

**Boston Water and  
Sewer Commission**



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

January 8, 2020

Ms. Aisling Kerr  
Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: 3326 Washington Street, Jamaica Plain  
Small Project Review Application

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed project located at 3326 Washington Street, located in Jamaica Plain.

The project site consists of approximately 12,304 square foot lot, at the intersection of Washington Street and Glen Road. The proponent, Primary Development Group LLC, proposes a five-story terraced residential building with approximately 40,450 gross floor area and a total of 47 units.

For sewage and storm drain service, the site is served by a 12-inch sewer and 15-inch storm drain in Washington Street. There is also a 10-inch private storm drain along the northern edge of the site. The Commission maintains a 15-inch sewer and 18-inch storm drain in Glen Road.

For water service the site is served by a 12-inch DICL Southern High water main in Washington Street. Along with a 12-inch PCI Southern High water main in Glen Road.

The proposed sewage and water generations are not stated in the SPRA.

The Commission has the following comments regarding the SPRA:

General

1. Prior to the initial phase of the site plan development, Primary Development Group 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. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at Primary Development Group 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 does not estimate the daily sewage. 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. Primary Development Group 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, Primary Development Group LLC will be required to apply for a RGP to cover these discharges.



7. Primary Development Group LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. It is Primary Development Group 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, Primary Development Group 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. Primary Development Group 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. Primary Development Group LLC should also provide the methodology used to estimate water demand for the proposed project.
2. Primary Development Group LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Primary Development Group LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Primary Development Group 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. Primary Development Group 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. Primary Development Group 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, Primary Development Group 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. Primary Development Group LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Primary Development Group 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 Primary Development Group 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 Primary Development Group 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. Primary Development Group 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, Primary Development Group LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. Primary Development Group 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.
5. 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, Primary Development Group LLC will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that Primary Development Group 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. Primary Development Group LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. 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. Primary Development Group LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
9. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the



installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,

A handwritten signature in blue ink, appearing to read "John P. Sullivan", is positioned above the typed name.

John P. Sullivan, P.E.  
Chief Engineer

JPS/fd

cc: K. Ronan, MWRA via e-mail  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail



# CITY *of* BOSTON

Martin J. Walsh, Mayor

To: Aisling Kerr, BPDA  
From: Zachary Wassmouth, PWD  
Date: November 27, 2019  
Subject: 3326 Washington St SPRA - Boston Public Works Department Comments

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Included here are Boston Public Works Department (PWD) comments for the 3326 Washington St SPRA.

**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 PWD Design Standards ([www.boston.gov/departments/public-works/public-works-design-standards](http://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 per 521 Code of Massachusetts Regulations Title 521, Section 21 (<https://www.mass.gov/regulations/521-CMR-21-curb-cuts>). Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the 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.

**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.



**PUBLIC WORKS DEPARTMENT**

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

**CHRIS OSGOOD** • Chief of Streets, Transportation, and Sanitation

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





# CITY *of* BOSTON

Martin J. Walsh, Mayor

## **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.

## **Additional Project Coordination:**

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

## **Green Infrastructure:**

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

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

Sincerely,

**Zachary Wassmouth**  
Chief Design Engineer  
Boston Public Works Department  
Engineering Division

CC: Para Jayasinghe, PWD



## **PUBLIC WORKS DEPARTMENT**

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

**CHRIS OSGOOD** • Chief of Streets, Transportation, and Sanitation

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





December 24, 2019

Ms. Aisling Kerr  
Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Dear Ms. Kerr,

Urban Edge Housing Corporation is the controlling member of JP Housing LP, the owner of 3316-3324 Washington St., which abuts the 3326 Washington St. development site to the north. 3316 – 3324 Washington St. is a 12-unit residential building.

We have had the opportunity to meet with the project's proponent and designer, Primary Development Group, on two occasions: once in June 2019 and once on December 19, 2019.

The plans presented by Primary at our first meeting proposed an off-street vehicle loading area between our two properties. Urban Edge asked Primary to consider alternatives to this location, due to our concern that loading would create undesirable noise next to our residential windows, and also that the narrow dimension would be insufficient to allow for turning of large vehicles off of Washington St. (such as for trash and commercial delivery). We are pleased to see that their current plans no longer include loading between our properties.

At our more recent December meeting, Urban Edge made the following additional requests to Primary:

- Reduce size or eliminate lobby windows looking north towards Urban Edge building. Lobby is likely to be brightly lit through the night, which is incompatible with adjacent residential windows.
- Provide appropriate down lighting in the north side yard to create a safe space between the buildings without directing light in Urban Edge residential units.
- Increase minimum setback on north side yard from 9'-5" to 10'-0".
- If possible, shift floors 2-5 a greater distance from the north edge of the 1<sup>st</sup> floor roof line, and closer to the south edge of the 1<sup>st</sup> floor roofline. This could create greater separation between our buildings without reducing the floorplate and without impacting the terrace design. We do understand that dimensional constraints on the elevator and stair cores, for example, may limit the feasibility of this suggestion. We do not think a step back at the 4<sup>th</sup> and 5<sup>th</sup> stories alone would have a very meaningful impact on how our residents experience the building, especially if that resulted in terraces overlooking the north side.

1542 Columbus Avenue Roxbury, MA 02119 Tel: 617.989.9300 Fax: 617.427.8931 [www.urbanedge.org](http://www.urbanedge.org)



After further review with our asset management staff, we are offering some additional comments to Primary simultaneously with this BPDA comment letter:

- We request that Primary remove and replace the existing chain link fence between our properties, with Urban Edge approval on material and design. This is important to delineate property boundaries, to protect our residents from a 2-3' grade change that is anticipated to occur between our lot and the bottom of their access ramp, and also to prevent pets of the 3326 Washington St development from using our backyard.
- We expect that 3326 resident dog owners will be attracted to using the 3326 back and side yard areas for their pets. We ask that Primary commit to excellence in property management, to ensure that these spaces remain clean, attractive, and free of odors.
- Primary's plans include a small retaining wall at the north lot line. We expect that they may need access to our property to install the retaining wall. We are willing to provide reasonable accommodations, and in coordination with that work ask that they provide new finish paving up to our building foundation, with details to be approved by Urban Edge.

We offer the following additional comments to the BPDA:

- We do not oppose the south-facing terrace design of the building. We understand the purpose of maximizing southern exposure of the proposed outdoor decks. We also believe that decks facing our residential building could feel more intrusive to our residents than the current design, including consideration of privacy and noise.
- It is our understanding that the dimensions and design of the 3326 front yard and public realm comply with Complete Streets guidelines for Neighborhood Connector. If this is the BPDA street designation for Washington Street, then we support their compliance.
- It is our understanding that trash will be removed by the hauler from the interior of the building to the curb in a single trip, and that the north side yard will not be used for staging or holding trash bins. We support this logistics plan.
- Urban Edge's mission includes the development and promotion of affordable housing, and we appreciate the BPDA and many community members' shared focus on this goal. We are not in a position to evaluate the financial feasibility of Primary's development, and therefore believe that PLAN: JP/Rox is an appropriate baseline to evaluate their affordability commitments. It is our understanding that their proposal exceeds the IDP affordability requirements and meets the guidelines outlined in PLAN: JP/Rox, which we believe is a positive step.

Sincerely,

Emily Loomis

Director of Real Estate

[eloomis@urbanedge.org](mailto:eloomis@urbanedge.org)

617-989-9313

CC: Jenny Shen and Wyatt Komarin, Primary Development Group



December 15, 2019

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

Re: 3326 Washington St., Jamaica Plain

Dear Ms. Kerr;

The Jamaica Plain Neighborhood Council (JPNC) reviewed the current proposal for 3326 Washington Street. The proposal is for a 5-story building with 2 commercial units and 47 rental units, 11 of which are affordable; 32 of the 47 units are compact living units under the City's Compact Living Pilot. There is 0 on-site car parking. This proposal is in the PLAN: JP/Rox area. Below outlines:

- Outstanding issue,
- JPNC request,
- What JPNC supports.

***Outstanding issue:***

Two outstanding issues need to be addressed by the developers:

- The project does not align with PLAN: JP/Rox design guidelines,
- The requests from Friends of the Turnpike Schoolhouse and Keep It 100 for Real Affordable Housing and Racial Justice should be honored.

The project does not align with PLAN: JP/Rox design guidelines.

This project does not follow PLAN: JP/Rox design guidelines regarding height, setbacks, and stepbacks. The guidelines help fit new buildings in with existing housing; this project has 3-story housing on 2 sides. Although the project comes close on the PLAN: JP/Rox guidelines, the greatest disparity is with the stepback. The stepback on the north side should be at the fourth floor instead of the fifth; this side abuts a 3-story Urban Edge building on the corner of Washington Street and Woodside Avenue. We understand the developer is meeting with Urban Edge to discuss this issue, and we are hopeful that there will be a good resolution.

The requests from Friends of the Turnpike Schoolhouse and Keep It 100 for Real Affordable Housing and Racial Justice should be honored.

We request that the three requests regarding preservation issues and neighborhood stabilization be addressed. Initially, the request was for preservation of the historic building on site and although there was a positive hearing from the Boston Landmarks Commission, the developers chose not to preserve the building. As mitigation for the loss of the building, these groups asked the developers to support historic preservation in the neighborhood by fully funding (\$15,000-20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area. They asked that the developers delay demolition of the building until



permits and financing are in place. Finally, they asked the developers to contribute funds (\$10,000) toward an anti-displacement canvass of the PLAN: JP/Rox area to help identify households at risk of displacement. These requests should be honored by the developers.

***What we are requesting:***

The affordability on the project can be increased. Currently the project has an affordability rate of 23% with an average AMI of 50%. There was disagreement over whether there would be a fractional amount due in a payout to the IDP fund.

- We request that the developers add one additional affordable unit.
- We request that the BPDA and developers confirm any fractional amount due, and explore applying that amount to reducing the average AMI to 40%. (The alternative formula for slightly reducing the required percentage of affordable units in exchange for deeper affordability is coming from conversations between affordable housing advocates, the Mayor, the Boston Planning and Development Agency and the Department of Neighborhood Development.)

We request the bicycle parking on site be increased to at least a 1:1 ratio with units; bike parking should include some larger spaces to allow for cargo bikes.

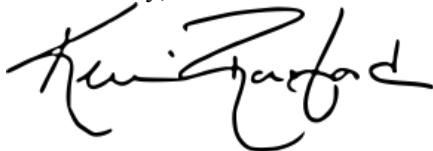
We request the the developers to follow the Boston Residents Jobs Policy and be open to sharing statistics on their minority, women and residents' jobs numbers once construction begins.

We request the developers to consider making their project all-electric. The developers have included these items in their sustainability plans: 0 car parking, subsidized MBTA passes for 1 year for all tenants, construction to be equal to LEED Silver standards, possibly solar roof panels.

***What we are supporting:***

We support the change of use of this parcel. This parcel is currently zoned Light Industrial. The project will provide additional housing, additional affordable housing, and sidewalk and landscaping improvements, as well as new commercial space.

Sincerely,



Kevin Rainsford, Chair  
Jamaica Plain Neighborhood Council

cc by email: Dir. Brian Golden, BPDA  
Sen. Chang-Diaz  
Rep. Malia  
Councilor Essaibi-George  
Councilor Flaherty  
Councilor Wu  
Councilor O'Malley  
Lindsey Santana, Office of Neighborhood Services  
Primary Development, Wyatt Komarin and Jenny Shen

Date	First Name	Last Name	Organization	Opinion	Comments
12/27/2019	Hannah	Helfner		Oppose	<p>Dear BPDA Board, I am writing to record my opposition to the project at 3326 Washington Street as currently planned. Despite the developer's various meetings with the neighborhood, the project at 3326 Washington Street lacks the following: The affordability proposal lacks details; The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and The proposed mitigation for the demolition of the existing historic building at that site, the 1851 Turnpike Schoolhouse, is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density. In light of the above issues, I request that the following occur prior to Primary's submission of their project for approval by the BPDA board: Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information. I also request that Primary make the following changes to their project: Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout); Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area; Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox. Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission. Thank you.</p>

12/27/2019	Helen	Barrios		Oppose	<p>Dear BPDA Board, I am writing to record my opposition to the project at 3326 Washington Street as currently planned. Despite the developer's various meetings with the neighborhood, the project at 3326 Washington Street lacks the following: The affordability proposal lacks details; The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and The proposed mitigation for the demolition of the existing historic building at that site, the 1851 Turnpike Schoolhouse, is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density. In light of the above issues, I request that the following occur prior to Primary's submission of their project for approval by the BPDA board: Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information. I also request that Primary make the following changes to their project: Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout); Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area; Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox. Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission. Thank you.</p>
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12/27/2019	Ruthy	Rickenbacker	n/a	Oppose	<p>My name is Ruthy Rickenbacker. I am a resident of Jamaica Plain and I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary must also: (1) follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout), (2) fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact), (3) provide additional setbacks at the fourth floor on the north and east sides of the building (4) not demolish the schoolhouse before construction is imminent, (5) give a year of T passes to residents of affordable units, and (6) provide data on construction costs, rents, and demographics. So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation. Additionally, giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study. I care about my neighborhood. I value the racial and class diversity in JP but I fear that projects like this are pushing poor folks and people of color out of the neighborhood. I want to see a city, and a JP, where we can all afford to live and thrive. I oppose this project. Please let me know if you have any questions. Thanks, Ruthy Rickenbacker 23 Burr Street #2 JP</p>
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12/27/2019	Henrietta Robin	Barnes		Oppose	<p>Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff, My name is Henrietta Barnes, homeowner for 39 years at 58 Robeson Street, Jamaica Plain (3 blocks from the proposed building site at 3326 Washington). Over four decades there have been many improvements by and for residents and businesses in this neighborhood that have helped our community grow and thrive, e.g., taking down the elevated train along Washington Street, improving safety with the location of Police District E-13 at the former site of Ruggiero's, the opening of the Egleston Y, opening of the Rafael Hernandez School, Egleston Square Main Streets, ESNA, JPND CV, JPRox corridor plan, to name just a few. In contrast, the current boom in luxury housing development is destroying the diversity of income, ethnicity, language, SES that defines our community. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also: * follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout) * fund a \$10,000 anti-displacement canvass and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact) * provide additional stepbacks at the fourth floor on the north and east sides of the building * give a year of T passes to residents of affordable units, and * provide data on construction costs, rents, and demographics. Primary and the BPDA should take these steps because: * At the community meeting I attended at the Brookside Health Center this fall, the proposed developer did not provide complete information about affordability (including AMI breakdowns and IDP payout), did not commit to following fully Plan JP/Rox affordability or design requirements, and have consistently ignored requests for changes and mitigation. * Declined to consider building more affordable units, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels * With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvass and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation * Page 142 of Plan JP/Rox requires additional stepbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge * Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study * Data about the development will help the community's analysis of ongoing stabilization efforts. The community has been very clear about its priority of maintaining the cohesiveness of a diverse population in our community. I expect our elected officials and administration to work for us and with us, and stop putting corporate real estate profits above the health of our community.</p>
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12/27/2019	Danielle	Sommer		Oppose	I am a lifelong resident of JP/Roxbury and I am asking for the bpda to require a second article 80 meeting and that the developers of 3326 washington st provide more information about affordability design and how it compares to the Plan Jp/Rox requirements. So far, the developers have not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation. There should be increased affordability with 9 units at 30-50% ami rather than an idp payout. Rather than giving a payout and including only 6 affordable units at 30-50% AMI under the original Plan JP/Rox formula, this development should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels The developer should also provide data on construction costs, rents, and demographics. Data about the development will help the community's analysis of ongoing stabilization efforts. There should be additional stepbacks at the fourth level on the north and east sides. Page 142 of Plan JP/Rox requires additional stepbacks where developments about 1-3 family zones. And no demolition should be allowed of the schollhouse before construction is about to begin. There should be a year of T passes given to residents of the affordable units. Funding these passes will help support anti-displacement and better stabilize lower income residents. The character of our neighborhood and city are being toyed with resulting in dramatic and frequently negative effects for long-term residents that undermine the structure anf stability of our communities. This is not good city planning and will have long lasting consequences to the people of our city. We need better protection for all residents now.
12/27/2019	Stephanie	Geheran		Oppose	Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff, My name is Stephanie and I work with people who have survived homelessness in the Boston area. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also: * follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout) * fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact) * provide additional stepbacks at the fourth floor on the north and east sides of the building * not demolish the schoolhouse before construction is imminent * give a year of T passes to residents of affordable units, and * provide data on construction costs, rents, and demographics.
12/27/2019	Stephanie	Geheran		Oppose	Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff, My name is Stephanie and I work with people who have survived homelessness in the Boston area. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also: * follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout) * fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact) * provide additional stepbacks at the fourth floor on the north and east sides of the building * not demolish the schoolhouse before construction is imminent * give a year of T passes to residents of affordable units, and * provide data on construction costs, rents, and demographics.



12/27/2019	david	Bor		Oppose	<p>I write as a forty year resident of the neighborhood- at 58 Robeson St. I write to oppose the current plan for 3326 Washington St. We chose Jamaica Plain because of its ethno-cultural and economic diversity. We have seen our rundown neighborhood "turn around" owing, in part, to important public investments in the built environment - the relocation of the Orange Line "E1" to its current location, the encirclement of Franklin Park with the granite blocks that prevented car thieves from driving stolen autos into the park, and the resurrection of the Haffenraffer Brewery. To the extent that JP remains a diverse community, we must thank those who have worked hard to maintain that vision. However, Boston's current housing deficit coupled with insatiable demand will increasingly displace our long term neighbors and change the character of this community. As a city of neighborhoods, our public officials must do all they can to protect the concept of neighborhood. What does JP need? - a huge boost of affordable housing where affordability is defined as that which our current neighbors can afford. The proposed project, while dedicating about a quarter of its units to so-called-affordability, is not providing for those with truly low income. The mixed use building plan as designed could certainly provide shelter for those who are currently being displaced from our community. finally, although I am no architect, I would not design a building that offers lovely walls of glass and south facing balconies adjacent to a future wall of brick once the neighboring lot is similarly developed. I certainly would not invest in one of those units.</p>
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12/27/2019	Kelsey	Galeano	Keep it 100	Oppose	<p>To whom it may concern, I, Kelsey Galeano of 382 Centre st 02130, oppose the redevelopment of 3326 Washington street in Jamaica Plain. According to Friends of the Turnpike Schoolhouse, this location is historically significant and should be recognized as such and protected. The JPNC Housing committee reported that Primary was reluctant to give information about the affordability of their units. After a follow up email was sent requesting more information, it has come to my understanding that 1 unit is for 30% AMI, 3 units are for 50% AMI and 7 of the "affordable" units are at 70% AMI. Not only has the process been improper, it is unacceptable to consider these units affordable for JP/Roxbury Plan. Furthermore, Primary is not even considering an IDP payout. In fact, it is to my understanding that Primary has specifically said they will not fully follow Plan JP/Rox affordability or design requirements, and that they have not fully compared their proposal to Plan JP/Rox requirements. Primary has consistently ignored requests for changes and mitigation. This completely violates the requirements for the JP/Rox Plan. Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels. With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings are eligible for additional funding for preservation. Page 142 of Plan JP/Rox requires additional stepbacks where developments about 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge. T passes should be prioritized for residents of the affordable units, rather than those of significantly higher income who may easily afford T passes if they want. Funds saved from this approach should be considered for anti-displacement canvas and a historic district study. Data about the development will help the community's analysis of ongoing stabilization efforts. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also: 1. Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout) 2. Fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination. The BPDA should treat this as legitimate ways to mitigate the project's impact. 3. Provide additional stepbacks at the fourth floor on the north and east sides of the building 4. Do not demolish the schoolhouse before construction is imminent. 5. Give a year of T passes to residents of affordable units, and 6. Provide data on construction costs, rents, and demographics. Considering that Primary has not been following traditional development procedures with the community. I, Kelsey Galeano of 382 Centre st 02130 oppose the project until the needs mentioned above are met.</p> <p>Sincerely, Kelsey Galeano</p>
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12/26/2019	Susan	Pranger	Susan Pranger AIA	Oppose	<p>Dear BPDA Board, I am writing to record my opposition to the project at 3326 Washington Street as currently planned. While I understand that the BPDA believes that the JP/Rox design guidelines are subject to negotiation with the developer, I am dismayed that that Primary repeatedly stated, and continues to state in their latest presentation, that the project meets the design guidelines, when in fact it DOES NOT meet the JP/Rox guidelines for complete streets, setbacks, or stepbacks, and compliance with the affordability requirements in unclear. Primary has also refused to provide mitigation for the loss of the Turnpike Schoolhouse, which they proposed to demolish, and replace with an undefined lobby exhibit. Primary has refused to respond to requests for the following:</p> <ul style="list-style-type: none"> <li>• a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and</li> <li>• The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information. I also request that Primary make the following changes to their project:</li> </ul> <ul style="list-style-type: none"> <li>• Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout);</li> <li>• Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area;</li> <li>• Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox.</li> <li>• Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and</li> <li>• Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission. Thank you. Susan Pranger</li> </ul>
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12/25/2019	Adam	Wehrkamp		Oppose	<p>Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff, My name is Adam Wehrkamp and I live in Jamaica Plain not far from where this development project is sited. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about expected unit rents, affordability, design, and a comparison to Plan JP/Rox requirements. So far, Primary has not provided complete information about affordability — including AMI breakdowns and IDP payout. However, they have said they will not fully follow Plan JP/Rox's affordability or design requirements. Up until now, they have consistently ignored requests for changes and mitigation. Before this project is allowed to move forward, Primary should:</p> <ul style="list-style-type: none"> <li>* Follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI instead of an IDP payout. Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels</li> <li>* Fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination which the BPDA should treat as legitimate ways to mitigate the project's impact. With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings — such as the rooming houses where low- and moderate-income residents live — are eligible for additional funding for preservation.</li> <li>* Provide additional setbacks at the fourth floor on the north and east sides of the building. Page 142 of Plan JP/Rox requires additional setbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge</li> <li>* Not demolish the schoolhouse before construction is imminent</li> <li>* Give a year of T passes to residents of affordable units. Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer. Those funds would better benefit the surrounding community by focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study.</li> <li>* Provide data on construction costs, rents, and demographics. Data about the development will help the community's analysis of ongoing stabilization efforts. I love my neighborhood and I love the people who live in it but, as planned, it is abundantly clear that this project is not designed with the neighborhood and it's current residents in mind. This development would only drive up rents in the area and worsen the displacement crisis, particularly for my low-income neighbors. I'm not prepared to see another person pushed out of JP/Rox so a developer and their investors can make a short term profit. If Primary wants to build in JP/Rox, they need to be good guests and listen to what residents have told them they need and could be proud to see go up in the neighborhood.</li> </ul> <p>Thank you for your time, Adam</p>
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12/25/2019	Adam	Wehrkamp		Oppose	<p>Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff, My name is Adam Wehrkamp and I live in Jamaica Plain not far from where this development project is sited. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about expected unit rents, affordability, design, and a comparison to Plan JP/Rox requirements. So far, Primary has not provided complete information about affordability — including AMI breakdowns and IDP payout. However, they have said they will not fully follow Plan JP/Rox's affordability or design requirements. Up until now, they have consistently ignored requests for changes and mitigation. Before this project is allowed to move forward, Primary should:</p> <ul style="list-style-type: none"> <li>* Follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI instead of an IDP payout. Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels</li> <li>* Fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination which the BPDA should treat as legitimate ways to mitigate the project's impact. With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings — such as the rooming houses where low- and moderate-income residents live — are eligible for additional funding for preservation.</li> <li>* Provide additional stepbacks at the fourth floor on the north and east sides of the building. Page 142 of Plan JP/Rox requires additional stepbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge</li> <li>* Not demolish the schoolhouse before construction is imminent</li> <li>* Give a year of T passes to residents of affordable units. Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer. Those funds would better benefit the surrounding community by focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study.</li> <li>* Provide data on construction costs, rents, and demographics. Data about the development will help the community's analysis of ongoing stabilization efforts. I love my neighborhood and I love the people who live in it but, as planned, it is abundantly clear that this project is not designed with the neighborhood and it's current residents in mind. This development would only drive up rents in the area and worsen the displacement crisis, particularly for my low-income neighbors. I'm not prepared to see another person pushed out of JP/Rox so a developer and their investors can make a short term profit. If Primary wants to build in JP/Rox, they need to be good guests and listen to what residents have told them they need and could be proud to see go up in the neighborhood. Thank you for your time, Adam</li> </ul>
12/19/2019	Meghan	Wood		Support	<p>I support this project. The team has taken great care to consider the neighborhood in developing their plan. The current use case of the building does not enhance the neighborhood nor does it provide any service.</p>
12/19/2019	Michael	Histen		Support	<p>This type of proposal seems exactly like the kind of development we should be encouraging to responsibly address increased access to housing (particularly near public transit) without resorting to giant luxury condo towers everywhere. I strongly support.</p>



12/19/2019	Lisa	Lewis		Oppose	I oppose the project as currently designed. The affordability proposal lacks detail and does not meet the guidelines to JP/Rox, which the developer promised. The proposed mitigation for the demolition of the historic Turnpike school is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density. I request that the BPDA require of Primary that they fully fund (\$15,000-\$20,000) the study and preparation of a National register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor. I also request that Primary not be allowed to demolish any portion of the building unless the project is fully financed and permitted.
12/19/2019	Sarah	Lydon		Support	I'm writing in strong support of the project at 3326 Washington Street. I have lived several blocks away on Forest Hills Street for over fifteen years and walk by the site at least twice a day. Having attended several neighborhood meetings, I've had the chance to see the plans in several phases and to see the way that the developers have framed the project, solicited neighbors' input, and responded to neighborhood concerns. They have been, to my mind, extremely thoughtful and creative in trying to balance aesthetics, cost, and affordability and put a lot of serious thought into considering the newly-discovered historic nature of the site. As a Bostonian, I have a deep interest in and love for the rich history of our city. I cherish the visible markers of Boston's past that we walk by every day, from the dozens of brewery buildings that still dot JP and Roxbury, to the huge granite blocks that used to support the train tracks and stations and that now frame parts of Franklin Park. I understand the urge to preserve our history, but in the case of this particular site, I do not see the value in restoring the shell of a completely altered building for no clear purpose instead of creating many units of much-needed housing, almost a quarter of which will be affordable to incomes as low as 30% AMI. More affordable apartments and retail space on an important avenue like Washington Street, close to transit, will do a lot to keep this neighborhood lively, thriving, and friendly to pedestrians, young families, and older adults. I am genuinely excited about this project and look forward to the revitalization of this underused site that has in my time here contributed very little to the life of the Green Street/Washington intersection. And while I hope that the site of the schoolhouse will be honored in some way--a plaque or informative artwork--I hope that we make providing housing for current day residents the greater priority.
12/18/2019	Eric	Herot		Support	The team has gone out of their way to incorporate community feedback into their proposal (and it shows). In addition, this project will contribute minimally to local traffic (because of the lack of parking) and goes well beyond the status quo in terms of included affordability. In short, it's exactly the kind of project we need more of here in JP. I fear if it is allowed to fail, the alternative will be something much smaller, with fewer community benefits, and zero affordability, and it will set a terrible precedent for future developers hoping to try something equally ambitious. Please approve this project for the future of the Washington Street corridor.
12/18/2019	Scott	Roche		Support	I'm writing in support of the 3326 Washington Street project. This is the kind of development that Jamaica Plain sorely needs. I am particularly happy with the fact that the developers are prioritizing people over cars by electing to have zero parking spaces (and use that space for additional housing). I love the design and think it will add a bright spot to a pretty ugly streetfront.

12/18/2019	Syd	Hardin	JP resident	Support	I'm commenting to voice my support for this proposal. This project has everything that our neighborhood needs: it's adding *affordable* housing that is transit-oriented, and the building is architecturally interesting as an added bonus. In the face of climate change, I love seeing development that attempts to house people (rather than make space for more cars) within walking distance of the train - the fact that it has zero parking is an added benefit. We absolutely must allow more buildings like this one if we are ever going to truly fight climate change here in our little neck of the woods. And most importantly: we are in dire need of affordable housing and this project has an affordability percentage that meets the JP/Rox guidelines. I truly hope we can start supporting more things like this in order to welcome more people, more economic diversity to JP without welcoming more cars. Thank you.
12/17/2019	CHARLES	ROSENBERG		Oppose	I oppose the project as currently proposed, and want the BPDA board to delay its vote until the developers address the changes that the Friends of the Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice are asking for in their comments dated November 18, 2019 to the BPDA.
12/17/2019	Kathy	Kottaridis		Oppose	I am very disappointed in Primary's and the BPDA/City's lack of focus on the historic building that this development will remove: the 1850s Turnpike School. All "Planning" should include attention to architecture, history, culture and character in addition to economic expansion, housing units, density, activation of under-utilized spaces, etc. Unfortunately, it appears that the developer didn't bother to research this particular place and the BPDA did not include local history in their PLAN JP/ROX planning for the anticipated rapid development along this corridor. So, let's not let this continue. We know that this is a development corridor, that should not be undertaken carte blanche. That is certainly NOT the way I have viewed my neighborhood for the past 31 years! Primary will demolish the Turnpike School and they should build their new development -- but they must 1) reach the housing affordability goals set out by Plan JP/Rox, and 2) they should mitigate the loss of the 1850s Turnpike School by paying for an inventory of historic resources and National Register District nomination for the Green Street/Washington St/Amory Street Corridor (anticipated cost: \$15,000 - \$20,000). This is a place important to the development of West Roxbury and Jamaica Plain historically, and there remains a cluster of brick historic hotels, carriage houses, and manufacturing buildings that express the mid-19th century development era of this neighborhood. I endorse the work of the Friends of the Turnpike Schoolhouse and their requests for solid inventory and planning for the places that are special. It will make clear what should be protected and what can be demolished. To be clear: a National Register District is an honorific device that inventories the important buildings that together make up an important sense of place. It brings with it immediate access to State and Federal Historic Tax Credits (together worth 40% of rehab costs) for rehabilitation work on existing historic buildings within its boundaries. It does not, however, require the design reviews or controls of local Landmark districts. Nor does a National Register listing prevent demolition. It DOES give the Planners, Developers and Residents a good sense of what is historic and why, so as not to run into what happened to the Turnpike School building, and so that no one can again say "they didn't know " unless, of course, that's the way they want it....

12/14/2019	John	Savoia	Neighbor/Home owner	Support	<p>While taller structures do seem to be encroaching this area, Forest Hills to Washington Street, aka Franklin Park "parksides", this project respects affordability, needed changes in transportation, i.e. encouraging alternative transportation and providing an historical perspective to the property and neighborhood's past by highlighting both the Turnpike School and the history of the Washington Street Turnpike. I am not oblivious to the transportation woes that will spring up around it's development and construction, and fully realize the my street, Glen Road, being a designated snow emergency route, will remain both without resident parking status and be a default parking location to commuters and shoppers, as it already is, but, that said I feel the projects benefits outweigh the growing transportation and automobile issues we are experiencing quite markedly in this neighborhood.</p>
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12/14/2019	Jon	Abrams		Oppose	<p>Dear BPDA Board, I am writing to record my opposition to the project at 3326 Washington Street as currently planned. Despite the developer's various meetings with the neighborhood, the project at 3326 Washington Street lacks the following: -The affordability proposal lacks details; -The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and -The proposed mitigation for the demolition of the existing historic building at that site, the 1851 Turnpike Schoolhouse, is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density. In light of the above issues, I request that the following occur prior to Primary's submission of their project for approval by the BPDA board: -Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and -The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information. I also request that Primary make the following changes to their project: -Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout); -Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area; -Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox; -Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; -Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission; -Primary will document the Schoolhouse, including any historical evidence under the newer siding, by obtaining quality photographs of each elevation of the building, and its interior; - The lobby of any new residences will include curated ongoing and special interpretive exhibits about the Turnpike Schoolhouse building and its history and neighborhood context, and be accessible to the public. This should include the placement of a permanent interpretive marker on the exterior of the Washington Street face of the building, that includes a QR code and a well-developed website with photographs that tells the story of the historic schoolhouse, and the broader context of the neighborhood. The current proposal references previous options, but does not commit to an actual exhibit. The proposal should include specific materials and location of the exhibit and a commitment to work with the community to define the content; and -Primary will engage a Cultural Resources Archeological firm to conduct an archeological survey of the site. Artifacts that are discovered should be offered to the City Archives with the proviso that they could be borrowed and displayed in the lobby gallery that the developers have proposed in order to honor the history of the Turnpike Schoolhouse. Thank you, Jon Abrams</p>
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11/26/2019	Meg	Howard		Support	Hi, I attended the public meeting last week, but I had to leave to put my toddler to bed before making a comment. I was really impressed with the design of the building; I thought it looked quite lovely. When I was leaving, there was a question about whether or not the building was carbon neutral. The developers could make the building "net zero-ready" by electrifying the heating (i.e., heat pumps), hot water, and cooking. That way, as our state's electric grid starts having more renewables, this building would get cleaner and cleaner without having to do anything instead of being locked into fossil fuel appliances. I believe the building at 3200 Washington Street used heat pumps for heating. I do really appreciate that the building promotes a sustainable lifestyle with no parking spaces and compact design. I appreciated that the developers included as much affordable housing as they did, and I'd like to see even more. Additionally, I liked the ideas of the canvass to understand which residents are at risk of displacement. I do not support using funds from this project to do a historical survey of Green Street. I believe that this would just be used as a tool against future development in the area. I am not personally excited about the idea of a museum lobby. Best, Meg
11/21/2019	Gretchen	Grozier	JP Historical Society	Neutral	It's unfortunate the Boston Landmarks Commission's opinion to save the historic schoolhouse could not be honored, however some mitigation should be required based on the loss of the schoolhouse building. The Lobby Museum is a lovely start - but some work with local organizations (JP Historical Society is willing) to activate the space with ongoing programming should be put in place. Else, it's just stuff on a wall. The idea of asking the developer to pay for a National Historic District application for the Green Street/Dedham Turnpike area is a good one too. Other JP National Historic Districts tend to be of more fancy housing enclaves - having one to protect the working class/industrial heritage of Jamaica Plain would be invaluable. Having archaeological survey (City Archaeologist?) is also a great idea. The affordability threshold seems really great. Design considerations for abutters (residents not bagels) could be reworked to be a bit more friendly.
11/20/2019	MARC	KOENIG	MDK REALTY	Support	Very well thought out design and development. The developers attention to the need for good housing is apparent as well as the openness to community needs for the retail component.
11/20/2019	Robert	Petrie		Support	We absolutely need more housing and the proposed project is appropriate for the location. Moreover, the current building on the site is historically insignificant and should only be honored with a plaque. The entire area should not be designated as a historical site and any effort to designate it as such will be vigorously opposed.
11/20/2019	Rob	Kerth		Support	I'm really happy about a couple of things about this project. First, the decision to build densely close to the T with no parking is great. Second, the high level of affordability is really exciting. Also, I think the building looks nice. At the Article 80 meeting two points were raised that seemed of interest. First, there was talk of using community benefits funds to do a historic study of green street. This seems like a much lower priority to me than many other things community benefits funds could be spent on. Second, Keep it 100 proposed a different affordability mix shifting more of the units towards deeper affordability. This seems like a really good idea if at all possible, and I would like to see it prioritized if there's any way it can be made to work. For my preferences, for instance, the museum in the lobby could go bye-bye in about 1.5 seconds if that would free any resources for affordability.
11/13/2019	Siqi	Zhu	Abutter	Support	To whom it may concern, I'm a property owner at 70 Montebello Road, near this development, and also an urban planner. I'm writing to express my unequivocal support for this project. This project pushes for a high level of design quality--both architecturally and in terms of its relationship to the urban context--while making a serious and sincere effort towards ensuring affordability. I believe this development, both in terms of its process and outcome, sets a very commendable high bar, and I believe it will make a meaningful positive impact on the quality of life for residents in the area. Again, I support this project, and look forward to its approval. Thank you, Siqi



11/13/2019	Zack	DeClerck		Support	<p>I am in full support of this project. It's certainly one of the more interesting developments that's been proposed along Washington Street recently and adds important housing a few blocks from a very underdeveloped Orange Line Stop and to the SWCP. It's great to see a building that forgoes parking, giving an option for new housing to those without a car! This also helps the project reach a higher-than-average number of affordable units which we so desperately need. The development team has done a lot to engage with neighbors far ahead of this official process. I hope this project doesn't get dumbed down to be less ambitious/impactful, as we're seeing down the street with the PSI/TCB project.</p>
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Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

I am writing to express my support for the proponent's proposal to construct a new mixed-use, mixed-income 5-story building, with 47 residential units (23.4% Affordable/11 Affordable Units), ground floor commercial space, and related improvements to landscape and pedestrian access and design at 3326 Washington St. I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Small Project Review, and support the proposal put forward.

Neighborhoods like Jamaica Plain are the backbone of the city, by providing both housing and community to working residents of the city. I believe that this project will be an improvement to the immediate neighborhood by revitalizing an underutilized property with a new development that is architecturally thoughtful, transit-oriented, enhances the commercial streetscape, and provides a significant amount of much needed affordable and market rate housing. Currently this property is sitting vacant. Commercial vacancies are a problem in JP with vacancies scattered along Centre and Washington Streets. Allowing this development to move forward will provide a better use of the property to a larger number of people.

As I'm sure you know, Boston needs to dramatically increase its housing supply. I've attended several development projects in the neighborhood while living in JP and I think that the developer has done a good job of listening to the community's needs. I ask that the Board approve this proposal and that you record me in support to bring this project to the neighborhood. Thank you.

Best,

Calvin Lescault

8 Robinwood Avenue #5

Jamaica Plain, MA 02130

To: Chairwoman Christine Araujo, Zoning Board of Appeal of the City of Boston  
Brian P. Golden, Director Boston Planning and Development Agency

Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development

Dear Chairwoman Araujo and Director Golden,

On behalf of Boston Community Ventures (BCV), a local real estate and commercial leasing company in Jamaica Plain, I would like to voice support for Primary Development's forward-thinking proposal located at the former JP Auto Glass site at 3326 Washington Street in Jamaica Plain.

The Primary Development group has been like a breath of fresh air in the neighborhood with their interesting and innovative styles of presentation and engagement with community members on both a large and smaller scale. Their materials are easy for residents to understand and they are excellent listeners who take their time to think through issues in order to propose solutions.

Their concept is not only attractive but will serve the need for new housing in JP. They will bring their development up to the sidewalk's edge which will help to activate what has felt like a "missing-tooth" along such a busy and prominent corridor. Their effort to provide additional affordable housing with a progressive approach around transportation is a model that we also believe will work in Boston communities. They have worked long, hard and tirelessly to achieve this well thought out proposal for the JP community, and we hope that you will support them in order to continue to move them through the permitting process.

Thank you for your time,

Name: Marie Mercurio / Boston Community Ventures (BCV)  
Address: 51 Amory Street, Roxbury, MA 02119  
Date: December 19, 2019



CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)  
City Counselor Matthew O'Malley (matthew.omalley@boston.gov)  
City Counselor at Large Annissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)  
State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)  
State Representative Liz Malia (Liz.Malia@mahouse.gov)

December 26, 2019

Aisling Kerr, Project Manager  
Boston Planning and Development Agency  
City Hall  
Boston, MA

Re: 3326 Washington St Proposed Development

Dear Aisling:

I am writing in opposition to the development as currently proposed for 3326 Washington Street by Primary. I do so with regret as the developer has yet to satisfactorily address several issues of importance to the neighboring community. Nearly all of these issues have been raised several times within the last six or more months but have received at best limited responses that are largely perceived as non-substantive, dismissive, and/or delaying.

The community has invested substantial effort in developing its thoughts regarding the proposed development in order to achieve a highly desirable balance between affordability, preservation, and good design. These are by no means mutually exclusive, yet from the get-go the developer has posed the issues as affordability versus preservation. Further, the developer has continued to propose only small variations on the same basic design it first raised at the beginning of this process to the near exclusion of openness to others. Indeed, a few other rough designs prepared by the developer drew laughter as not serious when presented at the Boston Landmarks Commission and the developer has not taken advantage of an offer from the BLC on receiving suggestions as to how to successfully integrate and re-purpose preservation with new development. Nor has the developer responded in any meaningful way to a design proposed by an architect from within the community. I don't know but perhaps these attitudes stem from the developer serving from the beginning as the project's own designer/architect, and hiring only an "architect of record" for the final plans, an arrangement that only very recently came to light from a question posed at a community meeting and not from any prior, up-front statement by the developer.

I have participated in all but one of the neighborhood and community meetings held by the developer as well as the developer's meetings with the Boston Landmarks Commission and the JP Neighborhood Council Housing and Economic Development Committee. Also, I am a member of the Union Avenue Neighborhood Association, the Neighborhood Alliance, and The Friends of the Turnpike Schoolhouse. I fully share the concerns, issues, and requests that have been put forward by The Friends and by Keep It 100 for Real Affordability and Social Justice requesting *substantive*: supplementary information from the developer regarding affordability details; changes to design that more fully and respectfully meet Plan JP/Rox design guidelines; and long-term meaningful mitigation as identified in a series of provisos that benefit the entire neighborhood community for the impact placed on it by this development and the loss of the Schoolhouse.

Rather than repeating arguments made elsewhere, I am providing In what follows additional emphases, observations, and related points and issues that the developer should address.

### Affordability

-- The developer surely has and uses working data for market rates and the neighborhood certainly understands that such data are estimates subject to change and may not reflect actual market values when the project is completed. This is true for all developers yet, unlike other developers, this developer's continued reluctance to share such working estimates and assumptions outside of workshops, as well as hiding behind such subjective and loose phrases as 'not the top end', is a disservice to the larger community and hinders its review of the project.

### Preservation and Mitigation

-- The developer appears to have engaged in only minimal limited effort at creating awareness and solicitation of interest in moving the Schoolhouse to another site. While such transfer may well be a long-shot, minimal solicitation only serves to ensure that option does not happen.

-- The developer's less than enthusiastic reception of a brief, limited archeological dig/survey and the absence of details for documenting the Schoolhouse itself, including inviting participation of one or two community members in such an undertaking, is puzzling. These efforts are neither costly nor time consuming and would not hinder a still to be determined actual project schedule. Yet they would go a long way to preserving artifacts and photographically documenting period architecture.

-- The developer has as yet to put forward substantive outlines and detail regarding a publicly accessible 'museum' in the lobby of the building. My initial enthusiasm for this endeavor is beginning to dampen, only partly by the absence of detail. If the museum is to be, as it should be, more than just a decorative notion then it is neither a trivial undertaking, nor a one-time undertaking, nor without initial and ongoing cost. There are significant non-trivial issues associated with such professional functions as: organization, theme development, design, management, display, lighting, curating, storing and rotating exhibits/artifacts, development and upkeep of interactive displays of, for example, neighborhood history, interpretive tours, security, and much, much more. To be successful, the notion of a museum cannot be a last-minute undertaking. Long lead-times are required to properly think through the details. The developer has not revealed any expertise in this arena and any undertaking would surely need the involvement of other organizations and/or consultants with the requisite expertise. What would be the relationship between the developer and such other organization(s) both short and longer-term? What would be the financial commitments and by whom, both initial and longer-term? Furthermore, the developer's notion is that this 'museum' would not be in a space of its own and accessible *from* the lobby but rather would co-exist *within* an active (and small) lobby of the building. These are hardly compatible types of functions, at least not for a 'museum' that is publicly accessible. Could the museum

accommodate say, a group of 10 or 15 folk on a JP Historical Society neighborhood tour? Form follows function and it is difficult to design a space that serves two functions as different as a residential lobby and a museum unless the 'museum' is merely interior decoration. The current schematic of the lobby shows several windows which would take from the availability of display space. Would sofas and chairs in the lobby for use by residents or their visitors awaiting pick-up interfere with display space? Where might objects and other elements for their display be stored? I could go on but the main question is that the developer has not revealed any information that bears on addressing such concerns as noted here. Does the developer appreciate the magnitude and depth of detail required to bring this 'concept' to fruition? Or is the developer, however unintentionally, just misleading the neighborhood community about what might otherwise be a very exciting and important mitigation in helping to preserve, interpret, and showcase neighborhood history? We need an answer from the developer now, not later, as to what its commitments are! The developer ought not raise expectations and be unable to achieve a successful deliverable. The history of our neighborhood should neither be trivialized nor an afterthought.

-- The developer has proposed issuing T passes to residents as a community mitigation. However desirable this may be, it is a benefit for the proposed building's residents and not a mitigation for the external community. The developer has stated that the passes are actually a marketing ploy to gain tenants for the building, a financial bait and benefit for the developer, not the community. Further, the notion of T passes going to residents paying full market rate rents is a waste of resources that could go toward an actual long-term community mitigation.

-- I cannot emphasize strongly enough the extraordinary significance and long-term benefit of a proposal from the community that, as true mitigation, the developer fund a study of the Green Street area and the preparation of its nomination to be designated a National Register of Historic Places District. The cost is minimal, \$15,000 -\$20,000, and a fraction of the funds the developer has stated is being set aside for mitigation. The cost could even be shared with others. Whether or not a District nomination was successful, the study alone would be of invaluable benefit to the neighborhood, to the larger Jamaica Plain community, and to the City in understanding what remains of local history and in guiding re-purposed development. The long-term benefit of the study would also be in keeping with the long-term impact of this development. This study should be front and center the primary mitigation from Primary.

### Design and Operations

-- The exterior design expresses a cold-shoulder to its immediate 3-story residential neighbors to the north and east with the absence of a step-back of the fourth floor on those facades.

-- The west facade facing Washington Street exudes an overly severe verticality beginning with the first floor windows and then rising straight up through floor four. This is in stark contrast to and alien from the graceful bowfront and 'eyebrow' windows of the abutting neighbor just to the north. As is, these two adjacent buildings do not play well



together. At the very least, the fourth floor of the Washington facade should step back to respect its three-story neighbor and the coloration of the west facade at the fourth floor should match the lighter coloration of the fifth floor which in itself is more respectful of the lighter toned abutting neighbor.

-- The strong cornice street line of the abutting Urban Edge buildings should carry over to the base of the fourth floor which the eye then carries across the 'air rights' to meet the strong cornice of the apartment building at the Glen/Washington corner. It's a respectful appreciation and acknowledgment of the interrelationships among nearby buildings and their street facades while maintaining the individual character of each. The developer has done this with banding meeting the cornice of the 'Exodus' building. If the fourth floor were stepped back, then the banding or some adjustment at the top of the third floor could achieve similar effect.

-- The north, east, and the non-terraced portion of the south elevations are equally severe in their verticality and institutional-type staccato repetitiveness. These facades are not easy on the eye from the vantage of abutting neighbors and are in need of softening elements.

-- Leaving aside the mistaken total absence of parking for residents, the building and the neighborhood are ill-served by the total absence of off-street areas for passenger pick-up/drop-off, package and other deliveries, and the absence of parking for building staff and other maintenance/service personnel. Has the developer made any parking arrangement for at least the building and service personnel?

-- Pushing all pick-ups/drop-offs and deliveries to curbside which begins just one car-length beyond the intersection not only impedes future re-purposing of the street parking lane, frequent pull-in/pull-out impedes necessary corrective action by vehicles turning from the Green/Washington intersection. That intersection is commonly perceived as being at right angles when in fact the two streets are offset from a right angle. Drivers have to take sudden corrective action because they unknowingly are veering into a parking lane, worsened when the turn is taken quickly as it often is in practice -- unintended negative consequences from not thinking holistically about the geometries at work and the potential for accidents. Furthermore this curbside is opposite the busy police/EMT and market driveways.

-- The developer promotes the terraced design of the building but hardly mentions that the terracing applies to only about half of one facade of the entire building. Only 11 units, just 23% of those in the building, have a terrace of their own, while 77% have to share one small terrace on the fifth floor associated with a common room. At best, 2 or 3 of the affordable units will have a terrace of their own. The terraces for some units are noticeably larger than for others; how will that figure into the rental price?. Open space is important for the overall quality of life of a residential building, yet there is a very uneven assignment of that space among residents. I do not recall discussion of how greenery will find its way to the terraces -- is the developer supplying initial and ongoing maintenance of plantings or is that up to the tenants of each unit who may or may not have such interest? Cumulatively, much footage is given to the terraces but in the

climate of this region they are likely to be little used judging from the way balconies in many buildings are or aren't used. That raises another issue as the neighborhood already suffers from loud music and party noise emanating from a few balconies and open doors to them, especially on warmer nights, with sound easily traveling a block or more away. How does the developer anticipate providing water and drainage to the terraces and removal of snow and ice, especially when the terrace is situated over someone else's living quarters? How will the terraces be kept secure from agile external intruders?

### Other Operational and Serviceability Issues

-- Is there a room or place for lockers to be used by building security and maintenance personnel?

-- Placing the common room on the 5th floor does not lend itself for occasional use by the community in a neighborhood where meeting space is scarce; other developments have planned for such neighborly use.

-- It is simply bad design to have residents access the bike storage area by passing through the trash room, and vice versa; these functions should each have their own ingress/egress. Odors and spills need to be contained. Will the bike storage area be big enough to accommodate space for repairs?

-- If the underground transformer needs to be serviced from the alley, will that inhibit passage of bicycles and trash barrels?

-- Is there a restroom accessible from the lobby, not unimportant for security desk personnel, museum visitors, delivery personnel, maintenance personnel, or simply residents in the lobby who have an urgent call?

-- How would noise from trash removal through the alley affect the abutting neighbor? As the alley entrance is adjacent to the building's main entrance, how would the entrance be kept free of blockage by trash receptacles?

-- Will HVAC and other related equipment and panels placed on the roof be shielded from view (at least for those not uphill of the site)? And will such equipment be clad in a material that will not reflect late-afternoon sun out into the neighborhood?

-- The developer has yet to select or designate a property manager or management firm for the building. This impacts design because an experienced PM would be able to 'walk the evolving design' and provide input and perspective on details that could make the building more functional and more serviceable and possibly prevent more expensive work order changes or retrofitting, as well as possibly foresee unintended consequences.

### Summary

It should be clear that there are many unresolved and unanswered questions regarding a balance of affordability, preservation and mitigation, and good design that have yet to be addressed by the developer in substantive fashion. The neighboring community deserves answers before it can provide support for this project. The project as proposed has not yet advanced to prime time. It would be remiss to proceed to Board approval before holding an additional community meeting where the developer can address issues and engage in productive discussion with a community that is itself deeply engaged, invested, and involved in the successful evolution of its future while recognizing, respecting and building upon its past history and successes.

Sincerely,  
Alan

Alan Benenfeld



Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

We live at 6 Lourdes Ave, a couple blocks from the proposed development. Right now, the site is dominated by an empty lot offering essentially no neighborhood benefit. There is an old building that some argue has historic merit, though the structure has repeatedly suffered a collage of ill-planned modern renovations, so that its original historic forms have been lost, and what historic structures that do remain are not in good shape. Given these circumstances, the site would benefit tremendously from new responsible development, and the loss of existing structures on the lot is more than reasonable.

Before we heard about this proposed development, we were hoping someone would utilize the site to bring responsible mixed use housing and street level commercial space to this largely unused space. When we learned about your development, we were happy to see all of our hopes for the area being addressed. More specifically, the project benefits our neighborhood in the following ways:

- 1) It brings responsible mixed income housing that is neither ultra-luxury, nor exclusively low income housing. JP needs healthy mixed-income developments like this, which integrate different income levels, bringing the ultra-rich down to earth by integrating them with lower income individuals, and offering low income individuals access to a broader social network, and thereby improving social mobility.
- 2) It activates the street with desperately needed commercial space that can help grow the local economy, while offering resources for residents (like us) in an area which is presently under-utilized.
- 3) By promoting an active street, and replacing vast empty lots, this development will increase a sense of neighborhood safety (since more people will be out and about).
- 4) The design is responsive to our neighborhood's architecture, which is largely historic industrial brickwork. Your design seeks to unify this historic material language with the active use porch culture (think JP porchfest) of our neighborhood. We support a more approachable brick industrial style façade that is lightened up by a cascade of activated porches, and ground floor commercial activity. The alternative is a development of universally reviled fiberboard panels of arbitrary color collaged with blocky materials that bear no relevance to the local culture (the blocky non-distinct, garbage architecture we see going up in every major US city right now).

We'd like to close simply by reiterating our strong support for this project.

Sincerely,

Anna Elizabeth Smith & Daniel Alexander Smith

6 Lourdes Ave #3, Boston MA 02130

December 20, 2019

CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)

City Counselor Matthew O'Malley (matthew.omalley@boston.gov)

City Counselor at Large Annissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)

State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)

State Representative Liz Malia (Liz.Malia@mahouse.gov)



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## Comments on 3326 Washington St., Jamaica Plain

1 message

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**Bill Reyelt** <[REDACTED]>

Fri, Dec 27, 2019 at 5:44 PM

To: Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

Cc: Lindsey Santana &lt;lindsey.santana@boston.gov&gt;, Matt O'Malley &lt;Matt.O'Malley@cityofboston.gov&gt;, Liz Malia &lt;Liz.Malia@mahouse.gov&gt;, Michelle Wu &lt;michelle.wu@boston.gov&gt;, Annissa Essaibi-George &lt;a.e.george@boston.gov&gt;, Sonia Chang-Diaz &lt;Sonia.Chang-Diaz@masenate.gov&gt;, Carolyn Royce &lt;[REDACTED]&gt;, Wyatt Komarin &lt;wkomarin@primary.us&gt;, Kristina Ricco &lt;kristina.ricco@boston.gov&gt;

December 27, 2019

Aisling Kerr  
Project Manager  
Boston Planning and Development Agency  
One City Hall Plaza  
Boston, MA. 02201

Re: Proposal for 3326 Washington St., Jamaica Plain

Dear Ms. Aisling:

I am writing to urge the city to approve the multifamily housing development proposed for [3326 Washington Street](#) (i.e., the site most recently occupied by JP Auto Glass). Having attended a number of the associated community meetings, I have been impressed by the development team's efforts to work collaboratively with the community and develop a proposal that is responsive to reasonable concerns while maintaining a viable project. The proposal's pedestrian-friendly design and ground-floor use along Washington Street, the structure's unique form and massing that both animates the street and provides attractive outdoor space to many of the units, the transit-oriented programming of the site, and the range of affordability, all contribute to an overall project design that will provide housing, community development, and environmental benefits.

Despite the fact that the project developer is a small organization and does not appear to have significant prior experience developing subsidized affordable housing, the team has listened to the community and has committed to pursuing the subsidies necessary to achieve deeper affordability. In addition to the significant number of income-restricted units, the market-rate units, despite transit-friendly features, will likely sell at a lower price point than they otherwise would due to the elimination of costly-to-build off-street parking that commands a corresponding premium.

While some in the community have called for the restoration of school house that once operated on the site, this seems at best a misguided effort given what little remains of the original structure and its relatively unremarkable architecture. Any attempt to restore the original school house on-site would add tremendous cost to the project and significantly constrain the site in terms of its ability to accommodate desperately needed housing, particularly on a site that is so well suited to address the transportation impacts that are often a barrier to producing more housing.

Thank you for any consideration you can give to these concerns.

Sincerely,

Bill Reyelt  
(owner of 24 Kenton Rd)

cc: Senator Sonia Chang-Diaz  
Rep. Liz Malia  
Annissa Essaibi-George, City Councilor-at-Large  
Michelle Wu, City Councilor-at-Large  
Matthew O'Malley, City Councilor  
Kristina Ricco, BPDA Senior Planner  
Lindsey Santana, Office of Neighborhood Services

1/7/2020

City of Boston Mail - Comments on 3326 Washington St., Jamaica Plain

Carolyn Royce, JP Neighborhood Council  
Wyatt Komarin, Project Proponent

Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

I am writing to express my support for the proponent's proposal to construct a new mixed-use, mixed-income 5-story building, with 47 residential units (23.4% Affordable/11 Affordable Units), ground floor commercial space, and related improvements to landscape and pedestrian access and design at 3326 Washington St. I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Small Project Review, and support the proposal put forward.

Neighborhoods like Jamaica Plain are the backbone of the city, by providing both housing and community to working residents of the city. I believe that this project will be an improvement to the immediate neighborhood by revitalizing an underutilized property with a new development that is architecturally thoughtful, transit-oriented, enhances the commercial streetscape, and provides a significant amount of much needed affordable and market rate housing. Currently this property is sitting vacant. Commercial vacancies are a problem in JP with vacancies scattered along Centre and Washington Streets. Allowing this development to move forward will provide a better use of the property to a larger number of people.

As I'm sure you know, Boston needs to dramatically increase its housing supply. I've attended several development projects in the neighborhood while living in JP and I think that the developer has done a good job of listening to the community's needs. I ask that the Board approve this proposal and that you record me in support to bring this project to the neighborhood. Thank you.

Best,

Calvin Lescault

8 Robinwood Avenue #5

Jamaica Plain, MA 02130





Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## 3326 Washington Street Project

1 message

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**Cara Bergantino** <[REDACTED]>

Fri, Dec 27, 2019 at 5:57 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, rep.lizmalia@hou.state.ma.us, Sonia.Chang-Diaz@masenate.gov  
Cc: eglestonaffordablehousing@gmail.com

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Cara, and I'm a resident of Jamaica Plain, living on Marmion Street just a few blocks away from the project at [3326 Washington Street](#). I am writing to record my opposition to Primary's project at [3326 Washington Street](#) as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
- \* fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- \* provide additional setbacks at the fourth floor on the north and east sides of the building
- \* not demolish the schoolhouse before construction is imminent
- \* give a year of T passes to residents of affordable units, and
- \* provide data on construction costs, rents, and demographics.

Primary and the BPDA should take these steps because:

- \* So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation.
- \* Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels
- \* With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation
- \* Page 142 of Plan JP/Rox requires additional setbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge
- \* Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study
- \* Data about the development will help the community's analysis of ongoing stabilization efforts

As a Jamaica Plain resident, it has been appalling to witness the vast amount of luxury and unaffordable development that has been occurring in our neighborhood, particularly around Washington Street, which is disproportionately affecting and pushing out low-income residents and people of color. I urge you not to be a part of the problem by making decisions that would prioritize your own financial interests and greed over the basic rights and needs of affordable housing within

1/7/2020

City of Boston Mail - 3326 Washington Street Project

our neighborhood, and to instead follow the guidelines of Plan JP/Rox.

Best,  
Cara



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**3326 Washington Street - oppose**

1 message

**Cassie White** <[REDACTED]>

Thu, Dec 26, 2019 at 11:38 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, lindsey.santana@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, rep.lizmalia@hou.state.ma.us, matthew.omalley@boston.gov,

Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, Michelle.Wu@boston.gov, mayor@cityofboston.gov

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Cassie and I am a resident of JP (550 Centre Street). I am writing to **oppose** Primary's project at [3326 Washington Street](#) as it is currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- **follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout);**
- fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as mitigation);
- give a year of T passes to residents of affordable units; and
- provide data on construction costs, rents, and demographics.

So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation.

As a resident of the neighborhood, this project is concerning in its current state. I value the economic and racial diversity of JP, and am disheartened by the displacement that is breaking communities apart. Raising rent prices are overwhelming and I question whether I will be able to stay to raise a family in the neighborhood that I have come to call my home.

Thank you for your time and consideration in this matter.

Best,

**Cassie White**  
*she/her/hers*  
550 Centre Street

Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

We live at 6 Lourdes Ave, a couple blocks from the proposed development. Right now, the site is dominated by an empty lot offering essentially no neighborhood benefit. There is an old building that some argue has historic merit, though the structure has repeatedly suffered a collage of ill-planned modern renovations, so that its original historic forms have been lost, and what historic structures that do remain are not in good shape. Given these circumstances, the site would benefit tremendously from new responsible development, and the loss of existing structures on the lot is more than reasonable.

Before we heard about this proposed development, we were hoping someone would utilize the site to bring responsible mixed use housing and street level commercial space to this largely unused space. When we learned about your development, we were happy to see all of our hopes for the area being addressed. More specifically, the project benefits our neighborhood in the following ways:

- 1) It brings responsible mixed income housing that is neither ultra-luxury, nor exclusively low income housing. JP needs healthy mixed-income developments like this, which integrate different income levels, bringing the ultra-rich down to earth by integrating them with lower income individuals, and offering low income individuals access to a broader social network, and thereby improving social mobility.
- 2) It activates the street with desperately needed commercial space that can help grow the local economy, while offering resources for residents (like us) in an area which is presently under-utilized.
- 3) By promoting an active street, and replacing vast empty lots, this development will increase a sense of neighborhood safety (since more people will be out and about).
- 4) The design is responsive to our neighborhood's architecture, which is largely historic industrial brickwork. Your design seeks to unify this historic material language with the active use porch culture (think JP porchfest) of our neighborhood. We support a more approachable brick industrial style façade that is lightened up by a cascade of activated porches, and ground floor commercial activity. The alternative is a development of universally reviled fiberboard panels of arbitrary color collaged with blocky materials that bear no relevance to the local culture (the blocky non-distinct, garbage architecture we see going up in every major US city right now).

We'd like to close simply by reiterating our strong support for this project.

Sincerely,

Anna Elizabeth Smith & Daniel Alexander Smith

6 Lourdes Ave #3, Boston MA 02130

December 20, 2019

CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)

City Counselor Matthew O'Malley (matthew.omalley@boston.gov)

City Counselor at Large Annissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)

State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)

State Representative Liz Malia (Liz.Malia@mahouse.gov)

The Friends of the Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, jointly and separately, have consistently stated that there are 3 criteria for a successful project at 3326 Washington Street.

- Affordability and Housing Stability,
- Preservation and Neighborhood Character, and
- Good Design and Placemaking.

We have consistently maintained that these criteria are not mutually exclusive, but in fact, support each other. Affordable housing and housing stability ensure that we retain the economic and cultural diversity that makes JP special. Preservation contributes to the character of the neighborhood, and also supports retention of existing naturally occurring affordable housing, such as the historic rooming houses on Green Street. Good design ensures that new density and much needed housing can be added without compromising existing housing stock or robbing neighbors and streets of light and open space.

We appreciate Primary's efforts to engage the community in prior meetings. However, the "Application for Small Project Review" as submitted November 4, 2019, does not adequately address the above criteria as noted below and as described in the following attachments.

- The affordability proposal lacks details. The project's approach to affordability and housing stability should be strengthened by reaching lower income levels / AMI's, including funding for a neighborhood anti-displacement canvas, providing T passes specifically for the tenants of the affordable units, and providing ongoing data relevant to analyzing neighborhood stability.
- The project does not meet the design guidelines of Plan JP/Rox, which the developer promised. This includes guidelines for setbacks, step backs, sidewalks and open space, and adequately addressing delivery and service issues.
- After extension discussion about preservation, the proposed mitigation for the demolition of the Turnpike Schoolhouse (historic exhibit and T passes) is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and by the increase in mass and density.

We believe that Primary and their architect, Spaulding Tougia Architects, are capable of a more creative design that better responds to these 3 criteria, and can better mitigate the remaining impacts by supporting efforts such as a National Register Nomination for Green Street, and other measures outlined in the following discussions.

**We respectfully request that the BPDA require Primary to respond to a Request for Supplemental Information, which should include revisions in response to the requested changes and provisos made in public comments, a clear list of community benefits, and charts comparing the affordability and design requirements of Plan JP/Rox to the proposal.**

Friends of the Turnpike Schoolhouse  
Keep it 100 for Real Affordable Housing and Racial Justice.

## Comments on 3326 Washington Street, Application for Small Project Review

### Preservation Issues

Preservation of our history and historic fabric not only reminds us of our working-class heritage, it maintains the diverse of the neighborhood and supports retention of existing naturally occurring affordable housing, such as the historic rooming houses on Green Street. If it is not feasible to retain the actual buildings of our history, then every effort must be made to mitigate that loss with strategies that maintain the memory of our history, and to prevent or slow the loss of further fabric.

On October 22<sup>nd</sup>, Primary presented their project to the Boston Landmarks Commission at their Article 85 Demolition Delay hearing. At the hearing, the Landmarks Commission determined that the Schoolhouse at 3326 Washington Street is historically significant and preferably preserved. The outcome of the hearing was to invoke the 90-day demolition delay.

The Commissioners expressed their dismay and disappointment at Primary's lack of effort in preserving the building. They observed that their "alternatives to demolition" were insincere and lacking architectural creativity. For these reasons, the Landmarks Commission strongly encouraged Primary to work with our group, and the Landmarks Commission, to enact the provisos that we proposed to mitigate the loss of this historic building.

**In addition to addressing concerns regarding affordability and design in their proposed plan, we request that Primary enact the following measures to mitigate the loss of the historic Turnpike Schoolhouse:**

1. **Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area** that delineates and designates the sites of historical importance in this corridor, as well as fund an anti-displacement canvas in the Plan JP/Rox impact area that would accompany the survey. Demolition of the Turnpike Schoolhouse would be another in a series of recent losses of the working-class history of this area, and we are concerned that additional historic structures in the Green Street corridor, and in nearby areas along Washington Street, are at-risk of being lost to new development. A study and subsequent designation would educate developers and property owners about the significance of existing structures in advance of development proposals, and provide access to historic rehabilitation tax credits and other advantages of being on the Register. Moreover, a designation would facilitate the protection of the current residents living in these historic buildings, which often are also naturally occurring affordable housing.
2. **Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction** on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission. This will prevent demolition in the event that the proposed project does not go ahead, and/or the property changes hands.
3. **Primary will document the Schoolhouse**, including any historical evidence under the newer siding, by obtaining quality photographs of each elevation of the building, and its interior.

## Comments on 3326 Washington Street, Application for Small Project Review

4. **The lobby of any new residences will include curated ongoing and special interpretive exhibits about the Turnpike Schoolhouse** building and its history and neighborhood context, and be accessible to the public. This should include the placement of a permanent interpretive marker on the exterior of the Washington Street face of the building, that includes a QR code and a well-developed website with photographs that tells the story of the historic schoolhouse, and the broader context of the neighborhood. The current proposal references previous options, but does not commit to an actual exhibit. The proposal should include specific materials and location of the exhibit and a commitment to work with the community to define the content.
5. **Primary will engage a Cultural Resources Archeological firm to conduct an archeological survey of the site.** Artifacts that are discovered should be offered to the City Archives with the proviso that they could be borrowed and displayed in the lobby gallery that the developers have proposed in order to honor the history of the Turnpike Schoolhouse.

### **Affordability and Housing Stability**

As noted previously, preservation and good design protect existing residents and affordability in addition to the physical character of the neighborhood. Many residents live in historic buildings in the neighborhood, such as the rooming houses on Green Street, and a National Register of Historic Places District designation would help protect their homes from being redeveloped and made unaffordable. Good design also promotes the quality of life for current residents living near new buildings that are being constructed.

In addition, there are several commitments that Primary should make to strengthen affordability in the project, fund stabilization work across the neighborhood, and provide data that will help the neighborhood analyze how to make developments best support stability:

1. **Deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (and not contributing an IDP payout).**

Primary is applying for resources from HUD in order to reach Plan JP/Rox affordability requirements, a positive shift from earlier proposals that fell short. However, the current proposal seems to leave room for decreasing affordability if there are issues with the development timeline or obtaining HUD financing. No weakening of affordability should be allowed; Plan JP/Rox affordability requirements should be non-negotiable for this project;

Primary has proposed 11 affordable units. Based on the square footage figures provided by Primary, Plan JP/Rox would require 11.48 affordable units (2.00 base IDP units, and 9.48 bonus units), i.e. five 70% AMI units, three 50% units, three 30% AMI units, and a payment of \$145,324. The proposal should fully spell out these requirements, rather than only say that Plan JP/Rox requires 11 units at range of incomes from 30-70% AMI.

More importantly, the developer should deepen affordability by using an alternative formula that emerged from conversations with the Mayor, BPDA, and DND which the City agreed would be equivalent to the requirements of Plan JP/Rox: a requirement that 27.5% of density bonus units beyond 1.0 FAR are affordable at an average of 40% AMI. This formula leads to the



## Comments on 3326 Washington Street, Application for Small Project Review

distribution described above: two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units — and decreasing the required payout from \$145,324 to \$0. The developer should be willing to deepen affordability to include nine 30-50% AMI units since it would come with eliminating the required payout.

2. **Fund a year of T passes for households in the affordable units.** Primary has indicated that they have \$100,000 available for community benefits; this should include T passes for all household members in the affordable units (including school-year and/or summer passes for young people who do not qualify for free passes through school). The residents of market rate units will make high incomes and will not need to get their T passes subsidized. Instead, the rest of the \$100,000 should go toward priorities such as an anti-displacement canvas (see below) and the study for submitting a National Register of Historic Places District nomination.
3. **Fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area.** Plan JP/Rox emphasizes the need to reach out to and identify residents at risk of displacement. Out of conversations between the community, the Office of Housing Stability, and the BPDA, one solution was to hold regular anti-displacement canvases of the Plan JP/Rox impact area. Primary should contribute \$10,000 of its \$100,000 toward this project, which would help identify households at risk of displacement and collect data about neighborhood stability.
4. **Provide data about construction, rents, and tenant demographics to further analysis about neighborhood stability.** Over the summer, Primary held workshops where they shared estimates about construction costs and market rents, a positive step to increase transparency around the project. Primary should build on this earlier communication. They should commit that after construction is complete, they will share figures for the cost of construction. Each year, they should also share data on the market rents in the building, as well as administer anonymous optional surveys on the racial and economic demographics of the tenants in the building. This data would support community members to better analyze how development finances impact affordability in new buildings, and the impact of new developments on diversity and neighborhood stability.

### **Design Guidelines**

In spite of assurances that the project would meet the design guidelines of Plan JP/Rox<sup>1</sup>, the November 4, 2019 Application for Small Project Review includes detail, shown for the first time, that is not consistent with the intent of requirements in the Plan. We request that the Application be revised and resubmitted to address the following issues prior to submission for approval by the BPDA board.

1. **Provide setbacks as required on Page 142 of Plan JP/Rox.** The Plan requires 10' on the side, and 20' at the rear. The proposed setback dimensions are only 9' on the South, and appears to be less than 10' on the North. The rear yard is as little as 6'-8" on the East.

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<sup>1</sup> Plan JP/Rox; February 28, 2017, approved by the BPDA Board in March, 2017

## Comments on 3326 Washington Street, Application for Small Project Review

2. **Provide additional step back at the floor of the fourth floor on the North and East elevations,** where abutting 1-3 family zones as required by page 142 of the Plan. This step back allows more light for the adjacent housing, and provides a transition in height to the lower buildings. Step backs at the floor of the 5<sup>th</sup> floor are currently shown on all elevations, as required where abutting the street or other zones. Primary should consider carrying the fourth floor setback to the West elevation to better align with the Urban Edge roof line along Washington Street.

Unfortunately, most of the articulation of the building faces inward to the site. The façade along Washington Street is largely unrelieved, uninteresting and unexciting. It does not complement the graceful bowfronts of the neighboring property.

3. **Increase sidewalk depth to 16' 6" as recommended for Neighborhood Main Streets** on Page 135 of the Plan. The sidewalk along Washington Street is proposed to be 12' 4" which only meets the recommendation for a Residential side street.<sup>2</sup>
4. **Comply with the Open Space Requirements of Plan JP/Rox.** Compliance with the open space requirement of Plan JP/Rox is not clear, and should be clarified. Page 143 of Plan JP/Rox requires that (the footprint not exceed 85% of the lot, and that there be 50SF of Open Space per unit. However, the open space provided clearly does not meet the intent of the plan (page 126) which allows balconies as open space "but not in lieu of publicly accessible ground level open space." It is worth noting that the proposed terraces are not as extensive or open as suggested on the cover graphics, and that only 11 of the 47 units actually have a private terrace, with a shared terrace at the top floor for all residents.
5. **Provide accommodation for services and deliveries on site.** There are no driveways, no on-site parking and no loading or disposal service areas located on the site. Page 137 of the plan requires that these areas should be located on the rear or side. Instead, the project proposes a "loading zone" be located on Washington Street. The lack of parking will only increase the demand for drop off areas for Ubers, and vendors such as USPS, UPS, Amazon, Vendors like Peapod and Chewy, not to mention trash pickup for the 47 new apartments and 2 new businesses. (Trash barrels lining the street will clutter this busy sidewalk and interfere with the proposed curbside loading.) There are at least two flaws to this strategy: First, it requires approval of the Boston Transportation Department, which would not even be considered by BTM until after construction. A similar proposal by 3200 Washington Street has been rejected by BTM. Second, in the absence of a Transportation Plan for Washington Street, any plan that relies on using the current parking lane for Loading zones, precludes the future use of that same real estate for any of the options explored in Plan JP/Rox, such as bicycle lanes or bus lanes.<sup>3</sup> The Plan encourages loading zones to be on site, and out of view.

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<sup>2</sup> "Public Realm" "Area Wide Urban Design Guidelines" p 134 Plan JP/Rox; February 28, 2017.

<sup>3</sup> "Transportation and Connectivity" Plan JP/Rox; February 28, 2017.



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## Comments on 3326 Washington St.

1 message

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helen matthews <[REDACTED]>

Sat, Dec 28, 2019 at 2:58 PM

To: Aisling Kerr <aisling.kerr@boston.gov>, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, rep.lizmalia@hou.state.ma.us, Sonia.Chang-Diaz@masenate.gov

Dear Aisling Kerr, Jonathan Greeley, and the BPDA board and staff,

My name is Helen Matthews; I live in Egleston Square near the proposed development at 3326 Washington St. I'm writing to record my **opposition to Primary's project at 3326 Washington Street as it's currently planned.**

The BPDA should require that Primary attend a **second Article 80 meeting** and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements.

### Primary should also:

- **Follow Plan JP/Rox affordability requirements, plus deepen affordability** to include 9 units at 30-50% AMI (instead of an IDP payout)
- **Fund a \$10,000 anti-displacement canvass** and fully fund **\$15,000-20,000 for a study for a historic district nomination** (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- **Provide additional step-backs** at the fourth floor on the north and east sides of the building
- **Not demolish the schoolhouse before construction is imminent**
- **Give a year of T passes** to residents of **affordable units**, and
- **Provide data** on construction costs, rents, and demographics.

### Primary and the BPDA should take these steps because:

- So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), has said they will not fully follow Plan JP/Rox affordability or design requirements, has not fully compared their proposal to Plan JP/Rox requirements, and has consistently ignored requests for changes and mitigation.
- Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels.
- With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvass and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation.
- Page 142 of Plan JP/Rox requires additional step-backs where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge.
- Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an **anti-displacement canvass, and a historic district study.**
- Data about the development will help the community's analysis of ongoing stabilization efforts.

The Washington Street Corridor through Jamaica Plain is currently undergoing wholesale redevelopment, and the neighborhood that generations of families have made their home will literally disappear if we don't work together to

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City of Boston Mail - Comments on 3326 Washington St.

preserve what we love - a strong working class Latinx immigrant community, a vibrant arts district, an intergenerational mix of diverse neighbors.

I've resided on Green Street for years - across from the privately-owned Greenville Group rooming houses - and I know well how **important funding a historic district study for the Green St./Washington St. area is** for both the character of the area as well as for stabilizing the tenancies of the low-income folks that live in the historic buildings there.

I've made these comments in person at BPDA sponsored meetings on this project; please make sure they're documented via this written comment.

Thanks for your time,

Helen Matthews, Jamaica Plain



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**opposition to 3326 Washington Street as currently planned**

1 message

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**Jen Douglas** <[REDACTED]>

Fri, Dec 27, 2019 at 9:31 AM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, lindsey.santana@boston.gov, A.E.George@boston.gov

Cc: rep.lizmalia@hou.state.ma.us, Michelle.Wu@boston.gov, Sonia.Chang-Diaz@masenate.gov, Matthew O'Malley &lt;matthew.omalley@boston.gov&gt;, Michael.F.Flaherty@boston.gov, mayor@cityofboston.gov

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Jen Douglas. I live in Jamaica Plain. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned, and to express my support for the below community demands.

**\* The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements.**

Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
- \* fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- \* provide additional stepbacks at the fourth floor on the north and east sides of the building
- \* not demolish the schoolhouse before construction is imminent
- \* give a year of T passes to residents of affordable units, and
- \* provide data on construction costs, rents, and demographics.

We need to be asking far more of developers. My understanding is that the project as currently designed does not conform to the JP/Rox affordability and design requirements. Those standards should be the minimal expectations for all projects. If those standards cannot be upheld it will be a great disrespect to the community that worked hard to insert some community benefit into that lengthy process to upzone the once redlined strip through the middle of the neighborhood.

Best regards,  
Jen Douglas



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

## Opposition to 3326 Washington St. Project

1 message

Jill Ragusa &lt;[REDACTED]&gt;

Thu, Dec 26, 2019 at 6:56 PM

To: "A.E.George@boston.gov" <A.E.George@boston.gov>, "Brian.Golden@boston.gov" <Brian.Golden@boston.gov>, "Jonathan.Greeley@boston.gov" <Jonathan.Greeley@boston.gov>, "Michael.F.Flarty@boston.gov" <Michael.F.Flarty@boston.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>, "eglestonaffordablehousing@gmail.com" <eglestonaffordablehousing@gmail.com>, "lindsey.santana@boston.gov" <lindsey.santana@boston.gov>, "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>, "mayor@cityofboston.gov" <mayor@cityofboston.gov>, "rep.lizmalia@hou.state.ma.us" <rep.lizmalia@hou.state.ma.us>

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Jill Ragusa. I live at [40 Saint Joseph St](#) in Jamaica Plain with my wife and our son who attends the Curley K-8 school. I am a clinical social worker and have a private therapy practice with an office at The Meeting Point at 3464 Washington St in Jamaica Plain. I am writing to record my opposition to Primary's project at [3326 Washington Street](#) as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
- \* fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- \* provide additional setbacks at the fourth floor on the north and east sides of the building
- \* not demolish the schoolhouse before construction is imminent
- \* give a year of T passes to residents of affordable units, and
- \* provide data on construction costs, rents, and demographics

Primary and the BPDA should take these steps because:

- \* So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation.
- \* Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels
- \* With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation
- \* Page 142 of Plan JP/Rox requires additional setbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge
- \* Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study
- \* Data about the development will help the community's analysis of ongoing stabilization

As I mentioned, I am a full time psychotherapist and also teach as an adjunct professor at The Simmons School of Social Work. My wife is a registered nurse in the emergency room at Tufts Medical Center. We are both highly employed and despite this, are struggling to remain in Jamaica Plain due to the on-going rising cost of living here. We are unable to buy a home and are close to being pushed out of Boston all together. If remaining in our home and in our neighborhood is challenging for us as highly employed people, imagine the impact yet another high end development places on this community, particularly its underemployed and marginalized residents. The focus should be on keeping residents housed, not creating more apartments that often act as tax shelters for the international billionaire class that drive up rental prices across this neighborhood.

Please hold Primary to a standard that puts the residents of this neighborhood over profit.

Sincerely,  
Jill Ragusa

Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

As an abutter, I am writing to express my support for the proponent's proposal to construct a new mixed-use, mixed-income 5-story building, with 47 residential units (23.4% Affordable/11 Affordable Units), ground floor commercial space, and related improvements to landscape and pedestrian access and design at 3326 Washington St. This project respects affordability, needed changes in transportation, i.e. encouraging alternative transportation and providing a historical perspective to the property and neighborhood's past by highlighting both the Turnpike School and the history of the Washington Street Turnpike.

While I am not oblivious to the potential short and long term transportation woes we experience as constituents living on Glen Road and fully realize Glen Road, being a designated snow emergency route, will remain both without resident parking status and be a default parking location to commuters and shoppers, I feel the projects benefits outweigh and proactively address the growing transportation and automobile issues we are experiencing quite markedly in this neighborhood, and in the city as a whole.

I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Small Project Review, and support the proposal put forward.

I believe that this project will be a great improvement to the immediate neighborhood by revitalizing an underutilized property with a new development that is architecturally thoughtful, transit-oriented, enhances the commercial streetscape, and provides a significant amount of much needed affordable and market rate housing.

I ask that the Board approves this proposal and that you record me in support to bring this much needed project to the neighborhood. Thank you.

Sincerely,

John S. Savoia Jr.

20-22 Glen Road Unit 1, Jamaica Plain MA 02130

12/17/2019

CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)  
City Councilor Matthew O'Malley (matthew.omalley@boston.gov)  
City Councilor at Large Anissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)  
State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)  
State Representative Liz Malia (Liz.Malia@mahouse.gov)





Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## Stronger Affordability and Neighborhood Protections at 3326 Washington Street

1 message

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### Keep it 100 for Real Affordable Housing and Racial Justice

&lt;eglestonaffordablehousing@gmail.com&gt;

Fri, Dec 27, 2019 at 10:54 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, Matthew O'Malley <matthew.omalley@boston.gov>, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, Liz Malia <rep.lizmalia@hou.state.ma.us>, Sonia.Chang-Diaz@masenate.gov

To: Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

Keep It 100 for Real Affordable Housing and Racial Justice is writing to oppose Primary's project at 3326 Washington St. The developer, Primary, was originally open to more dialogue with the community and through that dialogue committed that it would meet Plan JP/Rox affordability and design guidelines. But since September, the developer submitted an application to the BPDA with incomplete information, indicated they will not be following Plan JP/Rox affordability and design guidelines, and shut down any meaningful back-and-forth. We need Primary to provide clear and complete information to the community -- especially about affordability, design, and how it matches or does not match Plan JP/Rox requirements. We need Primary to truly listen to community input and revise its project based on this input. And we need Primary to return to a second public Article 80 meeting to share this information, the project changes, and their response to community feedback.

Our understanding is that the BPDA agrees that Primary must meet or exceed Plan JP/Rox affordability requirements; as we mentioned in our comments on 35 [Brookley Road \(10 Stonley Road\)](#), we appreciate how the BPDA and Tim Davis have enforced these requirements. We also understand that the developer recently submitted more specifics to the BPDA about its affordability proposal and that it is under review, and that Aisling Kerr will be working with the developer to thoroughly compare how the project meets and does not meet Plan JP/Rox affordability and design requirements. These are all important steps, and Primary needs to report all this information publicly at a second Article 80 meeting.

Here are the changes that Keep It 100 is calling for in the project. We join the Friends of the Turnpike Schoolhouse calling for stronger affordability and protections for the neighborhood. Thank you for your consideration.

### DEEPER AFFORDABILITY - 9 OF 11 AFFORDABLE UNITS AT 30%, 40%, AND 50% AMI

At both their Article 80 meeting and a Jamaica Plain Neighborhood Council Housing and Development Committee, Primary did not disclose what AMI's their 11 affordable units would be it, and they said that they would not be providing an IDP payout for any partial units above 11. They said they were exceeding IDP requirements and did not need to follow Plan JP/Rox affordability requirements.

After being criticized for this lack of transparency, Primary emailed the JPNC Housing and Development Committee stating that the project would include 1 30% AMI, 3 50% AMI, and 7 70% AMI units. Together with no payout, this falls short of Plan JP/Rox requirements.

The developer chose a square footage to make the Plan JP/Rox affordability requirements 11.49 units, likely to avoid the requirement rounding up to 12 units. In cases like this, the BPDA requires a payout of about \$150,000. In addition, beyond the "base" required affordable units of 2 70% AMI units, the 9 "bonus" affordable units are supposed to be split between 30%, 50%, and 70% AMI -- meaning 3 30% AMI, 3 50% AMI, and 5 70% AMI units. Primary is not providing either the payout or the required AMI's.

Furthermore, we ask that the BPDA apply a formula that requires 27.5% of bonus units (instead of 30%) to be affordable, at an average of 40% AMI. This would result in a \$0 payout, but in exchange we would gain deeper affordability that better meets neighborhood incomes: 3 30% AMI, 3 40% AMI, 3 50% AMI, and 2 70% AMI units.

Having 9 units below 70% AMI (and, according to this formula, 9 units at or below 50% AMI), would bring more units into the range of neighborhood residents. This formula was recognized as financially equivalent by the Mayor, BPDA, and DND. The BPDA didn't use this exact formula at 35 [Brookley Rd / 10 Stonley Rd](#). but did partially adopt our recommendations for lowering the AMI's there. We ask that the BPDA apply the full alternative 27.5% formula here at 3326 Washington St, and we look forward to discussions on how to codify this formula consistently for future projects.

We also call on Primary not to use 3368 Washington St as a reason not to include more units at 30-50% AMI. Pine St, The Community Builders, the Mayor, the BPDA, and DND all showed leadership in approving a strong project there. But Plan JP/Rox is clear that to meet neighborhood needs, we need a combination of 100% affordable projects as well as private developments that include lower-AMI affordable units -- with a priority on units that are 50% AMI and below. The BPDA helped decrease a unit from 70% AMI to 60% AMI at 35 [Brookley Rd / 10 Stonley Rd](#); DND is encouraging non-profit developers to include more units at 50% AMI and below. Primary should not focus on units at 70% AMI when there has been a clear call from the community over many years for more deeply affordable units. Nor should it use the fact that compact affordable units must have 10% lower rents as a reason to avoid deeper affordability. That rent reduction is a result of the fact that the units are smaller; they are not a benefit of reduced rents in regular-sized units, and they should not substitute including deeper AMI's.

## **NEIGHBORHOOD PROTECTIONS - ANTI-DISPLACEMENT CANVASS AND A STUDY FOR A NATIONAL REGISTER OF HISTORIC PLACES DISTRICT NOMINATION**

For months, Primary said that while they were initially proposing using about \$100,000 in community benefits to fund free T passes for a year for residents, that they wanted to have a community process to discuss what the best community benefits were. They stated that this discussion would happen starting at the Article 80 meeting. However, in that meeting and afterward, they were closed to the possibility of focusing on other community benefits.

Although free T passes for a year would be a good benefit for the residents of affordable housing, the residents of the market-rate units will have much higher incomes. The free T passes for these residents are less of a true community benefit, and more of a marketing tool. Instead, portions of the \$100,000 should be used to support \$10,000 for an anti-displacement canvass and fully funding \$15,000-20,000 for a study and preparation of a National Register of Historic Places District nomination.

Plan JP/Rox clearly that to reach the goal of preventing displacement, there needs to be "people centered outreach on displacement"; the plan's "implementation will require strong one-on-one relationships to the actual people at risk and in need," where community-based organizations and the City collaborate to "provide the outreach necessary to identify these households and provide the individualized case management necessary to help the remain stably housed" (page 44). An anti-displacement canvass fits fully within this priority named by Plan JP/Rox. The new developments in the community can provide an ongoing source of funding for these canvasses; rather than spend money on T passes for all its residents, Primary should redirect a small fraction of those funds to an anti-displacement canvass.

A study and preparation for a National Register of Historic Places District nomination of the Green St area would be important mitigation for the planned demolition of the historic schoolhouse on the site. This study would help clearly identify what sites have more or less historic value, that would allow the community, City, and developers to proactively create a more robust plan that combines development with preservation. The designation as a historic district places **no** restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance. The designation **would** provide additional resources to developers, including eligibility for competitive grants, and eligibility for the 20% federal historic rehab tax credit for developers. A study and preparation for a historic district nomination is simply good planning. And given that a number of low- and moderate-income residents live in historic buildings in the neighborhood, the district designation would make more resources available to preserve these buildings and protect their affordability.

Our understanding is that the BPDA has a set of categories for community benefits to help make the process of deciding community benefits more systematic. We ask that the BPDA recognize anti-displacement related commitments as a legitimate community benefit, especially because that is one of the very top priorities of Plan JP/Rox. Plan JP/Rox also states that its urban design guidelines are "built on the goals of respecting the existing cultural and historical character of the area while encouraging appropriate future growth in the right locations," and that "historic features" are part of creating a strong public realm. A historic district study and nomination would contribute to the public realm and help protect residents of historic buildings, so it too should be considered as a legitimate community benefit. And again, both an anti-displacement canvass and historic district study will support the community much more meaningfully than free T passes for the residents of the development's market-rate residents.

In addition, while the historic district study will help mitigate the planned demolition of the schoolhouse, the City should also require that Primary not demolish the schoolhouse until immediately before construction is imminent -- the project must be fully permitted and financed, with evidence of full project financing presented to the BPDA and the Boston Landmarks Commission.

As stated above, Primary should provide free T passes to residents of the affordable units -- T passes for each adult resident, and every young person who does not receive free passes from school (or summer passes for young people who receive free passes from school only during the school year).

## **NEIGHBORHOOD PROTECTIONS - SETBACKS AND GOOD URBAN DESIGN**

The proposed development abuts 1-3 family zones on its north and east sides, including abutting an affordable housing building owned by Urban Edge. According to Plan JP/Rox, the project should have additional setbacks at the fourth floor (page 142). The developer does not give clear dimensions on the current setbacks in the building; they should provide this information, compare it to Plan JP/Rox requirements, and present this at a second Article 80 meeting. But it is clear that the project does not meet the setbacks in Plan JP/Rox design guidelines, despite past presentations from the developer that said these guidelines would be met. The developer should provide additional setbacks at the fourth floor on the north and east sides of the building. Although there are a number of additional ways that the project does not mean Plan JP/Rox's design guidelines, the failure to have larger setbacks here is the most important to address.

#### **NEIGHBORHOOD PROTECTIONS - PROVIDE DATA ON CONSTRUCTION COSTS, RENTS, AND DEMOGRAPHICS**

In order for the community to analyze trends in the neighborhood around topics such as demographics and rents, and as we analyze how to prevent displacement, we need more data from developers. Primary, along with future developers, should provide information such as the cost of construction and the actual market rents after the project is complete. They should also administer regular voluntary surveys in the future to their residents, designed in a way to get maximum participation, to collect information on the demographics (race, gender, family status, income, etc.) on tenants, and release a summary of this data to the community.



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## Letter of Support for 3326 Washington, JP

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Kelly O'Keefe <[REDACTED]>  
To: Aisling.Kerr@boston.gov

Wed, Nov 20, 2019 at 8:11 PM

Good evening,

I am writing to support the proposed development at [3326 Washington Street](#) in Jamaica Plain, and the tearing down of the original structure on the lot. As an abutter, there are a lot of reasons I am in favor of this proposal:

- The building on the property is ugly, in bad condition, contains little to no original features, and therefore is not worth saving from either an architectural or aesthetic perspective
- This is not a unique structure that deserves to be saved- there are other schoolhouse buildings (and in this style) in both JP and Boston as a whole, and those buildings are in better condition, and are either the same or more historically significant than the building in question
- Even so, the proposal still allows for history to be preserved in the form of a Turnpike Museum on the ground floor, which is an excellent compromise
- The proposal meets the desperate need for affordable housing (via PLAN JP/Rox), especially in the face of so many expensive luxury condo and apartment buildings being built in the surrounding blocks
- The proposal provides for housing that is within a few blocks of public transit in order to reduce traffic and parking in the city
- The developers, in partnership with community representatives, have investigated many different alternatives to demolition and found no feasible alternative that would tick all of the boxes we need in our community (height requirements, affordability, etc.)
- The proposal is aesthetically beautiful, with raised terraces and greenery throughout the side of the building, and the area could use that kind of beauty
- The Washington Street corridor in JP is aching for revitalization, and this project could help with that (especially if the ground floor could contain retail space, for example an actual grocery store!)

I live in the neighborhood and will be directly affected by this proposal, and would hate to see attempts to keep the building as-is to the detriment of affordable housing and this well-thought-out proposal- and I know I'm not alone.

Thank you for your consideration.

Sincerely,

Kelly O'Keefe  
Jamaica Plain

----- Forwarded message -----

From: **Kelly O'Keefe** <[REDACTED]>  
Date: Wed, Oct 16, 2019 at 1:16 PM  
Subject: Letter of Support for 3326 Washington, JP  
To: <[BLC@boston.gov](mailto:BLC@boston.gov)>

Good afternoon,

Attached please find a letter of support for the proposed demolition of [3326 Washington Street](#) in Jamaica Plain.

Thanks!

--  
Best,

Kelly O'Keefe



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**3326 Washington st**

1 message

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**Kelsey Galeano** <[REDACTED]>  
To: aisling.kerr@boston.gov

Fri, Dec 27, 2019 at 10:42 PM

To whom it may concern,

I, Kelsey Galeano of 382 Centre st 02130, oppose the redevelopment of [3326 Washington street](#) in Jamaica Plain. According to Friends of the Turnpike Schoolhouse, this location is historically significant and should be recognized as such and protected.

The JPNC Housing committee reported that Primary was reluctant to give information about the affordability of their units.

After a follow up email was sent requesting more information, it has come to my understanding that 1 unit is for 30% AMI, 3 units are for 50% AMI and 7 of the "affordable" units are at 70% AMI. Not only has the process been improper, it is unacceptable to consider these units affordable for JP/Roxbury Plan. Furthermore, Primary is not even considering an IDP payout.

In fact, it is to my understanding that Primary has specifically said they will not fully follow Plan JP/Rox affordability or design requirements, and that they have not fully compared their proposal to Plan JP/Rox requirements. Primary has consistently ignored requests for changes and mitigation. This completely violates the requirements for the JP/Rox Plan.

Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels.

With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings are eligible for additional funding for preservation.

Page 142 of Plan JP/Rox requires additional setbacks where developments about 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge.

T passes should be prioritized for residents of the affordable units, rather than those of significantly higher income who may easily afford T passes if they want. Funds saved from this approach should be considered for anti-displacement canvas and a historic district study.

Data about the development will help the community's analysis of ongoing stabilization efforts.

The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

1. Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
2. Fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination. The BPDA should treat this as legitimate ways to mitigate the project's impact.
3. Provide additional setbacks at the fourth floor on the north and east sides of the building
4. Do not demolish the schoolhouse before construction is imminent.
5. Give a year of T passes to residents of affordable units, and
6. Provide data on construction costs, rents, and demographics.

Considering that Primary has not been following traditional development procedures with the community, I, Kelsey Galeano of 382 Centre st 02130 oppose the project until the needs mentioned above are met.

Sincerely,  
Kelsey Galeano



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**3326 washington st**

1 message

**Gemini** <[REDACTED]>

Thu, Dec 26, 2019 at 2:31 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, rep.lizmalia@hou.state.ma.us, Senator Sonia Chang-Diaz <Sonia.Chang-Diaz@masenate.gov>

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
- \* fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- \* provide additional setbacks at the fourth floor on the north and east sides of the building
- \* not demolish the schoolhouse before construction is imminent
- \* give a year of T passes to residents of affordable units, and
- \* provide data on construction costs, rents, and demographics.

Primary and the BPDA should take these steps because:

- \* So far, Primary has not provided complete information about affordability (including AMI breakdowns and IDP payout), have said they will not fully follow Plan JP/Rox affordability or design requirements, have not fully compared their proposal to Plan JP/Rox requirements, and have consistently ignored requests for changes and mitigation.
- \* Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels
- \* With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation
- \* Page 142 of Plan JP/Rox requires additional setbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge
- \* Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study
- \* Data about the development will help the community's analysis of ongoing stabilization efforts

~Kristine

Plant trees for free by using [www.ecosia.org](http://www.ecosia.org) for all your internet searches.

Ecosia is a carbon neutral search engine that plants trees.







Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**Primary project - 3326 Washington St JP**

1 message

It &lt;[REDACTED]&gt;

Fri, Dec 27, 2019 at 5:52 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, rep.lizmalia@hou.state.ma.us, Sonia.Chang-Diaz@masenate.gov

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Lisa, I am a resident of Jamaica Plain and am a part of a strong and diverse community here. I am writing to record my opposition to Primary's project at 3326 Washington Street as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
- \* fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study for a historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact)
- \* provide additional setbacks at the fourth floor on the north and east sides of the building
- \* not demolish the schoolhouse before construction is imminent
- \* give a year of T passes to residents of affordable units, and
- \* provide data on construction costs, rents, and demographics.

Again, please require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements.

Thank you,  
Lisa t  
[10 Forest Hills St](#)



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## 3326 Washington Street Project

1 message

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**Maya Milic-Strkalj** <[REDACTED]>

Fri, Dec 27, 2019 at 5:53 PM

To: aisling.kerr@boston.gov, Jonathan.Greeley@boston.gov, Brian.Golden@boston.gov, mayor@cityofboston.gov, lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, Michelle.Wu@boston.gov, rep.lizmalia@hou.state.ma.us, Sonia.Chang-Diaz@masenate.gov  
Cc: eglestonaffordablehousing@gmail.com

Dear Aisling Kerr, Jonathan Greeley, and BPDA board and staff,

My name is Maya, and I'm a resident of Jamaica Plain, living on Marmion Street just a few blocks away from the project at [3326 Washington Street](#). I am writing to record my opposition to Primary's project at [3326 Washington Street](#) as currently planned. The BPDA should require that Primary attend a second Article 80 meeting, and provide complete information about affordability, design, and a comparison to Plan JP/Rox requirements. Primary should also:

- \* follow Plan JP/Rox affordability requirements, plus deepen affordability to include 9 units at 30-50% AMI (instead of an IDP payout)
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Primary and the BPDA should take these steps because:

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- \* Rather than giving a payout and including only 6 of 11 affordable units at 30-50% AMI under the original Plan JP/Rox formula, Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at lower income levels
- \* With high-end apartments and the planned demolition of the schoolhouse, an anti-displacement canvas and historic district study would mitigate the impact of the development. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation
- \* Page 142 of Plan JP/Rox requires additional setbacks where developments abut 1-3 family zones, including where the project is next to an affordable housing building owned by Urban Edge
- \* Giving free T passes to the higher-income residents is a marketing strategy that benefits the developer, but those funds are better used focusing on T passes for residents of affordable units, an anti-displacement canvas, and a historic district study
- \* Data about the development will help the community's analysis of ongoing stabilization efforts

As a Jamaica Plain resident, it has been appalling to witness the vast amount of luxury and unaffordable development that has been occurring in our neighborhood, particularly around Washington Street, which is disproportionately affecting and pushing out low-income residents and people of color. I urge you not to be a part of the problem by making decisions that would prioritize your own financial interests and greed over the basic rights and needs of affordable housing within

1/7/2020

City of Boston Mail - 3326 Washington Street Project

our neighborhood, and to instead follow the guidelines of Plan JP/Rox.

Best,  
Maya  
Pronouns: they/she



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

## We need stronger affordability and neighborhood protections at 3326 Washington Street!

1 message

**Wolfson, J. (Mike) Mikhail** <[REDACTED]>

Tue, Dec 24, 2019 at 5:59 PM

To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>, "Jonathan.Greeley@boston.gov" <Jonathan.Greeley@boston.gov>, "Brian.Golden@boston.gov" <Brian.Golden@boston.gov>, "mayor@cityofboston.gov" <mayor@cityofboston.gov>, "lindsey.santana@boston.gov" <lindsey.santana@boston.gov>, "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>, "A.E.George@boston.gov" <A.E.George@boston.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "rep.lizmalia@hou.state.ma.us" <rep.lizmalia@hou.state.ma.us>, "Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "sonia.chang-diaz@masenate.gov" <sonia.chang-diaz@masenate.gov>

Hello Everyone:

My name is Mike Wolfson and my address is [428 Centre Street, Jamaica Plain](#). I have lived in this neighborhood for 45 years. I am writing because I oppose Primary's project at [3326 Washington Street](#) as currently planned. Primary should be required by the BPDA to attend a second Article 80 meeting, where they must provide complete information about affordability, design, as well as a show a comparison to Plan JP/Rox requirements.

Primary should use an alternate formula vetted by the Mayor, the BPDA, and DND that would include zero payout but have 9 of 11 units at 30-50% AMI (instead of an IDP payout). In addition they need to fund a \$10,000 anti-displacement canvas and fully fund \$15,000-20,000 for a study of a possible historic district nomination (which the BPDA should treat as legitimate ways to mitigate the project's impact).

Primary needs to also provide additional stepbacks at the fourth floor on the north and east sides of the building. They should not demolish the schoolhouse before construction is imminent. Instead of giving T passes to higher income residents they should give a year of T passes to residents of affordable units, and provide data on construction costs, rents, and demographics.

The BPDA and Primary should take these steps because up until now the community has not been offered complete information about affordability (including AMI breakdowns and IDP payout). I object to this project because it does not fully follow Plan JP/Rox affordability or design requirements, and they have not fully compared their proposal to Plan JP/Rox requirements. I am deeply concerned that they have consistently ignored requests for changes and mitigation.

The impact of the high-end apartments of the proposed development and the planned demolition of a schoolhouse could be mitigated with an anti-displacement canvas and historic district study. A National Register of Historic Places District nomination for the Green Street area would explore if surrounding buildings (such as the rooming houses where low- and moderate-income residents live) are eligible for additional funding for preservation.

Since the project is next to an affordable housing building owned by Urban Edge, page 142 of Plan JP/Rox requires additional stepbacks where developments abut 1-3 family zones.

I have lived my whole life in communities with diverse neighbors, culturally, and economically. That is why I decided to live in Jamaica Plain when I moved to Boston to take a job in the field of public health. I believe

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City of Boston Mail - We need stronger affordability and neighborhood protections at 3326 Washington Street!

that gentrification of my neighborhood will force out my friends and neighbors who will not be able to afford to live here. When people are forced to move irreparable harm results, breaking the strong bonds of friendship and community cohesion. We have to resist!



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**3326 Washington Street**

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Rob Kerth &lt;[REDACTED]&gt;

Wed, Dec 18, 2019 at 11:15 PM

To: Aisling Kerr &lt;aisling.kerr@boston.gov&gt;, Wyatt Komarin &lt;wkomarin@primary.us&gt;

Cc: lindsey.santana@boston.gov, matthew.omalley@boston.gov, A.E.GEORGE@boston.gov, michelle.wu@boston.gov, carolynroyce@gmail.com, Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, Meg Howard  
[REDACTED]

Hello,

We attended the article 80 meeting for the proposed apartment building at 3326 Washington St, and wanted to register our support for this project.

We live at 171 Forest Hills, and walk by the JP Auto Glass site on the way to work every day. It's a great location to build apartments - extremely convenient to the T, and not displacing any existing residents.

We were pleased to see this particular project proposed for a couple of reasons:

-First, it has very good affordability. JP needs both more housing and more affordable housing - more housing of all types to ease the pressure on the existing units, and more affordable housing to keep the neighborhood economically integrated. This project is good at both.

-Second, it's transit oriented! This is a great neighborhood to live in without a car; we've lived in JP without a car for the past 7 years. We need more people living in this city without cars. The way to make that happen is to build for it.

We also were charmed by the design of the building. The stepped balconies seemed very responsive to the site and the adjacent buildings. The playful design should help create a distinctive character for the corner of Green and Washington Streets.

At the article 80 meeting, there was some discussion of using community benefits money contributed by the developers to fund a historic preservation process for the neighborhood. We think this is a bad idea; if money is going to be spent on community benefits, spend it on something that benefits the community. A historic designation for this neighborhood would be a transparent effort to prioritize preserving unremarkable 19th century buildings over the present-day housing needs of Boston residents.

Sincerely,  
Rob Kerth and Meg Howard  
Forest Hills St



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**3326 Washington St.**

1 message

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**Sarah Lydon** <[REDACTED]>

Fri, Dec 27, 2019 at 7:11 AM

To: aisling.kerr@boston.gov

Cc: liz.malia@mahouse.gov, matthew.omalley@cityofboston.gov, MICHELLE.WU@boston.gov, Lindsey Santana &lt;lindsey.santana@boston.gov&gt;, a.e.george@boston.gov, sonia.chang-diaz@state.ma.us, carolyn royce &lt;[REDACTED]&gt;

Hello all—

I'm writing in strong support of the project at 3326 Washington Street. I have lived several blocks away on Forest Hills Street for over fifteen years and walk by the site at least twice a day. Having attended several neighborhood meetings, I've had the chance to see the plans in several phases and to see the way that the developers have framed the project, solicited neighbors' input, and responded to neighborhood concerns. They have been, to my mind, extremely thoughtful and creative in trying to balance aesthetics, cost, and affordability and put a lot of serious thought into considering the newly-discovered historic nature of the site.

As a Bostonian, I have a deep interest in and love for the rich history of our city. I cherish the visible markers of Boston's past that we walk by every day, from the dozens of brewery buildings that still dot JP and Roxbury, to the huge granite blocks that used to support the train tracks and stations and that now frame parts of Franklin Park. I understand the urge to preserve our history, but in the case of this particular site, I do not see the value in restoring the shell of a completely altered building for no clear purpose instead of creating many units of much-needed housing, almost a quarter of which will be affordable to incomes as low as 30% AMI. More affordable apartments and retail space on an important avenue like Washington Street, close to transit, will do a lot to keep this neighborhood lively, thriving, and friendly to pedestrians, young families, and older adults.

I am genuinely excited about this project and look forward to the revitalization of this underused site that has in my time here contributed very little to the life of the Green Street/Washington intersection. And while I hope that the site of the schoolhouse will be honored in some way--a plaque or informative artwork--I hope that we make providing housing for current day residents the greater priority.

Thank you for your consideration.

Sarah Lydon  
[22 Forest Hills St.](#)  
[Jamaica Plain, MA 02130](#)

Sent from my iPhone

Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

I am writing to express my strong support for the proponent's proposal to construct a new mixed-use, mixed-income 5-story building, with 47 residential units (23.4% Affordable/11 Affordable Units), ground floor commercial space, and related improvements to landscape and pedestrian access and design at 3326 Washington St. I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Small Project Review, and strongly support the proposal put forward.

I believe that this project will be a great improvement to the immediate neighborhood by revitalizing an underutilized property with a new development that is architecturally thoughtful, transit-oriented, enhances the commercial streetscape, and provides a significant amount of much needed affordable and market rate housing.

I ask that the Board approve this proposal and that you record me in support to bring this much needed project to the neighborhood. Thank you.

Sincerely,

Name: Zach Modest

Address: 21 Bardwell Street, Jamaica Plain 02130

Date: 12/19/2019

CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)  
City Counselor Matthew O'Malley (matthew.omalley@boston.gov)  
City Counselor at Large Anissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)  
State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)  
State Representative Liz Malia (Liz.Malia@mahouse.gov)





Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## 3326 Washington Street - support letter

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Timothy Reardon &lt;[REDACTED]&gt;

Tue, Nov 19, 2019 at 11:13 PM

To: aisling.kerr@boston.gov

Cc: lindsey.santana@boston.gov, Wyatt Komarin &lt;wkomarin@primary.us&gt;, Jenny Shen &lt;jshen@primary.us&gt;, MATTHEW.OMALLEY@boston.gov, kristina.ricco@boston.gov, a.e.george@boston.gov, michael.f.flaherty@boston.gov, Liz.Malia@mahouse.gov, Sonia.Chang-Diaz@masenate.gov, Carolyn Royce &lt;carolynroyce@gmail.com&gt;, michelle.wu@boston.gov

18 Beethoven Street  
Egleston Square, MA 02119

November 19, 2019

Aisling Kerr  
Boston Planning and Development Agency  
City Hall  
Boston, MA  
[aisling.kerr@boston.gov](mailto:aisling.kerr@boston.gov)

Dear Ms. Kerr,

I am writing to offer my strong support for Primary Development's plans for [3326 Washington Street](#). As a 20-year resident of the neighborhood, member of the Egleston Square Main Street Board of Directors, and former member of the PLAN JP/Rox CAC, I am deeply familiar with the housing challenges and development trends in our neighborhood. I have attended multiple community meetings about the project and read the Small Project Review application.

I believe that the proposed development at 3326 Washington will help to meet growing demand for small, affordable, and transit-oriented housing in our neighborhood. As proposed, [3326 Washington](#) will meet the affordability guidelines of the PLAN JP/Rox plan—the first private market project to do so since the plan's adoption. The project will create eleven affordable units, at a range of 30% to 70% AMI, totaling more than 23% of the total units. I estimate it would take \$5 million of city and state subsidy to produce the same number of units through non-profit development.

The development is also forward thinking in its design and in its omission of parking spaces, an appropriate move for a development in such an accessible location. This building will provide welcome housing for residents who do not own a car and who do not want to pay for a parking space they do not need. The height is appropriate for the location, and the design is faithful to the spirit of the PLAN JP/Rox design guidelines, even if it does not strictly meet the step-back requirements.

In order to achieve the sustainability potential of the project, BPDA should require the development to meet LEED Silver level sustainability (not just "endeavor" to do so). I also believe more attention needs to be paid to pick-ups and drop-offs at the building. Given the likely traffic from ride-hailing and delivery vehicles, the entire curb space in front of the building should be reserved and enforced for short-term parking 24 hours/day, so long as on-street parking is allowed on Washington.

I am aware that some neighbors have objected to the demolition of the existing structure on the grounds that it has historic significance. I believe that the benefits of the proposed development far outweigh any negative impacts associated with the demolition of the existing structure. The existing building is heavily altered and in poor condition; few, if any, original architectural features remain. This is not the only remaining schoolhouse of its type in Jamaica Plain, nor the only building of this particular style. Furthermore, the proponents have committed to featuring the site's history, including its indigenous and pre-historic history, in the lobby's "Turnpike Museum" featuring reused materials and interpretive signage, open to the public.

The proponents have investigated many different alternatives to demolition and found no reasonable alternative that would enable the development to meet the dimensional and affordability requirements of PLAN JP/Rox. I participated in multiple meetings over the summer in which myself and members of neighborhood organizations (Union Ave Neighborhood Association, Keep It 100, Green Street Renters Association) met with the proponents to test out the financial feasibility of various alternatives. In every case, preservation of the existing building required more even public subsidy to meet the current affordability levels and degraded both aesthetics and sustainability of the development.

Nevertheless, there are still opponents who want to delay the project under the guise of "exploring alternatives" despite all the work and engagement the proponents have undertaken. If they succeed, the project will be further delayed and the risk of it not moving forward increases greatly. The proposed level of affordability can be made possible through funding from HUD, which is a complicated and lengthy process. Given the challenges and uncertainties associate with that application, it's important that the city approval process move quickly, without delays for extended Article 80 review or excessive historical review.

I hope that the BPDA, ZBA, and funding agencies will act favorably toward this proposal so that it can be built as quickly as possible.

Sincerely,

Tim Reardon

Cc:

Kristina Ricco, BPDA, Senior Planner, Jamaica Plain  
Lindsey Santana, City of Boston, Office of Neighborhood Services, JP Liaison  
City Councilor Matthew O'Malley  
City Councilor Anissa Essaibi-George  
City Councilor Michael Flaherty  
City Councilor Michelle Wu  
Representative Elizabeth Malia  
Senator Sonia Chang Diaz  
Carolyn Royce, Jamaica Plain Neighborhood Council  
Wyatt Komarin & Jenny Shen, Primary Development

Chairwoman Christine Araujo  
Zoning Board of Appeal of the City of Boston  
1010 Massachusetts Avenue, 5<sup>th</sup> Floor  
Boston, MA

Brian P. Golden, Director  
Boston Planning and Development Agency  
City Hall, 9<sup>th</sup> Floor  
Boston, MA

**Re: 3326 Washington St, Jamaica Plain: Proposed Construction of Mixed-Use Building with 47 Residential Units (23.4% Affordable) and Ground Floor Commercial Space proposed by Primary Development**

Dear Chairwoman Araujo and Director Golden,

As a resident of Jamaica Plain, I am a strong supporter of efforts to rejuvenate underutilized sites in the neighborhood to maximize their impact for the community. Today, I am writing to express my strong support for the proponent's proposal to construct a new mixed-use, mixed-income 5-story building, with 47 residential units (23.4% Affordable/11 Affordable Units), ground floor commercial space, and related improvements to landscape and pedestrian access and design at 3326 Washington St. I have reviewed the proponent's plans that have been submitted to the Boston Planning and Development Agency as part of the Article 80 Small Project Review, and strongly support the proposal put forward.

I believe that this project will be a great improvement to my immediate neighborhood by replacing an old, underutilized commercial site, with a new development that is architecturally thoughtful, transit-oriented, enhances the commercial streetscape, and provides a significant amount of much needed affordable and market rate housing.

I ask that the Board approve this proposal and that you record me in support to bring this much needed project to the neighborhood. Thank you.

Sincerely,



Zach Mitchell

60 Carolina Ave

Unit 2

Jamaica Plain, MA 02130

CC:

Aisling Kerr, BPDA Project Manager (aisling.kerr@boston.gov)

City Counselor Matthew O'Malley (matthew.omalley@boston.gov)

City Counselor at Large Anissa Essaibi-George (A.E.GEORGE@BOSTON.GOV)

State Senator Sonia Chang-Diaz (Sonia.Chang-Diaz@masenate.gov)

State Representative Liz Malia (Liz.Malia@mahouse.gov)



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**Lending neighbor support for the housing project located at 3326 Washington Street**1 message

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**Dorothy Fennell** <[REDACTED]>

Tue, Jan 7, 2020 at 9:11 PM

To: aisling.kerr@boston.gov

Cc: Wyatt Komarin &lt;[REDACTED]&gt;, seth davis &lt;[REDACTED]&gt;, Matthew O'Malley &lt;matthew.omalley@boston.gov&gt;, Jenny Shen &lt;[REDACTED]&gt;

Hello Aisling,

My name is Dorothy Fennell and my husband Seth Davis and I are writing to offer our support for the construction of new housing on the lot formerly occupied by JP Auto Glass along Washington Street. I have heard that there is potential for neighbor opposition to prevent this project from moving forward, if at all by causing, in our opinion, unnecessary delays.

We have attended neighborhood meetings related to this project and while yes agree that more can be done in terms of thinking creatively about affordable housing across the city, we disagree with many of the disingenuous arguments presented by those in opposition that when boiled down relate to concerns about traffic and one's own personal opinion on aesthetics.

I find it difficult to believe that suddenly the community cares about a gutted and retrofitted building that amongst other things, at one point in it's lifespan, was a school house for a period of time. It wasn't until the discussion was raised about building modern housing here did some neighbors claim that we need to pump our breaks and work to preserve this building as a "landmark" of the community.

The BPDA has the opportunity to support the construction of housing that is blocks from green space, along a viable and GROWING commercial corridor and has public transit access. To us, this is a no brainer and we hope that the BPDA does not give as much weight to the naysayers.

I'll close by saying that time and time again, some of my neighbors in Jamaica Plain's Parkside neighborhood are long winded when it comes to discussing how back in the day they worked to build up this community when no one else wanted to live here. But now that it is a desirable place to live, fight tooth and nail to prevent the introduction of new neighbors to our community, and many times I find these "fights" to be in their own self interest and very much of the mind set of, "Not in my backyard". The developers have done their homework, had creative financing, and worked with community members to come up with creative solutions. .

Happy to offer more support or talk more. Looking forward to hearing what the BPDA decides.

Best wishes and sorry for the late response on this; we've been bogged down by three small kids, who very much love growing up in a vibrant, compact and bustling Jamaica Plain!

Dot and Seth Fennell-Davis

To BPDA and the ZBA:

I'm writing in support of the proposed project at 3326 Washington Street. For what it's worth, I never attend public meetings but I attended two public meetings regarding this project. After hearing from the developers and other community members, I concluded that the BPDA and the ZBA should move forward with the project without further delay for the following reasons:


- It increases the overall housing stock when we are facing a housing shortage. Middle-income earners like myself making \$50,000 a year shouldn't have to live with 2-3 roommates paying \$850 a month in rent just to live in Jamaica Plain or Roxbury. One of the only viable ways to reduce rent prices for people like me (other than moving out of the city entirely) is to increase the overall housing stock. This project's proposed 47 rental units does that.
- It will have 11 affordable housing units and isn't going to displace residents because no one, to my knowledge, lives on the proposed site for this project. As for gentrifying the neighborhood, gentrification does not necessarily mean displacement. It's up to the BPDA and ZBA, as well as our political representatives, to even-handedly guard against it.
- The developers have made good-faith efforts to respect and preserve the history of the site even when, quite frankly, they really didn't need to.
- The developers have been transparent and made every effort to communicate with the community about the proposed development.

For these reasons, I think it is the moral responsibility of the BPDA and ZBA, as well as our political representatives, to stand up to the unholy alliance of NIMBYs/Affordable Housing advocates who showed up at public meetings and tried to kill this project with a thousand unsatisfiable demands. While they should be heard and thoughtfully addressed, the opinions of the loudest, most narrow-minded, and most disaffected should never be mistaken for the voice of the community.

Should the BPDA and ZBA choose to kill this project out of fear of backlash, then they will need to answer to the moderate majority of residents like me who are tired of paying sky-high rent prices and want to see more thoughtful housing projects like this built.

The time for deliberation and delay is over. The moderate majority of community members want development and rent relief now.

Thank you,



Rob Petrie

225 Centre Street, Apt 519, JP/Roxbury

## **Re: Proposed development at 3326 Washington Street, Jamaica Plain**

Dear Ms. Kerr and BPDA Board and staff,

I am writing to express my **opposition** to the proposed project at 3326 Washington Street Jamaica Plain as currently planned.

I have lived in Jamaica Plain for over 20 years. I love the diversity, beauty and history of the neighborhood as reflected in its community members, open spaces and architecture. My appreciation for my neighborhood increased when I researched the history of the Turnpike Schoolhouse, the extant building at 3326 Washington Street, which would be demolished under the developer's plan. I am heartbroken and exasperated at Primary Development's lack of efforts to preserve the historic building within its greater design for the site. At the Article 85 Demolition Delay Hearing, the Boston Landmarks Commission was similarly dismayed at the developers proposed "alternatives to demolition" and deemed them as not serious efforts at preservation. It is important to note that at the hearing, the Commission encouraged Primary to work with them, in conjunction with the Friends of the Turnpike Schoolhouse, to implement the preservation provisos requested by the Friends, which I outline and express support for in this letter (i.e. National Register Nomination, archeological dig, full documentation of the schoolhouse, and no demolition before permitting and financing).

I am also aware of the dire need for more affordable housing in Boston. I believe that the developer could provide meaningfully affordable units while both preserving the history and unique character of the neighborhood's built environment and meeting Plan: JP/Rox guidelines. I had high hopes for such an outcome at the beginning of the community process, but the "Application for Small Project Review" as filed with the BPDA shows that Primary has not met these standards. Despite the developer's various meetings with the neighborhood, the project at 3326 Washington Street lacks the following:

- The affordability proposal lacks details. The project's approach to affordability and housing stability should be strengthened by reaching lower income levels/AMI's.
- The project does not meet the design guidelines of Plan JP/Rox, which the developer promised. This includes guidelines for setbacks, step backs, sidewalks and open space, and adequately addressing delivery and service issues.
- After extensive discussion about preservation, the proposed mitigation for the demolition of the Turnpike Schoolhouse (historic exhibit and T passes) is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and by the increase in mass and density.

In light of the issues above, I request that Primary make the following changes to their project:

- Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout);
- Primary will bring the buildings design in line with Plan: JP/Rox Guidelines;
- Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission;
- Primary will document the Schoolhouse, including any historical evidence under the newer siding, by obtaining quality photographs of each elevation of the building, and its interior; and
- Primary will fund the community benefits as outlined below.

### **Community Benefits**

The developer has stated throughout the community process that they have \$100,000 to spend on community benefits. Though claiming to want to discuss and elicit feedback on such benefits in a public forum, the developer has instead delayed and avoided public discussion on the topic. Rather, they have put forth and promoted their own preferred “community benefit” of a free T pass for residents in the first year of occupancy. At the JPNC Housing and Community Development Committee meeting, the developer disclosed that this T pass program is in fact a marketing strategy. Rather than enriching the developer and investors, community benefits should both benefit the greater neighborhood and be requested by community members. The community has requested a number of community benefits that would contribute to stabilization of the neighborhood and mitigate the loss of the Historic Turnpike Schoolhouse. Those community benefits are the following, of which I fully support:

- Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area, which would help identify households at risk of displacement and collect data about neighborhood stability;
- Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and

- Primary will engage a Cultural Resources Archeological firm to conduct an archeological survey of the site. Artifacts that are discovered should be offered to the City Archives with the proviso that they could be borrowed and displayed in the lobby gallery that the developers have proposed in order to honor the history of the Turnpike Schoolhouse.

### **Lack of Details – Need for Second Article 80 Meeting**

Lastly, the developer has not disclosed to the community a number of significant details of their proposed project, robbing the community of the opportunity to review and comment on fundamental elements of a project that will impact their neighborhood. This includes details such as rents, affordability, their planned management company and management practices, and the developer's construction hiring policies. The lack of such important details surprised and deeply concerned JPNC Housing and Community Development Committee members, as developers normally don't come before the JPNC without them, let alone begin the Article 80 process. This sets a dangerous precedence for future development projects in the City.

For these reasons, and the other outstanding issues and requests discussed in this letter, I request the following to occur prior to Primary's submission of their project for approval by the BPDA board, as has previously been requested by the community:

- Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and
- The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse *and* Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information.

Thank you,  
Jenny Nathans  
Meehan Street, Jamaica Plain





Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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## 3326 washington st comments

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Jennifer Uhrhane <[REDACTED]>  
To: Aisling Kerr <aisling.kerr@boston.gov>

Thu, Jan 9, 2020 at 5:29 PM

Dear BPDA Board,

I am writing to voice my opposition to the project at [3326 Washington Street](#) as currently proposed, and want the BPDA board to delay its vote until the developers address the changes that the Friends of the Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice are asking for in their comments dated November 18, 2019 to the BPDA.

Specifically, despite the developer's various meetings with the neighborhood, the project at [3326 Washington Street](#) lacks the following:

- The affordability proposal lacks details;
- The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and
- The proposed mitigation for the demolition of the existing historic building at that site, the 1851 Turnpike Schoolhouse, is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density.

In light of the above issues, I request that the following occur prior to Primary's submission of their project for approval by the BPDA board:

- Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and
- The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information.

I also request that Primary make the following changes to their project:

- Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout);
- Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area;
- Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox.
- Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and
- Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission.

Thank you,

Jennifer Uhrhane  
[47 Rossmore Road](#)  
[Jamaica Plain, MA 02130](#)



Aisling Kerr &lt;aisling.kerr@boston.gov&gt;

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**Fw: Last chance today to have your voice be heard: : REMINDER: ACTION ALERT: Please comment to the BPDA on 3326 Washington Street today!**

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Mimi Turley <[REDACTED]>  
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>  
Cc: Jenny Nathans <[REDACTED]>

Thu, Jan 9, 2020 at 1:15 PM

Dear Aisling,

I learned that my and I am concerned many other's comments were not recorded by the BPDA site for 3326 Washington St. I appreciate the opportunity resend them and your extending the deadline. I am trying to re-contact the people I outreached too to see if they can resend their comments before the new deadline.

Below are my comments-

Please let me know if you have any questions,  
Marie T

Dear Members of the BPDA Board and Staff,

As a member of the Friends of the Turnpike Schoolhouse working with many of the affordable housing groups in JP, I want to record A) my concerns about the project as currently proposed at [3326 Washington Street](#) as filed most recently for Small Project review; and B) my opposition to the project being sent to the BPDA Board for a vote without Primary returning to the Community for an additional Article 80 meeting to address the various concerns submitted by the community, including the direct abutters residing in the Urban Edge building next to the proposed development and the JPNC Housing Committee.

The specific concerns have been raised in extensive communication with BPDA staff, the Primary team and our elected officials, so I will not reiterate them. However, this community effort reflects a unique community coalition of neighbors and community groups who share the belief, which we have consistently stated throughout the community process, that there are 3 criteria for a successful project at [3326 Washington Street](#):

- Affordability and Housing Stability, Stabilization,
- Good Design and Place making, and
- Preservation and Neighborhood Character

We have consistently maintained that these criteria are not mutually exclusive, but in fact, support each other. Affordable housing and housing stability ensure that we retain the economic and cultural diversity that makes JP such a unique place to live. Preservation contributes to the character of the neighborhood, and also supports retention of existing naturally occurring affordable housing, such as the historic rooming houses on Green Street. Good design ensures that new density and much needed housing can be added without compromising existing housing stock or negatively impacting the neighbors, street scape and open space.

Because of the concerns raised by the Friends and the community about the project, we are requesting that:

\* Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and

\* The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse and Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information.

We believe the Primary Team has done other projects well, but has not yet adequately addressed concerns of the neighbors etc. as part of the Zoning process, as well as the guidelines of Plan JP/Rox for this project. Similar concerns were raised by members of the JPNC Housing Committee (JPNCHC) at their meeting and in their comment letter. The JPNC HC, supported the provisos submitted by The Friends and Keep it 100 %( see below).

Not meeting with abutters is most disconcerting. Primary filed for Article 80 and held what was proposed to be the only Article 80 meeting, without contacting the abutters at Urban Edge to review any changes in their final filing! The concerns of Urban Edge and the timeline are reflected in their comment letter to BPDA Staff.

This coalition are not trying to stop the development but rather have the best possible project for all impacted. The delay in the comment period is the direct result of Primary not contacting the abutters, Urban Edge, not an effort of the Friends to holdup funding and stall the project as alleged at the Article 80 meeting.

I believe we shares similar goals of affordability, good design and preservation. With some additional effort on all sides to address the outstanding issues will result in a stronger project.

Some of these concerns include:

- The affordability proposal lacks details. The project's approach to affordability and housing stability should be strengthened by reaching lower income levels / AMI's, including funding for a neighborhood anti-displacement canvas, providing T passes specifically for the tenants of the affordable units, and providing ongoing data relevant to analyzing neighborhood stability.
- The project does not meet the design guidelines of Plan JP/Rox, which the developer promised. This includes guidelines for setbacks, step backs, sidewalks and open space, and adequately addressing delivery and service issues.
- After extensive discussion about preservation, the proposed mitigation for the demolition of the Turnpike Schoolhouse (gallery and T passes) is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and by the increase in mass and density.

We believe that Primary and their architect are capable of a more creative design that better responds to the above concerns, and can better mitigate the remaining impacts by supporting efforts such as a National Register Nomination for Green Street etc.

The specifics are:

- Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area;
- Provide additional step backs, where abutting 1-3 family zones, as required by JP/Rox.

- Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area of the sites of historical importance in this corridor; and
- Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Comm.

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A reminder in case you didn't get a chance yet to record your thoughts.  
Fingers crossed for 2020

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**From:** Mimi Turley <[REDACTED]>  
**Sent:** Monday, December 23, 2019 1:52 PM  
**To:** [REDACTED]  
**Subject:** Fw: REMINDER: ACTION ALERT: Please comment to the BPDA on [3326 Washington Street](#) by December 27, 2019!

--Just in case you have a minute and want to add your thoughts

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**From:** Mimi Turley <[REDACTED]>  
**Sent:** Monday, December 23, 2019 1:35 PM  
**To:** [REDACTED]  
**Subject:** Fw: REMINDER: ACTION ALERT: Please comment to the BPDA on [3326 Washington Street](#) by December 27, 2019!

Good afternoon,  
Despite the Holiday season, the development on Washington isn't stopping!

As you can see below, much effort has been made by a group of residents including Union Ave. neighbors to strengthen the project to have deep affordability while meeting the design guidelines in plan JP Rox as well as to use the community benefits they are proposing not for T passes but rather for a Historic Registry Study to try to preserve and protect the historic buildings and affordability housing along Green Street.

Currently, the project proposes to build at the JP Auto Glass site (next to Exodus Bagels) a development with 47 units with no parking or onsite delivery provided as well as to demo the school house under the siding of the Auto Glass building.

If, after reading the information below, you want the development to be strengthened by addressing the concerns and requests of the neighbors involved in the effort to create good design, affordability and preservation, please contact the BPDA with your position on the project. If you support the project, please let the BPDA know as all voices should be heard on the development issues in our neighborhood.

I know it is the holidays but if you have a minute, it would be a wonderful Holiday present to the community and advance efforts to have good planning and development in our area.

Best wishes for the Holidays,

Marie

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**From:** Jenny Nathans <[REDACTED]>

**Sent:** Sunday, December 22, 2019 8:36 AM

**Cc:** [REDACTED]

**Subject:** REMINDER: ACTION ALERT: Please comment to the BPDA on [3326 Washington Street](#) by December 27, 2019!

Hi neighbor,

This is a reminder that the deadline to submit comments on the [3326 Washington Street, JP](#) project is **THIS Friday, December 27**.

Many people will be busy with the holidays this week, so please send comments and share this email with your neighbors while you have a few free seconds!

Thank you and have a very Happy Holidays!

-Jenny Nathans

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Dear neighbor,

**The comment period for the development project at [3326 Washington Street, Jamaica Plain](#) (the building next to Exodus Bagels) ends on Friday, December 27<sup>th</sup>.** The Friends of the Turnpike Schoolhouse *and* Keep it 100 for Real Affordable Housing and Racial Justice are writing to ask you to email the Boston Planning and Development Agency (BPDA) to: A) express your *opposition* to the project as currently proposed; B) request that certain changes be made to the project to bring it into compliance with Plan: JP/Rox; and C) request certain community benefits to mitigate the loss of the historic building at that site and help prevent future displacement in the neighborhood.

**\*\*Instructions on how to send comments to the BPDA, as well as a comment template, are at the end of this email \*\***

**\*\*Your comments don't need to be lengthy. If you don't have much time, just choose **oppose** from the "Opinion" dropdown menu on the BPDA comment form, and say you **"oppose the project as currently proposed, and want the BPDA board to delay its vote until the developers address the changes that the Friends of the Turnpike Schoolhouse *and* Keep it 100 for Real Affordable****

## **Housing and Racial Justice are asking for in their comments dated November 18, 2019 to the BPDA\*\***

(or feel free to use the template at the end of this email)

The BPDA Comment form is here: <http://www.bostonplans.org/projects/development-projects/3326-washington-street>

### **Background information:**

Primary, the developers of [3326 Washington Street, Jamaica Plain](#) (the JP Auto Glass building), are planning to demolish the existing historic structure at that site in order to develop a 5-story, 40,450 gross square foot mixed-use building with 1-2 commercial spaces and 47 residential units, including 11 affordable units. The structure that is currently at that site is the **historic 1851 Turnpike Schoolhouse**.

For information on the history of the Turnpike Schoolhouse, please read this 2-part blog available on Historic Boston, Inc.'s website:

Part 1: <https://historicboston.org/the-turnpike-school-part-1/>

Part 2: <https://historicboston.org/3326-washington-street-jamaica-plain-the-turnpike-school-part-2/>

Despite the developer's various meetings with the neighborhood, the project as currently planned lacks the following:

- The affordability proposal lacks details;
- The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and
- The proposed mitigation for the demolition of the Turnpike Schoolhouse is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density

\*You will find **attached to this email** our comments submitted to the BPDA (titled "Letter") which details the above three issues and our requested changes to improve the project.

### **How to comment:**

To comment on the project to the BPDA, please follow these 4 steps:

1. Open the BPDA comment form at the following link: <http://www.bostonplans.org/projects/development-projects/3326-washington-street>
2. Choose **oppose** from the "Opinion" dropdown menu on the comment form.
3. Copy and paste the language from the "Template" (**see template below or attached**) into the "Comments" box on the BPDA comment form. Should you support any of the other requests included in the attachment titled "Letter," please feel free to add those items into your comments as well.
4. After sending in your comments, please forward me your auto-confirmation email that you receive from the BPDA.

Please note that if you have already sent in comments to the BPDA regarding this project, I believe you can submit comments again.

Would you please share this message with your neighbors? Thank you!

Sincerely,

Jenny Nathans, on behalf of Friends of the Turnpike Schoolhouse *and* Keep it 100 for Real and Affordable Housing and Racial Justice

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**(Also attached as Word document)**

**Template:**

Dear BPDA Board,

I am writing to record my **opposition** to the project at 3326 Washington Street as currently planned. Despite the developer's various meetings with the neighborhood, the project at [3326 Washington Street](#) lacks the following:

- The affordability proposal lacks details;
- The project does not meet the design guidelines of Plan: JP/Rox, which the developer had promised to meet; and
- The proposed mitigation for the demolition of the existing historic building at that site, the 1851 Turnpike Schoolhouse, is unclear and does not benefit the surrounding community who are impacted directly by the loss of historic fabric and the increase in mass and density.

In light of the above issues, I request that the following occur prior to Primary's submission of their project for approval by the BPDA board:

- Primary reply to a Request for Supplemental Information that both responds to the community's concerns and requests and provides information that is currently missing from their plans; such as the breakdown of affordable units' AMI levels and the payout into the IDP fund; and charts comparing the proposal's design to Plan JP/Rox requirements for setback and step backs; and
- The scheduling of a second Article 80 community meeting in order to discuss the previous requests for mitigation as requested by Friends of Turnpike Schoolhouse *and* Keep it 100 for Real Affordable Housing and Racial Justice, as outlined in their comments dated November 18, 2019 to the BPDA, and Primary's response to the Request for Supplemental Information.

I also request that Primary make the following changes to their project:

- Primary will deepen affordability by including two 70% AMI units, three 50% AMI units, three 40% AMI units, and three 30% AMI units (instead of contributing an IDP payout);
- Primary will fund \$10,000 toward an anti-displacement canvas of the Plan JP/Rox impact area;
- Provide additional step back at the fourth floor on the North and East elevations, where abutting 1-3 family zones, as required by page 142 of Plan: JP/Rox.
- Primary will fully fund (\$15,000-\$20,000) the study and preparation of a National Register of Historic Places District nomination for the Green Street area that delineates and designates the sites of historical importance in this corridor; and

1/13/2020

City of Boston Mail - Fw: Last chance today to have your voice be heard: : REMINDER: ACTION ALERT: Please comment to the BPDA o...

- Primary will not demolish any portion of the building, however authorized under Article 85, unless demolition is the first step of construction on a fully permitted and financed project, with construction to follow immediately thereafter. Primary must show evidence of full project financing to the BPDA and the Boston Landmarks Commission.

Thank you.