

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

**SCOPING DETERMINATION
1252-1270 BOYLSTON STREET**

**SUBMISSION REQUIREMENTS
FOR DRAFT PROJECT IMPACT REPORT (“DPIR”)**

PROPOSED PROJECT: 1252-1270 BOYLSTON STREET

PROJECT SITE: 33,585 SQUARE FOOT SITE BOUNDED BY BOYLSTON STREET TO THE NORTH, A GAS STATION AT 1250 BOYLSTON STREET TO THE EAST, PRIVATE ALLEY 937 TO THE SOUTH, AND A RESIDENTIAL BUILDING AT 1282-1284 BOYLSTON STREET TO THE WEST

PROPONENT: SCAPE BOYLSTON, LLC

DATE: JULY 18, 2019

The Boston Redevelopment Authority (“BRA”), d/b/a the Boston Planning & Development Agency (“BPDA”) is issuing this Scoping Determination pursuant to Section 80B-5 of the Boston Zoning Code (“Code”), in response to a Project Notification Form (“PNF”), which Scape Boylston, LLC (the “Proponent”) filed on April 11, 2019 for the proposed 1252-1270 Boylston Street project (the “Proposed Project”). Notice of the receipt by the BPDA of the PNF was published in the Boston Herald on February 23, 2019, which initiated a public comment period with a closing date of March 25, 2019. Pursuant to Section 80A-2 of the Code, the PNF was sent to the City’s public agencies/departments and elected officials on April 11, 2019. Hard copies of the PNF were also sent to all of the Impact Advisory Group (“IAG”) members.

On October 31, 2018 in accordance with the BRA’s policy on mitigation as outlined in the Mayor’s Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, Proponent submitted a Letter of Intent for the Proposed Project.

On November 1, 2018, letters soliciting nominations to the IAG for the proposed project were delivered to City Councilor Josh Zakim, State Senator William Brownsberger, and State

Representative Byron Rushing. Additional letters seeking recommendations were delivered to the Office of Neighborhood Services and the City Councilors at large.

The letters sought nominations or recommendations to the IAG by November 9, 2018. Councilor Zakim, Senator Brownsberger, and Representative Rushing each responded with two (2) nominations; Councilor Essaibi-George responded with one (1) nomination; and the Office of Neighborhood Services responded with three (3). On November 16, 2019 letters were sent confirming that the remaining elected officials declined the opportunity to make nominations.

The following is a list of the IAG members:

Pam Beale
Sonya Bhabhalia
Meghan Camello
Jen Carter
Molly Chase
Eric Daniel
Patrick Dillingham
Ryan Hatcher
Tim Horn
Fredericka Veikley

The BPDA appreciates the efforts of the IAG and the members should be applauded for their commitment to the review of the Proposed Project.

Pursuant to Section 80B5.3 of the Code, a Scoping Session was held on April 23, 2019 with the City of Boston's public agencies/departments at which time the Proposed Project was reviewed and discussed.

A BPDA-sponsored publicly advertised meeting was held on April 22, 2019 at Simmons University. An IAG meeting was held on April 24, 2019 at Simmons University.

Included in the Scoping Determination are written comments that were received by the BPDA in response to the PNF, from BPDA staff, public agencies/departments, elected officials, and the general public. All of which are included in **Appendices A and B and must be answered in their entirety.**

Appendix A includes written comments from BPDA staff, public agencies/departments, and elected officials.

Specifically, they are:

- BPDA Planning Division (including the Urban Design, Downtown & Neighborhood Planning, and Transportation & Infrastructure Planning Departments) and Boston Transportation Department
- Benjamin Silverman, Interagency Green Building Committee
- Zachary Wassmouth, City of Boston Public Works Department
- John P. Sullivan, Boston Water and Sewer Commission
- Christian Simonelli, Boston Groundwater Trust

Public comments received by the BPDA during the comment period are included in **Appendix B.**

The Scoping Determination requests information that the BPDA requires for its review of the Proposed Project in connection with Article 80 of the Code, Development Review and Approval, and other applicable sections of the Code.

In addition to the specific submission requirements outlined in the sections below, the following points are highlighted for additional emphasis and consideration:

- Throughout this initial phase of review, and prior to it, the Proponent has taken steps to meet with many community members and groups, elected officials, abutters, and various City agencies/departments. Regular conversations and meetings with all interested parties must continue through the duration of the public review process, ensuring that what is presented in the DPIR is beneficial to the respective neighborhood and the City of Boston as a whole.
- One of the primary concerns expressed during the initial phase of the review was the status of the other two properties owned by the Proponent in the neighborhood. The Proponent should discuss how the Proposed Project fits into a broader programmatic plan for its other holdings in the Fenway area.
- Zoning compliance was another major concern for the community. The Proponent should continue to explore reductions in height and floor area ratio to bring the Proposed Project more in line with dimensions contemplated in Article 66 of the Zoning Code.
- Machine nightclub is a beloved space in the LGBTQ community, and many of the patrons and staff attended public meetings and submitted comments. The Proponent should continue to reach out and include this community in its discussions and plans for an LGBTQ-focused theater space in the Proposed Project.
- The Proponent must take into account all BPDA approved and under review proposals in the Kenmore and Fenway neighborhoods, scheduled infrastructure

improvements in the general area, and nearby large scale developments in the City of Boston while conducting the DPIR's required studies (transportation, infrastructure, open space, etc.).

- The Proponent must clearly describe the overall demolition and phasing of the Proposed Project. The buildings to be demolished and constructed in each phase of the Proposed Project should be specified along with an anticipated timeline for each phase. The BPDA acknowledges that project timelines are subject to change due to market conditions and other factors.

I. PROJECT SITE

The site of the Proposed Project is an approximately 33,585 square-foot site at 1252-1268 and 1270 Boylston Street, bounded by Boylston Street to the north, a gas station at 1250 Boylston Street to the east, Private Alley 937 to the south, and a residential building at 1282-1284 Boylston Street to the west.

II. PROJECT DESCRIPTION

The Proposed Project consist of approximately 235,095 square feet of mixed-use programming, including 533 academic accommodations (totaling approximately 190,000 square feet), approximately 16,325 square feet of ground floor retail, and a 120-seat black box theater. The Proposed Project is approximately 175 feet (15 stories) tall, and includes 15 parking spaces.

III. PREAMBLE

The Proposed Project is being reviewed pursuant to Article 80, Development Review and Approval, which sets forth a comprehensive procedure for project review of the following components: transportation, environmental protection, urban design, historic resources, infrastructure systems, site plan, tidelands, and Development Impact Project applicability. The Proponent is required to prepare and submit to the BPDA a Draft Project Impact Report ("DPIR") that meets the requirements of the Scoping Determination by detailing the Proposed Project's impacts and proposed measures to mitigate, limit or minimize such impacts. The DPIR shall contain the information necessary to meet the specifications of Section 80B-3 (Scope of Large Project Review; Content of Reports) and Section 80B-4 (Standards for Large Project Review Approval), as required by the Scoping Determination. After submitting the DPIR, the Proponent shall publish notice of such submittal as required by Section 80A-2. Pursuant to Section 80B-4(c) (i) (2), the BPDA shall issue a written Preliminary Adequacy Determination ("PAD") within sixty (60) days. Public comments, including the comments of public agencies, shall be transmitted in writing to the BPDA no later than fifteen (15) days prior to the date by which the BPDA must issue its PAD. The

PAD shall indicate the additional steps, if any, necessary for the Proponent to satisfy the requirements of the Scoping Determination. If the BPDA determines that the DPIR adequately describes the Proposed Project's impacts and, if appropriate, propose measures to mitigate, limit or minimize such impacts, the PAD will announce such a determination and that the requirements of further review are waived pursuant to Section 80B-5.4(c) (iv). Section 80B-6 requires the Director of the BPDA to issue a Certification of Compliance indicating the successful completion of the Article 80 development review requirements before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

IV. REVIEW/SUBMISSION REQUIREMENTS

In addition to full-size scale drawings, ten (10) copies of a bound booklet and an electronic copy (PDF format) containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified, are required. The booklet should be printed on both sides of the page. Bound booklets should be mailed directly to all of the IAG members. A copy of this Scoping Determination should be included in the booklet for reference. The electronic copy should be submitted to the BPDA via the following website:

<https://developer.bostonplans.org/>

A. General Information

1. Applicant/Proponent Information
 - a. Development Team
 - (1) Names
 - (a) Proponent (including description of development entity and type of corporation, and the principals thereof)
 - (b) Attorney
 - (c) Project consultants and architect(s)
 - (2) Business address, telephone number, FAX number and e-mail, where available for each
 - (3) Designated contact person for each
 - b. Legal Information
 - (1) Legal judgements or actions pending concerning the Proposed Project
 - (2) History of tax arrears on property owned in Boston by Applicant
 - (3) Evidence of site control over project area, including current ownership and purchase options, if any, for all parcels in the Proposed Project, all restrictive covenants

and contractual restrictions affecting the Proponent's right or ability to accomplish the Proposed Project, and the nature of the agreements for securing parcels not owned by the Applicant.

- (4) Nature and extent of any and all public easements into, through, or surrounding the site.

2. Project Area

- a. An area map identifying the location of the Proposed Project
- b. Description of metes and bounds of project area or certified survey of the project area.
- c. Current zoning

3. Project Description and Alternatives

- a. The DPIR shall contain a full description of the Proposed Project and its components, including its size, physical characteristics, development schedule, costs, and proposed uses. This section of the DPIR shall also present analysis of the development context of the Proposed Project. Appropriate site and building plans to clearly illustrate the Proposed Project shall be required.
- b. A description of alternatives to the Proposed Project that were considered shall be presented and primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions, shall be discussed.

4. Public Benefits

- a. Anticipated employment levels including the following:
 - (1) Estimated number of construction jobs
 - (2) Estimated number of permanent jobs
- b. Current and/or future activities and programs which benefit the host neighborhood, adjacent neighborhoods of Boston and the city at large, such as; child care programs, scholarships, internships, elderly services, education and job training programs, public realm/infrastructure improvements, grant programs, etc.
- c. Other public benefits, if any, to be provided.

5. Community Process

- a. A list of meetings held and proposed with interested parties, including public agencies, abutters, elected officials, businesses, and community groups.
- b. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.

B. REGULATORY CONTROLS AND PERMITS

An updated listing of all anticipated permits or approvals required from other municipal, state or federal agencies, including a proposed application schedule shall be included in the DPIR.

A statement on the applicability of the Massachusetts Environmental Policy Act (“MEPA”) should be provided. If the Proposed Project is subject to MEPA, all required documentation should be provided to the BPDA, including, but not limited to, a copy of the Environmental Notification Form, decisions of the Secretary of Environmental Affairs, and the proposed schedule for coordination with BPDA procedures.

C. TRANSPORTATION COMPONENT

In addition to the information required to meet the specifications of Section 80B-3 and Section 80B-4 of the Code, the Proponent must also refer to the BTM “Transportation Access Plan Guidelines” in preparing its studies.

The Proponent must address the comments outlined by BPDA’s Infrastructure and Transportation Planning Department, included in **Appendix A**.

Proposed transportation network and infrastructure improvements/mitigation in the impacted area should also be listed and explained in this component.

D. ENVIRONMENTAL PROTECTION COMPONENT

The DPIR must include the most up to date documents required by the Article 37/ Interagency Green Building Committee (“IGBC”).

E. URBAN DESIGN COMPONENT

In addition to the information required to meet the specifications of Section 80B-3 and Section 80B-4 of the Code, the Proponent must address the comments outlined by the BPDA’s Planning Division, included in **Appendix A**.

F. INFRASTRUCTURE SYSTEMS COMPONENT

An infrastructure impact analysis must be performed. The Proponent should continue to work with the City of Boston Public Works Department (“PWD”), Boston Water and Sewer Commission (“BWSC”), and the Boston Groundwater Trust (“BGWT”) on infrastructure impacts.

The standard scope for infrastructure analysis is outlined in the comment letter submitted by John P. Sullivan, Chief Engineer and Operations Officer, BWSC, included in **Appendix A**.

Any proposed or anticipated infrastructure improvements/mitigation in and around the Project Site should also be listed and explained in this component.

G. PUBLIC NOTICE

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a public notice of the submission of the DPIR to the BPDA as required by Section 80A-2. This notice shall be published within five (5) days of the receipt of the DPIR by the BPDA. Therefore, public comments shall be transmitted to the BPDA within forty five (45) days of the publication of the notice. A draft of the public notice must be submitted to the BPDA for review prior to publication. A sample of the public notice is attached as **Appendix C**.

Following publication of the public notice, the Proponent shall submit to the BPDA a copy of the published notice together with the date of publication.

H. ACCESSIBILITY CHECKLIST

An Accessibility Checklist was included in the PNF. As part of the DPIR, the Proponent must include an up to date and completed Article 80 Accessibility Checklist for the Proposed Project. An Accessibility Checklist is attached as **Appendix D**.

I. CLIMATE RESILIENCY REPORT

A Climate Resiliency Report was included in the PNF. As part of the DPIR, the Proponent must include an up to date and completed Climate Resiliency Report for the Proposed Project. The online reporting tool can be found here:

<http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>

J. BROADBAND READY BUILDINGS QUESTIONNAIRE

As part of the DPIR, the Proponent must include a completed Article 80 Broadband Ready Buildings Questionnaire, attached as **Appendix E**. The information that is shared through the Broadband Ready Buildings Questionnaire will help the BPDA and the City understand how developers currently integrate telecommunications planning in their work and how this integration can be most responsive to a changing technological landscape. The Proponent should fill out the questionnaire at the URL below, and include the results in the DPIR: <http://www.bostonplans.org/projects/development-review/article-80-design-review-broadband-ready-buildings>

APPENDIX A

COMMENTS FROM BPDA STAFF, PUBLIC AGENCIES/DEPARTMENTS AND ELECTED OFFICIALS

MEMORANDUM

TO: Tim Czerwienski, Project Manager
FROM: Phillip Hu, BPDA Downtown & Neighborhood Planning
Corey Zehngebot, BPDA Urban Design
Jill Zick, BPDA Urban Design
James Fitzgerald, BPDA Transportation & Infrastructure Planning
Charlotte Fleetwood, Boston Transportation Department
SUBJECT: 1252-1270 Boylston Street PNF Review Comments

Planning and Zoning

The most recent planning work was summarized in the Fenway Special Study Areas Final Report, Land Use and Urban Design Guidelines in March 2002. Subsequent zoning laid out dimensional and use guidelines for the existing neighborhood fabric and the corridor along Boylston Street in the West Fenway area. Planned Development Areas in the South Boylston area were allowed for a period of eight years after zoning was adopted; after that eight-year period, the ability to use a PDA sunsetted.

The proposal is located in the South Boylston Neighborhood-Shopping 1 subdistrict. Though the provisions for PDAs in the South Boylston Neighborhood-Shopping subdistrict sunsetted, the planning team will reference the "South Boylston St. NS-2" as the guideline for dimensional requirements for PDAs. Coincidentally, there is no 'South Boylston NS-2' on the current zoning map. Table 2 in Article 66, which details the allowed dimensions for PDA projects, contains a typo, and there has never been a South Boylston St. NS-2. The table, as determined by the planning staff, is actually referring to South Boylston St. NS-1. For the purposes of evaluating whether this project meets the spirit of the previous zoning guidelines prior to its expiration, the planning team will reference the allowable heights and density for "South Boylston St. NS-2."

The PDA allowable height is 150 feet and the maximum allowable FAR is 7.0. The current iteration of the proposal is at 175 feet and 7.0 FAR. Neighboring the proposal, the Viridian sits on the South Boylston NS-3 zoning subdistrict, allowing up to 190 feet for building height; this NS-3 designation seems to have been an amendment after the initial implementation of the Fenway zoning.

Finally, the project is considered a dormitory use. This is a forbidden use, as identified in the planning process. There was a desire to ensure that Fenway would not be encroached upon by neighboring higher education institutions. Many in the community are concerned about the negative externalities that a large student population can have on a neighborhood and would like to see Fenway still have a high quality of living for families, professionals, and older households. Conversely, the Housing a Changing City 2030 report states that the City needs to build 18,500 new dorm beds by 2030, with more than 7,000

new dorm beds created or under construction. This goal seeks to reduce the number of students living in private rental units to mitigate the impact students place on Boston's market. A private, well-managed dormitory that is not attached to a certain institution could help to reduce the impact students have on the local neighborhood rental market through the creation of a more attractive product as a "release valve."

Through these findings, the planning team requests that the proponent explore the viability of alternate models that would allow a mix of students and older, working households. The proponent must continue to engage the community to address their concerns about how a dormitory use would impact their neighborhood and what steps they will take to mitigate it. In addition to the urban design comments in the next section, the proponents are strongly encouraged to, at minimum, explore options that match the original height and density requirements in Article 66, due to their proximity to the existing neighborhood fabric and the Fens.

Alternatives

Standard alternatives for study include a no-build (existing) scenario, which should include for analysis any projects approved or already in the public review process, including (but not limited to) 1241 Boylston Street, 12-28 Lansdowne Street, and the Parcel 12 Air Rights project. An 'as-of-right' build-out should also be studied. This alternative will conform to the density planned and anticipated in this area, taking into account any residential use and affordable housing incentives.

BPDA Urban Design staff reserve the right to add additional concerns during the course of the process of combined BPDA staff and BCDC review which may affect the responses detailed in the DPIR.

Urban Design

The Proposed Project is currently configured as a large C-shaped massing on the southeastern corner of Boylston Street in the Fenway. It consists of over 235,000 SF, contains more than 500 dormitory units, and has a street frontage of approximately 230'. The building is expressed as a single volume, though with some variation in height along Boylston Street and to the rear towards Peterborough Street. The existing Baseball Tavern, a well-known two-story restaurant/bar establishment serving the neighborhood and Fenway clientele, has been incorporated into the project. Due to constraints associated with redevelopment of this parcel, the existing massing must be preserved. Therefore, the Project has integrated a more contemporary expression of the existing restaurant building into the overall massing and streetscape expression for the project.

The ground floor is comprised primarily of retail/restaurant space, and entry for the dormitory uses above. The Black Box theater currently does not have a street entry or

expression on the front facade, though this should be explored as part of a DPIR submission. The Proposed project's location at the eastern end of Boylston Street establishes it as a gateway parcel to the Fenway neighborhood, further accentuated by its proximity and exposure to the Fens. Given its prominent location, the architectural expression of multiple sides should be studied carefully. This site differs somewhat from some of the more recent Boylston Street development resulting from the Fenway rezoning whose primary orientation is facing Boylston. The Proposed Project must consider both the north and east facades as primary. The digital billboard currently proposed on the eastern facade of the building must be removed. The BPDA applauds the Proponent and their team for working to bring greater depth to the facade through a more contemporary reworking of the archetypal "bay" using materials such as copper to bring more texture and visual interest to the facade. This should be further refined in the DPIR.

Building Massing and Form

Though the Proposed Project references the now expired Boylston Street Zoning, the overall building massing is large for the site. The scale of the project is further exacerbated by its prominence as a gateway parcel located at the southeastern-most edge of the Boylston Street corridor, opposite the intersection of Ipswich Street leading to Fenway Park, and highly visible from those entering the Fenway on foot from Olmstead's Fens and by car from Boylston Street heading south/westbound.

Though this is an area that has undergone tremendous change in the past decade, the scale of the project differs somewhat from projects that have a comparable FAR and height. Namely, the projects located further down Boylston Street (e.g. The Viridian) have created greater variation in roofline heights. The Proposed Project, while introducing some variation in its roofline in the form of a step-down, still reads predominantly as a single wall of similar height. Greater variation in height should be explored.

The project must also consider the neighboring residential building to the rear along Peterborough Street. The C-shaped massing of the Proposed Project differs from the standard bar building that typifies the more recent development along Boylston. The dormitory unit is smaller than a typical residential unit, and thus the building massing can be bent to maximize the overall number of units. The C-shaped massing is wrapped around a rear amenity deck in close proximity to the residential buildings of the West Fens. Careful programming and a management plan must be instituted to ensure no undesirable impacts to the quality of life of and no negative environmental impacts to neighboring residents. Further definition of the rooftop amenities would help to ameliorate concerns and should be studied as part of a DPIR submission. It may also be the case that an outdoor amenity deck that bridges from one side of the building to the other (i.e. from the rear alley to Boylston) may be appropriate, although that is just one of many possible solutions. Regardless, more study is needed to understand both programmatic and

environmental impacts, as there have been some reports of solar glare as a direct result of development along Boylston.

Public Realm and Streetscape

The BPDA commends the Proponent on working closely with BPDA and BTM staff on a Boylston Street sidewalk and roadway interface that embodies the City's Complete Streets Guidelines, provides continuity to the south side of Boylston Street, and will bring continued and expanded ground floor activation to the site. Including an upper level terrace/outdoor space associated with the retail is appropriate and will help to further enliven the streetscape.

Pulling the building back slightly at the easternmost end of the building to create an enlarged seating area and pocket park is commendable. How this might relate to the associated ground floor uses—be it retail, restaurant, or the Black Box—should be more fully answered as part of a DPIR submission. Additionally, more design work should be done to differentiate the pocket park as a public space open to all on the street, and a harbinger of the larger park system just down the street to the east. Finally, discussions around material choices for the streetscape should be had to clarify zones/program within the streetscape design and that anticipate subsequent design review discussions that are beyond the Article 80 process (Public Improvement Commission).

Standard Urban Design Submission Requirements

The following standard urban design materials for the Proposed Project's schematic design must be included in the DPIR submission:

1. Written description of program elements and space allocation (in square feet) for each element, as well as Project totals.
2. Neighborhood plan, elevations and sections at an appropriate scale (1"=100' or larger as determined by the BPDA) showing relationships of the proposed project to the neighborhood context, regarding:
 - a. massing
 - b. building height
 - c. scaling elements
 - d. open space
 - e. major topographic features
 - f. pedestrian, transportation, and vehicular circulation
 - g. land use
3. Photographs of the site and neighborhood.
4. Sketches and diagrams to clarify design issues and massing options.
5. Eye-level perspectives showing the proposal (including main entries and public areas) in the context of the surrounding area. Views should display a particular

emphasis on important viewing areas such as key intersections, pathways, or public parks/attractions. Some of these viewpoints have already been suggested and some have been used in presentations with BPDA staff and BCDC: east and west along Boylston Street, the view up Ipswich close to the intersection with Boylston, view(s) from the Fens including from the Victory Gardens and the Fenway entrance of the MFA, the view from Peterborough Street, et al. Long-ranged (distanced) views of the proposed project must also be studied to assess the impact on the skyline or other view lines. At least one bird's-eye perspective should also be included. All perspectives should show (in separate comparative images) at least both the build and no-build conditions; any alternatives proposed should be compared as well. The BPDA should approve the view locations before analysis is begun. View studies should be cognizant of light and shadow, massing and bulk.

6. Additional aerial or skyline views of the project, if and as requested.
7. Site sections at 1"=20' or larger (or other scale approved by the BRA) showing relationships to adjacent buildings and spaces, including the Fens.
8. Site plan(s) at an appropriate scale (1"=20' or larger, or as approved by the BPDA) showing:
 - a. general relationships of proposed and existing adjacent buildings and open spaces
 - b. open spaces defined by buildings on adjacent parcels and across streets, general location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features
 - c. pedestrian, handicapped, vehicular and service access and flow through the parcel and to adjacent areas
 - d. survey information, such as existing elevations, benchmarks, and utilities
 - e. phasing possibilities
 - f. construction limits
9. Study models at 1" = 16' or 1" = 20' (or an equivalent useful scale) showing preliminary concepts of setbacks, cornice lines, fenestration, facade composition, open space opportunities, etc.
10. Drawings at an appropriate scale (e.g., 1":16'0", or as determined by BPDA) describing architectural massing, facade design and proposed materials including:
 - a. building and site improvement plans
 - b. neighborhood elevations, sections, and/or plans showing the development in the context of the surrounding area
 - c. sections showing organization of functions and spaces, and relationships to adjacent spaces and structures
 - d. preliminary building plans showing ground floor and typical upper floor(s)
 - e. phasing, if any, of the Proposed Project
11. A written and/or graphic description of the building materials and its texture, color, and general fenestration patterns is required for the proposed development.

12. Electronic files describing the site and Proposed Project at Representation Levels one and two ("Streetscape" and "Massing") as described in the document *Boston "Smart Model": CAD & 3D Model Standard Guidelines*, as amended and updated.
13. Full responses, which may be in the formats listed above, to any urban design-related issues raised in preliminary reviews or specifically included in the BPDA scoping determination, preliminary adequacy determination, or other document requesting additional information leading up to BPDA Board action, inclusive of material required for Boston Civic Design Commission review.
14. Proposed schedule for submission of all design or development-related materials.
15. Diagrammatic sections through the neighborhood (to the extent not covered in item #2 above) cutting north-south and east-west at the scale and distance indicated above.
16. True-scale three-dimensional graphic representations of the area indicated above either as aerial perspective or isometric views showing all buildings, streets, parks, and natural features.

Daylight Component

A daylight analysis for both build and no-build conditions shall be conducted by measuring the percentage of skydome that is obstructed by the Proposed Project building(s) and evaluating the net change in obstruction. If alternative massing studies are requested or result as part of the Article 80 development review process, daylight analysis of such alternatives shall also be conducted for comparison. The study should treat three elements as controls for data comparisons: existing conditions, the 'as-of-right' (defined in this case as the applicable adjacent zoning, i.e. the Boylston Street zoning) zoning envelope, and context examples. The areas of interest include Boylston and Peterborough streets. Daylight analyses should be taken for each major building facade fronting these public ways. The midpoint of each public accessway or roadway should be taken as the study point.

If the Proponent wishes to substitute a more contemporary computer program for the 1985 BRADA program, its equivalency must first be demonstrated to the satisfaction of BPDA staff before it is utilized for inclusion in the DPIR, and it must be commonly available to BPDA staff.

Shadow and Wind Comments

In addition to the comments and scoping by others, the Proponent is directed to conduct a specific shadow analysis for the specific time range of any new impacts on the Fens; in other words defining rough extent and duration in terms of hours and time of year. If overall duration is greater than one hour, provide an overlap study which defines any area impacted by shadows for a period greater than one hour. All net new shadows shall be

defined as outlined elsewhere either by darker tone or color and shall be clearly shown to their full plan extent, whether on street, park, or rooftop.

Regarding wind, all wind tunnel test points shall be approved by BPDA staff before conduction of testing. Analysis of results and effective mitigation shall be presented in the DPIR and presented so that the delta or changes manifested by the project are clearly understood. Wind analysis should include any potential spaces open to the public. If the building itself is shaped to help mitigate the wind impacts, please provide commentary on the analytic and development process.

Infrastructure Systems Component

An infrastructure impact analysis should be performed.

The discussion of Proposed Project impacts on infrastructure systems should be organized system-by-system as suggested below. The applicant's submission must include an evaluation of the Proposed Project's impact on the capacity and adequacy of existing water, sewerage, energy (including gas and steam), and electrical communications (including telephone, fire alarm, computer, cable, etc.) utility systems, and the need reasonably attributable to the proposed project for additional systems facilities.

Any system upgrading or connection requiring a significant public or utility investment, creating a significant disruption in vehicular or pedestrian circulation, or affecting any public or neighborhood park or streetscape improvements, comprises an impact which must be mitigated. The DPIR must describe anticipated impacts in this regard, including specific mitigation measures, and must include nearby Proposed Projects (i.e. 1241 Boylston Street, Fenway Arts Academy) build-out figures in the analysis. The standard scope for infrastructure analysis is given below:

Utility Systems and Water Quality

1. Estimated water consumption and sewage generation from the Proposed Project and the basis for each estimate. Include separate calculations for air conditioning system make-up water
2. Description of the capacity and adequacy of water and sewer systems and an evaluation of the impacts of the Proposed Project on those systems
3. Identification of measures to conserve resources, including any provisions for recycling or 'green' strategies
4. Description of the Proposed Project's impacts on the water quality of Boston Harbor or other water bodies that could be affected by the Project, if applicable
5. Description of mitigation measures to reduce or eliminate impacts on water quality
6. Description of impact of on-site storm drainage on water quality

7. Information on how the Proposed Project will conform to requirements of the Ground Water Trust under Article 35 by providing additional recharge opportunities
8. Detail methods of protection proposed for infrastructure conduits and other artifacts, including BSWC sewer lines and water mains, during construction
9. Detail the energy source of the interior space heating; how obtained, and, if applicable, plans for reuse of condensate.

Thorough consultation with the planners and engineers of the utilities will be required, and should be referenced in the Infrastructure Component section.

Energy Systems

1. Description of energy requirements of the project and evaluation of project impacts on resources and supply
2. Description of measures to conserve energy usage and consideration of the feasibility of including solar energy provisions or other on-site energy provisions.
3. Additional constraints or information required are described below. Any other system (emergency systems, gas, steam, optic fiber, cable, etc.) impacted by this development should also be described in brief.

It is noted that the PNF contains initial information organized as suggested; in addition to the information proposed, more information is requested to clarify sewage tributary flows and constraints as well as energy choices, which are not specifically addressed. The location of transformer and other vaults required for electrical distribution or ventilation must be chosen to minimize disruption to pedestrian paths and public improvements both when operating normally and when being serviced, and must be described. Storm drain and sewage systems should be separated or separations provided for in the design of connections.

The Proponent should investigate energy strategies that take advantage of this scale of residential construction, potentially including those that incorporate wind harvesting techniques and green roof strategies as well as solar orientation and materials/systems that maximize efficiencies. Constraints or opportunities that arise from the major pieces of infrastructure that confines aspects of the project - the Turnpike and the Green Line tunnel and station - should be discussed and the impact of/on this infrastructure both recognized and mitigated.

Transportation

The Proposed Project needs to construct a protected sidewalk level bike lane that will transition well with existing condition and the future condition contemplated by BTD's latest Boylston Street Design. Proponent should be responsible for continuing this

accommodation further east to connect to the Fenway path network based on further consultation with the City.

The plans for protected bike lanes on Boylston Street assume parking on only one side of the street, with the parking alternating sides to allow for pick-up and drop-off. Given the existing parking in front of 1282 Boylston Street, we would like to have no parking directly in front of this project, and to retain the parking on the opposite side of Boylston Street. Please assume no parking and no curb extensions in front of this project.

The Proponent should work with BTB's TDM Coordinator to develop a comprehensive TDM program.

The Proponent should fully upgrade all equipment for the Boylston/Ipswich St signal.

The Proponent needs to confirm that there are no physical or safety constraints to the back alley that would prevent using it for all of their loading needs.

Bike parking should be easily accessible from the Boylston Street lobby and designed in consultation with BTB's latest design guidelines.

The Proponent should sponsor one BlueBikes Station, and if needed accommodate on/adjacent to the site.

Environmental

Reflective glare from sunlight can generate fluctuations in the local microclimate proximate to the source of the glare. Specifically, reflected glare is anticipated to cause some differential warming of the direct abutter, Viridian. Mitigation measures including but not limited to the use of the high performance non-reflective glass shall be investigated.

Boylston Black Box

While preserving Machine in its current form as a full-time bar and night club may not be possible, due to the operator's desire to retire, the Planning team challenges the proponent to continue to work with the Gold Dust Orphans and the Theater Offensive, performance groups as mentioned in the PNF, as well as the broader Machine community, including employees and patrons. A future space should be flexible enough to host both performances and the types of events that truly honor the type of space Machine and other gay night clubs provided. The proponent should provide additional details on how such a space could accommodate similar events that Machine holds today. As a potential precedent, numerous LGBTQ evening pop-up events such as "Don't Ask Don't Tell" at the Great Scott in Allston provide a model moving forward to foster community through

monthly gender-queer dance parties. Additional details on the proposal would help ensure that such a future space still plays an active role in the LGBTQ community.

MEMORANDUM

TO: Tim Czerwienski, Project Manager
FROM: John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow
DATE: May 9, 2019
SUBJECT: 1252-1270 Boylston Street - **Smart Utilities Comments - PNF**

Summary:

In order to facilitate the review of integration of the Smart Utility Technologies (SUTs) and the Smart Utility Standards (SUS) into new Article 80 Developments, **the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the project review process. Please fill out the parts of the Checklist that apply to your project (check the Policy and Policy Summary on our website). Make sure to review this [template](#) first, before submitting the Smart Utilities Checklist. Please include in your next filing with the BPDA a copy of the PDF document generated after submission of the Smart Utilities Checklist. Let us know if the project team would like to schedule a meeting to go over any aspects of the Smart Utilities Policy that apply to your project.**

Context:

On June 14, 2018 the BPDA Board adopted the [Smart Utilities Policy for Article 80 Development Review](#). The policy (attached) calls for the incorporation of five (5) Smart Utility Technologies (SUTs) into new Article 80 developments. Table 1 describes these five (5) SUTs. Table 2 summarizes the key provisions and requirements of the policy, including the development project size thresholds that would trigger the incorporation of each SUT.

In general, conversations about and review of the incorporation of the applicable SUTs into new Article 80 developments will be carried out by the BPDA and City staff during every stage (as applicable) of the review and permitting process, including a) prefile stage; b) initial filing; c) Article 80 development review prior to BPDA Board approval; d) prior to filing an application for a Building Permit; and e) prior to filing an application for a Certificate of Occupancy.

In conjunction with the SUTs contemplated in the *Smart Utilities Policy*, the BPDA and City staff will review the installation of SUTs and related infrastructure in right-of-ways in accordance with the *Smart Utility Standards* ("SUS"). The SUS set forth guidelines for planning and integration of SUTs with existing utility infrastructure in existing or new streets, including cross-section, lateral, and intersection diagrams. The *Smart Utility Standards* are intended to serve as guidelines for developers, architects, engineers, and utility providers for planning, designing, and locating utilities.

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a *Smart Utilities Checklist* that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to your project. Make sure to review this *template* first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

1. A confirmation email with a PDF of your completed checklist. Please include a copy of this document with your next filing with the BPDA.
2. A separate email with a link to update your initial submission. Please use ONLY this link for updating the Checklist associated with a specific project.

Note: Any documents submitted via email to Manuel.Esquivel@Boston.gov will not be attached to the PDF form generated after submission, but are available upon request.

The *Smart Utilities Policy for Article 80 Development Review*, the *Smart Utility Standards*, the *Smart Utilities Checklist*, and further information regarding the *Boston Smart Utilities Vision* project are available on the project’s website: <http://www.bostonplans.org/smart-utilities>.

Manuel Esquivel, BPDA Senior Infrastructure and Energy Planning Fellow, will soon follow up to schedule a meeting with the proponent to discuss the *Smart Utilities Policy*. For any questions, you can contact Manuel Esquivel at manuel.esquivel@boston.gov or 617.918.4382.

Table 1 - Summary description of 5 Smart Utility Technologies (SUTs) included in the *Smart Utilities Policy for Article 80 Development Review*

Smart Utility Technology (SUTs)	Summary Description
District Energy Microgrid	Energy system for clusters of buildings. Produces electricity on development site and uses excess “heat” to serve heating/cooling needs. By combining these two energy loads, the energy efficiency of fuel consumed is increased. The system normally operates connected to main electric utility grid, but can disconnect (“island”) during power outages and continue providing electric/heating/cooling needs to end-users.
Green Infrastructure	Infrastructure that allows rainwater to percolate into the ground. Can prevent storm runoff and excessive diversion of stormwater into the water and sewer system.
Adaptive Signal	Smart traffic signals and sensors that communicate with each

Technology	other to make multimodal travel safer and more efficient.
Smart Street Lights	Traditional light poles that are equipped with smart sensors, wifi, cameras, etc. for health, equity, safety, traffic management, and other benefits.
Telecom Utilidor	An underground duct bank used to consolidate the wires and fiber optics installed for cable, internet, and other telecom services. Access to the duct bank is available through manholes. Significantly reduces the need for street openings to install telecom services.

Table 2 - Summary of size threshold and other specifications for the 5 SUTs advanced in the *Smart Utilities Policy for Article 80 Development Review* (**Note: This table is only for informational purposes. Please refer to the complete *Smart Utilities Policy for Article 80 Development Review* to review the details.**)

	Article 80 Size Threshold	Other specifications
District Energy Microgrid	>1.5 million SF	Feasibility Assessment; if feasible, then Master Plan & District Energy Microgrid-Ready design
Green Infrastructure	>100,000 SF	Install to retain 1.25" rainfall on impervious areas (Increase from 1" currently required by BWSC)
Adaptive Signal Technology	All projects requiring signal installation or improvements	Install AST & related components into the traffic signal system network
Smart Street Lights	All Projects requiring street light installation or improvements	Install additional electrical connection & fiber optics at pole
Telecom Utilidor	>1.5 million SF of development, or >0.5 miles of roadway	Install Telecom Utilidor



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

May 30, 2019

Nigel Tae and Andrew Flynn
Scape Boylston, LLC
22 Boston Wharf Road
7th Floor
Boston, MA 02210

Re: 1252-1270 Boylston Street, Article 37 Comment Letter on PNF

Dear Nigel Tae and Andrew Flynn,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The PNF indicates that the project will use the LEED v4: BD+C: New Construction rating system. Additionally, the project team has committed to:

1. Achieving a minimum green building outcome of LEED Silver, with 50 points for the building.
2. Reducing carbon impacts by improving the performance of the building 26% beyond code.

The IGBC accepts the rating system selection.

The Mayor has established as a goal for the City of Boston to achieve citywide carbon neutrality by 2050. In order to achieve that goal, the city as a whole must pursue the following strategies:

- Minimize its demand for energy: prioritize passive strategies such as improved building envelope by minimizing thermal bridges and maximizing air tightness and insulation;
- Convert systems that run on fossil fuel to electricity: install new systems that do not use fossil fuel - convert existing heating systems to heat pumps and where feasible; and
- Maximize the use of on-site solar PV or other renewable energy generation systems.

In support of Boston's Carbon Neutral 2050 GHG goal, the IGBC requests the project team pursue LEED Gold and identify any obstacles to earning the necessary credits. Our recommendations for achieving an exemplary green building include:

- Include zero net energy and net zero carbon building design strategies wherever possible. Ensure that active building systems are appropriately sized for improved passive

performance and cost savings are fully captured. Please consider performing a Zero Carbon Building Assessment for this project.

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation. Doing so will assist in achieving all 9 indicated “Maybe” points for the Optimize Energy Performance credit.
- To help preserve the embodied carbon and the unique architectural value of the existing building, please make all efforts to reuse the existing exterior façade and avoid any unnecessary demolition. This strategy will help the project be more sensitive to the architectural history of the area and assist it in achieving the Building Life-Cycle Impact Reduction credit where it can earn up to 5 points.
- The City of Boston electric vehicle policy requires all new projects to have at least 25% of their parking spaces include installed electric vehicle charging systems and all remainder be at least EV charging ready. This project has not indicated that it is pursuing the Green Vehicle credit, even though the required minimum 4 out of 15 parking spaces must have electric vehicle charging.
- City of Boston Bicycle Parking Guidelines requires both visitor and building occupant bicycle facilities; [see attached guidelines](#). Considering the use and location of the project, please consider exceeding the BTD and LEED Bicycle Facilities credit requirements and ensure that all student residents have adequate bicycle parking to meet their needs.
- Solar PV Systems – the roof design should be optimized for Solar PV and the system(s) should be installed. With output sufficient to power the equivalent of five residences; solar PV is a cost effective GHG emissions reduction solution.

The IGBC requests that your project make full use of utility and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

Please complete the Climate Resiliency Checklist online and provide the resultant PDF. The Climate Resiliency Checklist included in the PNF filing is “NOT FOR FILING”.

Please respond to IGBC comments within three weeks including timing for the provision of the requested information and items. This information and items should include:

- Updated LEED Checklist including additional credits being actively pursued.
- Indication that the project will be meeting the Boston electric vehicle and Bicycle Parking policy requirements including location of facilities.
- Please provide Solar PV system plan including system description and output study that has been indicated has already been performed in order to confirm stated scoping and payback period estimates.
- Climate Resiliency Checklist completed online.
- A completed Zero Carbon Building Assessment.

Please include the IGBC official email account igbc@boston.gov in future communications. Let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED AP: BD+C
On behalf of the Interagency Green Building Committee

Cc: Tim Czerwienski, BPDA Project Manager



CITY of BOSTON

Martin J. Walsh, Mayor

To: Tim Czerwienski, BPDA
From: Zachary Wassmouth, PWD
Date: May 13, 2019
Subject: 1252-1270 Boylston Street PNF - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 1252-1270 Boylston Street PNF.

Site Plan:

The 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 Right-of-Way (ROW):

All proposed design and construction within the Public ROW shall conform to Boston Public Works Department (PWD) Design Standards (www.boston.gov/departments/public-works/public-works-design-standards). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW 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:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the Public ROW.

Specific Scope Considerations:

The developer should consider the following to be included in the scope for this project:

- The developer should create a design for the sidewalk abutting the project limits that is consistent with the design for the entire Boylston Street corridor in the Fenway.
- Sidewalk work scope should include an accessible sidewalk/pedestrian path of travel across the entrance to Private Alley 937/gas station driveway on the east side of the property.
- Proposed bicycle accommodations associated with this project shall be discussed and reviewed by the Boston Transportation Department (BTD) and PWD to ensure the design meets City standards and is consistent with the overall bicycle plan/vision for Boylston Street.
- In coordination with other development projects in the area (i.e. Fenway Hotel), this project should consider upgrades to bring the pedestrian ramps and sidewalks at the intersection of Boylston Street and Ipswich Street into ADA/AAB compliance to increase the pedestrian accessibility to and from the site. This should be paired with any necessary accessibility improvements to the existing traffic signal equipment at this intersection to be coordinated with BTD.



PUBLIC WORKS DEPARTMENT

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

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

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



CITY of BOSTON

Martin J. Walsh, Mayor

Driveway Curb Cuts:

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. Also, please see above comment with regards to any proposed breaks and/or modifications to the median.

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 within the Public ROW associated with this project must be processed through the PIC.

Landscaping:

The developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

Street Lighting:

The 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. Please note that as mentioned above in the site specific comments, the City is developing plans lighting improvements along Blossom Street and the developer should stay coordinated with any City proposed designs. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to 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 ROW. 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 ROW. 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. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zachary 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

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**Boston Water and
Sewer Commission**



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

May 10, 2019

Mr. Timothy Czerwienski, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: 1252-1270 Boylston Street, Fenway
Expanded Project Notification Form

Dear Mr. Czerwienski:

The Boston Water and Sewer Commission (Commission) has reviewed the Expanded Project Notification Form (EPNF) for the proposed redevelopment project located at 1252-1270 Boylston Street, in the Fenway neighborhood of Boston. This letter provides the Commission's comments on the EPNF.

The proposed project is located on two parcels of land totaling approximately 33,585 square feet. Each parcel has an existing two-story building. The building at 1252-1268 Boylston Street is occupied by academic and retail tenants and vacant space. The building at 1270 Boylston Street is occupied by a food and beverage establishment. The project proponent, Scape Boylston, LLC, proposes construction of a fifteen-story, 235,095 square feet (sf.) mixed use private dormitory. The building will have 533 dormitory room, ground floor retail space, an outdoor dining area, 120 -seat theater and flex space that can be used for small meetings or food and beverage catering. The project will include a below grade-parking garage for 15 vehicles and secured bicycle storage.

For water service, the Commission owns and maintains a 16-inch pit cast iron water main in Boylston Street. The water main was installed in 1896 and cleaned and cement lined in 1990. The water main is part of the Commission's Southern Low Pressure Zone.

For sewer and drain service, the Commission facilities consists of a 32-inch by 42-inch sewer and an 18-inch drain in drain in Boylston Street. Private Alley 937 has a 12-inch sewer and 15-inch storm drain in a common trench. Commission records show both pipes are in an easement and connected to the sewer in Boylston Street.

The PNF states that water demand for the proposed project will be 89,230 gallons per day (gpd) and wastewater generation will be 81,120 gpd.



General

1. Prior to the initial phase of the site plan development, Scape Boylston, LLC, should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential modifications that could impact the project. Regarding the sewer and drain in Private Alley 937, the Commission's records indicate that the storm drain connects to a sewer manhole in Boylston Street, is in the same trench as the sewer and both pipes was installed in 1923. Scape Boylston, LLC must, as part of the site plan development, evaluate the feasibility of abandoning the sewer and drain. If abandonment is not feasible, Scape Boylston, LLC must assess the condition of the pipes, make the necessary repairs and disconnect the storm drain from the sewer and reconnect it to the storm drainage system.
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 complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Scape Boylston 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 design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>.
6. The project sites are located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge.
7. Scape Boylston LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. The Commission will require Scape Boylston 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 Scape Boylston LLC to inspect the existing sewer and drain lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
9. It is Scape Boylston 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, Scape Boylston 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. Scape Boylston 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. Scape Boylston LLC should also provide the methodology used to estimate water demand for the proposed project.

2. The Commission supports Scape Boylston LLC commitment to implementing water conservation measures in addition to those required by the State Plumbing Code. Scape Boylston LLC should also consider outdoor landscaping which requires minimal use of water to maintain. If Scape Boylston 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. Scape Boylston 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. Scape Boylston LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. Scape Boylston will be required to install approved backflow prevention devices on the water service for fire protection and any irrigation systems. Scape Boylston LLC is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement with regards to backflow prevention.
5. 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, Scape Boylston LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. 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, Scape Boylston LLC will be required to meet MassDEP Stormwater Management Standards.
2. In conjunction with the Site Plan and the General Service Application Scape Boylston LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must: 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. Scape Boylston LLC will be required to submit with the site plan a phosphorus reduction plan



for the proposed development. As stated in comment 6, under General, Scape Boylston 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 Scape Boylston 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.
3. 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. Scape Boylston LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required 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.
 4. The Commission encourages Scape Boylston LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 5. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Scape Boylston 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, Scape Boylston LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that Scape Boylston 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. Scape Boylston LLC should contact the Commission’s Operations Division for information regarding the purchase of the castings.
8. The cafeteria or food service facility built as part of this project, grease traps will be required in accordance with the Commission’s Sewer Use Regulations. Scape Boylston 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/RJA

cc: A. Flynn, Scape Boylston, LLC
M. Zlody, BED via e-mail
M. Connolly via e-mail
C. McGuire, BWSC via e-mail
P. Larocque, BWSC via e-mail

Boston Groundwater Trust

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May 7th, 2019

Tim Czerwienski, AICP Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201-1007

Subject: 1252-1270 Boylston Street Project Notification Form (PNF) Comments

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the 1252-1270 Boylston Street Project Notification Form (PNF) which is located in the Fenway. The Boston Groundwater Trust (BGwT) was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. The document states pursuant to the requirements of Article 32 of the Code – and as applicable for sites located within the GCOD – the Project will infiltrate more than 1.00 inch of rainfall across the portion of the Project Site occupied by the proposed improvements.

GCOD requires both the installation of a recharge system to capture one (1) inch of rainfall across the portion of the Project Site and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. The PNF states that based on the proposed scope of the Project, and the anticipated subsurface conditions described above, it is anticipated that the Project will be founded on the existing outwash deposit with a foundation system consisting of a waterproofed structural mat foundation. The Project may include below-grade levels which are benched into the Project Site. Construction of the foundations and below-grade parking structure will require excavation depths anticipated to be up to 30 feet below the Boylston Street ground surface (approx. Elevation +19 BCB). The below-grade levels will be waterproofed. Excavation will be conducted within an engineered lateral earth support system, such as a steel sheet pile wall system, which will be designed to provide excavation support, limit ground movements outside the excavation to protect adjacent facilities, and maintain groundwater levels outside the excavation by creating a groundwater “cutoff” between the excavation and the surrounding area.

The lateral earth support system will be designed to be installed into the clay stratum to isolate the excavation and future below-grade garage from the groundwater table. Due to the depth of excavation, the lateral earth support system will be supported by an internal bracing system or external bracing system such as tiebacks. Pre-excavation will be performed along the building perimeter to remove obstructions prior to installing the excavation support system.

In addition to waterproofing the structure, foundation walls, and elevator pits these precautions should assure that no path is created that will allow groundwater to drain from the upper trapped aquifer to a lower aquifer. Also under no circumstances should underdrains or sumps be part of the foundation design and construction.

The proponent should establish a groundwater level monitoring program prior to, during, and after construction. The purpose of the program is to establish, document, and maintain baseline groundwater water levels throughout the entire construction period. The Project team shall coordinate with the Trust and confirm which observation wells will be monitored and reported. The groundwater level data should be furnished to the Trust and the Agency on a weekly basis.

The document states that prior to the issuance of a building permit, the Proponent will provide the BPDA, BWSC, and Boston Groundwater Trust with a letter detailing the elements of the Project which successfully achieve the critical GCOD requirement of no reduction in groundwater levels onsite or on adjoining lots. The letter will be stamped by a professional engineer, who is registered in Massachusetts.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli
Executive Director

CC: Kathleen Pederson, BPDA
Maura Zlody, EEOS

APPENDIX B

COMMENTS FROM THE GENERAL PUBLIC



Tim Czerwienski <tim.czerwienski@boston.gov>

1252-1270 Boylston Street

ERIC DANIEL

Mon, Apr 29, 2019 at 9:43 AM

Reply-To: ERIC DANIEL

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Tim—

This note is a request for some authoritative data about the project from the developer. It has not always been easy to infer these points from the diagrams in the PNF, for example, are 13 twin units being planned? And on other points, individuals have slightly discrepant notes arising from the meetings.

1. It would be helpful to have a breakout of the estimated rents, sizes, overall counts for units of each size.

Studio Units

Estimated 2021 rent: _____

Size (square feet): _____

Number of studios planned: _____

Number of handicapped-accessible studios planned: _____

Twin Units

Estimated 2021 rent: _____

Size (square feet): _____

Number of twin units planned: _____

Number of handicapped-accessible twin units planned: _____

2. Is it anticipated that two students will ever share a studio? Will more than two students ever share a twin?

3. Are the units going to be outfitted with typical appliances—stove, refrigerator, microwave, dishwasher?

4. Is there a list available of everything that is included with the rent? It was mentioned that furniture, utilities, and high speed internet are going to be included. It would be helpful to know whether, for example, a TV package, air conditioning, and access to the gym are included as well.

Thanks very much.

Eric

—

Eric Daniel
221 Massachusetts Ave. #317
Boston, MA 02115-3519

Eric Daniel

221 Massachusetts Ave. #317 / Boston, MA 02115

Tim Czerwienski
Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th floor
Boston, MA

12 May 2019

Subject: 1252–1270 Boylston Street

Dear Mr. Czerwienski:

I am writing as a member of the Impact Advisory Group for the development proposed by Scape Boylston LLC (the proponent) for the site 1252–1270 Boylston Street. In broad terms the project will be a purpose-built dormitory for graduate and undergraduate students, with a podium at ground level featuring retail uses and a black box theater.

Scape Boylston

The proponent is a corporate entity associated with Scape, an international business that develops, owns, and operates a number of similar buildings in the UK, Ireland, and Australia.

The parent company of Scape Boylston has great experience in developing and managing student accommodations and the Scape Boylston seems to have some understanding of the Boston area. Statements like the following from the PNF are heartening: *Scape is the long-term owner, holder and operator of its properties—accordingly, Scape embraces an ethos of stewardship and is deeply committed to the success (present and future) of the Fenway neighborhood.*

Policy Questions

Current zoning for the project site indicates that a dormitory use of this kind is a forbidden use. Hence, the project would require a major zoning variance. In very rough terms, the project is designed to house approximately 550 to 600 students onto a site zoned for multifamily uses.

Accordingly, the big question before the Impact Advisory Group is a simple one: What is sufficient mitigation for the loss of a city block zoned for multifamily housing?

Dormitories on university property were not covered by the IDP policy regulations; yet for-profit student housing must be covered under this policy. The question of onsite affordable housing needs to be addressed, first and foremost.

Traditionally, dormitories are located on campus and managed by the university or college. Although, some arrangements currently exist with private companies working in partnership with a specific institution, the concept of a for-profit dormitory without any institutional partner is distinctly different.

There are broad-ranging issues of zoning and governance that need to be explored and answered before it makes much sense to speak of being in favor of the project or not.

An Unproven Dynamic

Scape believes that its project will ease some of the pressure on the general housing stock, and offers a replacement dynamic as their justification for the zoning variance.

In particular Scape posits that the project will draw a substantial number of its tenants from students currently housed in the general housing stock because students will find the quality of the units offered and favorable pricing scheme quite attractive. The emptied-out units will be returned to the general

housing stock. Thus, additional units should become available for long term residents.

This dynamic does not address directly the annual growth of Boston's student population, nor does it suggest any way of dealing with current arrangements whereby academic institutions currently control parts of the housing market not on their campus. Approximately 700 units of housing in the Fenway are covered by the practice of master leasing and there are a number of off-campus apartment buildings owned by institutions.

Statistics suggest that incremental students are arriving in numbers sufficient to fill in any emptied units from the general housing stock. And in the recent past, it seems that institutions have been reluctant to return master-leased and similar units to the general housing stock.

Community Benefits

Scape has shown real sensitivity to the LGBTQ community by addressing the loss of current businesses serving their needs. Scape has agreed to include the Boylston Street Black Box, a LGBTQ venue, for the performing arts, as part of the retail portion of the project, and I understand that there is a discussion of expanding the concept so that the venue may serve the community as a meeting place as well.

Scape in the UK

A quick look at information available about the parent company shows a company with ownership arrangements and operating methods quite different from those described by Scape Boylston in the PNF. The overseas company does not maintain ownership of its properties, and it functions in partnership with a Real Estate Investment Trust, an advisory company, and investment analysts.

GCP Student Living, PLC is a UK based Real Estate Investment Trust that invests in privately-developed student accommodations. GCP's annual report, dated June 2018, lists on page 3 the following six Scape properties

among its operational assets—Scape East, Scape Wembley, Scape Shore-ditch, Scape Greenwich, Scape Surrey, and Scape Brighton. Overall, 75% of GCP tenants are undergraduates, 25% post-graduate. The report breaks down the citizenship of its tenants as follows (page 23):

International: 75% United Kingdom 26% European Union 17%

The report paints a picture of a company targeting areas where there is a strong imbalance between supply and demand of housing for students. In the report GCP boasts of being able to raise rents faster than inflation. Further, the GCP actively seeks well-off international students as a matter of strategy, because the company has determined that these students are less price sensitive.

With banks and investment companies as its major shareholders, the REIT operates with increasing profits as its motive. The concepts of affordability, stewardship, and long-term commitment are not in evidence. Given the increasing debt burdens American students carry and Boston's housing crisis, any project developed and run along these lines would have to be regarded as undesirable.

Next Steps

The academic institutions who will benefit directly from this project need to be involved in the discussion, and they need to formally commit to steering students to the new accommodations. Equally important they need to agree to cap enrollments and relinquish master controlled units and off-campus buildings back to the affordable portion of the housing market.

Scape Boylston must sharply differentiate its operating methods from those seen in the parent company. The community needs legal guarantees that Scape Boylston will maintain ownership of the project, manage it directly, and uphold the notion of affordability, upon which so much of the project's justification depends.

The City of Boston must establish an IDP policy for this new type of housing, and the city needs to enforce the agreements with the developer and institutions.

Additional Information Requested by the IAG

As much as this note concentrates on the large oversight issues this project raises, IAG members continue to be concerned about such traditional issues as shadow, traffic patterns, FAR ratios, and variances in height. Hence, I have attached a list of questions that represents my concerns as well as a number of issues that arose at the first IAG meeting, so that these issues can be discussed in future meetings.

Summation

Scape Boylston offers the possibility of something new to the City of Boston, purpose-built off-campus student accommodations without an institutional affiliation. Properly conceived and managed, such projects may offer some relief to Boston housing market.

Whatever happens on this block of Boylston Street will serve as model for much that is yet to come. Hence, I believe that a public exploratory process involving institutions, developers, the community, and city officials is needed to establish firm guidelines and responsibilities so that we can have the balanced city that we all desire. Institutions need to evolve, neighborhoods need to provide stable and affordable housing for their residents, and a healthy business atmosphere is necessary. I am enthusiastic about seeing where this process can take us.

Sincerely,

Eric Daniel

Eric Daniel

IAG Member

Questions About 1252–1270 Boylston Street

1. I would be helpful to have a breakout of the estimated rents and sizes for each unit type.

	Estimated Rent	Size (square feet)	Number of units	Number of accessible units
Studio				
Twin				

2. Is it anticipated that two students will ever share a studio? Will more than two students ever share a twin? Overall, how was the maximum occupancy determined?
3. Are units going to be outfitted with any appliances—microwave, refrigerator, stove?
4. Is there a list of everything that is included with the rent? I believe that furniture, utilities, and high speed internet are going to be included. It would be helpful to know whether, a TV package, air conditioning, access to the gym are included as well.
5. It would be helpful to be able to compare the impacts of this building to a building that is complaint in terms of height and FAR. Shadow, thermal impacts, and glare are of concern.
6. There is a real need for some sort of traffic analysis under ball game conditions. Residents need reasonable access to their homes those 90 or more days a year, and on Ipswich Street there are concerns about access to emergency services.
7. There is a need for additional shadow studies, with an emphasis on studying the effects on the Victory Gardens.

—Eric Daniel, 12 May 2019

Impact Advisory Group
1252-1270 Boylston Street
May 12, 2019

Dear Mr. Czerwienski

As a resident of the Fenway and member of the Impact Advisory Group (IAG), I attended the Public Meeting and IAG Meeting on April 22nd and April 24th, respectively. I listened carefully to the public's feedback and tried to take those concerns into account when writing this comment letter. I also reviewed the Expanded Project Notification Form (EPNF) submitted by Scape North America (the Proponent). I hope and expect that, if built, the Proponent's development will prove to be an inclusive and equitable addition to the neighborhood. My comments below reflect a number of issues that require careful consideration, given the potential impact of the project.

Zoning

As mentioned by numerous IAG Members, Article 66 of the Fenway neighborhood zoning legislation forbids the creation of student dormitories on Boylston Street. Given this, I am somewhat perplexed as to how this project is in such an advanced stage. I would like more details as to why the Proponent is not building this property on university land.

Affordability

As I mentioned during the IAG meeting, I am deeply concerned with the apparent lack of planning for on site affordable housing. The student debt crisis combined with Boston's high cost of living is a toxic combination that the Proponent's EPNF does not readily address. In fact, in the Proponent's 311 page EPNF, the word 'affordable' is only mentioned four times. None of these times are related to plans to include on site affordable housing options.

The Proponent is a for profit company which will no doubt seek to maximize its return on investment. Its level of sophistication is evident in annual reports and analyst reports covering the Real Estate Investment Trust (REIT), GCP Student Living, which has multiple Scape properties in its portfolio and whose Investment Manager, Gravis Capital Management Ltd, was co-founded by the Proponent's Executive Chairman, Nigel Tae. GCP Student Living's 2018 Annual Report states it, "invests in properties located primarily in and around London where the Investment Manager believes the Company is likely to benefit from supply and demand imbalances for student residential accommodation and a growing number of international students." The report also states, "The Company's properties continue to benefit from the supply/demand imbalances for high-quality, modern student facilities, with the portfolio fully occupied and student rental growth of 4.1% for the 2017/18 academic year." The report goes on to state, "The Company achieved year-on-year student rental growth of 4.1% across its operational assets, substantially ahead of the national average for private student accommodation of 2.9%." Additionally, 74% of the REIT's tenants are international students who are cited as being "less price sensitive" by Edison Investment Research which counts the REIT as one of their research clients. All of this has enabled the company to achieve "annualized shareholder return since IPO of 12.5%, in excess of the Company's target return of 8-10%." In summary, the REIT is surpassing its return goals by locating in supply-imbalanced environments, remaining fully occupied, targeting international students, and raising rental rates higher than inflation or the market.

Impact Advisory Group
1252-1270 Boylston Street
May 12, 2019

In October 2018, the Proponent's Executive Chairman indicated to Tim Logan of the *Boston Globe* that "prices could start at about \$290 a week, or \$4,350 for a 15-week semester, per person for a shared twin room, and more for a single room" (article headline: 'This company wants to spend \$1 billion on private dorms in Boston'). This works out to ~\$2,500 per month for a shared studio, which should not be considered affordable, even in Boston. Since the Proponent has thus far not shared further detail on proposed rental rates, let alone business plans and financial models for its planned Boston site(s), I am left to use their chairman's statements, the REIT's investment thesis, and recent financial success as a baseline. Given this approach, I struggle to see how the Proponent's building would free up workforce housing in the area.

During the IAG meeting, it was agreed that affordability needs to be a bigger part of the conversation. This is critical. I would like to see detailed proposals from the Proponent on how they can achieve on site affordability. Given the severity of the student debt crisis, and the Proponent's strong financial position and anticipated financial success, I would expect the Proponent to significantly exceed equivalent IDP requirements for non-dormitory housing in the city.

LGBTQ+ Community Impact

For decades, the site has been an important social nexus for the region's LGBTQ+ community. Members of the community and current employees of Machine & Ramrod reinforced this message during the Public Meeting. As a member of the LGBTQ+ community, I understand the value of, and continued need for, safe spaces. I would like further information on how the envisioned Black Box Theater will maintain this vital function.

1. Having a space for passive spectators is different from having a space for interaction. Will the space be open to community events other than paid performances? If so, how would this be managed?
2. Is additional space available on the Level B1 to accommodate a larger venue that could retain the nightclub aspect of the space in addition to the theater?
3. During the Public Meeting, the Proponent's North America CEO stated the Black Box Theater space will be operated on a not-for-profit basis "in perpetuity." What mechanisms will be put in place to guarantee this?
4. What are the space's proposed hours?
5. Will there be age of entry limits? As noted during the Public Meeting, Machine is one of the few venues in the area that allows 18+ on certain nights of the week.

Transportation

The traffic study states that, "Traffic generated by the Project will generate no measurable impacts to the surrounding transportation network." And, "In total, the Project is projected to generate only six net-new vehicle trips during the weekday morning peak hour and 14 net-new vehicle trips during the weekday evening peak hour." I have the following questions:

1. The Proponent states that the traffic study was conducted on May 9th. As IAG members stated, the population is lower in late May due to graduation. A study during October – April would likely be more relevant.
2. The Proponent states that, “Data was collected on a day when the Boston Red Sox did not have a game scheduled at Fenway Park to reflect typical weekday commuter period traffic operations.” As stated during the IAG meeting, events occurring at Fenway do represent a typical day in the neighborhood during late spring through fall and should be taken into account.
3. I cannot tell if/ how rideshare services were taken into account other than the statement, “The Proponent will orient residents with ridesharing, carsharing and carpool options within proximity to the Project site.” Having 618 students located in one building will have an impact and I would like to understand how the layout could be improved to accommodate the frequency of loading and unloading in front of the building.
4. The Proponent’s proposal states that, “Residents will be discouraged from requesting Fenway resident parking permits through their lease.” However, this differs from Scape North America CEO Andrew Flynn’s statement during the IAG meeting that the Proponent would ban residents from applying for residential permits. Will this ban occur? If so, how will it be enforced, and is this allowed by the city?
5. What are the Proponent’s plans for providing a Car Sharing option on site?
6. The Proponent states that 5 metered parking spaces will remain on Boylston Street. How many will be removed? How many, if any, of the 5 remaining spaces will be accessible?
7. The Proponent states that bike racks will be available outside of the site. Will these be BLUEBikes, which would benefit the neighborhood?
8. How will residents of the Proponent’s property access the bike storage rooms? A cumbersome process might limit their usage.

Environment: LEED

The Proponent states that their team is “endeavoring to exceed minimum certifiable standards by targeting a minimum of certifiable level of LEED Silver.” Given the Proponent’s experience and the site’s potential profitability, I would like more information as to why the Proponent is not targeting a minimum of LEED Gold.

Environment: Shadow

During the IAG meeting, the Proponent stated they will provide further detail regarding shadow impact. I would like this detail to include:

1. A video/ animation illustrating the impact on the area throughout the year, as discussed during the IAG meeting.
2. Further detail on which areas of the Victory Gardens will be impacted, and when this impact will occur.
3. How the current plan’s impact would compare to a zoning height-compliant building.

Impact Advisory Group
1252-1270 Boylston Street
May 12, 2019

Environment: Solar Glare – Reflection & Thermal Impacts

During the Public Meeting, an abutter living on Peterborough Street noted the thermal impact of The Viridian on her apartment. The Proponent's solar reflection study notes that there will be "low" thermal impact on abutting buildings. This is assuming matte finish metal panels and Viracon VE1-2M glazing units. I would like the Proponent to:

1. Confirm the above materials are equivalent to what will be used on the actual building.
2. Compare their study to The Viridian's and describe why their building would not have a thermal impact, while the neighboring building, The Viridian, does.
3. Confirm that "Facades at approximately 3rd, 4th, and 3rd floor height at the rear side of approximately 1-16 Peterborough St." are the only areas of abutting buildings on Peterborough Street that would receive thermal impacts.
4. If the bullet above is not true, determine thermal and glare impacts on the façade of buildings on the southern side of Peterborough Street (e.g., 25 Park Drive, 16-24 Peterborough Street)
5. Describe which buildings and floors will be impacted by the statements:
 - o "The occupants of the buildings located close to the development are expected to experience visible reflections from the development. That being said, they do not pose a risk to safety, and are likely a nuisance at worst, as the occupants can look away or close blinds."
 - o "Should an individual choose to expose themselves to the reflected energy, they may feel warm however this would be a temporary experience and once which would be remedied by closing window treatments."
6. Regarding the "high visual impact" areas, state whether the mitigation actions described on page 24 of Appendix H will be implemented as high glare could likely be a danger to the high number of pedestrians in the area.
7. Describe how the current plan's impact would compare to a zoning height-compliant building.

Thank you for your attention to these concerns.

Sincerely,

Ryan Hatcher

Impact Advisory Group Member

May 12, 2019

via E-Mail

Mr. Tim Czerwienski
Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: Scape 1252-1270 Boylston Street

Dear Mr. Czerwienski,

I am writing as an IAG member and a longtime Fenway resident regarding Scape's proposal to construct a 600 bed, 15-story dormitory in the block of 1252-1270 Boylston Street, as described in the Project Notification Form submitted on 04/11/2019. Scape is an international developer of for-profit student dormitories. As this filing progresses, further information has come to light that Scape is also negotiating to build off-campus dorms on another parcel off of Brookline Avenue, and has purchased the 2 Charlesgate property for \$39,000,000, just blocks away, for the same purpose.

I am disturbed at how far this proposal has advanced, given its flagrant violation of our neighborhood zoning. The Fenway Neighborhood's Article 66 zoning was specifically created with the provision that dormitory use is *forbidden*. The "forbidden" use of dorms on Boylston Street is not an oversight, nor a left-over anachronism, but a powerfully inserted provision, supported by a consensus of neighborhood residents, institutions, businesses, *and the BRA* -- and endorsed by the City and the Legislature. The intention was and is clear: The Fenway cannot continue to sustain an unlimited student population growth and an unlimited loss of residential land and property for their housing.

The Institutional Masterplan process was established at the same time to address this realization and to help stem the encroachment of institutional uses into the neighborhoods. It has been a positive vehicle for institutions to house students on campus. To comply with the mandates, colleges such as Northeastern, Berklee and Emmanuel have assumed substantial debt and completed ambitious projects housing thousands of students, thus benefitting both students and the neighborhood housing supply. IMP's have also indirectly tempered the rate of growth of enrollment, with campus space and debt constraints limiting institutions' ability to expand academic facilities and programs.

A recent report by the Department of Neighborhood Development states that "student housing is not keeping pace with student enrollment". (Or is it actually that student enrollment is not keeping pace with student housing?) The report fails to address the details of the reported lag in campus dorm creation. Are there IMP mandates that remain unfulfilled? What are they?

What is being done about them? Who is responsible enforcing them and offering help with any obstacles? What recourse will the City take if they are not met?

The same report by DND implies the City should therefore help alleviate this imbalance by supporting the for-profit construction of student housing in surrounding residential neighborhoods – apparently whether it is allowed by zoning or not. Any statistic laden report by the Department of Neighborhood Development, however, does not change the laws that govern development in our city. Article 66 Fenway zoning explicitly states that our neighborhood **forbids** the construction of any dormitories in non-campus locations. With the City's catapulting of the Scape proposal to its present stage of support, *we are witnessing an official attempt to invalidate the zoning provisions that the neighborhood spent years putting into law*. Such action is a clear affront to the integrity of the "community process" that we have been asked to entrust.

These are the requests to the PNF to be provided in order for the project to proceed:

- 1 Scape should present a project that complies with Article 66 zoning for both use and dimensions.
- 2 The BPDA should outline the legal steps needed, along with time lines, and its intention whether or not to pursue an amendment to the Fenway neighborhood zoning for dorms to become an allowed use.
- 3 If neither of the above take place, and BPDA and the Zoning Commission proceed with approving the non-compliant use for 1252-1270 Boylston Street,
 - a) please provide the step-by-step instructions by which a civic organization or individuals can appeal the decisions.
 - b) What is the legal mechanism, parties involved, time line to appeal for an invalidation of the approval(s).

Thank you for the opportunity to make these comments.

Fredericka Veikley
IAG Member

Cc: Mayor Martin Walsh
Councilor Josh Zakim
Director Brian Golden
Councilor Michelle Wu, Councilor Althea Garrison, Councilor Michael Flaherty,
Yissel Guerrero, ONS, Sheila Dillon, Chief of Housing
Senator Will Brownsberger

April 16, 2019

To whom it may concern -

As Fenway Neighborhood Residents, we do not regard the Scape Boylston project as a "beacon of innovation in the U.S." Quite the contrary, we, as Fenway Neighborhood Residents, strongly oppose this project.

The Project seeks variances in height, FAR, and a rear yard for which we will not support, as we oppose this unapproved use. The project is an unapproved private dormitory use.

The Fenway Neighborhood is not going to serve as the beachhead for privately housing undergraduate and graduate students in the Boston area.

The Project's private academic accommodations component is classified as a "dormitory not accessory to a use," for which we will not support. The Project seeks a conditional use permit, as well, within the Multifamily Residential Subdistrict designation.

Some ad-hoc research indicates, the average off-campus purpose-built floor-plan cost a student a certain \$ per year compared with the lower average annual rents per bed for on-campus residence halls, or even on-campus apartment floor-plans.

Kindest Regards,

Michael Simons

Audubon Park Trustee; 16 Miner Street, Boston MA, 02215



Tim Czerwienski <tim.czerwienski@boston.gov>

No dormitories at Boylston 1252-1270

Tony Glazier

To: tim.czerwienski@boston.gov

Fri, Apr 19, 2019 at 11:34 AM

This is a nonstarter. We don't want it you aren't building it.

Not happening.

Tony Glazier.
Fenway resident.



Tim Czerwienski <tim.czerwienski@boston.gov>

Firmly Oppose: Feedback for 1252-1270 Boylston St project

Eddie Hou

Fri, Apr 19, 2019 at 2:00 PM

To: tim.czerwienski@boston.gov

Cc: MAYOR@boston.gov

Dear Tim,

Thank you for managing the [1252-1270 Boylston St](#) project. I have reviewed this proposal, and as a resident and owner in the Fenway neighborhood and on behalf of my neighbors, I am writing this letter to firmly oppose this project. The site is completely inappropriate for private student housing. Student housing should be strictly adjacent to colleges, not placed in the middle of Fenway's main commercial hub Boylston Street. The Fenway neighborhood has a very limited number of sites primed for development, and this site definitely is not suitable for 553 student accommodations and could be designated for a much better use. This project is entirely contradictory to the years of rezoning efforts in the Fenway to push for mixed-use retail oriented/Multi-Family residential developments along the major streets, and push for ON-campus dorm construction. The ideas that constructing dorm-style housing for students will "alleviate stress' on the middle market housing" and counter the rise in housing costs in the area are also invalid and misleading statements by the developer. Furthermore, I have reservations on the company's management of their properties and on the quality of the rooms provided for the prices they charge based on their reviews. The addition of this project would cause major disruption to Boylston Street traffic during the start and end of semesters at schools due to move-ins and move-outs, and further exacerbate the congestion during peak hours on a regular basis. Overall, this project would lower the quality of life for Fenway residents, be a detriment to the neighborhood, and counter the many years of careful curation, hard work, and investment done by the local developers, businesses, residents, and the city.

Contrary to the developer's statement that there has been "lack of activation" for the current site, the site in its current state is actually one of the more activated, lively areas of the Fenway, with a mix of distinctive and culturally significant retail in line with Fenway's character and heritage such as Sojuba, Baseball Tavern, and Machine. I do support the future redevelopment of this site to further revitalize Fenway, however not for private student housing. If this were to be constructed, it would truly be a mistake by the board and wasted opportunity for both the city of Boston and for the neighborhood.

Thank you for hearing our thoughts and for putting in your best interests for Boston locals and Fenway residents. I really appreciate it. I have confidence that BPDA will make the right decision.

Best regards,
Edward Hou



Tim Czerwienski <tim.czerwienski@boston.gov>

Machine night club

christina hooper

Mon, Apr 22, 2019 at 8:54 PM

To: "Tim.Czerwienski@Boston.gov" <Tim.Czerwienski@boston.gov>

Good Evening,

My name is Christina Hooper and I wanted to email my thoughts and memories on the club. My mom and I have been going to Machine for the last six years and not only did we make friendships we have gained a family for the rest of our lives and it's a place where we can go and be ourselves and not be judged by anyone and be accepted for who we are. I was unable to make the meeting but alot of my friends did and we need our club for people to go to and just let them be who they are and dont have to worry about anything. My husband has also been there a few times with me and they have also accepted him with open arms and also had made memories and longtime friendships who are now family. I can not Express how much Machine means to myself and other people who go there also.

Thank you so much



Tim Czerwienski <tim.czerwienski@boston.gov>

Feedback On dorm proposal on Boylston st

Jamie

Mon, Apr 22, 2019 at 9:36 AM

To: Tim.czerwienski@boston.gov

Hi Tim,

My name is Jamie and I am a resident and homeowner in the Fenway area, and am writing to express my opinion in the proposed dorm building on Boylston st.

I understand based on current zoning requirements it shouldn't be allowed.

I agree that dorms shouldn't be built there because Boylston st and Brookline Ave in that Fenway area is a neighborhood that is already saturated enough by students. We don't need more students physically living on these prime real estate areas. The space should be used to further develop commercial space to create a even better neighborhood.

Additionally if it's a dorm, the street will be even more congested than it is now, and Boston needs to address the traffic especially in this area as it is so close to Fenway park.

Thank you,
Jamie



Tim Czerwienski <tim.czerwienski@boston.gov>

Gold Dust orphan space meeting

rabidsamfan

Mon, Apr 22, 2019 at 6:59 PM

To: Tim.Czerwienski@boston.gov

Due to a family emergency, I was unable to attend the meeting tonight. But I absolutely support the Gold Dust Orphans and think that a performance space in the new building would be a wonderful thing. (It might be used by other groups as well.) Please add my name to those in support.

Cynthia H Dye
61 Webster St. #1
East Boston, MA 02128



Tim Czerwienski <tim.czerwienski@boston.gov>

1252-1270 Boylston Street Public Meeting

keren

Mon, Apr 22, 2019 at 5:02 PM

To: "Tim.Czerwienski@boston.gov" <Tim.Czerwienski@boston.gov>

Dear Mr. Czerwienski,

I am unable to attend tonight's meeting about Scape's proposal for a mixed-use building, but I wanted to write in support of a requirement for including a non-profit arts and cultural performance venue. The performing arts are a large part of what makes Boston a vibrant City, but while there are a good number of large for-profit venues, prices for events there are expensive, limiting who can attend. Further, the types of events there don't often lend themselves to the diversity offered by local entities, such as the Gold Dust Orphans, a long-time performance troupe that has been in residence at a performance space in the basement of the current building.

Boston has benefitted financially by a building boom, and its many universities have drawn students from all over. But what makes people stay and want to live and work in the area? A variety of cultural offerings is a significant part of that.

To my knowledge, there is no other Boston venue that supports gay and drag theatre performances - that has been a safe space for both performers and audience alike. And these shows are well reviewed in the local papers and on NPR as well. Please don't allow new development to wipe out diverse cultural institutions - we need more places like that, not fewer.

Best,

-Keren Schlomy,
Cambridge, MA



Tim Czerwienski <tim.czerwienski@boston.gov>

Scape 1252-1270 Boylston St

Michael Histen

To: tim.czerwienski@boston.gov

Thu, Apr 25, 2019 at 1:39 PM

Hi Tim,

Thanks for hosting the public meeting about 1252-1270 Boylston. I was there as part of the Machine contingent. For a little background on me, I'm a web designer living in Boston, but I've also been a musician and a drag performer who has called Machine home as a performer for over 10 years, and I lived on Park Drive in college in the early '00s.

I felt like the meeting conflated a variety of issues from the different groups, so the thing I want to focus on is the issue of how new developments displace local institutions. I am not well-versed in the development process, but I know Boston needs more housing and I support the *concept* of something like Scape. However, I think any development (anywhere) needs to have a plan for how to keep alive any culturally valuable businesses/organizations that may be eliminated because of it.

I would love if every developer was required to accommodate space for existing local institutions within their plans, with an option for existing management to run the new space. Gentrification is real, and so is the housing shortage -- but new housing should not be at the expense of the very institutions that make Boston such an exciting place for so many communities.

The people who call Machine home are the very ones least capable of competing with business interests. The clientele of Machine is virtually all minorities -- LGBTQ, people of color, and low-income youth who may have few other places to go. I've seen dozens of LGBTQ spaces close since I've lived here, and rarely are they ever replaced.

Scape's concession to have a "black-box theater" is a small step in the right direction, but it should be clear that this is not a true replacement for what Machine is today -- if anything, it has made the community feel like we are fighting for scraps. I am concerned that Scape is viewing this as the bare minimum they can do to still check off "LGBT space" in a press release, but it addresses virtually none of the issues that will be faced by Boston's queer community losing Machine.

I urge that, for this project to move forward, it be a pre-condition that this development includes a **true nightclub space for the LGBTQ community .**

And quite frankly, of the many issues raised about the development, this seems like the easiest one for them to accommodate, and it would show that they actually mean it when they say they are listening. Let this Scape project be something that adds to the neighborhood while preserving the community there already, NOT something that literally demolishes a vital part of that community.

Thanks for taking the time to read. I view this as an opportunity to establish a precedent for Boston to be a model city that can develop more housing without sacrificing our community institutions.

Michael Histen

(aka "Majenta with a J")



Tim Czerwienski <tim.czerwienski@boston.gov>

Against 1252-1270 Bolyston Street Project: SCAPE

zy ding

To: tim.czerwienski@boston.gov

Thu, Apr 25, 2019 at 11:51 PM

Dear Mr. Czerwienski,

Thank you for taking the time to read this email. My name is Queenie Ding and I am a condo owner in the Fenway. I moved to Fenway because I loved the balance of the neighborhood: the convenience, proximity to hospitals, universities, and the current balanced mix of professionals, college students, and families living in the area.

I recently read about the proposal to build 553 student accommodations on Bolyston Street. If Scape were to enter the Fenway market and construct the 500+ dorms (and additionally build a total of 2,000 units altogether spanning 3 buildings), this British developer would destroy the Fenway neighborhood. There are reasons to have zoning usage restrictions. I am pro-development, however opposed to student housing being constructed on a busy main street.

Scape is not a local developer and it does not care about its impact on local neighbors in the area. They are only driven to expand their market globally to capitalize on students at the expense of the damaging neighborhood quality of life. I have read multiple reviews of poor Scape management and shoddy build quality of rooms for students.

I am extremely concerned about the following:

1. Safety, security Issue in crowd control during championship celebrations
2. Over population of (semester to semester) students, but not regular, permanent residents
3. Worsening Traffic Issue (frequent student move-ins and move-outs)

I am going to elaborate my first concern a little more. The rest should be self explanatory.

How would the Boston Police manage more students pouring into Fenway area (mainly Brookline Ave and Boylston Street) for spontaneous street marching and gathering upon the winning of a sports championship, if the dorm is right on the the Boylston Street and park is right next door? I have witnessed this year, on two Championship occasions, Patriots and Red Sox, Boston Police worked very hard to try to keep the "crazy", emotional student crowd away from the Brookline Ave, Boylston Street, and the ball park. The proximity of Scape's sites to Fenway Park means that there would be significant systemic security and safety problems in Fenway during those occasions.

I believe that this project would do little to no improvement for the middle market housing and their statements are only a ploy to gain approval.

With emphasis, I am opposed to Scape building on Bolyston Street and in the Fenway neighborhood all together. Thank you again for all your efforts! We are counting on you.

Best,
Queenie



Reply

Forward



Tim Czerwienski <tim.czerwienski@boston.gov>

BU Grad, Fenway Resident, Concerns

Abigail Erkes

To: tim.czerwienski@boston.gov

Thu, Apr 25, 2019 at 4:34 PM

Hi there Mr. Czerwienski,

My name is Abigail Erkes, I'm 24 years old and a BU graduate who owns property in [188 Brookline Avenue](#) in Fenway. I moved home to Chicago for a bit after I graduated in 2017, but moved back in February 2018 because I decided Boston is my true home, and my happy place. I now live in Fenway and being here every day gives me joy-- the energy of Red Sox games, and the peace and serenity of the neighborhood make Fenway like no other place to live.

I recently read some articles about the plans for Scape to build a large dormitory on Boylston street, and as a lover of Boston and even more so of Fenway I felt compelled to share my feelings with you.

Right now Fenway has a wonderful mix of young adults, adults of all ages, and families. Fenway is already swarmed with college students from BU, Emmanuel, and Simmons. I graduated in 2017 and still see people I know from BU all the time on Brookline Ave and Boylston. It's close to feeling like I'm living back on Commonwealth Avenue in the BU dorms, but not quite enough to be bothersome.

My real estate agent asked me if Fenway was too close to BU, if living here would make me feel like I was still on campus. I hoped it wouldn't when I moved here, and right now it doesn't. There are college students in Fenway most of the time, but it still has enough variety of people where there are enough regular adults and families to feel like a genuine Boston neighborhood.

I know that with the addition of these dorms on Boylston, that feeling will no longer be there. That extra presence of college students will push the already delicate threshold that exists here between students and regular adults, to Fenway feeling like an extension of all of the college campuses.

I'm telling you, as a 24 year old woman, that any more of a college presence here will drastically change the vibe of the neighborhood from feeling like it's own special historic Fenway, to feeling like college central.

If I feel this way, I can assure you any other young adults living over here must share the same concerns. I love Fenway and I love living here, and I truly fear for what the addition of these dorms will do to this neighborhood.

I imagine you receive a lot of emails, but I truly hope you took the time out of your busy schedule to give this one a read. That would mean the world to me.

Thank you for your time, and Go Sox!

Abigail Erkes



Tim Czerwienski <tim.czerwienski@boston.gov>

Public Comment: Scape Proposal 1254-1270 Boylston Street

Edward Ballo

Wed, May 1, 2019 at 3:39 PM

To: "Tim.Czerwienski@Boston.gov" <Tim.Czerwienski@boston.gov>

Tim,

Thanks as always for moderating the meeting over at Simmons last Monday on this important proposal. I hope that you earn “combat pay” for moderating certain meetings!

Before proceeding onto my comments on the project per se, a bit about myself. I am a West Fenway resident of 23 years, and I came into the neighborhood as a graduate student (Simmons University class of 1996) so I have a certain amount of empathy for the needs of graduate students and those who may be doing residencies at the nearby hospitals. When I first arrived in the neighborhood, I rented my bedroom from a private owner and occupant. I have owned my condo in the neighborhood since 2004, which I bought through the City of Boston first time home buyer program.

The West Fenway is student heavy, being sandwiched as it were between two academic behemoths, and residents are especially wary about continued encroachment of the universities and the erosion of available (affordable) housing stock.

I am NOT opposed to development on this parcel. I think that the Scape model, or paradigm as it was referred to, could be viable

for certain areas. I am however, very much opposed to this project here in the West Fens!

Perhaps the biggest reasons are the absence of IDP obligations, questionable transparency on the part of Scape and the ultimate ambitions of Scape in the neighborhood. While not lying about their real estate forays and purchases to date in the neighborhood, Scape is nonetheless guilty of omitting certain key facts regarding two additional parcels in the area that could lead to a total of 1200 new student beds. This is encroachment on a scale that the neighborhood has never seen!

In its presentations, Scape insisted often that the affordable student housing option that they are propose would lead to a diminishing of the overfilled private (and university held) apartments in the Fenway and that these newly liberated units may/could open up to long term residents. I find this argument and logic as slightly flawed, as it depends on natural market trends and an assumption that universities will cap their enrollments, which is very unlikely to occur. Certainly, Scape could garner more community support, if there were formal agreements put in place by the participating schools (Northeastern, Boston University and the Boston Conservatory were the schools most cited during the meeting), that they would relinquish/sell units to a responsible agency, such as the Fenway CDC, that has the know-how to re-introduce these units into an affordable housing pool.

As was mentioned during the April 22nd meeting, it would make more sense to build, yet another, market rate building on this site. Such a building would at least bring with it an IDP obligation, and would halt the slide towards the West Fens becoming an

extension of a university residential campus, such as Buswell/Mountfort/Saint Mary's for BU, or Hemenway/Westland/Symphony for Northeastern.

Best Wishes,

Ed Ballo

Ed Ballo

Admissions and Program Assistant

Technology and Policy Program

Institute for Data, Systems, and Society

Massachusetts Institute of Technology

[77 Massachusetts Avenue, Room E17-373](#)

Cambridge, MA 02139

U.S.A.

"You will not be punished for your anger, you will be punished by your anger."

Buddha

"If we cannot do great things, we can do small things in a great way."

Melnea Cass (1896-1978) Civil Rights Advocate:

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project


Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.



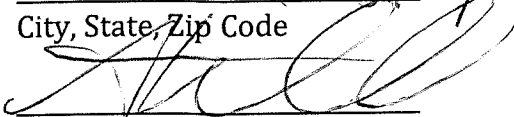
Print name



Address



City, State, Zip Code



Signature

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Rayardo Rivera
Print name

217 Western Alton
Address

Alton MA 02135
City, State, Zip Code

Rayardo Rivera
Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Hai P. Le.

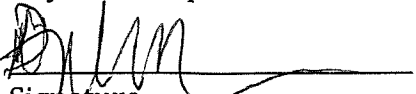
Print name

27 Paisley Park #2

Address

Dorchester Ma. 02124

City, State, Zip Code


Signature

May 3, 2019

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City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you.

Dung Pham
Print name

63 Charles St # 2
Address

DORCHESTER MA 02122
City, State, Zip Code

[Signature]
Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you.

Tony Richa

Print name

402 Washington St

Address

Roslindale MA 02131

City, State, Zip Code

Tony Richa

Signature

Mailing Address:

P.O. Box 100

Roslindale MA 02131

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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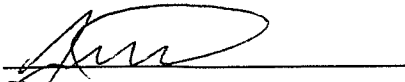
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Thank you.

Jose Aguilar
Print name

7 Fen tonSt Apt# 3
Address

East Boston Ma, 02128
City, State, Zip Code


Signature

May 3, 2019

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Boston, Massachusetts 02201

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Thank you.

MARK F. MULLALLY

Print name

104 MYRTLEBANK AVE.

Address

DORCHESTER, MA 02124

City, State, Zip Code

mark f. mullaly

Signature

May 3, 2019

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Boston Planning & Development Agency
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One City Hall Square
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Thank you.

Kenneth Lewis
Print name

103 Capen St
Address

Dorchester MA 02126
City, State, Zip Code

Kenneth Lewis
Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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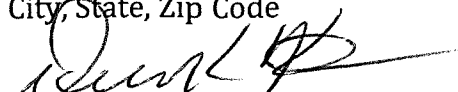
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Thank you.

Derrick Hobson
Print name

8 Woodville PK
Address

Boston MA 02119
City, State, Zip Code


Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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IGNACIO J. BLAWCO

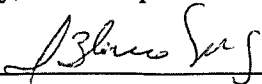
Print name

6 BROOKFIELD ST.

Address

ROSLINDALE, MA. 02131

City, State, Zip Code



Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.


Lieng-TRAN

Print name

255 Lieng Tran

Address

255 HANCKOE ST

City, State, Zip Code

Dorchester MA 02125

Signature



May 3, 2019

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Boston Planning & Development Agency
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Boston, Massachusetts 02201

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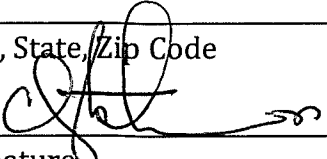
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Thank you.

HUNG LAM

Print name

23 TREADWAY RD #2

Address

DORCHESTER MA 02125

City, State, Zip Code



Signature

May 3, 2019

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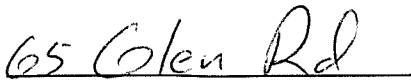
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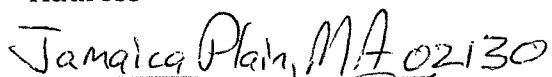
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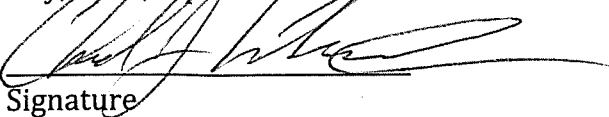
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Address



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Thank you.

TONY LAI
Print name

21 Melrose St
Address

Dorchester, MA 02122
City, State, Zip Code

[Handwritten Signature]
Signature

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

ALAN STRAU

Print name

AS

Address

39 SHIPTON ST

City, State, Zip Code

DORSETT 02124

Signature

AS

May 3, 2019

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Thank you.

Jeremias Amense

Print name

479 Huntington Ave

Address

Hyde Park MA 02136

City, State, Zip Code

Jeremias Monse

Signature

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

Linh Nguyen

Print name

889 Dorchester - MA

Address

Dorchester - MA - 02125

City, State, Zip Code

[Signature]

Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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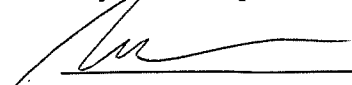
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Thank you.

Da Long Nguyen
Print name

519 Adams
Address

Boston, MA, 02122
City, State, Zip Code


Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

William Nguyen
Print name

519 Adams St.
Address

Boston, MA, 02122
City, State, Zip Code


Signature

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JANICE MURPHY

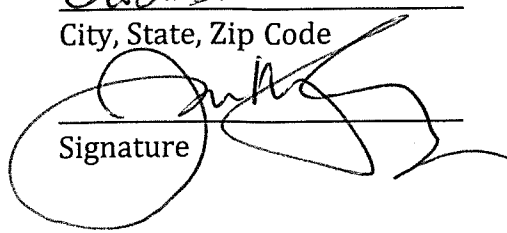
Print name

8 Crowell Street #3

Address

Dorchester MA 02124

City, State, Zip Code


Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Antonio ALBRIGO

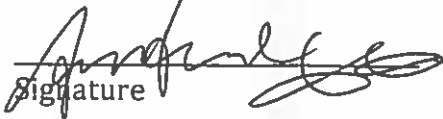
Print name

309 LEXINGTON ST

Address

EAST BOSTON MA 02128

City, State, Zip Code


Signature

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

David Brown

Name

41 Supple Rd

Address

Boston MA, 02121

City, State, Zip Code

[Handwritten Signature]

Signature

May 3, 2019

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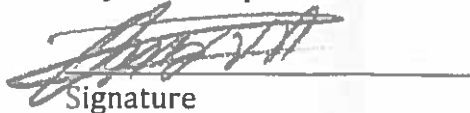
Print name



Address



City, State, Zip Code



Signature

May 3, 2019

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One City Hall Square
Boston, Massachusetts 02201

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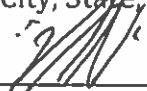
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Thank you for your consideration.

WALDECK M DASILVA
Name

51. FRANCIS. ST
Address

EVERETT. MA. 02149
City, State, Zip Code


Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

COREY HAWKESWORTH

Print name

123 MILLER ST

Address

DORCHESTER MA 02124

City, State, Zip Code



Signature

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

VASSO HAAS

Print name

34 Corona ST APT 2

Address

Dor 02124

City, State, Zip Code

VASSO HAAS

Signature

May 3, 2019

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Boston Planning & Development Agency
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Thank you for your consideration.

Donata Wolterding

Name

90 Brandywyne dr

Address

East Boston MA 02128

City, State, Zip Code

Donata Wolterding

Signature

May 3, 2019

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Thank you for your consideration.

Joe Correw
Name

15 Bunker Hill St
Address

Charlestown ma 02129
City, State, Zip Code


Signature

May 3, 2019

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One City Hall Square
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Thank you for your consideration.

Dan Murphy
Name

9 Francesca St.
Address

West Roxbury MA. 02132
City, State, Zip Code

Daniel C Murphy
Signature

May 3, 2019

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Thank you.

Craig Hill
Print name

S Inwood st #1
Address

Dorchester, MA 02125
City, State, Zip Code

[Signature]
Signature

May 3, 2019

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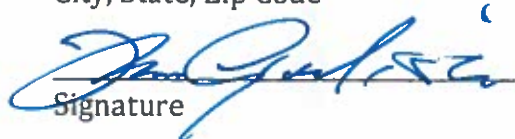
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Name


Address


City, State, Zip Code


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William Owens


Print name

55 Summer St. #D

Address

Hyde Park, MA 02136

City, State, Zip Code



Signature

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Thank you.

Barbara Buczynski
Print name

47 Zeller St
Address

Boston Ma 02131
City, State, Zip Code

Barbara B
Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Ken Hammer
Name

1260 Boylston St.
Address

Dorchester MA 02124
City, State, Zip Code

Ken H
Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Yi Chen

Print name

5 Chesbrough Rd

Address

West Roxbury MA 02132

City, State, Zip Code


Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

SEAN RIDINGS
Name

6 Bolton PLACE
Address

CHARLESTOWN MA 02129
City, State, Zip Code


Signature

May 3, 2019

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City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

John Crestorex

Print name

2 Parker Street

Address

Charlestown MA 02129

City, State, Zip Code

John Crestorex

Signature

May 3, 2019

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City Hall, 9th Floor
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Boston, Massachusetts 02201

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Name

Address

City, State, Zip Code

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Evan Buczynski
Name

47 Zeller St
Address

Boston Ma 02131
City, State, Zip Code

Evan Buczynski
Signature

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Thank you for your consideration.

David McBride
Name

44 Devon st.
Address

Dorchester, MA. 02121
City, State, Zip Code


Signature

May 3, 2019

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Thank you for your consideration.

Jean Jesik

Name

219 River St

Address

Mattapan MA 02126

City, State, Zip Code

Jean Marie Jesik

Signature

May 3, 2019

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Thomas Lucas

Name

22 Saraviac St.

Address

Dorchester MA 02122

City, State, Zip Code



Signature

May 3, 2019

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Boston Planning & Development Agency
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Thank you.

Gidel Cato

Print name

144 Westville

Address

Dorchester

City, State, Zip Code 02124

[Handwritten Signature]

Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

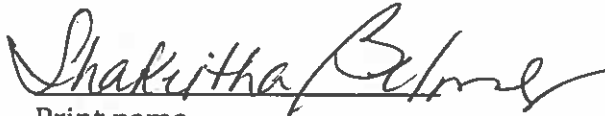
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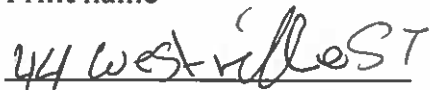
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Thank you.



Print name



Address



City, State, Zip Code 02124



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Edwin Murroquin
Print name

81 Worthing St
Address

Hyde Park MA 02136
City, State, Zip Code

[Signature]
Signature

May 8, 2019

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DEMONI ROACH

Name

#258 WESTVILLE ST

Address

BOSTON MA 02122

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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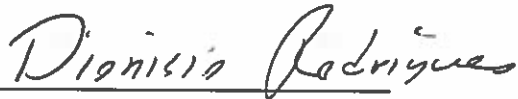
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Print name



Address



City, State, Zip Code



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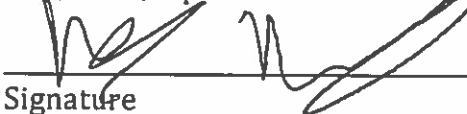
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Thank you for your consideration.

Samuel Esposito
Name

84 Florence St
Address

Boston MA 02131
City, State, Zip Code


Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Latisha McQueen

Print name

38 Algonquin St. #1

Address

Dorchester, MA 02124

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Brandon Lewis

Name

24 Dyer St

Address

Boston Ma 02124

City, State, Zip Code

Brandon Lewis

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Patricia Brown

Print name

44 EVANS ST.

Address

DOR. MA. 02124

City, State, Zip Code

Patricia Brown

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Clifton Clark
Name

11 Castlegate
Address

Dorchester MA 02125
City, State, Zip Code

Clifton Clark
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Almie Williams

Print name

20 Pompeii #3

Address

Roxbury MA 02119

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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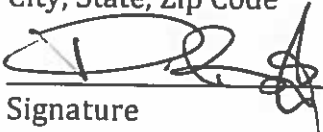
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Thank you for your consideration.

Phillip Reid
Name

190 Duennell Ave #2
Address

Rosindale MA 02131
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Gallo ZHE MEZ

Print name

1 Nassau St #908

Address

Boston MA 02111

City, State, Zip Code

Gallo

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Joseph MARZEO

Name

69 Pearl St

Address

Charlestown 02129-1918

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Benjamin Jackson

Name

3 Eliot Ter

Address

Roxbury MA 02119

City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Marquis Anderson
Print name

60 Saint Marks Rd
Address

Dorchester, MA, 02124
City, State, Zip Code

M. Anderson
Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Name


Address


City, State, Zip Code


Signature

May 8, 2019

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Boston, Massachusetts 02201

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Thank you.

Print name

AINSWORTH GRAHAM

Address

BOSTOCKTON ST.

City, State, Zip Code

DORCHESTER MA. 02124

Signature

A. Graham

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Thomas Lawlor

Print name

10 Coffey St #30

Address

Dorchester, MA, 02122

City, State, Zip Code

Thomas Lawlor

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Courtney Galvez
Name

35 Pond st
Address

Hyde Park, MA 02136
City, State, Zip Code

Courtney Galvez
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Joseph Cruz

Name

198 Callender St

Address

Dorchester, MA 02124

City, State, Zip Code

Joseph Cruz

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Joe Hogan

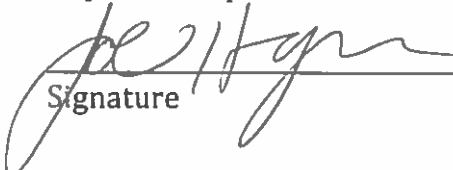
Print name

140 Warren St

Address

Boston MA 02119

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you for your consideration.

Darius Fines

Name

55 COLORADO ST

Address

MATHEON, MASS 02126

City, State, Zip Code

Darius Fines

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Anthony Foster

Print name

17 Court St

Address

Boston MA 02108

City, State, Zip Code

Anthony Foster

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Shamee Mitchell

Name

70 Chestnut Ave

Address

Boston MA 02130

City, State, Zip Code

Shamee Mitchell

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Roslyn Casvalho
Print name

140 Warren St
Address

Boston MA 02119
City, State, Zip Code

Roslyn Casvalho
Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Jocelyn Hogan

Name

5 Moreland St

Address

Boston MA 02119

City, State, Zip Code

Jocelyn Hogan

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Gloria Hogan

Print name

5 moreland st

Address

Boston MA 02119

City, State, Zip Code

Gloria Hogan

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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Thank you.

Jakeel Burton


Print name

10 Hammond St

Address

Boston ma 02120

City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Name

Address

City, State, Zip Code

Signature

May 8, 2019

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Thank you.

JENNIFER LEBLANC

Print name

33 ROMSEY ST

Address

DORCHESTER MA 01925

City, State, Zip Code

J. LeBlanc

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Jose Reynolds

Name

12 NORWELL ST APT

Address

MA

DORCHESTER 02121

City, State, Zip Code

[Signature]

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Clifton Clark
Print name

11 Castle Gate RD
Address

Dorchester MA 02125
City, State, Zip Code

Clifton Clark
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you for your consideration.

Kamal Lattimore
Name

5A Village Ct
Address

Boston MA, 02118
City, State, Zip Code

Kamal Lattimore
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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Thank you.

Weldon Bodrick
Print name

144 Warren St
Address

Boston MA 02119
City, State, Zip Code

Weldon Bodrick
Signature

May 8, 2019

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Thank you for your consideration.

Willie Bodrick

Name

23 Moseley St

Address

Boston MA, 02119

City, State, Zip Code

Willie Bodrick

Signature

May 8, 2019

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Boston Planning & Development Agency
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Thank you.

Baheem Shepard

Print name

26 Austin St.

Address

Hyde Park MA 02136

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Rich DeMers
Print name

220 Leyden St
Address

East Boston, MA, 02128
City, State, Zip Code


Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

John Cinelli

Print name

261 Everett St

Address

E. Boston MA 02128

City, State, Zip Code

John Cinelli

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Roger Deminico

Print name

3 Glenwood Ave

Address

Hyde Park MA 02136

City, State, Zip Code

Roger Deminico

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you.

Khalil Robinson

Print name

258 Warren St Apt #6

Address

Roxbury, MA 02119

City, State, Zip Code

Khalil Robinson
Signature

Rob

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development at 1260 Boylston Street put forth by Scape.

With the immediate construction jobs and recovery of workforce housing stock by way of Scape's innovative student housing approach, this is a project that will truly benefit the entire community. Countless families have been priced out of the neighborhood over the years; this project, and more importantly this developer, has a plan to draw students out and return that valuable housing stock to the working men and women of Boston.

Thank you for your consideration.

Patrick Dolbeare

Name

440 Adams St

Address

Boston MA 02122

City, State, Zip Code

Pat Dolbeare

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Tommy Pary

Name

82 Brent St Dorchester MA 02124

Address

Dorchester MA 02124

City, State, Zip Code

Tom Pary

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

SEAN GAUGHAN

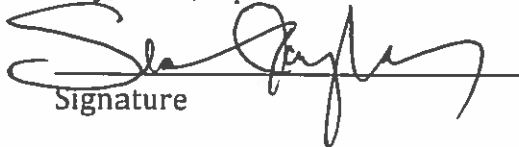
Name

1495 HYDE PARK AVE

Address

HYDE PARK MA, 02136

City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Jay DePinho
Name

2 Rosemere Ct
Address

Roslindale MA 02131
City, State, Zip Code

Jay DePinho
Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Joak Bennett

Print name

Donnell
Teu Address

Dorchester

City, State, Zip Code

Dorchester, MA 02122

Signature

J Bennett

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

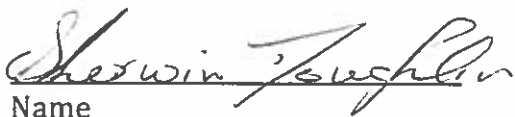
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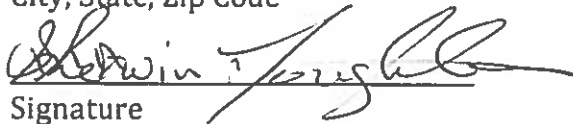
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Thank you for your consideration.


Name

29 Armanline ST
Address

Dorchester MASS 02124
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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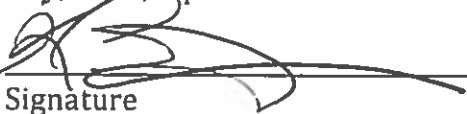
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Thank you for your consideration.

Keisha Campbell
Name

34 Hopewell RD
Address

Hyde Park MA 02136
City, State, Zip Code


Signature

May 3, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you for your consideration.

Courtney White
Name

6 School St
Address

Dorchester MA 02129
City, State, Zip Code

Courtney White
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.


Name

Address

City, State, Zip Code

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.




Print name

35 FIFTH RD

Address

ROSELAND MA 02131

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

O'NEIL BRUCE

Name

88 EDISON STREET

Address

DORCHES 02124

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Brian Huang

Print name

49 Brantton Rd

Address

Brighton, MA 02135

City, State, Zip Code



Signature

May 3, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

TREVIS CATROW
Print name

22 Goff St.
Address

BOSTON, MA.
City, State, Zip Code

Trevi Catrow
Signature

May 6, 2019

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

RE: SCAPE Developments, 1252-1270 Boylston Street

Dear Mr. Golden:

As a lifelong resident of the City of Boston, a long term resident of Audubon Circle, and a past and present member of the Board of the Audubon Circle Neighborhood Association (ACNA), I submit this letter in opposition to the Scape Student Housing, Ltd development. The proposal to construct over 500 units of student housing at 1252-1270 Boylston Street is inconsistent with Mayor Walsh's desire to build affordable units for its long term residents, and it threatens the very neighborhoods that house many of these individuals. It is not an over statement to state that is the wrong concept for the development of housing, the wrong time and the wrong communities are being targeted by Scape. The City should not offer its approval of such a project in what remains of its neighborhoods. The City's wholesale development boom threatens the working class' ability to continue to live in this City and to raise their families; it jeopardizes affordable housing and livable neighborhoods and in particular it imperils the Fenway and Audubon Circle.

The above statement is not an overstatement in the least. Several years ago ACNA went through an arduous planning exercise with the Children's Hospital (CH) over its development plan for its Beacon Street property located in the 819 block. CH was unbending in its development plan citing the absolute need for a huge building: to house its support and potentially its medical staff, its vehicular needs, and its undefined functions, etc. It insisted it needed complete flexibility to house its future needs and expansion. Although a very few minor considerations were conceded by CH, on the whole they were insignificant, and CH got wholesale approval for its development from the City, not in small part because of its mission of treating and saving the lives of children. I am not able to say definitively it was all a phony game plan to create and gain an approved place holder. In hindsight though, when viewed through the prism of a very well known, though unofficial subtext, that there is a potential deal in the works with the Scape developers to build similar student housing on this very same Beacon Street site, it sure looks like a successful scam was perpetrated on the neighborhood and the City.

And, what of the use and impacts on the neighborhoods, does it foster residential as opposed to student housing and usage? Student housing and the problems associated with it, are not compatible with long term residential use and living habits. Because of Boston University's past expansion into the neighborhood, it already owns practically all of the buildings on the North side of Beacon St., as well as

several on the South side, and they operate these dwellings as of student housing in the Audubon Circle residential area of the City. After too many years of struggle the residents and Audubon Circle Neighborhood Association have been able to establish a delicate stabilization of the neighborhood, making it a desirable place to live, a place where families and residents look to live as full time residents. Allowing a Scape, 500 bed student housing structure here on the Beacon St. in Audubon Circle would undermine and potentially nulify all of these achievements.

The premise of this proposed use is also questionable. It is well established and understood that the Colleges and Universities require their students to live on Campus for the first two years of their study and college experience. If this is so, then doesn't this proposed housing give the green light to these educational institutions to have limitless admissions? More students seeking housing in this community will only further tip the balance toward a student community and neighborhood. Housing prices will be determined by whatever the student market will bear. This proposed use and development does not consider the need to keep Boston residential in character with available, affordable and stable long term housing. Does this make any sense in light of the Mayor's pronouncements about housing needs and neighborhoods? I think not! Scape's proposed use translates to rising student populations, higher rents, fewer long term residents, destabilized neighborhoods, and on and on.

I urge the City not to support this misguided and dangerous new housing plan.

Sincerely,

Richard Ong
8 Aberdeen St
Boston, MA 02215

Cc: Mayor Martin Walsh,
Councilor Josh Zakim,
Councilor Michael Flaherty,
Councilor Michelle Wu,
Councilor Althea Garrison,
Yissel Guerrero, ONS

177 Huntington Avenue - Floor 24
Boston, MA 02115
Telephone: 617.266.8860
www.theabbeygroup.com

May 7, 2019

**Brian Golden, Director
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, MA 02201**

Re: 1252 -1270 Boylston Street, Fenway

Dear Director Golden,

Since 1979, The Abbey Group, a locally owned, multigenerational family real estate development firm, has worked closely with our neighbors in communities throughout Boston to develop high quality residential, commercial and mixed-use urban projects in ways that bring vitality and value to the surrounding neighborhoods. Beginning in 1998, with our acquisition of Landmark Center we have invested substantial funds specifically into the Fenway neighborhood and are honored to have played a part in helping revitalize the area to create a sense of community and pride for local residents. We are solidly committed to the Fenway as property owners of The Viridian at 1282 Boylston Street with 342 residential units and 10,000 sf of ground floor retail, founding sponsors of the Fenway Community Center and owners of 132 residential units at Landmark Square on Peterborough Street.

We are writing to express our concerns about the Scape proposal for 1252-1270 Boylston Street which is adjacent to The Viridian. While we support development on the site, we are concerned that this specific proposal and its intended dormitory use will adversely affect the neighborhood for a number of reasons as outlined below.

- **Forbidden Zoning**
In 2004, The Abbey Group was an active participant along with an extensive group of stakeholders in a collaborative community process that led to the adoption of the Fenway Neighborhood District zoning. We continue to support this existing zoning which was written specifically to prevent more student dormitories at any location outside the Institutional and Neighborhood Institutional zones; Scape's proposal is located nowhere near any of these zones and is the very type of use the zoning intended to abolish. In addition to being inconsistent with the extensive community planning and zoning process for the neighborhood, the Proposed Project does not meet the strict legal standards required for the granting of a variance.
- **Community Investment**
We are concerned about how a large influx of transient residents will affect the community. For years the Fenway was characterized as a neighborhood overrun with students and rowdy Red Sox fans. After years of investment and carefully planned

development by local developers and the commitment of long-term residents, Fenway has emerged as one of Boston's most exciting residential neighborhoods. The continued success of the neighborhood depends on residents moving in, taking part in the community, and making Fenway their home for a long period of time. By nature, the thousands of students who will occupy the new Scape building, and the other Fenway properties that they have acquired for similar dorm developments, will be transient short-term residents, not invested in the area, and counter to the goal of building a long-term community. At our Fenway properties we have embraced the neighborhood's master plan by catering to working professionals and families, encouraging long term leases and incorporating programming that ensures our residents are connected with the broader community.

- **Parking, Congestion and Safety**

The proposed project does not include adequate parking. With only 15 parking spaces planned for the 533 units at the Scape building, long term residents of Fenway will be faced with increased competition for the limited resident permit parking spaces available in the neighborhood. In addition, more Ubers, taxis, and ride shares will lead to additional double-parked cars that will exacerbate the street congestion residents already face during Fenway park events and will create a traffic situation that will quickly become a part of everyday life. Increased car congestion will likely be dangerous for bikers who already have minimal bike lane options.

- **Affordable housing**

Residential developers in Boston participate in the BPDA affordable housing stock. When any residential development group does not participate, there are consequences. Successful urban life depends on diversity created by affordable housing. When developers are permitted to create buildings without contributing to Boston's affordable housing program, they make it impossible for mindful developers to create community assets because they cannot bid against these non-compliant development teams to acquire and create new community assets.

- **Threat to the Urban Village**

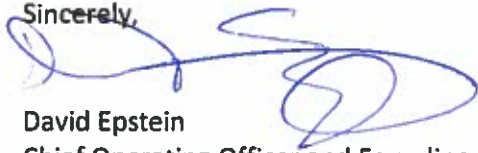
Approval of Scape's proposed plan to accommodate a forbidden use opens a floodgate to an unplanned alteration in the demographic make-up of the neighborhood. With Fenway's emergence as a targeted place to live for many of Boston's working professionals and families, adding hundreds (or thousands if all three of Scape's properties are developed in this way) of college students will alter the dynamic of the neighborhood. Professionals looking to make Fenway their home will likely think twice about the large number of students that occupy neighborhood buildings due to late night schedules, noise and large groups on the street. Neighborhood amenities currently cater to working adults and families, and we have concerns that these retailers and restaurants will not be supported by students and will close to make way for bars, clubs and other establishments catering to a younger community. The resulting character shift of the neighborhood's retail/restaurant options to cater to this large demographic is a threat to the "urban village" that has been established in recent years.

- **Incompatible Urban Design**

We are concerned that the proposed unarticulated long, single level, dark material façade is not consistent with the warm pedestrian “urban village” feeling that has been the architectural precedent established in the area. The current massing will block the morning sun as well as the afternoon sun that reflects off the Back Bay buildings and sends a glow over Fenway.

With our long-term track record of commitment to the Fenway neighborhood, we respectfully submit these concerns for your consideration. Adhering to a well thought out vision and due to a mindful collaboration between developers and the community, the Fenway has made great strides in recent. We urge you to reflect on how this proposal for development at 1252-1270 Boylston Street will negatively impact the unique character of the area that many have worked so hard to create.

Sincerely,



David Epstein
Chief Operating Officer and Founding Partner
The Abbey Group

May 7, 2019

Brian Golden, Director
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, MA 02201

Re: 1252 -1270 Boylston Street, Fenway

Dear Director Golden,

As residents of Fenway, we urge you to consider the negative impact the Scape proposal for 1252-1270 Boylston Street will have on the neighborhood overall and on those of us living adjacent to the property.

As residents of Fenway, we are proud to be participating in the formation of a new and exciting neighborhood, one where new residences, businesses and restaurants have been emerging regularly. However, this particular proposed property feels counter-productive to the great strides Fenway has made over the past few years in becoming a neighborhood where working professionals and families want to live, stay for a period of time, and become invested in the community.

We are concerned about how a large influx of transient residents will affect the community. A true community depends on residents moving in, taking part in the community, and making Fenway their home for a long period of time. By nature, the thousands of students who will occupy the new Scape building will be transient short-term residents, not invested in the area, and counter to the goal of building a long-term community.

With Fenway's emergence as a targeted place to live for many of Boston's working professionals, adding hundreds of college students will alter the dynamic of the neighborhood. Professionals looking to make Fenway their home will likely think twice about the large number of students that occupy neighborhood buildings due to late night schedules, noise and large groups on the street. Neighborhood amenities currently cater to working adults and families, and we have concerns that these retailers and restaurants will not be supported by students and will close to make way for bars, clubs and other establishments catering to a younger community. The resulting character shift of the neighborhood's retail/restaurant to cater to this large demographic puts the Fenway we call home in jeopardy.

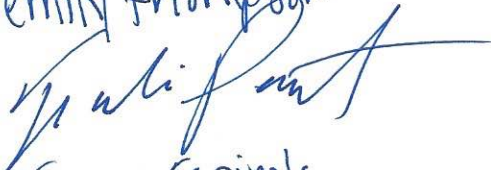


In addition, the proposed project does not include adequate parking. With only 15 parking spaces planned for the 533 units at the Scape building, long term residents of Fenway will be faced with increased competition for the limited resident permit parking spaces available in the neighborhood. In addition, more Ubers, taxis, and ride shares will lead to additional double-parked cars that will exacerbate the street congestion residents already face during Fenway

park events and will create a traffic situation that will quickly become a part of every day life. Increased car congestion will likely be dangerous for bikers who already have minimal bike lane options.

We respectfully submit these concerns for your consideration. We urge you to reflect on how this proposal for development at 1252-1270 Boylston Street will negatively impact the unique character of the area that we call home.

Sincerely,

Residents of The Viridian
1282 Boylston Street, Fenway

<u>Name</u>	<u>Unit</u>
Tina Bacci	#1411
Becca Aranen	#215
Emily Thompson	#211
	#1411
Craig Espinola	#213
	#857
Alexander Post	#503
	#1722
Abrar Al Garaj	
Antonette Krebs	#1922
Jacob Berdnick	#227
	#920
Des Zepeda	#301
Paul Zepeda	#301
Angel Jung	#1402

<u>Name</u>	<u>Unit</u>
Nicole Pappas	#216
Stevie Gylumo	#919
Douglas Suher	#1829
Melliatt	#1829
MATT HESSION	#306
Geodewy Contreras	#214
Sean Frederick	#501
Arnold Jawure	#1111
Mohamed Dhaif	#417
KIM BOUTWELL	#501
Jessica Magno	#1522
Jessica Gibson	#318
Carly Mann	#1109
Zachary Westner	#1109
Joe Nowicki	#1011
Lydia Bunker	#714
Hieu Pham	#1920
Kelly Loukard	#713

Kyle Tierney

#1522

Christopher Marten

#1823

Alex Barbato

#714

Gabrielle Smith

#413

Katherine Brooke Fiallo, Esq.

#311

Brendan Mc

#811

Diana Tran

#811

Peter Steinkey

#1830

Jinde L.

524

Jewel Carolina Contreras

#214

DELLA GRALLERT

705



Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I have served as the Headmaster of the Boston Arts Academy for seven years, and as an educator here since its inception. As you know we are building our brand new, state of the art building on Ipswich Street in the Fenway neighborhood. In all of our time in the neighborhood, our students have felt embraced and supported by the larger Fenway community making it a special place for us to do the work of nurturing their gifts.

Standing with us in that work is our new neighbor Scape. Over a year ago, Scape approached us to ask how they could engage in supporting the Boston Arts Academy. They recognize that the center of gravity for performing and visual arts is shifting to the Fenway and they want to be a part of nurturing the next generation of talent in a neighborhood they intend to be a part of for the next fifty years. Scape is proposing to build student accommodations at 1260 Boylston Street that are affordable, attractive, safe, and accretive to the neighborhood. We look forward to supporting their efforts.

One of the unique aspects of the Boston Arts Academy is the number of students that identify as LGBTQIA+. When they come through the doors of their school they are in an inclusive, safe and loving place where they can be who they are. Sadly, in the larger world, the same cannot be said. For some of our students, even their homes can feel unwelcoming. One of the unique amenities that Scape is proposing to develop is a black box theater dedicated to LGBTQIA+ content and production. We feel that this honors the legacy of the site, but we feel more strongly that it offers an opportunity for our students to see their story being lifted up just steps from the front door of their school. Boston remains in need of theater space in general, but to have a theater dedicated to LGBTQIA+ content is very affirming to us.

Sincerely,

A handwritten signature in black ink that reads "Anne R. Clark".

Anne R. Clark
Headmaster

May 7, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development at 1260 Boylston Street put forth by Scape.

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Thank you for your consideration.

Jaeel Burton
Name

16 Hammond St
Address

Boston Ma. 02120
City, State, Zip Code

Jaeel Burton
Signature

May 7, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Victoria Gibbs

Name

91 mt. Ida Rd Apt 43

Address

Dorchester MA, 02122

City, State, Zip Code



Signature

May 7, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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George MacMasters
Name
7 Fosshole Rd
Address
Dorchester MA 02124
City, State, Zip Code
[Signature]
Signature

May 7, 2019

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Thank you for your consideration.

Robert Lawton
Name

10 Cawfield St
Address

Dorchester, ma 01924
City, State, Zip Code

Robert Lawton
Signature

May 7, 2019

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Charles Devoe

Name

80 West Cottage St #1

Address

Boston MA 02125

City, State, Zip Code

Ch. Devoe

Signature

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Antonio Jimenez

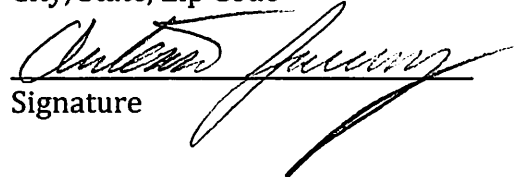
Name

101's field st

Address

Boston MA 02121

City, State, Zip Code



Signature

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JOHN T. LEWIS

Name

168 BRANDYWYNE DR.

Address

E. BOSTON MA 02128

City, State, Zip Code

John T. Lewis

Signature

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Thank you for your consideration.

Kovina Ortiz
Name

32 Chestnut St
Address

Boston, MA 02130
City, State, Zip Code

[Signature]
Signature

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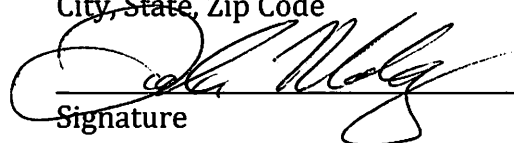
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Thank you for your consideration.

DASHA WESLEY
Name

59 VICTORIA HEIGHTS RD
Address

BOSTON, MA, 02136
City, State, Zip Code


Signature

May 7, 2019

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Thank you for your consideration.

Jackie Korczewski

Name

46 Meadowview Rd

Address

Boston MA 02136

City, State, Zip Code



Signature

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Thank you for your consideration.

Patrick Perdue

Name

34 Hopewell Rd

Address

Hyde Park, MA

City, State, Zip Code

Patrick Perdue

Signature

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Thank you.

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JACKIE KOLCZEWSKI
Print name

46 MEADOWVIEW Rd
Address

BOSTON, MA 02136
City, State, Zip Code


Signature

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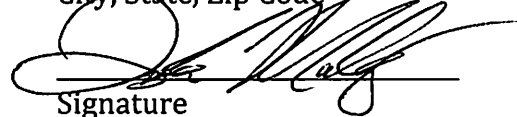
Print name

59 VICTORIA HEIGHTS RD

Address

BOSTON, MA, 02136

City, State, Zip Code



Signature

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Kouin O'Neil
Print name

32 Chestnut Ave
Address

Boston, MA 02130
City, State, Zip Code


Signature

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JOHN T. LEWIS

Print name

168 BRANDYWYNNE DR.

Address

E. BOSTON MA 02128

City, State, Zip Code

J.T. Lewis

Signature

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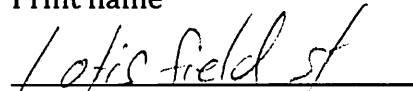
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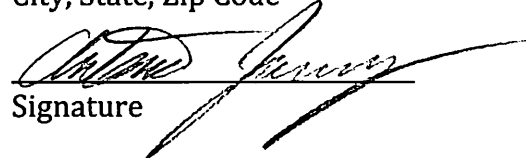
Print name



Address



City, State, Zip Code



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Thank you.

Charles Devol

Print name

80 West Cottage St #1

Address

Boston MA 02125

City, State, Zip Code

Ch. Devol

Signature

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Thank you.

Robert Leaston
Print name

10 Crawford St
Address

Dor, ma 02121
City, State, Zip Code

Robert Leaston
Signature

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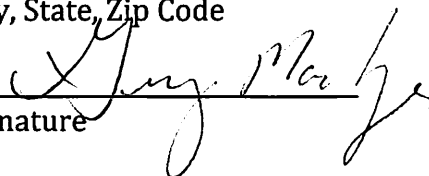
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Thank you.

George MacMastros
Print name

7 Fosstale Rd
Address

Dorchester 11th 02124
City, State, Zip Code


Signature

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Victor Gibbs

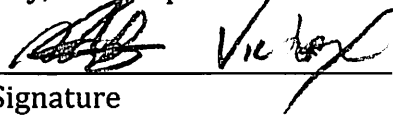
Print name

91 Mt. ADA Rd Apt #3

Address

Dorchester, MA, 02122

City, State, Zip Code

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Thank you.

Jaeel Burton
Print name

10 Hammond St
Address

Boston ma 02100
City, State, Zip Code

Jaeel Beck
Signature

May 8, 2019

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JOHN R. CUSACK

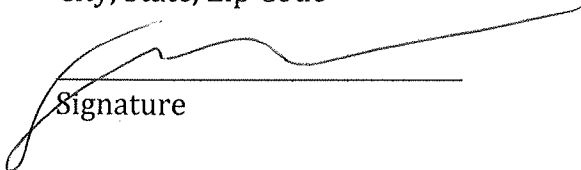
Print name

186 WASHINGTON ST.

Address

BRIGHTON, MA 02135

City, State, Zip Code


Signature

May 8, 2019

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Thank you for your consideration.

Achero Bogard
Name

33 Howland St
Address

Dorchester MA 02121
City, State, Zip Code

Ach M. Bogard
Signature

May 8, 2019

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Michael Corbo

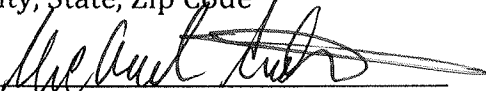
Name

27 moore st APT #1

Address

east Boston MA, 02128

City, State, Zip Code



Signature

May 8, 2019

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David DeLuca

Name

225 Saratoga

Address

East Boston Ma. 02128

City, State, Zip Code

D. DeLuca

Signature

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Thank you.

GORDON GILLIS

Print name

11 RUSSELL ST

Address

CHARLESTOWN MA 02129

City, State, Zip Code

Gordon Gillis

Signature

May 8, 2019

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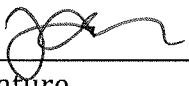
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Thank you.

Demetrius Acron
Print name

49 Judson St
Address

Boston, MA, 02125
City, State, Zip Code


Signature

May 8, 2019

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Pedro Mendoza
Name

4 Ford St
Address

East Boston 02128
City, State, Zip Code

Pedro Mendoza
Signature

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Vicente Ciriaco

Name

53 West Dorch St

Address

Boston MA

City, State, Zip Code

[Handwritten Signature]

Signature

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Brian Curley
Print name

11 Francesca St
Address

Boston MA 02132
City, State, Zip Code

Brian Curley
Signature

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John Neuman

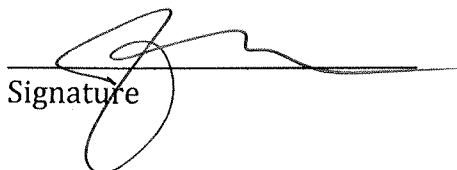
Print name

192 Boston St. #3

Address

Dorchester, MA 02125

City, State, Zip Code


Signature

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City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you for your consideration.



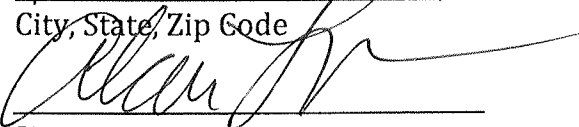
Name



Address



City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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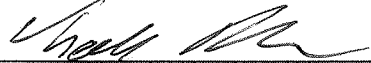
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Thank you for your consideration.

Chandler Bansom
Name

86 Ballou Ave Apt. 3
Address

Boston, Ma, 02124
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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Thank you for your consideration.

Ryan Sadoo

Name

75 Morton Village Dr #210

Address

Boston MA 02126

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Matt J. Curry

Print name

366 Savin Hill Ave #2R

Address

Dorchester, MA 02125

City, State, Zip Code

Matt J. Curry

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Shurland Knights

Print name

53 Savin Street APT #3

Address

Roxbury MA ~~02119~~ 02119

City, State, Zip Code

Shurland Knights

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Caron Smith

Print name

447 Norfolk St

Address

Boston MA 02126

City, State, Zip Code

C. Smith

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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Thank you.

VIONET MONTANO

Print name

53 CHARLOTTE ST APT #1

Address

DORCHESTER MA 02121

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Kristopher Mark

Name

189 Met. Ave

Address

Boston Mass 02136

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

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City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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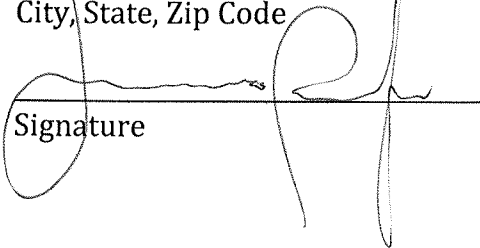
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Thank you for your consideration.

LORENZO PRIETI
Name

33 HARBORVIEW ST
Address

Dorchester MA 02125
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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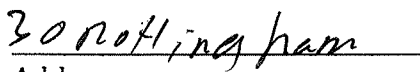
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Print name


Address


City, State, Zip Code


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Thank you for your consideration.

Clark Jean-Louis
Name

26 Nelson St.
Address

Do. Ma. 02124
City, State, Zip Code

Clark Jean-Louis
Signature

May 8, 2019

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Thank you.

Lawrence P. Ochs

Print name

215 Stimson St.

Address

West Roxbury, MA 02132

City, State, Zip Code

L. Ochs

Signature

May 8, 2019

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Boston Planning & Development Agency
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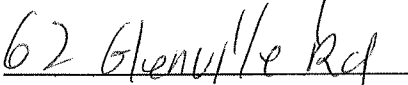
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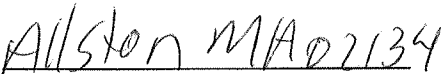
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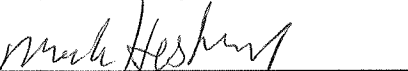
Print name



Address



City, State, Zip Code



Signature

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Thank you.

Jason Andrade

Print name

29 Coolidge RD

Address

Boston MA 02134

City, State, Zip Code

J Andrade

Signature

May 8, 2019

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Thank you.

Kevin Moss

Print name

1 Park Lane Apt 828

Address

Boston, MA, 02210

City, State, Zip Code

Kevin Moss

Signature

May 8, 2019

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Boston Planning & Development Agency
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Patrick McDonough

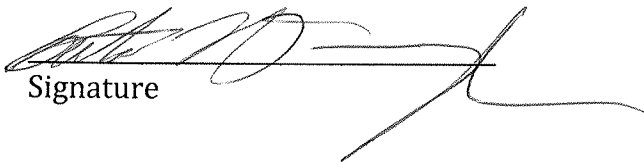
Name

12 Franklin St

Address

Dorchester Ma 02122

City, State, Zip Code



Signature

May 8, 2019

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George Mor
Name

31 Fairmount St
Address

Dorchester 02124
City, State, Zip Code


Signature

May 8, 2019

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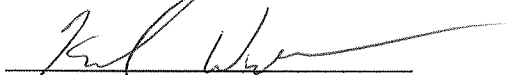
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Thank you.

Kamal Wallace
Print name

77 Spenser St. #1
Address

Dorchester ma, 02124
City, State, Zip Code


Signature

May 8, 2019

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Thank you.

MELBOURNE BATTIGAN
Print name

11 Claybourne St
Address

Dor Mass 02124
City, State, Zip Code

M Battigan
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Norman Salinas Cruz
Name

62 Empire st Apt #3
Address

Allston MA 02134
City, State, Zip Code

Norman ASC
Signature

May 8, 2019

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Thank you.

James Faherty

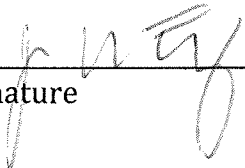
Print name

24R Spring Garden Street

Address

Dorchester MA 02125

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you for your consideration.

Marlon Jack

Name

815 Montan Street

Address

Boston Ma

City, State, Zip Code

MARLON JACK

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Brandon Bonnett

Print name

266 Hebron St

Address

Boston, MA 02136

City, State, Zip Code

Bud Bonnett

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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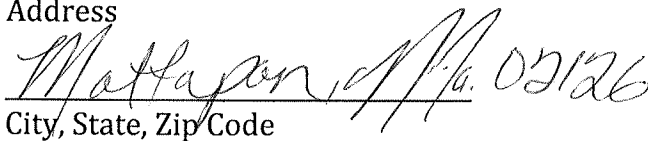
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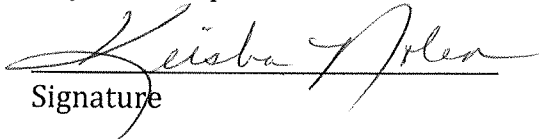
Name



Address



City, State, Zip Code



Signature

May 8, 2019

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Thank you for your consideration.

STEVEN CHRASTKA
Name

738 Truman Pkwy
Address

Hyde Park MA 02136
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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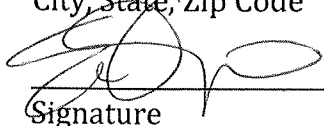
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Thank you for your consideration.

EMERSON Ocampo
Name

72 Peterborough St #52
Address

Boston MA 02215
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
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Thank you.

Edward O Chraska

Print name

738 Truman Pkwy

Address

Hyde Park, MA 02136

City, State, Zip Code

Edward O. Chraska

Signature

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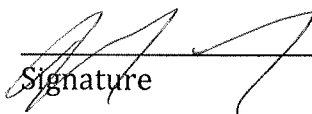
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Thank you.

JENNIFER HAN
Print name

254 E COTTAGE ST #2
Address

NORCHESTER MA 02125
City, State, Zip Code


Signature

May 8, 2019

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Kyle McLaughlin
Name

#8 Everett Sq
Address

Allston MA 02134
City, State, Zip Code

Kyle McLaughlin
Signature

May 8, 2019

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Thank you.

Steven Reddick

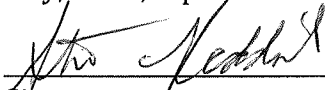
Print name

1 Charles St.

Address

Charlestown, MA, 02129

City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Kevin McLaughlin
Print name

7 Everett Sq.
Address

Allston ma, 02134
City, State, Zip Code

Kevin McLaughlin
Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you for your consideration.

Thomas I. Scott III
Name

27 ALABAMA ST
Address

MALDEN MA 02126
City, State, Zip Code


Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Sameisha Smith

Name

60 Kilbarnock St.

Address

Boston MA 02215

City, State, Zip Code

Sameisha Smith

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Rose Cusack

Print name

35 Winham Street

Address

Boston, MA 02134

City, State, Zip Code

Rose Cusack

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you for your consideration.

Dennis Ambrose
Name

20 Hansborough st Apt #1
Address

Dorchester, MA 02124
City, State, Zip Code

Dennis Ambrose
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Raffaele Lo Priore
Name

210 Byron St
Address

E Boston 02128
City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Gennaro Hock
Name

41 Olney St
Address

Dorchester MA 02121
City, State, Zip Code

Gennaro Hock
Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

David Evans

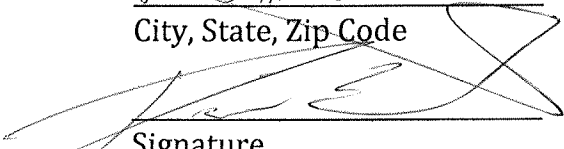
Print name

26 June St

Address

Roslindale MA 02131

City, State, Zip Code


Signature

May 8, 2019

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Boston Planning & Development Agency
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Boston, Massachusetts 02201

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Thank you.

Matthew Nixon
Print name

35 Falkland St.
Address

Boston, MA, 02135
City, State, Zip Code

[Signature]
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Ryan Krueger

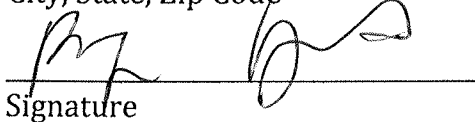
Name

559 Ashmont St

Address

Dorchester, MA

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

David Lockhart

Print name

1 Hartford Ct.

Address

02125

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

KEVIN MASON

Name

72-A CEDAR ST

Address

Boston MA 02119

City, State, Zip Code

Kevin Mason

Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

MIKE GRIFFIN


Name

274 MERIDIAN

Address

EAST BOSTON MA 02128

City, State, Zip Code


Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

William W. Hernandez

Name

PO Box 180914

Address

Boston MA 02114

City, State, Zip Code

[Handwritten Signature]

Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Alexandra Holmes

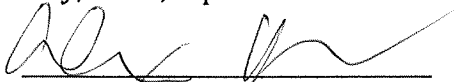
Print name

42A Joy St

Address

Boston MA 02117

City, State, Zip Code



Signature

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Walter Santillan

Print name

46 Baywater St

Address

East Boston, Ma 02128

City, State, Zip Code

Walter Santillan

Signature

May 8, 2019

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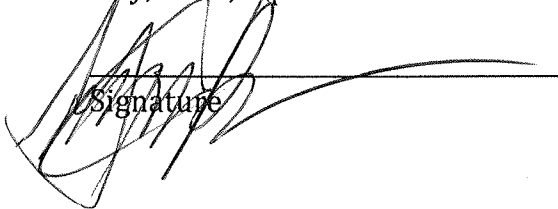
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Name


Address


City, State, Zip Code


Signature

May 8, 2019

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Leonid Ostrowski

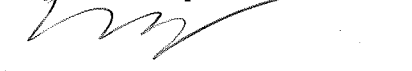
Print name

12 Commonwealth Court

Address

Brighton MA 02135

City, State, Zip Code



Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Rafael Wallace

Print name

194 Walnut Ave Rox

Address

Rox., Mass 02119

City, State, Zip Code

Rafael Wallace

Signature

May 8, 2019

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Thank you for your consideration.

Rafael Wallace JR
Name

96 Milton Ave
Address

Dorchester, MA 02124
City, State, Zip Code

Rafael Wallace
Signature

May 8, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Jarred Craccio

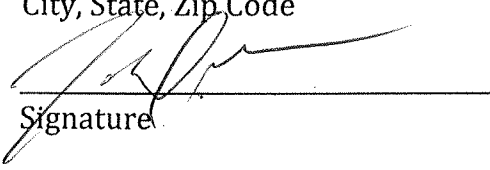
Name

121 Havre Street

Address

E. Boston, MA 02128

City, State, Zip Code


Signature

May 8, 2019

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City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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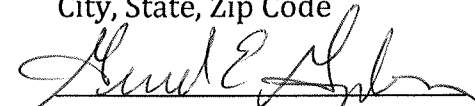
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Thank you.

GERALD E GORDON
Print name

71 TOWER STREET
Address

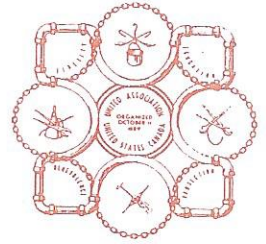
JAMICA Plain MASS 02130
City, State, Zip Code


Signature



LOCAL UNION 550 U.A.
SPRINKLER FITTERS and APPRENTICES OF BOSTON
AND VICINITY

46 ROCKLAND STREET • BOSTON, MASSACHUSETTS 02132
TELEPHONE 617-323-0474
FAX 617-323-1373



MARK FORTUNE
BUSINESS AGENT

PETER GIBBONS
BUSINESS MANAGER
SECRETARY-TREASURER

MATTHEW JONES
ORGANIZER

May 8, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
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Boston, Massachusetts 02201

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Thank you for your consideration.

Sincerely,

Peter Gibbons
Business Manager
Secretary-Treasurer

SCAPE: A New Approach to Easing Boston's Housing Shortage

Barry Bluestone

Professor Emeritus

Founding Dean of the School of Public Policy and Urban Affairs

Founding Director of the Kitty and Michael Dukakis Center for Urban and Regional Policy

Northeastern University

I write to express my full support for the proposed project by Scape at 1260 Boylston Street.

Since 2002, the Dukakis Center for Urban and Regional Policy at Northeastern University has produced *The Greater Boston Housing Report Card* with funding from The Boston Foundation. It has detailed demographic shifts in the region, housing production in Greater Boston's cities and suburbs, home prices and rents, and housing legislation.

One of its key findings was that the all-in cost of producing new housing for working families was now so high in the region that such housing cannot be produced in any substantial number. As such, with rising housing prices and rents, working families are being displaced from the City and are being forced to find housing further and further away.

The major reason for spiraling rents in the city's older housing stock is the large number of graduate students, medical interns and residents, and other young professionals who have come to Boston to attend school, to gain medical training, or to work in our burgeoning high tech, financial services, and biotech industries.

According to City of Boston records, Boston is home to 35 colleges, universities, and community colleges, the highest concentration in the nation. In 1990, these institutions enrolled 127,000 undergraduate and graduate students. By 2010, the number exceeded 151,000 and is likely close to 155,000 today. About half of the undergraduates live off campus along with more than 90 percent of graduate students who now comprise a growing share of the student population.

In addition, there are thousands of other young professionals who are also living in the city, studying to join the city's innovative workforce. These university and medical students set Boston apart - not only because of the youth and intellect they inject into the city's culture - but also because of their impact on the region's housing market. While coastal cities across the country are dealing with housing crises, Boston's situation is relatively unique.

Many of the young people living in Boston including an enormous share of graduate students are doubling, tripling and quadrupling up in triple-deckers and garden apartments that were originally intended for the region's workforce. As such, these students can afford to share rent with roommates leading to skyrocketing rents. Just since 2009, the average rent for

apartments has increased by 59 percent. With monthly rents now approaching \$3,000 a month, working families are being pushed further away from jobs in the city, in search of housing they can afford and in the process, adding to highway congestion throughout the region, affecting all of us.

The result is not so much “gentrification” of many of our neighborhoods as “millennialization” – the displacement of working families by this younger cohort.

Unfortunately, because the cost of building new “family-size” housing is exorbitantly expensive, working families have fewer affordable housing options in Boston, Cambridge and Somerville. Very few can afford the rising rents which have increased 50 percent faster than median renter income. And very few of these families can afford to buy into what is now a red hot condo market. The annual median price of homes in two-unit and three-unit structures in Greater Boston has seen a 105 percent price rise since 2009.

I have long been an advocate for building more housing to solve this problem. Specifically, “21st century villages,” where young people – and especially graduate students -- can live in relatively small units, with small or shared kitchens and other amenities. And, I’m not the only one making the case for more units. The City of Boston identified the need for 69,000 units of housing, 16,000 new undergraduate beds and 3,000 new graduate beds by 2030. If anything, we will need even more new units for graduate students and medical interns and residents than the city projects.

However, to effectively draw students out of the rental market, we need to offer more than just beds. We need purpose-built housing that is oriented specifically around their needs and which they will enjoy more than the housing they are now sharing.

These students along with other young professionals deserve an option that’s more suitable for their life stage. And, working families deserve to make their long-term homes in more reasonably priced triple-deckers that were built for that very purpose, setting down neighborhood roots and actively contributing to the vibrancy of their communities.

Successfully making this transition will take fresh thinking about the design, development, construction and the financing of a substantial amount of appropriately-sized and priced housing, built specifically for these students and others like them and sufficiently attractive to draw them in.

I have now seen what I believe is precisely the model needed to fill this need. **Scape**, a new developer in the Boston market, is one of the keys to beginning that successful transition. A British developer of student living facilities, Scape recently proposed constructing what would be Boston’s first independent, purpose-built, housing facility in the Fenway precisely for these members of our community.

The project is an excellent example of the type of innovation that is needed to solve the housing crisis. With collaboration between developers like Scape, architects like Gensler, and

builders like Suffolk, and with cooperation from the construction trades, area universities and colleges, our teaching hospitals, and state and local government officials, addressing Boston's housing crisis is now possible.

Unlike the luxury condominiums that have sprung up in the Fenway over the past several years, Scape housing is below-market rent, a significant draw for the young who are often in debt and still living on their own. Mitigating the impact to the community as students move in during the fall, the units are turn-key and fully-furnished. They are also professionally managed 365 days a year, 24/7.

According to a survey that I carried out with my graduate students at Northeastern last year, this type of housing with many in-common amenities is exactly what is wanted as an alternative to shared living space with little amenities in the city's older housing stock. As a result, the development of this new type of housing will begin to pull students out of the community's triple-deckers and garden apartments and finally begin to put a brake on skyrocketing rents. With enough of such units over the next few years, this traditional housing stock may become affordable once again for working families, stemming their exodus from the city.

Scape's vision and its development will alleviate the hardship that working folks face seeking housing by consolidating these younger folks into accommodations that better suit their needs. Moreover, in the community meetings I have attended, I have found the Scape staff here in Boston to be flexible and considerate of the neighborhood's needs – perhaps more so than any other developer I have met.

I am hopeful that Scape will receive a warm welcome from the Fenway community and from all of Boston, and that we'll see more innovative projects like theirs throughout the Boston area.



Tim Czerwienski <tim.czerwienski@boston.gov>

Scape-1260 Boylston

Michael Burns

Wed, May 8, 2019 at 3:25 PM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development at [1260 Boylston Street](#) put forth by Scape.

With the immediate construction jobs and recovery of workforce housing stock by way of Scape's innovative student housing approach, this is a project that will truly benefit the entire community. Countless families have been priced out of the neighborhood over the years; this project, and more importantly this developer, has a plan to draw students out and return that valuable housing stock to the working men and women of Boston.

Thank you for your consideration.

Regards,

Michael

Michael V. Burns

Business Agent

Sheet Metal Workers Local Union No. 17

[1157 Adams Street](#)

[Dorchester, MA 02124](#)

Office:

Cell:

Fax:

May 9, 19

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

Many of my friends and I were devastated to hear that Machine was closing. Machine offered a safe space to so many LGBTQ people over the years and was particularly significant as a performance space, where professional and amateur performers could get their start and perform their craft. Boston needs performing arts spaces that are accessible, cheap, and cater to marginalized communities that are often unrepresented in more mainstream art.

I am excited to hear that this developer not only understood the significance of Machine's unique place in the LGBTQ+ community, but is also committed to delivering a new black box theater to ensure our community will always have a place to call home.

As Boston continues to develop and change, it is vital to honor the spaces and communities that have helped contribute to Boston's success. Scape's black box space and student housing concept is a refreshing change from other developers in the area. I am grateful to have a thoughtful project that invests in our neighborhood and gives back to the LGBTQ+ and performing arts community.

Please approve this project.

Thank you.

A handwritten signature in black ink, appearing to read "Neal E. Minahan". The signature is fluid and cursive, with a large initial "N" and "M".

Neal E. Minahan
17 Pond Street
Boston, MA 02125



Tim Czerwienski <tim.czerwienski@boston.gov>

Scape - Boylston

Andrew Proctor

To: tim.czerwienski@boston.gov

Thu, May 9, 2019 at 4:56 PM

Hello Mr. Czerwienski,

Please see below for my public comment on the Scape [1260 Boylston](#) Project.

My third year at Northeastern I moved to a triple decker building in Roxbury (Fort Hill area). I will never forget that as I was moving in, unloading the Uhaul on a warm August evening, a lady drove by, saw us, rolled down her window, and said "well, my neighborhood has officially been taken over." This was a horrific thing for myself, and my roommates (who were also students), to hear. Though we quickly realized why it was said, all three units in the triple decker were now occupied by Northeastern students, and we were seemingly the only students on the street/block/neighborhood. We were seen as the antagonists of the neighborhood for occupying a property that could have gone to who it was intended for – families and working folk. The reason we moved in was two-fold; Price (it was far less expensive than on campus dorms/apartments), and the fact that the triple-decker had recently been completely renovated by a developer – so it was nice (updated appliances, central A/C). That being said, it once took our landlord five weeks to fix our washer and dryer, and believe me this was **not** due to a lack of communicating the problem – rather it was a lack of the landlord caring about the problem, a reoccurring theme during my lease there & in the other properties I lived in as a student in Boston.

As a recent (May, 2019) graduate from Northeastern University I write this comment to express full support of the [Scape project at 1260 Bolyston Street](#). Having reviewed details of the project, company, and building it is immensely clear that this project represents an opportunity to put students in a building where their needs are understood & taken care of. I moved three times while at Northeastern, and lived in three different neighborhoods (Fenway, Roxbury, Mission Hill). Each move represented a tedious and arduous process that was riddled with relator/broker's fees, re-signing up for Comcast & Utilities, renting a zipcar to go to the IKEA in Stoughton where I would buy particle-board furniture which would ultimately be dragged to the curb 11.5 months later, a U-Haul rental, a parking permit from the city for said U-Haul, and a bunch of other pain-points. Scape would effectively do away with the entire aforementioned process, as a student can show up to their Scape unit with just a suitcase. Furniture is included, Wi-Fi is included, Heat is included, frankly everything is included. Scape's building/community is one of collaboration & one that is built with the student in mind. Scape has been clear their buildings are staffed with professional staff, who have a mission of making the student experience a great one. The mock up drawings of the building make it clear it is beautiful, environmentally-sound, and will really add value to both the student-community within Fenway, as well as the Fenway community as a whole.

Lastly, the cost of housing in Boston is extreme - both on campus & off campus. Throughout my time at Northeastern I sacrificed space & quality to be closer to campus. Scape's building is a 8 minute walk to Northeastern, will offer highly competitive rents, and not reduce housing for families/long-term residents/working people.

As a recent graduate, a community member, a taxpayer, and someone who desperately wanted to live in a building like the one Scape has proposed - I am in full support of the Scape project.

Please approve the project, as this is something students want, and need!

Please let me know if I may provide anything additional.

Thanks so much,
Andrew N. Proctor

May 9th 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

The undersigned residents who live in the Fenway/Kenmore neighborhood ask the BPDA Board to support the development at 1260 Boylston Street put forth by Scape. Working people are getting priced out of this neighborhood because students at nearby colleges can pay more in rents than working people can. This development will take pressure off rents by giving hundreds of students a place to live.

Boston is in a severe housing crisis and renters are the victims. Approve as many Scape buildings as possible to help stabilize rents.

Thank you for your consideration,

Sum Tan 120 Mountfort St

Jalal Talha 18 Haviland St

Steve Sullivan 566 Commonwealth Ave



May 10, 2019

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

RE: 1252-1270 Boylston Street

Dear Mr. Golden:

The Board of the Audubon Circle Neighborhood Association (ACNA) submits this letter in opposition to the Scape Student Housing, Ltd., proposal to construct over 500 units of student housing at 1252-1270 Boylston Street. This objection extends to any similar construction at Charlesgate West, on Beacon Street in Audubon Circle, or, unless on a university campus, anywhere in the City of Boston.

ACNA was created in large part to organize against Boston University's expansion into the Audubon Circle neighborhood. To this day the University's ownership and operation of student housing in this residential area of the City is an affront to the many who lost their homes because of the university's incursions, and to those who remain and bear witness to the lost ground. Individuals who worked on the University's first master plan remember the hard-fought battles to win the university's commitment to house 75% of its undergraduate students on its campus, and to limit enrollment if necessary to meet that commitment. These battles were to curb the university's expansion and limit the effects university students have on the City's neighborhoods. These negative effects include:

- rising rents;
- businesses catering to student needs or tastes;
- real estate speculation and volatility;
- low owner-occupancy in condominiums and associated lending constraints;
- disinterested property management or investment;
- steady, unrelenting noise, trash, disruption and thoughtlessness that attends the constant inflow and outflow of an immature, unchanging age group that, through no particular fault but with predictability, cares little about respecting their neighbors, city ordinances, or the time of day or night in which to roam the streets, move their possessions, listen to loud music, and make noise.

University students play an important role in the City of Boston and should have access to a safe and convenient place to live. These places should be on a university campus, however, and not in a city neighborhood, for the following reasons:

1. Building student housing anywhere other than on a university campus upends the years of effort and important gains made by community representatives as well as the City to have the universities house and account for their students. The City's longstanding and essential requirement for Institutional Master Plans with a description of how a university will house its students on campus will be undermined were the City to allow a private entity to build dormitories elsewhere in the city.

2. By providing off-campus housing, Scape allows the universities to increase their enrollment numbers, as they will no longer be limited by the number of beds they can provide for their incoming students. It also relieves the universities of the need to build housing on their own campuses, freeing them to use their money and their land for projects that will attract even greater numbers of applicants and enrollees. Where is the proof that Scape will remove students from off-campus housing to then be occupied by full time residents, and resolve the housing crisis?
3. Using this site to build housing for students is counter-productive when the City needs affordable housing for working people and families. Boston's ability to attract and maintain businesses depends on having a workforce. In addition, the City is spending hundreds of thousands of dollars to encourage bike use and walking and the use of public transportation. Building affordable housing in the City's core neighborhoods is a clear way to achieve multiple benefits, especially as the city's traffic woes grow. The Scape project does nothing to increase the city's housing stock, foster a stable or dependable workforce, or improve city living with construction of a building dedicated to an intractably transient population.
4. A large, student-only building in any residential neighborhood exposes residents to all the banes that a zoning ban on dormitory uses forestalls. What is the value of having someone to call after being awakened at 2 a.m., compared to not being woken at all? What is the usefulness of rules of conduct inside a building when the offending action takes place outside the building? The Scape proposal offers a facsimile of a banned use and asks the city and neighborhood to see it differently, when it is no different than its institutional original, and worse for being unaccountable to any university standards or rules of conduct or enforcement.
5. Scape's housing is not a cheaper alternative. Nothing in the material or presentations offered by Scape supports any claim or conclusion that Scape's housing will be more affordable per square foot than rent in an apartment building. The reality is that Scape offers nothing substantively better than an apartment to an undergraduate or graduate student. Its buildings will be as or more expensive, with the added bonus of living like sardines in a can.
6. Finally, and perhaps most significantly, what is the City's message were it to approve something so clearly rejected by residents in the community? Article 66 was put in place to shape the future and did so with the full participation of the City's planning agencies. The ban on dormitory use is not an anomaly of a past prejudice, or an oversight, or an unintended consequence. It was a specific and mindful decision to prevent this type of use for the future, and the future is now. The mere entertainment of this proposal is an affront to the joint vision of the participating parties who worked for so long on the Article's provisions. On that basis alone, this project should be rejected.

Respectfully submitted,
ACNA Board

cc: Mayor Martin Walsh; Councilor Josh Zakim; Councilor Michael Flaherty;
Councilor Michelle Wu; Councilor Althea Garrison; Yissel Guerrero, ONS;
Tim Czerwienski, BPDA; Sheila Dillon, Chief of Housing

DOLORES BOOGDANIAN
452 PARK DRIVE #16
BOSTON MA 02215

May 10, 2019

Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: Scape Student Housing, Ltd.
1252-1270 Boylston Street

Dear Mr. Golden:

This letter is submitted in opposition to the Scape Student Housing, Ltd., proposal to build student housing in the Fenway. I oppose this type of housing anywhere in the City, and know that Scape intends to pursue building something similar in Audubon Circle as well as Charlesgate East. I infer from the quick convention of an Impact Advisory Group, review by the Boston Civic Design Commission, as well as various reports that the City appears to see this pursuit in a positive light. I find this bewildering as well as distressing.

Building student housing in a neighborhood flies in the face of so many things I had presumed a given. After 40 years of being a Boston resident and participating in many advisory committees and boards and the Boston University Community Task Force, I believed that the City saw the wisdom of holding the universities accountable for the impacts they had on the city's neighborhoods, and expected them to house their students on campus. I believed that the weeks and months spent hammering out the provisions of a zoning code intended to set the parameters for future projects and development would be respected, and that the need to keep tabs on and react to each and every project would be lifted. I believed that the City was as keen as it professed to be on increasing the amount and accessibility of affordable housing for the working people and families struggling to stay in a city defined as much by its blue collar workers as its white collar executives. I believed that the City was committed to the health and well-being of the city's neighborhoods, and that it understood that the neighborhoods and the long term residents who make them their home are what make Boston strong, and the reason why living, working and visiting here is a unique and rewarding experience. I believed (for a time) that it saw the beauty and unique character of Boston, and not a patchwork of lots on which to build

monstrous concrete and steel buildings that blotted out the graceful and defining skyline, made canyons of streets, and deposed the City's history. I believed that here, at least, in the robust heart of New England, integrity and candor and reason prevail.

What challenges these beliefs? Scape's proposal, or its acceptance. It disregards stated city policies and disrespects years of work by many stakeholders who thought they could rely on those policies and the outcome of their efforts to stem university expansion and student migration into their neighborhood. It is a use specifically prohibited under the zoning provisions developed by the neighborhood and codified by the City. It would install hundreds and potentially thousands of college students in the midst of a neighborhood undermined by the presence of large numbers of college students. It relieves the universities of providing housing for its incoming students, thereby allowing them to increase enrollments and avoid its commitments to the City and its residents. The proposal before the City presents a building immediately at odds with the height and FAR limits for the location, and expands the awkward exceptions and allowances granted in other development projects in the Fenway. It is no doubt misrepresented with regard to its impacts and consequences.

Scape represents that its housing "will draw academic residents out of the existing housing stock" and "reverse displacement of neighborhood residents by alleviating the demand on the traditional housing stock." What documented evidence can Scape produce to prove that construction of its type of housing achieves these results?

By what measure would the transfer from student-occupied units to traditional housing stock be deemed successful?

What recourse will the City or neighborhood residents have in the event the Scape project is completed and there is no measurable reduction in the number of residential housing units occupied by university students?

How will the City monitor or measure the enrollment numbers at area universities to determine the effects of student housing located off university campuses and outside of university responsibility or oversight?

Why should the City contemplate multiple projects of this ilk, based on an unproven theory, that will have such unrelentingly negative effects on those living anywhere near them?

How would spending the City's resources on creating housing for students *other than on a university campus* be consistent with the goal to get students out of the neighborhoods?

Why would the City undermine the imperative it set when requiring universities to prepare an Institutional Master Plan that reflects how the university will house its students on campus?

If Scape is committed to achieving the results it claims it can bring about, why does it not work with a university to build student housing on the university's campus?

To the extent the City has claimed it cannot deny a resident parking sticker to a city resident, how would Scape's stated commitment to prevent its building occupants from getting a city resident parking sticker be implemented?

The proponent may not be in the position to answer all of these questions, but the questions deserve an answer. None of them is intended to be rhetorical.

Sincerely submitted,
s/ Dolores Boogdanian

cc: Martin Walsh, Mayor of Boston; Sheila Dillon, Chief of Housing; Josh Zakim, District 8 Councilor; Andrea Campbell, Council President; Michelle Wu, Councilor at Large; Michael F. Flaherty, Councilor at Large; Annissa Essaibi-George, Councilor at Large; Althea Garrison, Councilor at Large; Andrea Campbell, City Council President; Yissel Guerrero, ONS Liaison; Tim Czerwienski, Project Manager

May 10th, 2019

Tim Czerwiński
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Via Email

Re: Scape 1252-1270 Boylston Street

Dear Mr. Czerwiński,

I am writing regarding Scape's (the proponent) proposal for 1252-1270 Boylston Street (the project) detailed in the Project Notification Form submitted on 04/11/2019. As a 17 year resident of the Fenway I am adamantly opposed to this project in its current form as a dormitory.

Dormitories were explicitly designated a forbidden use on Boylston Street during the 2004 Fenway rezoning to curtail encroachment by institutions into areas designated for residential development in the neighborhood. The Fenway's stakeholders came together through a multi-year process to frame a vision for the height, density, use, and socioeconomic goals for the neighborhood and this project is counter to all of that.

The proposed project significantly exceeds the height and Floor Area Ratio (FAR) allowed by zoning. By requesting a larger buildable envelope than was known to be permissible when they acquired the property Scape is asking the city to arbitrarily change the rules to increase the value of their acquisition. The proponent believes they are entitled to similar height and density as the adjacent Viridian, which was part of a designated Planned Development Area (PDA), and thus vastly different than the zoning of this parcel. The Viridian parcel was the last block on Boylston Street permitted toward the eastern end of Boylston Street and Park Drive to have a PDA due to consideration of the detrimental effects of shadows on, and the desire to preserve solar access to, the Back Bay Fens & Fenway Victory Gardens. Thusly the zoning's reduction in scale on this parcel was deliberate to preserve quality of the environment & public realm and Scape is asking for that to be done away with because it is inconvenient & less profitable for them.

Less than a year ago I warned that the city was too readily allowing for variances to zoning height & FAR without significant justifications in the Fenway and that the precedent would lead to a presumption by developers that every lot in the neighborhood may have greater buildable area than allowed by zoning. This is exactly what's happening now with this proposal; if this project is approved, even more developers will engage in rampant speculation with the belief the Fenway's zoning isn't to be taken seriously as a limitation. This is not a desirable outcome and it will be detrimental to the affordability of housing in the Fenway.

Precedent is important and I will continue to express concerns that the BPDA is creating bad precedent by failing to follow through with enforcement of established zoning and planning initiatives in favor of negotiating each project as an island unto itself. The Fenway's zoning was already undermined by previous projects being granted substantial relief despite neighborhood protest and I am deeply concerned any latitude given to this project, in its current form, will further debase it and lead to the Institutional Master Plan (IMP) processes in the neighborhood suffering the same fate.

The Institutional Master Plan processes were adopted by the city in response to resident complaints about unchecked institutional expansion into neighborhoods. Therefore it is a betrayal of public trust that the city could even contemplate approving a dormitory by a private third party not subject to the scrutiny of an IMP process off campus and in a residential neighborhood. A developer presenting at private meetings with entities at City Hall for

a few hours should not supersede the thousands of hours of community process and participation over a decade in the various IMPs across the Fenway.

Every IMP approved in the Fenway has designated creating sufficient on-campus student housing a priority. This is to resolve the problem of insufficient on-campus beds and to serve as a soft cap on enrollment by physically limiting the ability of institutions to utilize campus finite land to build classroom space to support increased enrollment. Permitting creation of off-campus beds, such as those this project would remove that limitation and lead to increased enrollment.

As a member of multiple IMP Task Forces I will be voicing strong disapproval of any institution's proposal to expand their off-campus footprint by master leasing units in any project which violates the Fenway's zoning and does not respect the goals of the IMPs to develop student housing on campus. I also strongly believe if this proposal is constructed it will result in more students moving into the Fenway, as any drawn out of existing housing stock will be backfilled by other students clustering around their peers. If this proposal was situated on a campus in partnership with an institution in accordance with our zoning and intent of IMPs, it is very likely that I would be supporting it rather than raising serious concerns and objections.

That said, the proponent has asked the Fenway to keep an open mind and be creative, I ask that they do the same. My suggestion is for Scape to transform their proposal from a dormitory exclusively for students to a micro-unit apartment building marketed to the general public which would provide desperately needed and potentially more affordable workforce housing. Such a project would be the same building typology and business model, but with a different demographic of tenants. Another micro-unit development was recently approved in the Fenway at 75 Burbank Street, whose third party lease auditing and a deed restricted prohibition on undergraduate leases, master leases, subletting, corporate rentals & AirBnB, I think could serve as a model.

As the Fenway has one of the highest rates of walking to work and is centrally located to multiple employment centers, micro-unit housing would be very attractive to emerging professionals seeking housing near their jobs. I also believe this typology would be desirable to empty nesters downsizing and wishing to live car free in the city in a convenient location with easy access to nearby hospitals.

Any proposed increase in height and FAR beyond the lawful zoning envelope must be justified with the provision of on-site affordable units and be accommodated within the existing shadow profile of the adjacent Viridian building to not impact the Back Bay Fens. I believe changing the use to a micro-unit apartment building and adjusting the massing as described are reasonable suggestions to produce a project which respects the Fenway.

I've stated this before and it bears repeating: It is disturbing to me a resident, that I must beg the city to enforce its regulations and not kowtow to the whims of a developer or other political interests. What does it do to the rule of law, if the law is so malleable in interpretation, not equitably enforced, and so quickly discarded by those with the authority to enforce it? The community came together and undertook a great effort to write the Fenway zoning, it is the law, and to ignore it is to ignore the community. It is an injustice that we may lose our zoning compliance and a parcel which could contain workforce housing in a neighborhood that greatly needs it. If the city wishes to change the neighborhood's zoning, it must undertake the same community consensus process and accept the outcome.

Sincerely,

Matthew Brooks

CC: Councilor Josh Zakim
Councilor Michelle Wu
Councilor Assaibi-George
Councilor Althea Garrison
Yissel Guerrero, Office of Neighborhood Services
Sheila Dillon, Chief of Housing



Tim Czerwienski <tim.czerwienski@boston.gov>

Scape - 1260 Boylston

William McLaughlin < >
To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Fri, May 10, 2019 at 9:35 AM

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at [1260 Boylston Street](#).

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for [1260 Boylston Street](#) not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you,

William D. McLaughlin
Business Manager IUOE Local 4 &
Vice President, MA AFL-CIO

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BUSINESS MANAGER

SHAWN NEHILEY

PRESIDENT

MICHAEL DOUCETTE

FINANCIAL

SECRETARY-TREASURER

WILLIAM P. HURLEY

BUSINESS AGENTS

MICHAEL HESS

VINCENT COYLE, JR.

KEVIN COLLINS

BUSINESS AGENT

INDUSTRY ANALYST

WALTER BELMONTE, JR.

STEPHEN WILLIAMS

DANIEL MORGANELLI

FIGORE GRASSETTI

MICHAEL SMITH

GRANT PROVOST

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

Re: Scape - 1260 Boylston Project

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As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Respectfully,



Shawn Nehiley

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MICHAEL SMITH
GRANT PROVOST

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I urge the full support of the BPDA Board for the proposed development at 1260 Boylston Street put forth by Scape.

With the immediate construction jobs and recovery of workforce housing stock by way of Scape's innovative student housing approach, this is a project that will truly benefit the entire community. Countless families have been priced out of the neighborhood over the years; this project, and more importantly this developer, has a plan to draw students out and return that valuable housing stock to the working men and women of Boston.

Thank you for your consideration,

Members Name:

Shashawn Burrell

Address:

106 Floyd St Apt 2

Dorchester MA 02124

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INDUSTRY ANALYST

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Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

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Thank you for your consideration,

Members Name:

ANTHONY J McQUEEN

Address:

33 CRESCENT AVE

DORCHESTER MA 02125

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

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Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

BUSINESS AGENTS

MICHAEL HESS
VINCENT COYLE, JR.
KEVIN COLLINS

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

BUSINESS AGENT

INDUSTRY ANALYST

WALTER BELMONTE, JR.
STEPHEN WILLIAMS
DANIEL MORGANELLI
FIORE GRASSETTI
MICHAEL SMITH
GRANT PROVOST

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Thank you for your consideration,

Members Name:

Jelani Waheed

Address:

14 Judson St. Boston, MA,

02125

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MICHAEL SMITH

GRANT PROVOST

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

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Thank you for your consideration,

Members Name: Stuart Sartz

Address: 1160 Commonwealth Ave #D

Allston MA, 02134

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

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MICHAEL DOUCETTE

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MICHAEL HESS

VINCENT COYLE, JR.

KEVIN COLLINS

BUSINESS AGENT

INDUSTRY ANALYST

WALTER BELMONTE, JR.

STEPHEN WILLIAMS

DANIEL MORGANELLI

GIORE GRASSETTI

MICHAEL SMITH

GRANT PROVOST

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you for your consideration,

Members Name: Derek Whitman

Address: 32 HEMLOCK RD

WEST ROXBURY, MA 02132

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BUSINESS AGENTS

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KEVIN COLLINS

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Thank you for your consideration,

Members Name: Anika Noel
Address: 28 MILORRD AVE MATTAPAN
MA 02126

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Thank you for your consideration,

Members Name: RYAN SAIDOO

Address: 75 Merton Village Dr #210
Mattapan MA 02126

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Thank you for your consideration,

Members Name: Peterson Rodriguez
Address: 11 Roselick Ter
Roslindale MA

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Thank you for your consideration,

Members Name:

Bill McQueen

Address:

31 crescent ave Dorchester MA
02125

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Thank you for your consideration,

Members Name:

Anthony McQueen Jr.

Address:

31 Crescent Ave

Dorchester MA, 02125

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BUSINESS AGENTS

MICHAEL HESS

VINCENT COYLE, JR.

KEVIN COLLINS

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

BUSINESS AGENT

INDUSTRY ANALYST

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Thank you for your consideration,

Members Name:

Nick Pipito

Address:

38 DALYMPLE ST

Boston 02130 MA

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MICHAEL SMITH
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Thank you for your consideration,

Members Name: Jess Andrews

Address: 139 Princeton St.

Boston MA 02128

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Thank you for your consideration,

Members Name: Stephen Wright

Address: 32 Dennison St

Roxbury MA, 02119

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Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
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May 10, 2019

BUSINESS AGENTS

MICHAEL HESS
VINCENT COYLE, JR.
KEVIN COLLINS

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

BUSINESS AGENT

INDUSTRY ANALYST

WALTER BELMONTE, JR.
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Thank you for your consideration,

Members Name: Natalyn Francis

Address: 86 Astoria St

Mattapan MA 02126

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MICHAEL SMITH

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Thank you for your consideration,

Members Name:

Edward Washington

Address:

16 Kineo st. #2

Dorchester, MA 02121

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BUSINESS AGENT

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Thank you for your consideration,

Members Name:

Vincent Coyle

Address:

*195 Old Colony Ave
South Boston*

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Thank you for your consideration,

Members Name:

Kevin Managba-Orgueta

Address:

1 Winter St.

Dorchester MA 02368

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Thank you for your consideration,

Members Name: Mathew Morris

Address: 834 Saratoga St.
East Boston MA 02128

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Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Respectfully,



Shawn Nehiley

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

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Thank you for your consideration,

Members Name:

FRANK MURRAY

Address:

2 CHESTNUT ST CHARLESTOWN MA

02127

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195 COLONY AVENUE • P.O. BOX 7 • SOUTH BOSTON, MASSACHUSETTS 02127 • 617-268-4777 • FAX 617-268-7878

BUSINESS MANAGER

SHAWN NEHILEY

PRESIDENT

MICHAEL DOUCETTE

FINANCIAL

SECRETARY-TREASURER

WILLIAM P. HURLEY

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

BUSINESS AGENTS

MICHAEL HESS
VINCENT COYLE, JR.
KEVIN COLLINS

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

BUSINESS AGENT

INDUSTRY ANALYST

WALTER BELMONTE, JR.
STEPHEN WILLIAMS
DANIEL MORGANELLI
FIORE GRASSETTI
MICHAEL SMITH
GRANT PROVOST

I urge the full support of the BPDA Board for the proposed development at 1260 Boylston Street put forth by Scape.

With the immediate construction jobs and recovery of workforce housing stock by way of Scape's innovative student housing approach, this is a project that will truly benefit the entire community. Countless families have been priced out of the neighborhood over the years; this project, and more importantly this developer, has a plan to draw students out and return that valuable housing stock to the working men and women of Boston.

Thank you for your consideration,

Members Name:

Dennis Fontes

Address:

7 Balsam St Dorchester, MA

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

MASSACHUSETTS • MAINE

Local 7

A.F.L. - C.I.O.

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Thank you for your consideration,

Members Name:

Joseph D Haugh

Address:

36 Desoto Ave

Boston MA, 02132

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

MASSACHUSETTS • MAINE

Local 7

A.F.L. - C.I.O.

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May 10, 2019

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Thank you for your consideration,

Members Name:

Brian Marshall

Address:

69 Fuller st

DORCHESTER MA 02124

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL, ORNAMENTAL & REINFORCING IRON WORKS

MASSACHUSETTS • MAINE

Local 7

NEW HAMPSHIRE • VERMONT

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SECRETARY-TREASURER

WILLIAM P. HURLEY

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

May 10, 2019

BUSINESS AGENTS

MICHAEL HESS
VINCENT COYLE, JR.
KEVIN COLLINS

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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Thank you for your consideration,

Members Name:

Stanley S. Brayboy

Address:

20 Burrell St.

Roxbury Mass 02119



Tim Czerwienski <tim.czerwienski@boston.gov>

Scape-1260 Boylston

valeria reza

To: tim.czerwienski@boston.gov

Fri, May 10, 2019 at 12:53 PM

Hello,

My name is Valeria Reza. I am a recent graduate of Northeastern University in Boston, MA. I write this letter to express full support of the Scape project on Bolyston Street.

I present reside in 1330 Bolyston street, a full servivce building that is one block over from the proposed Scape building. To live where I currently live, I had to have my father sign the lease and claim he would be iving here, as this building does not allow students. That being said, in September of 2018, I was in fact a student. I looked into many full service buildings, and this was the case acorss the board. Students want to live in these buildings & will want to live in Scape.

I choose to live here as I love the location, the building, and being so close to campus. But, I do not love the cost of rent nor that I am not really supposed to be living here due to the no student policy.

I wish Scape existed starting my 3rd year when Northeastern students are allowed to move off campus. Instead of living in a decrepid garden level apartment on gainsborough, or lying to live where I live now, I would have selected Scape.

Scape is desgined with students in mind. I love that the apartments will come fully furnished, as an apartment not a prision cell (see: Northeastern dormitories). Right now as I am getting ready to leave Boston, I am struggling to sell my furniture. This would not be an issue at Scape.

Fenway has students living here, working here, and going out here already. Scape is a needed, wanted, and in demand building. I express my full support.

Sent from my iPhone

May 11, 2019

Tim Czerwienski, Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Via Email

Re: Scape Student Housing, Ltd. 1252-1270 Boylston Street

Dear Mr. Czerwienski,

I am writing this letter to voice my opposition to the Scape Student Housing, Ltd's, proposal to construct over 500 units of student housing at 1252-1270 Boylston Street in the Fenway.

I have been an owner and resident in the Fenway for 12 years and have watched the neighborhood transition from a large student population to a vibrant community of young families and working people. This has been a welcome and dramatic improvement to the quality of life in the area. The neighborhood also is ideal for its many seniors, myself included, due to amenities within walking distance including proximity to medical appointments, pharmacies, shopping, and public transportation.

What this neighborhood does not need is a building built to increase the student population. Students do not make good neighbors. They are rude, inconsiderate, immature and loud when they are out and about, regardless of the time of day or night. They are transient and, therefore, do not care about the neighborhood or its upkeep because it's not "home" to them, just a place to live while they're in school. Well, for the residents of the Fenway, this is our home and we absolutely care. That is why the people of this community fought so hard for years to get the zoning changed to forbid dormitories in the neighborhood. If Scape is allowed to proceed with a dorm at this location, it will be a magnet attracting other students to the neighborhood so they can be near their friends. This in turn will discourage young professionals and families from wanting to live here because of the disruption caused by students.

Students do not belong in residential neighborhoods, they belong on campus. If the universities have run out of their own land to build on, let them cap their enrollment or build housing above their classroom space. It is not right that the residents of our neighborhood are ignored in favor of some greedy, profiteering developer, who clearly does not have a grasp of what our community is all about. We live here, they don't!

Sincerely,

Anne N. Brooks
131 Park Drive, Unit #2
Boston, MA 02215

Cc: Mayor Martin Walsh
Councilor Josh Zakim
Councilor Michelle Wu
Councilor Assaibi-George
Councilor Althea Garrison
Yissel Guerrero, Office of Neighborhood Services
Sheila Dillon, Chief of Housing



Tim Czerwienski <tim.czerwienski@boston.gov>

Oppose the Scape project at 1252-1270 Boylston st

tao wang

Sat, May 11, 2019 at 12:16 PM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Dear Mr. Czerwienski,

I am writing to oppose the Scape project at [1252-1270 Boylston St](#), a proposed a plan to build a student dorm complex on Boylston Street. I am a Fenway owner and I have serious concerns about this project.

I have witnessed the positive changes of Fenway in recent years under the effective zoning initiatives. Boylston Street in Fenway has become an extension of Boylston Street from downtown Boston, in line with the tradition of a vibrant and balanced residential and commercial mix. Fenway's Boylston Street now is a very attractive area for many, with a balanced population of most young professions, families, and college students. The increasing student population attracted by the project to Boylston Street near Fenway Park will certainly destroy this delicate balance. Fenway already has many colleges and their dorms around. The Scape project will essentially expand the college campus into a major street, Boylston St. This will have negative impact on the life quality of the local residents and destroy the new neighborhood by imposing a campus environment that makes the local residents feel virtually living on the campus all year around.

The project will make the local traffic even worse due to the moving trucks during the students' moving months. The project right on the busy Boylston St is too close to the Fenway Park. The result of the games of major Boston sports might trigger the spontaneous reaction from the students and bring a big crowd of the students onto the streets in Fenway, especially for the championship celebrations.

Thank you for your time and consideration. Your efforts to oversee the development for a better Fenway is appreciated very much!

Regards,

Tao



Tim Czerwienski <tim.czerwienski@boston.gov>

Oppose the 1252-1270 Boylston Street Project

Weihong Zheng

To: tim.czerwienski@boston.gov

Sat, May 11, 2019 at 11:42 AM

Dear Mr. Czerwienski,

I am writing to oppose the Scape project at 1252-1270 Boylston St, a proposed a plan to build a student dorm complex on Boylston Street. I am a Fenway owner and I have serious concerns about this project.

I have witnessed the positive changes of Fenway in recent years under the effective zoning initiatives. Boylston Street in Fenway has become an extension of Boylston Street from downtown Boston, in line with the tradition of a vibrant and balanced residential and commercial mix. Fenway's Boylston Street now is a very attractive area for many, with a balanced population of most young professions, families, and college students. The increasing student population attracted by the project to Boylston Street near Fenway Park will certainly destroy this delicate balance. Fenway already has many colleges and their dorms around. The Scape project will essentially expand the college campus into a major street, Boylston St. This will have negative impact on the life quality of the local residents and destroy the new neighborhood by imposing a campus environment that makes the local residents feel virtually living on the campus all year around.

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Thank you for your time and consideration. Your efforts to oversee the development for a better Fenway is appreciated very much!

Regards,
Weihong Zheng, MD

Sent from my iPhone



Tim Czerwienski <tim.czerwienski@boston.gov>

Oppose the 1252-1270 Boylston St project

Jennie Zheng

Sat, May 11, 2019 at 11:20 AM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Dear Mr. Czerwienski,

It recently caught my attention that a foreign developer, Scape, has proposed a plan to build a student dorm complex on Boylston Street near Fenway Park. As a resident of the Fenway Neighborhood, I am writing to you to express my serious concerns about that student dorm project.

I have witnessed the positive changes of Fenway in recent years under the effective zoning initiatives. Boylston Street in Fenway has become an extension of Boylston Street from downtown Boston, in line with the tradition of a vibrant and balanced residential and commercial mix. Fenway's Boylston Street now is a very attractive area for many, with a balanced population of most young professions, families, and college students. The increasing student population attracted by the project to Boylston Street near Fenway Park will certainly destroy this delicate balance. Fenway already has many colleges and their dorms around. The Scape project will essentially expand the college campus into a major street, Boylston St. This will have negative impact on the life quality of the local residents by imposing a campus environment that makes the local residents feel virtually living on the campus all year around.

The project will make the local traffic even worse due to the moving trucks during the students' moving months. The project right on the busy Boylston St is too close to the Fenway Park. The result of the games of major Boston sports might trigger the spontaneous reaction from the students and bring a big crowd of the students onto the streets in Fenway, especially for the championship celebrations.

Boston Police will have difficulty to seal off the Boylston St. The crowd control to ensure the public safety with a huge student crowd on the Fenway streets will be a foreseeable issue with the Scape project under those occasions.

To develop the historic Boston Fenway appropriately, that block on the Boylston St for the proposed Scape Project can be better used for a development with mixed office/residential/restaurant/retail purposes.

Thank you for your time and consideration. Your efforts to oversee the development for a better Fenway is appreciated very much!

Jennie Zheng

Scape - 1252-1270 Boylston Project

DATE: May 7, 2019
TO: Brian P. Golden, BPDA Director
 c/o Tim Czerwienski, BPDA Project Manager
RE: Support of Scape Boylston, LLC's proposed mixed-use development
CC: Senator William Brownsberger, Rep. Nika Elugardo, Councilor Josh Zakim,
 Chairwoman Christine Araujo (ZBA), and Yissel Guerrero (ONS)

Scape Boylston, LLC - an affiliate of Scape - selected Boston, the epicenter of U.S. education, as its North American headquarters because the City embodies the Scape philosophy - that the academic population should be part of the fabric and culture of a city. The project addresses the acute housing challenges in the Fenway neighborhood, where the academic population is exerting enormous pressure on the supply-constrained housing market, displacing the workforce and families, and driving up rental costs. The introduction of purpose-built academic accommodations will help alleviate the hardship families face while seeking housing, by drawing a portion of the academic population out of the existing neighborhood and into Scape's product.

The undersigned residents of Fenway and Kenmore Square respectfully request the Boston Planning & Development Agency and the Boston Zoning Commission approve the student accommodations project, located at 1252-1270 Boylston Street.

FULL NAME	ADDRESS
Thomas E Doyle	29 Peterborough St
Mark Vito	29 Peterborough St
Joseph O'Keefe	534 Commonwealth Avenue
ROSALYN CHANG	172 Bay State Rd. 02215
Daniel Tsak	575 Commonwealth Ave
CHRISTOPHER STRANG C/O	566 COMMONWEALTH UNIT 303 02215
Paul G. Hughes	139 Bay State Rd. 02215
Jennifer Carter	91 BSR 02215
Maria DeFreitas	654 Beacon St 02215
Joseph Turner	654 Beacon St 02215
Scott R. Blevins	463 Comm Ave 02215



Fenway Community Development Corporation
Improving Lives and Building Community

May 12, 2019

Boston Planning and Development Agency
Timothy Czerwienski, Project Manager
One City Hall Square, 9th floor
Boston, MA 02201

Dear Mr. Czerwienski:

Re: Comments on the Scape student housing proposal

Fenway Community Development Corporation (Fenway CDC) is a 46 year old community based non-profit organization that builds and preserves affordable housing and promotes projects that engage our full community in enhancing the neighborhood's diversity and vitality.

We are submitting this comment letter in consultation with members of our Urban Village Committee. Scape Boylston, LLC – an affiliate of Scape – has submitted an Expanded Project Notification Form (the EPNF) that initiated a Large Project Review under Article 80B of the Boston Zoning Code for the redevelopment of 1252-1268 Boylston Street and 1270 Boylston Street (collectively, the “Project” or “1252-1270 Boylston”) in the Fenway.

The Project will consist of approximately 235,095 square feet of mixed-use programming, comprised of 533 professionally managed academic accommodations and an activated, permeable, ground-floor retail podium designed for a broad range of neighborhood-oriented culinary, lifestyle and experiential tenants. The Project will also include the Boylston Black Box, an LGBTQ-centric venue for the performing arts – anchored by a 120-seat theater – which will be delivered and operated on a not-for-profit basis.

At this time we are not addressing the usual concerns around height, density, massing, Floor Area Ratio (FAR), shadow and zoning variances. We are not taking a position on the Scape proposal at this time. Rather we are asking that a number of other considerations and requirements be discussed and included as part of the development proposal review process.

Quoting from the EPNF, the document states that:

“Scape is the long-term owner, holder and operator of its properties – accordingly, Scape embraces an ethos of stewardship and is deeply committed to the success (present and future) of the Fenway neighborhood.

The Project addresses the acute (and exacerbating) housing challenges in the Fenway neighborhood, where the academic population is exerting enormous pressure on the supply-

constrained housing market, displacing the workforce and families and driving-up rental costs. Due to the major disparity in the neighborhood's housing stock – a spectrum presently characterized by, (i) aging product that has reached the end of its useful life on one end, and, (ii) luxury condominiums on the other end – the academic population, the workforce and families are all competing for the limited amount of 'middle-market' neighborhood housing.

The Project will have a direct, positive impact on the current 'supply & demand' imbalance in the Fenway neighborhood, alleviating stress on the 'middle-market' segment of housing spectrum. Through the combination of meaningful scale, prudent programming, intelligent design and operational acumen, the Project will generate the magnetism required to draw a portion of the academic population out of the existing neighborhood housing stock and into Scape's 'purposebuilt' product, thereby returning those existing units to the workforce and families, and dampening demand-driven rent increases.

Importantly, the Project will be 'purpose-built' for academic residents – graduate and undergraduate – of the twenty-first century. The full-service building will be operated – 24 hours per day, seven days per week – by full-time, extensively trained, professional Scape employees. The newly constructed building will adhere to – and continue to comply with, at all times – the most current life-safety systems requirements and unit-occupancy limits.”

This is a good statement of the housing problems in the Fenway and a proposed way to address them. However, we cannot rely simply on market forces for this proposal to remove students from the private rental market. In order for this model to be subtractive of the student population in the Fenway rather than additive a number of outside conditions must be met.

First, the City and the Universities must work to cap student enrollment at the graduate and undergraduate levels. According to the current edition of Student Housing Trends report put out by the City of Boston there are 150,415 students at Boston based colleges and universities. Total enrollment has grown by nearly 5,600 students (3.9%) since 2013, with almost 2,100 (1.4%) more students than last year. The growth in graduate student enrollment is outpacing undergraduate enrollment-since 2013, graduate enrollment grew by 8.3% while undergraduate enrollment increased by 1.4%. If enrollment is not capped then any vacancies that may occur in the private market (due to building more purpose built student housing) will be backfilled by the ever increasing number of students coming to Boston's Universities.

Second, the current Master Lease arrangements with private landlords must be terminated and replaced with obligations with student housing developers. Neighborhood and zip code boundaries conflict and make it difficult to get an exact count of off campus students. Nevertheless, the Student Housing Trends report indicates that almost 6,000 graduate and undergraduate students live in the Fenway. There are more than 700 beds in the Fenway under Master Lease by Universities with private landlords. Universities could help free up the private housing stock by leasing with purpose built student housing and ceasing to refer students into the residential neighborhood. In addition the Universities should make a commitment to relinquish ownership of apartment buildings in the Fenway that currently house students. They should do so in a way that helps put those buildings back into the affordable housing market.

Third, Scape needs to make ironclad commitments with the Boston Planning and Development Agency (BPDA) around length of leases, continued ownership and management of buildings and

rent levels that undercut the student rental market in the Fenway. Financial documents from London and United Kingdom (UK) based investment analysts seem to indicate that Scape might be selling buildings, or encouraging Real Estate Investment Trust (REIT) investments based on rents rising faster than inflation or the local market. GCP Student Living, PLC is a UK based Real Estate Investment Trust that invests in privately-developed students accommodations. GCP's annual report, dated June 2018, lists on page 3 the following six Scape properties among its operational assets—Scape East, Scape Wembley, Scape Shoreditch, Scape Greenwich, Scape Surrey, and Scape Brighton. Overall, 75% of GCP tenants are undergraduates, 25% post-graduate. The report breaks down the student body of citizenship as follows (page 23): International 57%; UK 26%; EU 17%.

If in fact that model is used in the UK, Scape must guarantee that it will not do that in Boston. It must remain the long term owner and manager. It must also prevent rapid turnover and transiency by requiring 51-week leases to students from local Colleges and Universities rather than short stay leases for visiting international students.

Fourth, as has been pointed out at the public meetings, the current Inclusionary Development Policy (IDP) only pertains to market rate housing developments of 10 units or more that also require zoning variances. Previously dormitories (especially ones built by Universities and on campus property) were not considered “housing” and not subject to the IDP. Now we have entered into a new phase in the development of student housing where private developers build for universities on campus and soon for themselves in off campus situations.

The Boston Globe recently reported that Scape has also closed on the \$39 million purchase of the Trans National Building next to the Massachusetts Turnpike. It also has an agreement with Boston Children’s Hospital to acquire a 1.1-acre parking lot off of Beacon Street. The Globe also reported that Scape is not alone as a private company developing student housing in Boston. Capstone Development built the first dorm for UMass Boston as part of a public-private partnership. American Campus Communities (ACC) is scheduled to open their private on-campus dorm for Northeastern University by September of 2019. ACC is also in talks with UMass Amherst. The city of Boston and the BPDA need to re-examine these new student housing development models in light of the need to also contribute to the Inclusionary Development Program.

In conclusion, the development of private, purpose built student housing could potentially help solve the shortage of housing for Boston’s residents. However these new models raise important issues of neighborhood impact and affordability that must be addressed by the developers, the Universities and the City. Done correctly, the private development of student housing could be an effective part of the solution to Boston's overall housing crisis.

Sincerely yours, Fenway CDC and the Fenway Urban Village Committee

Richard Giordano

Director of Policy and Community Planning
Fenway Community Development Corporation
70 Burbank St., Lower Level
Boston MA 02115

Edward Ballo

Sonya Bhabhalia

Ann Borst

Molly Chase

Eric Daniel

The Fenway Urban Village Committee



Tim Czerwienski <tim.czerwienski@boston.gov>

1252-1270 Boylston Street/SCAPE Boylston LLC - Comments

Elizabeth Bertolozzi

Sun, May 12, 2019 at 7:15 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Cc: Rick Richter

Dear Tim,

I am writing on behalf of the Fenway Victory Gardens in connection with SCAPE's proposed project in the multi-building complex at [1252 - 1270 Boylston Street](#). I and Rick Richter, VP of the Park, attended the public meeting on Monday, April 22 and the presentation by SCAPE on the proposal to build a 15-story, 533-unit dormitory and other amenities at the above location.

Article 66 of the Fenway neighborhood zoning legislation forbids the creation of student dormitories on Boylston Street. We strongly support the existing zoning standards. These are standards that were developed by a multi-year consensus of residents, businesses, institutions, and city officials. The "no dormitory" provision was purposely inserted into our Fenway neighborhood zoning to limit institutional expansion and preserve neighborhood quality of life, and we are opposed to the stripping of that provision.

As we have shared with you in the past, we are supportive of projects that enhance and contribute to the revitalization of the Fenway neighborhood to the extent our Gardens and parkland continue to thrive, and that our experience--as well as the experience of our community members and visitors in enjoying these green spaces--is not diminished. However, we feel strongly that Article 66 of the Fenway neighborhood zoning code plays a crucial role in preserving our quality of life in the Back Bay Fens—a Boston Landmark and on the National Register of Historic Places.

Thank you for the opportunity to submit comments on behalf of our Board, our membership and all of our community that enjoys this historic and beautiful space in the Fenway.

--

Regards,

Elizabeth Bertolozzi, President
Fenway Garden Society, Inc. (501c3), (1942-2019)

*Address:**P.O. Box 230038, Astor Station, Boston MA 02123-0038**FGS Phone (voicemail):*

Tim Czerwienski, Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: 1252-1270 Boylston Street / SCAPE

May 12, 2019

Dear Tim:

I am writing as a 34-year Fenway resident to voice my firm opposition to the project proposed (the Project) by SCAPE, Boylston, LLC (the Proponent) for 1252-1270 Boylston Street in their Expanded Project Notification Form. Although not part of this filing, I am also opposed to the anticipated projects at 2 Charlesgate West and Beacon Street in Audubon Circle that are expected to follow this filing.

My primary reasons for opposition are the violation of consensus zoning and the disregard for use, height, and FAR allowable in Article 66. The impact of these violations has disastrous consequences for the Fenway beyond this Project.

- **Violation of Article 66 zoning use:** The zoning created for the Fenway was the result of years of work and community and citywide consensus on neighborhood development, encompassing institutional planning, residential development, and economic goals. Its success as a zoning article is reflected by the Fenway's status as one of the city's fastest growing neighborhoods, benefitting Boston specifically because of our progressive perspective towards development. In this successful Article, **dormitory use in the Project area was forbidden because it was not the community's or the city's desire or goal** – the goal was to assure residential housing availability and stability while working concertedly with institutions to develop within their existing footprints. This successful strategy remains a strong lever in the many active institutional master plans including Northeastern University, Simmons College, Berklee College of Music, and more. When existing levers that assure responsible institutional development are removed, what responsibility ensues? When a use that is clearly forbidden is allowed at one site, what happens when the next project proposes exception? When forbidden use is granted, and if the project fails, what is the utility of a monumental structure built for nothing except for temporary stays by transient populations? There are no tie-ins of the Project to existing IMPs; there is no assurance that the creation of for-profit dormitories in our community will result in increased non-student populations. In fact, the opposite will occur: With institutions relieved of on-campus housing pressures, money and real estate will be freed up for expansion of academic programs and an unchecked increase in enrollment – adding even further to the destabilization of the Fenway from a transient student population. The use of the Project is clearly the most problematic component of this proposal because its negative impact extends far beyond this Project.
- **Height and FAR:** Both the height and the FAR of this project far exceed any zoned allowance for development in the Project area. While referencing the Viridian for scale, the Proponent neglects to recognize that Planned Development Areas (PDAs) allowed for its increased height and FAR, that PDAs were both limited in number and sunsetted several years ago. The Project location was provided zoning heights to respect nearby multifamily residences and historic parkland. Variances outside of zoning mechanisms

such as PDAs require justification for relief. Again, the impact of allowing the Project to proceed in violation of both zoned use and height and FAR has consequences for our community beyond this proposal.

What does our zoning mean to the city and its agencies? This is a question for this Project and all future Fenway projects that follow approval of developments that clearly violate Fenway zoning. There is no way to measure impacts of or mitigate a project that violates our planning, undoes our work with institutions, permanently replaces planned residential housing with transient populations, and creates precedent for future projects to do more of the same. Our zoning must be respected if there is to be any legitimacy to planning processes in Boston. If the City determines our documents should be revised to change forbidden use and allow extended height and FAR without justification, we need to go through another public planning process to rezone the neighborhood.

It is highly unfortunate that a project meant to respond to housing needs in the city did not pursue creative solutions such as identifying appropriate parcels where use was supported and allowed, helping universities meet on campus housing goals through co-development, or modifying its dormitory model to create compact non-student housing in partnership with the city.

Thank you for this opportunity to comment,



Marie Fukuda
120 Norway Street #14
Boston, MA 02115

CC: Councilor Josh Zakim
Councilor Kim Janey
Councilor Michelle Wu
Councilor Anissa Essaibi-George
Councilor Althea Garrison
Yissel Guerrero, Office of Neighborhood Services

TO: Tim Czerwienski
Boston Planning and Redevelopment Authority
FROM: Brenda Lew
West Fenway Resident
Date: May 12, 2019

RE: 1252-1270 Boylston Street
Scape Boylston Project

Scape is proposing a rental dormitory project on Boylston Street that is not within the Fenway zoning code. While students are welcome to the city and part of its life, such dormitories should be on campus. Universities such as Northeastern University, who favor the project, should include graduate students in their dormitories on campus. They should not violate Institutional Master plans

The elevation, while trying to be part of the neighborhood, looks like its plunked on top of an oversized base. The street scape does not fit in. This is a walkable neighborhood, with smaller base commercial spaces. Need more walking room not pocket parks. What about the height and shadow studies and any effect on the park and Victory Gardens?

In the Fenway, there should be more affordable housing for families who will be long term residents and become part of the community.

**This is the wrong project for this site and violates the zoning code.
This Scape rental dormitory should not be allowed.**



Tim Czerwienski <tim.czerwienski@boston.gov>

Comments on Scape proposal

Leslie

Sun, May 12, 2019 at 11:35 PM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Tim,

Please see below for my opinion and comments.

Leslie Pond

West Fenway resident

Scape proposal for [1252 - 1270 Boylston St.](#)

Opinion: **OPPOSE**

Below are the concerns underlying my opinion.

- The Scape proposal is blatantly in violation of Fenway Neighborhood District Zoning Article 66, which Fenway neighborhood associations and residents put together thoughtfully over many years of hard work and forbids dormitory use at the proposed site. This in itself must be enough not to consider the proposal further.

- There is no clear benefit to the Fenway neighborhood. On the penultimate page (73) of their BCDC presentation 2019-05-07, the proponents claim to be "committed to partnering with the universities to unlock existing master-leases in the community and return those buildings to circulation for the workforce and families. We are not haphazardly expanding the student housing stock - we are recalibrating it, optimizing it and positioning it for success for the next century - we are shifting the economic paradigm." However, there is no evidence to support these statements, and Fenway residents have no guarantee that the Scape proposal will not expand the student housing stock. Since there is no basis for stating that private dorms would confer benefits for the overall community, this project must not move forward.

No amount of mitigation would compensate for the consequences of violating Fenway Neighborhood District zoning and moving forward without guarantees in perpetuity that housing stock would be returned to the community, ideally with a substantial proportion going toward affordable housing for low-income families.

- Scape apparently has plans for two additional properties in the Fenway neighborhood. According to the Boston Globe on April 23, 2019, "On Friday, it closed on the \$39 million purchase of the Trans National Building next to the Massachusetts Turnpike and across from the Fens parkland, according to county deed records. And on the opposite side of Fenway Park from [sic] the first two, Scape has an agreement with Boston Children's Hospital to acquire a 1.1-acre parking lot off of Beacon Street, according to people in the real estate industry with knowledge of the deal."

In place of the current, deeply flawed, BPDA process in which proposals are individually put before residents, we need from the outset a much more collaborative, inclusive, and strategic process, e.g., one that builds on Article 66 toward 5-year and 10-year vision plans for the Fenway neighborhood, with interim reviews as needed.

It is immensely frustrating that the City of Boston, BPDA, and the proponents appear to ignore residents' concerns regarding this proposal, and the focus seems to be on development without equal consideration for planning. It was abundantly clear from the public meeting that the proponents had not learned about and listened to the people in the community they wish to build in, and they came across at times as insensitive, disingenuous, and divisive. The proposal should not be allowed to divide the Fenway community - residents, students, and the LGBTQ+ community all deserve better.



Tim Czerwienski <tim.czerwienski@boston.gov>

Comments on Scape proposal

Josh Zakim <josh.zakim@boston.gov>

Sun, May 12, 2019 at 3:57 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Cc: Jamie Howell-Walton <jamie.howell-walton@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Nicholas Carter <nicholas.carter@boston.gov>

Tim- please see my below comments regarding Scape's proposal for [1252-1270 Boylston](#) in Fenway.

Thanks,

Josh

I write to express my opposition to the proposal by Scape to construct a dormitory in the Fenway neighborhood. I do not believe that a private dormitory, un-affiliated with any institution of higher education, would be beneficial to the neighborhood. In addition, Scape's proposed use for [1252-1270 Boylston Street](#) is clearly prohibited by Article 66 of the zoning code.

In October 2004, a thoughtful zoning plan was implemented for the Fenway neighborhood with participation from the Boston Planning and Development Agency ("BPDA"), other city agencies, local civic associations, institutions, business groups, and residents. The zoning that was adopted after this yearslong process clearly state in Table B of Article 66 that a dormitory is a forbidden use for the proposed location and is also contrary to the purpose and objectives of Article 66.

It would set a dangerous precedent for the neighborhood and the entire city if these well thought out and enacted zoning regulations were waived for this project. I encourage Scape to work with the BPDA, the city, and the neighborhood to find a more appropriate use for this parcel. One that is consistent with zoning and other nearby uses, such as apartments or condos. In the meantime, I urge the BPDA to reject the current plan since the proposed use is forbidden by zoning and not beneficial to the area. Please do not hesitate to contact me with any questions or concerns. Thank you.

--

Josh Zakim
Boston City Councilor, District 8

Boston City Hall, 5th Floor
One City Hall Plaza
Boston, MA 02201
p: 617-635-4225
f: 617-635-4203
e: josh.zakim@boston.gov

studiotyak

May 12, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape Boylston Project

Dear Mr. Czerwienski,

As part of the comment period, I wanted to share with the BPDA and the city the reasons why I chose for my firm to join the Scape project team as the Arts and Culture Consultant tasked with aiding in the development of the program and design for the project's new LGBTQ-focused theater and community space. At a time when I have the privilege of curating the clients and projects that best support my firm's mission of enhancing the urban environment through the design of dynamic restaurants, entertainment venues, and other social spaces, this project also hit several personal touchpoints including (1) location, as a twelve-year resident of the Fenway from 2004-2016; (2) use, as a longtime champion of the arts in Boston; and (3) mission, as a gay man and ardent supporter and volunteer at Fenway Health, to make it a one of a kind project for studioTYAK.

Furthermore, I was immediately drawn to the team's genuine commitment to retaining the LGBTQ community's presence on site currently represented by Machine and the Ramrod Center for the Performing Arts, which is home to the incomparable Gold Dust Orphans. For a group of straight, cis-gender people, the Scape team continues to impress me with their strong desire to better understand and connect with this community and do so with increasing sensitivity. Their commitment to the LGBTQ community complements Scape's greater identity as a diverse residential community housing a wide range of students across various disciplines, cultures, and backgrounds. The new theater and community space will generate an even more vibrant Scape experience for its residents and the larger Fenway neighborhood as a whole.

Sincerely,
Stephen Martyak

A handwritten signature in black ink, appearing to read "Stephen Martyak", enclosed within a large, loopy, circular flourish.

Samuels & Associates

136 Brookline Ave

Boston MA 02215

Telephone 617 247 3434

Fax 617 266 8788

samuelsre.com



May 13, 2019

Mr. Tim Czerwienski
Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: Scape 1252-1270 Boylston Street

Dear Mr. Czerwienski:

The revitalization of the historic Fenway area over the past 15 years has been one of Boston's great neighborhood revitalization success stories. As the culmination of many years of effort, and after the expression of many conflicting views and priorities, long-time residents, community groups, property owners and developers and the City came together and coalesced around a common vision embodied in new zoning in 2004 (Article 66) for the Fenway neighborhood. While there were a variety of viewpoints and goals articulated during the protracted but thoughtful process that led to the ultimate adoption of Article 66, several building blocks were foundational.

First, that the increasing concentration of student housing in the Fenway area was destabilizing and making it increasingly more difficult for families to rent or own in the neighborhood. Second, the community believed strongly that institutional expansion was weakening the neighborhood and that additional institutional expansion should take place only on institutionally-owned land and that additional dormitories should be constructed only on institutionally-owned land. Third, a greater density of retail and commercial uses were essential to a thriving neighborhood; the greater density was necessary and desirable to create a more vibrant and diverse 24/7 neighborhood and that a mix of housing opportunities including significant affordable housing was required in order to achieve that level of vibrancy.

During the course of discussion and consideration of Article 66 there were, not surprisingly, many points of contention over issues of height and FAR limits, parking ratios and other matters. There was, however, unanimity on the desire to prohibit student dormitories as a use. It is not a coincidence that Article 66 followed not long after the adoption by the City of the Institutional Master Planning process which among other things required institutions to develop plans to locate student housing on campus.

As a company who has spent over 20 years working with and in the neighborhood, we share the concerns of the Fenway Civic Association and the Audubon Circle Neighborhood Association that the Scape Boston LLC proposal to construct 533 units of student housing in the heart of the Fenway (with the potential of two additional such facilities nearby) would fundamentally violate the letter and spirit of the Article 66 zoning and serve to undermine the two decades of progress towards transforming one of Boston's most historic neighborhoods into one of its most stable dynamic, diverse and flourishing neighborhoods. A variance for this use is simply without any obvious legal or policy merit.

We urge the BPDA to respect the limitation of uses reflected in the zoning, limitations which continue to be strongly supported by the community. We look forward to working with the neighborhood and the City as we continue to build on the many great things happening in the Fenway.

Sincerely,

Steven B. Samuels
Chairman, Samuels & Associates

DMH/lg

cc: Mayor Martin Walsh
Councilor Josh Zakim
Director Brian Golden
Senator Will Brownsberger
Yissel Guerrero, Office of Neighborhood Services



Tim Czerwienski <tim.czerwienski@boston.gov>

Re: 1252-1270 Boylston St

Jonathan Greeley <jonathan.greeley@boston.gov>
To: Brendon Barrett
Cc: tim.czerwienski@boston.gov

Mon, May 13, 2019 at 1:35 PM

Brendon,

Tim (cc'd) can verify receipt. Thanks for your comments.

-jpg
Sent from my iPhone

On May 13, 2019, at 1:30 PM, Brendon Barrett <brendon.barrett@gmail.com> wrote:

Hi Jonathan,

I hope you're well. I tried to submit the below yesterday but I am not sure if it went through. Are you able to confirm or provide some guidance? If it wasn't successful then I'm happy to mail a hard copy or try through the website if you can send me a link. Thank you!

Hello,

I am writing in support of the [1252-1270 Boylston Street](#) proposal put forward by private developer Scape. As a former college student in Boston at Northeastern University I can attest to the annual scramble that is housing in the city of Boston. Currently college students make up around 150,000 of the city's nearly 700,000 residents and because most students' tenure in the city is only a short four years and somewhat transient I feel compelled to write this in support of former, current, and future students.

While I admire what so many of the city's fine universities have accomplished, I am also a pragmatist and I believe that more options equal more equality for the city's students. Too often I have seen the universities charge above market rate to students who are already struggling to pay their tuition bills. I saw those same students seek a cheaper alternative in the form of unsecure and hazardous apartments that were far from being compliant. I certainly respect the city's initiatives in this area but there is simply no solution for a building that was built prior to ADA or fire code requirements and unfortunately that is the option that tens of thousands of students resort to in order to save a few hundred dollars a month.

Having a private developer in this space is a perfect medium between a university owned dormitory and a private apartment dwelling. It allows for a modern and well thought out space that is conducive to today's academia, for safe and secure housing, and for Boston's universities to continue to do great things and be a leader in the world without a large capital outlay that is required to build more housing units for their students.

In my research on this firm I have found that they are willing to listen and work with the community and I believe that this is essential coming from a private developer as opposed to a university that is already entrenched in the neighborhood. I would love to see the city work with Scape and set a great standard for public-private partnerships in the city of Boston. In addition, a private development allows the city to benefit in the form of annual property taxes that are currently paid fractionally at will by each university.

In my review of this project I have tried to find a downside but I have yet to come upon one. The city needs a better alternative to the current state of student housing. It should take every opportunity to diversify it's housing stock and this is the perfect opportunity.

5/13/2019

City of Boston Mail - Re: 1252-1270 Boylston St

Respectfully submitted,

Brendon Barrett

Northeastern University '10



THE COPLEY GROUP

Managing Agent

May 14, 2019

Tim Czerwienski
Project Manager
Boston Planning and Development Agency

Dear Mr. Czerwienski,

I am writing to express my opposition to the proposal submitted by Scape to construct 2000 units of dormitory style housing in the West Fenway section of Boston.

As the President and CEO of The Copley Group, I have owned and managed property in the West Fenway neighborhood since 1971. Over the years I have seen the West Fenway transform from an area with a transient population and a high crime rate to a flourishing neighborhood that is home to professionals, families, and those who work in the Longwood Medical Area. Bringing large numbers of students back into the West Fenway will drive families and professionals away.

The argument has been made that the existing student population will migrate to the new dormitories which will benefit the neighborhood by leaving the existing housing stock available to young professionals and families. I do not think that a majority of students will move out of existing apartment housing and into Scape's new developments due to price. I also believe that the condition of much of the existing student housing stock is in disrepair and will not attract young professionals or families. Scape's developments will result in an increased student population, rather than the relocation of students from existing apartment buildings.

Over the years, The Copley Group has worked diligently and invested significant time and capital to improve its properties in the Fenway. We have joined with neighborhood groups like the Fenway Civic Association to make the West Fenway the fantastic, diverse and successful neighborhood it is today. An increased student population will undermine all that has been accomplished by myself, and other developers including those who have recently made significant improvements to Boylston Street.

I would be remiss if I didn't call attention to Scape's proposed use for 1252-1270 Boylston Street, which is clearly prohibited by Article 66 of the zoning code. A dormitory is a forbidden use for the proposed location and is also contrary to the purpose and objectives of Article 66.

I hope that you will consider my opinion, the opinions of others who care as deeply as I do about the West Fenway neighborhood and Article 66 of the zoning code and reject the current plan to construct dormitory housing in the West Fenway.

Respectfully,

Norman A. Levenson

President & CEO
The Copley Group

896 Beacon Street, Boston, Massachusetts 02215-3139
Office (617) 262-3930 • FAX (617) 927-6930
www.thecopleygroup.com





Tim Czerwienski
Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square
Boston, MA 02201

Re: Scape 1252-1270 Boylston Street

5/13/2019

Dear Mr. Czerwienski,

Fenway Civic Association (FCA) is the Fenway's oldest and only all-volunteer neighborhood organization that accepts no public or developer funds. Formed in 1961, our mission is to promote a vital and livable neighborhood. We write today to formally voice our support for Article 66 and its declaration that dormitories are a forbidden use outside of the Institutional and Neighborhood Institutional zones (Article 66, pg. 53, Table B).

The provision banning any accessory or non-accessory dorms outside of the existing Institutional footprint was written with the single intent to end the institutional encroachment into the residential neighborhood that was occurring at the time. This zoning provision along with many years of collaborative work through Institutional Master Planning to create more on-campus dormitories has proved effective in keeping Institutional expansion inside campus footprints for the past 15 years. This vehicle provided and encouraged planned commercial and residential development on Fenway's main street or Boylston Street.

The Scape Boylston, LLC proposal flies in the face of the intentions of use listed in Article 66, makes a farce of the collaborative process that created the zoning, and results in the permanent displacement of needed and planned-for commercial and market rate housing opportunities from our main street. In short, **the non-accessory dorm use proposed by Scape USA should not be allowed to operate at this location.**

The startling lack of respect and understanding for the collaborative and successful work accomplished with Article 66 is demonstrated both in Scape's proposed forbidden use and by their proposed use of expired Planned Development Area (PDA) allowances. The provision (Section 66-27) in Article 66 established PDAs in the Fenway only in specific areas that were clearly delineated on the zoning map of the Fenway. In order to spur immediate development following zoning, a limited number of PDAs were allowed with the caveat that this provision would sunset 8 years after our zoning was adopted. This mechanism of using PDAs to spark development worked; we were fortunate that two developers had the gumption to take the risk and develop on the then-derelict Boylston Street. The financial reward of extra height and density of the PDA was understood to be an incentive reward for these risk takers, limited in location and duration for the sole purpose of triggering immediate development.

The desire of Scape to use PDA incentives to establish unwanted height and density over the limits of the normal zoning should not be allowed in any shape or form. Established zoning for the site is NS-1, or a FAR of 4.0 and a maximum height of 75 feet. Scape is asking for an additional 3.0 in FAR which results in approximately 225 additional units in the building. At its public meeting, Scape estimated its units would cost about \$1500 per bed per month, translating to approximately an additional \$4,050,000.00 in revenue per year for no meaningful benefit to the community. This is bonus revenue that should not be sacrificed for a forbidden use that is detrimental to the shared community vision for our main street. These collective violations of zoned use, height, and FAR displace and discriminate against long term residential communities and their future housing

opportunities in the Fenway; they also presume authority to assume benefits that were provided to limited number of risk takers who incentivized Fenway development and participated in DIP.

FCA requests Scape to present a design and program for this parcel that falls within the zoning envelope. One possible use that would not violate Article 66 for this location would be a low-rise residential development composed of smaller units that could serve all members of the Fenway community, be they students, young professionals or empty nesters.

We ask that both Scape and the City in this review process keep an open mind and think creatively about workable alternatives that do not violate Article 66 or tear the precarious residential fabric of the Fenway further apart. The recently approved development at 72 Burbank Street is a model which Scape could investigate as a way to move forward at this and other sites they either own or are in the process of acquiring in order to create developments that benefit all residents of the Fenway.

We have separately examined our student housing statistics. In reviewing the City's recently released Student Housing Trends report, we observe that of a net enrollment increase of 5,623 full- and part-time students reported between 2013 and 2018 in its multi-city study (Boston-Cambridge-Brookline), Northeastern University accounted for 5,229 of those students.

For the Fenway, a large part of the college housing imbalance is one university whose enrollment has outpaced its dormitory creation. Yet solving these problems should be the role of those who regulate and have oversight of these plans. They are not a brick and mortar problem for the private sector to shoulder; building non-accessory use dormitory housing cannot solve lack of responsible planning and regulations that help define, and in some cases, limit growth. Unfortunately, the Scape model which by reports, seeks out and serves primarily students who are less 'price sensitive', does not solve these problems either. Summarily, problems in institutional growth should not become the burden of neighborhoods to bear – they should necessitate the intervention of city regulators; these problems will not be solved by the proposal and model we have viewed; and, regardless of either issue, the proposal for dormitories on Boylston Street is a violation of our zoning and not in the interest of our community.

Thank you for this opportunity to comment.

Sincerely,
Tim Horn
Fenway Civic Association

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

I am writing to indicate my support for Scape's proposed student accommodations project at 1260 Boylston Street.

As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Elmer Boyd

Print name

69 A Summer St, Apt #30

Address

Dorchester MA 02125

City, State, Zip Code

Elmer Boyd

Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

Robino E. de los Santos

Print name

3151 WASHINGTON ST

Address

Jamaica P Leno 02130

City, State, Zip Code

Robino de los Santos

Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

GARCES TIM

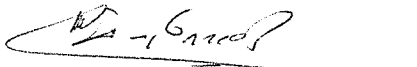
Print name

12 PATERSON ST #2

Address

FROSBURY - MA

City, State, Zip Code



Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

Alberto Navarro

Print name

74 Bowler street

Address

Boston, MA 02119

City, State, Zip Code

Alberto Navarro

Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

Soao Rosa

Print name

102 George St

Address

Boston MA, 02114

City, State, Zip Code



Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

Carlos Galvao

Print name

11 Gouvard St

Address

Boston ma, 02125

City, State, Zip Code

Carlos Galvao

Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

Moses Destouch

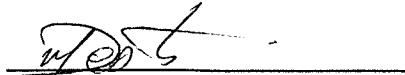
Print name

8 Franklin Hill Av

Address

Dorchester MA 02124

City, State, Zip Code



Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Ricardo LaMott

Print name

61 Wellman

Address

Roslin Dale

City, State, Zip Code

Ma 02131

Signature

Ricardo LaMott

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

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Thank you.

M. ZOYA MONTIQUE

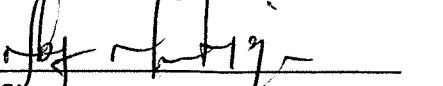
Print name

12 THEODORE ST. APT. 3

Address

DORCHESTER, 02134

City, State, Zip Code


Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

Re: Scape - 1260 Boylston Project

Dear Mr. Czerwienski,

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As consumers, employees, and even entrepreneurs, students continue to serve an important role in the growing Boston economy. Scape's proposal for 1260 Boylston Street not only creates an affordable option for students to remain in the neighborhood, but also takes a critical first step towards returning the traditional housing stock to working families.

We have been impressed with the developers and design team and look forward to a building that the neighborhood and city as a whole will be proud of.

Thank you.

Fan Keeney

Print name

73 neponset Ave APT 1

Address

Dorchester, MA, 02122

City, State, Zip Code

Fan Keeney

Signature

May 14, 2019

Mr. Tim Czerwienski
Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you.

David Lockhart

Print name

1 Hartford Ct

Address

Dorchester, MA 02125

City, State, Zip Code



Signature

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Boston Planning & Development Agency
City Hall, 9th Floor
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Thank you.

Jerry Sacca
Print name

43 Fairmount St #1
Address

Dorchester MA 02124
City, State, Zip Code

[Signature]
Signature

May 14, 2019

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Boston Planning & Development Agency
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Boston, Massachusetts 02201

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Thank you.

Carlos Galva

Print name

11 Gayland St

Address

Boston ma, 02125

City, State, Zip Code

Carlos Galva

Signature

May 14, 2019

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Boston Planning & Development Agency
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Thank you.

Erick Vallego
Print name

668 Bennington st -
Address

East Boston MA. 02128
City, State, Zip Code


Signature

May 14, 2019

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Boston Planning & Development Agency
City Hall, 9th Floor
One City Hall Square
Boston, Massachusetts 02201

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Thank you for your consideration.

Timy Grzes
Name

12 DTHERTON ST. MA 02112
Address

Roxbury - MA
City, State, Zip Code

[Signature]
Signature

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Thank you for your consideration.

David Wetherill

Name

1 Hartford Ct

Address

Dorchester, Ma 02125

City, State, Zip Code



Signature

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Thank you for your consideration.

Mark Noiles

Name

907 Blue Hill Ave. #28

Address

Dorchester, Ma. 02124

City, State, Zip Code

Mark Noile

Signature

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Thank you for your consideration.

Luis E GARCES

Name

12 ATHERTON ST. RO

Address

ROXBURY MA 02119

City, State, Zip Code

Luis Garces

Signature

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Thank you for your consideration.

Robin Edelstein

Name

3157 Washington St

Address

Jamaica Plain 02130

City, State, Zip Code

Robin Edelstein

Signature

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Thank you for your consideration.

Elmer Boyd

Name

69A Summer St. ARTHS

Address

Dorchester MA 02120

City, State, Zip Code

Elmer Boyd

Signature

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Robin E de los Santos
Name

3151 Washington St 02130
Address

Jamaica Plain 02130
City, State, Zip Code

Robin E de los Santos
Signature

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Luis E GARCES

Name

12 ATHERTON ST.

Address

ROXBURY MA 02119

City, State, Zip Code

Luis Garces
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Thank you for your consideration.

Alberto Navarro

Name

74 Bower street

Address

Boston, MA, 02119

City, State, Zip Code

Alberto Navarro

Signature

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Thank you for your consideration.

José Jimenez
Name

76 Warmlet Park APT #5
Address

Roxbury, MASS - 02119
City, State, Zip Code

[Signature]
Signature

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Thank you for your consideration.

Moses Destouche

Name

8 Franklin Hill AV

Address

Dorchester MA 02124

City, State, Zip Code


Signature

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Emmitt Perry

Name

6 Wayne St

Address

Dorchester MA

City, State, Zip Code

02121

Signature

Emmitt Perry

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Jan Keane
Name

73 neponset Ave APT 1
Address

Dorchester, MA, 02122
City, State, Zip Code

[Signature]
Signature

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Kevin MASON
Name

72-A Celia St
Address

Boston MA 02119
City, State, Zip Code

Kevin Mason
Signature

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David St. Fort
Name

93 Floyd St.
Address

Dorchester Center MA 02124
City, State, Zip Code


Signature

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Thank you for your consideration.

M. MONTIQUE

Name

12 THEODORE ST. APT. 3

Address

JORCHESTER 02124

City/State, Zip Code

M. MONTIQUE

Signature

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Enck Vallego

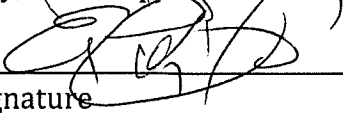
Name

668 Bennington St

Address

East Boston MA 02128

City, State, Zip Code



Signature

May 14, 2019

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Thank you for your consideration.

Jerry Jacques

Name

43 Fairmount St #1

Address

Dorchester MA. 02124

City, State, Zip Code

Jerry Jacques

Signature

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Thank you for your consideration.

Rodney Allan

Name

10 Wood Ave

Address

Hyde Park MA. 02126

City, State, Zip Code

[Handwritten Signature]

Signature



Tim Czerwienski <tim.czerwienski@boston.gov>

BPDA: Scape project (1252-1270 Boylston Street)

Kristen Mobilia

Sun, May 19, 2019 at 10:39 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Hello Tim,

Please accept this email as an official comment letter for the [1252-1270 Boylston Street](#) project.

I am in complete alignment with the Fenway Civic Association as the Scape project should be stopped due to a very clear violation of the Fenway zoning article that was completed in 2004 (please see attachment). It is very upsetting that countless resident, local business, neighborhood institution, and city hours, as well as a great deal of our tax dollars, were expended to reach agreeable zoning for Boylston Street in the Fenway District and now the City wants to disregard Article 66. Many neighborhood compromises were made in order to have protections in place such as this article. On page 53 of the attachment, it clearly notes that dormitories not accessory to a use are forbidden in all zones but Institutional and Neighborhood Institutional zones.

On Tuesday of last week, when I saw you at the Mayor's coffee hour, I also had the chance to have a brief conversation with Sheila Dillon, Chief of Housing and Director of Neighborhood Development. It is my understanding that the above may not have been brought to her attention prior to last week. The question is if Scape were aware of this issue before beginning plans for their 500+ person adult dormitory. If so, they should have known that their proposed project is forbidden. If not, they clearly did not do their homework. Either way, the project should be denied and proposed for a location within an Institutional zone.

Also, I strongly support the May 10th letter submitted to the BPDA by the Audubon Circle Neighborhood Association. "The City's longstanding and essential requirement for Institutional Master Plans with a description of how a university will house its students on campus will be undermined were the City to allow a private entity to build dormitories elsewhere in the city." This speaks to the slippery slope that Scape housing would create for any of our Boston neighborhoods. There is no evidence that this type of student housing would free up a supply workforce housing. Universities need to take full responsibility for housing their undergraduate students and constantly expanding graduate student population. Currently, Universities don't even make good on their promises regarding PILOT agreements. Allowing Scape to build an off-campus dorm only puts further pressure on Boston resources and infrastructure, leaving taxpayers to pay the tab for local institutions. We need this imbalance to stop.

As I mention regularly and is relevant for any large project proposed for the site of 1252-1270 Boylston, I believe that we need to take a step back and require a transportation study (that includes high traffic baseball game days, concert nights, and other large Fenway Park events) for all sides of Fenway Park and the areas around Hynes T Station (where 5 parcels are being developed) and Kenmore Square (especially with regard to the proposed hotel and rerouting of traffic). Right now we are not being smart or strategic by pushing through more projects without a full transportation plan for this densely populated area of the city.

Thank you in advance for your consideration of the above.

Best,

Kristen Mobilia

*20-year Fenway Resident**19-year Fenway Garden Society Member (prior 6-year board member)**12-year Lincoln Halls Condo Association Trustee (abutter to project)*

5/20/2019

City of Boston Mail - BPDA: Scape project (1252-1270 Boylston Street)

9-year Fenway Civic Association Member

3-year Fenway CDC Member

Founding member of Fenway Quality of Life Alliance



FenwayZoning_Article66.pdf

176K

May 16, 2019

Brian P. Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

RE: 1252-1270 Boylston Street Scape private student housing

Dear Mr. Golden:

This letter is in FIRM OPPOSITION to the Scape Student Housing, Ltd., (Scape) proposal for a 500+ room high-density private student housing building in the Fenway.

The day to day impact of students are often times not manageable even within an on-campus housing site. To add 625 students to this Fenway neighborhood is not something we can support. As a longtime Fenway neighborhood resident and an involved neighborhood community member, business owner, volunteer and board member representing 53 owners and residents of a 53-unit condominium complex (Audubon Park, 16 Miner Street in the Fenway), we unequivocally oppose this project as proposed.

Private student residences are NOT something that the neighborhood will approve, nor is it a permitted use. This opposition extends to other Fenway neighborhood sites where Scape is seeking the development of two other private student housing projects (1) 819 Beacon Street Children's Hospital site adjacent to the Audubon Circle Neighborhood and, (2) 2 Charlesgate West at the Trans National Group office site.

As a longtime neighborhood resident representing 50+ Fenway owners, I would like to see something proposed by Scape that is "by right" and compliant with the in-place zoning. The Scape proposal is essentially twice the height/density of what is permissible "by right". Furthermore, the Expanded Project Notification Form (EPNF) is grossly lacking in detail as it neglects basic information (i.e., What is the permitted Floor Area Ratio (FAR) vs. the sought after FAR? What are the current height restrictions vs. sought-after height/s on the two separately zoned parcels?). Regarding variances— there is no detail other than in name. The EPNF is incomplete.

Private student housing is NOT a permitted use and totally inconsistent with the neighborhood living environment that we, as residents, have created and maintain. This project flies in the face of years of zoning work, meetings, involvement and planning with universities and their Institutional Master Plans (IMPs). The proposal neglects current height restrictions and the highly dense FAR is not allowed.

The Scape private student housing project falsely claims that it "serves the long-term interests of the Fenway neighborhood." We disagree. This statement is counter to most ALL comments

expressed by the Scape Impact Advisory Group (IAG) and as documented in two public meetings. The proponent states that they “(have) proactively engaged with various neighborhood stakeholders over the past 18 months”. Members of the Scape IAG were both shocked and surprised by this statement. These individuals represent neighborhood interests and civic groups; they are engaged residents. IAG members were neither consulted nor engaged 18 months in advance. The IAG was not involved with this project until October and opposition to the project is palpable. Who actually were these conversation held with?

A Real Estate Investment Trust (REIT) was created by one of the principles of Scape (GCP Student REIT) and trades on the London Stock Exchange. The REIT invests and owns private student accommodations and claims on its website that 63% of its UK student residents come from outside of UK and EU. These foreign students are likely less price sensitive than those from the UK and EU (e.g., they will pay a premium). Additionally, the GCP Student REIT – which owns a number Scape properties in the UK – claims it is able to increase rents faster than inflation and faster than the market. This is the Scape strategy and Fenway is a Scape project.

What are the affordability measures that Scape will commit to? Fenway Scape rents were quoted at about \$2,500 for a shared studio according to 2018 Boston Globe article. How is this housing considered affordable? What are the pro-forma rents that the project contemplates? We do not have these answers and are requesting them.

Dorms are a forbidden use outside of a university Institutional Master Plan and we believe that universities should house their students, not private operators. A private student housing project is beyond the control of any specific school and therefore cannot be regulated. The Fenway neighborhood and its residents will be the default casualty. College controlled on-campus dorms in some parts of the city even get pushback from neighbors. We need to question why individual colleges and universities do not house their own students? A proposed high-density tower, such as Scape Boylston Street, is simply out of scale and out of touch with the Fenway neighborhood. This forbidden use, along with the possibility of hundreds of more beds in two more nearby Scape Fenway locations, is equally troubling, as is the ad-hoc and one-off nature in which Scape Boylston is being pursued.

“Students are not good neighbors”, per a member of the Scape Impact Advisory Group, employee of Northeastern University, and former undergraduate of BU and graduate of Northeastern University.

It is not clear how Scape currently go about staffing its student residences? What is the ratio of fulltime on-site Scape employees per students? What staffing ratio would Scape agree to? A 150-page training manual does not resolve students making noise in the street at 2:00 am. Unlike a university, Scape does not have any control over what happens in the street with the students. Scape’s proposal is inconsistent with neighborhood goals or solving the city’s housing mandate. The project is not aligned with neighborhood objectives of the Fenway as previously claimed by Scape. Furthermore, the project does not comply with the statutory components of Article 66. The Scape proposal is counter to established zoning that has been diligently hammered out

across multiple stakeholders over numerous years. Fenway Zoning was consensus derived, well thought-out and purpose driven.

On the April 24th IAG meeting, Andrew Flynn, North American Scape CEO, on a number of occasions cited “18 months of stakeholder discussions and community engagement.” Who were these discussions with? For the Scape IAG members, conversations initiated in October with Scape; the IAG seemed puzzled as to whom Mr. Flynn engaged?

Mr. Flynn furthermore made it a point to vilify existing Fenway landlords as providing unfit housing to a vulnerable student population. We provide dignified places to live for tenants and receive the HIGHEST ratings on Yelp from both our student and Boston workforce residents. The claim of taking students out of neighborhood housing by Mr. Flynn and his “universal trashing of landlords” per IAG member language, is simply not accurate. The Copley Group, Hajjar, Feinberg Realty, Talanian Realty, A&S Realty and numerous other landlords are very reputable and fully invested in the communities in which they operate. Many of these landlords and owners have been here for over 50 years. They are responsive, responsible and philanthropic—they care. Scape’s negative characterization of local landlords and owners is extremely misleading. I have personally not seen this and any characterization as such, is not a welcomed starting point

Scape contends that students are going to move out of apartments and into private student housing, thus making the same vacated housing available to working people and families? Where is the proof of this? As West Fenway residents and historians well know, most units in the Fens were historically constructed as working-class housing stock, as compared to the more expensive Back Bay residences. Fenway units are small and not designed for families, which is sometimes an argument used for a project such as this. This reasoning is simply not accurate.

Without enrollment caps, why would a university be willing to draw students out of surrounding rental properties and into privately run student housing given expanding enrollments? Without coordinated enrollment caps the Scape proposal is not a solution, it just attracts more students to an already crunched housing supply. Simply put, more students will fill more housing. Scape ostensibly supports enrollment caps, but in the absence of achieving them, colleges and universities will just add more students, yet there is no evidence that this will relieve any housing impact in the surrounding neighborhoods as schools will permit more students to fill greater admissions slots, just as we have seen. On any student housing project, it would be important to see coordination with colleges and universities and teaching hospitals as to have housing be built on school property.

The Fenway Civic Association notes its “firm opposition,” saying the site is inappropriate for private student housing. “It undermines our zoning and what we’ve worked on for the last two decades, to get dorms built on campus,” We believe in building dorms, but they should be built on campus.” According to the president of the organization. The Scape proposal flies in the face of a years and years of stakeholder meetings and to which Scape does not conform to in use, height, density and set-backs.

General questions of the developer could not be answered, such as what is the pro forma rental price per square foot for a student unit? This information should be made available so that we can make sense of the impact. Mr. Flynn said he would provide this information. Often times these projects are presented as a solution. Where is the evidence that this is affordable or cheaper than an off-campus apartment on a per square foot basis? Where is the proof that privately-run student housing will free up “dilapidated” housing for working families? Regarding affordability, what does Scape suggest students are paying now \$ per square foot in the Fenway vs. \$ per square foot in a Scape Fenway project? So many questions remain unanswered. We would like to know these answers. We understand that the rents may be fully inclusive of utilities and wireless (and other amenities). Yet, as neighborhood residents, we need to understand the affordability of the units on a square foot basis.

Boston in its Housing 2030 report states that colleges provide enough housing for their students on-campus, as to not spill into neighborhoods. There are reasons to not allow massive, private dorms in neighborhoods. A coherent response would be to hold accountable the colleges who continue to over-admit students despite not having the on-campus housing for them to reside. In the absence of enrollment caps, we do not feel that this project solves any issue. It seems that Scape should be talking directly to colleges and fit into those college Institutional Master Plans. Ground leases on college site and master leases to college students seem worth exploring. Scape, it seems, should be talking to colleges and teaching hospitals and approach on-campus solutions. We would like Scape to work within IMP frameworks.

The Scape project does not comply with the statutory components of Article 66.

Given there are concerns of building shadows and darkness being cast onto the Fens, Victory Gardens and paths, IAG members shared their desire to see the effect of moving shadows cast upon the Public Gardens. The Gensler team deserves credit for demonstrating impact is addressing this, but it is incomplete, citing the motion studies and details of the garden.

Building dorms on campus for Emerson and Simmons is one approach to keeping these buildings out of neighborhoods, these schools have the space, and that is what Scape might consider. In fact, Simmons is planning a 1000 resident dorm in a creative partnership on its Longwood campus. It seems to me that Scape should be exploring similar options. Furthermore, according to an IAG member: Allston, Brighton, Longwood and then Fenway (and in this order) is where the highest demand for student housing according BPDAs own report. Why not work with colleges and teaching hospitals in these areas?

Housing Boston 2030 states: “The City must work with all large universities to establish firm commitments to house a greater percentage of their student bodies on-campus and ensure that any growth in enrollment also corresponds with a growth in housing.” Additionally, schools need to “(r)educe the number of undergraduates living off campus... by approximately 50 percent, to less than 12,000 undergraduate students. (Housing Boston 2030; Update 2018)”. This 2018 update clarifies that the original goal of reducing the number of undergraduate students living off campus, an approximately a 50 percent reduction from 2014.

There is a lack of meaningful conversations with the colleges and universities and teaching hospitals (with developers) about housing the students and medical professionals on campuses.

The IAG was expressed concern about the specific date for the May 2018 traffic study. Most colleges vacate in mid-May, so if a component of the Scape traffic study was done late in May, it will not represent actual traffic impact to the area. The traffic coordinator at the April 24th, 2019 meet said that it does not make a sense to do a “traffic study on a day of a Red Sox game or a specialized thing”. Red Sox games are not specialized, they are scheduled and predictable, so that answer does not make sense; the area is continually overwhelmed. There would be 625 individuals at any one time in the 533 proposed units and any proposed project would need to work with IAG to address traffic impacts. Red Sox games happen 80+ days a year. There is an increasing number of concerts, soccer games, Spartan races, football games, curling events, and hockey games being held at Fenway Park not to mention the building of a 5,000-person concert venue at Fenway.

In addition, it is important to address concern about additional impact and riders on public transportation and masses on the sidewalks. There is no detail for Pick-up and Drop-off areas for ride sharing as well as Amazon delivery. We are concerned with the number people and additional traffic (pedestrian, car and delivery) coming in and out of this area—it all has an impact.

Students are in and out all day long and do not conform to typical work or wake schedules. There are move in and move outs; we are not clear as to how this would be handled; we understand that the units are being presented as turn-key.

We did not hear any consideration of medical interns, residents and professionals as potential tenants. We did not hear any meaningful detail of master leases with universities and teaching hospitals for professional and non-undergraduate populations. We are in FIRM OPPOSITION to the Scape Student Housing, Ltd., (Scape) proposal for a 500+ room high-density private student housing building in the Fenway.

Michael Simons
Board Member and owner representing 53 owners
Audubon Park
16 Miner St.
Boston, MA 02215
Fenway Neighborhood

cc: Mayor Martin Walsh; Councilor Josh Zakim; Councilor Michael Flaherty; Councilor Michelle Wu; Councilor Althea Garrison; Yissel Guerrero, ONS; Tim Czerwienski, BPDA; Sheila Dillon, Chief of Housing



Tim Czerwienski <tim.czerwienski@boston.gov>

BPDA: Scape project (1252-1270 Boylston Street)

Marilyn Westerhoff

Mon, May 20, 2019 at 6:25 AM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Hello Mr. Czerwienski,

This email is an official comment letter for the [1252-1270 Boylston Street](#) project.

I own a condo on Park Drive and am deeply concerned about this project. I agree with the Fenway Civic Association: this project should be stopped. The Fenway zoning article states no dorms on Boylston St, and this is clearly not a mixed use property; it is a dormitory for 500 plus adults. Or is it a boarding house? How has this project gone this far as it's clearly not aligned with our zoning--the location is not an institutional or Neighborhood institutional zone.

This project would put immense pressure on Boston resources and infrastructure. Universities are in the business of housing student groups this large and have campus police, counselors and behavioral guidelines in place for young people who are just learning to live out of the home. Do you remember the student who, intoxicated, fell from a roof, a roof without public access to a roof deck?

Scape didn't include a transportation study in their proposal, (one which includes high traffic baseball game days, concert nights, and other large Fenway Park events) for all sides of Fenway Park and the areas around Hynes T Station (where 5 parcels are being developed) and Kenmore Square (especially with regard to the proposed hotel and rerouting of traffic). Is the City being strategic by pushing through more projects without a full transportation plan for this densely populated area of the city?

Thank you for your consideration,

Marilyn Westerhoff

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/12/2019	Benjamin	Sanders		Oppose	<p>As a young gay man, I do not think that this project goes far enough to supporting the LGBTQ+ community with the creation of the "Boylston Black Box." It appears to be, at best, a bare minimum attempt at appeasing the community, with the intention to sterilize the long-standing queer nightlife from this area. My feelings can best be echoed by a Boston Magazine article from December of 2017 commenting on the loss of other LGBTQ+ spaces/nightlife in the Boston area (reflecting a national trend). They stated, "Gay bars have long been spaces that prop up communities who play on the fringes, generators of subversive cultural movements that eventually go mainstream, and bulwarks against the sterilization and homogenization of city life. As public gathering spaces and community hubs like them disappear, our cities become less diverse and less, well, interesting. The urban pulse slows. The heartbeat feels less electric...For us, they're not just watering holes. They are where nervous newbies from the 'burbs mark personal rites of passage and find chosen family to replace the ones that kicked them out. They are where political advocacy groups host fundraisers, hash out lobbying strategies over cocktails, and give out awards to community organizers. We go there to celebrate and mourn. They're our churches. They're our living rooms." Machine offers such a perfectly unique space for young queer people, queer people of color, our transgender community, our drag community, and an openness to everyone in and outside the LGBTQ+ community. This space is was one of my most memorable experiences after coming to college following coming out as gay. It was one of the only 18+ queer nightclubs that welcomed me to</p>
					<p>Boston and neighbors Fenway Health, a bastion for LGBTQ+ health, therefore establishing this area in Fenway as a stronghold for the LGBTQ community. Losing this space would be a significant hit to the young LGBTQ+ members of the community and students from all of the local institutions. They should have a voice in this process. There should be more communication with the local LGBTQ+ organizations from each of the surrounding universities as well as community organizations to create a long standing space that, if this project goes through, will continue the legacy of what may be lost. Is it possible that Machine will find a new location and the clientele will follow? Yes. However, taking into account the reality of the dwindling LGBTQ+ nightlife scene, it is highly unlikely.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/17/2019	Luis	Zabala		Oppose	This building is currently a home and center of the LGBTQ community in Greater Boston ? Machine. Boston is rapidly losing gay venues and meeting spaces and replacing Machine with a LGBT-focused theater is not good enough. Please consider providing space for Machine to continue at this location in the new building
4/18/2019	Anne	Farma	Harvard University	Support	The Gold Dust Orphans is a Boston tradition which should be allowed and encouraged to continue. The new development and business in the area will benefit from theater-goers coming into the neighborhood purchasing food, drink and more.
4/19/2019	Dennis	McCrum		Support	Being a huge fan of the Boston theater scene for years I find this 120 seat theater a huge step forward. Please be certain this will go forward.
4/19/2019	Tony	Glazier		Support	What part of ?no dormitories? do you not understand? This ain't happening.
4/19/2019	Robert	Houle	Fenway Civic	Oppose	We can not allow this to be built in the West Fenway neighborhood. Article 66 must remain in force. Dumping 1,100 students (assuming double occupancy) into our area will only create more problems. More drinking, more trash, more graffiti, and more transience as a constant influx of college students cycles through. This would be a major setback for our neighborhood. I've lived in the East Fenway near students in the 80s before fleeing to the West Fenway to escape them in the early 90s. Throwing 1,100 of them next to us on Boylston Street will only serve to destabilize the area just when it's becoming a great place to live. It will only drive out us long time residents who have worked so hard to turn this neighborhood around. We're the ones looking after things, picking up trash, calling in for tree plantings, reporting suspicious activities, and working together to bring about positive changes to our home, the West Fenway. How will our departure benefit anyone? We can do better than a dormitory at this location. Trust me. Robert Houle

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/19/2019	Ellen	Bickelman	Mrs.	Oppose	There is already congestion on Boylston Street due to the significant number of high rise apartments and condominiums opened within the past three - five years. There is existing legislation (Article 66 of the Fenway neighborhood zoning legislation) that forbids the creation of student dormitories on Boylston Street. This ?no dormitory? provision was intentionally inserted into Fenway zoning to limit institutional expansion and preserve neighborhood quality of life. There should not be an exception granted to the existing zoning laws for this type of project. In addition, the potential additional stress on the police, EMT and fire department by having a large number of undergraduate and graduate students in a building with the only supervision being SCAPE staff is troubling - how will student problem in this "independent" residence impact a student's continued participation in college or university life? This is a bad idea for Fenway.
4/19/2019	Jason	LaGorga		Support	I am writing specifically to support the inclusion of the non-profit arts and cultural performance venue proposed to be incorporated at this location. As more large scale development is occurring throughout Greater Boston and residential and commercial rents are exponentially increasing, it is critical that space is made available for artists/performers to practice and perform.
4/19/2019	Charles & Lisa	Farrell	landlord	Oppose	siting prohibition agreement preventing dormitory construction on Boylston St., I am opposed to proposal to construct a dormitory.
4/20/2019	George	Draper		Oppose	Please! A dormitory is not an ?academic accommodation,? as the developer slyly calls it. If you think there is anything ?academic? about a college dormitory, then you?ve never been in one. I believe this project would have seriously negative effects on our neighborhood.
4/20/2019	Duncan	Hughes	Duncan Hughes Interiors	Support	I support the Gold Dust Orphans, and other struggling/small theater groups. This sort of thing is vital to the fabric of our city. Bless you for managing to forward the progress of the city, while also keeping what is good. Thank you!!
4/20/2019	Gamalia	Pharms	Ms. Gamalia Pharms	Support	I'm writing in support of the Gold Dust Orphans having a space to perform. Their shows are wonderfully creative, and give their audience (everyone) laughter, and thought-provoking material. Now that they are losing their home, a theater space would be absolutely wonderful! Please consider the Gold Dust Orphans in your plans! Thank you Gamalia Pharms

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4/21/2019	Robert	Roppolo	SELF RETIRED and living in Fenway since 1975	Oppose	As a long time Fenway resident...I know that this area was due for some revitalization ...and I welcome that. Some Historic Buildings do need to be preserved...and not so much this piece of property in question. BUT it is just the Sheer Size of the Building. It will Dwarf this end of Boylston street And could possibly cast a Shadow on the Fenway Community Gardens. A Dormitory would also ..with 500 People traveling to and from it on a Daily Basis... would also cause a Very Congested Situation. It is already congested enough. We need to consider how First Responders would get thru the Proposed added congestion...this Project would create. I would hope another area...close to the Fenway, and near the Colleges would be chosen. Where it would not cause the same problems as this Parcel would. Thank you, Bob Roppolo
4/22/2019	Charles	Baldwin	Mass Cultural Council	Support	I support the inclusion of a new performance space in the Fenway. As the development of the neighborhood ensues, being aware of its distinct characteristics (Fenway Cultural District, heavy pedestrian traffic, medical industry, Colleges of the Fenway, Fenway Park, Charlesgate Alliance muddy river clean up) an opportunity to congregate people in a manner and practice beyond the sports complex will continue to create a sense of belonging to a neighborhood. I would also suggest it is time to consider the principles of Universal Design when considering this public space, so that the inclusion of people with the variety of functional limitations regularly found in our citizenry were able to participate as well as attend.
4/22/2019	Hilary	Hughes		Support	I support the development of a 120-seat non-profit arts and cultural performance venue at this address to replace the loss of another venue in Boston.
4/22/2019	Molly	Magill	Boston College	Support	I support the non-profit arts venue and the Gold Dust Orphans. The GDO have been serving the public for over 20 years in small art or bar spaces. They and the public absolutely deserve access to a permanent theater venue!!!!
4/22/2019	Ralph	Petrucci		Support	Writing i support of performance space that world embrace the national recognized Gold Dust Orphans troop. Boston?s finest satire theater troop. They mean the world to so many.
4/22/2019	Aaron	Griffin		Oppose	Machine Nightclub is a literal treasure and historical landmark of boston and it being replaced by another useless and unnecessary high rise is a slap in the face to the lgbtq community, especially those of us that are disadvantaged financially.

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4/22/2019	Marco	Baldassarre	Resident of the Fenway 22 Years	Oppose	<p>To Whom It May Concern, My Name is Marco Baldassarre and I've lived in the Fenway for 22 years. As a resident and active member in the Fenway Community for over a decade, I'm writing to voice my OPPOSITION to the dorm use of the 1252-1270 Boylston St. Project. As a resident, active community member and former Board Member of The Fenway Civic Association, myself and other residents who have worked tirelessly for decades to shape this neighborhood understand the needs and inner workings of this neighborhood like no other. Over the years the Fenway Civic Association and the residents of the Fenway have worked in conjunction with City/State officials and major stakeholders to mold the Fenway of the future. The goal has always been to have a clean, safe, affordable neighborhood for all. The parcel in question is currently zoned for Residential, not for dormitory use. I'm disappointed that the City would have the courage to disrespect the residents and former City officials by considering this proposal. Residents worked not only on this re-zoning of Boylston St. for years with the City, but also worked with the Universities to encourage the building of on-campus housing in the spirit of freeing up housing within our Community. The Fenway historically has had one of the lowest home ownership and highest transient populations in the City. Allowing this to be built will only weaken this Community. It's a known fact that home ownership builds communities, lowers crime and improves the local economy. Allowing a high-end dorm in our neighborhood will not impact the Fenway Community in a positive way. Those students are less likely to volunteer at a community event, set roots and voice their</p>

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					<p>thoughts on how to make the Fenway and the City of Boston a better place to live. The Fenway is already a pass-through for Visitors attending sport events, Universities and the medical area. Building more dorms will only increase this trend. For over 15 years The Fenway Community has asked for development focused on AFFORDABLE Home ownership opportunities in the form of condos, However we are yet to see our City Officials listen to the Constituents of this Community and bring us a project that will meet our requests. I applaud the developer for wanting to build a performance space for a non-profit focusing on LGBTQ Arts Community, however this should not be done so at the cost of tearing two Communities apart. SCAPE has seen a void in the LGBTQ Community and is hoping to lure the approval of this project with the promises of another space built for the LGBTQ Community. My question to SCAPE and Marty Walsh is why not build us another Dance Club? The City has continuously allowed for night-life options in this City to Diminish. The Closing of Machine is another blow on for a Neighborhood that's historically had large amounts of entertainment. I appreciate the opportunity to voice my opinions on this project. In the long-run I feel that the Fenway and the City of Boston would benefit if this project was re-envisioned as a multi-use residential, affordable condo building with a LGBTQ night club or performance space and not a High-end dorm. Thank you, Marco Baldassarre .</p>
4/22/2019	Laura	Pladziewicz		Oppose	<p>The loss of Machine nightclub will be a devastating loss for the LGBTQ community in Boston, especially for those who are very young. As Boston's only 18+ nightclub, Machine has been a place for teens to meet others who identify like them and a place to experience the art of drag first hand. I would really like to see this project halted and for this important gay venue to stay, or at least be relocated.</p>
4/22/2019	Timothy	Gillis		Oppose	<p>Machine is one of the very few LGBT nightclubs left in the Boston area. Closing it down would really hurt the community more. It is one thing to be an accepting area which Boston is, but not having areas for people in the community to meet and feel comfortable makes the city feel less welcome</p>

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4/23/2019	Gabriel	Schwartz		Oppose	This development would force Machine Night Club to close, one of the last remaining dedicated spaces for LGBTQ people and the only space in the Boston metro area queer youth under the age of 21 have for safe, queer-friendly nightlife. This comes on the heels of the closing of Paradise in Cambridge last summer, leaving less than a handful of remaining dedicated queer spaces. To purposefully plan to close down this institution?ie, to pursue urban design and development that systematically makes impossible the project of queer community-building in our city?makes our city less welcoming, more homophobic, less accessible, and more likely to lose young talent and energy from skilled queer college graduates to nearby cities, including New York, Providence, or Philadelphia. It erodes queer youth?s mental health resources and puts the queer community at risk. I beg the BPDA to deeply consider the impact this development would have on tens of thousands of LGBTQ Boston residents.
4/24/2019	Jane	Emerson	Friends of Ptown	Support	Supporting the Arts & Community Center and the strongly supporting the incorporation of the Theater for the non-profit Arts. I have a tradition of making every Ryan Landry Gold Dust Orphans performances and they have truly earned the support for this theater. Thank you for the opportunity to provide my support for such a cultural need in our neighborhoods.
4/25/2019	Vincent	Coyle	Ironworkers Local 7	Support	I support this project. The cost of housing off campus is to high for any student to live in. Also the safety of the students is very important. I'm a father of two college students. My son attends college in Boston and witnesses drug deals, robberies and stabbings. With a dormitory he wont be exposed to this.
4/25/2019	Patrick	O'Donnell	private	Support	As a Back Bay/Beacon Hill resident since 1975 I understand and support the concept and the Scape project for student housing within the city of Boston. I come to this opinion not only as a Boston resident but as a former higher education campus facilities and operations administrator. The Scape Project provides the stated and needed student focused housing while reducing competition between Boston's active senior and students for small sized inner city living apartments as well as providing an appropriate living cluster for students and grad students while improving the opportunity for seniors to remain within the City of Boston community.

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4/25/2019	Katy	Vitiello		Oppose	A recent WVCB article about this project said there would just be 15 parking spaces for residents. 15 parking spaces for 533 students?! That's a little ridiculous. While there are some good aspects to this project, the location you have selected is not one of them. I don't know why people assume that others don't own cars anymore, because they most certainly do.
4/25/2019	Jill	Mancuso		Support	As an alumni of Emmanuel College, I fully support this project for current and future students. I graduated from Emmanuel College in 2014 with a focus on English, Communication, and Cultural Studies. Hearing of this project resonated with me for several reasons. While attending Emmanuel, I lived right near the Longwood area. Our on-campus housing lottery didn't allow my friends and I to live together and I spend my freshman year in a tiny forced triple room. I lived off campus at 131 Brook Street in Brookline, owned and unfortunately managed by Alpha Management Corp. There was a significant shortage of affordable housing available to students in the city and Alpha seemed to have something of a monopoly on these more affordable buildings. The building itself was certainly not up to code; our back door did not lock, allowing anyone to enter our unit. We had eight people living in a 7 bedroom apartment, though some bedrooms were not large enough to be considered bedrooms. They did not provide laundry in the basement, so we picked up a broken washer & dryer off of Craigslist for free. Alpha Management's emergency line always had a full voicemail and we never received any assistance from them. One specific instance involved squirrels residing in our walls and one fell through a hole in our ceiling into our living room; Alpha Management took no action. We ended up being responsible for removing the critters. We also had a hole in our bathroom ceiling, which caused the shower from the upstairs unit to leak into the lower bathroom. Students of the Fenway area deserve better housing options. I would have loved the opportunity to eliminate so much of the stress related to finding an off campus apartment before that

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					September 1 rush. Between outrageous broker fees, outdated apartment units, unsafe buildings, and unsanitary conditions, that feat seemed nearly impossible as a student. On another note, I have heard that Scape will be replacing Machine, the nightclub. As a gay girl who attended college in the Fenway, Machine holds a special place in my heart. It was a space where we could go to not feel judged or different; it was also a great place to meet other LGBTQ residents. That said, I've also heard that Scape will be working with some really great advocates, as well as Machine, to provide a safe space for LGBTQ folks in the form of a community public performance venue. It is so refreshing to hear that this development team recognizes the importance of LGBTQ students and residents having a space to call their own. This project seems like a huge win for both students and LGBTQ members alike.
4/25/2019	Abigail	Erkes		Oppose	My name is Abigail Erkes, I'm 24 years old and a BU graduate who owns property in 188 Brookline Avenue in Fenway. I moved home to Chicago for a bit after I graduated in 2017, but moved back in February 2018 because I decided Boston is my true home, and my happy place. I now live in Fenway and being here every day gives me joy-- the energy of Red Sox games, and the peace and serenity of the neighborhood make Fenway like no other place to live. I recently read some articles about the plans for Scape to build a large dormitory on Boylston street, and as a lover of Boston and even more so of Fenway I felt compelled to share my feelings with you. Right now Fenway has a wonderful mix of young adults, adults of all ages, and families. Fenway is already swarmed with college students from BU, Emmanuel, and Simmons. I graduated in 2017 and still see people I know from BU all the time on Brookline Ave and Boylston. It's close to feeling like I'm living back on Commonwealth Avenue in the BU dorms, but not quite enough to be bothersome. My real estate agent asked me if Fenway was too close to BU, if living here would make me feel like I was still on campus. I hoped it wouldn't when I moved here, and right now it doesn't. There are college students in Fenway most of the time, but it still has enough variety of people where there are enough regular adults and families to feel like a genuine Boston neighborhood. I know that with the addition of these dorms on Boylston, that feeling will no longer be there. That extra presence of college students will push the already delicate threshold that exists here between students and regular adults, to Fenway feeling like an extension of all of the college campuses. I'm telling you, as a 24 year old woman, that any

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					more of a college presence here will drastically change the vibe of the neighborhood from feeling like it's own special historic Fenway, to feeling like college central. If I feel this way, I can assure you any other young adults living over here must share the same concerns. I love Fenway and I love living here, and I truly fear for what the addition of these dorms will do to this neighborhood.
4/26/2019	Mia	Jean-Sicard		Oppose	Article 66 of the Fenway neighborhood zoning legislation forbids the creation of student dormitories on Boylston Street. This project proposal is in violation of Article 66.
4/27/2019	Martin	Burke	Ironworkers Local 7	Support	I am in support of this project
4/27/2019	Bruce	Bausk		Oppose	Dear Boston Planning & Development Agency, I'm writing to express my concern over the development of the Scape building at 1252-1270 Boylston Street. I express this concern primarily due to negative impact that it would have on LGBTQ+ communities in the Boston area through the destruction of Machine Nightclub. As I was present during the Public Meeting on Monday, April 22, 2019, I know that you are aware of the cultural importance that this institution holds for queer people, and for our community as a whole. Machine exists as a venue that welcomes and accepts people as they are, regardless of gender identity and sexual orientation. Machine provides a space where people can bend gender, express queer affection, and heal trauma. Machine allows for people to be their full and true selves. While I understand the importance of the Theatre and the great impact that The Gold Dust Orphans also have on our community, I strongly believe that IF this project were to go forward, it should include space not only for a Black Box theater, but also for a nightclub (in the image of Machine). The Gold Dust Orphans provide one means of expression and entertainment, but there is an intense difference in the potential for community-building at a sit-down play versus a nightclub with dancing, drinks, and drag. While theatre undoubtedly creates a family within the casts and production (I understand this as a theatre performer myself), I believe that it does not foster as strong of a community in its audiences. A queer nightlife space, like Machine, creates a family in its patron and staff. In the proposal by Scape, they designate space on the ground floor as retail space. I believe it is imperative for Scape to designate this

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					<p>ground floor space not to be snatched up by a coffee shop or spin studio, but rather to a queer nightclub. I would request that this space be offered to be managed by the current Machine staff, and insist that Scape provide resources (they have the money) to get the gears of the New Machine turning after tearing down the existing club. As you witnessed from the heartfelt testimony of many of the Machine/Ramrod community, this space is needed in Boston. If Scape truly (and to frankly insultingly) believes that the "buildings [containing Machine] have exhausted their useful lives," and if Scape's mission as listed on their website includes "[moving] beyond the one-way display of information to involve others and build commitment, understanding, and communities supported by design," Scape should invest in improving the space for Machine in order to support the LGBTQ+ community that it would otherwise be displacing. I urge you to consider the impacts that the destruction of Machine nightclub would have on the well-being of Boston's LGBTQ+ community. I urge you to require any building project that would harm our community by tearing down the current establishment to offer substantial resources to rebuild our currently thriving space. Sincerely, Bruce Bausk</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
4/28/2019	Laura	Fogg		Oppose	<p>Scape's claim is that they are the solution to the student housing problem in Boston. The real problem is that the universities are admitting more students than they have the housing for. If Scape "dorms" are built, universities will continue to admit more and more students to expand their numbers and use the "availability of private dorms" as a means to do so. Meanwhile, these dorms are not going to bring students out of the permanent housing that should be for Boston permanent, full-time residents. Instead, these Scape dorms are going to just be housing new students that have been admitted. Of course the universities in Boston are going to support this idea. They can have someone else house and manage their students for them without costing them a dime. The schools want to use their money to expand their campus for classrooms and facilities so they can accept more students, yet don't want to spend the money to house them since land is scarce in Boston. This becomes a business issue for them, and this is their way to solve it. These Scape dorms are a win for the universities and Scape in search of profits. How does this help the residents in the city of Boston? These buildings Scape is trying to acquire should be for resident housing open to permanent residents, not private dorms. The only true way to pull students out of residential neighborhoods is by having restrictions put on the universities on how many students per university-owned bed can be accepted into a that school. It's quite simple. So far Scape has not shown any data to prove their positive impact in solving housing problems that Boston has. I think this is just a business venture to increase the pockets of the universities and Scape alone. I, along with many residents in the</p>
					Fenway neighborhoods, oppose this development. This just simply isn't the solution to help the Boston housing crisis.
4/29/2019	Jaime	Fonseca		Support	I'm interested in the job of ironworkers. I would like to know who I should contact to get an interview, as I consider I am qualified for this job and would like to be part of this project.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/5/2019	Courteney	McDonnell	N/A	Support	As a former Boston resident, I wanted to reach out and submit my support for this endeavor. I grew up in Massachusetts and spent the last 9 years in Boston before moving to San Diego. I came across this article in the Globe. It reminded me very much of my own experience studying abroad in Auckland, New Zealand. In 2008, I spent nearly 5 months studying in New Zealand. I lived in a 3-bedroom, fully furnished, apartment in the Unilodge on Anzac Ave. The building was dedicated to student housing -- making the experience stress free, safe, and affordable. I think Boston would be the perfect city for a similar concept. While I love Boston, and all that the city has to offer, I absolutely felt the stress of searching for (and affording) 1 bedroom rentals in the North End and even Southie. I imagine this facility could both provide students with an excellent experience and, perhaps, also reduce some of the competition working professionals and families feel. I look forward to seeing this in action on my next trip home!
5/6/2019	Christian	Cole		Neutral	This building looks nice and I appreciate the external treatments and the fact that it should help with the burden students place on the rental market in apartments. However, the LGBTQ+ space MUST be more fully realized in the new building. Having just a theater is not sufficient given how many queer establishments have shuttered their doors in Boston over the past decade. We need a space where queer folks can gather throughout the week and where drag shows and other events can be hosted. The space needs to be more flexible than just a theater.
5/6/2019	Adam	Lauziere	Machine	Neutral	My concern is with preserving an important LGBTQIA+ community center. As a member of a marginalized group that has been steadily losing our safe spaces, please consider making the black box theatre a flexible space for dancing, djing, fundraisers, drag shows, kink/self expression through fashion, televised events (like Ru Paul Drag Race, Dragula, etc.), meeting house/safe place to gather, grieve or rejoice, parties, birthdays, Pride Events, poetry, performance art, etc...

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/6/2019	Isabella	O'Connell	Bigelow Cooperative, Improv Boston (I do not represent the views of my employers)	Oppose	<p>For those in the community, this is a huge loss. Machine has hosted 18+ nights for years, and like many Bostonians, that night was my first access to the LGBT community and culture. Machine is also an incubator space for queer/drag performers. Much has been written in the past 5+ years about Boston's lack of rehearsal space and lack of low-entry-bar venues that an art scene needs to cultivate new talent. In the drag world of Boston, which has exported several national drag stars recently, that accessible incubator space has been Machine's Monday show All Star Monday's. Simmons has promised a "black box LGBT theatre," open to the public, as a consolation. It is my feeling that this theatre will most likely host student shows, lectures, and financially and academically inaccessible events. If not as a replacement for machine, that would be wonderful, but the independence that venues like Machine give artists would be lost. This story hits on so many buzz topics in Boston these days: artists spaces, landlords with opportunity to cash out at the detriment of citizens, and loss of community space in favor of transient residents (college students.) I will leave you with this anecdote. I've attached a photo from All Star Monday's right before Election Day 2018. The "Yes on 3" campaign for transgender rights under the law was in full swing. Surrounded by other queer and transgender people, we watched as the host brought on all the trans performers from the night, holding a "yes on 3" banner. We'd spent weeks explaining ourselves to people and being forced to entertain arguments against us as legitimate. We'd campaigning, arguing, mourning, hurting. Simmons University theatre would give us a vigil, a lecture, a panel of out of town</p>
					<p>professors. What Machine gave us was a hilarious mashup of songs with "say yes" in the lyrics, and a wild drag queen lip syncing along. To be able to laugh about something so serious and know everyone in the room was on the same page meant everything, and brought many of us to tears. Thank you for your time and I apologize to the city that I have been unable to do more to prevent this. I am 22 and this place means the world to me. I spoke to someone in Mayor Walsh's office about this issue as well and I appreciate your staffs cordial help.</p>
5/6/2019	Karen	Gallagher	Machine	Oppose	<p>The only thing I need to stress about is the black box theater. We dont need a space for just plays, but a space for dancing,djs,drag, and fundraisers. Please consider this when the black box theater is being made</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/6/2019	David	Nardelli		Oppose	As a young, queer student getting my education in the city, I must oppose the development as currently proposed. The loss of Machine Nightclub is a massive loss for not just the city of Boston, but the entire greater Boston area. This is one of a quickly diminishing--yet necessary queer space (specifically dancing/music/drag etc.)--for greater Boston residents. It also has unique quality of holding 18+ nights consistently, and the loss of this establishment is particularly harmful to younger queer people (especially queer people of color) who NEED these spaces to feel safe, find themselves, and feel loved (and also have fun without anxiety that hetero-spaces bring). These spaces are extremely important to queer people and the 'Black Box' theater does not sufficiently recreate or honor its significance. Again, I am a student and the 'benefits' Scape Student Housing may bring to student life does not outweigh the harm the loss of Machine Nightclub brings. The development is (highly) unlikely to make living in Boston as a student any more affordable, and this makes Machine's loss sting all the worse. According to the 2018 Boston Indicators/Fenway Institute report, "one in four gay or lesbian high schoolers have been homeless at some point, while less than one in 20 heterosexual high schoolers in Massachusetts have experienced homelessness" (2018, p. 22). Young queer folk in Massachusetts continue to disproportionately feel the effects of housing insecurity. Scape Dorms, if anything, will only further increasing housing costs and instability with their luxury, high cost dorms. As a result of their lack of commitment to an issue that affects young queer people, the additional loss of this safe space for young queer
					people is all the more damning. I fiercely oppose this development in its current state, and demand greater commitment to a space that is safe, fun and open for young people, queer people, people of color, drag queens, transgender people, etc. to dance, drink, discover kink/explore fashion, and listen to music.
5/6/2019	Andrew	Jeffery		Support	I support the proposed development only if it includes space for a theater for the Gold Dust Orphans performance group. Ryan Landry and the Gold Dust Orphans provide type of live comedy theater that is rare in any city of the US. They perform in the great tradition of farce and have been widely acclaimed by Boston Theater critics and the public. Loss of space to perform would almost certainly mean the loss of this troupe to Boston.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/6/2019	thomas	strackhouse	Merrill Lynch	Support	I saw the article in the Boston Globe and would have loved to have had something like this when I was in college at Boston University from 2006-2010. From my recollection, we did not have enough nice housing options in the Fenway area. This would have added a lot to my college experience while I was there and I think it is a great idea.
5/6/2019	Joe	Reen	Student	Support	I am currently a student at BU living at home. I was not offered student housing through BU my Junior year, and as a result I now commute each day into Boston, which is not ideal. The move not to pursue external housing was not pursued due to the common stresses involved with such a move. Dealing with a sketchy landlord and doing a Craigslist search to find a roommate was not what I was looking for, however; what Scape is doing is remarkable. To have the opportunity of a fully furnished, student apartment outside of the bureaucratic nightmare of BU's Housing Department is a prospect I would recommend to any student in the Fenway. What Scape has proposed for their Fenway spaces provide a great alternative to internal school housing. Offering brand new apartments and studios with private baths, fully furnished and equipped kitchens, private management and security, Scape truly works to produce housing meant for students. On top of the many amenities offered in these spaces, Scape's mission adds a unique community experience through its communal study space that offers the comfortable, living room feel, with plenty of space. This space also enables the opportunity for new networking resources and means of meeting new people from other schools, providing, not only a valuable avenue for the future, but also the chance to broaden global perspectives. All in all, the work Scape is doing in the Fenway is great and should be looked into by any student in the area.
5/7/2019	Laura	Rathsmill		Oppose	The destruction of Machine nightclub means the destruction of the soul of the LGBTQ community in Boston. Multiple LGBTQ clubs and bars have shut down over the past few years. If this shuts down, there will be almost no queer spaces left in the city. Can't these dorms be built somewhere else? Universities in Boston have already displaced so many minority community art spaces in this city, leaving it a less attractive and exciting place to live for everyone. Boston citizens want to live in a community, not a giant dormitory.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/7/2019	Alison	Krupczak		Support	I attended Northeastern University as a nursing student from 2006-2011. Over the five years I was a student in Boston I moved apartments 7 times. After my sophomore year it was a constant struggle to find housing suitable for my needs. Unless you were lucky and scored high in the housing lottery, you were left with housing options that were less than ideal while still paying a large sum. Bringing the scape community to the Fenway neighborhood would bring cleaner, safer and more accommodating housing to Northeastern students. I wish that it would have been available to me while I was in school. I know that it would have eliminated stress to my housing process. In addition, the streets would have been less congested and less trash/abandoned furniture on the side walks.
5/7/2019	Billy	MacIndewar		Oppose	As a queer person who has grown up in the Boston area, I believe that it is a disgrace to destroy Machine nightclub and build this project. This project would prove to people that the City of Boston cares more about transient college students who will spend 4 years in Boston more than those who have lived here for their entire lives. Additionally, Machine nightclub is one the very few LGBTQ+ spaces in a city that prides itself on being progressive when it comes to LGBTQ+ issues. Removing this space that queer people use for gathering and performing would be devastating to our community.
5/8/2019	Julie	Shea		Support	To whom it may concern: I am writing to express my support for the proposed development project at 1252-1270 Boylston Street. As a former student of Boston University, I understand firsthand the need for additional housing options for the thousands of students living and studying in the Fenway area. As a transfer student at BU in 2004, I was housed at the Hyatt Hotel, across the river from campus, for my first semester. This situation was not ideal and illustrates the strain on local universities to provide housing for all of their students. The issue has only become more pressing in the 15 years since that time. Additionally, I believe that increasing the housing stock available to students in the area has the potential to alleviate the displacement trends we've seen throughout the city, including in the Fenway neighborhood. Thank you, Julie Shea

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/9/2019	Chris	Caggiano	Mr.	Neutral	As this project moves forward, it's very important to consider the impact on the local arts community and the LGBTQ+ community who have long been an essential part of the Fenway neighborhood. I teach at the Boston Conservatory, so I have seen this area change drastically over the last few years. Creating a dedicated arts space in this development would not only acknowledge the contributions of artists and LGBTQ+ people to this long-neglected neighborhood, it would add to the vibrancy of an area of town that is in vital need of arts initiatives and programming. I strongly recommend that the project include an arts-focused space, preferably a medium-sized performance space. Boston has many large world-class venues and tiny storefront spaces, but there's critical lack of medium-sized venues to accommodate arts organizations that are expanding and outgrowing their humble roots. Thank you for your time and attention.
5/9/2019	Cameron	Roberts	CRA	Support	I am writing in support of this high quality project which helps support Boston's important higher education institutions, brings diverse social and economic vitality to the Fenway district, provides a safer environment for both students and neighbors, and finally, provides an important building block in the effort to preserve affordable housing in Boston's neighborhoods by relieving the escalating pressure on housing rents created by the over-occupancy of residential apartments by students in the surrounding neighborhoods.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/9/2019	Benjamin	Chung	N/A	Support	<p>I would like to state my support for the 1252-1270 Boylston development project. As both a future neighbor of the development and someone in the targeted demographic (graduate students), I think that the new building will be a net benefit to the community and provide much-needed housing for an underserved market in the Boston and Fenway areas. I'm currently a PhD student at Northeastern University, and every year we bring in a new cohort of other PhD and masters students; with equal regularity, I see these students end up finding accomodation up to an hour from their jobs at very high rates. These students are not transient in the normal sense of the word; a typical masters student will be resident for two or more years, while a PhD student will typically take five to seven years to finish their degree. Moreover, graduate students as a cohort are (on average) some of the most conscientious renters that I know of. By targeting this market, I think that the new building will bring in a number of new residents who will be valuable medium-to-long-term members of the Fenway community. I have heard concerns from my current neighbors that the new building will change the nature of the community, and that its relative lack of parking will cause disruption to traffic. I think that these fears are unfounded. Fenway is already home to many graduate and some undergraduate students, but they have traditionally been limited to low density brownstone units off of Boylston Street. Putting modern accommodations targeted at them on the market will not change this composition. Moreover, many students do not have the means nor the desire to own a car: I do not, and am unlikely to acquire such means as long as I live in</p>
					<p>Boston. The proposed constructions reduced amount of parking is a sensible choice to accommodate the target demographic, and while the proposal should be adapted for the transport needs of carless tenants in mind (such as dedicated pickup areas to remove the nessecity of double parking for rideshare), the concept is sound and consistent with modern urban planning practice. I think that the proposed 1252-1270 Boylston development will be of substantial net benefit to my community, and I would like to reiterate my support for it. I would like to see people like my colleagues--young, responsible professionals who would like to live in the Fenway area for a considerable amount of time--be able to find housing in this neighborhood and have a chance to contribute to our local economy.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/10/2019	Emilie	Shea		Support	<p>To whom it may concern: My name is Emilie Shea and I am writing to provide my support for the Scape Boylston project. As the current Manager of Recruitment at Big Sister Association of Greater Boston, a local non-profit organization that has fostered female mentoring relationships in the Greater Boston community since 1951, I am actively engaged with the neighborhoods of Boston and socioeconomic issues in our communities. My colleagues and I have discussed at length about the positive impact that Scape would offer to the city of Boston - an opportunity for purposeful housing meant for students, providing the cohort of Boston's single, career-driven women the opportunity to call themselves not just employees of Boston, but residents of Boston's most coveted neighborhoods, such as the Fenway. I recently read the article in the Fenway News May edition, Student Rentals Turn Mission Hill Houses into Developer ATMs. This article encapsulates the poignant essence of the ongoing housing availability challenge that I have experienced my entire time while living in Boston. As a 30 year old single woman, who is consistently competing with students, on an annual basis, to find a one-bedroom apartment, living in the Fenway has not been an option for me. How are we supposed to compete with 2,3 and sometimes 4 students sharing an apartment? Although I have learned to love the city in which I currently reside in ? Somerville - my commute is just over an hour, from the Red Line's Porter Square T to Charles/MGH. As someone who works directly with families and is dedicated to working to empower the youth of Boston, during outside typical work hours (evenings and weekends), the convenience of living within a 10 minute walk to</p>
					<p>the Green Line has always been a distant dream to me. I speak on behalf of not only myself, but my peers as well, when I say that recent conversions of existing housing stock to appeal to students has pushed many of Boston's committed working population outside the city's boundaries. A solution such as Scape would provide the hope that, someday, Boston's growing workforce of independent, driven, women can find relief from the student population, when in search for housing in Boston's beautiful brownstones intended for single occupancy and traditional, quintessential Boston living. Thank you for considering my viewpoint and I hope that we can work towards building a city that promotes access for different kinds of people. Best, Emilie Shea Manager of Recruitment at Big Sister Boston</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/10/2019	Rachel	Lake	Ms.	Support	I am writing to indicate my support for Scape's proposed student accommodations project at 1252-1270 Boylston Street. As a former student in the Boston area (Northeastern University), I know firsthand how critical this kind of housing is for students ? undergrad and graduate students alike. So many of my friends and I have found ourselves with barely affordable housing in buildings that have not been maintained or serviced in years. We sacrifice quality and personal space to be close enough to campus, but still want to be in a neighborhood where we can access local stores and restaurants. Having a building like the one Scape is proposing when I was in school would have been a no brainer ? it's affordable, high quality, and perfectly located. Please approve this project, students need and want this as an option!
5/10/2019	Kaitlin	Hagan		Support	I attended the Harvard T.H. Chan School of Public Health in the Longwood Medical area for my PhD in Epidemiology from 2013-2016. Moving up from New York after completing my Master's Degree, it was difficult to find affordable student housing. At that point in my life, at 25 years old, it was imperative to find housing where I could live alone and focus on my school work. However, I also wanted a place where I could meet other people in a similar stage of life. I chose Harvard graduate student housing in Cambridge since there were no other similar options closer to school and in my price range. Harvard student housing, while further away, offered the community and activities that I was looking for as a graduate student including a gym, community volunteering, and engagement within my building. It seems like this project would have been an incredible option when I was looking for graduate student housing. Scape will be a vital addition to the Fenway neighborhood, providing Longwood students with much needed affordable housing and community.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/11/2019	Lauren	Tanz		Support	<p>I moved to Boston in 2013 to pursue my PhD at the Harvard T.H. Chan School of Public Health in Longwood Medical Area. I moved to Boston from Baltimore, a city that has good affordable housing for young students who may not have extensive financial capacity. My house in Baltimore was comfortable and cost under \$750 per month. When I started looking for a place to live in Boston, I was stunned by how few options existed near Longwood, and how expensive and run-down the apartments were. My first choice of location to live was in Fenway because of its proximity to Longwood and the liveliness of that area of the city. Unfortunately, I couldn't find anything that a graduate student could afford and live in comfortably. This student housing project would have been a perfect option and would have provided everything that I was looking for in a living space while I pursued my PhD. I think Scape will provide many students with a great housing option and it will be an excellent addition to Boston.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/12/2019	Carl	Sciortino	Fenway Health	Support	<p>May 12, 2019 Mr. Tim Czerwienski Boston Planning & Development Agency City Hall, 9th Floor One City Hall Square Boston, Massachusetts 02201 Re: Scape - 1260 Boylston Project Dear Mr. Czerwienski: As an organization that is on the adjacent block to the one proposed by Scape at 1260 Boylston Street, we would like to offer a letter of support for their project. Fenway Health is a community health center, with our primary location at 1340 Boylston Street. The mission of Fenway Health is to enhance the well-being of the lesbian, gay, bisexual and transgender community and all people in our neighborhoods and beyond through access to the highest quality health care, education, research and advocacy. I recently had the opportunity to meet with representatives of the project. We are particularly grateful for their outreach to us not just as a good neighbor, but because of their clear commitment to maintaining LGBT community spaces. The project would involve the closing of a longtime establishment in the community, which was a concern as places for the community to gather are becoming scarcer in Boston. Scape's sensitivity and understanding of this concern were apparent and genuine, and we are delighted to see plans for the LGBT-focused theater space being incorporated into the design. We believe this project could be an asset for the community, and in fact may revive interest in this location with the development of a new, accessible, modern theater space. I know there are a lot of considerations for projects like this, but as the Fenway neighborhood grows and changes our health center is committed to making sure we provide a service and benefit to that changing neighborhood. We welcome Scape as a potential new neighbor</p> <p>who shares that commitment, and are heartened by their outreach and their investment in giving back to the neighborhood and the LGBT community specifically. Our organization is looking forward to continuing to grow our partnership with Scape, and want to offer our support for their endeavors. Sincerely, Carl Sciortino VP of Government & Community Relations Fenway Health</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/12/2019	Chelsea	Grossman	State Street Bank & Trust Co	Support	<p>In learning about this development opportunity with Scape, I thought it would be helpful to share my experiences with Boston housing, especially throughout my undergraduate and graduate years at Boston University. As a freshman at BU starting in 2006, I was housed in the Hyatt across the river in Cambridge along with many other students because BU didn't have enough housing for the incoming class on campus. This was somewhat isolating as there were strict rules regarding socializing and it was also distance enough from the main campus that it made students feel less integrated with the student community and at many times unsafe when walking home at night. My sophomore year was spent with a roommate in an on-campus brownstone on Beacon Street, where the cost was quite exorbitant to live in the one bedroom, outdated three-floor walk-up that we spent the year in with no security, furniture other than a desk and beds, or air conditioning. And again, although we were technically on campus, there was no communal space for us and we'd have to travel to the food court or library to meet with classmates and friends. After sophomore year, I moved off-campus with friends in similar conditions in a Beacon Street brownstone because on-campus housing was increasingly expensive and without much upside in terms of community, living conditions, or safety. If there was a student housing concept like Scape available at that time, I would have certainly enjoyed the favorable living conditions of a new development rather than the outdated brownstones that BU didn't maintain very well. I would've also appreciated the better sense of community offered by the communal spaces and the security as well, especially as a young</p> <p>woman on her own for the first time in the city. If I had had a better housing experience, I would've considered staying in the area as well after I graduated in 2010, having been offered a job at State Street Bank in downtown Boston for which I've worked for the last 9 years. I relocated to South Boston instead as it was more affordable at the time and, even when returning to BU for my Masters in Business Administration, I did not consider moving back to the Fenway area partly because of the difficult housing experiences I had in my undergraduate years. I am excited that there is an opportunity to better the living situation for current and incoming students in the area and I'm hopeful that this new perspective on student housing will allow students to have a better college experience overall and minimize the stress of finding good and affordable housing in the areas of Fenway and BU.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/12/2019	Patrick	Sousa		Support	<p>To Whom It May Concern, I am writing in support of 1252 - 1270 Boylston Street in the Fenway neighborhood. I am a resident of Boston and also a 2010 graduate of Wentworth Institute of Technology (WIT). I graduated cum laude from WIT with a Bachelor of Science in Construction Management. WIT is part of the Colleges of the Fenway (COF), a consortium of five colleges in the Fenway area, so I am well aware of what it is like being a college student in the general area of the proposed project. Scape's proposed project at 1252 - 1270 Boylston Street is a thoughtful solution for what has traditionally been a source of stress for so many of Boston's college students: housing. During my first two years at WIT I lived on campus. During my final two years at WIT I lived off campus in the neighborhood. Finding housing was always stressful and certainly not a transparent process. I regularly had to deal with an absentee landlord and unsophisticated real estate agents. Access to quality student housing is something that Boston's college students deserve. Boston is a world-class city that attracts some of the world's best and brightest due to its educational institutions. These students are Boston's best import and one of the city's greatest assets. Scape's plans at 1252 - 1270 Boylston Street would offer quality student housing that is consistent with Boston's reputation as the preeminent city for education in the world. Sincerely yours, Patrick D. Sousa</p>
5/12/2019	Pam	Beale	IAG member	Support	<p>I am in support of this project and what Scape is trying to accomplish with their proposed thoughtfully programmed academic accommodations. I am looking forward to working with them to bring this exciting concept to fruition.</p>

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/12/2019	Jane	Deon		Oppose	I strenuously object to the building of SCAPE Boylston at 1252-1270 Boylston Street. I have owned my condo at 15 Park Drive and have been a resident of the Fenway neighborhood for six years. Article 66 of the Fenway neighborhood zoning legislation forbids the creation of student dormitories on Boylston Street. The Fenway Civic Association unanimously supports these zoning standards developed by a multi-year consensus of residents, businesses, institutions, and city officials. The "no dormitory" provision was purposely inserted into our Fenway zoning to limit institutional expansion and preserve neighborhood quality of life. I strenuously object to any stripping of that provision by the City and SCAPE. Our neighborhood should remain a place for the people who work here and live here full time and who invest in and have roots in the community. A massive student housing project will negatively effect those of us who are permanent residents. It is the responsibility of the colleges and universities to house their students on campus; local residents should not have to have their quality of life negatively impacted. I emphatically object to SCAPE Boylston and I urge the City and the Boston Planning and Development Agency to not grant approval to the project.
5/12/2019	Carlyjane	Schwantner		Support	As an employee of one of the institutions of the Longwood Medical and Academic Area, I can attest to the lack of housing available to folks affiliated with our hospital. I believe Scape's product would be great for our team members - including researchers, graduate students, residents, etc. (and perhaps even employees!). I am familiar with Scape's buildings in other cities and I believe that Scape's proposed building would be a great addition to the Fenway neighborhood. Thank you very much.
5/12/2019	Stephanie	Walker		Support	I graduated from BU in 2009. While I considered returning to graduate school after college, one of the main deterrents was the lack of housing available in the Fenway neighborhood for graduate students. I moved to Chicago and then New York, finally returning to Boston a couple of years ago. If there had been more housing opportunities available - I (and my BU diploma) likely would have opted to remain in Boston and enroll in graduate school at one of the Fenway's renowned institutions. I encourage the city - and the neighborhood - to be forward-thinking and work with Scape to expand housing opportunities and help retain Boston's diverse intellectual talent and human capital (instead of displacing/driving it to other cities such as Chicago and New York...). Thanks for your consideration.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/12/2019	Katelyn	Dolan	Resident	Support	<p>To whom it may concern, The foundation of The Fenway is deeply rooted in the sense of community; an identity that has been evolving since its establishment in the late 1800s. My first experience in The Fenway neighborhood was almost 10 years ago as a doctoral student at Simmons College. Now, as a resident of Fenway for almost 5 years, I have taken numerous moments to reflect on the perpetually evolving landscape that encompasses my daily life. The Fenway community is a chosen family. For many, it extends well beyond their residence; it's where they feel heard, represented, and accounted for. As an individual that identifies as genderqueer, Fenway has provided the environment to evolve through validating spaces - from receiving culturally competent care at Fenway Heath to attending my first queer dance party at Machine. In order to embrace the LGBTQ heritage of The Fenway community, it is imperative to move forward with an intersectional approach by providing opportunities for the LGBTQ community to have representative, welcoming spaces. A new theater and/or community project will continue to encourage LGBTQ folks to embrace their identity, while fostering growth for the community and beyond by enriching the growing history of Fenway. As a professional and future graduate student, I am encouraged and optimistic that the Scape project is intentionally approaching the needs of a neighborhood without dismissing its identity. After five years of living in Fenway, I find myself falling victim to the increasing number of unattainable housing options infringing upon the historic nature of Fenway. I am hopeful that with an intentional project such as Scape, quality student housing will be provided in a</p>
					<p>transparent and accountable way. By realigning with the diverse housing and cultural needs of The Fenway community, the Scape project can aim towards enhancing the history of The Fenway. With appreciation, Katelyn Dolan PT DPT</p>

APPENDIX C
EXAMPLE OF DPIR PUBLIC NOTICE

SAMPLE

PUBLIC NOTICE

The Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning & Development Agency ("BPDA"), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that a Draft Project Impact Report ("DPIR") for Large Project Review has been received from

_____ on _____
(Name of Applicant) (Date)
for _____
(Brief Description of Project)
proposed at _____.
(Location of Project)

The Proponent is seeking the issuance of a Preliminary Adequacy Determination by the Director of the BRA pursuant to Section 80B-5 of the Code. The BRA, in the Preliminary Adequacy Determination regarding the DPIR, may waive further review requirements pursuant to Section 80B-5.4(c)(iv) of the Code, if after reviewing public comments, the BRA finds that such DPIR adequately described the Proposed Project's impacts.

The DPIR may be reviewed on the BRA website- www.bostonplans.org or at the office of the Secretary of the BRA, Room 910, Boston City Hall, 9th Floor, Boston, MA. 02201 between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Public comments on the DPIR, including the comments of public agencies, should be submitted in writing to Tim Czerwienski, Project Manager, BPDA, at the address stated above or via email at Tim.Czerwienski@Boston.gov, within seventy five (75) days of this notice or by_____.

BOSTON REDEVELOPMENT AUTHORITY
d/b/a BOSTON PLANNING & DEVELOPMENT AGENCY

Teresa Polhemus
Executive Director/Secretary

APPENDIX D
ACCESSIBILITY CHECKLIST

Article 80 – Accessibility Checklist

A requirement of the Boston Planning & Development Agency (BPDA) Article 80 Development Review Process

The Mayor's Commission for Persons with Disabilities strives to reduce architectural, procedural, attitudinal, and communication barriers that affect persons with disabilities in the City of Boston. In 2009, a Disability Advisory Board was appointed by the Mayor to work alongside the Commission in creating universal access throughout the city's built environment. The Disability Advisory Board is made up of 13 volunteer Boston residents with disabilities who have been tasked with representing the accessibility needs of their neighborhoods and increasing inclusion of people with disabilities.

In conformance with this directive, the BPDA has instituted this Accessibility Checklist as a tool to encourage developers to begin thinking about access and inclusion at the beginning of development projects, and strive to go beyond meeting only minimum MAAB / ADAAG compliance requirements. Instead, our goal is for developers to create ideal design for accessibility which will ensure that the built environment provides equitable experiences for all people, regardless of their abilities. As such, any project subject to Boston Zoning Article 80 Small or Large Project Review, including Institutional Master Plan modifications and updates, must complete this Accessibility Checklist thoroughly to provide specific detail about accessibility and inclusion, including descriptions, diagrams, and data.

For more information on compliance requirements, advancing best practices, and learning about progressive approaches to expand accessibility throughout Boston's built environment. Proponents are highly encouraged to meet with Commission staff, prior to filing.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
http://www.ada.gov/2010ADAstandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
<http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Massachusetts State Building Code 780 CMR
<http://www.mass.gov/ocabr/government/oca-agencies/dpl-lp/opsi/ma-state-building-code-780-cmr.html>
4. Massachusetts Office of Disability – Disabled Parking Regulations
<http://www.mass.gov/anf/docs/mod/hp-parking-regulations-summary-mod.pdf>
5. MBTA Fixed Route Accessible Transit Stations
http://www.mbta.com/riding_the_t/accessible_services/
6. City of Boston – Complete Street Guidelines
<http://bostoncompletestreets.org/>
7. City of Boston – Mayor's Commission for Persons with Disabilities Advisory Board
www.boston.gov/disability
8. City of Boston – Public Works Sidewalk Reconstruction Policy
http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
9. City of Boston – Public Improvement Commission Sidewalk Café Policy
http://www.cityofboston.gov/images_documents/Sidewalk_cafes_tcm3-1845.pdf

Glossary of Terms:

1. **Accessible Route** – A continuous and unobstructed path of travel that meets or exceeds the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 20
2. **Accessible Group 2 Units** – Residential units with additional floor space that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 9.4
3. **Accessible Guestrooms** – Guestrooms with additional floor space, that meet or exceed the dimensional and inclusionary requirements set forth by MAAB 521 CMR: Section 8.4
4. **Inclusionary Development Policy (IDP)** – Program run by the BPDA that preserves access to affordable housing opportunities, in the City. For more information visit: <http://www.bostonplans.org/housing/overview>
5. **Public Improvement Commission (PIC)** – The regulatory body in charge of managing the public right of way. For more information visit: <https://www.boston.gov/pic>
6. **Visibility** – A place's ability to be accessed and visited by persons with disabilities that cause functional limitations; where architectural barriers do not inhibit access to entrances/doors and bathrooms.

Article 80 | ACCESSIBILTY CHECKLIST

<p>1. Project Information: <i>If this is a multi-phased or multi-building project, fill out a separate Checklist for each phase/building.</i></p>			
Project Name:			
Primary Project Address:			
Total Number of Phases/Buildings:			
Primary Contact (Name / Title / Company / Email / Phone):			
Owner / Developer:			
Architect:			
Civil Engineer:			
Landscape Architect:			
Permitting:			
Construction Management:			
At what stage is the project at time of this questionnaire? Select below:			
	PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BPDA Board Approved
	BPDA Design Approved	Under Construction	Construction Completed:
Do you anticipate filing for any variances with the Massachusetts Architectural Access Board (MAAB)? If yes , identify and explain.			
<p>2. Building Classification and Description: <i>This section identifies preliminary construction information about the project including size and uses.</i></p>			
What are the dimensions of the project?			
Site Area:	SF	Building Area:	GSF
Building Height:	FT.	Number of Stories:	Flrs.
First Floor Elevation:		Is there below grade space:	Yes / No

Article 80 | ACCESSIBILITY CHECKLIST

What is the Construction Type? (Select most appropriate type)				
	Wood Frame	Masonry	Steel Frame	Concrete
What are the principal building uses? (IBC definitions are below – select all appropriate that apply)				
	Residential – One - Three Unit	Residential - Multi-unit, Four +	Institutional	Educational
	Business	Mercantile	Factory	Hospitality
	Laboratory / Medical	Storage, Utility and Other		
List street-level uses of the building:				
<p>3. Assessment of Existing Infrastructure for Accessibility: <i>This section explores the proximity to accessible transit lines and institutions, such as (but not limited to) hospitals, elderly & disabled housing, and general neighborhood resources. Identify how the area surrounding the development is accessible for people with mobility impairments and analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.</i></p>				
Provide a description of the neighborhood where this development is located and its identifying topographical characteristics:				
List the surrounding accessible MBTA transit lines and their proximity to development site: commuter rail / subway stations, bus stops:				
List the surrounding institutions: hospitals, public housing, elderly and disabled housing developments, educational facilities, others:				
List the surrounding government buildings: libraries, community centers, recreational facilities, and other related facilities:				
<p>4. Surrounding Site Conditions – Existing: <i>This section identifies current condition of the sidewalks and pedestrian ramps at the development site.</i></p>				
Is the development site within a historic district? If yes , identify which district:				
Are there sidewalks and pedestrian ramps existing at the development site? If yes , list the existing sidewalk and pedestrian ramp dimensions, slopes, materials, and physical condition at the development site:				

Article 80 | ACCESSIBILITY CHECKLIST

<p>Are the sidewalks and pedestrian ramps existing-to-remain? If yes, have they been verified as ADA / MAAB compliant (with yellow composite detectable warning surfaces, cast in concrete)? If yes, provide description and photos:</p>	
<p>5. Surrounding Site Conditions – Proposed</p> <p><i>This section identifies the proposed condition of the walkways and pedestrian ramps around the development site. Sidewalk width contributes to the degree of comfort walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Wider sidewalks allow people to walk side by side and pass each other comfortably walking alone, walking in pairs, or using a wheelchair.</i></p>	
<p>Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? If yes, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, or Boulevard.</p>	
<p>What are the total dimensions and slopes of the proposed sidewalks? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone:</p>	
<p>List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?</p>	
<p>Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way? If yes, what are the proposed dimensions of the sidewalk café or furnishings and what will the remaining right-of-way clearance be?</p>	
<p>If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the Public Improvement Commission (PIC)?</p>	

Article 80 | ACCESSIBILTY CHECKLIST

<p>Will any portion of the Project be going through the PIC? If yes, identify PIC actions and provide details.</p>	
<p>6. Accessible Parking: <i>See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability – Disabled Parking Regulations.</i></p>	
<p>What is the total number of parking spaces provided at the development site? Will these be in a parking lot or garage?</p>	
<p>What is the total number of accessible spaces provided at the development site? How many of these are “Van Accessible” spaces with an 8 foot access aisle?</p>	
<p>Will any on-street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities regarding this need?</p>	
<p>Where is the accessible visitor parking located?</p>	
<p>Has a drop-off area been identified? If yes, will it be accessible?</p>	
<p>7. Circulation and Accessible Routes: <i>The primary objective in designing smooth and continuous paths of travel is to create universal access to entryways and common spaces, which accommodates persons of all abilities and allows for visitability with neighbors.</i></p>	
<p>Describe accessibility at each entryway: Example: Flush Condition, Stairs, Ramp, Lift or Elevator:</p>	
<p>Are the accessible entrances and standard entrance integrated? If yes, describe. If no, what is the reason?</p>	

Article 80 | ACCESSIBILITY CHECKLIST

<p><i>If project is subject to Large Project Review/Institutional Master Plan, describe the accessible routes way-finding / signage package.</i></p>	
<p>8. Accessible Units (Group 2) and Guestrooms: (If applicable) <i>In order to facilitate access to housing and hospitality, this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing and hotel rooms.</i></p>	
<p>What is the total number of proposed housing units or hotel rooms for the development?</p>	
<p><i>If a residential development, how many units are for sale? How many are for rent? What is the breakdown of market value units vs. IDP (Inclusionary Development Policy) units?</i></p>	
<p><i>If a residential development, how many accessible Group 2 units are being proposed?</i></p>	
<p><i>If a residential development, how many accessible Group 2 units will also be IDP units? If none, describe reason.</i></p>	
<p><i>If a hospitality development, how many accessible units will feature a wheel-in shower? Will accessible equipment be provided as well? If yes, provide amount and location of equipment.</i></p>	
<p>Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs / thresholds at entry, step to balcony, others. If yes, provide reason.</p>	
<p>Are there interior elevators, ramps or lifts located in the development for access around architectural barriers and/or to separate floors? If yes, describe:</p>	

Article 80 | ACCESSIBILITY CHECKLIST

9. Community Impact:

Accessibility and inclusion extend past required compliance with building codes. Providing an overall scheme that allows full and equal participation of persons with disabilities makes the development an asset to the surrounding community.

<p>Is this project providing any funding or improvements to the surrounding neighborhood? Examples: adding extra street trees, building or refurbishing a local park, or supporting other community-based initiatives?</p>	
<p>What inclusion elements does this development provide for persons with disabilities in common social and open spaces? Example: Indoor seating and TVs in common rooms; outdoor seating and barbeque grills in yard. Will all of these spaces and features provide accessibility?</p>	
<p>Are any restrooms planned in common public spaces? If yes, will any be single-stall, ADA compliant and designated as “Family”/ “Companion” restrooms? If no, explain why not.</p>	
<p>Has the proponent reviewed the proposed plan with the City of Boston Disability Commissioner or with their Architectural Access staff? If yes, did they approve? If no, what were their comments?</p>	
<p>Has the proponent presented the proposed plan to the Disability Advisory Board at one of their monthly meetings? Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?</p>	

Article 80 | ACCESSIBILITY CHECKLIST

10. Attachments

Include a list of all documents you are submitting with this Checklist. This may include drawings, diagrams, photos, or any other material that describes the accessible and inclusive elements of this project.

Provide a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations, including route distances.

Provide a diagram of the accessible route connections through the site, including distances.

Provide a diagram the accessible route to any roof decks or outdoor courtyard space? (if applicable)

Provide a plan and diagram of the accessible Group 2 units, including locations and route from accessible entry.

Provide any additional drawings, diagrams, photos, or any other material that describes the inclusive and accessible elements of this project.

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This completes the Article 80 Accessibility Checklist required for your project. Prior to and during the review process, Commission staff are able to provide technical assistance and design review, in order to help achieve ideal accessibility and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to Boston's diverse residents and visitors, including those with physical, sensory, and other disabilities.

For questions or comments about this checklist, or for more information on best practices for improving accessibility and inclusion, visit www.boston.gov/disability, or our office:

The Mayor's Commission for Persons with Disabilities
1 City Hall Square, Room 967,
Boston MA 02201.

Architectural Access staff can be reached at:

accessibility@boston.gov | patricia.mendez@boston.gov | sarah.leung@boston.gov | 617-635-3682

APPENDIX E
BROADBAND READY BUILDINGS QUESTIONNAIRE

**ARTICLE 80 DESIGN REVIEW
BROADBAND READY BUILDINGS QUESTIONNAIRE**

The City of Boston is working to cultivate a broadband ecosystem that serves the current and future connectivity needs of residents, businesses, and institutions. The real estate development process offers a unique opportunity to create a building stock in Boston that enables this vision. In partnership with the development community, the Boston Planning and Development Authority and the City of Boston will begin to leverage this opportunity by adding a broadband readiness component to the Article 80 Design Review. This component will take the form of a set of questions to be completed as part of the Project Notification Form. Thoughtful integration of future-looking broadband practices into this process will contribute to progress towards the following goals:

1. Enable an environment of competition and choice that results in all residents and businesses having a choice of 2 or more wireline or fixed wireless high-speed Internet providers
2. Create a built environment that is responsive to new and emerging connectivity technologies
3. Minimize disruption to the public right of way during and after construction of the building

The information that is shared through the Project Notification Form will help BPDA and the City understand how developers currently integrate telecommunications planning in their work and how this integration can be most responsive to a changing technological landscape.

Upon submission of this online form, a PDF of the responses provided will be sent to the email address of the individual entered as Project Contact. Please include this PDF in the Project Notification Form packet submitted to BPDA.

SECTION 1: GENERAL QUESTIONS

Project Information

- Project Name:
- Project Address Primary:
- Project Address Additional:
- Project Contact (name / Title / Company / email / phone):
- Expected completion date

Team Description

- Owner / Developer
- Architect
- Engineer (building systems):
- Permitting:
- Construction Management

SECTION 2: RIGHT OF WAY TO BUILDING

Point of Entry Planning

Point of entry planning has important implications for the ease with which your building's telecommunications services can be installed, maintained, and expanded over time.

#1: Please provide the following information for your building's point of entry planning (conduits from building to street for telecommunications). Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

- Number of Points of Entry
- Locations of Points of Entry
- Quantity and size of conduits
- Location where conduits connect (e.g. building-owned manhole, carrier-specific manhole or stubbed at property line)
- Other information/comments

#2: Do you plan to conduct a utility site assessment to identify where cabling is located within the street? This information can be helpful in determining the locations of POEs and telco rooms. Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

- Yes
- No
- Unknown

SECTION 3: INSIDE OF THE BUILDING

Riser Planning

Riser capacity can enable multiple telecom providers to serve tenants in your building.

#3: Please provide the following information about the riser plans throughout the building. Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

- Number of risers
- Distance between risers (if more than one)
- Dimensions of riser closets
- Riser or conduit will reach to top floor
- Number and size of conduits or sleeves within each riser
- Proximity to other utilities (e.g. electrical, heating)
- Other information/comments

Telecom Room

A well designed telecom room with appropriate security and resiliency measures can be an enabler of tenant choice and reduce the risk of service disruption and costly damage to telecom equipment.

#4: Please provide the following information about the telecom room plans. Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

- What is the size of the telecom room?

- Describe the electrical capacity of the telecom room (i.e. # and size of electrical circuits)

- Will the telecom room be located in an area of the building containing one or more load bearing walls?
- Will the telecom room be climate controlled?
 - Yes
 - No
 - Unknown

- If the building is within a flood-prone geographic area, will the telecom equipment will be located above the floodplain?
 - Yes
 - No
 - Unknown

- Will the telecom room be located on a floor where water or other liquid storage is present?
 - Yes
 - No
 - Unknown

- Will the telecom room contain a flood drain?
 - Yes
 - No
 - Unknown

- Will the telecom room be single use (telecom only) or shared with other utilities?
 - Telecom only
 - Shared with other utilities
 - Unknown

- Other information/comments

Delivery of Service Within Building (Residential Only)

Please enter 'unknown' if these decisions have not yet been made or you are presently unsure. Questions 5 through 8 are for residential development only.

#5: Will building/developer supply common inside wiring to all floors of the building?

- Yes
- No
- Unknown

#6: If so, what transmission medium (e.g. coax, fiber)? Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

#7: Is the building/developer providing wiring within each unit?

- Yes
- No
- Unknown

#8: If so, what transmission medium (e.g. coax, fiber)? Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

SECTION 4: ACCOMMODATION OF NEW AND EMERGING TECHNOLOGIES

Cellular Reception

The quality of cellular reception in your building can have major impacts on quality of life and business operations.

Please provide the following information on your plans to facilitate high quality cellular coverage in your building. Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

#9: Will the building conduct any RF benchmark testing to assess cellular coverage?

- Yes
- No
- Unknown

#10: Will the building allocate any floor space for future in-building wireless solutions (DAS/small cell/booster equipment)?

- Yes
- No
- Unknown

#11: Will the building be providing an in-building solution (DAS/ Small cell/ booster)?

- Yes
- No
- Unknown

#12: If so, are you partnering with a carrier, neutral host provider, or self-installing?

- Carrier
- Neutral host provider
- Self-installing

Rooftop Access

Building rooftops are frequently used by telecommunications providers to install equipment critical to the provision of service to tenants.

Please provide the following information regarding your plans for roof access and usage. Please enter 'unknown' if these decisions have not yet been made or you are presently unsure.

#13: Will you allow cellular providers to place equipment on the roof?

- Yes
- No
- Unknown

#14: Will you allow broadband providers (fixed wireless) to install equipment on the roof?

- Yes
- No
- Unknown

SECTION 5: TELECOM PROVIDER OUTREACH

Supporting Competition and Choice

Having a choice of broadband providers is a value add for property owners looking to attract tenants and for tenants in Boston seeking fast, affordable, and reliable broadband service. In addition to enabling tenant choice in your building, early outreach to telecom providers can also reduce cost and disruption to the public right of way. The following questions focus on steps that property owners can take to ensure that multiple wireline or fixed wireless broadband providers can access your building and provide service to your tenants.

#15: (Residential Only) Please provide the date upon which each of the below providers were successfully contacted, whether or not they will serve the building, what transmission medium they will use (e.g. coax, fiber) and the reason they provided if the answer was 'no'.

- Comcast
- RCN
- Verizon
- NetBlazr
- Starry

#16: Do you plan to abstain from exclusivity agreements with broadband and cable providers?

- Yes
- No
- Unknown

#17: Do you plan to make public to tenants and prospective tenants the list of broadband/cable providers who serve the building?

- Yes
- No
- Unknown

SECTION 6: FEEDBACK

The Boston Planning and Development Agency looks forward to supporting the developer community in enabling broadband choice for resident and businesses. Please provide feedback on your experience completing these questions.