

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
11/15/2018	Terrance	Moreau		Support	This Square is in dire need of more, market rate homeowners that have the ability to utilize public transit and patronize at the local commercial stores. Dudley Square has been waiting for a development opportunity like this geared towards owner occupants. I support 110%.
11/16/2018	Joyce	Stanley	Dudley Square Main Street	Support	dudleysquaremainstreets@outlook.com November 15, 2018 Klaus Kimel Boston Redevelopment Authority Zoning Board of Appeal RE: 10 Taber Street, Dudley Square, Roxbury Dudley Square Main Streets Board of Directors supports the construction of the mixed use residential and commercial project at 10 Taber Street in Roxbury's historic Dudley Square. Homeownership in the district is a key component of the economic vitality of a neighborhood commercial district. This building and its residents will help provide life on the street on a 24 hour basis. Their higher incomes will help attract and maintain a better mix of goods and services for the district. DSMS urges the developer to meet and exceed the city's local and minority hiring guidelines for construction jobs along with sub-contractors and small business inclusion. We urge him to become a good corporate citizen by contributing to the community and participating in future planning for the district. We urge the Boston Redevelopment Authority and the Zoning Board of Appeal to approve this project. DSMS wants to be kept up to be in the loop as the final design and plans are completed. Sincerely, Joyce Stanley Executive Director 617 541-4644 Joyce.dudleysquare@gmail.com
11/18/2018	Danny	Hardaway		Support	FINAL TOUCH BOUTIQUE 17 Warren Street, Dudley Square, Roxbury, MA 02119 October 1, 2018 Christine Araujo, Chairwoman City of Boston Zoning Board of Appeal 1010 Massachusetts Avenue, 4th Floor Boston, MA 02118 Re: 10 Taber Street, Roxbury MA Dear Chairwoman Araujo, I am writing to express my support for Klaus Kimmel and 10 Taber Street, LLC's proposed development project on the vacant lots located on Taber Street, in the heart of Roxbury's Dudley Square. As a small business owner in Dudley Square, I believe this new development will be an asset in the neighborhood relative to both our current and future residents and to our local community of small businesses. Taber Street currently is a pass through for traffic and has long been an area that we would like to see developed. The proposed project will bring foot traffic to Taber Street and enhance the overall esthetic of the streetscape. Please record my support for this project. Sincerely, Mr. Danny Hardaway, Owner CC: State Representative China Tyler City Councilor Kim Janey

12/6/2018	Kate	Gray		Oppose	Six out of 45 units to be affordable housing is not sufficient. This neighborhood is underserved and many residents have already been pushed out by gentrification. Lots of real estate was taken up by BPS moving there. At least 20 units should be affordable and there should be a cap on the rent for the other condos.
12/8/2018	Andrew	Jones		Neutral	The proponents claim (5.4) that the inadequate parking ratio (Figure 2.6) will not impact congestion due to the transit options at Dudley station is false, unless the Silver Line operated as a Bus Rapid Transit line. Bus rapid transit provides buses with dedicated lanes and all-door boarding so that they on faster, more frequent, and more reliable schedules. This increases customer satisfaction and makes it a viable alternative to driving. I would implore the proponents to do what developers in Allston and Cambridge (55 Wheeler St) are doing by donating funds to the construction of bus rapid transit so that the premise follows.
12/9/2018	Carol	Best		Oppose	More parking must be provided. Even with the bus station (and I do mean bus, speaking as someone who commutes daily by T, the Silver Line is NOT a subway) across the street, it is unrealistic to think only one quarter of the residents will have cars.
12/15/2018	Roger	Garvin	Mr. G's Plaza	Support	This project will enhance the neighborhood and bringing more jobs to Dudley Square. New housing will bring more customers to existing businesses here in Dudley Square. The proposed project is a good fit for the long term plans of the area's development.
1/4/2019	Jason	Kaplan		Support	I support this project as proposed. We should be prioritizing high-density housing near public transit stations. This proposal's proximity to the Ruggles MBTA station is an obvious benefit.
1/4/2019	Jacob	Oppenheim		Support	More housing please! Roxbury will turn into the south end and residents will be displaced unless we build more there.

Dudley Square Neighborhood Association



January 18, 2019

City of Boston
Inspectional Services
Zoning Board of Appeals
1010 Massachusetts Avenue, 5th floor
Boston, MA 02118

RE: 10 Taber Street Proposal

The Dudley Square Neighborhood Association is writing in support, with stipulation, of the 10 Taber Street proposal for mixed-use residential condominiums and commercial units in Roxbury's historical Dudley Square. Homeownership in the area is a key component of the economic vitality of the neighborhood's commercial district. The residents of this forthcoming building will help provide life on the street on a 24 hour basis. Their higher incomes will help attract and maintain a better mix of goods and services for the district.

The stipulation, as discussed with the developer and owner, 10 Taber Street, LLC, is for the plan to incorporate aesthetically pleasing artwork or design on the blank wall that is facing Warren and Palmer Streets. Community approved murals, projections and/or colored lighting should be considered. This design element should match the design aesthetics of the district's iconic keystone, the Bruce Bolling Building.

As described by the owner/developer, the building will be developed for residential condominiums with one corner of commercial space on the first floor and include ten parking spaces available for customers doing business during the day. If these aspects of the building plan change, we call for an additional community meeting and approval.

Sincerely,
Dudley Square Neighborhood Association

Roger Garvin
Jean Pierre Teleau
Jon Napoli
Jamal Abdal-Khallaq
Caroline Toth

Residents and business owners of Dudley Square have formed the Dudley Square Neighborhood Association to work together to help make Dudley a more peaceful place to call home.

For more information: Jean Teleau or



MAYOR'S COMMISSION FOR PERSONS WITH DISABILITIES

Martin J. Walsh, Mayor

December 21, 2018

**RE: 10 Taber Street, Roxbury, MA 02119
Small Project Review Application
Boston Planning and Development Agency**

The Disability Commission has reviewed Small Project Application Form that was submitted for 10 Taber Street, in Roxbury, MA. Since the proposed project is planned to be a vibrant destination area for housing and retail space, 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:**

- Please consider including Group 2 units in the building portfolio, although not required by Massachusetts Architectural Access Board.

▪ **ACCESSIBLE BUILDING AMENITIES:**

- Per 521 CMR Section 35: *Tables and Seating*, we support the inclusion of wheelchair accessible furniture in all common and outdoor patio spaces.
- Per 521 CMR Section 10.5: *Public Use and Common Use Spaces in Multiple Dwellings – Storage* and 521 CMR Section 34: *Storage*, in areas where it is provided, we support the inclusion of accessible personal storage.

▪ **ACCESSIBLE PARKING AND VEHICULAR TRANSPORTATION:**

- Please confirm that adequate vertical clearance will be provided, per 521 CMR Section 23.4.7: *Parking and Passenger Loading Zones – Parking Spaces*.
- Please confirm that the sidewalk adjacent to the all driveway curb cuts will be flush, to provide a safe and enjoyable pedestrian experience across the entire length of the site.

▪ **ACCESSIBLE ROUTE AND SIDEWALKS:**

- What is the function of the driveway curb cut located in front of the residential lobby?



- At the intersection of Taber Street and Warren Street, would it be feasible to align the pedestrian ramps with the crossing?
- Please provide detailed and dimensioned landscape plans to demonstrate the development's compliance with Boston Complete Streets.
 - Updated plans should reflect bringing reciprocal pedestrian ramps into City of Boston reconstruction standards.
 - We would support ensuring that building setbacks allow for the installation of sidewalks that meet or exceed the design standards put forth by Boston Complete Streets Design Guidelines as well as other desired sidewalk uses (retail space, bus shelters or sidewalk cafes), so the site is accessible and functional for residents as well as visitors.
 - We support the granting of a pedestrian easement where required to bring the proposed sidewalk into compliance with Boston Complete Streets Design Guidelines.

▪ **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?

▪ **WAYFINDING**

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

▪ **VARIANCES**

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

▪ **CONSTRUCTION**

- Should any City of Boston on-street HP-DV parking spaces be relocated due to construction activities, relocated areas will require approval from the Commissioner. Additionally, the Commission shall be notified before construction starts.
- Modifications to public transit infrastructure including but not limited to, bus shelter locations and operations during and post-construction should be considered and coordinated with the MBTA, before implementation.

COMMISSION'S GENERAL STATEMENT ON ACCESS:

The Mayor's Commission for Persons with Disabilities supports *ideal design for accessibility and inclusion*, which meets as well as exceeds compliance with local, state, and federal building codes, including [the Boston Complete Streets Guidelines](#) , [Massachusetts Architectural Access Board 521 CMR](#), and the [Americans with Disabilities Act](#).

Our priorities for accessibility other than building design and construction include: maintenance of accessible features; 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 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.

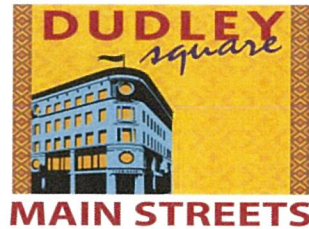


Kristen McCosh, Commissioner
Mayor’s Commission for Persons with Disabilities
kristen.mccosh@boston.gov

REVIEWED BY:

Patricia Mendez AIA
Architectural Access Specialist
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617-635-2529

Sarah Leung
Architectural Access Project Coordinator
sarah.leung@boston.gov
617-635-3746



November 15, 2018

Klaus Kimel
Boston Redevelopment Authority
Zoning Board of Appeal

RE: 10 Taber Street, Dudley Square, Roxbury

Dudley Square Main Streets Board of Directors supports the construction of the mixed use residential and commercial project at 10 Taber Street in Roxbury's historic Dudley Square. Homeownership in the district is a key component of the economic vitality of a neighborhood commercial district. This building and its residents will help provide life on the street on a 24 hour basis. Their higher incomes will help attract and maintain a better mix of goods and services for the district.

DSMS urges the developer to meet and exceed the city's local and minority hiring guidelines for construction jobs along with sub-contractors and small business inclusion. We urge him to become a good corporate citizen by contributing to the community and participating in future planning for the district.

We urge the Boston Redevelopment Authority and the Zoning Board of Appeal to approve this project. DSMS wants to be kept up to be in the loop as the final design and plans are completed.

Sincerely,

Joyce Stanley
Executive Director



CITY of BOSTON

Martin J. Walsh, Mayor

To: Raul Duverge, BPDA
From: Zach Wassmouth, PWD
Date: December 14, 2018
Subject: 10 Taber Street SPRA - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 10 Taber Street SPRA.

Project Coordination:

The project 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.

Specifically, this project shall be required to coordinate closely with the City's Dudley Square Reconstruction Project which includes the full reconstruction of Warren Street abutting this property as well as a small portion of Taber Street. Any required utility connections for this property should be made in advance of the City's Dudley Square reconstruction project or proposed to be made outside the Dudley Square Reconstruction Project limits.

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 and Pedestrian Access within the Public Way:

The 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, the project should include the full reconstruction of the sidewalk on the north side of Taber Street from Warren Street to Harrison Avenue.

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

Driveway Curb Cuts:

Any proposed driveway curb cuts will need to be reviewed and approved by the PIC. The developer is also responsible for the closure of any existing driveway curb cuts abutting the property that are no longer serving active driveways.



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

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.

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.

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 PWD requirements, 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 or at 617-635-4953.

Sincerely,

Zach Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD



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**Boston Water and
Sewer Commission**



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

December 5, 2018

Mr. Raul Duverge
Senior Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: 10 Taber Street, Roxbury
Small Project Review Application

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed residential development located at 10 Taber Street in the Dudley Square area of Roxbury. This letter provides the Commission's comments on the SPRA.

The proposed project site consists of an existing 9,146 square foot (sf) parcel. The site is currently a vacant lot. The project proponent, 10 Taber Street LLC, proposes to construct a six-story, approximately 46,239 sf mixed use building with forty-five residential units, approximately 1,830 sf of retail space, and ten vehicle parking spaces. The project site is bound by Taber Street to the south, Warren Street to the west, the 2 Warren Street building to the north and the 1135 Harrison Avenue building to the east.

The Commission water distribution system has an 8-inch Southern Low CI water main installed in 1941 and lined in 1996 in Taber Street and a 12-inch Southern High DI/CL water main installed in 2012 in Warren Street.

According to the SPRA, the proposed sewage generation is 6,050 gallons per day (gpd). For sanitary sewer and storm drain service, there is a 15-inch sanitary sewer in Taber Street and a 12-inch sanitary sewer and a 15-inch storm drain in Warren Street.

A water usage estimate was 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, 10 Taber Street LLC 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. All new or relocated water mains, sewers and storm drains must be designed and constructed at 10 Taber Street LLC'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.
3. 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/>
4. The water use estimate was not submitted. The Commission requires that this value be calculated and submitted with the Site Plan. 10 Taber Street LLC 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. 10 Taber Street LLC should also provide the methodology used to estimate water demand for the proposed project.
5. 10 Taber Street LLC 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, 10 Taber Street LLC will be required to apply for a RGP to cover these discharges.
6. It is 10 Taber Street LLC'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, 10 Taber Street LLC 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. 10 Taber Street LLC 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. 10 Taber Street LLC should also provide the methodology used to estimate water demand for the proposed project.
2. 10 Taber Street LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, 10 Taber Street LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 10 Taber Street LLC 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. 10 Taber Street LLC 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. 10 Taber Street LLC 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, 10 Taber Street LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 10 Taber Street LLC 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.



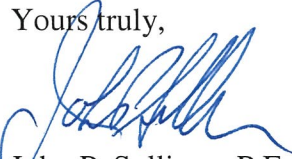
- Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages 10 Taber Street LLC to explore additional opportunities for protecting 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. 10 Taber Street LLC 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, 10 Taber Street LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 4. 10 Taber Street LLC 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, 10 Taber Street LLC 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 10 Taber Street LLC 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. 10 Taber Street LLC 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. 10 Taber Street LLC is advised to consult with the Commission's Operations Department with regards to grease traps.



9. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators,

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: Klaus Kimel, 10 Taber Street LLC
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail