

BOSTON

Martin J. Walsh, Mayor

February 1, 2016

Ms. Teresa Polhemus
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: 202 Maverick Street, East Boston

Dear Ms. Polhemus;

The Boston Parks and Recreation Department (BPRD) submits the following comments for the proposed development at 202 Maverick Street in East Boston.

The project is not adjacent to a public park or parkway. Therefore, the project will not be subject to design review by the Boston Parks Commission under Section 7.4-11 (the 100' rule).

BPRD is submitting this letter under Article 80 review, because the density and relief of zoning warrants evaluation for potential impacts to the City's open space and recreational areas.

Project Description

The application states that the project includes a four story building (including pent houses) on top of a parking level. There will be twenty-three units with one, two or three bedrooms.

The project is 450' to the East Boston Greenway, .25 miles to East Boston Memorial Park, and .35 miles to LoPresti Playground. It is expected that this project will add demand to these public open spaces - particularly for active uses, play spaces for children, and spaces for dogs.

Impacts of Zoning Relief

The application notes that zoning relief is requested from the onsite open space requirement. However, it is unclear how much open space is being provided, or how much is required. The applicant should clarify the information below, which seems to have been provided in error.

Open Space Required: 300 sf per dwelling unit (44 x 300 = 13,200 sf of open space)

Open Space Provided: <1 3,200 sf (Variance Requested)

The site plan shows a small area behind the adjacent properties at 210 and 212 Maverick Street that is labeled as a "shared courtyard." It is unclear how this would serve the onsite open space needs of the project at 202 Maverick. A sideyard setback of about 3' width that runs along the building is planted. It is unclear if the applicant intends to count this as onsite usable open space.



Boston Parks and Recreation Department

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The project should provide the onsite usable open space that is required under current zoning, in order to meet the needs of its residents and balance the impacts of increased density on the neighborhood. Impact mitigation should be considered in lieu of onsite usable open space, to be used at public open spaces which will need to accommodate this density.

Further – it should be noted that it appears from information included in the application, that other properties on this block (e.g. 208, 210 and 212 Maverick Street) have provided an easement that allows parking access to the project site. This has resulted in insufficient onsite open space for each of these other buildings, further exacerbating the lack of usable open space available to residents. The loss of this open space should be considered in any impact mitigation.

Dog Amenity Space

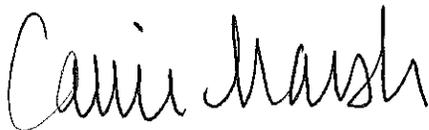
A dog recreational space should be provided onsite to limit the impact to public spaces.

Mitigation

BPRD respectfully requests that any benefits that are negotiated should consider mitigation of impacts to public open space such as LoPresti Park or the East Boston Greenway.

Please contact me if you have questions at 617-961-3074 or carrie.marsh@boston.gov.

Sincerely,



Carrie Marsh, Executive Secretary
Boston Parks and Recreation Commission

cc: Christopher Cook, Commissioner, Boston Parks and Recreation Department
Liza Meyer, Chief Landscape Architect, Boston Parks and Recreation Department
Jonathan Greeley, Director of Development Review, Boston Redevelopment Authority
Phil Cohen, Project Manager, Boston Redevelopment Authority