a building of 5 affordable housing units that are all owner occupied. Our units cannot be resold for a profit. Our units cannot be rented or leased. Our unit owners do not have disposable income to be able to afford special assessments on Condo Fees, if something unforeseen should happen. Our condo association carefully 'pinches pennies' wherever we can to be financially prepared for a new roof, when that time comes.

1. City Realty follow through with their offer to landscape, beautify and build a new fence for our backyard, AND continue to maintain our yard, just like they will to do with the 'Our Garden' park (and for the same duration), since the majority of our yard comes within the zoning relief that they seek.
2. City Realty will use the same high quality building materials on the back of the building that they use on the front of the building: that same 'lightness in line with the concept of the building' created for the upper floors of the facade will be carried over to the rear of the building. The rear building materials will be light in color and reflective to maximize ambient natural light. Absolutely no vinyl will be used on the rear of the building. And, as offered, our opinion will matter in the color choice of materials used on the back of the building.
3. City Realty will be considerate in the placement of windows on the back side of the building, so they do not directly align with our windows.

4. City Realty will pay for high quality, noise reducing window dressings for our 5 condo units, to compensate for loss of privacy and increased noise pollution.
5. City Realty will place all necessary rooftop equipment, especially AC units, on the Border Street side of the roof, as far away as possible from our building to minimize noise pollution. We have been given the impression that we will be looking at a 'green' roof of trees and shrubs from our vantage point and expect that to be correct.
6. City Realty will choose high quality buffering materials around the construction zone, to protect our back yard and playspace for children from construction dirt, dust, debris and trash.
7. City Realty will ensure that no smoking or swearing by construction workers will occur anywhere near our property line.
8. City Realty maintains constant communication with Abutters in regards to construction timeline, notices, and alerts.

We respectfully suggest and request the following mitigation items for the neighborhood:

1. City Realty commence 'Our Garden' park improvements, primarily installation of lighting, at the commencement of George's Auto Body demolition, not at the conclusion of their project. At the public meeting on Oct. 19th, it was mentioned that a lamppost would be added to the Border Street park entrance. We request a lamppost also be added to the Meridian Street park entrance.
2. City Realty maintain a police detail for traffic management, wherever necessary (Border and /or Eutaw Street), for the duration of construction. It is our belief that The Seville did NOT do a good job of traffic management during their construction, especially during the morning commute/ school arrival hours, and I'd like to see this done much better considering the close proximity of the Umana Academy.
3. Overflow parking available at the Umana be clearly posted with times and dates and spaces marked, during the school year, summer months and especially snow emergencies.

Thank you for your time and consideration.

Sincerely,

Megan & Brent Balderston



East Boston, MA 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

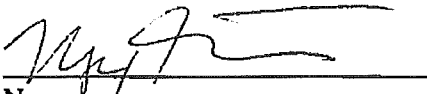
I am writing this letter in strong support of City Realty Group, LLC regarding their proposal to erect a mixed-use building with sixty-four residential units and forty-two parking spaces at 301-303 Border Street.

This project will create housing units, which will add value to both my property and the local community.


I believe this project would be a valuable asset to Border Street and the East Boston community.

Again, I strongly support City Realty Group, LLC in their proposal to erect a mixed-use building with sixty-four residential units and forty-two parking spaces at 301-303 Border Street.

Sincerely,


Name

Print name: Mark Tassinari

Address: 
East Boston, MA 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

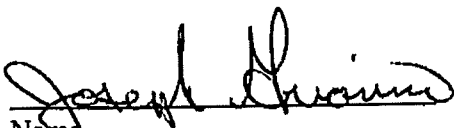
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Sincerely,


Name

Print name: Joseph Guarino

Address:

EBoston MA

Boston Planning and Development Authority

One City Hall, Ninth Floor

Boston, MA 02201

To Whom It May Concern:

I am writing this letter of support for the proposed development of 301-303 Border Street in East Boston. Over the past several months the developers of this project have met with the community to solicit feedback on both the design of the building and the impact it might have on residents and the community at large. After first appearing before the Eagle Hill Civic Association, the architect and developers responded to community feedback by adopting all suggestions showing both commitment and support for a collaborative approach to development.

The City Realty Group's sensitivity to the neighborhood's desires will produce a net benefit, which will transform a stretch of dilapidated garages and automotive shops into an owner occupied, vibrant addition to the surrounding community. In particular, the developers' commitment to adopt the green space adjacent to the proposed building will eliminate a blight and haven for criminal activities in the neighborhood. This initiative alone, will positively impact both nearby residents as well as the students attending the Umana School creating a more conducive environment for children and families.

The successful attempt to visually unify that section of East Boston will produce a uniform and consistent look thanks to the adoption of acorn lighting, tree plantings and sidewalk improvements. The 301-303 Border Street development will also be a powerful incentive to redevelop the mall side of Central Square incentivizing a more community friendly vision for the area. In conclusion, the Eagle Hill Civic Association applauds the efforts of the developers and supports the 301-303 Border Street project.

Sincerely,

Debra L. Cave, President

Eagle Hill Civic Association

10/28/2016

Boston Planning &
development Agency
One City Hall Plaza
9th floor
Boston, MA 02201
Attn: Raul Deverge
Re: 301-303 Border Street

Dear Mr. Duverge,

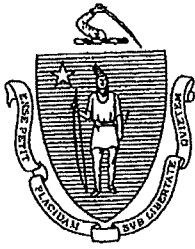
I am writing this letter in strong support of the 301-303 Border street project. As a member of the IAG committee, I have attended all of the meetings as well as community meetings regarding this project. I am a resident and business owner in East Boston. I am also raising a young family here, so development is a priority issue in our community. I believe that after many meetings and changes that the development team has worked extremely hard and has been very cooperative with the public in the process.

The mitigation and impact of this project has met well with our requests. Namely, the "adoption" of the adjoining public park, including lighting, security, access to water, plantings and general cleanup to bring it back to a state of vibrancy. Also, creating a renewed interest in the public planting areas that have gone under utilized. The redesigned sidewalks that are wider, removal of many curb cuts and the placement of trees will be a positive impact on Border street. The addition of car sharing spaces is a much needed amenity in the area. I believe the architecture and design will enhance this under utilized area, bring much needed housing and will fit well with other improvements, including the new design and remake of Central square. The display area located at the sidewalk that highlights the history of East Boston is very exciting to many residents.

I am available for any hearings or inquiries regarding this great project.

Sincerely,

Charles DiPrima
IAG member/resident/business owner



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

ADRIAN C. MADARO
REPRESENTATIVE
1ST SUFFOLK DISTRICT
ROOM 544
TEL: (617) 722-2637
FAX: (617) 722-2922

Adrian.Madaro@MAhouse.gov

October 24, 2016

To Whom It May Concern:

I am writing to express my support of the proposed project at 301-303 Border Street in East Boston. This area of the neighborhood is in desperate need of development as it has been mainly an industrial zone that has been neglected for many decades. The proponents have designated a beautiful state of the art building adjacent to Central Square that will enhance the fabric of the neighborhood and provide much needed lighting and activity to this desolate corridor. My hope is that this development will encourage similar projects on Border Street.

With excellent proximity to the T, as well as two commercial districts in Central Square and Meridian Street, this development is sure to be an instant attraction. The development team has also offered to adopt and take on maintenance of a nearby community park to make sure that it is clean and safe, particularly for the students who attend the Umana Academy School across the street.

Approval of this project will revitalize this parcel by leaps and bounds. It will create both market rate and affordable housing and incorporate open space in the form of terraces, decks and a Green roof deck. The team has also agreed to display artwork in cooperation with the East Boston Museum. They have made it clear that they are invested in East Boston and want to embrace the history and culture of the neighborhood. Their thoughtful community-minded approach resulted in a vote of support from the Eagle Hill Civic Association, where many residents expressed excitement for the development.

I respectfully request you look favorably upon this project. Should you have any questions, please don't hesitate to reach out to my office.

Sincerely,

A handwritten signature in dark ink, appearing to be "AM" or "Adrian Madaro", written over a horizontal line.

Adrian C. Madaro
State Representative



The Office of
SALVATORE LaMATTINA
Boston City Councilor - District One

October 19, 2016

To Whom It May Concern,

I would like to voice my support for the project at 301-303 Border St in East Boston. This area of the neighborhood is in desperate need of development as it has been mainly an industrial zone that has been neglected for decades. The proponents have designed a beautiful state of the art building right outside of Central Square that will really enhance the fabric of the neighborhood and provide much needed lighting and activity to this desolate corridor. My hope is that this will spark similar projects so that Border St will finally become a destination.

With excellent proximity to the T, as well as two commercial districts in Central Square and Meridian St, this is sure to be an instant attraction. The development team has also offered to adopt and take on maintenance of the park in the area to make sure that it is clean and safe to use, particularly for the students who attend the Umana Academy school across the street.

Approval of this project will revitalize this parcel by leaps and bounds. It will create both market rate and affordable housing, it will incorporate open space in the form of terraces, decks and a Green roof deck and the team has also agreed to display artwork in cooperation with the East Boston Museum. They have made it clear that they are invested in East Boston and want to embrace the history and culture of the neighborhood.

I ask for your support on this project and hope that we can make it a shining example of what East Boston has to offer. Thank you for your time and consideration.

Sincerely,

Salvatore LaMattina
Boston City Councilor, District 1

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

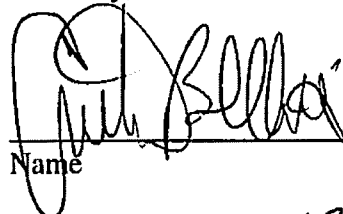
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This project will create housing units, which will add value to both my property and the local community.

I believe this project would be a valuable asset to Border Street and the East Boston community.

Again, I strongly support City Realty Group, LLC in their proposal to erect a mixed-use building with sixty-four residential units and forty-two parking spaces at 301-303 Border Street.

Sincerely,


Name

Print name: ANTHONY BELLANTE
Address: [REDACTED]

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

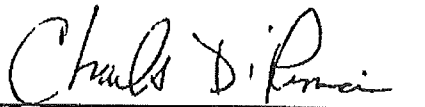
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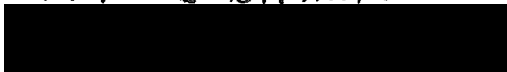
Sincerely,



Name

Print name: CHARLES DIPRIMA

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

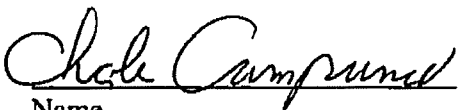
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Sincerely,



Name

Charles Campanaro

Print name:

Address:



E. Boston MA

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,



Name

Print name: Christina Campanaro

Address:

[REDACTED ADDRESS]

Boston, MA 02128

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

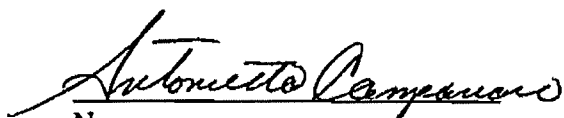
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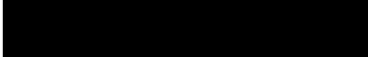


Name

Antonietta Campanaro

Print name:

Address:



E. Boston

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

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Sincerely,

Susan Bellanti
Name

Print name: *Susan Bellanti*

Address: [REDACTED]
E. Boston, MA 02128

Re: 301-303 Border Street, East Boston

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Sincerely,

Alyssa Bellanti
Name

Print name: Alyssa Bellanti
Address: [REDACTED] E.B.

Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:


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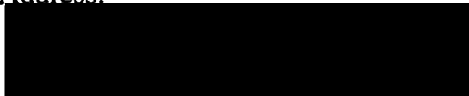
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Sincerely,


Name

JOSEPH WEPPLETON
Print name:

Address:



Re: 301-303 Border Street, East Boston

To The Boston Zoning Board of Appeals:

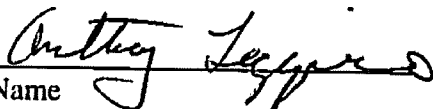
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Sincerely,


Name

Print name:

Anthony Leggiero

Address:



Re: 301-303 Border Street, East Boston

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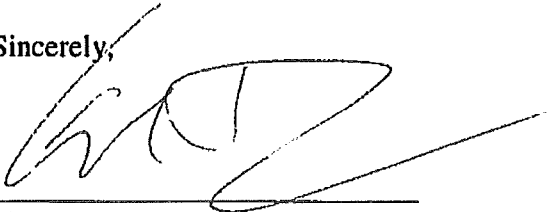
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Sincerely,



Name

Print name:

Ed Devlin

Address:

[Redacted Address]

East Boston

Re: 301-303 Border Street, East Boston

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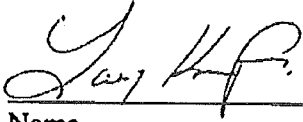
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Sincerely,


Name

Print name: *Larry Keegan*
Address: 