



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Project Comment Submission: 105 West First Street**

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no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

Mon, Mar 13, 2017 at 3:30 PM

CommentsSubmissionFormID: 1597

Form inserted: 3/13/2017 3:30:49 PM

Form updated: 3/13/2017 3:30:49 PM

Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Uri: /projects/development-projects/105-west-first-street

First Name: Monique

Last Name: Hall

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: South Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I am writing today to voice my support in favor of the 105 West First Street Project. There are a few considerations that I think may serve to enhance the project and it's placement in the neighborhood. 1. As significant users/occupants will arrive to the building via the Broadway T stop, the traffic study should include/consider signalization improvements at the intersection of West Broadway and A Street. Specifically, there should be consideration given to the possibility of a 4-way red-light (all vehicles stop) that allows pedestrians to cross through the intersection completely. Currently the walk-signals coincide with a green-light for vehicles traveling in the same direction, creating potential conflicts for left and right turning vehicles with pedestrians crossing in the crosswalks. 2. As significant users/occupants will arrive to the building via the Broadway T stop, a more prominent entrance on West Second Street may be desirable to create a stronger arrival sequence. 3. The facade along West Second Street could be broken up a bit more to create a more humanizing scale. Consider intervals of landscape planting areas to provide relief from the hard building edge against the sidewalk and to create pervious areas within a footprint that is otherwise 100% impervious. As a whole, I think this project serves to strengthen the vitality of our neighborhood and my comments above are intended to be taken as thoughts for consideration moving forward. Thanks very much, -Monique Hall

PMContact: michael.rooney@boston.gov



Michael Rooney <michael.rooney@boston.gov>

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## 105 West First Street

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Marc Miller [REDACTED]

Fri, Mar 3, 2017 at 12:14 PM

Reply-To: [REDACTED]

To: michael.rooney@boston.gov

Mr. Rooney,

That was an informative meeting last night, both to hear about the project and to hear the various perspectives of my neighbors.

To introduce myself, I am the president of Fort Point Theatre Channel, now preparing to inaugurate our 10th year of operations based in Fort Point. Several years ago, we benefited greatly from CV Properties' donation to us of the use of 5,000 square feet in the Channel Center for two year, until the space was rented by Gilbane.

As I mentioned at the meeting, FPTC is especially interested in the plans as they develop for the convenor space. We've certainly thought a lot over the years about spaces that could fit FPTC's needs (performance and event space for one evening up to two weeks as well as office and storage space) with those of a variety of users (meetings, readings, concerts, movies, etc.). I'd be happy to talk with any of the project staff about this perspective when the time is right.

And I have a question for you. I understand Rich McGuinness is retiring, and he's been a great help to us. Will you be Fort Point's new point person for BPDA business in our neighborhood? If so, I would love to find time in the coming months to talk with you about our organization and hear more about plans that could affect us.

Yours,

Marc

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Marc S. Miller

Producer/Co-Artistic Director, Fort Point Theatre Channel

www.fortpointtc.org @fortpointtc [REDACTED]

Coming in June: Dhlagen Sunrise



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Re: Introduction - 105 West First Street, South Boston - Impact Advisory Group**

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Christopher Anifantis [REDACTED]

Sun, Feb 26, 2017 at 7:50 PM

To: Gary Murad &lt;garymurad@gmail.com&gt;

Cc: Michael Rooney &lt;michael.rooney@boston.gov&gt;, Leanne Keenan [REDACTED] Sara McCammond

[REDACTED] Kelley O'Shea [REDACTED]

[REDACTED] Bill Gleason [REDACTED]

Hello,

Regarding height, as I mentioned at the meeting I would agree that the height of the proposed building should come down and there should be additional setbacks along the haul road. The reasons being:

1) The transition in height of what is currently along or could be built along the opposite side of the Haul Road versus the current design is dramatic and does give the feeling of the St. Vincent neighborhood being walled-off. Some set back along the haul road similar to the set back on West Second St. or an external landscaped walkway along Haul Road side similar to the High Line in NYC or with exhibit space for A4H students' sculptures, industrial design etc. would be helpful.

2) While the building is meant to be attractive yet more demure so as not to compete with the Artists for Humanity building it's mass and height block most views of the A4H building, which is to be one of the more architecturally interesting buildings to come to Boston. That said I would give credit to the development for their attention to detail in design, materials and work they have done to date in listening to feedback.

Regarding parking, 35 spaces is minimal parking but perhaps not an issue if there is adequate parking in the garage. There should be incentives for employees to be parking in the garage and not on the streets. A major problem in our neighborhood is that most of the parking is not designated as Resident Only and there are no time limits on parking during the work day. It is nearly impossible to find a spot due to commuters using the spaces, and it continues to be an issue that is not being addressed.

Regarding retail on West Second St., some way to provide additional public interaction with the building would be positive, however it would appear difficult to do this given that the way the first floor innovation space is configured and there could not be any direct access point from West Second St. Retail would likely add to the parking issue as well and it would need to be something that could sustain itself on foot traffic, which is not that great in this area.

-Chris A

[Quoted text hidden]



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Re: Introduction - 105 West First Street, South Boston - Impact Advisory Group**

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Leanne Keenan [REDACTED]

Sat, Feb 25, 2017 at 9:30 AM

To: Gary Murad [REDACTED]

Cc: Michael Rooney <michael.rooney@boston.gov>, Sara McCammond [REDACTED]  
[REDACTED]  
[REDACTED]

Good Morning,

I didn't say much at the meeting the other night because I was in agreement with so much that was said by others and didn't want to be repetitive. I should have voiced my agreement.

1. The building is too tall at its current height. There is a wall being created here that cuts the St. Vincent's Neighborhood off from our neighbors on A Street. I think that it should be lower than the AFH building and be the "transition" building from the bigger buildings beyond A St Park into the 35' single family home neighborhood that it abuts.

2. As far as the parking situation, I strongly believe that the answer to the problem is resident only parking in the SVLENA area. This development bringing 800 people into the neighborhood is absolutely going to exacerbate our already unbearably tight parking. How can we get BTM to give us resident only parking?

3. Regarding activating W Second St, I don't think that is what is best for the SVLENA Neighborhood. It is not a main artery, it is a one way residential street in its entirety until you get to this property. Any retail is doomed to fail and we will end up looking at empty spaces with papered windows. And if by chance some wildly successful business went in, again- it's a small residential street, there is no need to bring more cars, bikes and pedestrians to W Second. I live right there- I think it's great to have something interesting to look at as you are walking by, but as far as putting retail in the building beyond a little cafe in the lobby, I am against it.

Thank you all for considering my thoughts.

Leanne Keenan

[Quoted text hidden]



Michael Rooney <michael.rooney@boston.gov>

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**105 west first st**

1 message

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**Michael Dindy** [REDACTED]

Sat, Mar 11, 2017 at 3:26 PM

To: Michael.rooney@boston.gov

hello Michael  
my name is mike dindy  
I live at 125 B st, and I am an abutter to the proposed project at 105 west first st.  
I strongly object to the height of the building as proposed at the march 2nd meeting that I attended.  
I feel our neighborhood is being walled in by the height of these buildings  
if developers want to build in our neighborhood, they should be required to adhere to our building codes.  
this effects the quality of life in our neighborhood and creates parking and traffic issues.

thank you for your consideration

mike and judy dindy  
125 B st



Michael Rooney <michael.rooney@boston.gov>

## Project Comment Submission: 105 West First Street

1 message

no-reply@boston.gov <no-reply@boston.gov>  
To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

Mon, Mar 13, 2017 at 11:50 AM

CommentsSubmissionFormID: 1596

Form inserted: 3/13/2017 11:49:51 AM

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Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Deborah

Last Name: Wrighton-Wex

Organization: West Broadway Neighborhood Ass. & IAG member

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I support the development of this project as presented to the IAG and the Community. 1. The design and architecture of the building fits well into the existing space and does not compete with the new Artists for Humanity building. 2. The development team has addressed the adjacent neighbors concerns about the building of "a Wall" by putting windows and the Haul Road/W 2nd St. corner of the building and activating the ground floor level of the building along W. 2nd Street. 3. Sidewalks along W. 1st and W. 2nd Streets will be widened and there will be landscape improvements. 4. This project only increases vehicular use by 35 cars thus having minimal impact on the traffic on "A" St. 5. The proposed pedestrian connector between W. 2nd and W. 1st Streets adds to the pedestrian experience for residents and workers. 6. Shadow and Wind studies show very minimal additional impact on the park and area. 7. The site is appropriate for an office building and it's proximity to the Broadway T and bus stops as well as South Station will allow workers to use public transportation as opposed to driving to work. 8. Local businesses will benefit from the additional foot traffic. 9. A CONCERN: The ability of the "T" to support 800-1,000 new riders as well as these new riders adding to the congestion that already exists at the corner of W. Broadway and Dorchester Ave. when people are exiting the T stop and/or waiting for buses.

PMContact: michael.rooney@boston.gov



Michael Rooney &lt;michael.rooney@boston.gov&gt;

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**Project Comment Submission: 105 West First Street**

1 message

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

Fri, Mar 3, 2017 at 6:30 AM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1571

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Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street

First Name: Kristin

Last Name: Lewandowski

Organization:

Email: [REDACTED]

Street Address [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: I was at the meeting last night and think the project looked great. It's a beautiful building and I love the trees. Also great that there will be more jobs (800 I think I heard). It will be a great addition to the neighborhood. Thanks for giving the local residents a chance to voice their opinions and concerns. With such a beautiful project (again thank you for the trees) I have to say (as a homeowner) thank you for improving my neighborhood. I moved to Boston from New York City in 2011 and have been pleased to see such growth and positive change here. Thanks to all involved with this project. Sincerely, Kristin Lewandowski

PMContact: michael.rooney@boston.gov







Michael Rooney <michael.rooney@boston.gov>

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## Project Comment Submission: 105 West First Street

1 message

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

Thu, Feb 16, 2017 at 9:16 AM

To: BRAWebContent@cityofboston.gov, michael.rooney@boston.gov

CommentsSubmissionFormID: 1544

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Document Name: 105 West First Street

Document Name Path: /Development/Development Projects/105 West First Street

Origin Page Url: /projects/development-projects/105-west-first-street?utm\_source=Neighborhoods&utm\_campaign=acfa1241b6-105\_West\_First\_Street\_IAG\_Meeting2\_15\_2017&utm\_medium=email&utm\_term=0\_bccda74844-acfa1241b6-150254693

First Name: Michael

Last Name: Sylvia

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Comments: The building seems to tall to me, and 35 parking spaces are not nearly enough. They probably need 100 parking spaces.

PMContact: michael.rooney@boston.gov