



John Campbell <john.campbell@boston.gov>

150 West Broadway

Jay Boston <jwboston1682@yahoo.com>

Fri, Sep 19, 2014 at 10:37 AM

Reply-To: Jay Boston <jwboston1682@yahoo.com>

To: "John Campbell <john.campbell@boston.gov>" <john.campbell@boston.gov>

Dear Mr. Campbell: I have lived at 116 West Third Street for 17 years and I reiterate my support for the above development as currently proposed. The height of the building does not need to be scaled back because it is good urban design to have buildings of varied size. This is an underutilized block and the sooner it is developed, the better it will be for the vibrancy of our neighborhood. Sincerely, David Wysocki



John Campbell <john.campbell@boston.gov>

150 west broadway

Kelley O'Shea <kelleyoshea@comcast.net>

Wed, Sep 17, 2014 at 4:58 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Hi john,

I am opposed to the density of the project. It's too big for that corner lot.

Thank you

Kelley O'shea

Sent from my iPhone



John Campbell <john.campbell@boston.gov>

150 west broadway

rcorbitt3@comcast.net <rcorbitt3@comcast.net>

Wed, Sep 17, 2014 at 4:47 PM

To: John.Campbell@boston.gov

1

To: John Campell
Project Assistant, Development Review
Boston Redevelopment Authority
617-918-4282
John.Campbell@Boston.Gov

Dear John,

I write this letter today concerning the potential redevelopment of 150 West Broadway. As a life-long resident with four generations of family living on Athens Street between B and C Streets I have witnessed much change in our neighborhood.

Much if not all of that change has come as new residential development. Not the traditional neighborhood development we are accustomed to such as single family or three family homes but large condominium projects of one and two-bedroom units that don't add to a neighborhood's charm.

On just the one block of West Broadway in front of my home we have met with and agreed to 70 new condo units in the last 18 months where there was previously no housing. All of this density is being added to our neighborhood and we don't see the same level of infrastructure and services increasing along with it.

The St. Vincent's zoning that was put in place was created to protect the families that have made this neighborhood so desirable.

Our neighbors have come to agreement with all of the development proposals for this block to date. The proponent for 150 West Broadway has not been willing to come to an agreement with us on height and density.

I would like to go on record as being opposed to this project in its current state due to the height of 50 feet, which is in excess of the allowable 35 foot height, and the density of an FAR of 3 which is in excess of the allowable FAR of 1 for this site.

I appreciate the opportunity to comment on this development proposal.

Sincerely,

Sheila Corbitt
156 Athens Street
South Boston, MA 02127

John Campell
Project Assistant, Development Review
Boston Redevelopment Authority
John.Campbell@Boston.Gov

Re: 150 West Broadway

Dear John,

Thank you for the opportunity to comment on the development proposal for 150 West Broadway in South Boston.

After several attempts by myself and neighbors to come to an agreement with the proponent for this site it has still not been accomplished.

Over the last 18 months our neighborhood has met with and come to agreement and in some cases have signed MOU's with several developers on this same block. There has been agreement on public easements, transportation issues, height and density for developments that will result in 70 new housing units on land that has been historically used as commercial/retail.

We as abutters are not opposed to development as proven by the agreements we have reached to date. We are opposed to this development as currently proposed. The height and density are too far in excess for this site. The parking plan with 3 tandem spots is not feasible and the garage lift will cause traffic delays during peak hours on Gardner Place that will affect West Broadway.

I would like to be on record as opposed to the development proposal at 150 West Broadway.

Sincerely,

Robert O'Shea
152 Athens Street
South Boston, MA 02127



John Campbell <john.campbell@boston.gov>

Fwd: 150 West Broadway

Robert O'Shea <roshea@comcast.net>
To: "John.Campbell@boston.gov" <John.Campbell@boston.gov>

Wed, Sep 17, 2014 at 4:47 PM

Sent from my iPhone

Begin forwarded message:

From: "O'Shea, Robert" <roshea@signatureboston.com>
Date: September 17, 2014 at 4:45:45 PM EDT
To: Bob O'Shea <roshea@comcast.net>
Subject: 150 West Broadway

John Campell

Project Assistant, Development Review

Boston Redevelopment Authority

John.Campbell@Boston.Gov

Re: 150 West Broadway

Dear John,

Thank you for the opportunity to comment on the development proposal for 150 West Broadway in South Boston.

After several attempts by myself and neighbors to come to an agreement with the proponent for this site it has still not been accomplished.

Over the last 18 months our neighborhood has met with and come to agreement and in some cases have signed MOU's with several developers on this same block. There has been agreement on public easements, transportation issues, height and density for developments that will result in 70 new housing units on land that has been historically used as commercial/retail.

We as abutters are not opposed to development as proven by the agreements we have reached to date. We are opposed to this development as currently proposed. The height and density are too far in

excess for this site. The parking plan with 3 tandem spots is not feasible and the garage lift will cause traffic delays during peak hours on Gardner Place that will affect West Broadway.

I would like to be on record as opposed to the development proposal at 150 West Broadway.

Sincerely,

Robert O'Shea

152 Athens Street

South Boston, MA 02127

Robert O'Shea
Community Liaison
Massachusetts Convention Center Authority

617.954.2328
roshea@signatureboston.com
415 Summer Street, Boston, MA 02210

SignatureBoston.com | massconvention.com

2 attachments



Remarkable experiences.
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 R O'Shea 150 West Broadway.docx
14K



John Campbell <john.campbell@boston.gov>

(no subject)

rcorbitt3@comcast.net <rcorbitt3@comcast.net>

Wed, Sep 17, 2014 at 4:45 PM

To: John.Campbell@boston.gov

1

John Campell
Project Assistant, Development Review
Boston Redevelopment Authority
617-918-4282
John.Campbell@Boston.Gov

Re: 150 West Broadway

Dear John,

Thank you for the opportunity to comment on this development proposal and your assistance in planning and organizing the community process.

My neighbors and I abutting this site have been meeting with developers for this and several abutting developments over the last 18-24 months. We have spent many hours without compensation meeting with proponents to come to agreements on developments that we as neighbors can live with.

Unfortunately, we have not come to an agreement on the development proposal at 150 West Broadway.

The height and density of this proposal is much greater than we are willing to support.

I would like to be on record as opposed to this development.

Regards,

Renee Corbitt
Ronald Corbitt
156 Athens Street
South Boston, MA 02127



John Campbell <john.campbell@boston.gov>

150 W Broadway, South Boston

2HsHouse <2hshouse@gmail.com>

Wed, Sep 17, 2014 at 4:35 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Dear Mr. Campbell:

I own and live with my husband and 2 young children in a house located at 131 1/2 West 3rd Street. Our home opens onto a parcel we also own at 156 Athens Street, where we park and maintain a garden. We walk, bike, skateboard and drive on a daily basis through the intersection at B and Broadway.

I am concerned that although the developer proposing the project for 150 West Broadway has made some changes, the most recent proposal is still too high and too dense, and I know I'm not alone with my concerns. Our neighborhood is full of families who have a long term commitment to the neighborhood and will live with the ramifications of overly dense development for years, even decades to come. We hope our interests are also kept in mind as this project moves forward.

Regards,
Britta P. Hiester
131 1/2 W 3rd St
South Boston
617.268.6220



John Campbell <john.campbell@boston.gov>

150 W Broadway

thekeenanfamily@verizon.net <thekeenanfamily@verizon.net>

Wed, Sep 17, 2014 at 4:31 PM

To: john.campbell@boston.gov

Cc: eric.prentis@boston.gov, mark.mcgonagle@boston.gov, Nick.Collins@mahouse.gov, Linda.DorcenaForry@masenate.gov, sean.pierce@masenate.gov, bill.linehan@boston.gov

Good Afternoon,

I am an abutter to 150 West Broadway in South Boston. I am writing you in opposition to the current plans for this property. While I appreciate the changes that Joe Hassel has made to the design of the building, I still have serious concerns with what he wants to build.

First, I believe it is too dense both in number of units and the size of the building. Our neighborhood has recently seen an incredible increase in residents and vehicles, and we are just beginning to see the affect it is having- adding 27 more units in another large building is going to be more of a stress on the community, adding people and vehicles while taking away air and light.

Secondly, while I definitely appreciate the parking ratio, the setup of the parking is not ideal. Having a lift necessary to enter and exit the garage one car at a time is going to create traffic issues on Broadway, and for residents of the buildings that will use Gardner Place to access their space.

Lastly, there is a small business currently in this location that has been there for many years. It is a car repair shop that is a neighborhood amenity. The shop is always freshly painted and kept in good condition. I would love to see the City of Boston support small businesses in cases like this (a man who has rented the property for years, a developer who is aggressively pursuing the property owner to build residential).

Thank you for taking the time to consider my position.

Leanne Keenan

131 B Street

South Boston, MA 02127

617-269-4005

thekeenanfamily@verizon.net



John Campbell <john.campbell@boston.gov>

B & Broadway, Letter of Opposition

Angelique Pirozzi <apirozzi@gmail.com>

Wed, Sep 17, 2014 at 3:57 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Cc: Eric Prentis <eric.prentis@boston.gov>, Mark McGonagle <mark.mcgonagle@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>, "Linda.DorcenaForry@masenate.gov" <Linda.DorcenaForry@masenate.gov>, "sean.pierce@masenate.gov" <sean.pierce@masenate.gov>, Bill Linehan <bill.linehan@boston.gov>

Hello,

As an abutter I am writing you in opposition to the current plans for this building. Joe Hassel has made some improvements to the design but they do not address the major concerns neighbors and abutters have.

Specifically, we are asking him to reduce the unit count which will take the building height down from a set back 5th floor at 50 feet to a 4 story building at 40 feet with one 5th floor penthouse unit. This design would be similar to the one finalized by the Liberty Bell Roast Beef Development team where they will have one penthouse unit on a set back 5th floor. Additionally, Joe has two town house style units on the ground floor. If he were to remove those and make that space additional commercial space, I feel that the end result, a 22 unit condo building with up to 33 parking spaces, a max height of 40 feet except for the one 5th floor penthouse unit and an FAR some where around 2.7, would be a win-win for both sides.

Thank you,

Angelique Pirozzi
124 W3rd St
South Boston, MA. 02127

Sent from my iPhone



John Campbell <john.campbell@boston.gov>

150 west broadway south boston

Karen Carey <karenandkids54@msn.com>

Wed, Sep 17, 2014 at 11:16 AM

To: john.campbell@boston.gov

Dear Mr Campbell

Please count my voice as a life long South Boston resident that will be impacted by the overdevelopment of 150 West Broadway in OPPOSITION to the current plan. Although the developer made some changes to his original plan, he continues to have far too many zoning violations and is extremely resistant to working with the neighbors that have to live with his development the rest of their lives. His only impact will be a money windfall while we suffer with overcrowding, poor quality of life issues, and the continued stress of parking issues. Thank you for adding my opinion to the NO column.

Sincerely,
Karen Carey
7 Pacific Street
South Boston



John Campbell <john.campbell@boston.gov>

150 West Broadway

Alicia Jurus <alicia.jurus@gmail.com>

Wed, Sep 17, 2014 at 8:32 AM

To: john.campbell@boston.gov

Cc: Eric Prentis <eric.prentis@boston.gov>, kristin.abbott@cityofboston.gov, Nick Collins <Nick.Collins@mahouse.gov>, saintvinnys.lepac@gmail.com

I would like to let the BRA know that I am opposed to the proposed project at 150 West Broadway.

This developer has not listened to what the neighborhood wants, which is a smaller size and footprint. He has made some changes, but not enough and this has been after many many meetings. This end of Broadway is becoming very congested, and I feel that this project will create an even greater strain on site-lines and traffic. There is just too much on that corner already, we do not need another box filled with condos. How about a row of three story townhouses with parking in the rear, to offset all the other boxes? How about a three story property with the first floor being retail and units above? With the units across the street, I think we should keep this at three stories.

Respectfully, I oppose this current plan for this project.

Thank you

Alicia Jurus
139 West Third St

To : Joe Campell

Project Assistant development Review

My name is William Allen and I reside at 166 Athens Street and have live here all my life. There have many changes in my area.

I have attending many meeting for past year and half with developers on this half a city block on west Broadway between B and C streets. We have come to an agreement, up to this point, with all the developers to add an additional 65 units on land the is currently used as commercial/retail.

Our neighborhood has met with and tried to come to an agreement with the proponent if 150 West Broadway and have seen some improvements but not enough to sign onto.

We still have issues with proposed 50 foot height and the density of FAR 3.

The current zoning is , height 35 feet and FAR 1with the first floor Commercial/Retail.

As abutter I have some disagreement with the proposed with the height.

I also have issue with the proposed parking with rows if 3 tandem spots auto/garage lift needed to access the parking.

Myself and others believe the lift will cause significant traffic disruption during peak hours .

I am unable to attend this meeting.

William Allen

To : Joe Campell

Project Assistant development Review

My name is Elaine Allen and I reside at 166 Athens Street, I have attending many meeting for past year and half with developers on this half a city block on west Broadway between B and C streets. We have come to an agreement, up to this point, with all the developers to add an additional 65 units on land the is currently used as commercial/retail.

Our neighborhood has met with and tried to come to an agreement with the proponent if 150 West Broadway and have seen some improvements but not enough to sign onto.

We still have issues with proposed 50 foot height and the density of FAR 3.

The current zoning is , height 35 feet and FAR 1with the first floor Commercial/Retail.

As abutter I have some disagreement with the proposed with the height.

I also have issue with the proposed parking with rows if 3 tandem spots auto/garage lift needed to access the parking.

Myself and others believe the lift will cause significant traffic disruption during peak hours .

I am unable to attend this meeting.

thanks

Elaine Allen



John Campbell <john.campbell@boston.gov>

150 West Broadway

Nancy Byrne <nbyrne3@icloud.com>

Tue, Sep 16, 2014 at 8:23 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Hi John,

I live on Athens Street and I am writing this email in response to your recent proposal regarding 150 West Broadway. Unfortunately, I was unable to attend the meeting on Thursday. I am writing this email in strong support of my neighbors. I acknowledge the changes that were made, but as a neighborhood we would like to see a more changes to the proposal. These changes have been verbalized at the last meeting by other members of the neighborhood. These changes are in regards to the proposed 50 foot height and density of FAR 3. This is concerning since the current zoning is 35 feet and FAR is 1. Another major concern is the proposed parking. The proposed parking will create traffic disruption. Thank you for your consideration and efforts in working with us as a community.

Sincerely,
Nancy

Sent from my iPhone



John Campbell <john.campbell@boston.gov>

proposed development project at 150 West Broadway.

Nick Rossi <rossinc.bc@gmail.com>

Tue, Sep 16, 2014 at 11:51 AM

To: john.campbell@boston.gov

John Campbell

Boston Redevelopment Authority

Hello John,

My name is Nick Rossi and I was present at all the meetings with the developer Joe Hassell for the proposed development project at 150 West Broadway.

I am opposed to the height of the building of 50 ft. and the far of 2.99. I would however support a height of 40ft and an far of 2.25. I feel the height and density of the project is too much for the our neighborhood to absorb and our quality of life here is being affected by the over building.

I thank you for time and effort

Respectfully

Nick Rossi



John Campbell <john.campbell@boston.gov>

150 West Broadway Development

Samuel Kornstein <skornstein@gmail.com>

Mon, Sep 15, 2014 at 7:02 PM

To: john.campbell@boston.gov

Cc: Laura Alvarado <lauraalvarado@gmail.com>

Hi John,

We're writing to comment on Joe Hassle's proposed development at 150 West Broadway. We're abutters, living behind the site at 146 Athens St, and have participated in three meetings over the past six months with Joe and other abutters concerning his proposal.

While Joe continues to make encouraging revisions to the site plans, his most recent proposal presented at the BRA meeting on 9/10 does not sufficiently address concerns raised by the neighborhood. Specifically:

- **FAR:** The proposed 2.99 FAR is nearly 3x the 1.0 FAR maximum in the neighborhood's zoning code. What Joe is proposing is too dense for the neighborhood. Other developers on the same block (e.g., the Liberty Bell site, 135 Athens) worked with the community to reduce the FAR of their sites to a more reasonable 2.2-2.6 by setting their buildings back from the property line and adding green space. We would like to see Joe reduce the density of his proposal to a similar range, which would be a more reasonable compromise, and would set a good precedent for the neighborhood.
- **Height:** Related to FAR, the proposed building includes a number of penthouse units that bring the building to ~50 feet tall. The zoning code allows a maximum height of 35 feet, but the neighborhood abutters have come to a consensus that a compromise of 40 feet is acceptable. I would also support a ~50 foot penthouse unit if it were further set back from the street and had a smaller footprint such that it would not be easily visible. The Liberty Bell site developer's proposal included a similar penthouse approach which was a very reasonable compromise between the zoning code, community concerns, and developer objectives.

Please let me know if you have any questions.

Best,
Sam Kornstein
Laura Alvarado



John Campbell <john.campbell@boston.gov>

150 West Broadway

Gary Murad <garymurad@gmail.com>

Tue, Sep 16, 2014 at 10:59 AM

To: john.campbell@boston.gov, Eric Prentis <Eric.Prentis@boston.gov>

Good Morning John.

Please find my comments regarding the proposed project for 150 West Broadway.

While I appreciate the changes developer Joe Hassle has made since his first presentation to our community group and abutters, I am of the opinion that he has not gone far enough to gain my support.

I am still very concerned about the overall height of the proposal which now stands at approximately 50', the overall density with a unit count of 26, and the FAR which is at approximately 3.0. I am less concerned about the parking although I do have some reservations about the triple tandem spots and the lift.

I have reached out to the developer and requested that as a compromise, that he remove 2 of the 3 penthouse units and perhaps remove the two town house units and replace them with a second commercial space. He responded that he is looking to reconfigure the 5th floor with additional set backs and potentially could combine two sets of smaller units to reduce the overall unit count to 24. While I do appreciate this gesture, I would still like to see an overall reduction in the number of units on the 5th floor to one unit-which i think is a very fair compromise and one that would be acceptable to a larger number of abutters, and I want to see the FAR come down to a more reasonable number such as 2.5.

While at this point he has put forward a nice design with good materials, many of us are getting disturbed by this cycle of the BRA and ZBA approving projects and their related variance requests and thus feeding a non sensical increase in property asking prices because property owners feel their sites are worth much more than they are because the BRA will approve bigger and bigger projects outside the existing zoning code. Quite frankly, I believe the BRA and ZBA are providing oxygen to a land value and housing bubble that is going to have a huge negative impact on our community when it pops-and it is inevitable that it will.

Respectfully submitted by:

Gary Murad, 147 B St #3
Vice President
Saint Vincent Lower End Neighborhood Association



John Campbell <john.campbell@boston.gov>

150 West Broadway - Community Concern

Megan <meganaflynn@hotmail.com>

Mon, Sep 15, 2014 at 6:02 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Hi there,

I am a resident of South Boston. I wanted to ask that you consider requiring the developer to implement the following changes to his design of the new building at 150 West Broadway:

- Reduce the unit count to bring the height to 40 feet. This design would keep with the design of Liberty Bell's site.

- Require the bottom units be commercial space which keeps with the overall look of Broadway.

We are requesting the building be 33 parking spaces and a max height of 40 feet.

In general I have been incredibly disappointed with the development that has been allowed around my neighborhood...no landscaping, flowers, benches, many of the new buildings that reach over sidewalks and many of them do not ascetically fit into the overall neighborhood. It's pretty gross. If you walk around other neighborhoods, this stuff is not allowed. Why is it allowed here?

Thanks for your consideration.

Megan

Megan Flynn
3G Dorchester Street
Boston, MA 02127



John Campbell <john.campbell@boston.gov>

150 West Broadway, South Boston

David Doiron <daviddoiron@gmail.com>

Mon, Sep 15, 2014 at 3:08 PM

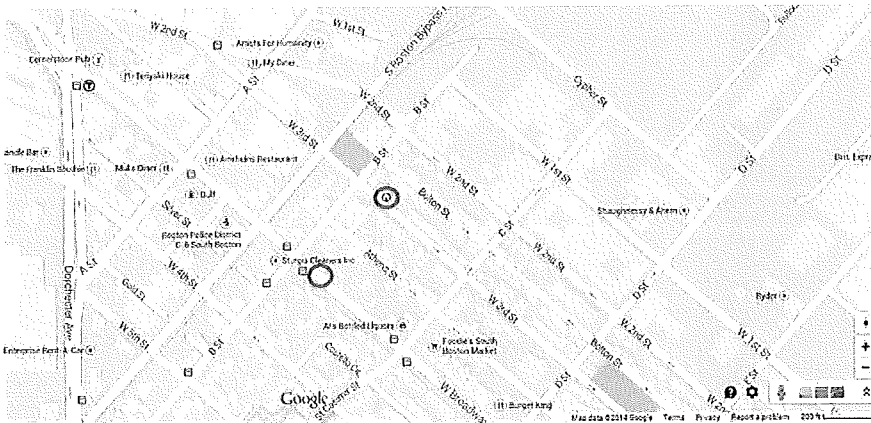
To: john.campbell@boston.gov

John,

As an extremely close neighbor to the 150 West Broadway development project, I'd like to pass on some comments. First off, kudos to developer Joe Hassle for listening to the neighborhood feedback by pulling the property lines back and changing some of the materials used in the project. While this is excellent progress, we still feel that more can and should be done to minimize the impact of this development on the neighborhood.

Specifically, we are asking for a reduction in the unit count which will take the building height down from a set back 5th floor at 50 feet to a 4 story building at 40 feet with one 5th floor penthouse unit. This design would be similar to the one finalized next door by the Liberty Bell Roast Beef Development team where they will have one penthouse unit on a set back 5th floor. Additionally, we are requesting that Joe remove the 2 townhouse units on the ground floor and make that space additional commercial space. This would result in a 22 unit condo building with up to 33 parking spaces, a max height of 40 feet except for the one 5th floor penthouse unit and an FAR some where around 2.7, a profitable and neighborhood-approved project.

As the owner of 84 W 3rd Street, about 300 feet from 150 West Broadway, the 5th floor point will make a big difference. Right now the little light we have in the late afternoon/evening on our block comes from the proposed development location (see below). The smaller penthouse rather than full floor will help minimize the impact of this development on our block.



I know that we can trust you and our other city officials to make the right decisions which will projects which make financial sense for the developers **and** are a positive impact on our neighborhood. Thank you in advance for keeping Saint Vinnie's a great place to live!

With Warm Regards,
David Doiron
84 W 3rd St
Boston MA 02127
817-271-5312



John Campbell <john.campbell@boston.gov>

150 W Broadway

Scott Morin <SMorin@jhancock.com>

Mon, Sep 15, 2014 at 1:23 PM

To: john.campbell@boston.gov

Hi John,

My name is Scott Morin and I live at 115 W 3rd St behind the future development site at 150 W Broadway. I appreciate the changes the developer has made to the design based on conversations with abutters and others and I really hope he'll accept the proposal to reduce the unit count to 22 and bring the height down. I also hope he'll replace the town house units on the ground floor with more commercial space. I think it's important to grow the commercial space on W Broadway between A and D where it can get a bit spotty.

Thanks,
Scott.

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John Campbell <john.campbell@boston.gov>

150 Broadway

Tom Jurus <tom.jurus@gmail.com>
To: john.campbell@boston.gov

Mon, Sep 15, 2014 at 1:07 PM

John:

I attended the meeting at the Condon and have the following comments regarding this proposal.

The current proposal is still too tall at 50+ feet and too dense with an FAR of 3. The building should be taken down to 4 stories, with all the penthouses on the fifth floor being removed. The 2 residential units on the ground floor should be converted to commercial space, these changes would make the FAR closet to 2.6, which tracks much better with the FAR of the other projects adjacent to him.

I was happy to see the changes the developer has made, specifically pulling the building back from B Street, but he still has a way to go. I feel the above changes need to be made to have a project that makes sense for the neighborhood.

Thank you,

Tom Jurus
139 W 3rd St.
South Boston, MA 02127
617-268-1837



John Campbell <john.campbell@boston.gov>

150 West Broadway

bowiley15@aol.com <bowiley15@aol.com>
To: john.campbell@boston.gov

Mon, Sep 15, 2014 at 10:11 AM

Dear Mr. Campbell,

Thank you for the opportunity to submit this comment regarding 150 West Broadway, South Boston. I have attended several meetings regarding this property and at the last meeting held on September 10, I was not only satisfied with the changes but also impressed with the final product.

Mr. Hassell and his group made some excellent changes in the design of 150 West Broadway. I particularly like the setback of the top floor, the almost total brick facade with balconies, and especially the courtyard in the rear. South Boston is rapidly losing its open space, including our small backyards. The inclusion of this courtyard is very much appreciated.

Also, West Broadway, particularly between D and F Streets, has been inundated with unattractive, massively oversized buildings. I feel the 150 West Broadway project is more in line with the surrounding neighborhood and the design much more appealing and inviting.

Thank you.
Yours truly,

Margaret Itri
264 E Street
South Boston, MA 02127



John Campbell <john.campbell@boston.gov>

150 West Broadway

todd lefkowitz <nantucketred@gmail.com>

Sun, Sep 14, 2014 at 7:23 PM

To: john.campbell@boston.gov

Hey John - I am a South Boston resident and live at 125 B St. I write to you to oppose the current plans Joe Hassell pulled together for his proposed project at 150 West Broadway. The building surpasses local zoning for height and does not have a low enough FAR. I am unclear as to why developers come into our neighborhood and consistently request variances to just about every statute related to height, floor to area ratio, and parking. South Boston, in particular the St. Vinny's neighborhood, has become too dense. I appreciate developers coming and and rehabilitating older sections of the city but the density, height, traffic, etc. has just become too much. I would prefer nothing be built at 150 West Broadway then to have Joe get away with his plans. I am kindly asking you for support in opposing his requested variances.

Best Regards,

Todd Lefkowitz
125 B St.



John Campbell <john.campbell@boston.gov>

150 West Broadway concerns

judy dindy <jad171@verizon.net>
To: john.campbell@boston.gov

Sat, Sep 13, 2014 at 12:52 PM

John Campbell
Boston Redevelopment Authority

Hello John,

My name is Mike Dindy and I was present at all the meetings with the developer Joe Hassell for the proposed development project at 150 West Broadway.

I live at 125 B St. and I am a direct abutter to the project. I am opposed to the height of the building of 50 ft. and the far of 2.99. I would however support a height of 40ft and an far of 2.25. I feel the height and density of the project is too much for the our neighborhood to absorb and our quality of life here is being affected by the over building.

I thank you for time and effort

Respectfully

Mike and Judy Dindy
125 B St.



John Campbell <john.campbell@boston.gov>

150 West Broadway project

Ann Marie <ammcl184@hotmail.com>
To: john.campbell@boston.gov

Thu, Sep 11, 2014 at 3:06 PM

I was at the BRA public meeting last night, 9/10/14, at the Condon School in S Boston. I agree with all the other attendees, the height is still an issue as well as the density.

Ann Marie McLaughlin

184 Athens St, #3

S Boston



John Campbell <john.campbell@boston.gov>

150 West Broadway Proposal

bowty@aol.com <bowty@aol.com>

Thu, Sep 11, 2014 at 2:57 PM

To: john.campbell@boston.gov

Mr. John Campbell
Boston Redevelopment Authority

Mr. Campbell:

I am a resident at 205 Athens Street (between C and D Streets) and therefore live in close proximity to the subject property proposal. Those of us in this area of South Boston are simply being inundated -- really overwhelmed -- by all the development in this area. At the very least the BRA should be holding to current building and zoning requirements when reviewing construction proposals.

While there may be some room for negotiations and compromise, the current proposal as presented in the Community Meeting that both you and I attended last night is simply too high, too big, and has an F.A.R. that is too high. I therefore respectfully request that the BRA recognize the efforts of the neighborhood and deny the current construction plans as presented last night.

Thank you for your attention to this matter.

Very truly yours,

Ty S. Shen
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Wed, Sep 10, 2014 at 7:43 PM

To: "john.campbell@boston.gov" <john.campbell@boston.gov>

Dear Mr. Campbell,

First it was a pleasure to meet you at both meetings for the above mentioned project at the Condon School in South Boston. It is nice to know that the BRA has a process in place, for residents to voice their opinions/concerns regarding potential new development, in our neighborhood. I have attended the last two meetings for 150 West Broadway, which is being proposed by Joe Hassell from City Point Place LLC. The first proposal was for 32 units and the design was rejected by the neighborhood due to "aesthetically unpleasing materials, building not set back far enough, too many retail spaces and the location of the entrance. The meeting tonight addressed all of those concerns. The building is now ninety percent brick, the building set backs were overwhelmingly approved by all in attendance, the new entrance is at the front of the building and the retail space was cut to one unit. It now seems that a few of the residents at the meeting are now concerned about the height of the building, which was never brought up in the last meeting and I know because I was there. The developer also cut six units from the previous design. I walk by the current lot on my way to and from work and it is a disgrace. This new residence will not only improve the area, bring more foot traffic, provide the city with a new tax base and hopefully bring new residents who will take pride in their neighborhood, like my wife and I have, when we built our house here almost sixteen years ago. I feel like some of the people in attendance there tonight, who acknowledged the great design changes and concessions the developer made, are still trying to "shake them down", well I will say that I am quite appalled at some of their comments and actions. I hope that you will see through all of the smoke screens and come to the same conclusions that I have. It is a fine design, the developer has bent over backwards to accommodate abutters and the building will be a fine addition to our neighborhood. Thank you for your time and take care.

Sincerely yours,

Richard M. Adams
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