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**BOYS & GIRLS CLUBS
OF BOSTON**

125 YEARS OF
SERVICE
1893 - 2018

November 6, 2018

Mr. Joseph Federico
Regent Development, LLC
215 Norfolk Avenue
Roxbury, MA 02119

Dear Mr. Federico:

Boys & Girls Clubs of Boston supports the proposed development by Regent Development, LLC of the property at 125 Warren Street in the Dudley Square area of Roxbury. As you know, the site is adjacent to one of our centerpiece Clubs, the Yawkey Club of Roxbury.

The empty lot long has been a blighted tract in this important neighborhood, and we welcome the prospect of your development, which will create needed, attractive housing in the community. Based on the plans you have shared with us, the proposal appears appropriate for the parcel and positive for the neighborhood.

We wish you the very best with the progress of your plans and look forward to staying in touch.

Sincerely,

Josh Kraft
Nicholas President & CEO



United Way
of Massachusetts Bay
and Merrimack Valley

November 19, 2018

Dana Whiteside, Deputy Director (BPDA)

1 City Hall Square 9th Fl.

Boston, MA

We would like to applaud Joe Federico, the proposed developer for 125 Warrant Street, Roxbury, for his response to neighborhood concerns regarding the proposed building design. His original proposed design for a 6 story, 48-unit apartment building on the site was widely and strongly opposed by all residents. After a series of meetings, Joe finally recognized our concerns and responded with a redesign for a 4 story, 27-unit building that complies with local zoning requirements and better fits the character of the neighborhood.

This is a first in the recent rush of proposed developments for the Dudley Square/Tommy's Rock neighborhood. We, the residents of Tommy's Rock, greatly appreciate Mr. Federico's willingness to recognize the residents' very strong concern about the negative impact that the initially proposed building would have had on the quality of life in our neighborhood.

Mr. Federico and his actions deserve your recognition as an example of how a developer should respond to neighborhood concerns. While we still have concerns about several aspects of the proposed development, such as the impact of the proposed construction on traffic patterns, we welcome Mr. Federico's willingness to respond and negotiate.

We also ask you to recognize that Tommy's Rock Neighborhood Association is not against development or developers. We understand that our neighborhood needs to grow. We welcome reasonable growth such as Mr. Federico is now proposing. We hope that the Boston Planning and Development Agency and the Boston Zoning Board will recognize that we will welcome developers with reasonable plans but will continue to oppose with all resources at our disposal those with unreasonable proposals (like those that all too often are presented).

Bette Toney

Chair, Tommy's Rock Neighborhood Association

David N. Williams

Saint James Street Coordinator

Tommy's Rock Neighborhood Association

Robert Terrell

Roxbury Neighborhood Council



Tim Czerwienski <tim.czerwienski@boston.gov>

Project Comment Submission: 125 Warren Street

kentico@boston.gov <kentico@boston.gov>

Sat, Dec 15, 2018 at 8:17 AM

To: BRAWebContent@cityofboston.gov, tim.czerwienski@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

Comment SubmissionFormID 4368

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Document Name: [125 Warren Street](#)Document Name Path /Development/Development Project /[125 Warren Street](#)Origin Page Url: /projects/development-projects/[125-warren-street](#)

First Name Doreen

Last Name: Ward

Organization Neighborhood Re ident

Email: [REDACTED]

Street Address [44 Woodbine St](#)

Address Line 2:

City Rbury

State: MA

Phone [REDACTED]

Zip: 02119

Opinion Oppose

Comments: While the number of planned units has decreased, I am opposed to the number of units. 28 units will create an overwhelming number of residents and potentially 28 additional second family cars to the neighborhood. The neighborhood is already crowded and adding more units will burden the area

PMContact: tim.czerwienski@boston.gov

Project ID 3143

Roxbury Path Forward Neighborhood Association

December 14, 2018

Tim Czerwienski
Project Manager
BPDA (BRA)
Boston, MA

Re: 125 Warren St.

Dear Mr. Czerwienski,

I am writing on behalf of **Roxbury Path Forward Neighborhood Association** to support the revised project plans for 125 Warren St. The changes reflect numerous meetings, discussions and telephone calls between community members and the project team. The Roxbury Path Forward Neighborhood Association appreciates the careful review of the design, including the suitability of fit between the project and the neighborhood that resulted in plans that the neighborhood supports.

It is very important to abutters that the building design look as similar as possible to the surrounding historic Tommy's Rock neighborhood of three, two and single-family homes. The area is named after a freed slave who in the early years of the 19th century opened a stage coach stop on Washington St. We appreciate the willingness of the developer to learn about the area and make changes to the design.

The project consists of 28 rental apartments in a favorable mix of unit sizes including studios and 3 bedrooms. The developer has agreed to employ local minority subcontractors on the project whenever possible. The new building will fit within the footprint of the previous foundation. There are 28 garage parking spaces entered from Warren St.

Warren St. is part of a dense city neighborhood heavily used by pedestrians. In planning for a new garage entrance on Warren St., it should be expected that children, parents with baby carriages or pedestrians with limited mobility will be walking or running along the sidewalk. This section of Warren St. was once a lovely urban square with a statue commemorating General Warren, rod iron fences and grassy areas (see photo). Public squares serve an important function by honoring the area's history and former residents. They also help improve air quality, lessen surface water runoff, and slow traffic down. Over the years, the memorial was removed and replaced by unattractive concrete where drivers speed and commit illegal U-turns. Drivers enter St. James St. heading toward Washington St. exceeding the speed limit and endangering pedestrians. The BPDA should work with neighbors and the developer to look for opportunities to widen the sidewalk, add

green natural material, slow drivers down and humanize the space so that it is a pleasure to walk there. We recommend bumpouts or curb extensions with a rain garden for efficient drainage during storms.

The project no longer requires variances, but is being built on land that had once been part of the Urban Renewal program. As part of an urban renewal area a compensation payment will be made to the BPDA. We request that those funds be returned to our neighborhood as support for community entities located within .5 miles of the project including the Tommy's Rock Farm (0.2 mi.) the Civil Rights Public Art Tribute (0.3 mi) and the Yawkey Boys and Girls Club located right next door.

Massachusetts is wrestling with zoning reform to make it easier to increase affordable housing for working class families in areas outside Boston. We encourage the Mayor's Office, BPDA, DND, and elected officials to do everything possible to work with the Baker administration and surrounding towns to make affordable multifamily rental and homeownership opportunities available in suburban communities just like they are in Roxbury.

Thank you and we look forward to a response.

Respectfully,

Lorraine Payne Wheeler

Lorraine Payne Wheeler
Roxbury Path Forward Neighborhood Association



Governor Warren Memorial Square