

BOARD APPROVED

MEMORANDUM

JANUARY 17, 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
ALEXA PINARD, URBAN DESIGNER II
KRISTINA RICCO, SENIOR PLANNER I
MICHAEL SINATRA, PROJECT MANAGER

SUBJECT: 187 SUMNER STREET (GRACE APARTMENTS), EAST BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA") authorize the Director to: issue a Certification of Approval for the proposed development located at 187 Sumner St. in East Boston (the "Proposed Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"), 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.

*

PROJECT SITE

The Proposed Project is to be located at 187 Sumner Street in East Boston (the "Project Site"). The Project Site consists of approximately 16,266 square feet of land area, comprised of one parcel of land situated at 201 Sumner Street in East Boston, which is the address of the existing building (City of Boston Assessor's Parcel No. 0105398015). A new building will be erected behind the existing building at 201 Sumner Street which will have a second address of 187 Sumner St. The Project Site

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

fronts on Sumner Street and is bordered on the north by mixed-use commercial and residential buildings, and to the east, west, and south, by residential buildings.

The East Boston Community Development Organization (“EBCDC”) has controlled the Project Site since the late 1970s. The property consists of an irregular shaped 16,266 square foot parcel of land, improved with a 26,800 square foot mixed use, residential and commercial building.

The Project Site is a portion of the original Woodbury-Cunard Chapter 121A project, which was approved by the BRA in October 1975. Such 121A status has expired as of October 2018. The original Chapter 121A project was approved as two buildings, only one of which was completed. The Proposed Project comes before the BPDA now as a Small Project consisting of the construction of a new 42 unit residential building for low-income elderly tenants and the renovation of the existing 17 unit building which will continue to provide income-restricted units.

DEVELOPMENT TEAM

Proponent: Sal Colombo – EBCDC, Inc.

Development
Consultant: David Ennis- Affirmative Investments, Inc.

Legal Counsel: Jeffrey R. Drago- Drago & Toscano LLP

Architect: Diane M. Dooley- DiMella Shaffer

DESCRIPTION AND PROGRAM

The Proposed Project involves (1) the construction of a new 42-unit, seven-story building (“Phase One”) and (2) the renovation of an existing 26,800 square foot building on the same site (“Phase Two”) in Maverick Square, in East Boston.

The Phase One building will be situated behind the existing building. It will be seven stories tall, and 39,067 square feet. The 3,798 square foot first floor will consist of a community room, kitchen, lobby, mail room, office, and mechanical space. The second through seventh floors will have seven units per floor, for a total of 42 units. The second floor will have five one-bedroom units and two two bedroom units. The third through seventh floors will have six one-bedrooms and one two bedroom

unit. All 42 of the units will be income restricted. The lot size will accommodate 5 parking spaces, one of which will be handicapped accessible.

The existing building to be renovated in Phase Two includes 17 elderly/disabled subsidized units as well as approximately 3,000 square feet of ground floor commercial, which is currently leased to Aries Communications, Metro Management Company, and Mexicali Sushi Bar. During Phase Two, the existing property will undergo a renovation in which the units will be converted into workforce housing rental apartments. There will be no changes to the footprint of the existing building. The tenants in the existing building to be renovated during Phase Two will be given the option to move into a new unit in the new building upon the completion of Phase One.

ARTICLE 80 REVIEW PROCESS

On September 28, 2018, the Proponent filed a Small Project Review application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA sponsored a public meeting on October 24, 2018 both at the East Boston Neighborhood Health Center Education & Training Center at 250 Sumner St in East Boston. The meeting was advertised in the *East Boston Times* and was also posted on the BPDA website. The BPDA comment period closed on October 29, 2018.

ZONING

The Project Site is located within the Waterfront Residential Sub-district, which is governed by Article 53 of the Code, as well as an Urban Renewal Area Overlay District as set forth in Section 3-1A(b) of the Code. The Proposed Project will require zoning relief from the following: Flood Hazard District, Two Buildings on the Same Lot, Off Street Parking Insufficient, Lot Area for Additional Dwelling Unit Insufficient, Floor Area Ratio Excessive, Height Excessive (stories and feet), Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient, Rear Yard Insufficient and Off Street Loading Insufficient.

MITIGATION AND COMMUNITY BENEFITS

The proposed project offers the immense benefit of increasing the number of senior affordable housing units in Maverick Square. The EBCDC is acutely aware of the demand for senior affordable housing in East Boston as developers and managers of several elderly affordable housing developments in the neighborhood.

There are over one-thousand households on the EBCDC's waiting list for its elderly affordable housing developments. Moreover, the proposed project will create workforce housing in the heart of Maverick Square, adding a diversity of incomes and ages to development.

INCLUSIONARY DEVELOPMENT COMMITMENT

Phase One of the Proposed Project is financed as one entity and contains 42 income restricted units, or 100% of the total units. The proposed income restriction levels for the units will be as follows: 4 units at 30% AMI and 38 units at 60% AMI. As such, the Proposed Project is exempt from the Inclusionary Development Policy, dated December 10, 2015. It is anticipated that Phase One of the Proposed Project will apply for and seek funding from the City of Boston Department of Neighborhood Development ("DND") and financing from the Massachusetts Housing Finance Agency or other state and federal sources that would require affordable units, and the ongoing affordability of the project will be monitored under a MassDocs agreement and/or other regulatory agreement(s) from the state or federal finance agency. It is a requirement of the approval of the Proposed Project that the residential units built during Phase One be affordable units.

Phase Two of the Proposed Project will consist of the renovation of the existing seventeen (17) unit building, known as the Woodbury-Cunard development. The Proponent intends to maintain all of the units as income restricted units. Seven (7) units (41% of the Phase Two project) would be income restricted at a level that meets or exceeds IDP guidelines. The proposed income restriction levels for these units will be as follows: 7 units at 60% AMI and 10 units at 100% AMI. As such, the Proposed Project is also exempt from the Inclusionary Development Policy. In order to meet this exemption, upon completion of the renovation, the Proponent must provide the BPDA evidence copy of an affordable rental housing agreement and restriction that meets or exceeds IDP guidelines and has been recorded at the Suffolk County Registry of Deeds.

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 Director be authorized to: issue a Certification of Approval for the Proposed Project.

Appropriate votes follow:

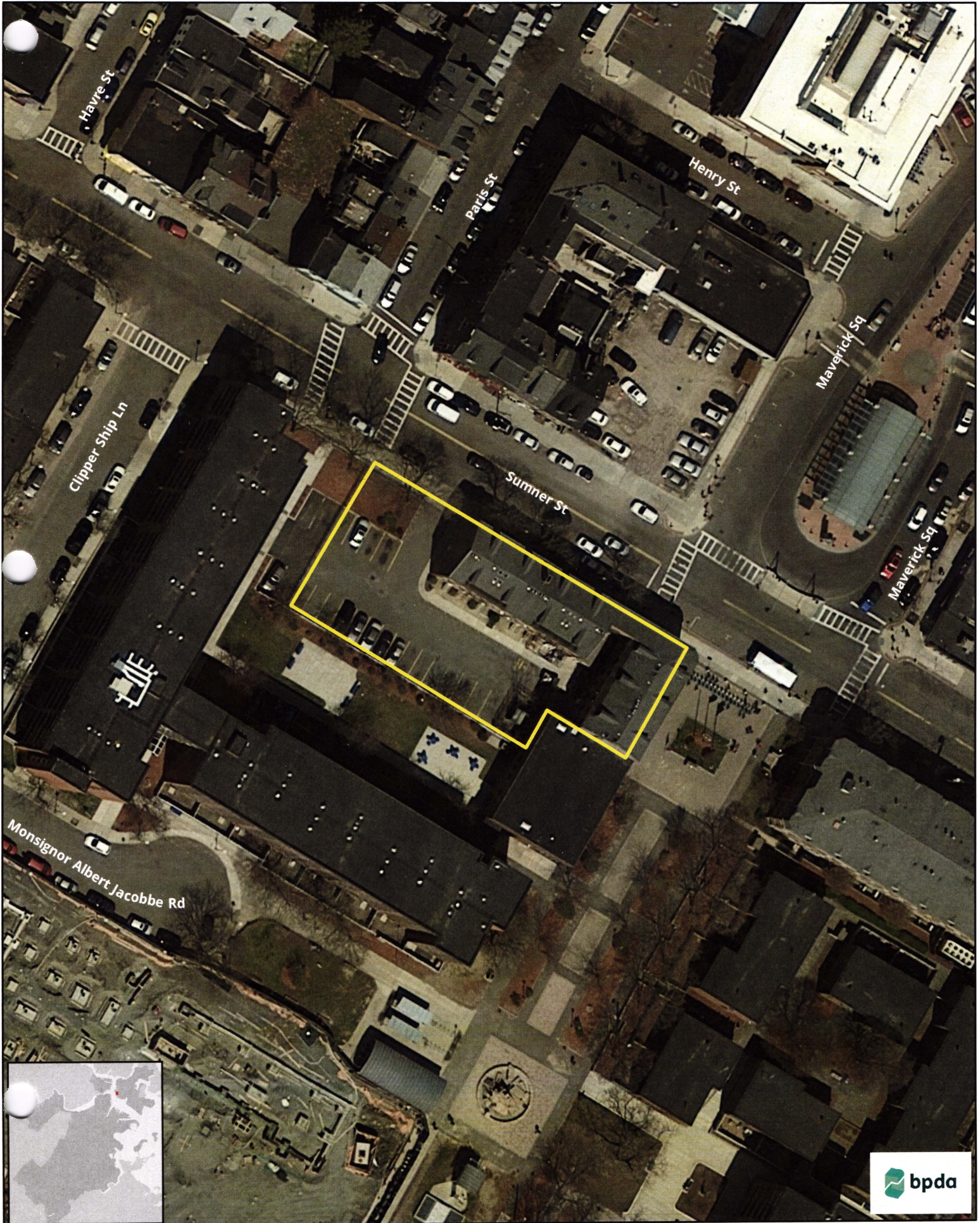
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the EBCDC, Inc. development consisting of a seven-story building approximately 37,866 square feet and comprised of forty-two (42) rental units used only for low-income elderly tenants and 5 parking spaces at 187 Sumner St in East Boston (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

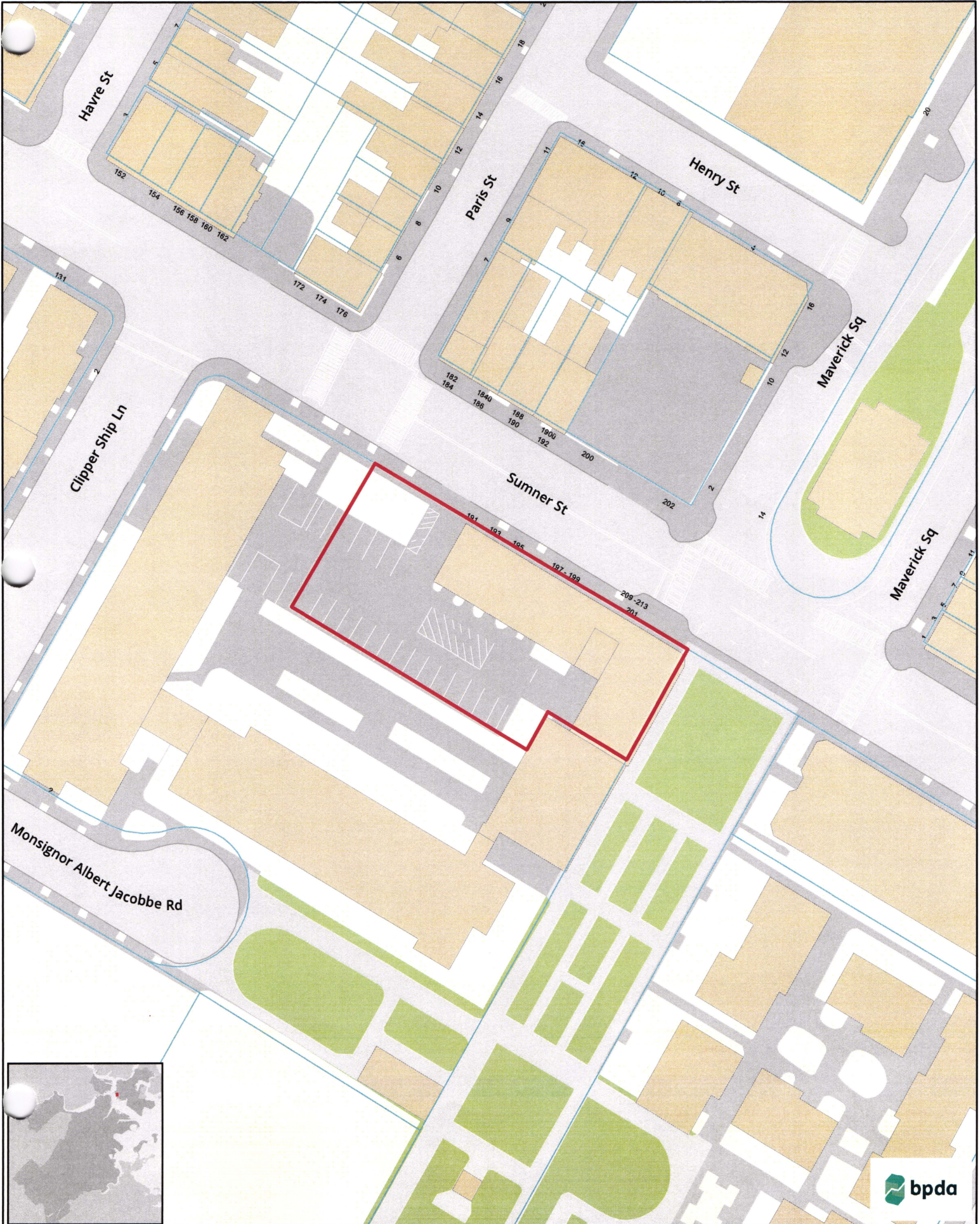
191-201 Sumner Street, East Boston

1:800



191-201 Sumner Street, East Boston

1:800





**BOSTON CITY COUNCIL
LYDIA EDWARDS
DISTRICT 1**

September 26, 2018

MS. SHEILA DILLON
CHIEF OF HOUSING AND DIRECTOR OF NEIGHBORHOOD DEVELOPMENT
26 COURT STREET
BOSTON, MA 02108

BOSTON CITY COUNCILOR LYDIA EDWARDS
BOSTON CITY HALL
ONE CITY HALL SQUARE, SUITE 550
BOSTON, MA 02201

RE: EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION

Dear Chief Dillon,

I am writing in support of the East Boston Community Development Corporation's response to the application for funds from the Department of Neighborhood Development. This funding will support the development of 42 much needed affordable apartments for the elderly in the Maverick Square.

The East Boston Community Development Corporation has been a long-standing positive force in the East Boston, and their work to increase the supply of affordable housing for seniors in such an attractive location is a further example of their dedication to low and moderate income seniors in the community. The need for affordable housing in the City of Boston, especially in increasingly desirable areas like Maverick Square, is acute and ever-growing

We look forward to the EBCDC's further collaboration with the East Boston community on this project, and are excited to see how the project progresses. Please do not hesitate to contact my office if you need any further information.

Sincerely,

Lydia Edwards
Boston City Councilor
District One

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

October 15, 2018

Mr. Michael Sinatra
Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: 191 Sumner Street, East Boston
Small Project Review Application

Dear Mr. Sinatra:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed residential development located at 191 Sumner Street in East Boston. This letter provides the Commission's comments on the SPRA.

The proposed project site consists of an existing 26,800 square foot residential building with ground floor commercial space on a 16,266 square foot lot. The project proponent, EBCDC Inc., proposes to construct a new 42-unit seven story 39,067 square foot residential building and renovate the existing building. There will be 5 surface parking spaces.

The Commission water distribution system has a 12-inch Northern Low PCI water main installed in 1872 and lined in 2000 in Sumner Street.

For sanitary sewer and storm drain service, there is a 22-inch by 24-inch combined sewer in Sumner Street.

Water usage and sewage generation estimates were not provided in the SPRA.

The Commission has the following comments regarding the SPRA:

General

1. Prior to the initial phase of the site plan development, EBCDC Inc. should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.



2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at EBCDC Inc.'s expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>



6. The water use and sewage generation estimates were not provided with the SPRA. The Commission requires that these values be calculated and submitted with the Site Plan. EBCDC Inc. should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. Estimates should be based on full-site build-out of the proposed project. EBCDC Inc. should also provide the methodology used to estimate water demand for the proposed project.
7. For any proposed masonry repair and cleaning EBCDC Inc. will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit EBCDC Inc. will be required to provide a detailed description as to how chemical mist and run-off will be contained and either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. EBCDC Inc. is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.
8. EBCDC Inc. should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, EBCDC Inc. will be required to apply for a RGP to cover these discharges.
9. It is EBCDC Inc.'s responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, EBCDC Inc. must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. EBCDC Inc. must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. EBCDC Inc. should also provide the methodology used to estimate water demand for the proposed project.
2. EBCDC Inc. should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, EBCDC Inc.



should consider outdoor landscaping which requires minimal use of water to maintain. If EBCDC Inc. plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.

3. EBCDC Inc. is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. EBCDC Inc. should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, EBCDC Inc. should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application EBCDC Inc. will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages EBCDC Inc. to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. EBCDC Inc. is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, EBCDC Inc. will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



4. EBCDC Inc. must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, EBCDC Inc. will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that EBCDC Inc. install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. EBCDC Inc. should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. EBCDC Inc. is advised to consult with the Commission's Operations Department with regards to grease traps.
9. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.



Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: Sal Colombo, EBCDC, Inc.
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Michael Sinatra <michael.a.sinatra@boston.gov>

Fwd: 191 Sumner Street (Grace Apartments) Public Meeting

Gabriela Coletta <gabriela.coletta@boston.gov>
To: Michael Sinatra <michael.a.sinatra@boston.gov>

Fri, Nov 9, 2018 at 10:46 AM


----- Forwarded message -----

From: **Madeleine Steczynski** [REDACTED]
Date: Wed, Oct 17, 2018 at 10:19 PM
Subject: Fwd: 191 Sumner Street (Grace Apartment) Public Meeting
To: Lydia Edwards <Lydia.edwards@boston.gov>, Gabriela Coletta <gabriela.coletta@boston.gov>

Do either of you know anything about this development? Who is the developer? What is the proposed use? If housing, what is the commitment to affordability?
I am really concerned about how quickly the city is moving forward on so many large-scale developments in the Jeffries Point/Maverick Square area.
Everyone who lives here wants development to slow down!
Any advice?
Thanks.
M.

----- Forwarded message -----

From: **Development Review at the BPDA** <Michael.A.Sinatra@boston.gov>
Date: Wed, Oct 17, 2018 at 9:44 AM
Subject: 191 Sumner Street (Grace Apartment) Public Meeting
To: [REDACTED]

Public meeting hosted by the BPDA	View this email in your browser
 boston planning & development agency	



191 Sumner Street Grace Apartments Public Meeting

Description: The proposed project involves the construction of a new 42-unit seven-story building and the renovation of an existing 26,800 square foot building currently on the same site in Maverick Square, in East Boston.

The existing building includes 17 elderly/disabled subsidized units as well as approximately 3,000 square feet of ground floor commercial. The property consists of a 16,266-square foot parcel of land with 26,800-square foot of mixed use, residential and commercial building. There will be no changes to the footprint of the existing building. The proposed new building will be situated behind the existing building. It will be seven stories, and 39,067 square feet. The 3,798 square foot first floor will consist of a community room, kitchen, lobby, mail room, office, and mechanical space. The lot size will accommodate 5 parking spaces, one of which will be handicapped accessible.

[\[more\]](#)

Time: 10/24/2018 6:00 PM - 7:30 PM

Location: East Boston Neighborhood Health Center- Education and Training Institute, 250 Sumner Street, Boston, MA 02128

[Submit Your Comments](#)

Michael Sinatra

Michael.A.Sinatra@Boston.gov

617.918.4280

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Madeleine Steczynski
Co-Founder & Executive Director

ZUMIX
260 Sumner St
East Boston MA 02128


zumix.org



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11/9/2018

City of Boston Mail - Fwd: 191 Sumner Street (Grace Apartments) Public Meeting

Gabriela Coletta

Chief of Staff

Office of Boston City Councilor Lydia Edwards

One Boston City Hall, Suite 550

(617) 635-3200

This email is subject to [MGL: Chpt.66, Sec.10 Public Records Law](#).

ATTORNEY MICHELE M. MODICA

21 HAYNES STREET

EAST BOSTON, MA 02128

Phone: [REDACTED]

December 1, 2018

Mr. Al Calderelli, Director

E.B.C.D.C.

72 Marginal Street

East Boston, MA 02128

Re; THE STATUS OF MY CLIENT "MEXICALI SUSHI BAR, INC.", AS LESSEE
OF THE COMMERCIAL SPACE LOCATED AT 199 SUMNER
STREET, EAST BOSTON, MA

Dear Mr. Calderelli,

I am writing on behalf of Roberto Trujillo, the owner of the above-named "Mexicali Sushi Bar" located in the C.D.C "Woodbury" Building, in Maverick Square. Over the last year, you and I have had several conversations regarding my client's financial difficulties in moving ahead with certain issues unknown to him at the signing of the lease. The space required much more attention and funds to complete the work in order to conform to the many complex rules of the State Building Code.

For example, the existing bathroom required filing for the approval of the Architectural Access Board ("AAB") which governs Handicap Accessibility to a rest room in a public restaurant. Our approved Petition from the AAB was presented at the Boston Zoning Board hearing and granted along with the use change of the designation of the space as a "Restaurant" instead of "Commercial". The necessary work for the rest room has already been completed to Code at an estimated cost of \$12,000. Legal fees were paid for by my client for the approval from the AAB of the newly designed plan.

Page 3.

to renovate the existing commercial spaces currently being leased by three businesses (one of which is Mexicali Sushi Bar) along with the 17 residential apartments for workers in the area. The plans go on to state that minimal work would be done on the exterior of the Woodbury building. However, a gut renovation of the interior will occur. It further states that the mechanicals have been replaced within the last five years and will not be replaced as a part of the rehabilitation process.

The major concern we have is whether the commercial spaces will be gutted as will be the residential units. It appears to me that the other commercial units as well as Mexicali Sushi Bar have all been recently renovated so why would they be renovated once again?

What will happen to my client's space if it also part of the renovation? If it is not, will the construction hamper him from conducting his business? Since the mechanicals have been done within the last five years are the apartments above Mexicali ready to be alarmed according to the code for residences above a restaurant? All of these questions must be addressed, and promptly.

My client has invested tens of thousands of dollars he saved over the past 8 years to achieve his dream of opening a restaurant. In the process of retrofitting the space that was previously a variety store, he encountered and overcame many hurdles along the way. Now, it appears that potential renovations to the building will make this an impossible dream.

Most recently, when you and I and my client discussed the payment of the two months back rent, you did not advise us of the fact that you had filed the renovation and construction plans for the site with the BPDA. Therefore, I expect a full briefing on the proposed project and the potential impacts on my client and his business. I look forward to a speedy response.

Sincerely,

Michele M. Modica

✓ cc: Michael Sinatra, BPDA

cc: Jeff Drago, Project Attorney

cc: Jesus Jose Garcia, MONS

187 Sumner Street (Grace Apartments) Public Comments via website form 2018-12-10

Date	First Name	Last Name	Organization	Opinion	Comments
10/29/2018	Dan	Bailey		Support	<p>Overall, this proposal will be good for the neighborhood and will add much needed elderly/disabled subsidized housing, which will help retain and grow East Boston's diverse community. I was pleased to see that the proposed renovation of the existing Woodbury Building at 191-201 Sumner St. will not involve inappropriate exterior alterations or demolitions. In fact, it seems that no exterior changes to the building are planned as part of this proposal. However, given the building's historic significance, there's an opportunity here for facade restoration work. The Woodbury Building is the oldest surviving commercial building in East Boston, built around 1841. It's in good shape and has retained most of its original architectural features. Historic Boston Inc. identified the Woodbury Building as a preservation priority in its 2015 East Boston Commercial Casebook and also recommended it as a good candidate for Boston Landmark designation. The Woodbury Building is sited prominently at the southern end of Maverick Square, and as one of the only surviving buildings from the earliest period of development in East Boston, it's an important part of the neighborhood's heritage and sense of place. In addition to the planned interior renovation, exterior restoration of the building's storefronts, fenestration, entryways, shutters, downspouts, and slate roof would draw attention to the building's historic identity, beautify the streetscape, contribute to the economic vitality of local business tenants in the building and the surrounding area, and ensure that the Woodbury Building will remain a landmark in Maverick Square for years to come. Non-profit historic preservation advocacy groups in East Boston and beyond may be able to provide the developer with technical assistance in planning facade restoration work.</p>