

Doc. #1829 21

MEMORANDUM

BOARD APPROVED

JULY 11, 2019

**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  
TIM CZERWIENSKI, PROJECT MANAGER  
MICHAEL CANNIZZO, SENIOR ARCHITECT/URBAN DESIGNER  
MUGE UNDEMIR, PLANNER

**SUBJECT:** 125 WARREN STREET, ROXBURY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA"): (1) adopt the attached Resolution entitled: "MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 WITH RESPECT TO PARCELS H-1 AND H-3"; and (2) authorize the Director to: (a) issue a Certification of Approval for the proposed development located at 125 Warren Street in Roxbury (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (b) enter into a Community Benefit Contribution Agreement and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project; and (c) to enter into a Land Disposition Agreement for Parcels H-1-A and H-3 and the private parcel that comprise the Project Site, which will supersede the original Land Disposition Agreement for Parcel H-3 .

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**PROJECT SITE**

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

The Proposed Project is located at 125 Warren Street in Roxbury (the "Project Site"). The Project Site is a vacant lot of approximately 15,011 square feet. It is bounded on the north by the Boys and Girls Club, on the east by Warren Street, on the south by St. James Street, and on the west by a house at 7 St. James Street.

### **DEVELOPMENT TEAM**

Proponent: Regent Development LLC  
Joe Federico

Architect: McKay Architects  
Mike McKay

Legal Counsel: Adams & Morancy, PC  
George Morancy

### **DESCRIPTION AND PROGRAM**

Regent Development LLC (the "Proponent") proposes to construct a three to four (3-4)-story, approximately 38 foot tall, residential development totaling approximately 29,870 square feet. The Proposed Project will contain 28 residential rental units and 28 parking spaces in an at-grade garage.

### **ARTICLE 80 REVIEW PROCESS**

On August 3, 2018, the Proponent filed a Small Project Review Application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. A BPDA-sponsored public meeting was held on August 22, 2018 at the Boys and Girls Club located at 115 Warren Street. The meeting was advertised in the *Bay State Banner* on August 9, and sent to the BPDA's Roxbury email list. The BPDA comment period concluded on September 3, 2018. Based on comments received during the initial review, the Proponent revised the proposal and submitted new plans on October 12, 2018. A second public meeting was held on December 12, 2018, also at the Boys and Girls Club. The meeting was advertised in the *Bay State Banner* on November 29, and sent to the Roxbury email list. The BPDA comment period was reopened and extended to December 21, 2018.

### **ZONING**

The Project Site is located within the Roxbury Neighborhood District and is governed by Article 50 of the Code. The Proposed Project is located in the Dudley Square Economic Development Area subdistrict. The Proposed Project is designed to comply with zoning.

## **MITIGATION & COMMUNITY BENEFITS**

### **Community Benefits**

The Proponent has agreed to provide a \$40,000 contribution for mitigation and community benefits. The Proponent will continue to work with the BPDA and community members to determine specific projects and programs for these funds.

When the recipient(s) of the community benefit funds are determined, the Proponent will enter into a Community Benefit Contribution Agreement. The community benefits contribution payments shall be made to the BPDA upon issuance of the building permit by the City of Boston Inspectional Services Department ("ISD")

### **Design Mitigation**

The Small Project Review Application proposed a 41-unit, 48-foot tall building. Responding to public comments received during the initial comment period and public meeting, the Proponent redesigned the building to be zoning compliant.

### **Transportation**

The Proponent proposes to widen the sidewalks around the Proposed Project by one (1) to one-and-a-half (1.5) feet, and to reconstruct the wheelchair ramp on the corner of Warren and St. James streets adjacent to the Project Site.

## **URBAN RENEWAL BACKGROUND**

The Project Site contains two (2) urban renewal parcels, Parcel H-1 and Parcel H-3 in the Washington Park Urban Renewal Area, Project No. Mass. R-24.

On August 30, 1966, the BRA conveyed Parcel H-1 to the Boys and Girls Club of Boston by Deed recorded with the Suffolk County Registry of Deeds at Book 8065, Page 537 (the "BRA Parcel H-1 Deed"). The Land Disposition Agreement is dated the same day as the BRA Parcel H-1 Deed (the "Original Parcel H-1 LDA").

On December 20, 1970, the BRA conveyed Parcel H-3 to the Church of God in Christ by Deed recorded with the Suffolk County Registry of Deeds at Book 8538, Page 423 (the "BRA Parcel H-3 Deed"). The Land Disposition Agreement is referenced in the Parcel H-3 Deed (the "Original Parcel H-3 LDA").

On February 5, 1986, the Boys and Girls Club conveyed a portion of Parcel H-1 to the Church of God in Christ by Deed recorded with the Suffolk County Registry of Deeds at Book 12265, Page 106. This portion of Parcel H-1 will now be known as Parcel H-1-A and will be part of the Project Site.

### **CHANGE OF USE**

The BRA Parcel H-1 Deed, the Original Parcel H-1 LDA, the BRA Parcel H-3 Deed, and the Original Parcel H-3 LDA require that Parcels H-1 and H-3 be used in conformity with the land use provisions of the Washington Park Urban Renewal Plan (the "Plan"). The construction of the Proposed Project requires changes to the land use and dimensional provision for Parcels H-1 and H-3. Therefore, a Minor Modification is proposed.

Pursuant to Section 5.02 of the Original Parcel H-1 LDA and the Original Parcel H-3 LDA any changes to the completed projects approved under both LDA's require the approval of the BPDA. The original disposition prices for Original Parcel H-1 and the Original Parcel H-3 were consistent with the uses as then proposed. The change of use, which allows the Proposed Project to be built in accordance with the Urban Renewal Plan as modified by the minor modification, creates an increase in the value of Parcel H-1-A and Parcel H-3 and a portion of that value is paid to the BPDA as incremental value. The BPDA has established an incremental value price of \$200,000.

### **MINOR MODIFICATION**

A Minor Modification to Map 2 of the Plan, entitled "Proposed Land Use," is hereby proposed to create Parcel H-1-A and to reflect the change in use of Parcels H-1-A and H-3 to "Residential and Parking." A Minor Modification of Table A in Section 602 entitled "Land Use and Building Requirements" is hereby proposed to be modified to reflect Permitted Uses of "Residential and Parking"; Minimum Setbacks as "Not Applicable"; Maximum Building Height of 40 feet; Maximum Floor Area Ratio of 2.0; Maximum Net Density as "Not Application"; and Minimum Parking Ratio of 1.

Section 1201 of the Plan provides that minor modifications may be made at any time by the BRA when such modifications do not substantially or materially alter or change the Plan. In the opinion of the General Counsel, the aforementioned proposed modifications are minor and do not substantially or materially alter or change the Plan.

The staff has determined that the foregoing modifications to the Plan, and any proposed improvements undertaken pursuant thereto, will not result in significant damage to, or impairment of, the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment. This modification may, therefore, be effected by vote of the BRA pursuant to Section 1201 of the Plan.

In accordance with the policies adopted by the BRA on December 21, 2004 and April 14, 2016, a letter was sent to City Council President Andrea Campbell and to Undersecretary of the Department of Housing and Community Development Janelle Chan on December 17, 2018 notifying them of the BRA's proposed minor modification to the Washington Park Urban Renewal Area.

### **NEW LAND DISPOSITION AGREEMENT**

It is proposed that the Original Parcel H-3 LDA be terminated or superseded and that a new Land Disposition Agreement for Parcels H-1-A and H-3, and the private parcel that comprises the remainder of the Project Site be entered into to allow the construction of the Proposed Project.

### **INCLUSIONARY DEVELOPMENT COMMITMENT**

This Proposed Project is deemed "as of right", adhering to the Boston Zoning Code, and therefore is exempt from the Inclusionary Development Policy, dated December 10, 2015.

### **RECOMMENDATIONS**

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the BPDA (1) adopt the attached Resolution entitled: "MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24 WITH RESPECT TO PARCELS H-1 AND H-3"; and (2)

authorize the Director to: (a) issue a Certification of Approval for the proposed development located at 125 Warren Street in Roxbury (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); (b) to enter into a Land Disposition Agreement for Parcels H-1-A and H-3 and the private parcel that comprise the Project Site, which will supersede the original Land Disposition Agreement for Parcel H-3 ; and (c) enter into a Community Benefit Contribution Agreement and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the development consisting of a three to four (3-4)-story, approximately 38 foot tall, residential development totaling approximately 29,870 square feet with 28 residential units and 28 parking spaces at 125 Warren Street in Roxbury(the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

**FURTHER VOTED:** That the Boston Redevelopment Authority adopt the attached Resolution entitled: "MINOR MODIFICATION OF THE URBAN RENEWAL PLAN OF THE WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24, WITH RESPECT TO PARCELS H-1 AND H-3"; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to execute a Land Disposition Agreement, a Community Benefit Contribution Agreement and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE WASHINGTON PARK URBAN RENEWAL AREA,  
PROJECT NO. MASS. R-24 WITH RESPECT TO PARCELS H-1  
AND H-3**

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WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, was adopted by the Boston Redevelopment Authority (the "Authority") on January 16, 1963 and approved by the City Council of the City of Boston on February 18, 1963; and

WHEREAS, Section 1201 of Chapter XII of said Washington Park Urban Renewal Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to a portion of Parcel H-1 and Parcel H-3 is consistent with the objectives of the Washington Park Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Washington Park Urban Renewal Plan is necessary to effectuate the redevelopment of a portion of Parcel H-1 and Parcel H-3; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

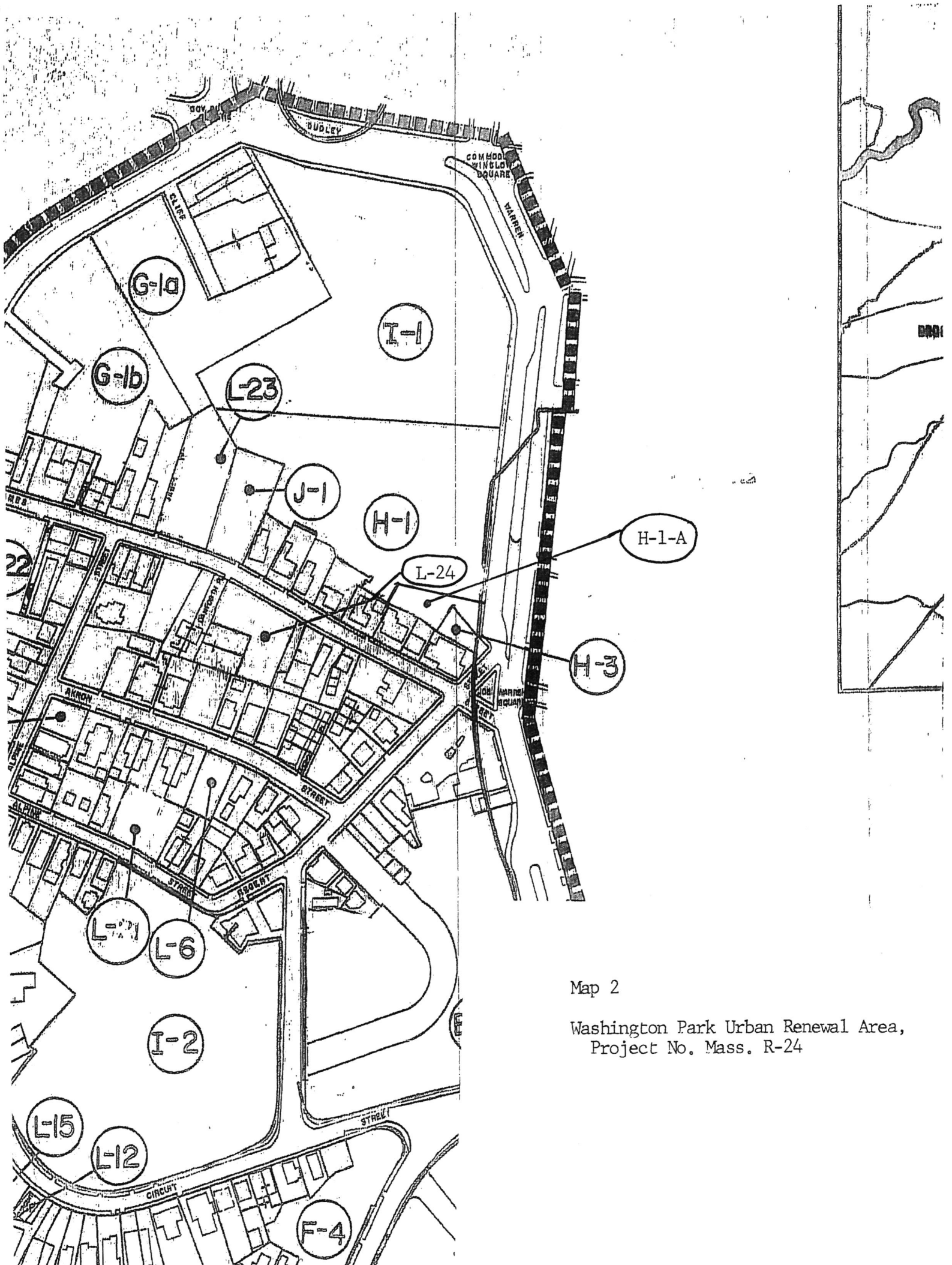
1. That, pursuant to Section 1201 of the Washington Park Urban Renewal Plan, Project No. Mass. R-24 (the "Plan"), the Plan be, and hereby is, amended as follows:

- (a) That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to create Parcel H-1-A; and
- (b) That Map 2 of the Plan, entitled "Proposed Land Use," is hereby modified to reflect the change in use of said Parcels H-1-A and H-3 to "Residential and Parking;" and
- (c) That Table A in Section 602 entitled "Land Use and Building Requirements" is hereby modified as follows:

Site Designation	Permitted Uses	Minimum Setback			Max. Bldg. Height	Max. Floor Area Ratio	Max. Net Density	Minimum Parking Ratio
		F	S	R				
H-1-A	Residential and Parking	N/A			40	2.0	N/A	1
H-3	Residential and Parking	N/A			40	2.0	N/A	1

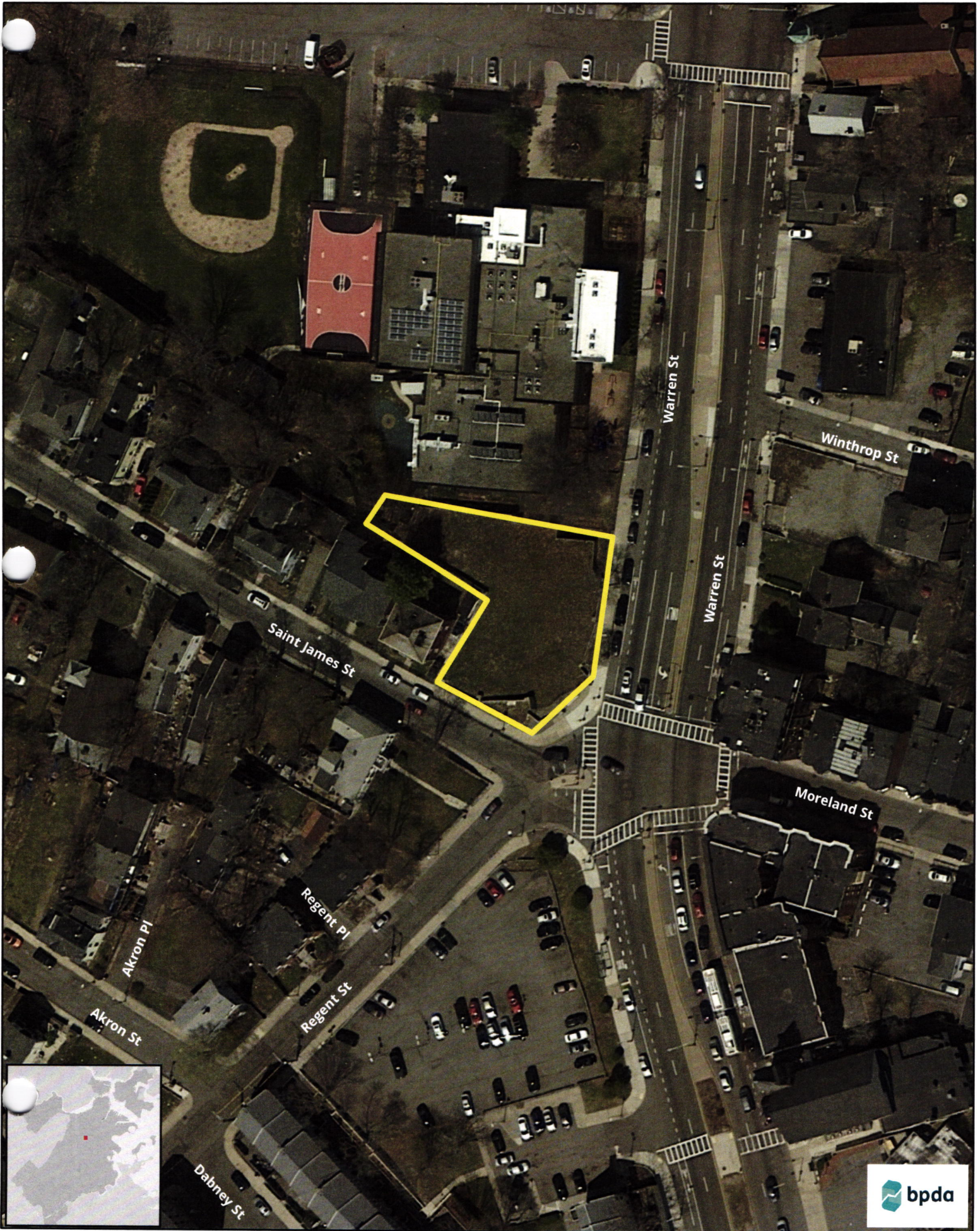
- 2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
- 3. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
- 4. That all other provisions of said Plan not inconsistent herewith be, and hereby are, continuing in full force and effect.
- 5. That the Director be, and hereby is, authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, Circular dated August 8, 1974, if applicable.





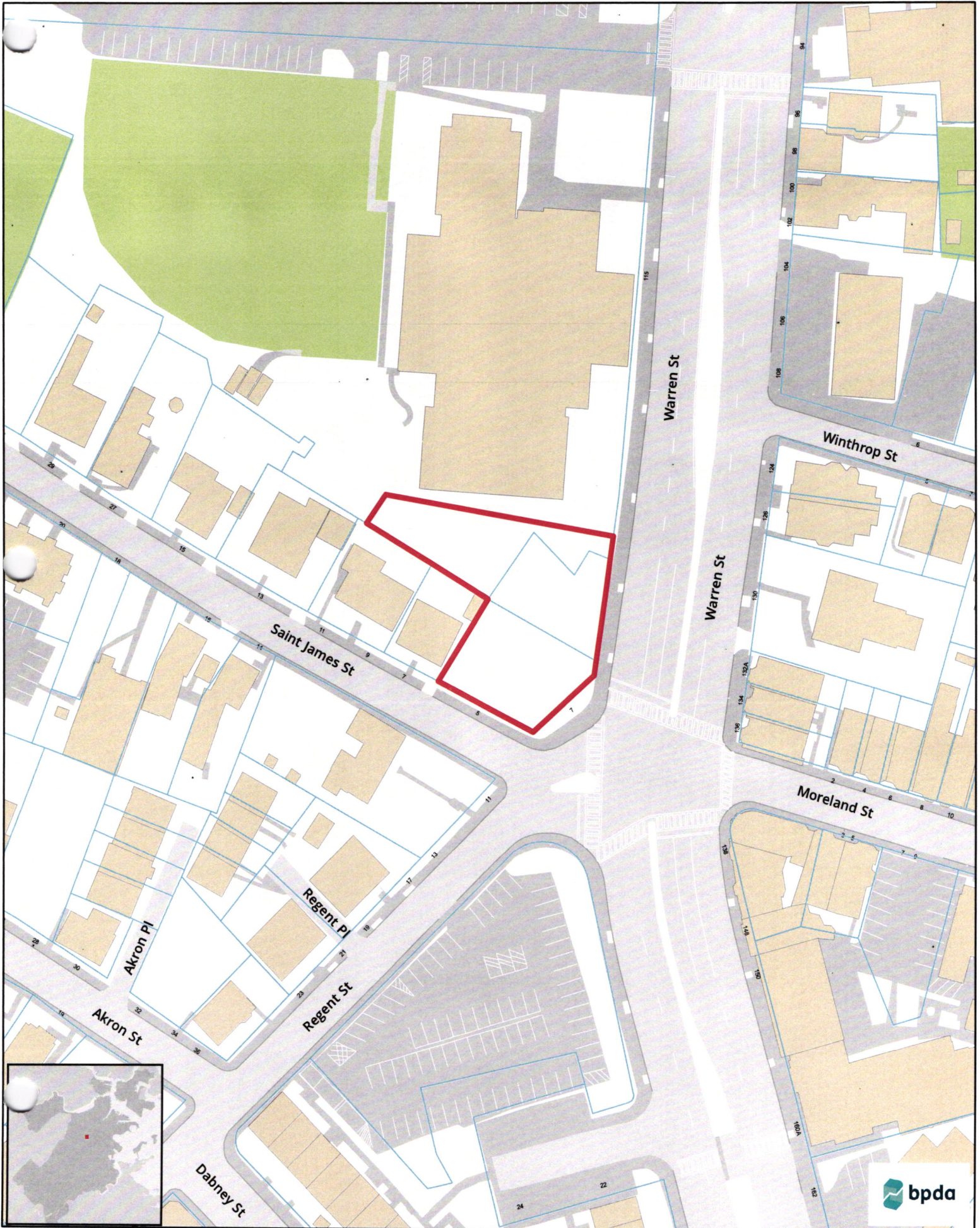
Map 2

Washington Park Urban Renewal Area,  
Project No. Mass. R-24



# 125 Warren Street

1:1,000



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BOYS & GIRLS CLUBS  
OF BOSTON

125 YEARS OF  
SERVICE  
1893 - 2018

November 6, 2018

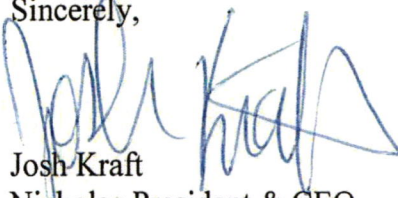
Mr. Joseph Federico  
Regent Development, LLC  
215 Norfolk Avenue  
Roxbury, MA 02119

Dear Mr. Federico:

Boys & Girls Clubs of Boston supports the proposed development by Regent Development, LLC of the property at 125 Warren Street in the Dudley Square area of Roxbury. As you know, the site is adjacent to one of our centerpiece Clubs, the Yawkey Club of Roxbury.

The empty lot long has been a blighted tract in this important neighborhood, and we welcome the prospect of your development, which will create needed, attractive housing in the community. Based on the plans you have shared with us, the proposal appears appropriate for the parcel and positive for the neighborhood.

We wish you the very best with the progress of your plans and look forward to staying in touch.

Sincerely,  
  
Josh Kraft  
Nicholas President & CEO



United Way  
Massachusetts Bay  
Merrimack Valley

**November 19, 2018**

**Dana Whiteside, Deputy Director (BPDA)  
1 City Hall Square 9<sup>th</sup> Fl.  
Boston, MA**

We would like to applaud Joe Federico, the proposed developer for 125 Warrant Street, Roxbury, for his response to neighborhood concerns regarding the proposed building design. His original proposed design for a 6 story, 48-unit apartment building on the site was widely and strongly opposed by all residents. After a series of meetings, Joe finally recognized our concerns and responded with a redesign for a 4 story, 27-unit building that complies with local zoning requirements and better fits the character of the neighborhood.

This is a first in the recent rush of proposed developments for the Dudley Square/Tommy's Rock neighborhood. We, the residents of Tommy's Rock, greatly appreciate Mr. Federico's willingness to recognize the residents' very strong concern about the negative impact that the initially proposed building would have had on the quality of life in our neighborhood.

Mr. Federico and his actions deserve your recognition as an example of how a developer should respond to neighborhood concerns. While we still have concerns about several aspects of the proposed development, such as the impact of the proposed construction on traffic patterns, we welcome Mr. Federico's willingness to respond and negotiate.

We also ask you to recognize that Tommy's Rock Neighborhood Association is not against development or developers. We understand that our neighborhood needs to grow. We welcome reasonable growth such as Mr. Federico is now proposing. We hope that the Boston Planning and Development Agency and the Boston Zoning Board will recognize that we will welcome developers with reasonable plans but will continue to oppose with all resources at our disposal those with unreasonable proposals (like those that all too often are presented).

Bette Toney  
Chair, Tommy's Rock Neighborhood Association

David N. Williams  
Saint James Street Coordinator  
Tommy's Rock Neighborhood Association

Robert Terrell  
Roxbury Neighborhood Council



Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;

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**Project Comment Submission: 125 Warren Street**

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kentico@boston.gov &lt;kentico@boston.gov&gt;

Sat, Dec 15, 2018 at 8:17 AM

To: BRAWebContent@cityofboston.gov, tim.czerwienski@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 4368

Form inserted: 12/15/2018 8:16:38 AM

Form updated: 12/15/2018 8:16:38 AM

Document Name: [125 Warren Street](#)Document Name Path: /Development/Development Projects/[125 Warren Street](#)Origin Page Url: /projects/development-projects/[125-warren-street](#)

First Name: Doreen

Last Name: Ward

Organization: Neighborhood Resident

Email: [REDACTED]Street Address: [44 Woodbine St](#)

Address Line 2:

City: Roxbury

State: MA

Phone: (617) 694-5677

Zip: 02119

Opinion: Oppose

Comments: While the number of planned units has decreased, I am opposed to the number of units. 28 units will create an overwhelming number of residents and potentially 28 additional second family cars to the neighborhood. The neighborhood is already crowded and adding more units will burden the area.

PMContact: [tim.czerwienski@boston.gov](mailto:tim.czerwienski@boston.gov)

Project ID: 3143

## Roxbury Path Forward Neighborhood Association

December 14, 2018

Tim Czerwienski  
Project Manager  
BPDA (BRA)  
Boston, MA

Re: 125 Warren St.

Dear Mr. Czerwienski,

I am writing on behalf of **Roxbury Path Forward Neighborhood Association** to support the revised project plans for 125 Warren St. The changes reflect numerous meetings, discussions and telephone calls between community members and the project team. The Roxbury Path Forward Neighborhood Association appreciates the careful review of the design, including the suitability of fit between the project and the neighborhood that resulted in plans that the neighborhood supports.

It is very important to abutters that the building design look as similar as possible to the surrounding historic Tommy's Rock neighborhood of three, two and single-family homes. The area is named after a freed slave who in the early years of the 19<sup>th</sup> century opened a stage coach stop on Washington St. We appreciate the willingness of the developer to learn about the area and make changes to the design.

The project consists of 28 rental apartments in a favorable mix of unit sizes including studios and 3 bedrooms. The developer has agreed to employ local minority subcontractors on the project whenever possible. The new building will fit within the footprint of the previous foundation. There are 28 garage parking spaces entered from Warren St.

Warren St. is part of a dense city neighborhood heavily used by pedestrians. In planning for a new garage entrance on Warren St., it should be expected that children, parents with baby carriages or pedestrians with limited mobility will be walking or running along the sidewalk. This section of Warren St. was once a lovely urban square with a statue commemorating General Warren, rod iron fences and grassy areas (see photo). Public squares serve an important function by honoring the area's history and former residents. They also help improve air quality, lessen surface water runoff, and slow traffic down. Over the years, the memorial was removed and replaced by unattractive concrete where drivers speed and commit illegal U-turns. Drivers enter St. James St. heading toward Washington St. exceeding the speed limit and endangering pedestrians. The BPDA should work with neighbors and the developer to look for opportunities to widen the sidewalk, add

green natural material, slow drivers down and humanize the space so that it is a pleasure to walk there. We recommend bumpouts or curb extensions with a rain garden for efficient drainage during storms.

The project no longer requires variances, but is being built on land that had once been part of the Urban Renewal program. As part of an urban renewal area a compensation payment will be made to the BPDA. We request that those funds be returned to our neighborhood as support for community entities located within .5 miles of the project including the Tommy's Rock Farm (0.2 mi.) the Civil Rights Public Art Tribute (0.3 mi) and the Yawkey Boys and Girls Club located right next door.

Massachusetts is wrestling with zoning reform to make it easier to increase affordable housing for working class families in areas outside Boston. We encourage the Mayor's Office, BPDA, DND, and elected officials to do everything possible to work with the Baker administration and surrounding towns to make affordable multifamily rental and homeownership opportunities available in suburban communities just like they are in Roxbury.

Thank you and we look forward to a response.

Respectfully,

*Lorraine Payne Wheeler*

Lorraine Payne Wheeler  
Roxbury Path Forward Neighborhood Association





Governor Warren Memorial Square



# CITY *of* BOSTON

Martin J. Walsh, Mayor

To: Tim Czerwienski, BPDA  
From: Zach Wassmouth, PWD  
Date: September 6, 2018  
Subject: 125 Warren Street (Roxbury) - Boston Public Works Department Comments

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Included here are Boston Public Works Department comments for the 125 Warren Street SPRA.

**Site Plan:**

Developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

**Construction Within The Public Way:**

All work within the public way shall conform to Boston Public Works Department (PWD) standards. Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the public way will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

**Sidewalks:**

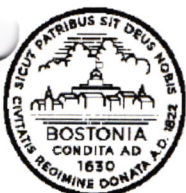
Developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the Public Right of Way (ROW) within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval.

Specifically, working closely with PWD and the Boston Transportation Department (BTD), the project shall provide pedestrian ramps and crosswalks for ADA/AAB compliant access across the end of St. James Street at Regent Street and across the end of Regent Street at St. James St. The existing asphalt sidewalk between Warren Street and Regent Street on the southern side of the intersection should be repaired with cement concrete. ADA/AAB compliant access across/through the median island between Regent St and St James St should be constructed.

Pavers, as shown on the conceptual sidewalk plans, are not recommended in driveway space as they are difficult to maintain.

Traffic signal posts should not be located within pedestrian ramps as shown on the conceptual plan.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the public right-of-way.



**PUBLIC WORKS DEPARTMENT**

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

**CHRIS OSGOOD** • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499



# CITY of BOSTON

Martin J. Walsh, Mayor

## **Intersection Improvements:**

The project should coordinate closely with the MassDOT project that includes minor traffic signal improvements to the Warren/Moreland/St. James/Regent intersection. Working closely with BTM and PWD, the project should consider additional upgrades and improvements to this intersection for improved safety and functionality. This should include considerations for geometric changes, signal timing changes, pavement markings, signage, ADA compliant ramps (perpendicular, not apex) and sidewalks, safe and ADA/AAB compliant access across median islands, and any necessary associated traffic signal equipment upgrades.

## **Driveway Access Management:**

The proposed driveway location for the site will be located in the intersection queueing area for southbound vehicles on Warren Street, which is not an ideal location. Access for vehicles wishing to enter the site heading northbound on Warren Street needs to be considered as no U-Turns are allowed at the following intersections at Kearsarge and Harrison. How will vehicles traveling from the south on Warren Street have access to this driveway? Alternative driveway access should be considered. Any driveway curb cuts will need to be reviewed and approved by the PIC.

## **Discontinuances:**

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

## **Easements:**

Any and all easements associated with this project must be processed through the PIC.

## **Landscaping:**

Developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

## **Street Lighting:**

Developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any street lighting upgrades that can be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

Specifically, access to the street light control box between St. James and Warren needs to be adequately maintained. Currently, this control box is shown on the concept plans to be included within a landscaped area. The developer should work with PWD Street Lighting to seek approval of any work done around or adjacent to this control box. Design should consider potential disruption to landscaping if this control cabinet is accessed for maintenance, if new underground connections are made to it, or if it is removed in the future.

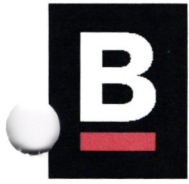
## **Roadway:**

Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.



## **PUBLIC WORKS DEPARTMENT**

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024  
**CHRIS OSGOOD** • Chief of Streets, Transportation, and Sanitation  
Phone (617) 635-2854 • Fax (617) 635-7499



# CITY *of* BOSTON

Martin J. Walsh, Mayor

### **Guaranteed Street Requirement:**

Please note that Warren Street is currently listed as a "guaranteed street". Any work within the roadway (i.e. utility cuts) on a guaranteed street will require obtaining special permission from the Public Works Department and full restoration of the roadway to its "guaranteed" state.

### **Project Coordination:**

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work. As previously mentioned, the project should coordinate closely with the MassDOT project at the Warren/Moreland/St. James/Regent intersection

### **Green Infrastructure:**

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the public right-of-way. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC.

Please note that these are the general standard and somewhat specific PWD requirements applicable to every project, more detailed comments may follow and will be addressed during the PIC review process.

If you have any questions, please feel free to contact me at [zachary.wassmouth@boston.gov](mailto:zachary.wassmouth@boston.gov) or at 617-635-4953.

Sincerely,

**Zach Wassmouth**  
Chief Design Engineer  
Boston Public Works Department  
Engineering Division

CC: Para Jayasinghe, PWD



## **PUBLIC WORKS DEPARTMENT**

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

**CHRIS OSGOOD** • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499

I am writing to oppose the construction of 125 Warren Street as proposed to BPDA.

The first concern is one of notice. The neighbors and even the abutters have received little to no information about this project and/or its process. The BPDA and the city assume that silence indicates that the community has no problems with the project.- but in this case, *silence means that no one knew about it*. That is what happened with 41 Alpine Street. Abutters and the neighborhood association were not informed of the BPDA and ZBOA meeting and "our" representative misrepresented the fact that there was opposition. We are determined that this will not happen again.

We created a petition and walked through the neighborhood for signatures. What was disturbing was that almost to a person, when I told them about the project and showed them the rendering, said that they'd never heard of it and thought it was "crazy", "insane," "have they lost their minds," etc. *No one knew about this*. It is clear that the Tommy's Rock and Moreland Street neighborhoods have not been properly informed of this project. Even I as an abutter, have received no direct communication from BPDA, ZBOA, or the developer about this project or about the meetings. The Tommy's Rock Neighborhood Association has created a statement on what is acceptable for building in our community. It was sent to elected officials, city agencies (including the BDPA) and developers. It was met with a resounding silence.

My other concerns are as follows:

Height - the proposed building is grossly out of scale with existing homes. The building towers over the existing one and two family homes in the area, as well as the Boys and Girls Club and their playing fields, and has little setback. The zoning code does allow for that height, but the zoning code was developed with a church and steeple in mind, which is what existed on that spot for over 100 years and what was planned for the future.

Density - there are simply too many units in the building. The proposed building has a FAR of 2.9, **50% over the density in existing zoning**. The proposed building would almost double the number of units on St. James Street, with no infrastructure, parking, public service or traffic improvements planned. Especially when viewed in the context of a similarly dense building proposed for 124 Warren Street across the street, this proposal is extremely damaging to the community.

Parking - the proposed building does not include parking for each unit and parking will be available only as an addition to the base rent. This will encourage renters to forgo this expense and park on St. James and Regent Streets which already have serious problems with inadequate parking, safety, and blind driveways and is already impacted by parking issues from the Bolling Building and the Roxbury Court. It is said that this is "transit-oriented development" (TOD), but it differs from most TOD in that it is not centered around rapid transit. 125 Warren has access only to Dudley station, a bus station that requires an additional 10 minute ride to T stations at Ruggles or Roxbury Crossing. This proposal also does not account for the

use of Uber/Lyft/Ride/taxis and how that will impact traffic and parking. What are the plans for providing areas to pull over and prevent double parking on busy Warren Street?

Traffic – the proposed design encourages a traffic flow that routes cars down St. James Street, which already has serious problems with speeding. This is especially concerning because of the senior/handicapped housing development on one side of St. James Street opposite St. James Park. Access to the park is unmarked, with no stop signs, crosswalk, or raised crosswalk.

Gentrification – the proposed rents for this building make it affordable to less than 16% of Roxbury residents. Clearly, this building is not for the people who live here, but is designed to bring people into Roxbury at the expense of current residents. With the development at 124 Warren as well as the proposed demolition of the African Orthodox Church on Fort Hill, Roxbury's integrity as a historic family community is under attack. Tommy's Rock is a historic area with a historic housing stock and a diverse and stable African-American community that dates back to the late 1700s, when Tommy Hommagen, a free black man, farmed this land.

Let me say that I am not against development. The lot at the corner has been vacant for over 25 years. I recognize that something will be built on that property and we want to have a role in determining what it is. In coming forward with my concerns, I can hear the question - how could anyone oppose any proposal that would replace an unsightly and unsafe vacant lot? It is a valid question. Our goal is to make sure that this proposal and the resulting development is better than a vacant lot because it is forever. In a few years, the lot, the jobs from building on it, and Mr. Federico and his profits will be gone and we must live with the result. While the lot is unsightly, it is also quiet. How does this proposal address the issue of noise - not only from the 41 new families, but from the traffic, HVAC and other systems supporting the building. The proximity to local colleges and the size of the units also begs the question- aren't these small units just glorified college dormitories. Is this development going to bring transient college students into our neighborhood? Will this be the next Mission Hill where families have been pushed financially and by conduct, by the rising rents and different lifestyle of rambunctious college students? The lot provides open space, airflow, and sunlight and sight lines - what are the plans for setbacks, open space, and landscaping in this development? This development is also rental only, providing no new home ownership opportunities to Roxbury residents. Additionally, this will alter the mix of the community away from home-owners and long term tenants, and towards transients.

Any new development should be consistent with the existing building code. That code, that plan, for this neighborhood was developed before the current rush and was designed to protect the character of this neighborhood, especially in these times when people are viewing our neighborhood as nothing more than a profit making opportunity. While minor variances are to be expected, the density, design, and integrity of the current code should be adhered to. This area has done more than its

share for the development of new housing – we have the Archer Development on Washington Street along with over 500 units of housing in the Bartlett Yard development. 41 Regent Street and the development at Fountain Square will dramatically increase the population of this neighborhood. This is all done with no significant infrastructure improvements, no new traffic plan, no increase in already overcrowded bus service, no new city services, and no new parking facilities.

125 Warren should not be built as proposed. Nothing should be build at that location (or in all of Roxbury) without the meaningful participation of the abutters and residents.

Rita Poussaint Nethersole  
St. James Street  
Roxbury



Tim Czerwienski <tim.czerwienski@boston.gov>

## 125 Warren Street

Rita Nethersole [REDACTED]  
To: Tim Czerwienski <tim.czerwienski@boston.gov>

Thu, Sep 6, 2018 at 8:54 AM

Attached please find:

1. The printout of those who signed the online petition in opposition to 125 Warren Street – 186 (PDF and Excel files)
2. The printout of the comments of those who signed the online petition.
3. A copy of the signatures from the paper petition - 109.
4. The Statement on Building on Tommy's Rock by the Tommy's Rock Neighborhood Association. This was shared with a number of elected officials and city agencies (including BPDA) and describes our goals for development in Tommy's Rock.

You should understand that a lot of the anger at the meeting was because we had a meeting on July 12th with Joe Federico and George Morancy at the B-2 Police station where George made a presentation. Many of the people at the meeting at the B&G Club were also there. There were a number of strenuous objections and George kept saying that "this is an excellent summation..." and appeared to be taking notes on people's concerns. The group applauded their willingness to listen and make changes, but the presentation that George made at this most recent meeting was exactly what he presented then. There were no changes made at all. He presented a plan he already knew was vehemently opposed by the neighborhood as if he'd never heard those objections before. He wasted 40 minutes of our time presenting what most of us had already seen and responded to. His doing that signaled the distinct possibility that it is their intention to ram this project through as is, regardless of community opposition. The conversations that he's had with the Urban League and local churches also signal that they are likely to do an end run around the TRNA (which he knows is opposed to any project with an FAR of over 2.0).

As for the BPDA, I have attended numerous meetings on these issues. I sign in every time with my name, address, and email address. I leave comments in writing. I am registered with the BPDA neighborhood subscription service; I am a registered and active voter, I pay property taxes and am listed in the Assessment rolls. Yet despite being an abutter, I have received no information at all about the project from the developer or the BPDA. The information about the meeting was disseminated by the Tommy's Rock Neighborhood Association. That is troubling coming from an agency that claims to be seeking our input. In addition, despite making our concerns in writing, we received no information on public meetings, documents or the comment period for 124-126 Warren or 41 Regent. In the case of 41 Regent, we received no notification and our comments were deliberately misrepresented at the BPDA and ZBOA meetings. In the case of 124-126 Warren Street, the comment period came and went without any notification from BPDA, despite being within 300 feet of the project. The BPDA and the city assume that silence indicates that the community has no problems with the project.— but in this case along with others, *silence means that no one knew about it.* It makes it very difficult to believe that BPDA is at all serious about seeking or considering our input.

Many of us are old enough to remember the debacle of the Southwest Corridor, the destruction of the West End, and the gentrification and displacement in the South End, and especially the BRA's role in all that. This history leads many in the community to see BPDA as a tool of the developers and downtown interests, interests that are determined to take our community away from us. Of course, you had nothing to do with that history. Heck, you probably weren't even born then! But it is the reality of what we're dealing with now. We are very much looking forward to seeing your recommendations on this development and we are hoping



that the BPDA of today distinguishes itself from the BRA of the past by taking the integrity of this community and the community's wishes seriously.






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Rita Poussaint Nethersole  
Roxbury, MA 02119



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**5 attachments**

-  **Building on Tommy's Rock.docx**  
171K
-  **125 Warren paper petition.pdf**  
4348K
-  **petition\_signatures\_jobs\_13458355\_20180905172830.xlsx**  
53K
-  **petition\_comments\_jobs\_13458355\_20180905172916.pdf**  
53K
-  **petition\_signatures\_jobs\_13458355\_20180905172738.pdf**  
58K



## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

August 30, 2018

**RE: 125 Warren Street, Roxbury, MA 02119  
Small Project Review Application  
Boston Planning and Development Agency**

The Disability Commission has reviewed Small Project Review Application that was submitted for 125 Warren Street, in Roxbury, MA. Since the proposed project is planned to be a vibrant destination area for 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**

- Per the Inclusionary Development Policy, 15% of the total IDP units would be required to be Group 2 units. This requirement does not increase the required number of Group 2 units in the development, but it does increase the number of Group 2 units that are part of the IDP allocation.
- We would like to request more details on the location for the accessible Group 2 units within the Project. Per *521 CMR Section 9.4.2: Group 2 Dwelling Units*, Group 2 units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location.
- Select ground-level units are shown to have stoops. 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, even if an accessible entry is given through the interior of the building. We would support that exterior stoops incorporate an accessible flush condition (ex. sloped walkway, ramp) in order to allow for full and equal participation for persons with disabilities.
- We would support an accessible route within the units that are two levels. Additionally, we would support a floor plan that allows for the future installation of an accessible elevator, ensuring that units are designed to support persons with disabilities and those who would like to age-in- place, as well as the visitability to these particular units.

- **Accessible Building Amenities:**

- Per *521 CMR Section 35: Tables and Seating*, we support the inclusion of wheelchair accessible furniture in all common spaces.

▪ **Community Benefits**

- 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?

▪ **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](mailto:kristen.mccosh@boston.gov)

***Reviewed by:***

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

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

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/6/2018	Jacob	Oppenheim		Support	Great infill. More of this please.
8/6/2018	Stuart	Cameron		Support	This project should be up-sized given its proximity.
8/6/2018	Sam	Burgess		Support	I support this project as proposed. This will bring a much-needed 41 new homes to Roxbury, including 5 affordable housing units. Housing is a regional issue, and Boston needs to be building new housing at all levels across the entire city. Displacement and gentrification are magnified if housing is not built across the entire city, but instead only in specific neighborhoods. I urge the BPDA to approve this project and streamline the review process as much as possible.
8/8/2018	LINDA	COLEMAN	TOMMY'S ROCK NEIGHBORHOOD ASSOCIATION (TRNA)	Oppose	As an ABUTTER I strenuously oppose this development. It will have a considerable negative effect on the neighborhood. The size of the building, six stories, the number of units and insufficient parking are major issues for this development.
8/10/2018	John	Shalbey		Support	This project should be allowed. The building is a good looking building and it's about time that this kind of development came to the Dudley Square area. It makes the area more attractive for all.
8/14/2018	Anthony	Little	Nicole Allen Real Estate	Support	I grew up in the area 15+ years ago. I've seen Dorchester grow with new construction over the years, making it once again a beautiful community. I've seen all the vacant, tattered lots which were spread throughout the community. This here is an opportunity to help bring the light back, one project at a time. Its a good thing, it brings appeal, which can also potential bring jobs and other things of the like back to the community.
8/16/2018	M	Williams	Nicole Allen Real Estate	Support	Great Project

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/17/2018	Raul	Garcia		Oppose	Hello, I am a home owner at 5 Akron just up the street from this proposed development. We, as members of Tommy's Rock neighborhood, are strictly opposed to this large development in our area. We only want structures that are appropriate in size for the neighborhood. We believe that a 2 to 4 family townhomes would be more in line with the developments of this area (such as the row houses next door). These large structures, with small spaces, are only catering to the rush of students in our area and are only helping to displace families in our area. We want to maintain a family oriented neighborhood not a commuter culture. We, my family along with the neighborhood association, are vehemently opposed to this development. Thank you Raul Garcia 5 Akron St, Roxbury
8/18/2018	Ron	Gibson	Tommy's Rock Neighborhood Association	Oppose	As a nearby abutter and member of Tommy's Rock Neighborhood Assoc. I have opposed this project since it was first presented to the association and abutters in Dec 2017. It is far too dense, too large, and does not at all fit the character of the neighborhood which is primarily family-oriented and with many vintage 19th century homes. Even with parking the impact on traffic will be negative for the neighborhood. The scale overwhelms the homes in the immediate area on St. James St and Regent St. The design is more fitting for a suburban area near an office park.
8/21/2018	Bethyl	Rose		Oppose	I'm writing to express my opposition for the proposed housing unit on 125 Warren St. The reason are: *It is situated on a well traveled corner lot that is too small to accommodate multiple units. *Walk/Bike/Car Safety on the corner of Warren St/Regent St and St James Street has long been a neighborhood concern. *It lacks an infrastructure plan to accommodate the increase of residential traffic caused by multiple unit occupancy. *Given the increase of housing within a three block radius, the traffic day and evening will become excessive. *The opportunity may create a transient population with little to no connection to the established family oriented neighborhood. *The variances needed will cause crowding to existing abutters. *Boston is made up of unique neighborhoods, each with its own identity. Residents are proud of their established areas. The urgency to have all Boston neighborhoods resemble one another is unwarranted.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/21/2018	Deb	Aubuchon		Oppose	The proposed building is larger than the area is zoned for. It does not fit in with the integrity of the neighborhood and would cause major parking and traffic concerns on Saint James Street. This street already suffers from inadequate parking and speeding issues. I strongly oppose this development!
8/21/2018	Eva	W		Support	Support this plan and looking forward to new constructions in the area. However, I do think that it is vital to consider the already traffic plagues area (st. James st). Please consider possible solutions to relieve traffic.
8/22/2018	Tina	Barlow		Oppose	This is ridiculous. The city is already OVER SATURATED with people and the traffic is already out of control. As a resident, I am opposing this development for a variety of reasons. I've lived in the same house for more than 25 years and now I have to fight to find a parking space on my street. There are people who park in front of my house and walk blocks away because the parking is so horrendous around this neighborhood. This type of building would only target a specific type of audience seeing that rent will be affordable to only 16% of Roxbury residence. In conclusion, this is not something that Roxbury needs. Sincerely, Concerned Roxbury Resident of over 25 years!
8/22/2018	Catherine	Infantino		Oppose	While this is a lovely building, it's too large in comparison to the Warren House next door. It's such a beautiful area of town that shouldn't be over run by developers need to maximize profits on a piece of land and become overbearing on the neighborhoods existing beauty. Please don't let this happen. Once we over build on a space, we can't go back. I don't think this is really necessary in this area. There are many other parcels in the city that this design would fit right into. Thank you for your consideration.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/22/2018	Mary	Stith		Oppose	I strongly oppose the project at 125 Warren Street. The building as proposed is too high and dwarfs the one and two family homes surrounding it and predominate in the area - the zoning code was written with a church steeple in mind, not a residential building. At least two floors must come off of this building. 125 Warren Street is too dense and violates the existing zoning code. The zoning code was designed for just this situation - when political expediency and profit motive often force developments on communities against their will. The zoning code was designed to protect communities from this. All building in Roxbury should be within the existing zoning and building code. This building also brings 41 new families into a very small space and provides no improvements in the area to accommodate such a large increase in population. It also provides no ownership opportunities and will make this area, a stable black community based on home ownership, transient. This will increase gentrification and displacement of long term residents and even homeowners.
8/22/2018	Rita	Nethersole		Oppose	All new buildings should be governed by the existing zoning code. This building is too tall and too dense. It exacerbates existing traffic and parking issues, and brings with it no improvements to infrastructure to support the large population it brings. It provides few affordable units, and no ownership opportunities. It will increase gentrification and displacement, and is damaging to the integrity of this historic community.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/22/2018	Rita	Burnett	TRNA	Oppose	I have lived on St. James Street for well over 40 years and STRONGLY OPPOSE this proposal. I cannot believe an outsider wants to invade our neighborhood by building a 41-unit, six story high development at 125 Warren Street. St. James Street, a one-way street - east to west, already has a heavy traffic flow. The proposed building does not fit in with the mostly single-family homes and this SIX-STORY building will dwarf our neighborhood. What about parking? What has been proposed for parking is a joke. Proposing parking for all or some units is ridiculous and would mean an additional expense to renters. The renters WILL forgo the parking expense and park on our already crowded residential street. This proposal appears to be part of a gentrification plan of displacement of existing residents. It's bad enough that the Joseph P. Warren statue was taken from our area and NEVER returned, now we're supposed to silently let this developer overrun our neighborhood. AGAIN, I STRONGLY OPPOSE THIS PROPOSAL! Rita B
8/22/2018	Sam	Balto		Support	I do not support this. It doesn't match the neighborhood being a historic neighborhood. It takes away the pudding stone wall. It is not set back enough and lacks any greenery.
8/22/2018	John	Durst	Mr.	Support	The current plot is an eyesore. Rebar and trash are exposed creating an urban blight. Roxbury and Dudley square in particular will benefit drastically from some urban development. Roxbury is part of Boston. It needs buildings over two stories tall, it needs complexes which can house Boston's diverse inhabitants and not just income restricted homes. When projects such as this are blocked you create an underdeveloped environment that Roxbury currently exists in. The crime near the bus station and the infamous methadone mile are all products over zealous "community preservation." Encourage projects like this, that revitalize a blighted area.
8/22/2018	Nicole	Allen		Support	Provides housing in a constantly growing population. People need homes.



Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/23/2018	Rita	Burnett	TRNA	Oppose	RE-SUBMISSION OF MY COMMENTS Re: 125 Warren Street project My comment on 125 Warren Street I have lived on St. James Street for well over 40 years and STRONGLY OPPOSE this proposal. I cannot believe an outsider wants to invade our neighborhood by building a 41-unit, six story high development at 125 Warren Street. St. James Street, a one-way street - east to west, already has a heavy traffic flow. The proposed building does not fit in with the mostly single-family homes and this SIX-STORY building will dwarf our neighborhood. What about parking? What has been proposed for parking is a joke. Proposing parking for all or some units is ridiculous and would mean an additional expense to renters. The renters WILL forgo the parking expense and park on our already crowded residential street. This proposal appears to be part of a gentrification plan of displacement of existing residents. It's bad enough that the Joseph P. Warren statue was taken from our area and NEVER returned, now we're supposed to silently let this developer overrun our neighborhood. AGAIN, I STRONGLY OPPOSE THIS PROPOSAL! Rita B
8/23/2018	Chris	Foran	None	Oppose	Don't understand why a six-story building is being considered. I have to believe that the developer would be able to make a fine profit with just a 3 or 4 story building. Thanks.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/23/2018	Jill	Ross	n/a	Oppose	<p>This project is great for the City of Boston and horrible for the Roxbury community. Developing IN Roxbury is not the same as DEVELOPING Roxbury. This under served community has been home to my family for many generations. As we all know, an apartment building is no way to support a community. A Boston that is in support of its communities, promotes its residents by providing housing opportunities for present day residents to stay in their community. If this project was in support of this community it would ASK it's community what and how it can be of support. Provide homes; not apartments. Provide processes to accommodate first-time buyers. Providing housing to present-day residents of this community should be the priority. Instead, multi-level, multi-unit buildings are being created to bring new residents to this area. This area is in need of the support of the city but not with ANOTHER apartment building. Any new development should be housing or commercial; town homes; brownstones whatever you want to call them. Bring housing that supports people staying in this community that actually want to and care to. There is no desire to have more people here that are not invested in and treat the community as a stepping stone to the place they care to call home.</p>
8/24/2018	Andrew	Jones		Oppose	<p>As it stands, 12.19% affordable units is below the 13% threshold mandated by the current IDP. Furthermore, as less than 17% of the neighborhood could afford to live in these units at market rate it does nothing to address the housing crunch the neighborhood is facing. Lastly, Warren St. is still a major thoroughfare and having such a large residential unit without ground floor retail only exasperates the problem of it feeling and being an unsafe and unwelcoming street for people (pedestrians) not enhancing the Dudley business district as was stated in the plan.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
8/31/2018	Joseph	Feaster Jr	Urban League of Eastern Massachusetts	Oppose	My position is that projects in under served neighborhoods should: 1. Foster accumulation of wealth. A rental project does not directly support that principle. 2. This team composition does not reflect any use of professionals of color (architects, engineers lawyers, construction manager, brokers/rental agents, property managers). 3. No evidence of any community benefits for neighboring community-based organizations.
9/5/2018	Kai	Palmer-Dunning	Reclaim Roxbury	Oppose	I collected comments from the August 22nd public meeting at which everyone in attendance expressed concern about the project proposal. Overall, the project was opposed by those who attended for many reasons. I have transcribed those comments/reasons below: - Unit to parking to open space ratio is poorly designed: 41 to 25 - Traffic will get worse with Bartlett Station being built as well - BPDA (BRA) restarted community process. December started conversation, provide three designs to community - This does not help Dudley sq or Tommy?s Rock Neighborhood Assoc. - Put in (affordable) housing and community gardens - Why is the BPDA (BRA) driving all these development? - Is this project respecting the community needs in context to the past Urban Renewal mishandling? - Process isn?t transparent or allow for community process - Why was the community not told that this was an overlay of existing zoning? - Turning the community into a college town - We need more homes - Why are we building one bedroom apartments? - There are high number of market rate units that can be split between college students - B&G Club signed off knowing a church wouldn?t be built there - Inadequate number of parking spaces especially in the context of multi-bedroom units with more than one car - no trash disposal impact study - How will the development prohibit students? - More explanation needed for parking impact - 21 units and 5 parking spaces next door, too much density! - Every building that is coming is changing the neighborhood - Very few people knew about

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
					<p>project - Abutters have not been adequately informed about building meetings or proposal - building is 50% above zoning code limit (2.9 FAR instead of 2.0) - Take building down two stories - Roxbury is not transit oriented (bus connection at Dudley to get to rapid transit) - Gentrification will increase - With proposed rents it will make this project affordable to less than 16% - We do not want to be the next Mission Hill - A petition went out to address what the community wanted on the site, received no responses from city officials or the BPDA (BRA) - Two schools up the street with limited parking - Come up with a proposal that is neighborhood friendly - Comment period closes in 3 weeks, over the last 10 months the same opposition has been voiced. What will happen over the next 3 weeks? - community projects have been denied for the same things this project has been approved for (parking, etc.) - Outside projects and developers are getting a pass - We are being pushed out of the process and the neighborhood - The city is lying about the comment process - The community was vehemently opposed to 51 Regent St but the city claimed that there was no opposition - Exploiting zoning laws to fill as much sq ft as possible just to make a profit - 80% affordable units needed - Joe (Frederico) claims that the building will not be financially feasible if the project is made smaller - Ask yourself what can I actually build vs. how much can I make - 3-4 meetings about this project and no one has provided positive feedback - No building will improve the economy without directly investing in the local economy - Invest by investing in local</p>
					businesses

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
9/5/2018	Kathryn	Williams	Tommy's Rock Neighborhood Association	Oppose	<p>I and the Tommy's Rock Neighborhood Assoc. are opposed to this project. The zoning variances that are being requested for this proposed project are completely without defense. The zoning analysis provided in section 7 on page 5 and 6 of the Article 80 Small Project Review Application clearly shows how unacceptable the variances will be with a change of the FAR from 2 to 2.9, the parking change for 40 required to 25 and the use regulations not to include multifamily housing on 1st floor so parking is going in and the lack of adherence to the Economic Development Area requirements for the property. I fail to see the economic development benefit to the community from building residential units. The application provided no discussion of alternatives. It is not clear that all zoning code requirements have been listed in the application. For example, what were the requirements for gross floor area sf. We need the BPDA to present the zoning requirements in article 50 and EDA requirements so that we can discuss in detail the inappropriate use of this property that is being proposed. All of these proposed zoning variances create density that it is at a level that should be discouraged by the BPDA and the Mayor's office based on article 50 and the Roxbury Strategic Master Plan long before public meetings are held. These proposed changes need to be reviewed in detail with the neighborhood residents and urban planners at additional public meetings. Article 50 was written to protect the residents of Roxbury from unacceptable development and the standards set must be</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
					<p>maintained. This small project review application is not be acceptable without the presentation of the project adhering to the zoning bylaws. The BPDA as representatives of Roxbury residents can require the developer to provide the project plans adhering to the bylaws, This will allow the residents to see the true impact of the proposed project. It is the BPDA's responsibility to provide the community with the tools it needs to effectively respond to the BPDA's request for comments. No community member found this project acceptable at the public meeting. More work with the community is required to adhere to article 80. I have focused in the zoning bylaws, but much more discussion is needed about the transportation issues, the environmental issues, the displacement issues, the greater need for income restricted units and much more. This project is not ready for community and BPDA (as the community's representative) support. The BPDA needs to work together with the community is ensure that the number of units is reduced to meet the FAR of 2, that there is an economic development component, serious transportation issues are addresses and the single family owner occupied character of our neighborhood is not violated by this monster building. Please work with us!</p>
9/6/2018	Charles	Aikens	none	Oppose	<p>This project as configured will increase the density of a area that is growing to rapidly and changing the complexion of the area in a negative way. First traffic and parking issues will increase greatly with this project in an area impacted by nearby the courthouse and the soon to be opened Bartlett project will have a significant impact on St. James Street as well, as people come from Warren Street to access the Bartlett project area. The building is excessively tall and towers over existing (historic) homes, The density is 50% over the existing FAR and violates existing zoning limits Zoning laws are to protect communities from profit driven developers. The rents that are proposed are affordable to only around 16% of the current residents of Roxbury. The impact on the area and the people in it will be significant.</p>

Recipient: Mayor Martin Walsh, Joshua McFadden, Boston Zoning Board of Appeals,  
Tim Czerwienski, Reay Pannesi

Letter: Greetings,

Petition - Opposing 125 Warren Street Development Roxbury, MA

# Comments

Name	Location	Date	Comment
Kris Aubuchon	Roxbury, MA	2018 08 12	The building should follow the zoning requirements for the lot. Including developments on Washington Street, over 500 units of housing are being constructed or proposed within two blocks. Saint James Street needs traffic calming, including a raised crosswalk for Saint James Street park and a signed crosswalk at Saint James and Washington. The neighborhood is being overwhelmed with development without infrastructure to support it.
Doreen Ward	Boston, MA	2018 08 13	No variances. The neighborhood is overcrowded. A lot of these new buildings do not support the current residents.
Carolyne Richardson Phillips	Milton, MA	2018 08 13	Stop gentrification & allow the community residence to make the decisions.
Leslie Bordonaro	Boston, MA	2018 08 13	Mayor Walsh is running my neighborhood too with overdevelopment.
Shanra Wakefield	Roxbury, MA	2018 08 13	I'm a long time resident
James Mackey	Hyde Park, MA	2018 08 14	This is what you call "Development without displacement!" We must stand up & fight back against developers who are coming into our communities, trying to buy out our communities that we've resided in for generations.
Dona d Osgood SR.	Boston, MA	2018 08 14	I'm signing because I grew up in the Southend and can't even afford to live there now. This is happening throughout the city, the less fortunate will have to move. It's not just business as usual.
Paula Keely	Boston, MA	2018 08 14	I'm signing this because there are intentions by the city and state to push gentrification on the residents of Roxbury, Dorchester and Mattapan to displace the generations of families of color from this area. No one seems to care if, how far where these fleeing or generational residents go for housing. Many may end up in homelessness which I have experienced. The experience I had bared little hope but now homeless residents get further lost from the community they love that birthed them to this area. We need to recognize the value of the rich cultural depth of this community and take steps to keep it in place and not dispute with people who have no respect for the rich history of this area and its people. I love living here because this area is full of potential with the people that exist here. We need systems unfair to them to be disrupted, dismantled and rebuilt so the people here can stay and thrive, but not to be replaced with gentrification efforts that the city of Boston's shortsightedness seems to favor.
Anton H	Dorchester, MA	2018 08 14	I'm signing because I want Roxbury history to be remembered.
Arman White	Boston, MA	2018 08 14	When residents and abutters are against development that will displace them/their neighbors, the city should listen!



Name	Location	Date	Comment
Caroline Shawmoss	Boston, MA	2018 08 14	I am Roxbury raised! The mayor and city developers are trying to push the people out.
Zakya Ake	Dorchester, MA	2018 08 14	I stand in opposition with Tommy's Rock Neighborhood Association to the proposed development known as "125 Warren Street." I am not in favor of "up zoning" nor projects that do nothing to improve the conditions of the residents and displaced residents of Roxbury's long suffering neighborhoods. It's a shame to propose a development which if approved would greatly burden current residents and less than 16% of Roxbury residents could afford. Damnation! I am a member of Roxbury Neighborhood Council's Board of Directors.
Amanda Govan	Boston, MA	2018 08 14	A lot of these builders see money in our land & don't care about building community and reinstating roots. Roxbury is the soul of Boston Massachusetts, not a cash cow for selfish developers.
Gordona Cundiff	Dorchester, MA	2018 08 15	I'm signing because I hope this will help save our community from further gentrification.
Vee Quene	Boston, MA	2018 08 15	There already is no parking! Block already have apartment buildings on the other side of Warren P. Why is it necessary?? Who is this for??
Pau Vignora	Massachusetts	2018 08 15	This "Transit Oriented Development" should have a minimum of 35 parking spaces according to independent studies.
Mauricio Reyes	Boston, MA	2018 08 15	Roxbury has tons of culture and history. I do not want to see my town turn into another P.
Shreyones	Fremont, OH	2018 08 15	I'm sick of cities just taking away land and properties, leaving people nowhere to live.
Bette Toney	Roxbury, MA	2018 08 15	This new development in the Dudley Square area has completely overlooked and ignored The MISSION of the Roxbury Master Plan and Article 50. This is shamefully, another deliberate assault and attempt to drive us from our beloved Roxbury. Roxbury Residents, STAND YOUR GROUND!
Cheryn Mctche	Boston, MA	2018 08 16	Stop with this nonsense! How about restoring instead of overbuilding?
taramos	Needham, MA	2018 08 17	Roxbury is my home and overcrowding and moving people out of the neighborhood is not the Roxbury we all know. Parking for residents is already high.
Shawnte Smith	Boston, MA	2018 08 20	This is OUR neighborhood! Let us have a say in what happens! Affordable/low income units for Roxbury residents should be the priority! No building unless there will be GUARANTEED housing for residents of ROXBURY!
Janne Quarles	Dorchester Center, MA	2018 08 20	I'm a Roxbury native and now a resident again, housing homeless Back Youth who deserve to be able to stabilize themselves as young adults by having access to affordable housing.

Name	Location	Date	Comment
Me ssa E ow	Dorchester, MA	2018 08 21	It's t me to fight for res dents of Roxbury be ng pr ced out of the r commun ty
N K ser	West Cov na, CA	2018 08 21	Nat ve of Roxbury and fed up that I can't v s t Home and recogn ze my ne ghborhood. Th s sn't about bu d ngs chang ng and roads sh ft ng; t's about forcefu y chang ng the demograph c to br ng a d fferent "type" of revenue n to the c ty. Th s n turn causes a severe sh ft n cu ture and equa opportun ty for those that ca the area "Home". It's not r ght, and t w stop f we want t to.
Va er e Batts	Roxbury, MA	2018 08 24	As I and many others have expressed repeated y, the sca e s too b g and on y the sma un ts, does not support the commun ty we are.
R ta Burnett	Roxbury, MA	2018 09 04	I s gned because I ve ved on St. ames for over 40 years. I ve seen many changes. Some good but some ke the proposed bu d ng at 125 Warren/St. ames Street needs to be stopped. Are you k dd ng? What are you th nk ng? Th s bu d ng dea needs to be shut down!
Dana Busch	cambr dge, MA	2018 09 04	I am d sturbed that such a dense bu d ng s be ng proposed that s not affordab e to current Roxbury res dents. Th s shou d not be perm tted to go any further unt the affordab ty s addressed. I don t have an ssue w th the dens ty of th s bu d ng, though t s very ug y and needs a much better des gn to deserve a p ace n the h stor c street. It s access b e to pub c trans t and I wou d be happy to ve n such a ocat on. I don t have a car and don t have any p an to acqu re one. C t es need more homes, not more pr vate veh c e park ng. Bu d ng dense y adjacent to trans t (trans t or ented deve opment) s the key to fix ng a r po ut on and traffic. When I ved n the ne ghborhood t was stressfu and d fficu t to b ke there because there were a ways gas burn ng boxes parked a over the p ace. It was a so d fficu t to wa k, espec a y after I became d sab ed, because the s dewa ks were not ma nta ned. A bu d ng th s dense must ncude car share opt ons such as Z pcar or Getaround on s te. At t

Recipient: Mayor Martin Walsh, Joshua McFadden, Boston Zoning Board of Appeals,  
Tim Czerwienski, Reay Pannesi

Letter: Greetings,

Petition - Opposing 125 Warren Street Development Roxbury, MA

# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rita Nethersole	Boston, MA	2018-08-10
Peggy Patel	Quincy, MA	2018-08-10
Kimberly Lyle	Roxbury, MA	2018-08-10
Charles Aikens	Roxbury, MA	2018-08-11
Khadijah Williams	Roxbury, MA	2018-08-11
Robin Harris	Jamaica Plain, MA	2018-08-11
Caleb Smith	Secaucus, NJ	2018-08-11
Michael Johnson	Boston, MA	2018-08-12
Essie Murray	Roxbury, MA	2018-08-12
Maria Raimondi	Boston, MA	2018-08-12
Kris Aubuchon	Roxbury, MA	2018-08-12
Maura Shira	Boston, MA	2018-08-12
Rita Burnett	Roxbury, MA	2018-08-12
Dolores Nethersole	St. Albans, NY	2018-08-12
Marina Espaillat	US	2018-08-12
Ron Gibson	Roxbury, MA	2018-08-12
Sommer Sparrow	US	2018-08-12
Chris Foran	Boston, MA	2018-08-12
Charmaine Minard	Boston, MA	2018-08-12
Sue Mainus	US	2018-08-12

<b>Name</b>	<b>Location</b>	<b>Date</b>
Jen Knox	US	2018-08-12
Deb Aubuchon	Boston, MA	2018-08-12
Srijan Ranjitkar	Arlington, MA	2018-08-13
Melanie Jimenez	US	2018-08-13
Sylvia Morrison	Wakefield, MA	2018-08-13
Jodi Varraso	Boston, MA	2018-08-13
Andrea Caceres	Roxbury, MA	2018-08-13
Natasha Holmes	Union City, MA	2018-08-13
Rich Claudio	US	2018-08-13
Genesa Patten	Dorchester, MA	2018-08-13
Shauna Rigaud	Boston, MA	2018-08-13
Doreen Ward	Boston, MA	2018-08-13
Tie Hall	Boston, MA	2018-08-13
Lakesha Santos	Dorchester, MA	2018-08-13
Lamont Belcher	Boston, MA	2018-08-13
Sheila Hightower	Boston, MA	2018-08-13
Madison Thompson	Boston, MA	2018-08-13
Georgina Howard	Lithonia, GA	2018-08-13
Carolyn Richardson-Phillips	Milton, MA	2018-08-13
Melanie Tellier	US	2018-08-13
Melissa Tellier	Hamden, CT	2018-08-13
Mahiri Mendes	Dorchester, MA	2018-08-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Willie M Swain	Boston, MA	2018-08-13
Maya McCarthy	US	2018-08-13
melodie Pharms	Boston, MA	2018-08-13
Tani Welsh	US	2018-08-13
Michael Tauss	Roxbury, MA	2018-08-13
Flore Jacinthe	Boston, MA	2018-08-13
Mercedes Semino	Argentina	2018-08-13
Jason brown	US	2018-08-13
Macalah Pederson	US	2018-08-13
Leslie Bordonaro	Boston, MA	2018-08-13
Shanrita Wakefield	Roxbury, MA	2018-08-13
Ronald CRICHLow	Cambridge, MA	2018-08-13
Rafa Medina	US	2018-08-14
James Mackey	Hyde Park, MA	2018-08-14
KAMRAN ZAHEDI	US	2018-08-14
Donald Osgood SR.	Boston, MA	2018-08-14
Lorenda Hollins	Roxbury, MA	2018-08-14
Paula Kelley	Boston, MA	2018-08-14
Tracy Wiggins	Roslindale, MA	2018-08-14
Allison Hill	Dorchester, MA	2018-08-14
Corlis Melchoir	Boston, MA	2018-08-14
CHARRISSE CLEVELAND	Boston, MA	2018-08-14

<b>Name</b>	<b>Location</b>	<b>Date</b>
Leon Beal	Dorchester, MA	2018-08-14
Justin Springer	Roxbury, MA	2018-08-14
Alison Poussaint	Boston, MA	2018-08-14
Monica Cannon	Lexington, MA	2018-08-14
Kathryn Williams	Roxbury, MA	2018-08-14
Charmaine Anderson	Boston, MA	2018-08-14
James Pearson	Boston, MA	2018-08-14
Lauren Diop	Boston, MA	2018-08-14
DM Fitzhugh	Kuwait, Kuwait	2018-08-14
Holly Defilippo	US	2018-08-14
Armani White	Boston, MA	2018-08-14
Tito Jackson	Roxbury, MA	2018-08-14
Denisse Martinez	south boston, MA	2018-08-14
Caroline Shawmoss	Boston, MA	2018-08-14
Zakiya Alake	Dorchester, MA	2018-08-14
J Lynda Blake	Boston, MA	2018-08-14
Rebecca Perkins	West Roxbury, MA	2018-08-14
Dione Jeffrey	Dorchester, MA	2018-08-14
Amanda Govan	Boston, MA	2018-08-14
Alicia J	Roxbury, MA	2018-08-15
Veronica Starks	LOUISIANA, LA	2018-08-15
Tiesha Turner	Roxbury, MA	2018-08-15

<b>Name</b>	<b>Location</b>	<b>Date</b>
Gordonia Cundiff	Dorchester, MA	2018-08-15
Arnita Ogunyemi	Dorchester, MA	2018-08-15
Markeisha Moore	Boston, MA	2018-08-15
Eljon Williams	Randolph, MA	2018-08-15
Bandita Joarder	Massachusetts, U.S. Outlying Islands	2018-08-15
Vee Quene	Boston, MA	2018-08-15
Sue Turner	Boston, MA	2018-08-15
Paul Vignoli Jr	Massachusetts	2018-08-15
Tom Ables	US	2018-08-15
Mauricio Reyes	Boston, MA	2018-08-15
Calvin Watson	Quincy, MA	2018-08-15
Shirley Jones	Fremont, OH	2018-08-15
Ursula Walker	Boston, MA	2018-08-15
Jen White	Boston, MA	2018-08-15
Shateara Battle	Boston, MA	2018-08-15
LAtoya johnson	Jamaica Plain, MA	2018-08-15
Larry Shirey	US	2018-08-15
Debbie Pennick	ROXBURY, MA	2018-08-15
halls halls	US	2018-08-15
Spencer O'Neal	US	2018-08-15
Bette Toney	Roxbury, MA	2018-08-15
Kimberly Wade	US	2018-08-16



<b>Name</b>	<b>Location</b>	<b>Date</b>
Jaylen Murray	US	2018-08-16
Bridget Daingerfield	US	2018-08-16
Lisa Quarles	New Bedford, MA	2018-08-16
Matt R	Boston, MA	2018-08-16
Taraza Funderburg	Boston, MA	2018-08-16
Shawn Wiggins	Boston, MA	2018-08-16
Cherilyn Mitchell	Boston, MA	2018-08-16
Stacey David	Boston, MA	2018-08-16
Adam Kaluba	US	2018-08-16
Karima Green	Boston, MA	2018-08-17
Glenda Allie	Boston, MA	2018-08-17
Stafford Green	Boston, MA	2018-08-17
Raul Garcia	Roxbury, MA	2018-08-17
tara ramos	Needham, MA	2018-08-17
Crystel Wallace	Boston, MA	2018-08-17
chris clement	Boston, MA	2018-08-17
Nancy Frazier	Salem, MA	2018-08-17
Ari Rubenstein	Gansevoort, NY	2018-08-17
Nathaniel Meyer	Roxbury, MA	2018-08-17
Stephanie Mora	US	2018-08-19
Barbara Walker	Roxbury, MA	2018-08-19
Shawnte Smith	Boston, MA	2018-08-20

<b>Name</b>	<b>Location</b>	<b>Date</b>
 Janine Quarles	Dorchester Center, MA	2018-08-20
Azure Parker	Boston, MA	2018-08-20
Courtney Best	Boston, MA	2018-08-20
Gina Boswell	Boston, MA	2018-08-21
Collette Coren	Dorchester, MA	2018-08-21
Djasmin Hooks	Boston, MA	2018-08-21
Felecia Paul	US	2018-08-21
Melissa Elow	Dorchester, MA	2018-08-21
Gerlikka Williams	Revere, MA	2018-08-21
Angela Spriggs	Mattapan, MA	2018-08-21
 Dawn Jones	Boston, MA	2018-08-21
Allyssa Kiser	Loganville, GA	2018-08-21
Michael J Jones	Malden, MA	2018-08-21
N Kiser	West Covina, CA	2018-08-21
Asia Harris	Boston, MA	2018-08-21
Tiandra Donald	Houston, TX	2018-08-21
Daisy Gomez	US	2018-08-21
Shelana Simon	Jamaica Plain, MA	2018-08-21
Ingrid Rodriguez	Roxbury, MA	2018-08-21
Fajr Harris	Boston, MA	2018-08-21
 RENNETTA Brinson	Boston, MA	2018-08-21
Maria Jackson	Boston, MA	2018-08-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kyane Strother	Boston, MA	2018-08-21
Darryl Cox	Boston, MA	2018-08-21
Lynnell Thomas	Hyd, MA	2018-08-21
Chalaya Jones	Dorchester, MA	2018-08-21
Kajaal Cupid	Boston, MA	2018-08-21
Kai Palmer-Dunning	Secaucus, NJ	2018-08-21
Hector Artica	Boston, US	2018-08-22
Tanisha Layne	Boston, MA	2018-08-22
Rick Hodorowich	US	2018-08-22
toni barboza	Boston, MA	2018-08-23
Tonya Adams	Boston, MA	2018-08-23
Ember Greenidge	Everett, MA	2018-08-23
Valerie Batts	Roxbury, MA	2018-08-24
Dolores Duarte	US	2018-08-24
Desiree Dussard	New York, NY	2018-08-24
jason charboneau	US	2018-08-24
Dabi Zhang	US	2018-08-25
deez nutz	US	2018-08-25
Ayyub Abdul-hadi	US	2018-08-25
Jeanne C Carlson	US	2018-08-25
Doan Chu	US	2018-08-25
Derrick Linton	US	2018-08-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Terry Jensen	US	2018-08-25
Blake Davis	US	2018-08-25
Trevor Dowding	US	2018-08-26
Jay Richerson	US	2018-08-26
Valcine phifer	Dedham, MA	2018-08-26
Clara Dew	Dorchester Center, MA	2018-08-26
Khadijah Diop	US	2018-08-29
Lewis Jo	South Korea	2018-09-01
Grace Locker	Boston, MA	2018-09-03
Ouma Autar	Dorchester, MA	2018-09-04
Dana Busch	cambridge, MA	2018-09-04
lisa thompson	Boston, MA	2018-09-05

## 125 Warren Street, Roxbury

A petition to the Boston Planning and Development Agency regarding **125 Warren Street, Roxbury**, a 43,442 square foot, six-story building on a vacant 14,980 sf lot, to contain 41 residential units, with 25 parking spaces in a ground-level garage.



We the undersigned, residents of Tommy's Rock Neighborhood and Roxbury, are opposed to the proposed development at 125 Warren Street. We object to this proposal on the basis of :

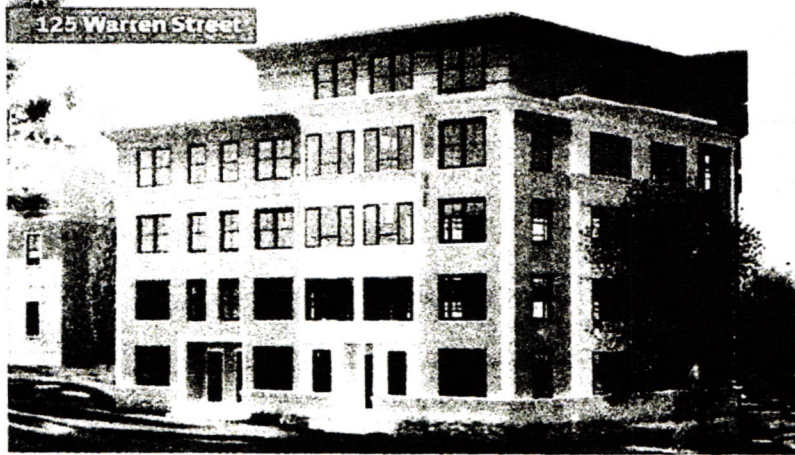
1. Height – the building is out of proportion and towers over existing homes;
2. Density – the building is too dense, its density is 2.9, 50% over the zoning code;
3. Parking – parking is only available for 25 units, and is charged as an add on to base rent, encouraging people to forego the expense and park on the street;
4. Traffic – the design encourages traffic flow down St. James Street, adding to an already traffic plagued area;
5. Gentrification – the proposed rents are affordable to less than 16% of Roxbury residents. The building will not provide housing for Roxbury residents, but will bring people into Roxbury at the expense of existing residents.

Signature	Address	Email address
Miley Mildred Stith	13 St. James	
Reta Wetherole	73 St James	
John Robinson	14 St James	
Thelma De Jesus	47A St James st	
Michael Christinn	16 St. James St. Rox, MA	
Brandon	59 Clarkwood	
Christian Hecht	57 Clarkwood St	

Signature	Address	Email address
Michael Catter	1 Alpine Place	[REDACTED]
Barbara Dinet	4 Fountain st.	[REDACTED]
Elizabeth J. Divins	11 Regent St	[REDACTED]
Gloria Hogan	5 Moreland APT 2	[REDACTED]
Joseph Hogan	5 Moreland St APT 2	[REDACTED]
Harberto Ortega	6 Moreland	[REDACTED]
Chelley	10 Moreland St	[REDACTED]
Pranfer	28 Moreland St	[REDACTED]
Lin Kuba	28 Moreland St	[REDACTED]
Jill Koss	56 MORELAND ST	[REDACTED]
Sandra Dubas	62 Wintbury St	[REDACTED]
Charles A. Akman	17 ST. JAMES	[REDACTED]


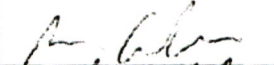
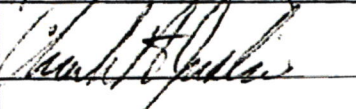
## 125 Warren Street, Roxbury

A petition to the Boston Planning and Development Agency regarding **125 Warren Street, Roxbury**, a 43,442 square foot, six-story building on a vacant 14,980 sf lot, to contain 41 residential units, with 25 parking spaces in a ground-level garage.



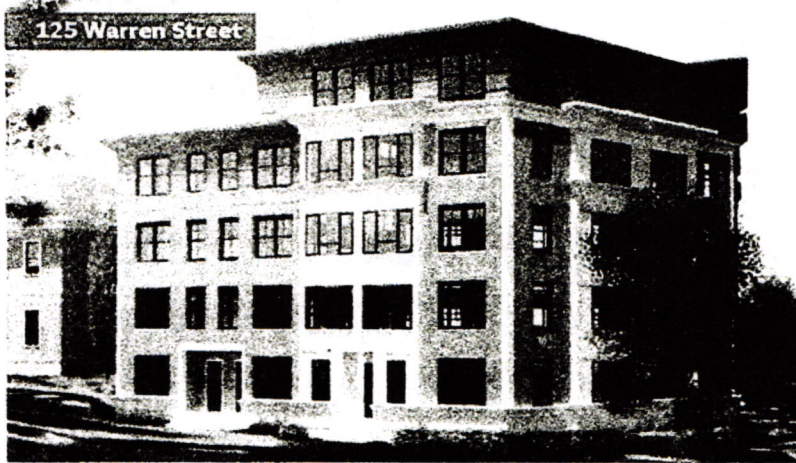
We the undersigned, residents of Tommy's Rock Neighborhood and Roxbury, are opposed to the proposed development at 125 Warren Street. We object to this proposal on the basis of :

1. **Height** – the building is out of proportion and towers over existing homes;
2. **Density** – the building is too dense, its density is 2.9, 50% over the zoning code;
3. **Parking** – parking is only available for 25 units, and is charged as an add on to base rent, encouraging people to forego the expense and park on the street;
4. **Traffic** – the design encourages traffic flow down St. James Street, adding to an already traffic plagued area;
5. **Gentrification** – the proposed rents are affordable to less than 16% of Roxbury residents. The building will not provide housing for Roxbury residents, but will bring people into Roxbury at the expense of existing residents.

Signature	Address	Email address
	116 Moreland St.	[REDACTED]
	1	
	219 Rockvale Circle (DET)	

## 125 Warren Street, Roxbury

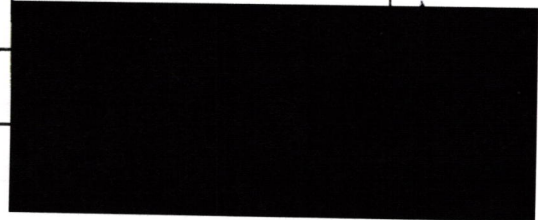
A petition to the Boston Planning and Development Agency regarding **125 Warren Street, Roxbury**, a 43,442 square foot, six-story building on a vacant 14,980 sf lot, to contain 41 residential units, with 25 parking spaces in a ground-level garage.



We the undersigned, residents of Tommy's Rock Neighborhood and Roxbury, are opposed to the proposed development at 125 Warren Street. We object to this proposal on the basis of :

1. Height – the building is out of proportion and towers over existing homes;
2. Density – the building is too dense, its density is 2.9, 50% over the zoning code;
3. Parking – parking is only available for 25 units, and is charged as an add on to base rent, encouraging people to forego the expense and park on the street;
4. Traffic – the design encourages traffic flow down St. James Street, adding to an already traffic plagued area;
5. Gentrification – the proposed rents are affordable to less than 16% of Roxbury residents. The building will not provide housing for Roxbury residents, but will bring people into Roxbury at the expense of existing residents.

Signature	Address	Email address
<i>Marlene Vach</i>	135 Jounes St	
<i>Thomas Rochelle</i>	23 Regent St.	
<i>Julie M. Rochelle</i>	21 Regent St	
<i>Mario Zapata</i>	2 Akron Pl	
<i>Cleon Byron</i>	23 Alpine street	
<i>Alyssa Kane</i>	1 Alpine Pl.	





Signature	Address
Tully St	188 Belmont Ct BROCKTON MA 02301
Cecilia [unclear]	47A [unclear] [unclear]
B R	49E Saint James St.
Farley [unclear]	1 Nassau St.
<del>John [unclear]</del>	17 Alpine St
D. G. [unclear] marquis.delme@gmail.com	17 ALPINE ST
Barbara Loney	20 Alpine St, Roxbury 02119
Nora L. Loney	20 Alpine St, Rox. 02119
Rhawell Knight	16 Akron St
W. [unclear]	46 Alpine St
[unclear]	46 Alpine St.
James C. Wilfong	21 Regent St.
Tonia [unclear]	39 Regents St
LYNDI HESTER	30 AKRON ST., Roxbury
Matthew Hester	30 AKRON ST, Roxbury
Franklin W Murray	15 St James Roxbury
Art [unclear]	60 St James St
Lauren Cartagena	37 Fairland St Boston MA 02119

Name

Address

~~Nephera Pascual~~

~~70 Saint James #4~~

Aiden Travers

25 Alpine Street Apt 2

Vijay Merhase

25 Alpine Street Apt 3

Jette Cruz

55 Alpine St #1

Malik Devant

55 Alpine

Signature	Address
Derrick Hester	59 Clarkwood St
Raymond Murray	15 Saint James St.
Annell Taylor	16 Huron St Roxbury 02119
Mary McCallum	16 Saint James St 02119
George Bag	47B Saint James St
Spring Park	49D St. James St.
John Walker	51 Saint James St
John Walker	57 Saint James St.
John Walker	67 St James St
John Walker	69 Saint James St
Margaret St Mathe	36 St James Street Apt 2
Aylmer Brown	36 St James Street Apt 1
Anna Roberts	40 St James Street Apt 1
Lucy Roberts	60 Saint James Apt 2
Lucrecia Halls	62 Saint James St Apt 2
Louise Anthonys	1 St James Pl
John Walker	5 St James Pl
John Walker	5 St. James Pl
Terra Oliszczak	66 St. James St #104
Bar Harell	66 St James St #103
Louise Halls	66 St. James, #102
Christina Lee	66 Saint James #103
Miller Keef	66 St James St 101



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Signature	Address	Email address
<i>Valley Bradley</i>	<i>452 Ashwood St.</i>	[REDACTED]
<i>Eurskin Feaja</i>	<i>36 Pleasantview St</i>	[REDACTED]
<i>Eyee Burd</i>	<i>35A Circuit St Rox, MA</i>	[REDACTED]
<i>Wendy Muncy</i>	<i>384 Park St Rox, MA</i>	[REDACTED]
<i>Ben Zeng</i>	<i>Ridge view Ave</i>	[REDACTED]
<i>Steven Orfan</i>	<i>16 N Kroy #207</i>	[REDACTED]

James Taylor	6 WALDEN AVE DOR. 02124	
Patricia Gigg	2906 Washington St. ROX MA 02119	
Danne Lewis	21 Michigan Ave	
<del>MA</del>	384 Park St	
January Grant	27 Elmout St Dorchester MA 02121	
Nathan Bergman	12 Gaston St Dor. 02124	
Rosahin Bano	3273 Washington St PP	
Dolores Fuller	25 Mission Pl. Dor. MA	
Keyana Jackson	35 ELmont St. Rox. MA	
Randall Lau	122 SHARON ST	
J. J. Jones	30 Ellington St.	
Travis Jones	37 Fairland St	
Althia Jones	63 ALPINE ST	
Sabonna Gilliard	63 ALPINE ST	
Shakyla Woods	63 ALPINE ST	
Jakeya Taylor	63 ALPINE ST	
Alfonzo Gilliard	63 ALPINE ST	
Logan Reyes		

Cindy Anderson 32 Ashland Street  
 Lauren Castaneda  
 Ric Castaneda  
 I can't remember

Garrick & Luciana  
 Thames 600  
 Annunciation Rd.  
 Boston, MA

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*[Faint, illegible handwritten text, likely bleed-through from the reverse side of the page.]*