

BOARD APPROVED

MEMORANDUM

NOVEMBER 30, 2017

**TO: BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)*
AND BRIAN P. GOLDEN, DIRECTOR**

**FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW/GOVERNMENT AFFAIRS
AISLING KERR, PROJECT ASSISTANT**

**SUBJECT: PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO
SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR 49, 51,
AND 63 MELCHER STREET, WITHIN PLANNED DEVELOPMENT AREA NO.
69, SOUTH BOSTON/THE 100 ACRES, LOCATED WITHIN THE FORT
POINT CHANNEL DISTRICT OF SOUTH BOSTON**

SUMMARY: This Memorandum requests authorization for the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") to: (i) approve the Second Amendment to the Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street (the "Second Amendment") within Planned Development Area No. 69, South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston; (ii) authorize the Director to petition the Zoning Commission of the City of Boston (the "Zoning Commission") for approval of the Second Amendment, pursuant to Sections 3-1A.a, 80C-4, 80C-5, 80C-6, and 80C-7 of the Code; (iii) authorize the Director to issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the Code in connection with the 49/51/63 Melcher Street Project; (iv) authorize the Director to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code in connection with the Second Amendment; (v) authorize the Director to issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (vi) authorize the Director to execute and deliver a new or amendment to the existing Affordable Rental Housing Agreements, an amendment to the Development Impact Project Agreement and any and all other documents, as may be necessary and appropriate.

* Effective October 20, 2016, the BRA commenced doing business as BPDA

PROJECT SITE

49 Melcher Street, 51-61 Melcher Street, and 63 Melcher Street are adjacent lots, each improved with one building (“Existing Buildings”), occupying one (1) city block of approximately 0.68 acres (29,319 square feet) (the “Project Site”). The Project Site is bordered by Melcher Street to the North, A Street to the East, Necco Court to the South, and Necco Street to the West. Necco Court and Necco Street are private ways open to public travel, and are owned by MEPT Necco Street Garage, LLC. JSIP 63 Melcher, LLC (“Proponent”) owns 63 Melcher Street (“63 Melcher Street”). 49 Melcher Street, LLC, a Massachusetts Limited Liability Company, owns 49 Melcher Street (“49 Melcher Street”), and Bos Office 2, LLC, a Delaware Limited Liability Company, c/o Zurich Alternative Asset Management, New York, owns 51-61 Melcher Street (“51-61 Melcher Street”).

The Project Site is identified as Parcel A₄ in the Master Plan for Planned Development Area (“PDA”) No. 69, South Boston/The 100 Acres, as amended by the First Amendment dated July 12, 2012, by the Second Amendment dated June 13, 2013, and by the Third Amendment dated November 1, 2016 (“PDA Master Plan”). The Project Site is further subject to the Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres dated February 16, 2012 (“Second Amended and Restated Development Plan”), as amended by the First Amendment effective July 10, 2013 (“First Amendment”). The First Amendment by its terms does not apply to 63 Melcher Street. Accordingly, 63 Melcher Street is subject to the PDA Master Plan and the Second Amended and Restated Development Plan.

DEVELOPMENT TEAM

The development team includes:

Proponent:	JSIP 63 Melcher, LLC Matt Frazier, Manager
Architect:	Bergmeyer Associates, Inc. Anthony DiFeo, Jr.
Legal Counsel:	Riemer & Braunstein LLP Dennis E. McKenna William J. Proia

PROJECT HISTORY

On December 4, 2008, the BRA approved a Development Plan for 49, 51, and 63 Melcher Street within PDA No. 69, South Boston/The 100 Acres (the "Original Development Plan"). Under the Original Development Plan, W2005 BWH II Realty, LLC, a Delaware Limited Liability Company controlled by Archon Group, L.P., which then owned the entire site, proposed to rehabilitate and expand the existing buildings into a single integrated office building with first-level retail/service space and additional gross floor area ("GFA") ("the Original Project"). On February 4, 2009, the Boston Zoning Commission (the "Commission") approved the Original Development Plan, which became effective on February 5, 2009.

On January 3, 2011, a Notice of Project Change (the "First NPC") as well as a First Amended and Restated Development Plan (the "First Amended Development Plan") were filed to allow certain changes to the Original Project (the "First Revised Project"). On April 14, 2011, the BRA approved the First Amended Development Plan, which the Commission approved on May 4, 2011 and became effective on May 6, 2011.

On December 9, 2011, a second Notice of Project Change (the "Second NPC") as well as a Second Amended and Restated Development Plan (the "Second Amended Development Plan") were filed to allow certain changes to the First Revised Project, including a separate operation of the existing buildings, and the elimination of all additional GFA (the "Second Revised Project"). The Second Revised Project had three (3) phases: "Phase I" at 63 Melcher Street; "Phase II" at 51-61 Melcher Street; and "Phase III" at 49 Melcher Street. On February 16, 2012, the BRA approved the Second Amended Development Plan, which the Commission approved on March 14, 2012, and became effective the same day.

On April 25, 2013, a third Notice of Project Change (the "Third NPC") as well as a First Amendment to the Second Amended Development Plan was filed to allow a single change to the Second Revised Project (the "Third Revised Project"). The sole change from the Second Revised Project was to acknowledge approximately 8,736 square feet of existing GFA in the basement of the existing building of 51 Melcher Street. On June 13, 2013, the BRA approved the First Amendment to the Second Amended Development Plan, which the Commission approved on July 10, 2013, and which became effective the same day.

FOURTH NOTICE OF PROJECT CHANGE AND SECOND AMENDMENT

On September 21, 2017, the Proponent filed a fourth Notice of Project Change (the “Fourth NPC”) and the Second Amendment. The Fourth NPC and Second Amendment propose one (1) change to the Third Revised Project (the “Fourth Revised Project” or the “Project”). The Proponent sought and received the consent of 49 Melcher Street and 51-61 Melcher Street in connection with the Fourth NPC and Second Amendment.

The Second Amendment has no effect on either Phase II at 51 Melcher Street, which is owned by Bos Office 2, LLC, or Phase III at 49 Melcher Street, which is owned by 49 Melcher Street, LLC. The Second Amendment would allow development of the Fourth Revised Project in place of the Third Revised Project. Upon approval and signature by the Mayor, the Second Amendment would constitute permanent zoning for the Project Site in accordance with Section 3-1A and Article 80C of the Code. Except as modified by the proposed Second Amendment, the Second Amended Development Plan, as amended by the First Amendment, remains unmodified and in full force and effect.

DESCRIPTION AND PROGRAM

As described in the Fourth NPC and the Second Amendment, the Proponent proposes to change approximately 2,695 square feet of existing residential GFA in the basement of the existing building at 63 Melcher Street, which is owned and is being renovated by the Proponent, to Office and/or Cultural and/or Community use.

	<i>Third Revised Project (Previous)</i>	<i>Fourth Revised Project (Current)</i>	<i>Change</i>
Office and/or Cultural and/or Community <i>(2,695 s.f. at 63 Melcher Street)</i>	107,736 square feet	110,431 square feet	+2,695 square feet
Enter., rest., or Rec./Retail/Svc.	11,510 square feet	11,510 square feet	No change

Residential	62,490 square feet	59,795 square feet	-2,695 square feet
All Uses	181,736 square feet	181,736 square feet	No change
Parking Spaces	0	0	No change

The additional Office space at 63 Melcher Street will be subject to periodic use by area arts and/or community organizations through express provisions in the lease of that space. Accordingly, that space is also being proposed for Cultural and/or Community use in addition to Office use. Generally, any Office lease for this space will provide that from time to time, during the lease term, the Office lessee shall host within the premises events and meetings for local arts and/or community organizations during other than usual business hours, and shall make the premises available for “art lending programs” as defined from time to time by the participating arts organizations. The scope of these Cultural and/or Community events may include between eight (8) to twelve (12) community meetings and two (2) to three (3) “open studio” programs yearly. The Cultural and/or Community use of the space is intended to be consistent with the current use of the space as a residents’ and public amenity, as well as consistent with the use of similar ground-floor spaces in nearby buildings, which are available to the public and used by such neighborhood arts and community groups.

Separate from the use change in the Second Amendment, the Fourth NPC also seeks to change the market rate units at 63 Melcher Street from rental units to homeownership units and submit 63 Melcher Street to a condominium under M.G.L. c. 183A.

Although the ownership of 63 Melcher Street will potentially be a condominium, the four (4) affordable Innovation Units, along with the existing five (5) affordable Artist Units at 63 Melcher Street (collectively, the “Affordable Units”), are to remain as individual affordable rental units. All nine (9) of these existing Affordable Units are to be defined as the Block Residential Unit under the proposed master deed and

declaration of trust, maintaining their affordable rental status. The Block Residential Unit shall be subject to the existing recorded affordable housing restrictions that will continue to protect and preserve the Affordable Units.

The remaining existing twenty-nine (29) market rate residential rental units at 63 Melcher Street, will become individual condominium units, without change to their numbers or dimensions and offered for sale at market rate. The 63 Melcher Street Basement Space, which is the subject of the Second Amendment, will be incorporated into the condominium as the Commercial Unit.

The Fourth Revised Project will generate additional public benefits in the form of the of additional Development Impact Project ("DIP") uses, which requires development exactions, or equivalent in-kind contributions, for the creation of affordable housing and job training programs. The Proponent will comply by paying DIP exactions for approximately 2,695 gross square feet of the DIP Uses to which they apply, in the amounts of \$7.87 for housing (approximately \$21,209.65), and \$1.57 for jobs (approximately \$4,231.15).

ARTICLE 80 REVIEW PROCESS

On September 21, 2017, the Proponent filed the Fourth NPC and the Second Amendment.

The BPDA sponsored a public meeting to discuss the Fourth NPC and Second Amendment on October 19, 2017 in the basement space of 63 Melcher Street. This public meeting was advertised in both the *South Boston Online* and *South Boston Today* newspapers. Additionally, the public meeting was posted to the BPDA calendar, a notification was sent to all subscribers of the BPDA'S South Boston neighborhood updates, and local City and State elected officials and their staff members received notification via email.

Pursuant to Section 80C-5(3) of the Code, the required 45-day public comment period in connection with the submission of the Second Amendment ended on November 6, 2017.

COMMUNITY BENEFITS

The existing basement space at 63 Melcher Street is used regularly by the Fort Point Neighborhood Association and comparable organizations for neighborhood meetings. The Proponent intends to continue making the basement space available to community organizations by including the following language in Section 13.17 of their lease with the new commercial tenant:

“Tenant agrees...it shall host...between eight and twelve community meetings of FPNA [Fort Point Neighborhood Association] annually and two to three ‘open studios’ programs of FPAC [Fort Point Arts Community, Inc.] annually.”

The reconfiguration of the basement space will also provide improvements to the accessibility and seating capacity of the space for such neighborhood/community meetings. Additionally, the Proponent has purchased seating to be stored on-site and plans to install permanent Audio/Visual equipment to better facilitate these neighborhood meetings.

The community has also expressed its appreciation and support for the preservation of the nine Affordable Units through the Proponent’s agreement with the Fort Point Arts Community, Inc. (“FPAC”). This agreement addresses FPAC’s desire to take over ownership of the Affordable Units in the future, in order to ensure long-term viability of artist and affordable housing in the Fort Point neighborhood.

INCLUSIONARY DEVELOPMENT POLICY

The Fourth NPC Project is subject to the Inclusionary Development Policy, dated September 27, 2007 (“IDP”). The nine (9) existing Affordable Units are restricted by: (1) an Amended and Restated Affordable Rental Housing Agreement and Restriction by and between the BRA and 63 Melcher, LLC dated as of September 14, 2012 and recorded at the Suffolk County Registry of Deeds at Book 50232, Page 174; and (2) and an Amended and Restated Off-Site Affordable Rental Housing Agreement and Restriction between the BRA, 319 ASR, LLC and 63 Melcher, LLC as of April 24, 2012 and recorded at the Suffolk County Registry of Deeds at Book 50232, Page 261. Together, these two agreements cover nine (9) units created under the IDP. Four (4) units are "Innovation Units", required in conjunction with the creation of the 63 Melcher Street Project, and five (5) are off-site units built on behalf of the 319 A Street Project (the “Housing Agreements”). These five (5) units are artist live/work

units. The Proponent has agreed to keep these nine (9) units as income restricted rental units. As such the Affordable Units will be owned by a single entity as a condominium unit, within the master, three unit condominium. Before the transfer of the Housing Agreement to the new entity, the BPDA must approve such transfer and confirm that the percentage interest of the condominium units containing the Affordable Units accounts for the restrictions contained in the housing agreement. The Proponent has agreed to work with the Fort Point Artists Community ("FPAC"), with the goal of turning ownership of the Affordable Units over to FPAC at a future date. The BPDA reserves the right to approve the final agreement between the Proponent and FPAC, so as to assure that sufficient reserves are available for long term feasibility of the Affordable Units.

DEVELOPMENT IMPACT PROJECT EXACTIONS

Based upon the plans for the Second Amendment, the Proponent will provide an estimated \$21,209.65 in housing linkage funds and an estimated \$4,231.15 in jobs linkage funds pursuant to the provisions of Section 80B-7 of the Code. The BPDA and the Proponent will enter into an amendment to the existing Development Impact Project Agreement to reflect the DIP uses described in the Fourth NPC. These estimated linkage payments are calculated as follows:

Housing Linkage:

DIP Use: 2,695 additional square feet (100,000 square feet exclusion)
2,695 s.f. x \$7.87/s.f. = \$21,209.65

Jobs Linkage:

DIP Use: 2,695 additional square feet (100,000 square feet exclusion)
2,695 s.f. x \$1.57/s.f. = \$4,231.15

RECOMMENDATIONS

Based on the foregoing, BPDA staff recommends that the Board: (i) approve the Second Amendment; (ii) authorize the Director to petition the Zoning Commission for approval of the Second Amendment, pursuant to Sections 3-1A.a, 80C-4, 80C-5, 80C-6, and 80C-7 of the Code; (iii) authorize the Director to issue a Determination waiving the requirement of further review pursuant to Section 80A-6.2 of the Code in connection with the Fourth NPC; (iv) authorize the Director to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code; (v) authorize the Director to issue a Certification of Compliance under Section 80B-6 of the Code upon

successful completion of the Article 80 review process; and (vi) authorize the Director to execute and deliver a new or amendment to the existing Affordable Rental Housing Agreements, Development Impact Project Agreement and any and all other documents, as may be necessary and appropriate.

Appropriate vote follows:

VOTED: That the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”) hereby approves the Second Amendment to the Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston (the “Second Amendment”), pursuant to Section 80C-4 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston for approval of the Second Amendment pursuant to Sections 3-1A.a, 80C-4, 80C-5 and 80C-6 of the Code, in substantial accord with the Second Amendment presented on November 30, 2017; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code, which finds that the Fourth Notice of Project Change submitted by JSIP 63 Melcher, LLC does not significantly increase the impacts arising from the 49/51/63 Melcher Street Project as described in the Second Amendment, and waives further review of such Proposed Project, subject to continuing design review by the BPDA; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code in connection with the Second Amendment; and

FURTHER

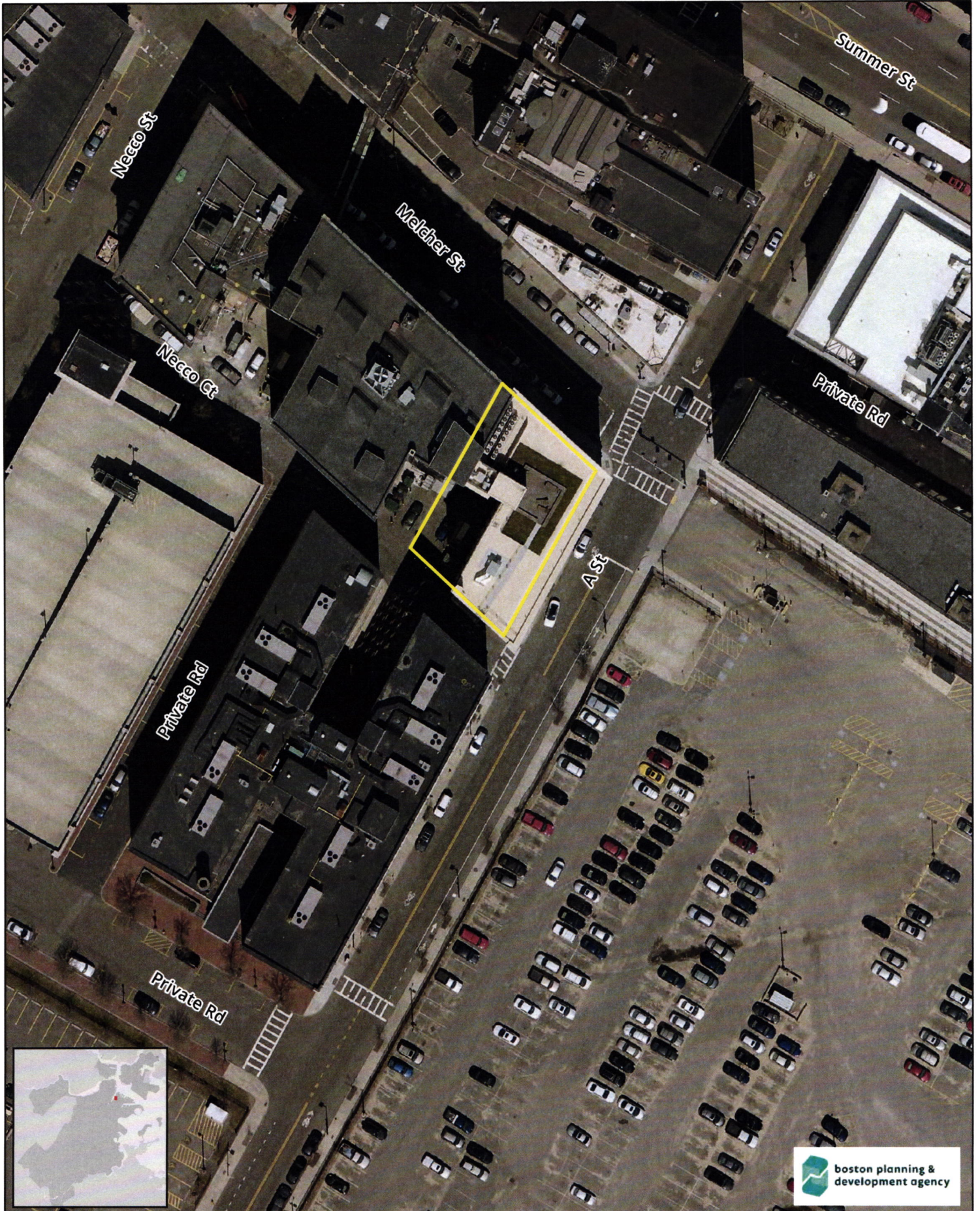
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for successful completion of the Article 80 review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the Second Amendment, including, without limitation, a new or amendment to the existing Affordable Rental Housing Agreements, the Development Impact Project Agreement and any and all other documents, as may be necessary and appropriate in connection with the Second Amendment, subject to such terms and conditions as the Director deems to be in the best interested of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

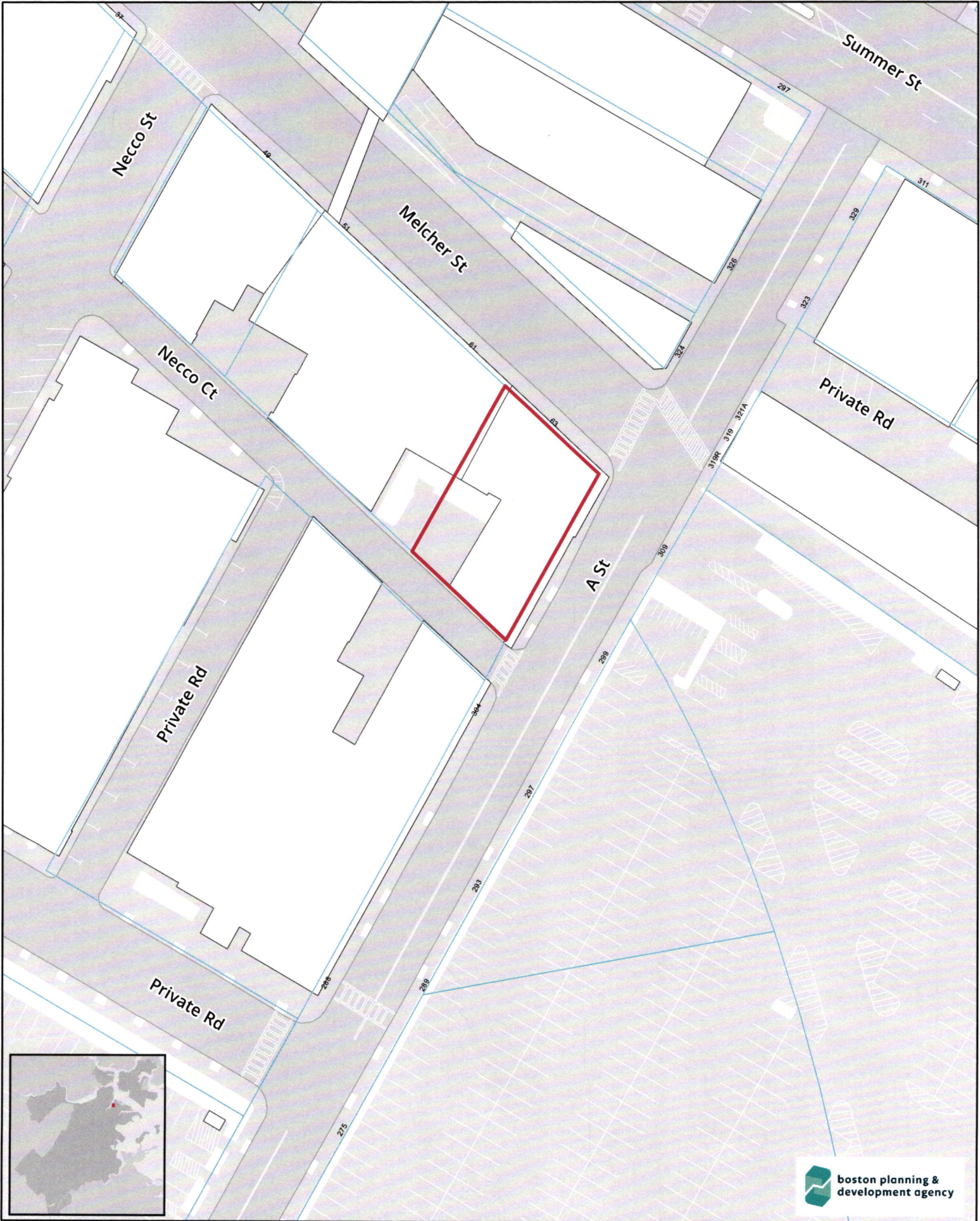
63 Melcher Street, South Boston

1:800



63 Melcher Street, South Boston

1:800





Ms Aisling Kerr
Boston Planning & Development Agency
One City Hall Plaza
Boston, MA 02201

RE: Factory 63- 4th NPC & 2nd PDA Amendment

November 6, 2017

Dear Ms Kerr,

Thank you for the opportunity to provide comments on the proposed change of use for Factory 63, located at 63 Melcher Street in the Fort Point neighborhood of South Boston.

The majority of new residential growth in the neighborhood is rental apartments allowing limited choices for home ownership. The proposal by the proponent, Jones Street Investment Partners, changes twenty-nine rental units to condominiums and retains nine affordable units. The amendment also calls for the eventual transfer of the nine affordable units under one condominium as a gift to the Fort Point Arts Community (FPAC). We support the gift of these units with the understanding that once the City's affordable housing regulatory term expires in forty-five years that these nine units remain similarly affordable in perpetuity with at least five of the nine units dedicated to artist live/work.

With the opening of Factory 63, the basement has operated as a community space for: Fort Point Neighborhood Association's monthly meetings series, bi-annual FPAC Open Studio events, a gallery for Artists For Humanity and the FPAC art lending program, and drop-in work space for the neighborhood. Although the space is not legally classified for community use, it has been continuously used in this manner. In this space FPNA has hosted the Congressman of the 8th District of Massachusetts, District State Senator and State Representative, City of Boston Cabinet Members and Commissioners, City Council Presidents, District City Councilor, Councilors-At-Large, State and local governmental agencies, developers and experts on major issues facing our ever changing neighborhood.

With the rapid growth of Fort Point and the nearby Seaport, it is important to note that the basement of Factory 63 is the ONLY civic community meeting space in the area. Therefore, it is critical that the space continues to be used in this matter. The basement's incorporation into a commercial condominium with office/cultural/community space zoning further supported in greater detail by terms in the master deed and in the commercial lease will continue to provide the neighborhood with this much needed community space. In particular, the terms require that the commercial tenant make the space available for between eight to twelve community meetings of FPNA annually and two to three open studios programs of FPAC annually. In addition, the proponent will

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life in Fort Point.

FortPointNeighborhood.org FortPointBoston.com @FPNA_Boston
P.O. Box 52122 Boston, MA 02205

make improvements to the space by installing A/V equipment for FPNA meetings and has already purchased chairs for future neighborhood meetings.

FPNA supports the proponent's change of use as a constructive solution to inevitable change in the neighborhood; however, we strongly urge the BPDA to allocate greater on-site affordable housing and greater civic community space when approving the remaining development of nearby Seaport Square. As the communities of Fort Point and the Seaport expand, neighbors and residents need a place to meet and discuss local issues, to engage in activities for all ages, and to participate in the evolution of the neighborhood.

Thank you for your consideration.

Respectfully submitted,

Sara McCammond

cc:

City Council President Wu
Councilor-At-Large Flaherty
Councilor-At-Large Pressley
Councilor-At-Large Essaibi-George
State Representative Collins
State Senator Forry

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life in Fort Point.

FortPointNeighborhood.org FortPointBoston.com @FPNA_Boston
P.O. Box 52122 Boston, MA 02205

CAMERON SAWZIN, Cellist

Nov. 5, 2017

Ms. Aisling Kerr
Project Manager
BPDA
Boston, MA 02201

35 Channel Center Street #409
Boston, MA 02210
camsawzin@gmail.com
Tel: 617-737-1117 Cell: 797-2307
Twitter: @redcellocase

Dear Ms. Kerr,

I would like to take this opportunity to express enthusiastic support for the innovative approach Dennis McKenna has taken in his repurposing of Factory 63. As one of the organizers of the Monthly FPNA Fort Point Neighborhood Association monthly meetings I am pleased that our precious community space will be preserved and actually enhanced for these meetings, which have become very important to the neighborhood. He has found a tenant who will have little impact on traffic and parking and who has embraced the sharing of their space with their neighbors.

I am also grateful and pleased with the affordable units in the project, 5 of which will be offered as artist live work space and eventually given to FPAC to manage, creating a revenue stream for this important non-profit. He has also made it clear that current tenants in the affordable units will not be asked to leave.

I only wish more developers would have the creative solutions to development pressure in the district.

Sincerely,

Cameron Sawzin



Aisling Kerr <aisling.kerr@boston.gov>

63 Melcher NPC

Erikk Hokenson <erikk.hokenson@boston.gov>
To: Aisling Kerr <aisling.kerr@boston.gov>

Wed, Oct 4, 2017 at 10:25 AM

Hi Aisling,

Hope all is well. I received and reviewed the proposed 4th NPC for 49/51/63 Melcher Project. One of the Additional Public Benefits listed is the "periodic use [of the additional Office space] by area arts and/or community organizations through express provisions in the lease of this space." Instead of the proposed eight to twelve community meetings and two to three open studio studios, it'd be preferable to allow for additional community meetings - twelve between FPAC and FPNA, presumably, seems low - possibly twelve to sixteen or eighteen. Additionally, promoting the use of the space for such events - e.g. listing availability online for other community groups, non-profits, etc. - should also be required if the meeting times are underutilized. I'm not sure the best way to do this promotion, but perhaps FPNA, FPAC, and/or Friends of Fort Point Channel can help.

Please let me know if you have any questions or concerns.

Thanks,
Erikk

--



Erikk Hokenson

Waterfront Planner
617.918.4267 (o)

Boston Planning & Development Agency (BPDA)

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

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Aisling Kerr <aisling.kerr@boston.gov>

Letter of support for Joint Ventures Physical Therapy and Fitness

Esther Tetreault <esther@trilliumbrewing.com>

Mon, Oct 16, 2017 at 9:32 AM

To: Aisling.kerr@boston.gov

Cc: Mfrazier@jonesstreetip.com

Dear Ms. Kerr,

As a business owner and member of the Fort Point Channel community, I am writing today in support of Joint Ventures Physical Therapy and Fitness joining our growing and vibrant community in the ground floor space at [63 Melcher Street](#). When we opened Trillium in March of 2013 at [369 Congress Street](#), we were part of the incredible revitalization that was occurring and continues to flourish in Fort Point. Joint Ventures Physical Therapy and Fitness is another step forward in this development. Their presence will also help to keep Fort Point residents and employees in the area to receive their health and wellness services.

In my previous professional experience in the world of fitness, I worked with Joint Ventures Physical Therapy and Fitness and found the staff to be outstanding. Ownership is engaged with the organization and interested in developing mutually beneficial relationships in the community. As a client as well, I can say that their services are unparalleled in the city!

Joint Ventures Physical Therapy and Fitness will be a welcome addition to the Fort Point Community. I look forward to having them as neighbors and I hope you do as well!

Please feel free to contact me with any questions.

Cheers,

--

Esther Tetreault

Founder

esther@trilliumbrewing.com

[@mrstrillium](#)

[Website](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)



Aisling Kerr <aisling.kerr@boston.gov>

63 Melcher Street

Joshua Johnson <jjj1@grad.bryant.edu>
To: aisling.kerr@boston.gov

Thu, Oct 5, 2017 at 3:53 PM

Hello:

Please take this email as formal public comment on the proposed changes regarding the [63 Melcher Street](#) project.

I have been a Boston resident for the past 11 years, including the past 10 year in various part of the South Boston / Fort Point /Seaport neighborhood. I was resident at 63 Melcher from May 2014 - May 2017 and I am familiar with the building and neighborhood.

I am disappointed to see the elimination of the resident storage area, which included secure bicycle parking for 30+ bicycles. During my first two years in the building a majority, if not all of these spaces were utilized by residents. The proposed changes to the space do not appear to contain any secure bicycle parking. This proposed change is very disappointing and should be reconsidered as there are no alternative options available in the neighborhood for enclosed and secure bicycle parking.

Although I was pleased to see that the developer is keeping the artist lofts, I am concerned about the conversion of the remaining units to condominiums. The development plan is silent as to the proposed selling price of the condominium units. Given the shortage of affordable and workforce housing in Boston and especially the Fort Point and Seaport areas, I hope the developer considers renovations for workforce housing instead of luxury condominiums.

Please note that my views of the developer are slightly biased. As mentioned above, I was a resident of the building from May 2014 - May 2017. The building was sold in January 2017. My lease was up for renewal on May 1, 2017. Around March 1, 2017, I inquired on lease renewal and was told that residents would be converted month to month at their lease expiration. I expressed concern of being on a month to month lease and was assured that the owner would not suddenly evict me. On April 15, 2017, I received a letter from the owner indicating that I had 45 days to move out of the unit, which is more than the 30 days legally required. This abrupt 180 leaves me skeptical of the developer and their concern of the community and residents.

Joshua Johnson
South Boston resident



Aisling Kerr <aisling.kerr@boston.gov>

Support - 63 Melcher Street Project

Greeley, Tom <TGreeley@ngkf.com>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Wed, Oct 11, 2017 at 1:50 PM

Aisling,

I hope this note finds you well. I am writing to voice my support as a neighbor for the activation of the ground floor space at [63 Melcher Street](#). I purchased a condominium in 319 A Street (immediately across the street from the project) about one year ago and have thoroughly enjoyed living in the neighborhood.

The ownership of [63 Melcher Street](#) has done an excellent job of keeping my neighbors and I apprised of their plans. They seem to have structured what I see as an accretive plan to A) bring a much needed service to a neighborhood whose retail is dominated by bars and restaurants and B) make available, in perpetuity, homeownership opportunities for both market-rate buyers and the arts community.

I am writing this note to voice my support of the project, and look forward to seeing you at the October 19th neighborhood meeting.

Best,

Thomas Greeley

319 A Street, Unit 211

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Fort Point Arts Community
300 Summer Street, Lower Level
Boston, MA 02210

November 3, 2017

Mr. Brian Golden, Director
Boston Planning & Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02109

Subject: 63 Melcher Comment Letter

Dear Director Golden,

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the Notice of Project Change ("NPC") with the Boston Planning & Development Agency ("BPDA") regarding the condominium conversion of 63 Melcher Street. The partnership with FPAC to acquire the 9 affordable artist units that are part of the premises, outlined in the NPC, is a strong step toward preserving affordable housing options within the conversion. We think this project is another contribution to FPAC's plans to grow and sustain the unique cultural identity of Fort Point, in this case sustaining and preserving affordable artist housing which is critical to the legacy of both this property, and the neighborhood generally. In addition to the partnership with FPAC, Jones Street's work to incorporate community access to the ground level commercial space as part of the conversion is further evidence of their unique standing in the Seaport development arena.

As a core stakeholder in the Fort Point neighborhood for over 38 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but has also grown to be a conduit for artists from across the city to access affordable live-work opportunities in the growing Fort Point/Seaport neighborhood.

A long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner..



We have established a great working relationship with Jones Street: they understand and are supportive of our mission for the arts community and our vision for the neighborhood. Together, we have crafted a plan for 63 Melcher and established the foundation for a longer-term relationship in Fort Point. As a first step, we have created a novel structure with respect to the current artist and affordable rental units at 63 Melcher Street, thereby we are preserving the units as rentals over the long-term and doing so through a co-ownership model with FPAC that will eventually allow FPAC to achieve full ownership of the artist / affordable units (at no expense to FPAC). Through this model we are ensuring the viability of the artist housing over the long-term.

Further, in partnership with FPAC, Jones Street will be re-branding the building in such a way that the history and important heritage this building has contributed to the neighborhood will be an emblem and beacon for locals and visitors alike. We see this as an important contribution to the broader identity of the neighborhood, and hope that other developers will learn from Jones Street as an example of a developer forging meaningful bonds with community organizations in pursuit of shared goals.

Cordially,

A handwritten signature in black ink, appearing to read 'Jennifer Mecca', with a long horizontal flourish extending to the right.

Jennifer Mecca
President, Fort Point Arts Community

A handwritten signature in black ink, appearing to read 'Raber Umphenour', with a long horizontal flourish extending to the right.

Raber Umphenour
Vice-President, Fort Point Arts Community

CC:

Senator Linda Dorcena Forry, Linda.DorcenaForry@masenate.gov

Representative Nick Collins, Nick.Collins@mahouse.gov

Councilor Michelle Wu, Michelle.Wu@boston.gov

Councilor Ayanna Pressley, Ayanna.Pressley@boston.gov

Councilor Bill Linehan, Bill.Linehan@boston.gov

Commissioner of Arts & Culture, Julie Burros, Julie.Burros@boston.gov

Director Sheila Dillon, Chief of Housing & Director of Neighborhood Development,
Sheila.Dillon@boston.gov

Chief of Policy, Joyce Linehan, Joyce.Linehan@boston.gov

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Board of Directors, Fort Point Arts Community Inc.

63 Melcher Street - 4th NPC and 2nd PDA Amendment Public Comments via website form 2017-11-07

Date	First Name	Last Name	Organization	Opinion	Comments
11/5/2017	Nick	Ortolino		Support	I am in full support of the 63 Melcher project. I attended the meeting recently held for public comment. I would recommend reserving the artist spaces in perpetuity similar to what is in the covenants for Midway artist studios in Fort point. It?s one thing to Permanently establish the spaces, but it is equally important to preserve the number of artist housing units in perpetuity in the neighborhood of four point. Signed Nick Ortolino
11/5/2017	Alicia	Savage		Support	I strongly support this project. Establishing additional affordable housing and incorporating FPAC into new developments of the neighborhood is necessary to protect the existence and contribution of this vital community - a historic and open resource for artists of Boston.
11/5/2017	Sophie	Stokes		Support	I would be thrilled to see the artist community of Fort Point strengthened with additional affordable artist units available. I think this is particularly important at this time with all the recent changes in the neighborhood, bringing an influx of expensive condos and corporate businesses.
11/5/2017	Richard	Harrington		Support	I am writing as a Fort Point resident to express my support for this proposed change.
11/5/2017	Margaret	Connors	FPAC / Midway Artist Studios resident	Support	I support keeping the nine affordable artist units in perpetuity. I also support the flexible use of ground space to accomodate not only a PT practice that is open to supporting the locsl artists by hanging their art on walls but by sharing same space for community meetins/open studios group space etc.
11/6/2017	Amanda	Fisher		Support	This is a great addition to the community with the inclusion of the artist housing.
11/6/2017	Jenni	Katajamaki		Support	As a Fort Point resident and member of FPAC, I want to write in support of the transfer of the 9 affordable artist units to FPAC. The preservation of artist housing in the neighborhood is vital to maintaining the cultural vitality of Fort Point.
11/6/2017	Brian	Bishop		Support	I am writing to voice my support of these plans, in particular the plan for the Fort Point Arts Community, Inc. to manage the 9 affordable units in perpetuity. FPAC has a long history of advocating for and creating artist housing in the Fort Point neighborhood. Under their supervision the future of these units and for affordable live-work accommodations for artists in Boston will be assured and protected.
11/6/2017	David	Polcaro	Polcaro	Support	It would be great to see this project move forward to help support Fort Point neighborhood artists into the future.
11/6/2017	John	Cremona	Xob Music	Support	I completely support the plan to designate nine affordable units on the second floor for ownership by FPAC.

11/6/2017	Jen	Mecca	Fort Point Arts Community	Support	<p>Below please find comments from the Fort Point Arts Community, which have also been emailed in letter form. Please feel free to call if you have any questions.</p> <p>----- Fort Point Arts Community 300 Summer Street, Lower Level Boston, MA 02210 November 3, 2017 Subject: 63 Melcher Comment Letter Dear Director Golden, The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the Notice of Project Change (?NPC?) with the Boston Planning & Development Agency (?BPDA?) regarding the condominium conversion of 63 Melcher Street. The partnership with FPAC to acquire the 9 affordable artist units that are part of the premises, outlined in the NPC, is a strong step toward preserving affordable housing options within the conversion. We think this project is another contribution to FPAC?s plans to grow and sustain the unique cultural identity of Fort Point, in this case sustaining and preserving affordable artist housing which is critical to the legacy of both this property, and the neighborhood generally. In addition to the partnership with FPAC, Jones Street?s work to incorporate community access to the ground level commercial space as part of the conversion is further evidence of their unique standing in the Seaport development arena. As a core stakeholder in the Fort Point neighborhood for over 38 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but has also grown to be a conduit for artists from across the city to access affordable live-work opportunities in the growing Fort Point/Seaport neighborhood. A long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner.. We have established a great working relationship with Jones Street: they understand and are supportive of our mission for the arts community and our vision for the neighborhood. Together, we have crafted a plan for 63 Melcher and established the foundation for a longer-term relationship in Fort Point. As a first step, we have created a novel structure with respect to the current artist and affordable rental units at 63 Melcher Street, thereby we are preserving the units as rentals over the long-term and doing so through a co-ownership model with FPAC that will eventually allow FPAC to achieve full ownership of the artist / affordable units (at no expense to FPAC). Through this model we are ensuring the viability of the artist housing over the long-term. Further, in partnership with FPAC, Jones Street will be re-branding the building in such a way that the history and important heritage this building has contributed to the neighborhood will be an emblem and beacon for locals and visitors alike. We see this as an important contribution to the broader identity of the neighborhood, and hope that other developers will learn from Jones Street as an example of a developer forging meaningful bonds with community organizations in pursuit of shared goals. Cordially, Jennifer Mecca President, Fort Point Arts Community Raber Umphenour Vice-President, Fort Point Arts Community</p>
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