



MAYOR'S COMMISSION FOR PERSONS WITH DISABILITIES

Boston City Hall • Room 967 • Boston, MA • 02201 • 617-635-3682 • 617-635-2541 TTY • 617-635-3290 Fax

THOMAS M. MENINO
Mayor

KRISTEN McCOSH
Commissioner

DATE: August 13, 2012

RE: 105A South Huntington Avenue
Notice of Expanded Project Notification Form
Boston Redevelopment Authority

As Disability Commissioner for the City of Boston, I would like to offer my comments on potential accessibility issues in the 105A South Huntington Avenue Expanded Project Notification Form (EPNF).

In an effort to promote ease of access and create an accessible building, a description of the inclusion of persons with disabilities as a general priority of this project needs to be incorporated at the forefront of design. This can be accomplished through a review of accessibility conditions on sidewalks and intersections adjacent to the site, desire lines in and around the site for any deficiencies, architectural or transportation barriers and signal information. The evaluation of material selections, signage and way-finding means should also be articulated. Accessibility features need to be designed and integrated at the beginning of projects to strive for an inclusive environment and experience.

This project proposes 195 high quality rental housing units that will complement the existing residential character of the neighborhood, while contributing to the vibrancy of the public realm. Handicap parking is not outlined or illustrated in the EPNF. The discussed pedestrian experience should be inclusive of those with persons with disabilities. The “installation of decorative paving and landscape elements at the primary pedestrian entry along South Huntington Avenue” should be sensitive to the size of paving used, and the barriers landscape elements can present (Page 1-25, EPNF). All changes to the public right of way should be designed in accordance with the Boston Complete Street Guidelines.

In order for my Commission to give its full support to this project, I would ask that the following accessibility issues be explained in detail with narrative and data:

- Inclusion of people with disabilities as a general priority of this project
- Accessible entries, circulation and common spaces
- Accessible housing units
- Outdoor access
- HP Parking spaces, if any – number, location and proximity
- Sidewalk and curb cut (pedestrian ramp) details
- Slopes and surface materials

The accessible experience should encourage full and equal participation through means of ideal design by meeting and exceeding compliancy requirements.

Commission's General Statement on Access:

The Mayor's Commission for Persons with Disabilities (the Commission) supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures.

Universal accessibility is a priority of the Commission in all places that are open to the public, such as: municipal buildings, public rights of way (sidewalks, crosswalks, and streets), parks, schools, multi-unit housing developments, restaurants, museums, hospitals, and any other place of public accommodation.

The Commission works with City of Boston departments and private developers to ensure compliance with local, state, and federal regulations that govern the built environment, including the Boston Zoning Code, Massachusetts Architectural Access Board Regulations (MGL, 521 CMR) and the Americans with Disabilities Act Accessibility Guidelines (ADAAG, 28 CFR). It is a violation of the law to design or construct projects that are non-compliant with any accessibility and usability requirements unless it can be definitively demonstrated that it would be structurally impractical to meet such requirements.

Priorities for accessibility other than design and construction include: using poured concrete instead of brick pavers on all walkways and curb ramps, creating accessible paths of travel leading up to and throughout buildings, 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 to assist with training, 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

Kristen McCosh, Commissioner
Mayor's Commission for Persons with Disabilities
kristen.mccosh@cityofboston.gov
617-635-3682

Reviewed by:
Kathryn Aldrich, Architectural Access Specialist
Mayor's Commission for Persons with Disabilities
kathryn.aldrich@cityofboston.gov
617-635-2529

Boston

John FitzGerald
Senior Project Manager, Economic Development
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

July 18, 2012

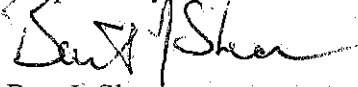
Dear Mr. FitzGerald:

Regarding the Project Notification Form for 105A South Huntington project submitted to the BRA on July 11, 2012 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.

These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully



Bart J. Shea
Fire Marshal

Cc: Paul Donga, FPE, Plans Unit, BFD



Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southampton Street 02118

**Boston Water and
Sewer Commission**



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

August 1, 2012

Mr. John FitzGerald
Senior Project Manager
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

Re: 105A South Huntington, Jamaica Plain
Project Notification Form

Dear Mr. FitzGerald:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form for the proposed 105A South Huntington Avenue project in the Jamaica Plain area of Boston. This letter provides the Commission's comments on the Project Notification Form.

The project site is a 1.1 acre vacant parcel of land between the Jamaicaway and South Huntington Avenue in Jamaica Plain, near Mission Hill.

The proposed project consists of the construction of a single new residential building totaling approximately 204,000 square feet. The project will include 195 residential units consisting of one, two and three bedroom apartments, as well as two small retail spaces on the ground floor. The project includes 176 parking spaces in an enclosed garage.

The Commission owns and maintains the following water mains in the vicinity of the project site, a 12-inch southern high and a 36-inch southern high distribution main on South Huntington Avenue. There is a 12-inch southern high water main that dead ends at the northeast corner of the site and a 12-inch southern low water main that dead ends at the northwest corner of the site in the Jamaicaway. The estimated water consumption for the proposed project is approximately 33,363 gallons per day (gpd).

For sewer service, there is a 12-inch sanitary sewer in South Huntington Avenue and a 12-inch sanitary sewer in the Jamaicaway. The proposed sanitary sewer generation for the proposed project is 30,330 gpd.

For storm drainage service, there is a 20-inch storm drain on South Huntington Avenue. Stormwater runoff from the project site will be collected, treated and conveyed through a closed drainage system to a groundwater recharge system that will overflow to the Commission's system in large storm events. The groundwater recharge system will have the capacity of



collecting, storing and recharging a minimum of 1/2 –inch to provide phosphorus treatment before the system overflows.

The Commission's comments are as follows:

General

1. All new or relocated water mains, sewers and storm drains must be designed and constructed at proponent'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. To assure compliance with the Commission's requirements, Cedar Valley Development, LLC must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water main, sewers and drains which serve the site, proposed service connections as well as water meter locations.
2. The Department of Environmental Protection, in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities, are 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 this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require the 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 should be based on the estimated sewage generation provided on the project site plan.
3. Cedar Valley Development, LLC should be aware that the US Environmental Protection Agency issued a draft 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, the proponent will be required to apply for a RGP to cover these discharges.
4. It is the proponent'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, Cedar Valley Development, 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 impact the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Cedar Valley Development, LLC should 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. The proponent should also provide the methodology used to estimate water demand for the proposed project.
2. Cedar Valley Development, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Cedar Valley Development, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Cedar Valley Development, 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. The proponent 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. The proponent should contact the Commission's Operations Division 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 more information regarding the installation of MTUs, Cedar Valley Development, LLC should contact the Commission's Meter Department.

Sewage/Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. The proponent will be required to submit with the site plan a phosphorus reduction plan for the proposed development. The proponent must fully investigate methods for retaining stormwater on-site before the Commission will



consider a request to discharge stormwater to the Commission's system. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application the proponent 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.
 - Includes 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. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. The proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is requested that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
 3. The Commission encourages Cedar Valley Development, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.
 4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Cedar Valley Development, 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, the proponent will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 5. Cedar Valley Development, 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. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided.
7. The Commission requests that Cedar Valley Development, LLC install a permanent casting stating "Don't Dump. Drains to Charles River" next to any catch basin created or modified as part of this project. The proponent should contact the Commission's Operations Division for information regarding the purchase of castings.
8. If 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. Cedar Valley Development, 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

C: Alex Nader, Cedar Valley Development, LLC
M. Zlody, BED
K. Pedersen, BRA
P. Larocque, BWSC



SMC Management Corporation

100 Galen Street, Suite 301

Watertown, MA 02472

TEL: 617 923 8933

FAX: 617 923 8916

August 29, 2012

Via e-mail:

John.Fitzgerald.bra@cityofboston.gov

John M. Fitzgerald
Senior Project Manager
Boston Redevelopment Authority
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: 105A South Huntington Avenue, Jamaica Plain

Dear Mr. Fitzgerald:

As owners of 81 South Huntington Ave and abutting neighbors to the project site proposed for 105A South Huntington Avenue, Jamaica Plain, we have actively reviewed the Expanded Project Notification Form for the project, dated July 11, 2012. Additionally we have attended the BRA's informal meeting on July 18, 2012 and the July 31st Article 80 public meeting, at the Back of the Hill Apartments, and several other presentations to local neighborhood groups.

We believe that the Nader brothers have made an honest effort to listen to the concerns of neighbors and intend to change or alter aspects of their plan accordingly. Because of their longstanding neighborhood presence, the Naders understand the area and anticipated concerns that an outside developer might not have appreciated. They obviously tried to incorporate architectural elements of their design to blend with the residential streetscape on one side, the institutional structures on the other, and the protected parkland to the rear.

We, as neighbors, would like to offer our support to this project and feel that this project will not only revitalize the empty lot, but create a positive visual impact that can only bring increased vibrancy to the community.

Thank you for all your consideration.

Very truly yours,

S. M. Chapman
SMC Partners LLC
G.P. of Pondview Inn at Longwood LP

From: jason decosta [jdecosta86@gmail.com]

Sent: Thursday, August 23, 2012 5:28 PM

To: Fitzgerald, John BRA

Subject: support the construction

I support the construction of new market rate housing projects which would provide a large number of construction jobs. I am a J.P resident. I do contracting whenever possible. My name is Jason DeCosta and my cell number is 7742121591.

From: Dermot Doyne [dermotdoyne@gmail.com]

Sent: Sunday, August 12, 2012 9:11 PM

To: Fitzgerald, John BRA

Subject: 105 South Huntington Avenue

Dear Mr. Fitzgerald and Boston Redevelopment Authority, My name is Dermot Doyne, I am the proud owner of Penguin Pizza, located at 735 Huntington Avenue, Ma 02115, in addition I am also a board member and the President of Mission Hills Main Street.

This letter is one of support for Anthony M. Nader's Cedar Valley Development's proposed development at 105 South Huntington Avenue. Mr. Nader's vision of revitalization and beautification is a windfall for the neighborhood, for several years this area has called out for such a project; it has been an eye saw and an example of urban wasteland. Mr. Nader in his quest of revitalization not only enhances the neighborhood, but will also encourage others to commit into investing into the neighborhood. The project is a plus for all concerned, the project will create several hundred union construction jobs, in addition it will create much needed housing and permanent employment for the future. I am most impressed by the thought and sensitivity that has gone into the planning. This type of housing is geared to the future, environmentally conscious in design and green friendly construction. As a local business owner and property owner in the area, I am excited for the future, and whole-heartily applaud Mr. Nader for his commitment. Please note my full support in this exciting project.

Yours Sincerely,

Dermot Doyne

From: Sarah Flaherty [skflaherty@gmail.com]

Sent: Thursday, August 09, 2012 2:28 AM

To: Fitzgerald, John BRA

Subject: 105 Huntington development

As a JP resident, I would like to express my support of the proposed development a at 105A S. Huntington Ave. I can personally attest to the demand for more housing of this type in the JP area - particularly as someone who works in longwood. The lack of housing in JP keeps most of the medical professionals in Fenway/brookline....but not JP because there are just not enough apartments/condos. (and most of us can luckily afford \$2000 rent for a two bedroom - although more one bedroom spaces would be ideal!)

~ Sarah
Sarah K Flaherty, MD
Union ave, JP


(Form Letter from
about 127 people)

John Fitzgerald
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201
John.Fitzgerald.BRA@cityofboston.gov

I am writing in support of the development of 105A South Huntington Avenue,
Boston.

As a Mission Hill resident, I believe that the development of this site will further
enhance this portion of South Huntington Avenue and will also have tremendous
economic benefit for our community.

Sincerely,

Name: Matt Eveland 

Address: 896 Huntington Ave Apt 7

Email: _____

From: Benjamin Mahnke [ben_mahnke@yahoo.com]
Sent: Wednesday, August 08, 2012 2:06 PM
To: Fitzgerald, John BRA
Subject: comment on proposed development for 105A S. Huntington Ave

John Fitzgerald
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Mr Fitzgerald,

I am writing a quick note in support of the proposed development at 105A South Huntington Avenue in Jamaica Plain/Mission Hill. I have recently learned about it from the article linked here in the Jamaica Plain patch:

<http://jamaicaplain.patch.com/articles/jamaica-pond-association-rejects-10-story-apartment-building-for-105-south-huntington#photo-10935998>

In the interest of transparency: To my knowledge I do not know the developer in question (reported as Cedar Valley Development) nor any current members of the Jamaica Pond Association, which I gather just voted to oppose the development. I have been a resident of Jamaica Plain for seven years and am a homeowner with my wife and two daughters, who are present and future BPS students. We live just outside Hyde Square and I consider this development just outside our neighborhood. I pass by the location at least twice daily on my current commute to work.

In general, the arguments in favor of new developments like this (although I know few details of this one) are several:

- Necessary Investment - the housing stock of northern JP/Mission Hill includes many older buildings in poor condition. These will all need to be renovated or replaced at some point if they are going to continue to serve as acceptable housing
- Allow people self-determination - there are large numbers of people who would rather live in the city and in JP who presently are living elsewhere. Having more housing stock and more rental units will allow them to live where they want.
- Increased Affordability - The way to reduce rents is to increase the supply of available rental units. This will make JP and Mission Hill more affordable for everyone. Newer construction of rental units will also put pressure on landlords to maintain and improve their existing properties to attract tenants. That is good for tenants.
- Local economic improvement - Lots of local businesses will benefit from having more residents and customers close at hand
- Fewer car commuters - South Huntington Street is obviously served by both the Green line and regular buses. To the extent that residents of this building walk or take public transportation to work it will be an improvement over their driving from whatever more distant places they would otherwise live. From an environmental perspective it's significantly better to have more housing in the city proper and few commuters driving in from the suburbs. If the regulatory authorities wanted to make sure this development did not add significantly to local traffic congestion they could do so by limiting the number of on-site parking places and/or requiring investments that encouraged bicycling.

These are my two cents. I appreciate your taking the time to consider this perspective. I understand there is a similar proposal under consideration for 161 S. Huntington. Without knowing any of the details of that proposal either, I would start from the same position that is expressed here: more residential development and in-fill in generally a good thing.

I know a number of people are concerned with developments that might 'change' a neighborhood and/or which are 'out of character'. For my part I would suggest that change is constant and inevitable. We will make the future better or worse.

Either way it is guaranteed to be different.

Best,

Ben Mahnke
24 Burr Street #2, JP

Benjamin Mahnke
Ben_Mahnke@Yahoo.com

Letter of Support for “The Serenity” at 105A South Huntington Ave in Mission Hill

I would like to make a recommendation in support of the proposed project “The Serenity” which will be located at 105A South Huntington Ave. The developers will be the Nader’s brothers which have been longtime supporters of the real estate in Mission Hill.

The Nader’s family has played an unmistakable role in the improvement and transformation of Mission Hill. Anthony, Michael and Assad Nader are committed and hardworking individuals. They are very charitable and respected amongst the residents and business owners on the hill. The Nader’s brothers are very community-oriented and are model corporate citizens, who take pride in the neighborhood.

I have worked in Mission Hill since 1982, and became a homeowner in 2002. I have witnessed the tremendous changes to this neighborhood and I am proud to call Mission Hill my home.

The time for second guessing should be over. This project should be allowed to go forward for the good of all concerned.

Thank you for the opportunity to provide my comments on this very worthwhile project.

Sincerely,

José Pérez-Cardona
180 Hillside St Unit 1
Boston, MA 02120.

From: Phil Quartier [pquartier@comcast.net]
Sent: Tuesday, August 07, 2012 9:39 PM
To: Fitzgerald, John BRA
Subject: 105-A South Huntington Avenue Project
John,

I'd like to go on record as a supporter of this project:

- I believe the developer has an interest in contributing to our neighborhood.
- I believe that the project's impact on the neighborhood and the business community will be a positive one.
- I would like to see less of the immediately surrounding architecture, particularly that of 100 South Huntington Ave., reflected in the design and more emphasis on aesthetics.

Phil Quartier
99 Hillside Street unit 1
Mission Hill, MA 02120
(617) 232- 2921

From: Leonardo Ramos-Perez [ramosperez00@gmail.com]
Sent: Thursday, August 02, 2012 2:54 PM
To: Fitzgerald, John BRA
Subject: Letter of Support for "The Serenity" at 105A So.Huntington Ave
in Mission Hill

Hello Mr. John Fitzgerald:

I would like to make a recommendation in support of the proposed project "The Serenity" which will be located at 105 A South Huntington Ave. The developers will be the Nader's brothers which have been a longtime supporters of the real estate in Mission Hill.

I have been a resident in Mission Hill for quite some time and I have witnessed the tremendous changes and improvement that the The Nader's family has played a positive and unmistakeable role in the improvement and transformation of Mission Hill. Anthony, Michael and Assad Nader are very much committed and are hardworking individuals. They are very charitable and well respected among the residents and business owners on the Hill. The Nader's brothers have demonstrated to be community-oriented individuals and without any doubt, they are model corporate citizens, who take much pride in the well being of the neighborhood.

I am proud to call Mission Hill my home.

I really think that the time for second guessing should be over. This project should be allowed, without any doubts, to go forward for the good of all concerned.

Thanking you in advance for the opportunity to provide my comments on this very worthwhile and important project.

Sincerely,

Leonardo Ramos-Pérez
180 Hillside st. Unit #1
Boston, MA 02120

Michel Soltani
1575 Tremont Street
Mission Hill, MA 02120

John Fitzgerald
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

8/12/12

Mr. John Fitzgerald,

My name is Michel Soltani, and I represent one half of the partnership that owns and operates both The Mission Bar and Grill and The Brendan Behan Pub. As well, I am the vice-president of the Mission Hill Main Street organization, which has performed the function of promoting, preserving and revitalizing the community in general during the course of its existence. I have also been a member of the Mission Hill and Jamaica Plain communities for some twenty years. In that time I have seen the nature of these neighborhoods change in dramatically positive ways, watching as certain under and undeveloped areas were revitalized through a number of building projects, and through the moving into the area of a number community friendly businesses.

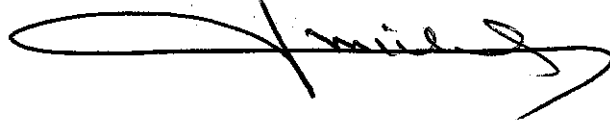
As you are familiar with these neighborhoods, you know all too well that for a number of years the empty and/or run down lots that predominated for so long were not only a blight upon the eyes of residents, but also provided in the community opportunities for those who might do ill to maintain foothold presences in the area. The revitalized One Brigham Circle complex is a perfect example of the sort of project that has brought so much lifeblood back into the area, simultaneously increasing foot traffic and bringing greater numbers of customers to the small businesses in the area while at the same time eliminating an (for all intents and purposes) abandoned lot that was the root of so much concern.

Yet certain areas remain underdeveloped and neglected in this part of the city. Some areas along South Huntington Avenue are prime examples of the places that could still benefit, and should benefit, from the kind of projects that have done so much good for these neighborhoods in other locales. Thus, in short, I am writing this letter to you now in order that I may express my vigorous support for the building project at 105 South Huntington Avenue. This project would have a dynamic effect on the area, generating tax revenue for the city, creating numerous jobs of both the construction and service variety, expanding the availability of housing, and also eliminating certain dangers for those who might walk through this neighborhood during late night hours (young professionals and third-shift workers come immediately to mind).

In closing, I can think of no drawback that this project presents to the community. In my estimation, it is an idea and project for which the time has come.

Sincerely,

Michel Soltani



From: Diane Brown [dianemjb@yahoo.com]
Sent: Tuesday, August 21, 2012 9:58 PM
To: Fitzgerald, John BRA
Subject: 105A South Huntington Avenue Project

Dear Mr Fitzgerald,

I oppose the project at 105A South Huntington Avenue. The impacts are undesirable.

- Shadow on South Huntington Avenue would be increased.
- Density would be increased.
- Traffic would increase.
- Noise would increase.
- Air quality would decrease.
- The design would be a huge eyesore
- Many long time residents would loose their view of Leverett pond

All these problems would affect the quality of life and be amplified by other recent and proposed development projects on South Huntington Avenue, in the Huntington Avenue area and in the LMA area. Any studies should include all these areas.

MBTA public transportation on South Huntington Avenue is certainly not rapid transportation. It is in decline & does not adequately serve the passengers in this area presently. Service has been cut in spite of an ever increasing population in the area. The MBTA has eliminated trolley service on weekends between Heath St & Brigham Circle. The #39 bus has a very unreliable performance.

I don't approve of the type of building proposed in the 105A South Huntington Avenue project to be built between the Back of the Hill and the Emerald Necklace.

A preferred building on this side of South Huntington Avenue would be

- Low rise (up to 3 stories)
- Made of brick material
- Have a set back

I urge the BRA to disapprove this project. It is too large and has too many negative quality of life impacts to this community.

Sincerely

Diane Brown

From: David White [dlwhite24@verizon.net]
Sent: Saturday, July 21, 2012 3:58 PM
To: Fitzgerald, John BRA
Subject: Fw: 105A South Huntington Ave. Proposed Development

----- Original Message -----

From: [David White](#)
To: JohnFitzgerald.bra@cityofboston.gov
Sent: Saturday, July 21, 2012 2:50 PM
Subject: Fw: 105A South Huntington Ave. Proposed Development

----- Original Message -----

From: [David White](#)
To: JohnFitzgerald.BRA@cityofboston.gov
Sent: Saturday, July 21, 2012 1:01 PM
Subject: 105A South Huntington Ave. Proposed Development

Comment: We have lived in Jamaica Plain for 26 years and have witnessed the rise in housing prices which inevitably means some like our own son, cannot find affordable housing here. We also rent part of our property and we see that there is a high demand for reasonably priced housing here. We are concerned that the area near the VA (I am a veteran who uses the VA health services) including Goddard House, Home for Little Wanderers and 105A become areas with too many people/apartments/condos without any BRA master plan as suggested by the JP Gazette editorial 7/20/12 and by IAG. By the way, I also learned (while waiting for the #39 bus in winter snow) that the #39 sometimes has trouble getting up the incline of South Huntington Avenue. This combined with many more motor vehicles available and trying to enter /exit these three proposed sites present traffic problems not only for vehicles using South Huntington but also for the MBTA. I would urge that the master plan also contain provisions for affordable and moderate rate housing for all projects to meet current demand in Jamaica Plain for that kind of housing.

David A. White, 24 Green Street, Jamaica Plain

From: DisabilityPrimer@aol.com

Sent: Thursday, August 02, 2012 9:40 PM

To: Fitzgerald, John BRA

Subject: 105 S Huntington Ave.

Hello.

The concerns I have are:

- 1 Too high.
2. Dusty. Will affect my breathing and hearing.
3. Noisy.
4. Come see what the corner of So Huntington and Huntington is like in September. You'll see that parking is a HUGE issue around here.

Basically, I really like the building. One thing I've learned via construction here and at Mt. Pleasant is that bathrooms and elevators get designed by tall young single men with long arms. They don't know that women wear make up, and need to put it within easy reach of the mirror. Or that disabled people have medical supplies, and need shelving. A disabled person helped design this building. I volunteer when it comes time.

Thank you.

Carrie Dearborn

From: Jen Douglas [solace_linka@hotmail.com]

Sent: Wednesday, August 08, 2012 8:38 AM

To: Fitzgerald, John BRA

Subject: {SPAM: 40} :the proposal for high-cost housing at 105A S. Huntington Avenue in Jamaica Plain

Dear Mr. Fitzgerald,

I am writing to express my opposition to Cedar Valley Development's plans for a 10-story apartment building at 105A S. Huntington Avenue in Jamaica Plain, where rental units will be listed for \$2,500 to \$3,000 a month.

I am concerned that such housing will be one more source of upward pressure on housing costs in the neighborhood, while the benefits of providing housing at high cost will flow to a small number of people. My priority is for decent, affordable housing for all of Boston's workers and residents.

Sincerely,
Jen Douglas
32 Mozart Street
Jamaica Plain



The Emerald Necklace: Chosen as one of America's Top Ten Great Public Spaces for 2010
– American Planning Association

BACK BAY FENS * RIVERWAY * OLMSTED PARK * JAMAICA POND * ARNOLD ARBORETUM * FRANKLIN PARK

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Janice Henderson

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Matthew Kiefer

Beth Krudys

Caroline Loughlin

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Boston Committee of the

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of Mass Audubon

Boston Society of

Landscape Architects

Brookline Greenspace

Alliance

Emerald Necklace

Greenway Project

The Fenway Alliance

Fenway Civic Association

Fenway CDC

Fenway Garden Society

Franklin Park Coalition

Franklin Park Zoo/
Zoo New England

Friends of Jamaica Pond

Friends of Leverett Pond

Friends of the Muddy River

Garden Club Federation

of Massachusetts

Isabella Stewart Gardner

Museum

Jamaica Hills Association

Jamaica Pond Association

MASCO

Museum of Fine Arts Boston

Boston Redevelopment Authority

Attn: John Fitzgerald

One City Hall Square

Boston, MA 02201-1007

Re: Development at 105A S. Huntington Ave, Jamaica Plain, MA.02130

August 27, 2012

Dear Mr. Fitzgerald:

We are writing to comment on the proposed development at 105A S. Huntington Ave. in Jamaica Plain.

On June 20, 2012, the Project Review Committee of the Emerald Necklace Conservancy reviewed the project with the developers and their team based on the nine criteria by which we evaluate projects that abut the Emerald Necklace park system for the potential impacts and benefits to the park. Those criteria look at the consistency with Olmsted's vision of a green corridor, effects on the park user's experience, consistency with Emerald Necklace Master Plans, effects on access between and within parks, impacts to air quality and water quality, the creation of new noise, the creation of new shadows, and the benefits provided to the park system. Members of our Project Review Committee also attended the public meetings on the project and we have reviewed the ENPF.

Reserving our comments to areas in which we foresee likely impact, we would like to register the following comments as they relate to the possible impacts of the project on the adjacent Emerald Necklace parkland.

- **Massing:** We would like to see more screening of the building mass from the park and from the Jamaica way. While we recognize that building 25' from the property line is the developer's right, we are particularly focused on providing suitable protection of the existing vegetation and the appearance of the building closest to the park.
- **Trees:** We are concerned about the proximity of construction to the existing trees on the Jamaica way. In order to protect the trees and their roots we suggest that a distance of 30' beyond the drip line be used as a buffer zone.
- **Shadows:** The illustrated height of the building obviously reflects the effect of the shadows to be greater than an as-of-right building height. The shadows cast by the proposed building will negatively impact the experience of park users during the early morning hours.

- We appreciate the intention of the developers to provide some benefits to the parks and trust that they will follow through with these items. They include:
 1. Installation of a new fence and piers along the west (Jamaicaway) side property line including gates for resident access. While we appreciate the proposed installation of a wrought iron and masonry fence along the park side, we will be particularly interested in reviewing the final material choices here and the design details.
 2. Addition of two “missing” trees along the sidewalk of the Jamaicaway, outside of the property line. We suggest that the two new trees be of specimen quality, with a minimum caliper dimension of 6”.
 3. We appreciate that the developer worked with the Bartlett Tree Company on an assessment of the existing trees on the site and is willing to maintain as many of the viable site trees as possible. We have requested and await receipt of a copy of the survey of existing vegetation and contours, identifying the trees and their caliper and canopy sizes, in order for us to fully understand and comment on the impact of proposed tree removals.

Thank you for the opportunity to comment on this project. The parks are an invaluable amenity to a project in this location and the importance of mitigating any negative impacts as a result of adjacent development should include support for the Conservancy’s work to restore and enliven these parks for the benefit of park users today and for generations to come.

Sincerely,



Julie Crockford
President



Ashley Helie
IAG Committee Member

Scott Frost
384 Riverway #2
Boston, MA 02115

July 31, 2012

John Fitzgerald
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Fitzgerald,

I am writing to you about the proposal to build on 105 A South Huntington Ave. by Cedar Valley Development LLC. According to the BRA website, the building is proposed to be 13 stories. This is unacceptable and will negatively impact the neighborhood since there are no other housing structures remotely close to this height and style. While the VA Hospital atop the hill is similar in height to Cedar Valley's proposal, it is a hospital and is on a substantially larger plot than that owned by Cedar Valley. The overall building mass will also be completely out of line with the rest of the area. The neighborhood is comprised mostly of four story apartments/condominium units that retain a historic period design. The Cedar Valley proposal does not recognize or honor this style.

I am also concerned about the validity of argument by the owner's of the project – Cedar Valley is owned by the Nader brothers, who own substantial number of lower value apartments in the area on Huntington Ave. Their history of violations with the city, lack of tax payments and according to the Boston Herald article by Dave Wedge, lawsuit with their neighbors over an illegally maintained dumpster, have made them one of Boston's worse landlords. Given this history, I fail to see how the neighborhood can seriously trust the Cedar Valley group's information on how it will fit into the current fabric.

Thank you for your time,

Sincerely,



Scott Frost

JAMAICA POND ASSOCIATION

August 24, 2012

John M. Fitzgerald
Senior Project Manager, Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts 02201

Subject: Proposed development of the "Serenity" at 105A South Huntington Avenue by Cedar Valley Development

This letter is submitted on behalf of the Jamaica Pond Association Board of Directors (JPA) in compliance with the Article 80 process associated with the development of 105A South Huntington Avenue in Jamaica Plain. Similar to the originally filed JPA comments in response to the 161 South Huntington Ave. proposed by the Boston Residential Group, it is our understanding that the BRA will again make a recommendation based upon a determination either (a) that there are few if any issues concerned with the development as currently proposed that can easily be resolved or mitigated by the developer or (b) that there are significant issues that will require further review by the BRA and interested parties, including community organizations. The BRA original deadline for comments was extended by two weeks as stated publicly by the developer at the August 6th meeting of the JPA. Based on the current proposal and the unresolved questions and issues, the JPA Board voted at its August 6th meeting to oppose the project as proposed. In these comments, the JPA strongly encourages the BRA not to approve the project as currently proposed for the reasons detailed below. A few concerns below that were identified by Board members who were not able to attend the August 6th meeting have also been incorporated.

Issues:

Zoning Relief: The JPA recognizes that under current zoning, the project will require a number of zoning variances. These include setback requirements, FAR violations, violation of the maximum building height of 45 feet, a violation in the number of units allowed per acre, and others including GPOD and Park related. The JPA believes that some of these violations are not minor in scope, and will very significantly change the character of South Huntington Avenue. This is especially true in terms of the height and the density of the development proposed which will have both major direct ramifications. These are discussed in further detail in other sections below.

Architectural design: The JPA has, at times, not opposed limited zoning relief where the architectural design of a proposed development has been refined so as to be intrinsically attractive for the site and extrinsically beneficial to the neighborhood, especially as to scale, massing, and setbacks. While some of the design issues are associated with the height of the proposed building, the proposed height is a significant issue itself and will be addressed as a

separate issue. As far as overall design, the brick façade on the lower level blends in well both in height and style with the other nearby buildings, including the Indian Center, the new hotel, and apartment building. The JPA takes issue with the design once the architectural style changes in the higher level. Furthermore, the use of large amount of window glass overlooking the Jamaica way may introduce issues of glare from sun light reflecting off the building back onto traffic coming over the Route 9/Jamaicaway overpass. While the JPA recognizes the plan calls for using non-reflective glass to reduce spot glare, it still notes this as a potential issue that should be reviewed.

Height: The proposed building is far too high especially in relationship to neighboring buildings that are consistently only 3 to 4 stories in height. While the developer make reference to the height of the Back of the Hill building across the street, they fail to point out either that it is in a unique location backing up to a cliff with a hospital at the top or that the tall building rises in two story increments from the other two-three story brick townhouse type structures so it is not a drastic height increase of more than five or six stories. In contrast, the proposed building is ten stories in height and its immediate neighbors are the three story Indian Center building and the four story hotel on the other side followed by a long row of three story brick apartment or condos or both side of South Huntington Ave. The JPA Board along with a number of comments from others believes the proposed is far too excessive and out of scale for the neighborhood and should be very significantly reduced.

Proposed Density: Similar to the proposed development at 161 South Huntington Ave., the JPA believes that the proposal for 195+ units is far too dense for this location especially given the one-third the acreage size of the "161" proposed project. The community has not been shown anything from the developer that supports the need for 195+ units from an economic development point of view for this land. Furthermore, the developer's attorney indicated that they would not likely be ready to have or share any cost information supporting the need for the proposed density. This would suggest that the number of units at the location is not being driven by cost factors but following in the path of the building at 161 South Huntington with a similar number of proposed units.

Affordable Housing: While the City of Boston requires a 13% ratio for low income housing, the Jamaica Plain Neighborhood Council (JPNC) has publicly supported a level of 25%. The JPA supports the JPNC's efforts in this and encourages the developer to come to an agreement with the JPNC. A member from the BAPA in JP (Business and Professional Association) also commented at the meeting that the request for more affordable housing should not be taken lightly in these neighborhoods. Furthermore, the developer should be required to maintain these numbers of units indefinitely and also treat them as affordable units in the event there is a change in the future to a condo market.

Target rental market: The developer appears to be marketing toward a transient population from the medical area of one or two adults per unit through offering studio, one and some 2 bedroom apartments. The JPA, however, recognizes a need for apartments for families. The project should include more units for families, which would better serve the needs of residents of Jamaica Plain and Mission Hill. One of the concerns stated at the meeting by a few Board members was that this high priced rental space with more amenities would incent other rentals in the Pondsides area and other areas of Jamaica Plain and Mission Hill to increase rents and force some residents to move and also change the character of Jamaica Plain. This goes hand and hand

with the issue of more affordable housing give the recent offerings near the former Blessed Sacrament Church. Furthermore, there should also be consideration for language that the building cannot be used as student housing for any university if it is sold or leased in its entirety at some point in the future.

Impact on Parking by contractors: The Plan does not significantly address how or where parking will be handled for construction workers during this construction period. Parking is already tight in the neighborhood. While the plan states it will strongly encourage workers to use the MBTA or rideshare since parking will be extremely limited, it does not provide any more details about how this will be accomplished. The immediate neighborhood will be significantly impacted if contractors drive and park nearby. The BRA should consider if the developer should be required to offer MBTA passes to contractors along with shuttle arrangements.

Small retail spaces: The developer raised the possibility of including small limited retail space on the street level. The JPA encourages the developer to listen to the neighborhood for types of stores if in fact stores are to be included and strongly encourages the inclusion of small neighborhood based stores and not franchised stores to maintain the character of JP and Mission Hill. The JPA also questions the amount of rent the developer would require for a neighborhood business based on the level of rents the developer is seeking for apartments.

Building Parking options need to be resolved: As the Board currently understands the proposal, parking spaces within the building will not be included in the rent but instead will be available for additional charge. This could potentially invite renters to avoid this fee and park in the neighborhood and further tax neighborhood parking spaces in the future. It may be the developer is looking for renters without cars but there needs to be better evaluation of exactly what the developer is proposing. As noted in the full page ad in the August 3rd issue of the Gazette, it advertises underground parking for residents.

Construction issues: The final plan should detail a series of steps the developer will take to mitigate and resolve issues from abutters including the recently opened hotel, the Indian Center, the residents of Back of the Hill and other neighbors. This should include weekly meetings and website updates with the contractor so abutters are aware of upcoming work and can identify issues that have arisen for the contractor to resolve in a timely fashion. In addition, the plan notes that no significant noise may be started before 7 AM. The JPA believes this should be delayed one hour due to the adjacent hotel, adjacent residents and also those across the street.

Traffic studies: While there were a number of analyses regarding traffic, there were concerns expressed both at the public meeting at the Back of the Hill and at the JPA meeting about the impact on traffic for cars, cyclist, and pedestrians. A few people commented about how South Huntington is already a busy street with the Heath St. intersection and the entrance and exit both to and from the 105A proposed building will only complicate it. Furthermore, there was concern expressed by a cyclist about the additional danger this entry and exit of car traffic to and from the building will create for cyclists coming up the hill. The JPA encourages the Boston Transportation Department (BTD) to look at these issues. If, as part of a BTD review, a decision is made to add signals at the Heath Street intersection, the signals should provide priority for MBTA streetcars.

Other developments: The BRA intentionally continues to keep the 161 and 105A South Huntington Avenue projects on separate tracks. Based on comments from several speakers, which were endorsed by the JPA, the JPA requests that the BRA undertake a more broad study of development on South Huntington Ave., especially given the further news of the proposed future sale of the Goddard House that may see more development.

Gazette ad: In the August 3rd edition of the Jamaica Plain Gazette, the JPA noted its surprise to see a full page ad for the Serenity which is noted as the name of the proposed development at 105A South Huntington Ave. While the brief description refers to it as the "newly proposed" 195 unit high quality apartment community, the ad copy of amenities, etc. could imply everything is all set to go. With the number of concerns noted here, the JPA believes this ad is vastly premature and not positioned by a developer willing to be open and working with the community and the BRA.

Support of Jamaica Pond Park and neighboring parkland: During the JPA meeting on August 6th, the developer was advised of the JPA's position that developers of major projects bordering parkland in this area make a contribution to the Foundation for Boston Parks, an approved 501(c)(3) trust under the direction of the Boston Park Department. In this case, the JPA has asked that the donation be at least fifty thousand dollars. This policy is grounded in the understanding that proximity to the Jamaica Pond Park and neighboring parklands and ponds is an important element of the value of the property being developed, new residents who come to the new development will enjoy the parklands, and the parklands needs support. This policy is not, however, any form of direct financial tie between any specific JPA actions regarding the proposed development. Rather, the JPA believes the neighboring parklands and Jamaica Pond Park provide a great marketing opportunity that will benefit both the developer and its residents and any donation to parklands should be directly identified and utilized for improvements in the localized area and not for use in any generalized fund.

Summary: For the above reasons, the JPA is opposed to the project as proposed. The JPA believes it is appropriate that the BRA slow down the proposed development of 105A South Huntington Avenue to allow the community and neighborhood associations to have more input into the project and that additional time be allowed for the developer and all interested parties to resolve the many significant and substantial differences of opinion concerning aspects of this development that exist. In addition, these meetings have raised questions that the developer has not yet considered such as how will public access be granted if the developer offers Zip Car service. The Jamaica Pond Association wants in whatever development is approved for the site to be a project that both the developers and the Jamaica Plain and Mission Hill communities will be proud of. To allow this process to go forward quickly in a very short time period with the number of identified concerns as presented would be both inappropriate and wrong

Sincerely,

/s/ Jack Fay Jr

JPA Chairperson

CC list:

: Matthew Kiefer, Esq., Goulston & Storrs
District 6 Councilor Matt O'Malley
District 8 Councilor Michael Ross
Representative Jeff Sanchez
Julianne Doherity, Mayor's Office of Neighborhood Services
Ben Day, JPNC Chairperson
Rich Giordano, Back of the Hill Association
Editor, Jamaica Plain Gazette
Editor, J.P. Patch

Jamaica Pond Association, Box 300116, Jamaica Plain, MA, 02130

E-mail: JPA02130@aol.com

August 15, 2012

John M. Fitzgerald
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Fitzgerald:

I write to you on behalf of the Jamaica Plain Neighborhood Council and its Housing and Development Committee to comment on the proposed development at 105a South Huntington Avenue in Jamaica Plain. The Housing and Development Committee intends to meet with the developer as soon as possible, and to forward our comments to the BRA once we have done so. However, in soliciting community feedback on another nearby development recently, 161 S. Huntington Ave, the BRA began its 30 day comment period frankly before the community was even aware of the project, and this was not sufficient time for the Neighborhood Council to schedule a meeting with the developer of that project and submit our comments for the record on time. We feel it is not acceptable to rush the community feedback process to the point where the elected neighborhood body does not have time to offer the developer a fair chance to present their project and answer questions before we make our recommendations.

Below we submit to you our policy for new developments in Jamaica Plain as they apply to this proposed project, in case our comments based on meeting with the developer are once again cut off. But we urge the Boston Redevelopment Authority to extend the 30 day comment period in order to ensure that community members and groups have the opportunity to educate themselves about the project, meet with the developer, and make informed comments about this project to the BRA. Thirty days is not enough time for the developer to meet with all of the community groups that will be affected by this project, in both Jamaica Plain and Mission Hill. Thirty days is not enough time for people to sufficiently educate themselves and articulate any concerns about the project to the BRA.

As was true for the 161 S. Huntington Development, the scope of this project, which we understand will include 196 apartments, makes it imperative that multiple well-publicized community meetings take place so that the developer and the community may engage in a productive dialogue and come to consensus about the project. It is our understanding that the developer intends to meet with as many community groups as possible, which is helpful and appreciated. However, the JPNC would ask that the BRA and the developer also hold multiple well-advertised public meetings, open to all Jamaica Plain and Mission Hill residents.

The Housing and Development Committee will meet with the developer as soon as possible because it is tasked with ensuring that developments such as this one comply with

the Jamaica Plain Neighborhood Council's Inclusionary Zoning Guidelines, Healthy Housing Guidelines and Transit Oriented Development Guidelines.

Jamaica Plain's Inclusionary Zoning guidelines state that a minimum of 25% of the units in the project are affordable to people making less than 80% of Area Median Income (AMI) and that across the affordable units there is an average of affordability for people making 60% of AMI. We encourage the developer to make every effort to meet our inclusionary zoning requirements and to engage in a dialogue on this issue until we reach an agreement on the number of affordable units and the extent of their affordability.

Jamaica Plain's Healthy Housing guidelines are designed to reduce asthma triggers in new and renovated housing stock in Jamaica Plain. Among many other things, the guidelines ask that developers not have carpeting in newly developed apartments and not have any basement units. We encourage the developer to make every effort to comply with our Healthy Housing Guidelines and to engage in a dialogue on this issue until agreement can be reached.

The Jamaica Plain Neighborhood Council's Transit Oriented Development (TOD) Guidelines seek to address environmental, land use, and economic concerns in Jamaica Plain. TOD is a development approach that links affordable housing and transportation investment and seeks to connect residents to social and economic opportunity. The Jamaica Plain Neighborhood Council has adopted a set of principles to guide transit oriented development in the neighborhood in order to energize communities without displacing the people who live there. The principals are: ensure community benefits, maintain affordability/inclusionary zoning, prevent displacement, encourage community controlled housing, improve environmental quality, promote environmental justice, achieve full accessibility, boost transit use, plan for transit growth, encourage local economic development, and understand local context. Given this project's proximity to public transportation, we look forward to speaking with the developer about the TOD principals. We encourage the developer to incorporate as many of these principals as possible into its development plan for 105a South Huntington.

The Housing and Development Committee and the Neighborhood Council are not prepared to support the development until we have the opportunity to reach an agreement on the affordable housing that will ultimately be included in the project and the project's compliance with our Healthy Housing Guidelines.

The Jamaica Plain Neighborhood Council looks forward to a dialogue with the developer moving forward. Our mission is to ensure that the neighborhood has a voice in new developments and policies affecting the neighborhood. We hope that the BRA will ensure that the developer works with the community to develop a project that we can all support.



Thank you for your time and consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads 'Benjamin Day'.

Benjamin Day
Chair, Jamaica Plain Neighborhood Council

From: Laura Kalegaric [laura.kalegaric@hotmail.com]
Sent: Monday, August 27, 2012 5:02 PM
To: Fitzgerald, John BRA
Subject: {SPAM: 40} :105A S. Huntington Ave Project Concerns
Mr. Fitzgerald-

I am writing you today with concerns regarding the proposed development at 105A S. Huntington Ave. in Jamaica Plain. My concerns are not regarding building height nor any technical details surrounding the project. My concerns are for the citizens of Jamaica Plain. As you may know, Anthony Nader, the developer for this so called 'Serenty' building, is on ISD's 'dirty dozen' for unpaid trash fines regarding his 881-895 Huntington Avenue property. See article: http://www.bostonherald.com/news/regional/view/20220501builder_on_hook_for_hub_fines_plans_development/. The alley area behind 895 Huntington Ave has had repeated complaints to ISD and the City of Boston for an overflowing dumpster and multiple illegally parked cars. (There is an ongoing lawsuit against the Nader's from The Riverway Condominiums.) I don't believe that residents of JP want to deal with this type of individual. This is going to be a bait and switch. The property design looks great, but have a look at his other properties and talk with his current tenants. He will come in, take over, donate to Menino and no one will ever be able to do a damn thing about it. You do not want this project to ruin JP.

Kind regards,
Laura

From: Sunhi Lee-Beinborn [sleebeinborn@yahoo.com]
Sent: Monday, August 20, 2012 3:41 PM
To: Fitzgerald, John BRA
Subject: Opposition to Proposal for 105A S Huntington Ave
To:

Mr. John Fitzgerald
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Fitzgerald,

I would like to express my opposition to the proposed new development at 105A South Huntington Avenue in Boston.

After hearing about the proposal and after looking at the sketch of the development in the latest Mission Hill Gazette, I find that the building's proportions (particularly its excessive height) are excessive and do not fit well in the area. I am particularly concerned about the building's negative visual impact on the adjacent park and pond, as well as the plan's insufficient provisions for conserving open space and existing trees.

Some have suggested that given the imminent series of new developments on South Huntington Avenue, the BRA should conduct a planning study with the goal of defining an overall vision for this neighborhood. I agree that it would be important to avoid an eyesore such as the 105A South Huntington Avenue proposal slip in due to a rushed approval process, and thereby set the tone for spoiling the area for generations to come. At the same time, I understand that BRA may be hesitant to delay all development on this stretch of S. Huntington Avenue given the lengthy time frame (2 years ?) of a formal planning study and potential re-zoning. In the absence of a formal planning study, I am hoping that the BRA can assure the community that a big picture master plan will be followed, e.g. one that is more oriented toward other 4-5 story buildings that have been proposed or are being developed in the area.

Thank you for your consideration.

Sincerely,

Martin Beinborn
88 Alleghany Street
Mission Hill
02120 Boston

From: Adam Sandofsky [adamtodd1@hotmail.com]

Sent: Friday, August 10, 2012 2:55 PM

To: Fitzgerald, John BRA

Dear Mr. Fitzgerald,

I am writing in opposition to the proposal for a luxury building at 105 South Huntington Avenue. I urge the BRA not to approve the project for the following reasons:

1. The building would be in violation of several laws including limitations on height, density of occupants and distance from the curb. These rules are how the laws passed by the representatives of the people of Boston are carried out. They are indications of the will of the majority. Thus, a proposal which would be in violation of these laws should be presumed to be unacceptable.

It should be the burden of those who proposed this building to explain why they should not have to abide by these laws. The only justification given so far is that it would cost them money to do so. This argument would not be accepted by a person driving over the speed limit simply because he wished to deliver a pizza on time. It should not be accepted here.

2. This business would not provide a service to the people of the community. The rents were stated to be \$2,500/month or \$30,000/year. According to federal guidelines, no one should pay over 30% of their income in rent. This would mean that the minimum income someone would need to be able to afford this service would be \$100,000/year. This is well over that for most members of the community.

Therefore, most people in the community would be completely cut out. The need in the community is for lower rent apartments, not higher.

3. The building would damage the community as a whole. It would bid up rents which are already too high. This would cause people of limited income to have to leave their homes.

Businesses would begin to cater not to the majority but to the small group who could afford this building. This would further drive up the cost of living in the neighborhood.

This phenomenon can be seen in the replacement of Hi Lo Foods by Whole Foods Market. The last major affordable supermarket was replaced by an unaffordable market for most. This requires some in the community to have to travel a great distance to find affordable food.

This would be especially disturbing in this neighborhood as many residents there are seniors on a fixed income who could not travel far.

4. This would be a third luxury building in a few blocks. The luxury hotel and the proposal for the Home for Little Wanderers would create the problems mentioned above. This proposal would only exacerbate them.

This neighborhood provides a place for those with limited income, especially seniors. They have few other places to go in the city. There are many places with those with means enough to live here.

5. This building would only add to a glut of empty luxury apartments and office space. The construction in Bartlett Square sits almost 25% empty. The office space in Hyde Square is empty, as are numerous homes and offices throughout the city.

It would contribute to an oversupply which is causing our economic crisis.

In conclusion, this project serves no public purpose and should be rejected.

Yours truly,
Adam Sandofsky
resident-Jamaica Plain