



# CITY of BOSTON

Martin J. Walsh, Mayor

To: Raul Duverge, BPDA  
From: Zach Wassmouth, PWD  
Date: June 29, 2018  
Subject: 111 Terrace Street SPRA - Boston Public Works Department Comments

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Included here are Boston Public Works Department comments for the 111 Terrace Street SPRA.

**Site Plan:**

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

**Construction Within The Public Way:**

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

**Sidewalks:**

Developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the Public Right of Way (ROW) within and beyond the project limits. The reconstruction effort also must meet current Americans with Disabilities Act (ADA) and 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 PWD Engineering Division for review and approval.

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

The developer should consider the potential pedestrian desire line to cross Terrace Street to Cedar Street to connect pedestrians to Columbus Avenue and the Southwest Corridor park. New crosswalks and pedestrian ramps should be considered as part of the scope. Location of any proposed crosswalks will require review and approval from the Boston Transportation Department (BTD) Engineering Division.

Any proposed curb cuts for driveway access will require a curb cut permit from PWD. The developer will be responsible for the closure of any driveway curb cuts that are no longer being utilized as a result of this project.

**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.



**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



**Landscaping:**

Developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Any landscape 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.

**Project Coordination:**

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

**Green Infrastructure:**

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

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

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

Sincerely,

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

CC: Para Jayasinghe, PWD



**PUBLIC WORKS DEPARTMENT**

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

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

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

July 26, 2018

Mr. Raul Diverge, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02210

RE: 107-115 Terrace Street, Mission Hill  
Small Project Review Application

Dear Mr. Diverge:

I am writing in support of the above project, also known as 111 Terrace Street. Terrace Street is rapidly becoming a destination for housing, as evidenced by several recent residential projects. The developers, Mark Blotner and Mark Cabral, have committed to building mid-market housing, rather than luxury housing. The new units will represent much needed housing for working professionals and others who continue to make Mission Hill their home.

The proposed use is significantly better than the current use – a parking lot for tow trucks. The proposed use will be more in harmony and less of a nuisance to the surrounding community. In addition, the developers have agreed to build on-site affordable units, and have proposed an artist-live-work space as well.

The design of the building is impressive in that it fits within the more industrial feel of the street. Its use of the existing grey building which is currently on site, and which repeats itself throughout the rest of the design, will better comport the project to its existing surroundings.

The project provides a .5 ratio of parking to housing, which is appropriate given its proximity to the Orange Line, and it also provides for indoor bicycle storage.

I look forward to seeing this project realized and ask that the BPDA support its application.

Sincerely,



David Passafaro  
Sr. Vice President, External Affairs



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**FW: 111 terrace st abutter**

1 message

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**Chris DeSisto** [redacted]  
To: raul.duverge@boston.gov

Wed, Aug 15, 2018 at 6:29 PM

Hi, Raul. I suspect you did not receive this. I mistyped your email address.

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**From:** Chris DeSisto [mailto:[redacted]]  
**Sent:** Tuesday, July 24, 2018 4:36 PM  
**To:** [raul.duverge@boston.com](mailto:raul.duverge@boston.com)  
**Cc:** [redacted]; [michael.christopher@boston.gov](mailto:michael.christopher@boston.gov)  
**Subject:** 111 terrace st abutter

Re: [111 Terrace St](#) Development  
Mission Hill (Roxbury Crossing)

Hello, Raul.

I attended last week's BPDA meeting on the proposed 42 units of housing at [111 Terrace St](#). I want to reinforce my comment that the development team must address concerns of my partners and me. As direct abutters, we are likely the most impacted by the development. However, communication has been nearly non-existent between us and the developers. We have not attended previous meetings because we were ignorant of their existence. We were vaguely aware that a project had been proposed, but we remain unaware of its status. It is the responsibility of the developers to inform and satisfy abutters and neighbors.

My concerns have been further exacerbated by the hostility from a developer member I encountered during the meeting. He accused me of being a liar. While inaccurate and insulting, his vitriol is more alarming for the attitude it betrays. Can we count on these developers to cooperate with us during construction? How will they address the construction and management issues which inevitably arise?

- Traffic study. The garage opening is at the intersection of an awkward 3-way stop. Terrace St now acts as a major cut-thru for commuter traffic. Has BT&D and Public Works blessed this plan? Would you forward me a copy of the traffic study.
- Parking. A 50% ratio may be reasonable. Many renters don't own autos, but their visitors do. Terrace St has limited on-street parking and our tenants & visitors will have increase competition for the limited spaces.
- Drainage. Our rear parking lot is sloped toward the 111 Terrace site. How will the water run-off be handled?

- Light & Shadows. The proposed building height exceeds zoning by 15' and appears 5' from our property line. Our building has a full glazed head house which will suffer from shadows and poor light.
- Ledge. Do the geo-tech reports indicate the presence of ledge? How will it be excavated? We have a 16' stone wall which may be compromised by hammering or blasting the rock. Pls provide a copy of the geo-tech report.
- Excavation. How deep will the footings be in proposed project? How will our foundation be protected during excavation? Will the excavation require shoring?

Please keep me apprised of future meetings and hearings. I trust you will work to remedy the lack of interaction between the abutters of [103 Terrace St](#) and the developers of [111 Terrace St](#).

Regards,

Chris DeSisto

[103 Terrace St](#)

[Roxbury Crossing](#)



Raul Duverge &lt;raul.duverge@boston.gov&gt;

## Re: Submission Notice- Small Project Review Application (SPRA) - 111 Terrace Street, Mission Hill

1 message

**Bob D'Amico** <bob.damico@boston.gov>

Wed, Jun 13, 2018 at 7:34 AM

To: Raul Duverge <raul.duverge@boston.gov>

Cc: Gayle Willett <GAYLE.WILLETT@boston.gov>, David Carlson <David.Carlson@boston.gov>, Michael Cannizzo <Michael.Cannizzo@boston.gov>, "Jo eph Finn (Commi ioner)" <jo\_eph\_finn@boston.gov>, Mary Kilgallen <mary.kilgallen@boston.gov>, Christian Simonelli <csimonelli@bgwt.org>, Rosanne Foley <rosanne.foley@boston.gov>, Todd Satter <Todd.Satter@boston.gov>, Joseph Cornish <joseph.cornish@boston.gov>, William Evans <william.evans@pd.boston.gov>, Tplant@bphc.org, tpolk@bphc.org, William Egan <william.egan@boston.gov>, John DeBenedicti <john.debenedicti@cityofboston.gov>, Jame Gillooly <jame.gillooly@cityofboston.gov>, Vineet Gupta <vineet.gupta@cityofboston.gov>, jewellc@bwsc.org, A Horst <horstaf@bwsc.org>, Teresa Polhemus <Teresa.Polhemus@boston.gov>, Gina Physic <gina.physic@boston.gov>, Tim Davis <tim.davis@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Kathleen Pedersen <kathleen.pedersen@boston.gov>, Jame Fitzgerald <jame.fitzgerald@boston.gov>, Cindy Chow <cindy.chow@boston.gov>, Renee LeFevre <renee.lefevre@boston.gov>, Phil Cohen <phildcohen@gmail.com>, Sara Myerson <sara.myerson@boston.gov>, John Read <John.Read@boston.gov>, Richard McGuinness <richard.mcguinness@boston.gov>, Bryan Glascock <bryan.glascock@boston.gov>, Tai Lim <tai.lim@boston.gov>, Aaron Hallquist <aaron.hallquist@boston.gov>, Marybeth Pyle <marybeth.pyle@boston.gov>, Mark Cardarelli <mark.cardarelli@boston.gov>, Sheila Dillon <sheila.dillon@boston.gov>, Ben.Lynch@state.ma.us, Kristen McCosh <kristen.mccosh@boston.gov>, Patricia Mendez <patricia.mendez@boston.gov>, Sarah Leung <sarah.leung@boston.gov>, Brad Swing <brad.swing@boston.gov>, Alison Brizius <Alison.Brizius@boston.gov>, Benjamin Silverman <benjamin.silverman@boston.gov>, Maura Zlody <maura.zlody@boston.gov>, Susan Rice <Susan.Rice@boston.gov>, William Christopher <william.christopher@boston.gov>, Eugene O'Flaherty <eugene.oflaherty@boston.gov>, Jerome Smith <jerome.smith@boston.gov>, Anne Schwieger <anne.schwieger@boston.gov>, Diana Orthman <Diana.Orthman@boston.gov>, Christopher Cook <christopher.cook@boston.gov>, Liza Meyer <liza.meyer@cityofboston.gov>, Carrie Marshall <carrie.marshall@boston.gov>, Parajayinghe <para.jayinghe@boston.gov>, Zachary Wassmouth <zachary.wassmouth@boston.gov>, Amy Cording <amy.cording@boston.gov>, Todd Liming <todd.liming@boston.gov>, Brooke Woodson <brooke.woodson@boston.gov>, Andrea Burns <andrea.burns@boston.gov>, Keith Williams <keith.williams@boston.gov>, abrennan@mbta.com, "Romano, John R (DOT)" <john.romano@mbta.com>, "Paravalo, Peter" <PParavalo@mbta.com>, Nicholas Ariniello <nicholas.ariniello@boston.gov>, Connie Holmes <connie.holmes@boston.gov>, John Dalzell <john.dalzell@boston.gov>, Lisa Engler <lisa.engler@state.ma.us>, Michelle Wu <michelle.wu@boston.gov>, Michael Flaherty <michael.flaherty@boston.gov>, Ayanna Pressley <ayanna.pressley@boston.gov>, Annissa Essaibi-George <annissa.essaibi-george@boston.gov>, Kara Elliott-Ortega <kara.elliottortega@boston.gov>, Bonnie McGilpin <bonnie.mcgilpin@boston.gov>, Corey Zehngebot <corey.zehngebot@boston.gov>, Nathaniel Smith <nathaniel.smith@boston.gov>, Cynthia Dorta <cynthia.dorta@boston.gov>, Marie Mercurio <marie.mercurio@boston.gov>, Sonia.Chang-Diaz@masenate.gov, Jeffrey.sanchez@mahouse.gov, Yissel Guerrero <yissel.guerrero@boston.gov>, Phillip Hu <phillip.hu@boston.gov>

Raul,

I have reviewed the Parking plan for the above project and have the following comments:

- 1) Of the 21 total parking spaces, 11 are 8.5 x 20 feet which BTDO usually provide for (50%) should of this size regardless of the total number.
- 2) 2 H/P spaces are well located and comply with the size requirements.
- 3) The remaining spaces are 7 x 18 which also complies with our criteria.
- 4) The parking ratio is fine.

Finally, the only recommendation I can provide, is for the installation of a video and audio alarm at the entrance/exit location of the building to warn pedestrian and children that may be riding their bikes on the sidewalk that there is an oncoming vehicle.

Bob

On Tue, Jun 12, 2018 at 5:22 PM, Raul Duverge <[raul.duverge@boston.gov](mailto:raul.duverge@boston.gov)> wrote:

Good Afternoon,

Attached for your review is the Small Project Review Application ("SPRA") for the proposed 111 Terrace Street project in Mission Hill (the "Proposed Project"), received by the Boston Planning & Development Agency ("BPDA") on June 8, 2018, from 111 Terrace Street LLC (the "Proponent").

The Proposed Project consists of the demolition of an existing three (3) structure occupying an 11,889 square foot parcel located at [111 Terrace Street](#) in Mission Hill and the construction of a five (5) story, approximately 31,862 square foot building with approximately forty two (42) residential units, twenty one (21) off-street parking spaces, and forty eight (48) bicycle storage spaces.

**The BPDA solicits comments from city departments, public agencies, elected officials, and the general public. Written comments on the attached SPRA must be received by the BPDA no later than July 9, 2018 and should be submitted to Raul Duverge via email at [Raul.Duverge@Boston.gov](mailto:Raul.Duverge@Boston.gov) or at the mailing address listed at the bottom of this email.**

To view the SPRA and other project related documents or to submit your comments online, please visit the following link: <http://www.bostonplans.org/projects/development-projects/111-terrace-street>

Should you have any questions or would like a hard copy of the SPRA, feel free to contact me at any time.

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**boston planning &  
development agency**

**Raul Duverge**

*Senior Project Manager*

617.918.4492

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

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**Bob D'Amico**



## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

July 5, 2018

**RE: 111 Terrace Street, Boston, MA 02120  
Small Project Review Application  
Boston Planning and Development Agency**

The Disability Commission has reviewed Small Project Review Application that was submitted for 111 Terrace Street, in Mission Hill, Boston, MA. Since the proposed project is planned to be a vibrant destination area for housing and artist live/work 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:**

- The locations of current Group 2 units are grouped together by floor and unit type; per *521 CMR Section 9.4.2: Group 2 Dwelling Units*, Group 2 units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location.
- As the Inclusionary Development Policy units are located on site, 15% of the total IDP units would be required to be Group 2 units. This requirement does not increase the required number of Group 2 units in the development, but it does increase the number of Group 2 units that are part of the IDP allocation.
- The artist live/work unit is described to have more than one story, connected with a spiral staircase. Per *521 CMR Section 9.5.4: Dwelling Unit Interiors - Accessible Routes*, we would support the inclusion of an accessible route to the artist workspace. The spiral staircase, as the only means to access the artist workspace, may require a variance through the Massachusetts Architectural Access Board.

▪ **Accessible Route and Sidewalks:**

- The Accessibility describes that sidewalks will be “rebuilt to match their existing widths,” which do not currently meet Boston Complete Street Guidelines.
- We would support ensuring that building setbacks allow for the installation of sidewalks that meet the design standards put forth by Boston Complete Streets Design Guidelines, so the site is accessible and functional for residents as well as visitors.
- Please provide detail on all walkways and plazas within the Site, including unit paving and decking materials, dimensions and slopes. We support the use of cast-in-place concrete



to ensure that the surface texture is smooth and continuous (minimize joints) and for the ease of maintenance.

▪ **Community Benefits:**

- Accessibility extends past compliance through building code requirements. For example, by providing employment and other opportunities for persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?

▪ **Variances:**

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

***Commission's General Statement on Access:***

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever "readily achievable" ("*easily accomplishable and able to be carried out without much difficulty or expense*").

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner  
Mayor's Commission for Persons with Disabilities  
[kristen.mccosh@boston.gov](mailto:kristen.mccosh@boston.gov)

***Reviewed by:***

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

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

**Boston Water and  
Sewer Commission**



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

July 3, 2018

Mr. Raul Diverge, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02210

Re: 107-115 Terrace Street, Mission Hill  
Small Project Review Application

Dear Mr. Diverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 107-115 Terrace Street in Mission Hill. This letter provides the Commission's comments on the SPRA.

The project proposed by 111 Terrace Street, LLC is to be built on an approximately 11,889 square foot parcel of land located at 111 Terrace Street. The site is currently occupied by a three-story residential building and a paved parking lot. The building will be demolished and a new five-story building is proposed. The proposed building will contain 31,864 square feet and have 42 residential units consisting of studio, one and two bedroom apartments. Indoor parking spaces for 21 cars and 48 bicycles will also be provided.

For water service, the Commission has a 16-inch water main in Terrace Street. The section of the water main north of Cedar Street is a pit cast iron (PCI) pipe installed in 1876 and cement lined in 1995. The section of the water main south of Cedar Street ductile iron cement lined pipe installed in 1995. The water main is part of the Commission's Southern High Pressure Zone.

For sewer and drain service Terrace Street has a 12-inch sewer that increase in size to a 15-inch x 20-inch sewer. Street drainage is collected by 15-inch storm drain that flows to the south and dead ends on Terrace Street just north of Cedar Street.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the proposed project.

General

1. Prior to the initial phase of the site plan development, 111 Terrace Street LLC, should meet with the Commission's Design and Engineering Customer Services Departments to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.



2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 111 Terrace 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.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
5. The Article 80 Accessibility Checklist included in the SPRA states, sidewalks will be built to meet Boston Complete Streets standards to the maximum extent practicable. The City of Boston's Complete Streets Initiative, requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For



more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

6. The water use and sewage generation estimates were not stated in the SPRA. The Commission requires that these values be calculated and submitted with the Site Plan. 111 Terrace Street LLC must provide separate estimates of peak and continuous demands.
7. The Commission will require 111 Terrace Street LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require 111 Terrace Street LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is 111 Terrace 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, 111 Terrace 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. 111 Terrace 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. 111 Terrace Street LLC should also provide the methodology used to estimate water demand for the proposed project.
2. 111 Terrace Street LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. 111 Terrace Street LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 111 Terrace 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. 111 Terrace 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. 111 Terrace 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, 111 Terrace Street LLC's 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). 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. 111 Terrace Street LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. 111 Terrace 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. 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 111 Terrace Street LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

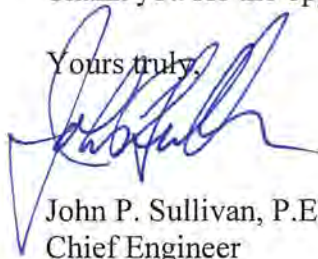
- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
  - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. The Commission encourages 111 Terrace 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. 111 Terrace 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, 111 Terrace Street LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. 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, 111 Terrace Street LLC will be required to meet MassDEP Stormwater Management Standards.
5. 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.
6. The Commission requests that 111 Terrace Street 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. 111 Terrace Street LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. 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/RJA

cc: M. Cabral, 111 Terrace Street, LLC  
M. Zlody, BED by e-mail  
M. Nelson, BWSC by e-mail  
P. Larocque, BWSC by e-mail  
K. Ronan, MWRA by e-mail



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**111 Terrace Street**

1 message

**Patricia Flaherty**

To: "Ross, Michael P." [REDACTED]

Tue, Aug 21, 2018 at 1:29 PM

Hi Mike.

I want to thank you and the development team for meeting with the NPRC committee of Mission Hill Neighborhood Housing Services last night.

Per your request that we continue the discussion of homeownership off line, we did not take a formal vote last night. Please note that you and I should schedule a time to talk the morning of Monday, August 27<sup>th</sup>. The deadline for comment is August 30<sup>th</sup> and the group will be taking a vote at our board retreat on August 27<sup>th</sup>.

The NPRC committee did vote to offer the following comments:

- We are pleased that you have been in discussion with the Parker Street abutter and made modifications in building design to protect the viewshed.
- Parking and traffic issues have been raised by Mission Hill neighbors concerning Terrace Street. Given the many projects now proposed for Terrace Street, we think a planning process including ONS, BTM and the many developers as well as MH residents and community groups needs to begin to solidify a plan for on-street residential parking, Uber/ride share drop off zones, and mitigations to the amazing amount of cut through traffic that utilizes Terrace and then Gurney Street to avoid Columbus/Tremont. Right now much of the on-street parking is taken up by day-long commuter cars. We would like your participation and leadership.
- In order to support a dense, 41-unit, market-rate development at this site, we have asked you and the development team to consider homeownership. We put forth the idea of the 2 Artist Affordable Units as well as the 3 other IDP Affordable Units be considered as affordable homeownership for 5 affordable units at initial occupancy. You indicated that you would follow up. We also put forth the concept (similar to original Ditson-Pickle development) that a future date be identified for conversion of the market rate units to homeownership (agreement to be memorialized in an MOA). You requested time to discuss with the team.

Please let me know your availability to discuss on the 27<sup>th</sup>. We would need to get to an MOA fairly soon -given the August 30<sup>th</sup> deadline. Please let me know your thoughts.

Thanks much for your consideration of the concerns raised.

Pat

*Patricia S. Flaherty*

8/24/2018

City of Boston Mail - 111 Terrace Street

Executive Director

Mission Hill Neighborhood Housing Services

One Brigham Circle / M Level

1620 Tremont Street

Mission Hill, MA 02120

[REDACTED]

[REDACTED]



July 29, 2018

Mr. Raul Diverge, Senior Project Manager ([raul.duverge@boston.gov](mailto:raul.duverge@boston.gov))  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02210

RE: 107-115 Terrace Street, Mission Hill  
Small Project Review Application

Dear Mr. Diverge:

I am writing in support of the above project, also known as 111 Terrace Street. For more than 30 years I have been a resident and business owner in Mission Hill and seen it grow steadily over the last three decades, projects like this on Terrace St will contribute to the continue growth of Mission Hill in manner that is beneficial for the community and the City of Boston. The developers, Mark Blotner and Mark Cabral, have committed to building mid-market housing, rather than luxury housing. The new units will represent much needed housing for working professionals and others who continue to make Mission Hill their home.

The proposed use is significantly better than the current use – a parking lot for tow trucks. The proposed use will be more in harmony and less of a nuisance to the surrounding community. In addition, the developers have agreed to build on-site affordable units, and have proposed an artist-live-work space as well.

The design of the building is impressive in that it fits within the more industrial feel of the street. Its use of the existing grey building which is currently on site, and which repeats itself throughout the rest of the design, will better comport the project to its existing surroundings.

The project provide a .5 ratio of parking to housing, which is appropriate given its proximity to the Orange Line, and it also provides for indoor bicycle storage.

I will recommend that the resident permit parking is also extended to Terrace St. to help with limited parking for residents of Mission Hill.

I look forward to seeing this project realized and ask that the BPDA support its application.

Best,

Michel Soltani  
724 Huntington Avenue  
President, Mission Hill Main Street  
Mission Bar, Pudding Stone Tavern, Brendan Beham Pub owner.

<b>Comment: Created Date</b>	<b>First Name</b>	<b>Last Name</b>	<b>Organization</b>	<b>Opinion</b>	<b>Comments</b>
6/19/2018	Jessica	Feldish	resident	Oppose	I do not support more rental units in Mission Hill -- there is no housing for sale that isn't purchased by investors and turned into rental units. Please consider building housing for families who want to live and invest in Mission Hill.
7/9/2018	Brendan	Keegan		Support	Boston needs more housing in general and especially more low-income housing. This project, close to transit, would be a step in the right direction for a city that desperately needs more inclusive housing.
7/26/2018	joanna	dubiel	Mrs.	Oppose	Hello I very much support the development, on the Terrace st in general and of 111 terrace st proposal. However, as much as scale of the proposed building seems to be acceptable - the architecture is not. It replicates some town houses that are foreign to this street, it doesn't bring anything original, and it is not in line with industrial origin of the street. Its like architects did not do any research or effort but proposed " Massachusetts special" - same type of developer building that is like a plaque inhabiting this beautiful state. Why there is 3 different 3 story elements in addition to preserved existing building? why the top two stories are the same unimaginative recessed bar along the entire new building? Proposed architecture is below anything that should be allowed in beautiful city of Boston.
7/29/2018	Cindy	Walling	Ms.	Oppose	This project is too dense and offers Mission Hill yet another rental only project. Mission Hill needs home ownership opportunities. This project does not offer the community any benefit and will in fact make a street that is already difficult to navigate due to traffic and parking, worse. I oppose this project.

7/29/2018	Gary	Walling		Support	<p>I have several concerns with this project as presented thus far. As with nearly every other major development that is in planning, under review, or has been approved and build in Mission Hill it does not meet a crucial need of the neighborhood: home ownership units. As variances are needed to consider this project, the developer should respect needs of the neighborhood--we are being squeezed out by large rental buildings and projects. This promotes transiency and causes a long term harm to the neighborhood. People with an home-ownership stake in our community attend community meetings, volunteer in the neighborhood, send their kids to school and vote. We want to encourage longterm residency. Additionally, the site on Terrace Street is difficult as it is a very narrow two way street--with on street parking. It is a very popular cut through for commuters from JP who want to avoid traffic on Columbus. Adding more density to this street (this is one of several developments being planned or built) is going to exacerbate the problem. Unless the traffic flow is changed to relieve congestion, it is a bad idea to increase density on Terrace. Terrace Street is a zone that is zoned to support artist live work projects. This building includes only a single studio apartment that would be artist live work space. As an acknowledgement to Mission Hill's artist community, the developer should increase the number of artist live-work units in the building. Finally, I cannot support a project where the developer cannot give the exact rear elevation for a building which abuts property on Parker Street behind it. At the Community Alliance of Mission Hill Meeting, neither the architect or the attorney for the project could answer this question--while expecting the community to vote on it. Without understanding how the rear of the building will effect properties and neighbors on Parker Street, the community cannot make an informed decision.</p>
7/30/2018	Ellen	Moore		Oppose	<p>This project requires a lot of variances, and unlike other projects on Terrace Street, it has nothing to offer the neighborhood in return. For example, the Sebastian Mariscal project is a very lovely design, the Oliver Lofts offers home ownership opportunities (and is also a beautiful design), and another project proposes nine market rate condos and a maker space (again, gorgeous architecture). There is already concern/opposition in the community about the impact of these (good) projects on parking and traffic. Why approve yet another project, this one without any community benefits? We desperately need home ownership in Mission Hill; much of the older housing stock has been converted to rentals, and all of the new developments over the last ten or fifteen years have been rentals. We do not need even more rental units--we are becoming a neighborhood of transients. This project doesn't look great, offers only rental units, and will add traffic and parking issues to an already congested area. The developer, to his credit, hired a new architect and improved the appearance of the building; but he is so far unwilling to consider offering units for sale. We simply don't need the problems that this building will bring, without some benefits to balance them.</p>

7/30/2018	Cyrus	Tehrani		Support	This project brings much needed market rate and income-restricted affordable housing near the Roxbury Crossing Orange Line station. We should be building denser housing near transit in order to alleviate our housing crisis and to encourage the use of public transit. Please approve this project as proposed.
8/2/2018	Alexander	Lussenhop	Museum of Science, Boston	Support	I am in this area often, and I have always thought that Terrace St was a prime spot for more housing. Boston has a severe housing shortage, and this block has so much underused space. I especially like that this project aims not to be luxury units, but to have units priced below the prevailing market rate. I also appreciate that the plans reduce unneeded parking for this area that is highly convenient to transit.
8/27/2018	Bruce	Hampton	Elton+Hampton Architects	Oppose	As an owner of the abutting property at 103 Terrace Street I am supportive of development in this neighborhood as long overdue. I am supportive when that development improves the value, the safety and the health of the community, and does so within the context and intent of the building and zoning codes for the City of Boston. The submission presented falls far short of the minimums and, as such, I cannot support this project. The zoning code, Section 13-4, is clear that "Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district". The closest S, R or H zone to 111 Terrace is residential and is 3-F-3000. Thus, the maximum number of dwelling units is 7.9 or eight units, a floor area ratio of 1.0, three stories or 35', 600 sf of open space per unit, 10 ft. front setback, 7' side setbacks, and 35' rear setback. Parking would be 0.9 spaces per dwelling unit. I would absolutely support a project that met these requirements. From a safety point of view, any traffic in and out of this site requires a traffic study (TAPA). Boston Traffic Department guidelines to the ZBA requires a 100 ft. set back from an intersection for a commercial project. A residential project requires 20 feet distance from the intersection. The parking in this submission does not meet dimensional requirements and the accessible parking does not meet MAAB requirements for van or standard HC loading. Loading and unloading for this property needs to be reviewed, as a moving truck or delivery truck cannot physically make use of the zone provided and will likely need to block the Cedar and Terrace Street intersection or worse yet, block the tenants of the project. The health of community matters to me. I would like to understand how the drainage systems will work to protect both our property and the infrastructure of Mission Hill. Additionally, I would support all efforts to exceed both the Stretch Energy Code of Massachusetts (to which Boston is signed on) and Article 37 of the Zoning Code. Evidence of this effort is lacking in this proposal. I object to this proposal as presented. Bruce M. Hampton, AIA, LEED AP

8/27/2018	Nick	Elton	Elton+Hampton Architects	Oppose	<p>I am writing in reference to the proposed development @ 111 Terrace Street. As one of the owners of the building next door @ 103 Terrace Street, I believe that a development of the 111 lot is a benefit for the community however, it does not appear that the project as proposed is reasonable or beneficial to the neighborhood. Since the proposed building is in an industrial, housing is not a permitted use. Assuming that a variance is granted for a housing use, the zoning code, Section 13-4, stipulates that "Any dwelling in an L, B, M, I, MER or W district shall conform to the lot area, lot width, usable open space, and yard requirements for the nearest S, R or H district". The closest S, R or H zone to 111 Terrace is residential and is 3-F-3000. The requirements are as follows:</p> <ul style="list-style-type: none"> <li>· Thus, the maximum number of dwelling units is 7.9 or eight units</li> <li>· A floor area ratio of 1.0</li> <li>· A height limitation of three stories or 35'</li> <li>· 600 sf of open space per unit</li> <li>· 10 ft. front setback</li> <li>· 7' side setbacks</li> <li>· 35' rear setback</li> <li>· Off- street parking: 0.9 spaces per dwelling unit.</li> </ul> <p>I could support granting a zoning variance for a housing use in this industrial zoning should a proposed project stay within the above-listed parameters. Furthermore, the proposed driveway onto the street is virtually placed to feed directly into the intersection. As a general rule the Boston Transportation Dept. and the Public Improvement Commission do not permit a curb cut at such a close distance to a corner. At minimum a traffic study should be conducted to determine safety, volume, and placement impact. In addition to being direct abutters, we are an architectural firm that have designed many multi-family building throughout the City of Boston. For our project there are multiple requirements that do not appear to be addressed adequately in the project proposal including:</p> <ul style="list-style-type: none"> <li>· Storm Drainage</li> <li>· Ground Water Retention</li> <li>· Construction Management</li> <li>· Energy and Environmental Impact</li> <li>· Boston Fire Department Review</li> <li>· Noise Analysis</li> <li>· Air Quality Impact</li> <li>· Waste Disposal</li> <li>· Handicap Accessibility</li> </ul> <p>As stated above, Although I believe that the abutting lot should be developed and that such a development would be beneficial to the community, the project as presently proposed is not acceptable. I ask that consideration to the above-list items be taken into consideration and the project be significantly revised. Sincerely, P. Nicholas Elton Elton + Hampton Architects</p>
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8/27/2018	Chris	DeSisto	abutter	Oppose	<p>I am a co-owner of an abutting commercial property at 103 Terrace St. The outreach by the developers has been insufficient for me to support the project as proposed. I urge the BPDA to suspend the development process (BPDA Board Hearing, ZBA) and encourage the T111 development team to work with the abutters on a variety of issues. ? Traffic study. The garage opening is at the intersection of an awkward 3-way stop, the site of frequent accidents. Terrace St now acts as a major cut-thru for commuter traffic. Has BT&amp;D and Public Works blessed this plan? Have the developers produced a traffic study? ? Parking. A 50% ratio may be reasonable for a rental project, but it is deficient for a condo (for sale) project. It is my understanding the project has been changed from a rental to a condo one. Many renters don't own autos, but their visitors do. Terrace St has limited on-street parking and our tenants &amp; visitors will have increase competition for the limited spaces. ? Drainage. Our rear parking lot is sloped toward the 111 Terrace site. How will the water run-off be handled? ? Light &amp; Shadows. The proposed building height exceeds zoning by 16' and is located 5' from our property line (note: our building at 103 Terrace St. is not represented on the proposed building elevation submission to the BPDA). Our building has a full glazed head house which serves numerous architects working on the 2nd floor. They will suffer from shadows and diminished light. ? Ledge. Do the geo-tech reports indicate the presence of ledge? How will it be excavated? We have a 16' stone retaining wall which may be compromised by hammering or blasting the rock. What measures are planned by the geo-tech engineer? ? Excavation. How deep will the footings be in proposed project? How will our foundation be protected during excavation? Will the excavation require shoring? In general, I am supportive of development in the City. However, too many issues remain unresolved and/or unaddressed for me to support the current project. Regards, Chris DeSisto 103 Terrace St. Roxbury Crossing</p>
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