



MATT O'MALLEY
BOSTON CITY COUNCILOR
DISTRICT 6

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

To Whom It May Concern,

I am writing in support of the project known as "1599 Columbus Avenue" proposed by Urban Edge. The proposed project includes the demolition of the existing buildings and the construction of a six-story new construction building. The new building will create approximately 65 units of 100% income-restricted affordable apartment homes in addition to approximately 4,000 SF of non-residential space along Columbus Avenue.

The project will deliver a number of important public benefits, including: the creation of affordable housing in a desirable and transit-oriented location, improvement of the pedestrian corridor along Columbus Avenue and Amory Street, sustainable design, and the enhancement of underutilized property in the heart of Jackson Square.

Urban Edge has a long history in the Jackson and Egleston Square areas of Jamaica Plain and Roxbury, and it has played an active role for decades in revitalizing the neighborhood. Urban Edge is committed to the long-term stewardship and management of 1599 Columbus Avenue, including offering significant services and amenities to the development's future residents.

I support the following actions: approval by Boston Planning & Development Agency pursuant to Article 80 of the Boston Zoning Code; approval by Boston Zoning Board of Appeal for necessary zoning variances; a funding commitment by the City of Boston Department of Neighborhood Development; and a funding commitment by the Massachusetts Department of Housing and Community Development.

This project deserves the full support of the City and the State, and I look forward to its success.

Sincerely,

Boston City Councilor Matt O'Malley
Jamaica Plain, West Roxbury, parts of Roslindale and Roxbury, and the Back of the Hill



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR SONIA CHANG-DÍAZ
Second Suffolk District

STATE HOUSE, ROOM 111
BOSTON, MA 02133-1053
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Chair
CANNABIS POLICY
and
CHILDREN, FAMILIES,
AND PERSONS WITH DISABILITIES

Vice Chair
JUDICIARY

ELECTION LAWS
FINANCIAL SERVICES
PUBLIC SAFETY AND HOMELAND SECURITY

September 20, 2019

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I am writing in support of the project known as “1599 Columbus Avenue” proposed by Urban Edge. The proposed project includes the demolition of the existing buildings and the construction of a six-story new construction building. The new building will create approximately 65 income-restricted affordable apartment homes in addition to approximately 4,000 SF of non-residential space along Columbus Avenue.

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Saludos,

Sonia Chang-Díaz
State Senator, Second Suffolk



Boston City Council

ALTHEA GARRISON
Councilor At-Large

12 September 2019

To Whom It May Concern,

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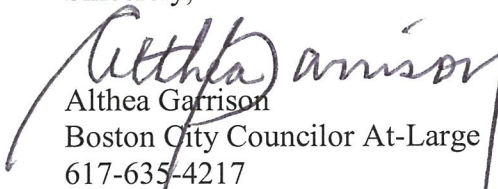
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Sincerely,


Althea Garrison
Boston City Councilor At-Large
617-635-4217

Cc: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission
Urban Edge



CITY of BOSTON

Martin J. Walsh, Mayor

To: Aisling Kerr, BPDA
From: Zachary Wassmouth, PWD
Date: September 25, 2019
Subject: 1595-1599 Colubmust Avenue PNF - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 1595-1599 Columbus Avenue PNF.

Site Plan:

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

Construction Within The Public Right-of-Way (ROW):

All proposed design and construction within the Public ROW shall conform to Boston Public Works Department (PWD) Design Standards (www.boston.gov/departments/public-works/public-works-design-standards). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

Sidewalks:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current American's with Disabilities Act (ADA)/ Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site if not already constructed to ADA/AAB compliance. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

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

Specific Scope Considerations:

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

- The developer should coordinate with the City to ensure that any proposed improvements related to this project are coordinated with the JP/ROX planning effort.
- The developer should coordinate with the Boston Transportation Department (BTD) and Massachusetts Bay Transportation Authority (MBTA) plans for bus accommodation improvements along the Columbus Avenue corridor.
- Please specify the need and functionality for the driveway curb cut on the north side of project site. If possible, access via this curb cut should be eliminated.
- Coordinating closely with the above mentioned JP/ROX and bus accommodation plans, the need for the existing break in the median on Columbus at the project site should be assessed. If the median is to remain as part of the above-mentioned projects, this project should consider closing the median



PUBLIC WORKS DEPARTMENT

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

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

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



- In addition to the sidewalks directly abutting the project site, this project should also consider including the sidewalks on Amory Street between Columbus Ave and the bend in Amory Street as well as the small sections of sidewalk along Columbus Ave and Amory St connecting to this section of Amory St as part of the project scope to provide enhanced pedestrian access to and from the site.
- Please provide more information on the status of the proposed directional change on Dimock Street. This project should consider contributing toward moving this proposed change forward.

Driveway Curb Cuts:

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. All existing curb cuts that will no longer be utilized shall be closed.

Discontinuances:

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

Any and all easements within the Public ROW associated with this project must be processed through the PIC.

Landscaping:

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

Street Lighting:

The current street lighting in the vicinity appears to be wired overhead. This project shall include installing appropriate underground conduit systems for all street lights adjacent to the project site.

The developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

Project Coordination:

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



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CITY *of* BOSTON

Martin J. Walsh, Mayor

Green Infrastructure:

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

Please note that these are the general standard and somewhat specific PWD requirements. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zachary Wassmouth
Chief Design Engineer
Boston Public Works Department
Engineering Division

CC: Para Jayasinghe, PWD



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

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

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MEMORANDUM

TO: Aisling Kerr, Project Manager
FROM: John (Tad) Read, Senior Deputy Director for Transportation & Infrastructure Planning
Manuel Esquivel, Senior Infrastructure & Energy Planning Fellow
Ryan Walker, Smart Utilities Program - Associate
DATE: September 17, 2019
SUBJECT: 1595-1599 Columbus Avenue - **Smart Utilities Comments - PNF**

Summary:

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

Context:

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

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

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

In order to facilitate the review of integration of the SUTs and the SUS, the BPDA and the Smart Utilities Steering Committee has put together a [Smart Utilities Checklist](#) that can be filled out and updated during the review process. Please fill out the parts of the *Checklist* that apply to

your project. Make sure to review this template first, before submitting the *Smart Utilities Checklist*.

After submission, you will receive:

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

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

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

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

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

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

September 20, 2019

Ms. Aisling Kerr, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA. 02210

Re: 1595-1599 Columbus Avenue, Jamaica Plain
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed redevelopment project located at 1595-1599 Columbus Avenue in the Jamaica Plain neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on five parcels of land totaling approximately 0.49 acres. The site is bound by Columbus Avenue to the east, Amory Street to the west, a church and a vacant City of Boston-owned property to the north, and commercial buildings to the south in the Jackson Square area of Boston. The proponent, 1599 Columbus LLC, proposes the construction of a new six-story residential building with approximately 80,000 square foot (sf) containing 65 residential units and approximately 4,000 sf of non-residential space on the first floor., as well as non-residential ground floor space that could include such uses as artist space, office space, or other active space. Approximately 21 parking spaces will be provided on site, all located at-grade and accessible from Amory Street.

The PNF states that the projected water consumption for the project will be 12,530 gallons per day (gpd). For water service, the Commission owns and maintains an 8-inch southern high DICL water main installed in 1983 in Columbus Avenue. Amory Street has a 16-inch southern high PCI water main that was installed in 1990.

The PNF predicts that the projects sewage estimates will be approximately 13,403 gpd. For sewer and drain service, the Commission maintains a 12-inch sewer and a 28-inch by 42-inch storm drain in Columbus Avenue. In Amory Street the Commission maintains a 30-inch by 36-inch combined sewer, a 15-inch sewer and 15-inch storm drain.

General

1. Prior to the initial phase of the site plan development, 1599 Columbus Ave LLC, should meet with the Commission's Design and Engineering Customer Service Departments to



review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.

2. Prior to demolition of the building, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 1599 Columbus Ave LLC's, expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The proponent estimates that daily sewage will be less than DEP's 15,000 gpd threshold. However, the proponent should be aware that if during the site plan permitting process, it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.

The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. 1599 Columbus Ave LLC is advised that the Commission will not allow buildings to be constructed over any of its sewers or water mains. 1599 Columbus Ave LLC must investigate the feasibility of re-routing flows from the 24-inch sewer that extends under the existing building and abandoning the sewer. The results of the investigation must be presented to the Commission during the initial phase of developing the site plan. If directed by the Commission, the developer will be required to re-route the flows and abandon the 24-inch sewer. If the sewer must remain in service, the project must be designed so that access, including vehicular access, to the Commission's water and sewer mains for the purpose of operation and maintenance is not inhibited.



7. The Commission will require 1599 Columbus Ave LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require 1599 Columbus Ave LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is 1599 Columbus Ave 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, 1599 Columbus Ave 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. 1599 Columbus Ave 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. 1599 Columbus Ave LLC should also provide the methodology used to estimate water demand for the proposed project.
2. 1599 Columbus Ave LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, 1599 Columbus Ave LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 1599 Columbus Ave 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. 1599 Columbus Ave 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. 1599 Columbus Ave 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, 1599 Columbus Ave LLC should contact the Commission's Meter Department.



Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. 1599 Columbus Ave LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. 1599 Columbus Ave LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application the 1599 Columbus Ave LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. The Commission encourages 1599 Columbus Ave LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 1599 Columbus Ave 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, 1599 Columbus Ave LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



4. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, 1599 Columbus Ave LLC will be required to meet MassDEP Stormwater Management Standards.
5. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
6. The Commission requests that 1599 Columbus Ave 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. 1599 Columbus Ave LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
7. 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. 1599 Columbus Ave 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/fd

cc: 1599 Columbus LLC
M. Zlody, BED via e-mail
M. Connolly via e-mail
C. McGuire, BWSC via e-mail
P. Larocque, BWSC via e-mail



1595-1599 Columbus Ave.

info.jpnc@gmail.com <info.jpnc@gmail.com>

Tue, Sep 24, 2019 at 11:21 PM

To: Aisling.kerr@boston.gov

Cc: Brian.Golden@boston.gov, Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, MATTHEW.OMALLEY@boston.gov, enrique.pepen@boston.gov, cmadden@urbanedge.org, eloomis@urbanedge.org

Dear Ms. Kerr,

The Jamaica Plain Neighborhood Council supports the proposal by Urban Edge to develop [1595-1599 Columbus Ave.](#) This proposal is for a 6-story, mixed-use building, including 65 residential units plus office space.

The project provides substantial community benefit in that all of its housing is affordable. All 65 units will be affordable for families earning up to 60% AMI; the project will also offer more deeply affordable units at lower AMI ranges, aiming for a goal that 20% of the units will be affordable to families earning up to 30% AMI.

The project reflects good transit-oriented development. It addresses some Complete Street guidelines with widened and improved sidewalks on its 2 frontages, i.e. Amory Street and Columbus Avenue. The project locates the first-floor office use to Columbus Avenue helping to activate the street front there. It makes good use of its proximity to transit with reduced parking and secured bicycle parking.

We understand the project will follow good job guidelines and that it will adhere to Boston Resident Jobs Policy (BRJP) as well as internal guidelines when those are stricter than the BRJP. We also understand that Urban Edge will continue the lease for the existing business on site until construction is scheduled, and then will provide relocation assistance.

The community engagement process has been good. Urban Edge has held preliminary meetings with individuals and groups over the past year, including a recent public update in July. We expect Urban Edge will continue to be accessible and responsive to community feedback during the Article 80 process and as the project moves along.

Sincerely,

Kevin Rainsford
Chair, Jamaica Plain Neighborhood Council
c/o [70 Paul Gore Street](#)
[#3](#)
[Jamaica Plain, MA 02130](#)
617-866-7672

September 25, 2019

Aisling Kerr
Project Manager
Boston Planning & Development Agency
City Hall, 9th Floor
Boston, MA 02201

Re: 1595-1599 Columbus Ave.

Dear Ms. Kerr,

We support Urban Edge's proposed project at 1595-1599 Columbus Ave.

This project will provide about 65 one-, two-, and three-bedroom units of affordable housing, affordable at a variety of income levels ranging from 30% to 60% AMI.

It will substantially improve Amory Street by adding a widened sidewalk, landscaping and a residential lobby/entrance. It will substantially improve Columbus Ave. by adding a widened sidewalk, landscaping, and the opportunity for commercial/non-residential space.

Our suggestions for the project:

- Make the resident entrance on Amory St. as attractive as possible; this is a big apartment building and the front entrance/lobby should be appealing and set a good community tone.
- The parking is very low – 21 spaces for 65 units plus commercial. There needs to be a good plan for deliveries, drop-offs, and pick-ups that support the reduced car use.
- The project can use more open space, space where people can gather. We support Urban Edge's proposal to acquire the small lot of City-owned land next to this site for use as permanent open space.

Sincerely,

Carolyn Royce
19 Olmstead Street, Jamaica Plain
for Egleston Square Neighborhood Association Housing Committee

Cc:

Councilor Matt O'Malley
Rep. Liz Malia
Sen. Sonia Chang-Diaz
Enrique Pepen, Mayor's Office of Neighborhood Services
Caitlin Madden, Senior Project Manager, Urban Edge
Emily Loomis, Director of Real Estate, Urban Edge
Susan Pranger, Egleston Square Neighborhood Association

Alvin Shiggs, Egleston Square Neighborhood Association

| Date | First Name | Last Name | Organization | Opinion | Comments |
|-----------|------------|-----------|-------------------------------|---------|---|
| 9/23/2019 | Rickie | Havey | Boston Clean Energy Coalition | Neutral | I send these comments both as a resident of Jamaica Plain and on behalf of the Boston Clean Energy Coalition. This project has the potential to be excellent from the perspective of both energy efficiency and using renewables only. Environmental Features/Representations — They are using LEED v4 Multifamily Midrise and targeting Gold. As part of their preliminary (and subject to change) checklist they are targeting 20 out of 30 possible credit points for “Annual Energy Use” and have listed “Green Power and Offsets,” “Green Vehicles,” and “Radon Protection” as potential Innovation Credits. —The project team is “studying” the incorporation of Passive House standards. —Renewable energy strategies are being explored, including PV. —They say that the project will plan on on-site PV to meet the common space electrical loads. —They say that the project is “closely considering” all-electric building systems. —From an energy perspective, roof and wall insulation values are above code; window-to-wall ratios are efficient; window systems are adequate. In the next phase, the project proponents say that they will be developing a whole building energy model to better predict energy use. —EUI is listed as 26, which is very good. All of the above are excellent first steps. We applaud the effort to take these aspects into consideration. Now we ask that there be follow through. We encourage them to follow through on employing Passive House standards, on making an all-electric building, and for providing for PV panels now or in the future (sooner of course is better than later). With these aspects in place, not just “considered,” we would fully support this project. Thank you for the opportunity to submit these comments. Rickie Harvey |
| 9/12/2019 | Eric | Tracey | | Neutral | There should be multiple attractive retail spaces on the ground floor. There are too many buildings with empty retail space, possibly due to rent being too high, and other buildings with no businesses that are attracting people to that area. Please don't put in another real estate agency, but consider high-foot traffic type businesses that will cater towards the community. A coffee shop, mini grocery, or tap room would do well, and allow JP to continue to showcase it's culture. The new units upstairs would also benefit if the ground floor businesses are usable and attractive, like a laundromat or doggie daycare (considering the proximity to the T, these would also do well for other residents). |
| 9/5/2019 | Zack | DeClerck | | Support | As a neighbor, I strongly support converting this transit-oriented underutilized lot into affordable housing for the many Boston area residents who need it. I would be in favor for fewer parking spaces and more residential units. Adding parking spaces incentives driving and Boston does not need more cars on the road. JP can, however, handle many new and returning neighbors. |



To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

To Whom It May Concern,

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I support the following actions: approval by Boston Planning & Development Agency pursuant to Article 80 of the Boston Zoning Code; approval by Boston Zoning Board of Appeal for necessary zoning variances; a funding commitment by the City of Boston Department of Neighborhood Development; and a funding commitment by the Massachusetts Department of Housing and Community Development.

This project deserves the full support of the City and the State, and I look forward to its success.

Sincerely,

Judith Lamb
Member of Wardman/Walnut Washington Community Working Group
65 Westminster Avenue, Roxbury MA 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

Boubacar Diakite
12 B Weaver Ct.
Roxbury, MA 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

X B. Lewis
64 Slayton Way

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

*Joanne Fabian
13 Chestnut Ave
Jamaica Plain*

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

Migna Colón
13 Chestnut Ave

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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4 
26 Slaytons Way #C

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

Amma Aden
49 Slayton Way
Roxbury MA 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,


1 Slayton Way #1
Roxbury.

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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Sincerely,

Handwritten signature of Gaby Santana in cursive script.

47 Weaver way

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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Massachusetts Department of Housing and Community Development
Public Improvements Commission

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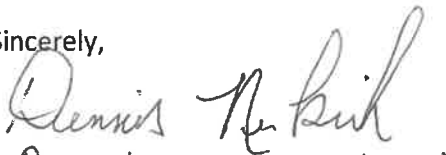
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80 WEAVER WAY

To: Boston Planning & Development Agency
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Public Improvements Commission

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Sincerely,

MARIE McCRAY
40 WEAVER COURT
ROXBURY, MASS 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

X Edith Allen

X 4/2 Hayton Way Rox, Mass 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
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Sincerely,

x Juana Peña

(617) 778-3454

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
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Sincerely,

Boris Soto
64 S/way

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
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Sincerely,

Isis Molasco

20 Weaver way

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Boston Zoning Board of Appeal
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Sincerely,

A handwritten signature in black ink, appearing to be "A. Academy", written over a horizontal line.

4 Academy Ct.
Roxbury, MA 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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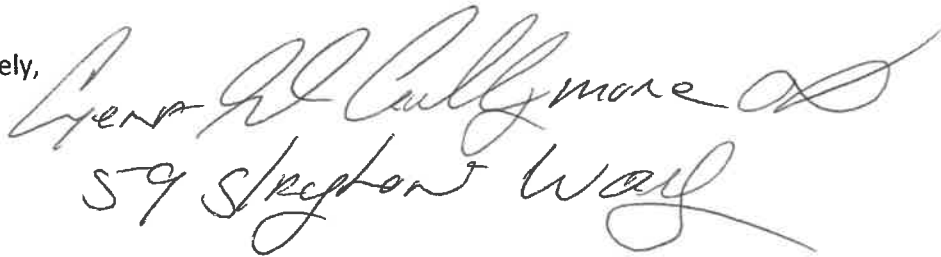
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59 Specton Way

Rossanna Gonzalez

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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Sincerely,

† Rossanna Gonzalez - 17 - 9 - 19

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

To Whom It May Concern,

I am writing in support of the project known as "1599 Columbus Avenue" proposed by Urban Edge. The proposed project includes the demolition of the existing buildings and the construction of a six-story new construction building. The new building will create approximately 65 units of 100% income-restricted affordable apartment homes in addition to approximately 4,000 SF of non-residential space along Columbus Avenue.

The project will deliver a number of important public benefits, including: the creation of affordable housing in a desirable and transit-oriented location, improvement of the pedestrian corridor along Columbus Avenue and Amory Street, sustainable design, and the enhancement of underutilized property in the heart of Jackson Square.

Urban Edge has a long history in the Jackson and Egleston Square areas of Jamaica Plain and Roxbury, and it has played an active role for decades in revitalizing the neighborhood. Urban Edge is committed to the long-term stewardship and management of 1599 Columbus Avenue, including offering significant services and amenities to the development's future residents.

I support the following actions: approval by Boston Planning & Development Agency pursuant to Article 80 of the Boston Zoning Code; approval by Boston Zoning Board of Appeal for necessary zoning variances; a funding commitment by the City of Boston Department of Neighborhood Development; and a funding commitment by the Massachusetts Department of Housing and Community Development.

This project deserves the full support of the City and the State, and I look forward to its success.

Sincerely,

X Shervin M. Jaimes

X 32 Academy Court
Roxbury, MA 02119

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

X Levith R. Gensky

X 34 Weaver St
Roxbury MA 02119

X 9/17/2019

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
Public Improvements Commission

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Sincerely,

Hodan Ali
28 Academy Court

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
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Massachusetts Department of Housing and Community Development
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Sincerely,

Xoanua Pena

X40 Slayton W ART D ROSBURY
02124

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
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Public Improvements Commission

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Sincerely,

Alidy Gutierrez
58 weaver ct. Roxbury Ma 02119.

To: Boston Planning & Development Agency
Boston Zoning Board of Appeal
City of Boston Department of Neighborhood Development
Massachusetts Department of Housing and Community Development
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Sincerely,

X *Justin R*

X *2 Sclayton way #D.*

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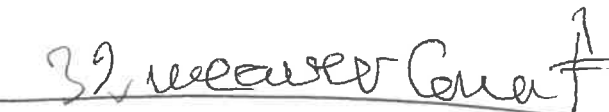
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FODAY KABA
7 SLAYTON WAY
ROXBURY MA 02117



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Sincerely,

X Mellie Page

X 5 Clayton Way #A

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X Jeannie Mouta 12@gmail.com
51 Waverley Way Roxbury MA 02119

X Jeannie Mouta

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Sincerely,

X David Farrow

X 53 Slayton way

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X  32 Academy Court

X 