

MEMORANDUM

TO: Aisling Kerr, Project Manager
FROM: John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow
Anna Demina, Smart Utilities Program - Associate
DATE: February 3, 2020
SUBJECT: 15 Necco Street – **Smart Utilities Comments – NPC**

Comments and request for additional information:

Thank you for the submission of Utility Site Plan and the Smart Utilities Checklist. Below you can find our comments and requests for additional information. Please send any information to manuel.esquivel@boston.gov.

- Utility Site Plan:
 - Please provide an updated utility site plan including:
 - The location of the electrical conduit(s) that will power the street lights along your project and where this conduit will receive or already receives power from (i.e., direct connection to the utility in the ROW, connected to street light electrical conduit in adjacent parcel/building).
 - “Shadow” conduits running next to the main electrical conduit, showing:
 - a) Two conduits, one for extra electrical and one for extra fiber.
 - b) Where this extra electrical conduit and extra fiber conduit would receive power/fiber from the electrical utility and telecom utility on the ROW, respectively.
 - c) Where the handholes for these two conduits would be located. Handholes should be located at least at the nodes of the conduit (i.e., where the conduit will with the utility service or to an existing conduit in an adjacent parcel).
- Report of Potential Conflicts:
 - Please provide report of potential conflicts generated by into the City of Boston Utility Coordination Software ([COBUCS](#))

If you have any questions regarding these comments or would like to arrange a meeting to discuss the policy please feel free to contact Manuel Esquivel.

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 Technology	Smart traffic signals and sensors that communicate with each 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

**Boston Water and
Sewer Commission**



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

December 12, 2019

Aisling Kerr
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 15 Necco Street (FKA GE Headquarters Project)
Notice of Project Change

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Notice of Project Change (NPC) for the proposed 15 Necco Street project (FKA GE Headquarters Project) in the South Boston – Fort Point Waterfront District of Boston.

The proposed approximately 2.7 acre project site consists of two existing buildings at 5 and 6 Necco Court, a surface parking lot, and a portion of the City's Harborwalk. The previously approved ENF/PNF project included the renovation of the buildings at 5 and 6 Necco Court and the construction of a new GE Headquarters Building at 15 Necco Street. The Commission submitted comments on the previously approved ENF/PNF project on September 2, 2016. The proponent, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC, proposes the following modifications to the previously approved project:

- A shift in proposed use from a single-tenant corporate headquarters to a multi-tenant building with a mix of office, research and development and life sciences uses on the upper floors and retail and or restaurant uses on the ground floor of the new building;
- Eliminating the previously proposed pedestrian bridge connecting 5 Necco Street and the new building; and
- Eliminating the previously proposed large building canopy that will run between 5 Necco Street and the new building thereby creating 6,745 square feet (sf) of additional open space than was proposed in the previously approved project.

The total NPC project contains 316,000 gsf, an increase of approximately 23,000 gsf from the ENF/PNF project. The 30 parking spaces originally approved have been eliminated. The site is bounded by Necco Street to the east, a surface parking lot to the south, Fort Point Channel to the west, and Necco Court to the north.

According to the NPC, the proposed water demand is 51,718 gallons per day (gpd), an increase of 5,004 gpd from the previously approved project. The Commission owns and maintains a 12-inch Southern High DICL water main in Necco Street installed in 2007 and an 8-inch Southern High DICL water main in Necco Court installed in 2007.



According to the NPC, the proposed sewage generation is 47,016 gpd, an increase of 4,549 gpd from the previously approved project. For sewage and storm drainage service, the site is served by a 10-inch and a 15-inch sanitary sewer and a 48-inch storm drain in Necco Street, a 10-inch sanitary sewer and a 12-inch/15-inch storm drain in Necco Court and a 10-inch sanitary sewer and a 12-inch storm drain in Necco Place.

The proponent should be aware that this site has the potential for water coming over the sea wall as part of sea level rise and storm events and may result in localized flooding. The proponent should coordinate with the City of Boston's Coastal Resiliency efforts.

The Commission has the following comments regarding the proposed project:

General

1. Prior to the initial phase of the site plan development, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at ARE-MA No. 74, LLC and ARE-MA No. 72, 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.
3. 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.

4. 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/>
5. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC will be required to apply for a RGP to cover these discharges.
6. The project site is 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. It is ARE-MA No. 74, LLC and ARE-MA No. 72, 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, ARE-MA No. 74, LLC and ARE-MA No. 72, 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. ARE-MA No. 74, LLC and ARE-MA No. 72, 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. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should also provide the methodology used to estimate water demand for the proposed project.



2. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should consider outdoor landscaping which requires minimal use of water to maintain. If ARE-MA No. 74, LLC and ARE-MA No. 72, 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. ARE-MA No. 74, LLC and ARE-MA No. 72, 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. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application ARE-MA No. 74, LLC and ARE-MA No. 72, LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - 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 structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection.



ARE-MA No. 74, LLC and ARE-MA No. 72, 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.

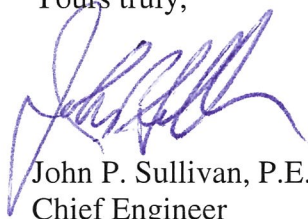
3. The Commission encourages ARE-MA No. 74, LLC and ARE-MA No. 72, LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. ARE-MA No. 74, LLC and ARE-MA No. 72, 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, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. ARE-MA No. 74, LLC and ARE-MA No. 72, 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. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
6. 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, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC will be required to meet MassDEP Stormwater Management Standards.
7. 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.



8. The Commission requests that ARE-MA No. 74, LLC and ARE-MA No. 72, LLC install a permanent casting stating “Don’t Dump: Drains to Boston Harbor” next to any catch basin created or modified as part of this project. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC should contact the Commission’s Operations Division for information regarding the purchase of the castings.
9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission’s Sewer Use Regulations. ARE-MA No. 74, LLC and ARE-MA No. 72, LLC is advised to consult with the Commission’s Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.
Chief Engineer

JPS/afh

- C: Sherry Clancy, ARE-MA No. 74, LLC and ARE-MA No. 72, LLC
K. Ronan, MWRA
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Are you on board?

15 State Street, Suite 1100
Boston, MA 02109
617.223.8671
bostonharbornow.org

January 10, 2020

Via email: aisling.kerr@boston.gov

Boston Planning and Development Agency
Attention: Aisling Kerr
One City Hall Square
Boston, MA 02201

Re: Notice of Project Change - 15 Necco Street (EEA 15547)

Dear Ms. Kerr,

On behalf of Boston Harbor Now, thank you for the opportunity to comment on the Notice of Project Change submitted by ARE-MA No. 74 LLC and ARE-MA No. 72 LLC regarding the proposed changes to the project known as the General Electric Company Headquarters (GE project) located at 5 Necco Street and 15 Necco Street in the Fort Point Neighborhood of South Boston. The GE project was previously approved by the Boston Redevelopment Authority, d/b/a the Boston Planning & Development Agency (BPDA) on November 1, 2016 pursuant to Article 80B of the Zoning Code. Boston Harbor Now has actively monitored this project, submitting comment letters on both the EENF and the SEIR to the MEPA office on the GE project. More recently, we had the opportunity to hear about the proposed changes to this project at our December 18, 2019 Harbor Use Public Forum as well as at the January 6, 2020 public meeting. We continue to be generally supportive of this project and look forward to its completion as part of the creation of an active and engaging waterfront. We submit the following comments on the revised project.

Project Change

As described in the Notice of Project Change (NPC), the project involves the construction of a 12-story (173 feet high) building with a gross floor area of approximately 316,100 square feet (sf). The building will include 295,100 sf of office/laboratory space and 18,150 sf of retail uses.

The project will provide exterior public realm elements, including publicly accessible open space, waterfront access facilities, pedestrian and bicycle amenities, signage, and landscaping. The NPC will result in an increase of 6,745 sf of additional open space accessible to the public as well as an increase in 650 sf for ground floor Facilities of Public Accommodation (FPA).

Open Space/Public Access

As noted above, the proposed changes to the project will result in an additional 6,745 sf of open space accessible to the public. This is mainly due to the removal of the previously proposed large building canopy over the pedestrian plaza area that will run between the 5 Necco Street and the 15 Necco Street buildings. In addition, there will be improved pedestrian connectivity through the new building to enhance access to new open spaces to be constructed by others south of the new building (these future parks and open spaces are currently the subject of a BPDA-commissioned design process as part of the 100 Acres Master Plan). We commend the proponent for their efforts to increase the pedestrian flow on the site as well as the connection to the anticipated adjacent open space.

We further commend the proponent for their goal to open up access to the site and activate the adjacent water sheet, including reconstructing the Harborwalk to meet the width envisioned by the South Boston Waterfront District Municipal Harbor Plan amendment dated May 2009 and providing water and electricity infrastructure to support public programming at the site. We encourage continued community outreach to determine the best ways to activate the watersheet.

Facilities of Public Accommodation

The proposal outlined in the NPC complies with the Chapter 91 requirement that at least 75% of the ground floor areas of both 5 Necco Street and 15 Necco Street will constitute public uses. The proponent has offered that potential ground floor uses may include café/restaurant, retail, gym, lobby gathering space, gallery space, and public restrooms.

At the Harbor Use Public Forum, representatives of the proponent also suggested that they were working with a marketing firm to identify potential lessees that will create a destination, as well as programming that will attract public use. We encourage this continued exploration, noting that the area already offers many eating options for the public to enjoy. Working with the community to identify and fill existing needs with respect to these public spaces will be critical to achieving the kind of destination that is desired. At the January 6th public meeting, many commenters noted the lack of civic space in the area, and expressed a desire for a place like a community work-lounge and cafe, and not just another restaurant and retail. Additionally, whatever use is decided upon to activate the site, we encourage the proponent to dedicate enough interior space to sufficiently support the outdoor programming that they provide. For example, if kayak rental is going to be provided, on-site seasonal storage may be required.

Climate Preparedness/Resilience

The NPC provides an updated analysis of the site's vulnerability to climate change and a review of design measures incorporated into the project to make the project more resilient. We are encouraged that many of the resiliency measures included in the approved GE Project are incorporated into the NPC. Since the initial analysis, the City of Boston suggests including one foot of freeboard to the 19.5 ft. Boston City Base (BCB) elevation to prepare for the 1% storm with forty inches of sea level rise as anticipated by 2070. Instead of raising the elevation to 20.5 ft. BCB (the NPC cites ADA accessibility and other reasons for not building to this elevation now), the project uses multiple strategies to allow for flexible adaptation over time. These strategies **may** include increasing the height of landscaped areas, adding modular blocks to seat walls to make up additional feet of elevation, and utilizing deployable flood barriers when necessary with a minimum elevation of 20.5 ft. BCB at entry points to the Harborwalk to preserve access to the Harborwalk during extreme weather conditions. While these measures are commendable, we remain uncertain as to which may be used, and concerned about their long-term viability and efficacy as mitigation measures. We would therefore encourage the Proponent to formalize in the approval of the project a commitment to implement some or all of the above-referenced measures by a given date or with a specific amount of sea level rise. Most importantly, we would encourage the proponent to be clear about how these adaptable measures will be tied in with adjacent properties on both sides to ensure a continuous line of protection to 20.5 feet BCB along the entire Fort Point Channel.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Toffler', with a stylized flourish at the end.

Aaron Toffler
Director of Policy
Boston Harbor Now



January 17, 2020

Director Brian Golden
BPDA
One City Hall, 9th floor
Boston, MA 02201
Attn: Aisling Kerr

Secretary Kathleen Theoharides
EOEEA
100 Cambridge Street, 9th Floor
Boston, MA 02114
Attn: EOEEA 15547, Alex Stryisky

Re: Comments on 15 Necco Street, Notice of Project Change

Dear Secretary Theoharides and Director Golden:

WalkBoston twice submitted comments on the plan for a GE Headquarters on this site. Ever since our first comment letter, our chief concerns have been related to serving the needs of pedestrians needing an accessible route to the site from South Station. We believe that the project proponent and the City of Boston should work together to address this issue, as transit and walking are the primary means of access to the proposed project. We applaud the lack of parking to be provided, but are concerned that the building will not be accessible to people using a wheelchair or needing an accessible path of travel. In 2020 this is not an acceptable situation for a building in the middle of Boston and within minutes of the South Station transportation hub.

For clarity, we have excerpted portions of our earlier comment letters below.

[January 20, 2017](#) comment letter:

Accessible Routes to the Site: Comments 8.8, 8.9, 8.10 and 8.11 asked that the Proponent work with the City and with other property owners in the neighborhood to improve the walking route from South Station to the site via Summer Street, particularly for people with disabilities who will not be able to use the stairway that connects Summer Street to the Harborwalk and then to the main entrance of this project. The response provided in the EA was, “The Proponents cannot orchestrate improvements off the Project Site.”

WalkBoston's comments were made because along the direct route from the Proponent's main entrance to Summer Street there is no complete or accessible sidewalk. With a projected 70% mode share of walk and transit trips (which are thus also walking trips) this issue deserves careful attention.

September 30, 2016 comment letter:

1. Off-site approaches to the Necco Street site entrance – The existing walking route from Summer Street (and thus South Station) to the boundary of the site is difficult for persons with disabilities to travel. The proponent should take the lead in ensuring that walking improvements are made to this route. This may require significant coordination with the City and with neighboring landowners, but will result in improved access for all users of the neighborhood.
 - There is no curb ramp provided from Dorchester Avenue onto the Summer Street Bridge (south/GE side of the bridge). A curb ramp should be provided.
 - Accessible access to GE from Summer Street will need to be provided via Melcher Street. However, the sidewalk along the south side of Melcher Street appears to have an excessive cross slope that is hazardous for persons with disabilities, and difficult for anyone pushing a stroller or pulling a suitcase. This cross slope will need to be fixed.

2. Winter weather conditions and general maintenance –
 - Management and operations planning should ensure good snow clearance between the site and South Station along the Harborwalk and the sidewalks of Necco and Melcher Streets. The proponent should work with adjacent property owners and business associations to assure good access to its site under winter weather conditions.

Thank you for the opportunity to comment again on this project. We look forward to working with the proponent and the City to resolve the accessibility issues.

Sincerely,

Wendy Landman
Senior Policy Advisor

Cc Kristen McCosh Commissioner, Boston Commission for Persons with Disabilities
Chris Osgood, Boston Chief of Streets

Date	First Name	Last Name	Organization	Opinion	Comments
2/3/2020	John S.	Dykes	John S. Dykes Illustration Inc	Oppose	<p>A brilliant answer to a different question. I appreciate the efforts that National Development has made to reach out to the community in the approach to the construction of 15 Necco Street. In the not so distant past, the local community and neighborhood might not even have been considered - so, thank you for that. While there are many positive attributes to the design and function of the proposed structure, it most probably sets a precedent to completely change the feel of this historic neighborhood. The proposed building design seems to fit more with the earlier GE approach of an iconic, bold statement building. Conceptually, perhaps this GE approach made sense. This is simply not the case now. When looking at the current architectural renderings, the building stands very much apart from the surroundings. While some may celebrate this radical deflection, many of us view the design this way: it doesn't fit. This design seems more in line with attracting industry acknowledgement and design awards as groundbreaking, avant-garde work. I have much respect for the individual designers and architectural team and their hard work. However, asking for a better solution demands being direct with what is a driving force behind the current design, and one which will set the tone for Fort Point's future with a design departure. I am not asking for more brick and mortar rectangles. I am asking for the designers to take on a higher challenge: to work within an existing historical neighborhood, within logical parameters, healthy constraints, and to use this as a starting point from which to conceptualize, then create something amazing that satisfies the community as well as sets a tone going forward. This can be done, and I hope it will be. I'd love to see the designers take on this challenge, unfortunately, I don't expect a major shift in aesthetic at this point. In 20 years we may just look at this as an important, iconic, and trend-setting architectural work, but we may just look back and wonder, what were they thinking? Respectfully, John S. Dykes Artist /Illustrator and Board Member, Fort Point Arts Community (all comments my own, not on behalf of FPAC) 249 A Street, #59 Boston, MA 02210 249 A Street</p>
2/3/2020	Meredith	Gisness		Neutral	<p>Please consider creating public accommodation spaces within your design that will benefit the community as a whole. Our Fort Point community needs space that can not be found elsewhere; such as, space for easily accessible voting, community meetings, artist-makers space. Your development offers opportunities for the neighborhood's vitality. I, personally would like to see fewer restaurants and expensive retail and more cultural spaces that link the historical arts community with the new development and change of the neighborhood. I understand that with the change of use and tenant at 15 Necco, it presented itself as an opportunity to change the public accommodation. Please reconsider how you make that change. Once the restaurants or retail spaces go in, they will never go away. This would be a missed opportunity to work with the neighborhood and keep the true and original intent of the public accommodation for this project. Thank you for considering how the first levels of your project are used and consider the greater good of the neighborhood. Meredith Gisness</p>

2/2/2020	Joan	McGee	Resident Property Owner	Oppose	To the Board: Thank you for taking the time to consider my comments. Frankly, I was appalled and perhaps shocked to see this strange looking ultra-modern building being planned for the waterfront across from where I have lived since 2004. This area has such a rich history as we know; and we have been able to preserve so much of that in the ongoing maintenance and care of many of the original factory style buildings that Fort Point is known for. It is a small community that for years was mainly a place for various types of artists to live and work. We have painters, dancers, musicians, photographers, writers and actors. We also have families and we are attracting more LGBTQ folks as well as people of color. Fort Point is completely unique from any of the other Boston neighborhoods. To see this building rendering at the last meeting on Jan. 6th; I couldn't help but feel that this was beginning of the end of my neighborhood. I know that most of my Fort Point neighbors feel the same way. We are not the Seaport! Far from it! This structure does not belong here for so many reasons but the scariest one for me is the precedent it would set. Our neighborhood would be forever changed. We are struggling now to reclaim our unique identity being a stone's throw from the ever-multiplying towers of cold steel and glass that continue to obstruct any view of the natural coast line. Please rethink this planned building. Please don't allow the Seaport District to swallow us up in a tidal wave called "Progress."!!!
2/2/2020	Jennie	Griffith	davghead.com	Oppose	As a long term Fort Point resident of roughly thirty five years - I can not express how strongly I feel that the proposed structure is a grave misplacement to insert into this unusual Boston neighborhood and area. The beauty of the channel and the subsequent historic Boston Wharf buildings should be fully considered and not have their integrity seriously compromised by the proposed location of this structure. I am not opposed to the modernizing of the area in terms of new building and renovation of the older buildings to have a more current edge - but this building goes way beyond that in terms of properly fitting into the landscape of this special part of Boston. In another designated area that might be more appropriate - such as the Seaport - this would work well and fit in with it's neighboring structures. With all due respect - this particular design has no place along the channel in the Fort Point district. On this proposed site - and given that it is at a far larger scale than the next door neighbors - it appears almost like a looming cartoonish giant in terms of the actual design. Considering the very lovely and charming channel panorama - this structure placed in this location will be a sore thumb and appear dated in no time. Thank you for your consideration.
2/2/2020	Eileen	Riestra		Oppose	Given that this building sits in a prime location in Fort Point and is a visible landmark I am concern for its public uses on the ground floor. The design of the building should address the relationship with surrounding public spaces and feel open and inviting to the public. Ground floor public spaces within the building should complement the outdoor park spaces.

1/28/2020	Diane	Fiedler	FPAC	Oppose	<p>The design of the proposed building is just another glass box-- and this one lurching over the pedestrian walkways, eliminating a great deal of the cleansing sunlight along the still channel tidal waters. And of course, It is wildly inconsistent with the historic nature of the brick & timber buildings of Fort Point Channel-- which has proven to be essential enough to the region to create laws protecting the architecture. This building will indeed set the precedent for the rest of the Channel parcels. As clearly demonstrated by the development of Seaport, Boston keeps missing the important opportunity to embrace Boston's harbor waterscapes in a tourist & pedestrian-friendly water pathway. The recreational aspects of the Channel are obvious-- why would Boston want to create another family-free business zone built to satisfy landlords for a few decades, rather than create smaller buildings with retail, restaurant & parks zone along the water? A district of waterviews for all times, created to be historic in its own right? Such a vision would be guaranteed to support the tourism that is so essential to drawing new interests to Boston? Especially as it is so close to the BCEC convention center. Additionally, the development of the parcels along Fort Point Channel offer an opportunity to showcase real innovation that Boston so longs to bring-- i.e., tech-saavy architecture that can survive the increase of storm waters currently predicted. Face it-- we are NEVER going to be Hong Kong or Singapore. We don't want to be. But we can be that rare American city that understands that the greatest cities of the world continue to provide districts of human-scale interest within walking distance of their gleaming business centers. Don't be so dumb, Boston, that you block the water view over and over and over again. THANK YOU</p>
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1/10/2020	tammy	diorio	Resident abutter	Oppose	<p>Hello, My named is Tammy Diorio & I moved to Fort Point almost 14 years ago, when there was nothing much around except parking lots & a couple legacy restaurants. But I read the entire 100-acre Master Plan & saw what was coming. It was exciting and I knew I wanted to be part of this amazing neighborhood and its evolution. Development is a good and necessary thing, as long as it is done thoughtfully and well. Development on the Gillette parking lots was inevitable. However, the GE deal, zoning change approvals and building design approval was forced through in record time with little-to-no input from the neighbors. At the community meeting I attend on the 6th, what was clear is that National Development (“ND”) bought the previously pushed through GE permits & want the community to rubber stamp their changes because they “aren’t much different” from the GE site. This is the wrong approach if they truly care about the community and their neighbors. The GE site was politically driven and permitted before anyone could even react. Now that the GE deal as conceived is dead – this is a NEW situation where there is an amazing opportunity to be inclusive and respectful of the neighborhood and the historic architecture! I have watched the area just a short walk north in the Seaport District grow exponentially over the years, adding millions of square feet of retail, commercial and residential buildings. Unfortunately, there have been little to no traffic improvements in the entire area to handle all these additional cars. It is only going to get worse from here as many more thousands of square feet of high-rise, high-occupancy buildings are in the works to be constructed in and around Fort Point. When the Edison Plant gets developed with its 1.78 million SF of office/retail/residential – there will literally be no reasonable way to move in and out of South Boston. Bringing all these additional cars & people to this already congested area without a real traffic plan will have a severe negative effect on living & getting around in our own neighborhood. 15 Necco is proposed to have ZERO parking spaces! ND says that the nearby parking garages can easily handle all the parking for tenants/visitors. Based on what parameters? Did they consider current use of those facilities? And future use from further development next door? It is disingenuous & short-sighted to think the existing parking garages can absorb this type of volume without negative impact. Resident parking is already difficult to find – and some people are willing to risk a parking ticket by illegally parking in resident spaces. More cars mean this will happen more often. With Boston’s MBTA system in shambles, and streets clogged to bursting already, how can A Street absorb these additional cars? <i>continued next page</i></p>
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					<p>Drawing people to the Fort Point channel & not accounting for places for them to park when they visit or addressing the horrible traffic on A Street is irresponsible. Traffic & parking issues aside, my main concern and reason for writing today is the look and positioning of this proposed ND building. I will concede that this building design is an improvement over the ghastly design of the GE headquarters. However, it looks completely out of place in our historic neighborhood. It aggressively hovers over all the surrounding buildings like a glass predator. It's cantilevered design, angling out towards the channel, will cast shadows onto the public area below. It also means that as you walk along the Harbor Walk (that is supposed to be peaceful and enjoyable) this glass "cruise ship" looking building will be lurching out into your view. 15 Necco Street is a gateway development! This design is going to inform all the rest of the buildings that will follow it along our beautiful channel. The impact all these future building sites will have on our neighborhood is immense – and it is so important for Boston to get this right! I am not anti-development at all. I understand the area between me, my neighbors and Fort Point Channel will ultimately be filled in with buildings that block our view & access. It would be special and amazing if the look & feel of these new buildings would REALLY inform from the seafaring, industrial history of this important neighborhood. Please hear us. WE DO NOT WANT ANOTHER OVERWHELMING, GLASS, HI-RISE, SOULLESS SEAPORT-LIKE QUADRANT ALONG THE FORT POINT CHANNEL!!! Boston can do better! National Development/Elkus Manfredi can do better! The Fort Point Historic neighborhood deserves better! ND's presentation to the community stated they wanted to adhere to the design principles of the MHP & 100-acre plans. That they wanted to take design inspiration from the surrounding buildings, made with brick, metal & wood. How does the current design do any of that, I ask you? If the whole concept cannot be re-thought to fit in better with its neighbors, maybe at a minimum the BPDA, ND & EM could re-think the two sides of the building (north and back) that face the neighborhood? The design facade could be altered to better "fit in" with the look and materials of its surroundings? And the glass/blade concept could be retained on the channel and park-facing sides of the building? I would also like to suggest that the building be sloped away from, instead of towards, the channel. This would have many benefits: • it would not impact the tenant views • it would allow for tenant terraces to face the channel and skyline • it would allow more sun to hit the public area below • it would make it less "aggressive" looking • it would make it less looming and visible as people stroll the Harbor Walk I end with a heartfelt request that the city takes a moment to step back and truly understand what the look of this gateway development will mean to all the citizens who live in Fort Point, and how it will change the way this neighborhood feels for the next 50-100 years & beyond. Thank you.</p>
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1/8/2020	Jim	Souza		Oppose	As a 16 year resident of Fort Point and 30 year downtown Boston resident I have long hoped that those parking lots would transform into activated street scapes with public amenities and architecturally interesting buildings that are to scale with the rest of the neighborhood. First, we do need space for voting and regular public meetings but it is critical that Necco Street is activated. The channel side and park side also need to be activated. I am in support of a restaurant that operates at night and on weekends vs working hours only. The building is horribly over scaled and poorly blends with the celebrated warehouse buildings which will be completely hidden by this behemoth. It is way too tall. Forget the sun patters, how about wind patterns. The building faces WNW which has almost constant strong winds especially in winter. That size and shape will cause horrible wind patterns. The architectural firm (E/M) who is responsible for much of the Seaport architectural disaster is an embarrassment and you, the City allows this to continue. Make a statement, make history, do something to stop negative comments, build legacy architecture!! Build office parks in the far suburbs NOT on one of the most focused on and visible pieces of property in our city! Reduce the size and do something architectural that both blends in yet has innovative design. I like controversial design and do not feel the building should be all brick. Although I am truly open minded, I appose the current size, shape and most of the design. Thank you for reading my comment.
1/8/2020	Anna	Petronzio		Oppose	Thank you for presenting to the Fort Point Community on Monday, January 6th and thank you for the time and effort you put into developing the design for this building. I respectfully request that you rethink the exterior and interior of this building to fit it into the architectural landscape of Fort Point. This is a historic neighborhood made up of many converted warehouses with the charm of brick and beams evidencing their past use. The inside of these buildings also reflect that heritage. I live in one of those buildings and have done so for 15 years because of its character (Fort Point Place). The current proposed building is an eye sore and looks like it was misplaced from being in Seaport. I am concerned with bringing this type of architecture to the neighborhood and this serving as the model going forward. This model will take away from the Fort Point landscape and turn it into another Seaport with building after building made out of glass. The interior proposed also concerns me for a number of reasons. Foremost, the emphasis on it being accessible to the public on a daily/weekly basis means more people driving and walking in this neighborhood. As it is today, it is nearly impossible to drive in Fort Point and walking presents additional hazards with cars, skateboards, bikes, etc. There has also been a fatality most recently. The inside of the building looks like a typical We Work space with nothing interesting or different. Some examples of recent architecture that fits into the Fort Point landscape include 319A and the building on the corner of Farnsworth and A Street. In addition, the Residence Marriott Inn on Congress did an outstanding job of making the inside feel like a cool warehouse neighborhood, including buying works from local artists for the building (I was one of those artists selected). Although an interesting building, the proposed glass building does not fit into Fort Point and I respectfully ask that you redesign both the exterior (of primary concern) and the interior and present it back to the Fort Point neighborhood for feedback. Anna Petronzio
1/7/2020	Kenneth	Leeser	Mr.	Oppose	While the community does not oppose this development, we oppose the exterior look and feel of the proposed building. The design of the building needs to be re-worked to fit into the character of the brick and mortar/industrial nature of the Fort Point neighborhood. The building is sited 40 feet from the edge of the Fort Point Landmark District. This technicality should not preclude that the building should fit in architecturally with the ambiance and history of Fort Point.

1/7/2020	Nancy	Leeser	Simmons College	Oppose	I live in the Fort Point Channel neighborhood specifically for the community, the artists and it's historic impact including architecture. As development begins to take over Fort Point this particular project is critical to set the tone for the rest of the neighborhood. The current design presented on January 6 does not accomplish that. It would be an excellent addition to the Seaport District but it missed the mark on what Fort Point is and needs to maintain. Fort Point does not need to be a continuation of the Seaport District, it is a neighborhood with it's unique personality that should be maintained,
1/7/2020	Debbie	Ready	Neighbor	Oppose	This ultra modern building does not fit with the buildings and the neighborhood surrounding it. This neighborhood is in the national register of historic places and deserves a building that has class, character and is a fit in the neighborhood. 150 people came out last night and only 2 people were in favor of this building. The developer and architect can design a building that is a fit in this neighborhood. The BCDC needs to step up and overrule this design and have the architect and developer redesign this building to fit into the neighborhood.
12/13/2019	Christina	Pazzanese		Oppose	The height and massing of the main structure are frankly absurd. The majority of the buildings this structure would be next to or adjacent to are historic brick & beam Boston Wharf Co. buildings from the mid 1800s. They are all roughly 6 stories and in landmark protected zone. I do not believe there is a single building from Summer St. to Broadway (an area far bigger than the actual 100 Acres) that is the proposed height. I think the only comp in Fort Point is 319 A St., which is outside this zone, more than 2 large blocks away, and not abutting the public waterway. I walk across this parking lot and then to on the HarborWalk twice a day on my way to South Station and at night and on weekends, I walk my dog along Harbor Walk and Binford St. The dramatic shadows, wind vectors and reflected heat coming off this building will make the surrounding "park" and open space, at best, unpleasant for pedestrians and recreational users, and at worst, dangerous and unusable because of how hot, frigid and/or erratic the environmental conditions will be. The volatility this structure will introduce is the same reason no one lingers right outside the former John Hancock building in Back Bay. I strongly oppose a building of this height and of this massing. It is vastly out of character with the surrounding area. This is a cookie-cutter Seaport high-rise office building being jammed into a tiny, historic warehouse district home to Boston's oldest artist community. It is out of scale and out of place, dwarfing all of its neighbors, including GE, for many blocks and will create a physical and visual wall between the Channel and A St., where a huge portion of Fort Point residents live and where many operate their businesses or work.
12/11/2019	DAWNA	DAVIS	resident	Oppose	You may think you do not need to provide parking for your occupants but that is incorrect. There is not enough parking for residents as it is.. anyone who wants to drive to work will be very frustrated. How can you commit that those that work in this building will either walk, take a ride share or public transportation... you can't. The design of this building is inappropriate for the neighborhood. It is unattractive, too tall, and will stick out like a sore, throbbing thumb. Having a meeting on December 18th is unacceptable.
12/2/2019	Hana	Pegrimkova	Mario Avila Design	Oppose	The proposed design does not respect the surroundings from visual or historical or contextual point of view. It looks like a giant elephant crushing everything around. Completely out of scale, inconsiderate, disrespectful proposal. It is preposterous to say that there is no need for parking because of the Project Site's proximity to public transit and nearby public parking facilities. Fort Point and Seaport are already suffocating with the tremendous amount of cars added in the past 5 years. The traffic is heavy at any time of the day, crossing A-street became a health & life hazard. Quality of life (and work-life) is suffering already and adding this absurdly out-of-scale giant would have detrimental consequences.



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco/Gillette Parking lots Development

1 message

ALLISON J RAMLER <[REDACTED]>

Fri, Jan 24, 2020 at 6:46 PM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, richard.mcguinness@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com, Edward <edhmiller@aol.com>

Dear Ms. Aisling,

We are writing in reference to the planned development of the 15 Necco and the Gillette parking lots as a whole. As residents of Fort Point Channel, the design, execution and attention to detail of this project is of utmost importance to both our family and our neighbors.

Foremost, it is important to note that Fort Point Channel is already a well established neighborhood. Unlike the newly developed Seaport area that was not initially residential, Fort Point Channel is already home to many Bostonians. At its heart, it is an artist community with biannual open studios, Starry Nights under the Summer Street Bridge, block parties and grilling in the Bird Park. Many of the cities finest architects live in Fort Point Channel. Professional of all sorts, that may have otherwise chosen to leave the city, are proud to call Fort Point Channel their home. There are families with children who go to the Boston Public Schools who play daily at A Street Park. There are BPS bus stops at A and Wormwood, A and Melcher and Sleeper and Congress. Much like the other vibrant communities of Boston - the South End, Beacon Hill, the Fenway and the North End - Fort Point Channel has a personality and a flavor of its own that is part of the fabric of Boston. It is this personality and flavor that should be considered carefully when developing the parking lot area.

At the Related Beal presentation about their intended development, they showed many pictures of the neighborhood, marveling at the beauty of the historic old warehouses. They showed the beautiful curve of Melcher Street and talked about "community connectivity." Indeed, I agree with them. Maintaining a connection to the community, its architecture and its past is the best way to shape the future of Fort Point Channel.

The beauty of the pictures they showed has much to do with quaintness and uniformity of the historic buildings. Along A Street and Melcher, no building is over 10 stories high. The purposed buildings would be almost double this height. Such heights are not at all consistent with the flavor of our neighborhood. If allowed, the light and airy feel that is now there will be replaced with shadows, decreased views and decreased lines of sight.

We watched as the Seaport went up seemingly over night. One large glass building after another as quickly as they could. Time was not taken to consider lines of sight and now, while it is economically booming, it is a wall of buildings with no rhyme or reason to their placement and really no connection to Boston Harbor and downtown unless one is standing right at the water's edge.

The development of the parking lots is inevitable. We understand that. However, how to best develop it is what is at question. It is our hope that this can be done in a way that truly honors what Fort Point is - a quirky enclave of artists and Bostonians that love the city and want to continue calling it their home. This can be done by minimizing building height, decreasing potential shadows, considering building placement to preserve lines of sight, creating public spaces and continuously ask for, and actually take seriously, community involvement.

Thank you for your time and consideration.

Allison Ramler and Edward Miller
Parents to Grayson and Sawyer
Fort Point Channel Residents



Aisling Kerr <aisling.kerr@boston.gov>

Feedback on the 15 Necco Project

1 message

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Sun, Feb 2, 2020 at 11:24 AM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, richard.mcguinness@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collings@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

Hello:

Below is my feedback on the new 15 Necco project.

Sincerely,

Anna Petronzio

[21 Wormwood Street](#)[Boston, MA 02210](#)-----
Opinion: Oppose

Thank you for presenting to the Fort Point Community on Monday, January 6th and thank you for the time and effort you put into developing the design for this building.

I respectfully request that you rethink the exterior and interior of this building to fit it into the architectural landscape of Fort Point. This is a historic neighborhood made up of many converted warehouses with the charm of brick and beams evidencing their past use. The inside of these buildings also reflect that heritage. I live in one of those buildings and have done so for 15 years because of its character (Fort Point Place).

The current proposed building is an eye sore and looks like it was misplaced from being in Seaport.

I am concerned with bringing this type of architecture to the neighborhood and this serving as the model going forward. This model will take away from the Fort Point landscape and turn it into another Seaport with building after building made out of glass.

The interior proposed also concerns me for a number of reasons. Foremost, the emphasis on it being accessible to the public on a daily/weekly basis means more people driving and walking in this neighborhood. As it is today, it is nearly impossible to drive in Fort Point and walking presents additional hazards with cars, skateboards, bikes, etc. There has also been a fatality most recently. The inside of the building looks like a typical We Work space with nothing interesting or different.

Some examples of recent architecture that fit into the Fort Point landscape include 319A and the building on the corner of Farnsworth and A Street. In addition, the Residence Marriott Inn on Congress did an outstanding job of making the inside feel like a cool warehouse neighborhood, including buying works from local artists for the building (I was one of those artists selected).

Although an interesting building, the proposed glass building does not fit into Fort Point and I respectfully ask that you redesign both the exterior (of primary concern) and the interior and present it back to the Fort Point neighborhood for feedback.

Anna Petronzio



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Comment

1 message

Bill Meister <[REDACTED]>

Tue, Jan 14, 2020 at 11:58 AM

To: aisling.kerr@boston.gov, joe.christo@boston.gov, Richard.McGuinness@boston.gov

Cc: nick.collins@masenate.gov, "Biele, David (HOU)" <David.Biele@mahouse.gov>, ed.flynn@boston.gov, Michelle Wu <michelle.wu@boston.gov>, michael.f.flaherty@boston.gov

Dear Recipients;

I strongly feel that the proposed building presented at the recent meeting is not fitting for the area. Design, size, massing are major concerns. Fort Point is unique and important as recognized by Landmark designation. The opportunity still exists to create a structure that sets a proper precedent for the 100 Acres. Please reopen the design process, this is not the GE world headquarters.

The notion that first floor access to restaurant/retail constitutes "Public Accommodation" is also a large issue. Human traffic through a space does not equal Accommodation.

Thank You,

Bill Meister
Channel Center Resident



Aisling Kerr <aisling.kerr@boston.gov>

Necco Street Comment letter

1 message

Cameron Sawzin <[REDACTED]>
To: Aisling Kerr <aisling.kerr@boston.gov>

Fri, Jan 10, 2020 at 1:17 PM

Dear Aisling,

I join with my Fort Point Neighborhood Association leaders group colleagues and the many residents who attended the Necco Street meeting in opposing the design and massing of the project. This is **not** the Seaport and we fought hard to have Fort Point landmarked years ago to preserve the intimate and historic character of this very special and unique district, bursting with creative energy.

Chapter 91 dictated cultural and civic community use and every developer has slid by claiming a restaurant or lobby fulfills that requirement. This has to stop now. 15 years after I moved to Fort Point and started FPNA, there is STILL not a community space for meetings like the one that generated this passion and energy. We have to rely on the generosity of Capital One and previously met in the lobby of what is now the Muse building. That "community" space became an expensive physical therapy business even though the developer promised to build out a large meeting space. We currently have no venue for meetings or neighborhood events.

The proponents indicated they didn't have to provide a community space. "Don't have to" is questionable and doing it because it's right is a different matter. As Mike Tyrell pointed out, there are numerous examples of large modern buildings that fit into the surrounding architecture of the area. Even the large State Street building nods to the brick buildings that abut it. 10 Farnsworth, which is thoroughly "Modern" and yet won an award from the Boston Preservation Alliance, AND,... Lovejoy Wharf next to North Station. This latter project is remarkable for the way it fuses with its historic neighboring wharf structures yet features a strikingly contemporary statement in glass -a 20 story tower.

Best,
Cam Sawzin

Cameron Sawzin, *cellist*

35 Channel Center Street #409
Boston, MA 02210
Tel: [REDACTED]
Cell: [REDACTED]

January 4, 2020

RE: 15 Necco Street

To Whom It May Concern:

Due to the Artist Building at 300 Summer's Annual meeting I and many other residents are unable to attend the Jan 6 public meeting.

First, I will list my positives:

- Use of solar
- Entrances from various sides, public can pass through building with wide hall
- Great landscaping and flood resiliency on the Harborwalk
- Great outdoor public spaces
- No parking garage underneath----encouraging public transportation and walking, biking

My concerns:

- Only 24 ft lower than proposed GE Building “veil”, but wish it were lower—**looks massive** -will cast large shadows-- dwarfs historic buildings surrounding it on two sides. It's not 200 ft tall, it is **207 ft tall** including mechanicals. It's height and bulk will only encourage more massive building along our treasured Channel.
- Not excited about the design—does it stand the test of time? Does it consider the historic neighborhood? A contemporary nod to the historic brick buildings would fit in better and contribute to the beauty viewed from the Channel side.
- I thought there would be cultural and civic spaces on first level. What happened to that? Retail and restaurants are nice, but we also need community space for meetings, music, plays, get-togethers. What about a museum about historic Fort Point and its importance to Boston, maybe a gallery to show Boston artists!

WOULD LIKE TO HAVE THE FOOT BRIDGE CROSSING THE CHANNEL TO SOUTH STATION PUT BACK IN THE PLAN--WOULD EASE TRAFFIC CONGESTION FOR WORKERS AND VISITORS, KEEP POLLUTION IN CHECK.

Thank you for the opportunity to submit my comments.

Christine Vaillancourt, resident of Fort Point since 1992
The Artist Building at 300 Summer Street, #76, Boston MA 02210



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Project Design Proposal (former GE site)

1 message

Colin Quirk <[REDACTED]>

Sun, Jan 12, 2020 at 2:54 PM

To: aisling.kerr@boston.gov, joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

As a very concerned resident of [25 Channel Center Street](#), I am writing to you to express my profound objections to the proposed design for this site. These include:

The design's disregard of the long-existing and attractive brick architecture that makes the Fort Point area historic and unique.

The inordinate size of such a design will overwhelm the historic feel of the area that the residents now enjoy.

Allowing such a design to be built would set a precedent for further destructive design along the Fort Point Channel to the detriment of the neighborhood.

The concessions that the city made to GE initially made some sense given the financial commitment that GE was providing the city including the large amount of funds to be donated to local charities and health needs that would benefit Boston. These new developers and owners are not making similar or sizable commitments so why allow them to be so disruptive to our part of the city.

Fort Point is a very residential neighborhood with a strong community commitment. Allowing the proposed design would begin the erosion of that community feel.

I fervently hope that Mayor Walsh and his staff will not concede the character and future of Fort Point to the short-term and bottom-line focus of developers.

Lastly, I feel it would be a tragedy if the city allowed Fort Point to evolve into an extension of the Seaport.

Thank you for your consideration.

Tom Quirk



Aisling Kerr <aisling.kerr@boston.gov>

Comments on 15 Necco Street Development

1 message

Debbie Ready [REDACTED]

Fri, Jan 10, 2020 at 4:33 PM

To: aisling.kerr@boston.gov, joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, ffnaboston@gmail.com

My name is Debbie Ready and I am a Boston resident at [21 Wormwood Street](#). I have lived in the Fort Point neighborhood for the past 6 years, have been a resident of Boston for the past 19 years, and a resident of the Greater Boston area for an additional 28 years.

I'm writing to you to express my grave concerns about the proposed building design at 15 Necco Street. My concerns were also expressed by the majority of the 150 Fort Point neighbors at the 15 Necco Street public meeting on January 6, 2020. Only 2 attendees at that meeting had favorable comments about the building.

I purchased a condo in the Fort Point neighborhood because it is a neighborhood whose 100+ year old buildings are rich in Boston history, the architecture is aesthetically pleasing, and the look and feel of the buildings all seamlessly blend together. Although 15 Necco is not in the National Register of Historic Places (as it was formerly a parking lot), it will be constructed a mere 40 feet from buildings that are. For the following reasons, I ask that the BCDC and BPDA have the developer and architect redesign the building:

1. The current building design of 15 Necco fails to fit in and complement the architectural character of the surrounding brick buildings and within the historic district of Fort Point as a whole. When you look at the ultra modern 15 Necco design adjacent to the brick, historic buildings, it looks like it comes from another planet.
2. Visually, the current design appears to be massively overshadowing and toppling over the surrounding buildings and the Fort Point channel. The tiers jutting out over the water also appear as if the building will topple into the water or onto a surrounding building.
3. There are no all glass buildings in the Landmarks district where 15 Necco will be constructed. Given the all glass building design of 15 Necco, it architecturally clashes with the surrounding buildings and appears to live in a totally different neighborhood.
4. The current design will negatively impact the character and architectural charm of Fort Point. It will also depreciate the value of the condos in Fort Point, because the building looks and feels worlds apart from the surrounding buildings and makes Fort Point feel a lot less like a historic neighborhood and more like Manhattan. People move here, and want to stay here, because of the architectural character and aesthetic charm of the buildings in this neighborhood. People are not interested in walking out their front doors every day and looking at a building that looks like it belongs in Manhattan and is a complete misfit in Fort Point.

National Development and Manfredi have deep and rich experience in designing and constructing visually and aesthetically pleasing buildings that are a fit within the historic neighborhoods in Boston. I am confident

that if they take the comments that they have heard from the Fort Point residents and integrate those into a new design, that they will craft a building that is beautiful, blends seamlessly with the surrounding buildings in Fort Point, and that people are proud to live near and walk by every day.

Best,

Debbie



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Development - concerns

1 message

Donna Quirk <[REDACTED]>
To: aisling.kerr@boston.gov

Sat, Jan 11, 2020 at 11:24 AM

Dear Aisling,

I am deeply concerned with the proposed project at 15 Necco Street, the National Development/ Alexandria Real Estate proposal.

The project is much too aggressive for the neighborhood and would set a disturbing precedent. I think the proposal is shocking. I know that developers will want to make the most profit possible for their projects, and good developers also try to do quality work. But, how is it possible that any developer would be allowed to do such a project in this area?

I know that originally GE made a large, aggressive plan, of which we had no say as neighbors. GE planned to give the city and state \$50 million in charitable giving and then help with the Opioid Addiction problem. I assume this was part of the reason for the mayor and the governor accepting their plan. But, that is well over, so why would a plan so aggressive be looked at for this location now - the height, size and style seem so out of character? No amenities mentioned helped the situation at all.

Traffic, parking and safety are also great concerns for this area. But, the main concern is how this would impact our neighborhood negatively. I am for growth and development and I believe most people who live here understand and appreciate development here.

Sincerely,
Donna Quirk
[25 Channel Center Street, Unit 208](#)

--

Donna Quirk
[REDACTED]



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco street project

1 message

Esta-Lee Stone <[REDACTED]>
To: aisling.kerr@boston.gov

Thu, Jan 9, 2020 at 7:36 PM

I am a resident owner of a condominium at 35 Channel Center. I have had many years of experience working with and on the board of the Nantucket Preservation Trust learning about the importance of *sense of place*, streetscapes, historic architecture, and building with nantucket in mind that delineates standards for designing and building within a historic community. Although the building proposed for [15 Necco Street](#) is an interesting building, the design is inconsistent with the architecture in a historic community such as Fort Point. The building is disrespectful to the sense of place in our community, nor does it relate architecturally or aesthetically to the other buildings in the neighborhood including the new Street Bank building. To be boorish- the proposed building sticks out like a sore thumb.

I am very surprised that the architect who created the design was not thoughtful and sensitive enough to consider the historic nature of the community in which his building would reside and the attachment those who live in the neighborhood have to its architecture. I suggest it would have been helpful for the architect or the project manager to talk to those who live here to understand our point of view and architectural preferences before they began designing the building. That strategy would have been much more respectful to our community.

Esta-Lee Stone



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Project Proposal

1 message

Helene Maumy-Florescu <[REDACTED]>

Fri, Jan 17, 2020 at 11:13 AM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

Dear Mr. Kerr,

I am joining the expression of protest from my neighbours and fellow citizens regarding the project to build 15 Necco Street. We will push for a building respecting an architectural harmony in size and quality with our historical neighbourhood with the requirements described bellow.

I want that our historic district of Fort Point keeps a distinct identity from the Seaport, which has been developed quickly without reflection upon the vulnerability of this place made of landfill, the quality of the architecture and the urban design. This time, the city of Boston should not miss this opportunity to create an exemplary and innovative neighbourhood regarding the challenges of the climate changes and our social issues. It should be beautiful and stay an example of a great urban development for the future in the USA.

I hope that your building project will be a success because it will address all those challenges.

Best wishes,

Hélène Maumy Florescu
35 Channel Center



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Life Sciences Building

1 message

James Merola <[REDACTED]>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Tue, Jan 7, 2020 at 11:23 AM

I am writing to comment on the proposed new building at [15 Necco Street](#), formerly slated to be the GE world headquarters. I have been a resident of the Fort Point Neighborhood for 15 years. I welcome development in our neighborhood, especially development that supports green initiatives and respects the history and character of a neighborhood that is an historic district.

I attended the community meeting on January 6th, 2020 to hear in more detail about the proposed building. While there are some positive elements of the structure (targeted gold LEED certification, openness to the neighborhood, retail and food amenities on the ground floor), these are overridden by what can only be described as the spectacular ugliness of the building's exterior. No one wants another "glass box" building in the area, as we now see in the architecturally disappointing Seaport. But modern architecture can be strong without being overwhelming and elegant without being banal (witness the former Design Research building in Harvard Square or the former John Hancock building in Copley Square).

The mix of materials used on the exterior along with the mix of colors, while used with good intentions, is a disorganized mess. Even the lines of the building are ill considered (let's see, strong horizontals, strong verticals - what did we forget? Oh throw in some random diagonals!). It is an attention-grabbing joke that will be stale within months of its completion. Unfortunately, this eyesore of a building will remain in the neighborhood long after most of us have passed on. Comments from the developers to the contrary, this building has no positive relationship with nearby buildings, not to mention any relationship to the history of the neighborhood. It is the equivalent of the guy who shows up at work wearing a plaid tuxedo: It may be expensive, it may have been of conceptual interest to someone and it may have been appropriate in some other circumstance but no one wants to look at it every day.

Please, go back to the drawing board. Drop the tricks. Drop the garish colors. Lose the need to use every material known to man on the exterior. Please consider Mies van der Rohe's dictum: Less is more.

James Merola
[25 Channel Center Street, Unit 411](#)
Boston, MA 02210



Aisling Kerr <aisling.kerr@boston.gov>

Proposed development 15 Necco Street

1 message

James Sheldon <[REDACTED]>

Mon, Jan 27, 2020 at 11:30 AM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Cc: "david.biele@mahouse.gov" <david.biele@mahouse.gov>, "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "fpnaboston@gmail.com" <fpnaboston@gmail.com>, "joe.christo@boston.gov" <joe.christo@boston.gov>, "michael.f.flaherty@boston.gov" <michael.f.flaherty@boston.gov>, "nick.collins@masenate.gov" <nick.collins@masenate.gov>

January 27, 2020

I am writing to raise concerns about the proposed development of [15 Necco Street](#), the site originally planned as part of the GE headquarters. The site is next to two buildings that have been beautifully renovated according to the guidelines of the Fort Point Channel Historic Landmark District.

In contrast, what is proposed [15 Necco Street](#) is out of place in the collection of historic industrial spaces in Fort Point; it is more in keeping with the recently developed Seaport district, an area that is still struggling to create a sense of neighborhood. In Fort Point we already have a neighborhood, one that connects to Boston's past while at the same time participating in the City's new growth.

We hope to keep our neighborhood genuinely recalling the past while at the same time transitioning into the future. We need designs positioned at this intersection, which the proposed design of [15 Necco Street](#) is not. In fact, as the first building in what will become more development along the Channel, [15 Necco Street](#) threatens the very fabric of our neighborhood and by completely ignoring the historic character of the area it will contribute to erasing an important part of Boston's past.

I hope to see revisions in the plans.

Sincerely,
Jim Sheldon
[249 A Street #66](#)



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street

1 message

Jason Boulanger <[REDACTED]>

Sun, Jan 19, 2020 at 11:13 AM

To: aisling.kerr@boston.gov, joe.christo@boston.gov, richard.mcguinness@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov
Cc: fpnaboston@gmail.com

To whom it may concern:

I attended the January 13th BPDA Community Meeting, concerning the plan for [15 Necco Street](#). I was not able to stay through the conclusion of the meeting, but left with following questions:

- Given that there is a housing shortage in Boston, has the BPDA simply assumed that the land was permanently zoned for commercial/lab space? Why is it that a mixed-income housing development is not a consideration?
- Given that the design guidelines are relatively clear, please consider/address the following:
 - While I understand that the 'metal fins' provide shade and therefore reduce cooling costs, I did not find the explanations of 'metal fins' as they relate to the 'mechanical history' of the neighborhood persuasive.
 - The building height seems in direct opposition to the design guideline to "ensure compatibility of the new development with existing historic character..."
 - Also, an explanation of why the city allows a "maximum allowable height of 180' but doesn't count the penthouse is in order. The height of the design is 206' 8." Why isn't that height purely marked as such?
 - What is the precise function and utility of the "breaking base massing." The slides indicate it is for additional outdoor space, however that additional 'outdoor space' appears to be a private balcony with grass and greenery. Does the BPDA expect residents to approve the design for the sake of additional outdoor space, even know that same resident will have zero access to it
- What is the total proposed photovoltaic production as a ratio of a total electric consumption for the building?
- Are there any design modifications that would make the building more environmentally efficient than proposed? If no, how does the BPDA and the designers know that they have achieved maximum efficiency. If yes, what are the additional modifications that would be necessary and why weren't they included?
- The city needs to make a direct written commitment to a community space, complete with location, date to completion, and cost.
- The predicted walking paths appear to be estimated by those who have never attempted to use the staircase at the corner of Melcher and Summer Streets during peak commuting times. It is more likely that foot traffic will proceed down Melcher and turn on Necco Street.

Thank you very much to taking the time to hold the community meeting, extend comment deadlines, and receive additional feedback.

Kind regards,

Jay Boulanger
63 Melcher

P.S. Please forward this message to Councilor at Large Julia Mejia. Councilor Mejia should, but does not, have a publicly available email address.

15 Channel Center St.
Boston, MA 02210

February 3, 2020

Aisling Kerr, Project Manager
Boston Planning & Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02109
aisling.kerr@boston.gov

Dear Aisling,

I am writing to submit comments regarding the proposed development changes to the 15 Necco Street project in Fort Point, as outlined in the Notice of Project Change dated November 2019 as submitted by ARE-MA No.74, LLC/ National Development & Alexandria Real Estate Equities. My primary concerns with the project are regarding changes to the Facilities of Public Accommodation in the project and changes from the previously approved building design. I have been a Fort Point resident for over 16 years, and as an urban designer and architect I have painfully watched the impacts of development on the neighborhood, and in particular, on the Fort Point Arts Community, of which I currently serve as Board President. While FPAC's Executive Director will be submitting a letter on behalf of the organization, I am submitting this letter as a neighborhood resident and business owner as the core of the 100 Acres Master Plan area begins to take shape.

Facilities of Public Accommodation (FPA)

Original GE Program

The original GE plans for the brick buildings and the new building included substantial publicly accessible community-facing spaces and facilities. Only a small percentage of these facilities were restaurant/ retail type functions. In the original GE plan only 9,000sf was dedicated to restaurant/retail use, which represents 33% of the ground floor FPA space in the project, while other public community/ cultural type uses, which could be accessed and enjoyed without being a patron, were more than 67% of the FPA space. According to the GE ENF/PNF from August 2016 the project included the following program:

" > Public Community Spaces – Spaces open and accessible to the public:

- Ground Floor: not less than 75 percent of the ground floor of both the Brick Buildings and the New Building will be open and accessible to the public, including the Museum, the Bistro, the Community Work Lounge, public restrooms and the External Maker Space, including Brilliant Labs.*
- Upper Floors: The Museum in the New Building will expand onto the second floor of the New Building. The Convener Space on the New Building's upper floors will host conferences and networking events open to invited members of the public."*

The Chapter 91 license which was issued for the project listed these FPAs as: "a GE museum, café, community work lounge, reception area, and public restrooms" in the new building and "a restaurant with outdoor dining area, lobby, external maker space, brilliant career lab program space;" in the brick buildings. These 27,500sf of publicly accessible FPA space in the brick buildings and the new building were broken out as:

5-6 Necco: 10,000sf total

- Maker Space/ Brilliant Labs: +3,000sf
- Bistro: 7,000sf

115 Necco: 17,500sf (ground floor)

- Community Work Lounge: 3,200sf
- Museum: 13,400 (including some 2nd floor space)
- Coffee Bar: 2,000sf

Proposed Program

While the proposed plan for the new building includes 18,150sf of FPA space, uses have changed to 4 restaurant/retail spaces in the new building, and restaurant/retail in the brick buildings. The 5-6 Necco brick buildings now indicate the public program to be a 7,000sf bistro and a 3,000sf retail space and the proposed 15 Necco program now includes: 9,000sf retail with the remaining 9,150sf as restaurant/lobby area.

This means the proposal is that with the exception of the lobby which the public can walk through, 100% of the 18,150sf FPAs are now dedicated to patron-facing uses and 0% are dedicated to open public use.

Addressing Community Space Needs

While the argument was presented to the community that the restaurant/retail uses are publicly accessible, they do not represent comparable cultural and community space as was originally outlined in the project and included in the Chapter 91 license. With development of over 411,000sf in 5, 6 and 15 Necco, space that engages the public in a meaningful way or contributes to the cultural vitality of the neighborhood should be included and supported.

According to the Go Boston 2030 plan published by the Boston Transportation Department in March 2017, our neighborhood ranks highest for overall population change in the City, and third among neighborhoods where the highest growth rate is anticipated in the City – and if combined with the South Boston data, it ranks the highest for growth as well. With this known growth, there are many needs that have been voiced that could be accommodated in this project. The community has repeatedly outlined the need for a neighborhood public meeting space for 100 people, for a place to vote, and for a civic institution such as a library. Additionally, through a public process, the Fort Point Arts Community developed a plan in 2013 for an arts center but was told by the City there was no development project large enough in Fort Point at the time to support the program.

The scale of this project presents ample opportunity to address a portion of these community spaces that are more civic or cultural in nature as part of the mix of FPA uses to meet the needs of the Fort Point community, and to help the Fort Point/ Seaport neighborhood develop into a true livable community that is welcoming and accessible.

Building Design

Fort Point: The Working Waterfront

Fort Point's history is that of Boston's working waterfront, and the adjacent landmark district points to active elements such as fire escapes, metal walkways, loading areas and moving bridges as the defining features that evidence this history. While the GE proposal for the 15 Necco building was modern in its materials and design aesthetic, it captured a dynamism of a neighborhood history that moved rail cars, baled cotton, boiled sugar, built turbines, and molded – and still molds, paint, clay and metal into artwork. The GE design's exposed truss, exterior wood, and sliding forms provided a new vision of activity and industry. In the new proposal, while technical details were clearly present in the sustainable features, I am disappointed to see this overall design narrative has been lost. Re-introducing similar features would help to better integrate with the context, and anchor one foot in the past while looking to the future.

Gateway Location

The GE Headquarters were designed to be an iconic building to support the corporate presence. While no longer a headquarters, the building sits in a prominent location in Fort Point and is a highly visible landmark and part of the visual gateway to the neighborhood. It is the front door to our neighborhood and the design should reflect this. More specifically:

- The northern face of the building is one of the primary elevations that is visible in crossing the Summer Street Bridge, yet in the drawings presented in the packet, it appears to have received the least attention to design and detail, even though it is as visible as the park-facing south elevation. (Figure 2.4b)
- The range of solar shade options vary greatly from variations that are minimal in appearance (Figure 2.6. “Option 1: Horizontal Louvers Only”) to those that have the potential to define character (Figure 2.6. “Option 2, 3 & 4).

This project is an opportunity for a unique architectural moment; it is not a ‘street wall’ or infill condition, and all faces of the building require attention to massing and detail. I hope the design approach can be adjusted to be less monolithic, and more suitable to the unique context on the Channel, fronting the new park and adjacent to the historic district.

Civic-scaled Presence on Park

Fronting on the 100Acres park and the Harborwalk, the building is an important part of the neighborhood public realm. The design of the building should address this relationship with surrounding public spaces and feel open and inviting to the public. The ground level of the building in the original GE design had large double height glazing that provided a civic scale that navigated the transition between the public park and the public FPA spaces within. While having a significant glazed area, the proportions of the dark robust structure of the base in the GE design were reminiscent of the simplicity and scale of the heavy timber framing of surrounding buildings, reinforcing its relationship to the neighborhood context.

The current project design however, lacks this public feel – primarily due to the scale and detailing of the one-story retail storefronts that have been proposed. Some adjustments to the ground level details were shown at the last public meeting which included materials more akin the neighborhood context. While these were an improvement, further consideration of the scale and proportion, particularly on the civic-facing Harborwalk and 100 Acres park facades would be preferable to move them from the language of storefront retail to that of park-fronting FPA space.

Thank you for the extended opportunity to comment on what is a significant project for the 100 Acres Master Plan area. I look forward to the continued effort of the BPDA and the proponents as they work with the diverse neighborhood perspectives to move this project forward. Please feel free to contact me if you have any questions or need clarification on my comments.

Cordially,



Jennifer Mecca

cc:

State Senator Nick Collins, nick.collins@masenate.gov

State Representative David Biele, david.biele@mahouse.gov

City Councilor Ed Flynn, ed.flynn@boston.gov

Councilor-At-Large Michael Flaherty - michael.f.flaherty@boston.gov

Councilor-At-Large Michelle Wu, michelle.wu@boston.gov

Richard McGuinness, BPDA Deputy Director, Climate Change & Environmental Planning, richard.mcguinness@boston.gov



Aisling Kerr <aisling.kerr@boston.gov>

Inputs on 15 Necco Project

1 message

J Cross <[REDACTED]>

Fri, Jan 17, 2020 at 3:54 PM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, ed.flynn@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com, michael.f.flaherty@boston.gov

Dear Mr. Kerr,

I am a resident of Needham, but I have visited the Fort Point area many times over the past decades. The old, mostly brick, warehouse buildings have always seemed to me uniquely Boston. I have watched as Summer Street was cut off for the Big Dig, then opened again, and I have witnessed the area down A Street along the channel evolve as development proceeded. I consider the State Street building at the end of Channel Center St. to be a somewhat successful attempt to blend the new architecture with the feeling of the old.

However, the renderings I have seen of the proposed 15 Necco building to be nothing like that. The building, itself, might fit in at the Seaport, or in Dallas, for that matter, but it stands out as alien in the area. You can do better. I also understand that unwarranted changes have been made to the cultural and civic spaces previously approved for the ground floor.

I believe there is still a chance for you to insist that these deficiencies are corrected. I hope that you will.

Best Regards,

John Cross, [123 Pine Grove St., Needham MA 02494](#)



Aisling Kerr <aisling.kerr@boston.gov>

Change the design for 15 Necco

1 message

Judi Ribbler <[REDACTED]>

Mon, Jan 13, 2020 at 10:30 AM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com, richard.mcguinness@boston.gov, ed.flynn@boston.gov

Ladies and Gentlemen:

BPDA Project Manager Aisling Kerr

BPDA Senior Resilience & Waterfront Planner Joe Christo-
BPDA Deputy Director for Climate Change & Environmental Planning -

District City Councilor Ed Flynn -

Councilor-At-Large Michael Flaherty-

State Senator Nick Collins-

State Representative David Biele -

FPNA-

I have been living in Fort Point for the past 10 years. Many neighborhood changes over this time have been positive, including the recent arrival of the supermarket Trader Joe's.

I would like however, to join the Fort Point neighborhood chorus calling for change to the design of 15 Necco. The original architectural design proposed for 15 Necco makes no attempt to integrate with the surrounding physical structures and demonstrates zero appreciation for the historic nature of the neighborhood. It is also hideous as a standalone structure.

Seaport architecture, having gone unchecked, is a blend of chrome and glass with little attention to neighborhood amenities and small/independent businesses and restaurants. The Seaport is a missed opportunity to create something unique to New England. I would not like to see that happen to Fort Point.

Thank you.

Best,

Judi Ribbler

[25 channel Center Street](#)

[Boston, MA 02210](#)



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street

1 message

Karen McFeaters <[REDACTED]>
To: Aisling.Kerr@boston.gov

Sat, Dec 14, 2019 at 11:10 AM

Dear Ms. Kerr,

I am writing to you as an artist and resident of Fort Point since 2011. Prior to 2011 I lived in Quincy and worked in Fort Point. I love this neighborhood and have made it the subject of my paintings since 2007.

I am a pragmatic person and understand that building materials and aesthetics have changed since the Boston Wharf Co. buildings were designed by Morton Safford, but I'm appalled that a structure such as the one proposed at [15 Necco Street](#), is being considered.

Can we not do better than this? Can't we have more respect for the character and flavor of a neighborhood like Fort Point? The Seaport is *what it is* but I believe anything built along the Fort Point Channel should attempt to blend in and coexist with the brick structures that currently stand.

Excuse my honesty, but this building by Elkus Manfredi looks like a behemoth cruise ship that went off course and crashed in to the Fort Point Channel. It simply doesn't belong and is an insult to the Necco buildings that were lovingly restored by General Electric (which I have painted numerous times). The view and character of the Fort Point neighborhood will be forever destroyed and this will set the stage for more hideous construction.

This isn't about preserving my view since I live on Channel Center Street (Midway Artist Studios) and can't see the channel from my studio. It's about having respect for a historic district and caring about aesthetics. Once we "blow this" it's done and there won't be any turning back. Surely we can do better than this!

I'm attaching some of my paintings so you can see how passionate I am about the beauty of this neighborhood.

Thank you for reading my letter.

Sincerely,

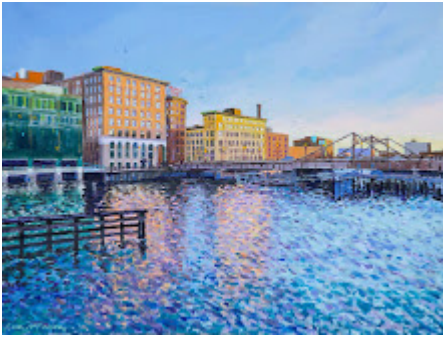
Karen McFeaters

www.KarenMcFeatersGallery.com

3 attachments

McFeaters_Karen_Afternoon.Shadows.on.the.Channel.jpeg
847K

McFeaters_W_Commission.jpeg
700K



McFeaters_Harborwalk.jpeg
831K



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Project-Comment Deadline: Friday, January 17, 2020

1 message

Katherine Meyer <[REDACTED]>

Thu, Jan 16, 2020 at 3:58 PM

To: "Michelle.Wu@boston.gov" <michelle.wu@boston.gov>, "david.biele@mahouse.gov" <david.biele@mahouse.gov>, "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "fpnaboston@gmail.com" <fpnaboston@gmail.com>, "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

[15 Necco Street Project](#) , An Analysis

FIRMNESS

This building is protected by the Mass Building Code so it will not fall.
We know only theoretically what regular higher tides will do to buildings in Fort Point.

COMMODITY

Steel Frame, Glass, Sun Shades

DELIGHT

Not any. This is a glass box with trim. No connection or respect for the neighborhood.
It could be built on any vacant lot with telecommunications infrastructure.
Delight in Fort Point is respect for our architecture, for our facades that have been studied for scale and proportion, for the dignity of the well integrated design elements.

(Vitruvius. Ten Books of Architecture)

TRUTH

Can there be any search for truth where commitment is only to maximum return on investment? The Boston Wharf Company made reasonable returns for their investments.
Can there be truth where promised community space is overlooked?

BEAUTY

During the detailing of this building has there been any study of Fort Point architecture: its simplicity of materials, its subtle color and its many textures?

GOODNESS

This is a proposal for a real estate building, not for timeless architecture. Fort Point has real architecture. This is not the Seaport. We want character and dignity for our future. We want no precedent like this set for our neighborhood.
If the designers had set their goals on good architecture, a piece of architecture could have been designed. Boston has no lack of architectural talent. This is not a quarrel with new and old architectural styles. Good architecture would fit in our neighborhood like an Eames chair in a brick and timber loft. The residents would have said, "this is lovely, this fits."

(Plato. Symposium)

Respectfully submitted,
Katherine Green Meyer
326 A Street, 4B
Boston, MA 02210-1734
Boston Resident, Property Owner, Tax Payer, Voter for 40 years



Fort Point Arts Community | 300 Summer St. M1| Boston, MA | 02210

February 3, 2020

Aisling Kerr, Project Manager
Boston Planning & Development Agency
Boston City Hall
1 City Hall Square
Boston, MA 02109
aisling.kerr@boston.gov

Dear Aisling,

I am writing to submit comments regarding the proposed development changes to the 15 Necco Street project in Fort Point, as outlined in the Notice of Project Change dated November 2019 and submitted by ARE-MA No.74, LLC/ National Development & Alexandria Real Estate Equities. As Executive Director of the Fort Point Arts Community (FPAC) and a member of the Impact Advisory Council (IAG), it is my responsibility to provide comments for the organization and its membership.. The primary concern for myself and the organization is with the changes in the project regarding the Facilities of Public Accommodation.

The most concerning developments with the new plan pertain to the changes in the public accommodation spaces on the ground floor of the two buildings. The previously approved GE plans for the development of the two buildings included substantial publicly accessible spaces and facilities of public accommodation. In the original GE plan only 33% (9,000sf) of the ground floor FPA space in the project was restaurant and retail. Public uses which could be accessed and enjoyed without paying for food, tickets, entry fees, etc. were more than 67% of the FPA space.

According to the GE ENF/PNF from August 2016, the community was promised that, "not less than 75 percent of the ground floor of both the Brick Buildings and the New Building will be open and accessible to the public, including the Museum, the Bistro, the Community Work Lounge, public restrooms and the External Maker Space, including Brilliant Labs." The community was also promised the public space would, "expand onto the second floor of the New Building. The Convener Space on the New Building's upper floors will host conferences and networking events open to invited members of the public." The Chapter 91 license which was issued for the project listed 27,500sf of publicly accessible FPA space in the brick buildings and the new building, including a 3,000sf makerspace and 7,000sf bistro in the 5-6 Necco buildings and a 3,200sf community work lounge, a 13,400sf museum, and 2,000sf coffee bar in the new 15 Necco building.

The current proposal includes 18,150sf of FPA space. The 5-6 Necco brick buildings now indicate the public program to be a 7,000sf bistro and a 3,000sf retail space and the proposed 15 Necco program now includes 9,000sf retail with the remaining 9,150sf as restaurant/lobby area. This means that **with the exception of a lobby/ public walkway, all of the public space is now dedicated to fee based uses and none of the spaces are open to public or community uses.** These uses do not constitute the cultural and community space originally outlined in the project and included in the Chapter 91 license.

According to a survey that the nonprofit Conservation Law Foundation organized through MassINC Polling Group, gentrification, development, and affordability are seen as the biggest current threats to the Waterfront. Cost of parking, dining, and attractions is a major barrier to residents from across Boston making more use of the Waterfront and more affordable dining and museum discounts are the most favored ideas for improving the Waterfront, along with improving public transit. The 5, 6 and 15 Necco buildings are being developed into over 411,000sf of space. FPAC respectfully suggests that a significant portion of the building ground floor allow for the public to engage with the the interior space of these buildings on the waterfront. This development has the potential to set the tone for future developments along the A Street corridor and the waterfront. This space should provide usable accomodation to the public and not simply be a walkway through the site.

FPAC proposes that the large scale of the Necco St. project presents an exciting opportunity to create community spaces that are designed to address the needs of the Fort Point Arts Community and neighborhood residents. The city and developers have the chance to take steps toward making the waterfront truly accessible and welcoming to anyone who visits Fort Point and the Seaport. Community needs that could be programmed into this project include public meeting space for 100 or more people, a polling location, a library, a makerspace, community coworking space, and other facilities. In 2013 FPAC developed a fundraising, construction, and operating plan for an arts center in Fort Point that had significant support from the city. We have been waiting for a development project large enough in Fort Point to support the development of at least some of the needs addressed in the arts center plan. We are willing to work with the developer and the city to address these community needs via the Ch. 91 process.

Thank you for the opportunity to comment on the Necco Street project. I look forward to working with the BPDA as a member of the Impact Advisory Group, as a resident of South Boston, and as a representative of the Fort Point Arts Community. Please feel free to contact me if you have any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Kelly Pedersen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kelly Pedersen
Executive Director
Fort Point Arts Community



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco

1 message

Rosenberg, Morton <[REDACTED]>
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Thu, Jan 9, 2020 at 5:36 PM

I am a condo owner at 25 Channel Center Street and have been in Fort Point for 10 years. Of course, the area has changed and that is to be expected in any growing and vibrant city. I do have issues with the report of the developers of 15 Necco Street.

- 1) I may be dumb, but not stupid and heard the project manager state that the building would only bring 48 people as traffic to the area.
- 2) I totally get that the GE site plan was bought by the developers as part of the project and there really is nothing significant we can change, but there was no mention of the lab space in the new project. For the life of me involved in science, I cannot conceive how all of this biotech space in the city will be occupied with biotech going up in Marine Park, on Second Street and as part of the Gillette project, it is frightening to be surrounded by so many potential disasters. What exactly will be going on at 15 Necco as far as proposed laboratory space?
- 3) They kept repeating how the lobby of building will be a boon to the neighborhood as walk through. Will it be open 24/7?

Thank you for your consideration.

Morton Rosenberg, DMD
Interim Compliance Officer
Professor (Emeritus) Department of Oral and Maxillofacial Surgery
Tufts University School of Dental Medicine
Professor of Anesthesiology and Perioperative Medicine
Tufts University School of Medicine



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Comments

1 message

Peter Agoos <[REDACTED]>

Sat, Jan 18, 2020 at 4:43 PM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, Rich McGuinness <richard.mcguinness@boston.gov>, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com, tim.logan@globe.com

Dear Ms. Kerr,

I write from the perspective of a 40-year resident and business owner in Fort Point—at the corner of A and Melcher Streets—who has witnessed the history of change in the area from a front row seat, and who was part of the kick-off of the area's revival, as the developer of the first re-purposed building in Fort Point to be re-zoned, in 1980, to include residential use. As you well know, the ensuing 40 years have brought the good, the bad, and the ugly in roughly equal measure, as the City has struggled to steer the revitalization project and answer to many constituencies not always aligned about values and desirable outcomes.

There is a lot to admire in the [15 Necco Street NPC](#) — in particular: adding a pedestrian corridor through the building; the general attention to public realm and waterfront access — but a couple issues merit pushback and reconsideration:

HEIGHT

- The BPDA has a unique opportunity with this project to reset oversight and prevent building heights in excess of the 180' limitation and mechanical structure rules. ([315 A Street](#) is an example of a tower that was allowed to not comply, both by ludicrously letting height be counted from the non-adjacent Summer Street, and by allowing the mechanical structure enclosure to far exceed the allowable area.)
 - The [15 Necco Street](#) building section drawing confusingly shows 2 Penthouse levels, one above the other. Presumably the upper one is the Mechanical MEP space. The lower Penthouse level is, therefore, inexplicably not counted in the claimed building height of 173'. Furthermore, its roof appears to be about 7' above the 180' height limit. If this is an occupied space, it clearly exceeds the allowed height.
 - While mechanical enclosures are allowed to rise above the height limit, at 206' the top of the Mechanical Roof as shown is 26' — nearly 14.5% — higher than the 180' limit. And it occupies about 77% of the area of the roof, more than twice the 33-1/3% allowed by the code.
- I urge you to require the Proponent to lower the actual roof—the top of the lower Penthouse roof—to or below the 180' limit, and to reduce the size of the mechanical enclosure to comply with the area restrictions.
- If the lower of the 2 Penthouse levels shown on the section is in fact the Mechanical MEP space, then I urge you to require the elimination of the upper Penthouse level to lower the overall building height, and to reduce the size of the mechanical enclosure to comply with the area restrictions.

BUILDING MASSING & DESIGN

- I understand the impulse of developers and designers to “announce the 100 Acres neighborhood” and to “mark the transition from the historic district to the unfolding development of the 100 Acre Master Plan.” I think that the proposed design is a wild miss on both of these stated intentions.
 - While the claim that the building “has been designed within the general massing envelope of the previously approved project” is basically true, the facade leaning toward the Channel looms over the Harborwalk in a way that we would all regret were it to be built. It announces only itself.
 - The claim that “The Proposed Project will be both aware and sensitive to the unique character of the Brick Buildings” is laughable—it's neither aware nor sensitive. The building massing and design make no reference to these historical neighbors, nor to the neighborhood's character.
 - The stepping back of the upper floors on the Necco Street side does nothing other than making an already unsettling design more disturbing, out of kilter and out of place.

2/5/2020

City of Boston Mail - 15 Necco Street Comments

• I would suggest that the BPDA require the Proponent to literally go back to the drawing board and create a new building design that will set an exciting precedent for those that follow, and that will be celebrated rather than simply tolerated.

Respectfully,

Peter

Peter Agoos • [326 A Street Unit 6A](#) • [Boston, MA 02210](#)

m [REDACTED] • e [REDACTED]

Please support [The Farm School](#) • <http://www.farmschool.org> and [Partners In Health](#) • <http://www.pih.org>



Aisling Kerr <aisling.kerr@boston.gov>

Former GE Site

1 message

Philip Manna <[REDACTED]>
To: aisling.kerr@boston.gov

Fri, Jan 10, 2020 at 2:05 PM

Greetings Aisling Kerr,

I'm writing to express my opposition to building being planned for the former GE site in Fort Point. The current proposal calls for a building that is way too tall and is ill suited for the historic brick designs of the old Boston Wharf buildings around it. The monstrous building of steel and glass presented by the architects at a community meeting Monday, 1/7 would undermine the character of our neighborhood.

We are not the Seaport District. The industrial loft buildings of our neighborhoods served the wool industry of the 19th Century and the many artists who followed. An updated versions of these brick and mortar wonders can surely serve the needs of the modern economy and the essential needs neighborhood residents.

Thank you for considering my thoughts.

Sincerely,
Philip Manna

[249 A Street](#)
[Boston MA](#)

[REDACTED]



Aisling Kerr <aisling.kerr@boston.gov>

Fort Point project

1 message

Radu Florescu <[REDACTED]>

Wed, Jan 15, 2020 at 6:07 AM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "joe.christo@boston.gov" <joe.christo@boston.gov>, matt.omalley@boston.gov, "fpnaboston@gmail.com michael.f.flaherty@boston.gov fpnaboston@gmail.com" <michael.f.flaherty@boston.gov>, "david.biele@mahouse.gov" <david.biele@mahouse.gov>, "nick.collins@masenate.gov" <nick.collins@masenate.gov>, helenemflorescu <helenemflorescu@me.com>

Dear Ms. Kerr,

I am writing regarding the proposed Necco Street project being discussed by the Fort Point neighborhood committee.

Without question, the Seaport and Fort Point districts have undergone a remarkable evolution over the past 10-15 years. For the most part, the new buildings constructed, architectural designs implemented and urban planning have respected the historical footprint and character that has made this neighborhood arguably one of the most sought after areas in Boston to both live and work.

While personally, I favor building upon what has started, there must be consideration concerning the balance of what is new and how it can be integrated into the old. Priorities must be established and be clear, however, they should also underscore the interaction of commercial and personal lives and make it as harmonious as possible. This is indispensable as this neighborhood is part of Boston's heritage and identity- one that should be preserved. As you know, once buildings go up, it is almost impossible to reverse a decision.

I kindly ask that the Fort Point Neighborhood arguments be taken under consideration and not be swept under the mat under the guise of form rather than substance. I am an owner of 2 unit located at [35 Channel Center Street](#) and am keen to preserve the neighborhood I have grown to love in the context mentioned above.

Thank you for your consideration.

Radu Florescu
[35 Channel Center Street](#)
Boston



Aisling Kerr <aisling.kerr@boston.gov>

15 NECCO STREET proposed design

1 message

Freidin Ralph [REDACTED]

Fri, Jan 10, 2020 at 4:02 PM

To: aisling.kerr@boston.gov, joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

I have been a resident of 25 Channel Center for the past 15 years. Much has changed since I left Lexington for Fort Point. When I first moved in, I could watch the sail boats in the harbor from my living room windows. Now my view is blocked by the many high rise glass buildings have sprung up, but I have become accustomed the city scape that has replaced my harbor view. Although the design of these buildings differ, they 'speak' to each other, and I am comfortable with these developments.

However, I am alarmed by the design that is proposed for 15 Necco Street. This past Monday I attended the meeting of the Fort Point Channel Association with the developers of 15 Necco street. As I walked in, the image of the proposed design glared at me. I was shocked to think that anyone designing a landmark building could have so little appreciation for the uniqueness of Fort Point. Its architecture has no connection with the beautiful historic buildings that create the charm and ambience to this corner of Boston.

I am not opposed to development and have anticipated for some time that the parking lot that I look out over from my living would one day become a construction site from which a building worthy to be the headquarters for GE would emerge. Unfortunately, the design as it currently stands, lacks any the grandeur that a national headquarters deserves. It has no architectural connection with the adjacent buildings, the channel, or the artists' community of Fort Point. It is an eye sore - an attack on my, and many others, aesthetics.

If left in its current design, its ugliness and enormity will cast a negative shadow over a special remnant of the historic Boston. All of this will be compounded if the designs of future buildings match the inappropriate design of 15 Necco.

Please do not allow this to go forward a proposed.

Sincerely,

Ralph B Freidin
25 Channel Center



Aisling Kerr <aisling.kerr@boston.gov>

5 NECCO ST. PROJECT

1 message

ROCCO GIULIANO <[REDACTED]>

Mon, Jan 13, 2020 at 11:10 AM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

Dear Ms. Kerr,

Like many other Fort Point residents, I am deeply disturbed at the radical design concept for the new building. Although I can appreciate it from both an esthetic and functional point of view, it simply doesn't belong in our neighborhood. I also share the concern of my neighbors that the aggressively modernistic design, if implemented, will undoubtedly set a precedent for equally grandiose, "iconic" approaches to other projects currently in the works. Please respect the character of Fort Point. If you fail to do so, you can expect continued and intensified opposition from the community.

Most Sincerely,

Rocco Giuliano
Studio 34
[249 A Street](#)
[Boston, MA](#)
[REDACTED]

Indy Doc Scriptwriter/Co-Producer





Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Proposed Project

1 message

Shirley Veenema <[REDACTED]>

Mon, Jan 20, 2020 at 3:37 PM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

January 16, 2020

As a resident of the Fort Point area for 15 years I am writing to express my concern with and opposition to the proposed development of [15 Necco Street](#). Presenters at the public meeting talked at length about how they intended to bring the community into the landscape and first floors of the buildings. While laudable goals, this rhetoric does little to disguise the fact that the proposed design shows little sensitivity to the neighborhood. In fact if built as proposed 15 Necco could easily lead to strip of similar glass and metal buildings along the Channel that feel as unwelcoming as the buildings and spaces of the Seaport district.

Presentations at the recent public meeting touted the project as a "contemporary expression of the historic character of the neighborhood." Phrases like this do little to hide the fact that the proposed design is completely out of character with the architecture and landscape of the area. In fact, in explaining the inspiration for the buildings there was no mention of the existing built architecture, only of water and bridges.

The proposed glass box at 15 Necco is more in keeping with the nearby Seaport than the historic Fort Point area. Unlike the Seaport, Fort Point is not and never was a patchwork of parking lots; it is a neighborhood that has grown and changed as Boston has changed. It is an important remnant of an earlier time, a point made by tour trolley that regularly go down A Street.

So what would I like to hear the trolley tour drivers say as they point to a recently developed strip of land along the Channel? Of course I'd like to hear them present details and anecdotes of an earlier time. But I'd also like them to refer with pride to how development in Fort Point maintained a sense of neighborhood and truly fostered integration of the new into an area with a rich and varied history. No one expects the Fort Point area to be preserved under glass, but I'd like to hear it's story presented as one of change that honors the existing character of a place and enhances rather than detracts from or destroys community.

Shirley Veenema
249 A Street



Aisling Kerr <aisling.kerr@boston.gov>

Building at 15 Necco Street

1 message

STEPHEN BETTINELLI <[REDACTED]>

Mon, Jan 20, 2020 at 9:03 AM

Reply-To: STEPHEN BETTINELLI [REDACTED]

To: aisling.kerr@boston.gov

Cc: richard.mcguinness@boston.gov, ed.flynn@boston.gov, michael.f.flaherty@boston.gov, nick.collins@boston.gov, david.biele@mahouse.gov, fpnaboston@gmail.com, joe.christo@boston.gov

Dear Mr. Kerr

I am writing to you as President of the Board at [35 Channel Ctr Street](#) regarding the project being considered at [15 Necco Street](#). We want to present our strong objections to the design as presented at a recent neighborhood meeting. The Fort Point Channel is a historic neighborhood of artists and community members and this building needs to honor the place and space of where it is being built. This is particularly important given that this building will be the very first thing viewable as people come into the neighborhood along the Harborwalk. We strongly encourage that the architect and developer reconsider their use of materials and reconsider the design and that they honor the civic and cultural benefits that were negotiated with the neighborhood. Fort Point is not anti-development but the residents deserve that the development be done in a way that is respectful of the history and future of this vibrant historic neighborhood and artists' community.

Sincerely,

Stephen Bettinelli



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco St project

1 message

Sylvia Stagg-Giuliano <[REDACTED]>

Thu, Jan 16, 2020 at 4:07 PM

To: aisling.kerr@boston.gov

Cc: joe.christo@boston.gov, richard.mcguinness@boston.gov, michael.f.flaherty@boston.gov, nick.collins@masenate.gov, david.biele@mahouse.gov, fpnaboston@gmail.com

Dear Ms. Kerr,

Having attended the presentation on Jan. 6, I came away with the following thoughts. As an artist, I am open to innovative design. I am also sensitive to discordant elements. I respect attempts to harmonize the old with the new.

Sadly, the design presented does not fit in with the architecture of the neighborhood, despite minor nods in that direction e.g. granite facing around the entrance. I join hundreds of my neighbors in calling for a redesign that respects rather than disrupts the neighborhood we love.

Most Sincerely,

Sylvia Stagg-Giuliano

Sylvia Stagg-Giuliano photographer

249 A Street [Studio 34](#)

Boston, MA 02210

Find us:

[Facebook](#)[Website](#)[LinkedIn](#)

TO: BPDA Project Manager Aisling Kerr - aisling.kerr@boston.gov
BPDA Senior Resilience & Waterfront Planner Joe Christo - joe.christo@boston.gov
District City Councilor Ed Flynn - ed.flynn@boston.gov
Councilor-At-Large Michael Flaherty- michael.f.flaherty@boston.gov
State Senator Nick Collins - nick.collins@masenate.gov
State Representative David Biele - david.biele@mahouse.gov

RE: 15 Necco Street Development

Hello,

My name is Tammy Diorio and I moved to Fort Point almost 14 years ago, when there was nothing much around except parking lots and a couple legacy restaurants. But I had read the entire 100-acre Master Plan cover-to-cover and saw what was coming. It was exciting and I knew I wanted to be part of this amazing neighborhood and its evolution. Development is a good and necessary thing, as long as it is done thoughtfully and well. For reference, this was the diagram of future growth proposed around our neighborhood as well as the green space promised.



The point is, people read these official documents and they believe them. We make decisions in our lives based on these promises. Then down the road political pressure, money or connections happen - which allows these promises to be overridden. And the needs of the neighbors who actually LIVE in the midst of the noted area get pushed aside.

Development on the Gillette parking lots was inevitable. However, the GE deal, zoning change approvals and building design approval was forced through in record time with little-to-no input from the neighbors.

At the community meeting I attend on the 6th, what was clear is that National Development ("ND") bought the previously pushed through GE permits and want the community to rubber stamp their changes because they "aren't much different" from the GE site. **This is the wrong approach** if they truly care about the community and their neighbors. The GE site was politically driven and permitted before anyone could even react. Now that the GE deal as conceived is dead – this is **a NEW situation** where there is an amazing opportunity to be inclusive and respectful of the neighborhood and the historic architecture!

I have watched the area just a short walk north in the Seaport District grow exponentially over the years, adding millions of square feet of retail, commercial and residential buildings. Unfortunately, there have been little to no traffic improvements in the entire area to handle all these additional cars. **It is only going to get worse from here as many more thousands of square feet of high-rise, high-occupancy buildings are in the works to be constructed in and around Fort Point.** When the Edison Plant gets developed with its 1.78 million SF of office/retail/residential – there will literally be no reasonable way to move in and out of

South Boston. Bringing all these additional cars & people to this already congested area without a real traffic plan will have a severe negative effect on living and getting around in our own neighborhood.

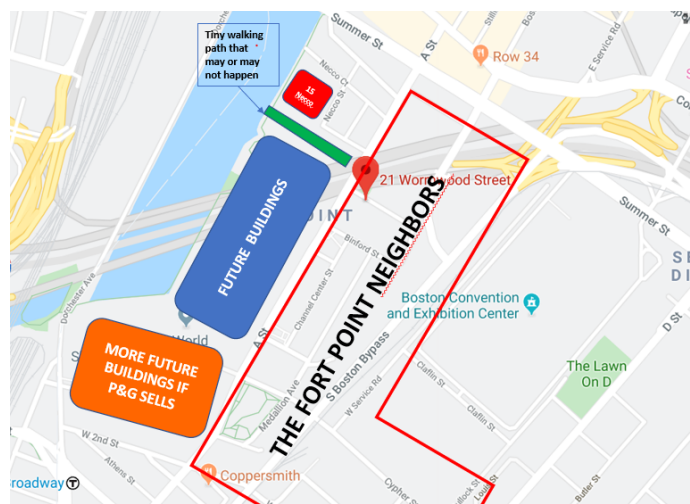
15 Necco is proposed to have **ZERO parking spaces!** ND says that the nearby parking garages can easily handle all the parking for tenants/visitors. Based on what parameters? Did they consider current use of those facilities? And future use from further development next door? It is disingenuous and short-sighted to think the existing parking garages can absorb this type of volume without negative impact. Resident parking is already difficult to find – and some people are willing to risk a parking ticket by illegally parking in resident spaces. More cars mean this will happen more often. With Boston's MBTA system in shambles, and streets clogged to bursting already, how can A Street absorb these additional cars? Drawing people to the Fort Point channel and not accounting for places for them to park when they visit or addressing the horrible traffic on A Street is irresponsible.

Traffic & parking issues aside, my main concern and reason for writing today is the look and positioning of this proposed ND building.



I will concede that this building design is an improvement over the ghastly design of the GE headquarters. However, it looks completely out of place in our **historic neighborhood**. It aggressively hovers over all the surrounding buildings like a glass predator. It's cantilevered design, angling out towards the channel, will cast shadows onto the public area below. It also means that as you walk along the Harbor Walk (that is supposed to be peaceful and enjoyable) this glass "cruise ship" looking building will be lurching out into your view.

15 Necco Street is a gateway development! This design is going to inform all the rest of the buildings that will follow it along our beautiful channel. Look at what an impact all these future building sites will have on our neighborhood – and you will understand how important it is for Boston to get this right.



I am not anti-development at all. I understand this area between me, my neighbors and Fort Point Channel are ultimately going to be filled in with buildings that block our view and access. It would be

special and amazing if the look & feel of these new buildings would REALLY inform from the seafaring, industrial history of this important neighborhood.

Please hear us.

WE DO NOT WANT ANOTHER OVERWHELMING, GLASS, HI-RISE, SOULLESS SEAPORT-LIKE QUADRANT ALONG THE FORT POINT CHANNEL!!!

Boston can do better!

National Development and Elkus Manfredi can do better!

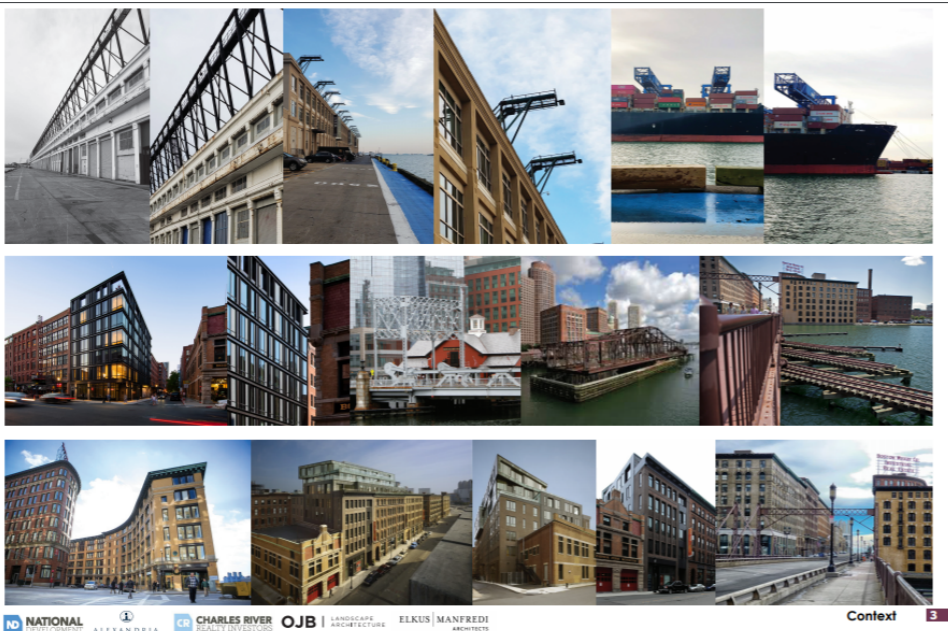
The Fort Point Historic neighborhood deserves better!

The following snippets were taken directly from ND's presentation to the community. They stated that they wanted to adhere to the design principles of the MHP and 100-acre plans (below):

Design Guidelines From MHP and 100 Acres

- Architecturally take cues from the surrounding Historic district to create a harmonious addition to the existing neighborhood.
- Ensures compatibility of new development with the existing historic character of the built environment
- Encourage new construction and in-fill development that respects and enhances the unique character and fabric of the neighborhood, while allowing for contemporary expression of the urban heritage of the historic Fort Point district
- Provides contemporary and inventive interpretations of the warehouse typology
- Protect and enhance the unique character of public view corridors, parks, open space and streetscapes (street layout)

They said they wanted to take design inspiration from the surrounding buildings, made with brick, metal and wood – referencing the images below.



How does the current design below do any of that, I ask you?



My background is design and construction, so if the whole concept cannot be re-thought to fit in better with its neighbors, maybe at a minimum the BPDA, ND & EM could re-think the two sides of the building (north and back) that face the neighborhood? The design facade could be altered to better “fit in” with the look and materials of its surroundings? And the glass/blade concept could be retained on the channel and park-facing sides of the building?

I would also like to suggest that the building be sloped away from, instead of towards, the channel. This would have many benefits:

- it would not impact the tenant views
- it would allow for tenant terraces to face the channel and skyline
- it would allow more sun to hit the public area below
- it would make it less “aggressive” looking
- it would make it less looming and visible as people stroll the Harbor Walk

I end with a heartfelt request that the city takes a moment to step back and truly understand what the look of this gateway development will mean to all the citizens who live in Fort Point, and how it will change the way this neighborhood feels for the next 50-100 years and beyond. Please respect the history of our neighborhood and do right by it – by modifying 15 Necco design. Thank you.

Sincerely,

Tammy

Tammy Diorio
21 Wormwood Street

CC: FPNA- fpnaboston@gmail.com



Aisling Kerr <aisling.kerr@boston.gov>

15 Necco Street Comment Letter Submission

1 message

bill williamfrese.com <[REDACTED]>

Sun, Feb 2, 2020 at 1:59 PM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Cc: "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "david.biele@mahouse.gov" <david.biele@mahouse.gov>, "nick.collins@masenate.gov" <nick.collins@masenate.gov>, "fpnaboston@gmail.com" <fpnaboston@gmail.com>

Aisling Kerr/ Project Manager, BPDA

Greetings, below is my comment letter regarding the proposed [15 Necco Street](#) building. My name is William Frese, I am a sculptor & a current 24/7 artist/live work resident of this Fort Point Neighborhood for 15 years.

The [15 Necco Street](#) renderings submitted by Elkus Manfredi Architects at the January 6th public presentation are unacceptable. They are void of any acknowledgement of the existing surrounding architecture & fully ignore the unique cultural & trade history of the Fort Point Channel district.

Recognized as the largest population of Artists in New England, the Fort Point community does not deserve the same generic aesthetic of the burgeoning Seaport area, nor repurposed rendering components of prior E.M. Architects projects such as Boston Landing & Liberty Warf.

Likewise, a massive corporate campus does not fit into the landscape of our Fort Point Channel neighborhood. A non-consistent roof-line behemoth structure will forever sever The Channel away from the existing residential population whom have for decades been thoughtful stewards of this vibrant community.

Site-lines & shadow impact will cleave the shoreline from human experience & the great foundation depths necessary to support such a tall structure will impede flow/permeability of the water-table, redirecting thousands of gallons water daily towards older neighboring foundations.

Inevitably, completion of such a building will create a height precedence & other polarizing sheer glass walled cubes will abruptly appear along The Fort Point Channel shoreline. The great architectural incongruity between these new glass edifices & the community's century old warehouse style residences, will negatively impact the property value(s) of existing home owners.

Lastly, & most alarming is the architect firm's statement within their on-line bio that describes their specialty as altering "tired urban precinct(s)" & "underutilized urban district(s) into "a diverse innovation district". <https://www.elkusmanfredi.com/firm/> .

Respectfully, The Fort Point Neighborhood is a vibrant community. Our community deserves an architectural firm that is sensitive to our existing profile & cultural significance. A vastly different design that integrates a thoughtful cohesive structure, not disintegrates our landscape with an ubiquitous 21st century shinny behemoth.

