



Lance Campbell <lance.campbell@boston.gov>

Fwd: 3353 Washington Street Public Meeting

Nordo Nissi IV [REDACTED]
To: Lance.Campbell@boston.gov

Tue, May 24, 2016 at 11:51 AM

Mr. Campbell:

I wanted to write in support of the project at 3353 Washington Street. I think the building design is very interesting. I think the project will activate an important area of my neighborhood. I understand that some of my neighbors object to the number of affordable units, the building's height and the number of parking spaces. If they want more affordable units, they need to accept taller projects with less parking. If they want smaller buildings with more parking they need to accept less affordable housing.

Given the location of the building (blocks from the Orange line) I think limited parking makes complete sense. Personally, I am in favor of taller buildings with a reasonable amount of affordable housing. Washington Street is a growing area near several public transportation options and I think it makes sense to build taller along this street. The only way we will be able to lower the cost of housing in Boston is to allow for more units to be built. Restricting development will only drive the price of the current units higher. I hope this project is allowed to proceed.

Thank you.

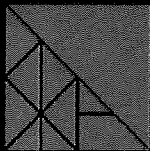
Nordo Nissi
[REDACTED]
Jamaica Plain

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

From: **Development Review at the BRA** <Lance.Campbell@boston.gov>
Date: Thu, Apr 21, 2016 at 10:04 AM
Subject: 3353 Washington Street Public Meeting
To: Nordo [REDACTED]

Public Meeting hosted by BRA

[View this email in your browser](#)



**BOSTON
REDEVELOPMENT
AUTHORITY**

BostonRedevelopmentAuthority.org

[BostonRedevelop](#)



3353 Washington Street Public Meeting

Description: Public meeting for new mixed-use residential rental building consisting of 44 rental units with 2,000 square feet of ground floor retail and 24 surface parking spaces.

[\[more\]](#)

Time: 04/28/2016 6:30 PM - 8:00 PM

Location: English High School, 2nd Floor,



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Thu, May 19, 2016 at 2:15 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 995

Form inserted: 5/19/2016 2:15:50 PM

Form updated: 5/19/2016 2:15:50 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: matthew

Last Name: Kirouac

Organization: abutter

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Please be advised we own a house at 8 Union Ave which is very close almost directly abutting the proposed project. We have lived there for ten years. We just wanted to say that we fully support the proposed project located at 3353 Washington Street. The proposed project would be a welcome addition to the neighborhood. We would like to see a lot more similar residential and commercial development in our area. This parcel is woefully underutilized and the area zoning should allow much more and much higher and denser residential and commercial development such as this project. Unfortunately with two young kids and full time jobs we are unable to attend development meetings. Please accept this email in lieu of a personal appearance to advocate for the proposal. Please do not hesitate to contact me with any questions. - Matt Kirouac, [REDACTED]

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Re: 3353 Washington Street Development Public Comment Period has been extended

Matt Kirouac [REDACTED]
Reply-To: boston117@gmail.com
To: lance.campbell@boston.gov
Cc: tbruce.amory@verizon.net

Thu, May 19, 2016 at 2:15 PM

Dear Lance,

Please be advised we own a house at 8 Union Ave which is very close almost directly abutting the proposed project. We have lived there for ten years. We just wanted to say that we fully support the proposed project located at 3353 Washington Street. The proposed project would be a welcome addition to the neighborhood. We would like to see a lot more similar residential and commercial development in our area. This parcel is woefully underutilized and the area zoning should allow much more and much higher and denser residential and commercial development such as this project.

Unfortunately with two young kids and full time jobs we are unable to attend development meetings. Please accept this email in lieu of a personal appearance to advocate for the proposal.

Please do not hesitate to contact me with any questions. - Matt Kirouac, [REDACTED]

On Thu, May 12, 2016 at 10:56 AM, Wilder, Cathie <cwilder@bu.edu> wrote:

From: Lance Campbell [mailto:lance.campbell@boston.gov]
Sent: Wednesday, May 11, 2016 11:48 AM
To: Lance Campbell
Subject: 3353 Washington Street Development Public Comment Period has been extended

Hello Residents: I want to make you aware that the Public Comment Period for the proposed project located at 3353 Washington Street in Jamaica Plain has been extended to **Friday May 27, 2016 till 5 PM**. There will also be a second community meeting scheduled for this project TBD. As soon as I have a date and location I will send you the meeting invitation.

Thank you

Lance

Lance Campbell

Senior Project Manager

Boston Redevelopment Authority

One City Hall Square

Boston, MA. 02201

T: 617.918.4311

Date: April 29, 2016

BRA

2016 MAY 12 A 3:10

To whom it may concern;

As a member of the Jamaica Plain Community, I am in full support of the 3353 Washington St. project in Jamaica Plain. This is a great project which is going to make our neighborhood safer and prosperous.

Nader Najafian MD

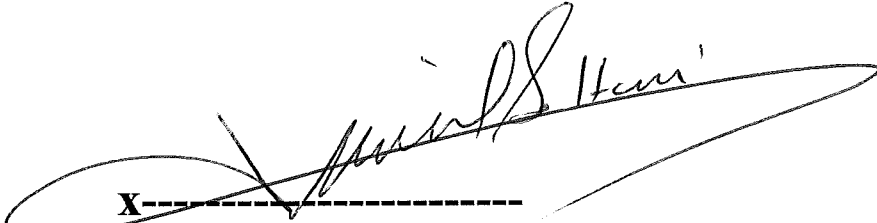
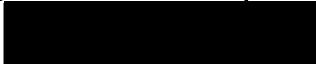



Jamaica Plain

To: Lance Campbell, Senior Project Manager

**I am in full support of the building project on 3353
Washington St. in Jamaica Plain.**

**I believe this would bring more economical activities to our
neighborhood.**


X-----
 J.P. 02130
5-2-16

To: Lance Campbell, Senior Project Manager
From: Alain Mirzaei, [REDACTED] Boston, MA 02120
Date: May 08, 2006
Subject: **3353 Washington Jamaica Plain Project**

I would like to let you know that I am in full support of the above project since this will boost and revitalize the social and economic activities and safety of our neighborhood.

A handwritten signature in cursive script that reads "Alain Mirzaei".

Date: 05/01/2016

To: Lance Campbell, Senior Project Manager

**This letter is in support of the project located at 3353
Washington St. Jamaica Plain, which creates safer
neighborhood and brings more businesses into the area.**


George Landeverde



Jamaica Plain

To: Lance Campbell, Senior Project Manager

**I am in full support of the building project on 3353
Washington St. in Jamaica Plain.**

**I believe this would bring more economical activities to our
neighborhood.**

X *Elizabeth (Lena) R*



Boston.

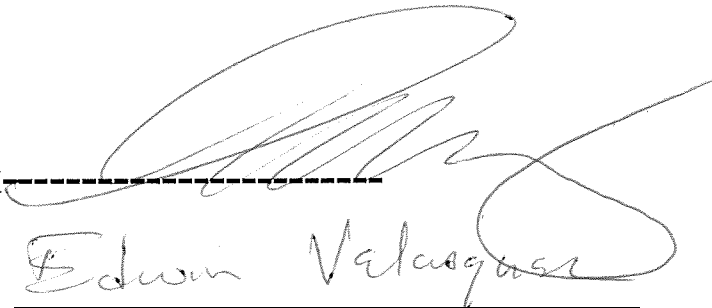

5-8-16

To: Lance Campbell, Senior Project Manager BRA

2016 MAY 31 P 2:48

**I am in full support of the building project on 3353
Washington St. in Jamaica Plain.**


**I believe this would bring more economical activities to our
neighborhood.**

X 
Edwin Valasquez

Boston, MA 02136

To: Lance Campbell, Senior Project Manager

**I am in full support of the building project on 3353
Washington St. in Jamaica Plain.**

**I believe this would bring more economical activities to our
neighborhood.**

X M. Valasek
Marceline K. DeCaro

Jamaica Plain, MA 02130
5/18/16



Lance Campbell <lance.campbell@boston.gov>

Comments on the building at 3353 Washington Street and on the BRA

Diane Simpson [REDACTED]

Mon, Jun 13, 2016 at 9:42 AM

To: Lance Campbell <lance.campbell@boston.gov>

Cc: "Brian P. Golden" <brian.golden@boston.gov>, bobbie.downey@boston.gov

Mr. Campbell
Mr. Brian P. Golden, Director
Boston Redevelopment Authority

Mssrs Campbell and Golden:

I am sending in my comments on the building at 3353 Washington Street.
I am also sending in my comments on the Boston Redevelopment Authority.
I will be sending Mr. Golden a paper copy of this message.

The proposed building at 3353 Washington Street is too high.
It looks like it belongs on the MIT campus, not over here.

The building is block-like, dark, and imposing. It does not fit the surrounding neighborhood.
The plan shrinks the commercial and office space component (leaving only 1200 square feet)
in what could be a first floor, vibrant commercial center of Jamaica Plain.

The building roof does not seem suitable for the installation of solar panels or any kind of renewable energy system that would give it some kind of redeeming social value.

As for the Boston Redevelopment Authority: The BRA holds 6 months of feel-good meetings but few changes are made in developers' proposals. Then the BRA wonders why it has a bad public image! (So bad, in fact, that the Mayor will spend \$675,000 to improve the BRA brand.) Why doesn't the BRA listen to the community and improve its image that way?

As one of my neighbors said (and I concur): "I'd love to get some help getting the BRA to stop rubber stamping 5 story buildings in my neighborhood that shred the existing zoning codes and provide no improved community benefits in the way of greater affordability, open space or architectural quality."

I hope this letter gives you some food for thought before your next public meeting.

Sincerely yours,

Diane Simpson
Secretary-Treasurer, Brookside Neighborhood Association



Lance Campbell <lance.campbell@boston.gov>

Proposed development in JP

Jackie Jahn [REDACTED]

Fri, Jun 17, 2016 at 11:01 AM

To: lance.campbell@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, eglestonaffordablehousing@gmail.com

Hi,

I am writing as a resident of Jamaica Plain about maintaining the racial and economic diversity in our neighborhood. Mordechai Levin's proposed development with only 7 "affordable" units is an insufficient and dangerous nod to these concerns. A legitimate affordable housing plan would give residents a right to choose whether they want to remain in their rapidly changing (gentrifying) neighborhood. This would mean earmarking 70% of units for households making less than \$25,000-\$35,000/yr, to match the diversity here now. To do this, Mordechai Levin and other developers could apply for tax credits, guarantee units for voucher holders, and the City should subsidize. Moreover, to show that developers care about our community, the building process should hire responsibly: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr. These are just a few of the deeply-felt concerns residents (new and old!) feel. Public comment and public meetings should therefore be extended for at least 3 months so that our concerns can be heard.

Together we can make the dream of racial integration, economic diversity, and cultural vibrancy a reality in JP.

Thanks

Best,
Jackie Jahn



Lance Campbell <lance.campbell@boston.gov>

Affordable Housing in Egleston Sq

Liza Behrendt [REDACTED]
To: lance.campbell@boston.gov

Wed, Jun 15, 2016 at 12:25 PM

Dear Lance Campbell,

I'm writing to oppose Mordechai Levin's 44-apartment proposal, on the grounds that it will further displace local communities, and that the mere 7 "affordable" units will still only be accessible to families making \$50,000-\$70,000 per year.

I support the Egleston community activists who are calling for the following:

- Include 70% affordable housing, most for households making less than \$25,000-\$35,000/yr, to match the diversity here now.
- Use our solutions for affordability: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.
- Follow good job standards: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr.
- Work with abutters on the building design and decreasing the height.
- Extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.
- Plan JP/Rox should include 70% affordable housing as a neighborhood-wide requirement, including helping non-profits develop a large percentage of housing.

Thank you,

Liza Behrendt

[REDACTED]
Jamaica Plain, MA, 02130



Lance Campbell <lance.campbell@boston.gov>

**Sonia.Chang-Diaz@masenate.gov; Liz.Malia@mahouse.gov;
matthew.omalley@boston.gov; Ayanna.Pressley@boston.gov;
Michelle.Wu@boston.gov; Michael.F.Flaherty@boston.gov;
A.E.George@boston.gov; Ayanna.Pressley@boston.gov;
jullianne.doherty@cityofboston.gov; eglestonaffordablehousing@gmail.com**

Mandie Wilson [REDACTED]
To: lance.campbell@boston.gov

Wed, Jun 15, 2016 at 6:17 PM

Dear Lance Campbell,

As a Jamaica Plain resident, I'm writing to oppose Mordechai Levin's 44-apartment proposal, on the grounds that it will further displace local communities, and that the mere 7 "affordable" units will still only be accessible to families making \$50,000-\$70,000 per year.

I support the Egleston community activists who are calling for the following:

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- Use our solutions for affordability: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.
- Follow good job standards: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr.
- Work with abutters on the building design and decreasing the height.
- Extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.
- Plan JP/Rox should include 70% affordable housing as a neighborhood-wide requirement, including helping non-profits develop a large percentage of housing.

Thank you,

Amanda Wilson

[REDACTED] Jamaica Plain, MA 02130



Lance Campbell <lance.campbell@boston.gov>

opposing Mr Levin's proposed development - JP needs real affordability!

Nikoleta Papadopoulos [REDACTED]
To: lance.campbell@boston.gov

Wed, Jun 15, 2016 at 8:19 PM

Dear Lance Campbell,

I am a Jamaica Plain resident who has been attending the BRA meetings regarding Mordechai Levin's 44-apartment proposal on Green Street (where it meets Washington St).

I am emailing you in opposition to this development, because it worsens the gentrification that has already displaced and harmed so much of the local community. The 7 "affordable" units are not even affordable to the average families in this neighborhood, and the remaining 37 units will go for much higher rent, contributing to this area becoming desirable to more high-income developments, more displacement all around it. It doesn't matter if it's not a residential building right now. You know how gentrification and increasing property values happen to a neighborhood.

I've been to the meetings and watched repeatedly as the BRA and developers have made presentations pretending to cater to the community with superficial gestures, but really staying in line with their own profit only. If you can't build something here that's in line with the self-stated needs of the community, please don't build here at all.

I support the Egleston community activists who are calling for the following:

- 70% affordable housing, most for households making less than \$25,000-\$35,000/yr, to match the people here now.
- Use the solutions that the local organizers (experts on this neighborhood and the survival of this community) have proposed: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.
- For any building, follow good job standards that put some of the developers' profit back into the existing community: the construction force should be 51% people of color, 51% Boston residents, 25% women, all with wages of at least \$25-30/hr.
- Work with abutters on the building design and decreasing the height.
- Extend public meetings and public comment for AT LEAST three months until Plan JP/Rox is complete.
- Plan JP/Rox should include 70% affordable housing as a neighborhood-wide requirement, including helping non-profits develop a large percentage of housing.

Thank you,

Nikoleta Papadopoulos
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

affordable housing on Washington Street!

Samuel Binkley <[REDACTED]> Thu, Jun 16, 2016 at 12:38 PM
To: "lance.campbell@boston.gov" <lance.campbell@boston.gov>
Cc: "A.E.George@boston.gov" <A.E.George@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "jullianne.doherty@cityofboston.gov" <jullianne.doherty@cityofboston.gov>, Affordable Housing Egleston <eglestonaffordablehousing@gmail.com>

To Whom it May Concern:

I am writing as a resident of Jamaica Plain. I live at Cornwall Street and Washington Streets, in the middle of the area affected by the Plan JP/Rox. I was very disappointed to hear of the proposal by Mardechai to develop 44 units of housing with only 7 "affordable" units! I endorse the proposal by Elgeston Affordable Housing to demand 70% affordable housing in all new developments along Washington street. I endorse the call for the following breakdown in housing:

40% should be for households making less than \$25,000, 10% for households making \$25,000-35,000, 10% for households making \$35,000-50,000, and 10% for households making \$50,000-70,000.

Thank you,

Sam Binkley

Sam Binkley
Associate Professor of Sociology,
Emerson College

[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Opposition to the proposed project at Green and Wash.--3353 Washington St.

marie [REDACTED]
To: Lance Campbell/BRA <lance.campbell@boston.gov>

Thu, Jun 16, 2016 at 1:09 PM

Lance,

As I said at the first community meetings, I am opposed to this project as originally proposed. Now, after the second meeting, I am even more so, since the developer is not listening to the concerns of the majority of people at the community meetings. This second proposal, missing significant drawings and materials, was barely changed from the original proposal despite all the objections raised at the first meeting.

I appreciate that a fellow architect on Greenough Ave. and a tenant in his building are in support but the majority of people present at the last meeting including all those on the streets that abut the project are in opposition.

I will provide a more detailed critique in my next e-mail but don't want to miss the window for comment.

Please call me if you have any questions,

Marie



Lance Campbell <lance.campbell@boston.gov>

re: 3353 Washington

Martha Karchere [REDACTED]
To: lance.campbell@boston.gov

Thu, Jun 16, 2016 at 1:13 PM

I hope it is not too late to send this. I attended last weeks BRA hearing on 3353 Washington. I share most of the concerns expressed there of too few family sized units, affordability which is half of what it should be and a design with too few setbacks and too few neighborhood amenities. In particular, I am also concerned that the commercial space has been reduced and I did not hear the BRA speak of any mechanisms to ensure that useful and or local businesses will be established there.

Lastly, I am concerned that you did not seem to be recording the issues brought up at the hearing and I worry that our efforts to be present and offer you our feedback will have no lasting effect.

Sincerely,

Martha Karchere



Lance Campbell <lance.campbell@boston.gov>

RE: Morty Levin's Building on the corner on Green & Washington

Rachel <[REDACTED]>
To: Lance.Campbell@boston.gov

Thu, Jun 16, 2016 at 2:53 PM

Hi Lance,

Just to weigh in my STRONG OPPOSITION to this building, which is ugly and boxy. Boring materials, boring design. Too dense and WAY too tall to be in keeping with the rest of the neighborhood. Not enough green space around it. Set backs are not big enough. More parking is needed and it should be underground to accommodate more green space, and parking for the retail customers etc.

Morty has a history of evicting tenants including myself and 70 other artists and small businesses from 59 Amory St., JP/Rox in 2001. This building is still empty. He ruined the artist community in JP as a result, leaving the building empty for 16 years when artists could have been thriving there. In fact many of his store fronts are empty because he charges too much rent. This is not good for our quickly browning community. We need retail. Morty ruins businesses and lives.

There are not enough affordable units in this building. People in JP are being displaced quickly. We as a community need 25% affordable units. And we need them to be truly affordable. Our community will suffer if it is all rich people. We need to put a moratorium on any building on Washington until the JP/Rox plan is done.

I would like to see some development on that corner, but not as big, not as expensive and not done by Morty Levin.

Thank you for listening and helping the community.

Rachel Paxton

[REDACTED]
Jamaica Plain, MA 02130



Lance Campbell <lance.campbell@boston.gov>

203-209 Green and 3353-3359 Washington Street

Ann Sinclair <[REDACTED]>
To: Lance.Campbell@boston.gov
Cc: marie <mimiturley@hotmail.com>

Thu, Jun 16, 2016 at 8:27 PM

Dear Lance Campbell

As a 20 year resident/ home-owner on Union Avenue I wish to express concern that the proposed project at the corner of Green and Washington streets has inadequately addressed safety for the immediate neighborhood. It would cause us to experience decreased safety/ increased hazards, given specific location and patterns of existing and increased traffic, egress and impaired (already challenging) sight-lines when exiting onto and off Green Street from/to perpendicular side streets. Adjacent to this proposed project on Green is a site that shares the primary access way which cannot be ignored as an impending increased traffic source, along with police parking, egress and nearby intersections. I write to reiterate the point following the most recent BRA mtg given tomorrow's deadline, as I do not believe it has been adequately addressed. I realize this is a project struggling with conflicting interests and there is urgency to increase housing density but I strongly urge a more rigorous look at neighborhood safety.

As regards the structure itself, I would be much more on board with a four story building.

Thanks,
Ann Sinclair
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Affordable Housing in Egelston

Heron Russell [REDACTED]
To: lance.campbell@boston.gov

Thu, Jun 16, 2016 at 9:55 PM

Dear Lance Campbell,

As a Jamaica Plain resident, I'm writing to oppose Mordechai Levin's 44-apartment proposal, on the grounds that it will further displace local communities, and that the mere 7 "affordable" units will still only be accessible to families making \$50,000-\$70,000 per year.

I support the Egleston community activists who are calling for the following:

- Include 70% affordable housing, most for households making less than \$25,000-\$35,000/yr, to match the diversity here now.
- Use our solutions for affordability: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.
- Follow good job standards: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr.
- Work with abutters on the building design and decreasing the height.
- Extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.
- Plan JP/Rox should include 70% affordable housing as a neighborhood-wide requirement, including helping non-profits develop a large percentage of housing.

Thank you,

Heron Russell

Music Teacher

George H. Conley Elementary School

Assistant Teacher

Neighborhood School

Zili-fy - Bookings & Inquiries

www.zilimisik.com

www.facebook.com/zilimisik

www.sonicbids.com/zili

802.503.2733





Lance Campbell <lance.campbell@boston.gov>

Jamaica Plain -- proposed Green and Washington Street project

Susan Myers [REDACTED]

Fri, Jun 17, 2016 at 6:09 AM

To: Lance.Campbell@boston.gov, "Turley, Marie" <mturley@scsdma.org>

Lance --

I am opposed to this project for the following reasons:

- 1) Six stories is too tall for that location. The proposed building will dwarf the police station across Green street, the buildings across Washington Street, and the housing on Union Avenue.
- 2) There has been no traffic study.
- 3) There is not enough parking provided on site -- It is wishful thinking to believe that parking spaces for half the units will cover the demand for those renters able to afford the proposed rents.
- 4) There are not enough affordable units. The developer is providing the minimum +1 suggested by the BRA. This is not enough given the demographic of the neighborhood and the desires of JP residents.
- 5) The rents proposed will mean that even more families and individuals presently living in Jamaica Plain will no longer be able to live here.
- 6) The project proponents have not met with Union Avenue residents, who will be most affected by the new project. The traffic/parking study mentioned in #2 above is particularly important for this street.

Thank you for your attention.

Susan Myers

[REDACTED]
Jamaica Plain, MA 02130
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Comments on Mordechai Levin's proposed development at Washington and Green Street

Ruthy Rickenbacker [REDACTED]

Fri, Jun 17, 2016 at 7:27 AM

To: lance.campbell@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, Keep It 100% for Egleston <eglestoneaffordablehousing@gmail.com>

Hi Mr. Campbell,

I'm writing with concerns about Mordechai Levin's proposed development at Washington and Green Street in Jamaica Plain.

The project does not include affordability measures that are accessible to neighborhood residents and would only exacerbate displacement. The project should include 70 percent affordable housing, affordable to households making less than \$25-35,000. The proposal allots only seven units out of 44 to be affordable and even those seven are for households making \$50-70,000, pricing out many of the current neighborhood residents.

Community members have proposed solutions for true affordability for 70 percent of the units: apply for tax credits, guarantee units for voucher holders, utilize city subsidies and maximize affordability (and community stability) over profit. Please consider that these solutions come from people who live, work and play in the neighborhood and know its needs and opportunities for growth.

The proposal has received much negative response in the community for its height and style. The project should be consistent with the neighborhood's design and character. I lived one block up Glen Road from the site of this proposal and I can attest that the proposal disregards these elements and will only further frustrate relationships with neighbors.

After all these concerns have been addressed, I would like to see development that follows good jobs standards and employs 51 percent people of color, 51 percent Boston residents and 25 percent women, all with wages of at least \$25-30 per hour.

Finally, please apply the 70 percent affordable housing requirement to all developments in Plan JP/Rox and make the units truly accessible to families who are already there. Don't let this be another plan that leads to displacement and destruction of communities.

Sincerely,
Ruthy Rickenbacker
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

No to Mordechi's Proposed Development

seth kirshenbaum <[REDACTED]>

Fri, Jun 17, 2016 at 12:33 PM

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

Cc: "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, "Liz.Malia@mahouse.gov"

<Liz.Malia@mahouse.gov>, "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>,

"Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>,

"Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "A.E.George@boston.gov"

<A.E.George@boston.gov>, "jullianne.doherty@cityofboston.gov" <jullianne.doherty@cityofboston.gov>,

"eglestonaffordablehousing@gmail.com" <eglestonaffordablehousing@gmail.com>

My name is Seth Kirshenbaum. I am a long time JP resident - since 1998. I am 100% opposed to Mordechi's proposed development. It is part of a larger effort in Egleston that puts profit of rich developers over people and long time residents. Gentrification only happens if you let it.

Please stand for Affordability, meaning people who live there now can stay there as the neighborhood grows.

Please stand for Affordability, meaning 70% of housing must be available to people and families making under \$50,000.

Please stand for Affordability, meaning that we understand that the people who want to make money won't build unless they can make money. We can do this another way. We can build it ourselves. Or we can keep it as it is, which works already for healthy people and healthy communities.

One day we know this will happen, a day when lower income people and middle class folks win, and developers exist for us. Today can be that day.

Seth Kirshenbaum

[REDACTED]
Jamaica Plain, MA 02130

[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Concern about development in JP

Eliza Sparkes [REDACTED]

Fri, Jun 17, 2016 at 2:25 PM

To: lance.campbell@boston.gov, Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, Keep It 100% for Egleston <eglestonaffordablehousing@gmail.com>

hello,

I am a JP resident who is very very concerned about Mordechai's proposed development. Not only is JP becoming less and less affordable by the day, new developments are not focused on keeping JP diverse. I love my neighborhood and I want folks of all income ranges to be able to live there. Soon I'll be a licensed social worker, and though I'll have a steady job, I won't be earning that much. I may soon be priced out of the neighborhood because of developments like this. I'd like the BRA and all decision-makers to consider the following points:

1. Include 70% affordable housing, most for households making less than \$25,000-\$35,000/yr, to match the diversity here now.
2. Use our solutions for affordability: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.
3. Follow good job standards: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr.
4. Work with abutters on the building design and decreasing the height.
5. Extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.
6. Plan JP/Rox should include 70% affordable housing as a neighborhood-wide requirement, including helping non-profits develop a large percentage of housing

Thank you for your consideration-if we want to keep our city vibrant and diverse, we have to make sure new housing benefits all, not just those in the upper income brackets.

Sincerely,
Eliza Sparkes

[REDACTED]
JP



Lance Campbell <lance.campbell@boston.gov>

Mordechai's Proposed Development

Samara Grossman - [REDACTED]

Fri, Jun 17, 2016 at 3:45 PM

To: lance.campbell@boston.gov

Cc: "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, eglestonaffordablehousing@gmail.com

Hello-

I oppose this project and I wanted to take a minute to tell you why. I have lived in JP for over 12 years, the most recent 4 were on Iffely Road. I work as a social worker and thus have served many who are in lower income brackets. Housing is crucial to people's stability and wellness- and so is community. I have seen the vibrancy of JP/Rox and have been dismayed at the gentrification that is evicting locals (one of whom I worked with became acutely suicidal after being evicted from a JP unit). JP is a unique community and deserves to remain that way. Building housing that targets those almost entirely in higher income brackets leaves those who earn less, but who have lived in JP for many years, or their whole lives, out. The development should help those who grew up or have investment in JP stay in JP. Please increase the affordable units to 70% of the stock- with most of them going to those making less than \$35,000/yr to match the current socioeconomic spectrum of JP /Egleston. 40% should be for households making less than \$25,000, 10% for households making \$25,000-35,000, 10% for households making \$35,000-50,000, and 10% for households making \$50,000-70,000. Apply for tax credits, guarantee units for voucher holders, provide City subsidies. Extend public meetings and comments for at least three months until the PPlan JP/Rox is complete, and so the community concerns can be fully addressed.

Please help keep Boston diverse, vibrant and alive!

thank you-

Samara Grossman, LICSW

--

"I dream. Sometimes I think that's the only right thing to do."

— Haruki Murakami

"It's never too late to be who you might have been."

- George Eliot



Lance Campbell <lance.campbell@boston.gov>

Mordi Levin's project at the corner of Green and Washington Street

Bruce Marks [REDACTED]

Fri, Jun 17, 2016 at 10:53 PM

To: "Lance.Campbell@boston.gov" <Lance.Campbell@boston.gov>

Cc: marie [REDACTED] Bruce Marks [REDACTED]

To the BRA,

These are comments related to Mordi Levin's project at Green and Washington Street in Jamaica Plain. As a J.P. resident for over 30 years and the CEO of NACA located at Center and Columbus, I and NACA have standing and serious concerns that result in opposition to this project. It is clear that this opposition and that of the vast majority of the participants in the two local hearings, exceeding one hundred people, will not prevent or delay the approval of this project. This is based on both the history of the BRA, the BRA's favoritism towards Mordi Levin and the fact that no notes or recording were taken during the local hearings. In fact the board deciding on this project will have virtually no information of the vast opposition from virtually every participant at the hearings. Some of the participants major points were the following:

1. Lack of sufficient number of affordable units.
2. The buildings are too large for the area.
3. Concerns about parking
4. Mordi Levin's poor treatment of his tenants.
5. The distrust and resentment for Mordi Levin.

I want to elaborate on the last item. I worked and supported Morti in obtaining financing for his Stop and Shop development and pushed him to set-aside a neighborhood fund. After Morti became established in JP, it became apparent what a greedy and abusive landlord he was. Without exaggeration, virtually everyone one of his tenants despise him. In addition, he told me that he would rather not rent his commercial spaces than reduce the rent to less than the exorbitant rents he requires. He evicted Bella Luna over four years ago and still has not leased it. I live on Sheridan Street and miss the candle stick bowling.

There is a strong belief, which I share, that zoning exceptions should take into account the history and deeds of the applicant. Thus we requested that the BRA send a questionnaire to Mordi Levin's current and previous tenants to obtain a more comprehensive and accurate understanding of him as a landlord and developer. We were told that his history and track record are not considered by the BRA during their decision making process on this or any other projects. This is incomprehensible, since every community wants landlords and developers that they can trust and who will be good community stewards. We recognize that many of the negative comments about Mordi could be construed as personal anecdotal stories. That is why BRA outreach to tenants would provide you with the necessary facts to make an informed decision.

We have no faith in the BRA or have seen any changes resulting from the Walsh administration to believe that this process is just a waste of time with a predetermine approval for Morti Levin's Washington/Green project. Thus I request that this is made part of the official record which is more than can be said for all the articulate, informative and passionate comments during the local hearings.

Bruce Marks

[REDACTED]
J.P. MA 02130

Bruce Marks, CEO
NACA | Neighborhood Assistance Corporation of America

"America's Best Homeownership Program"

Office: [REDACTED]

Cell: [REDACTED]

Email: [REDACTED]

National Office – Headquarters

225 Centre Street

Suite 100

Boston, MA 02119

www.naca.com

A Non-Profit Community Advocacy and Homeownership Organization

HUD Certified Counseling Agency



Lance Campbell <lance.campbell@boston.gov>

203-209 Green and 3353-3359 Washington Street

Wilder, Cathie <[REDACTED]>
To: "Lance.Campbell@boston.gov" <Lance.Campbell@boston.gov>

Sun, Jun 19, 2016 at 4:29 PM

Dear Mr. Campbell,

Thank you once again for hosting the community meeting regarding the proposed development at 203-209 Green and 3353-3359 Washington Street, Jamaica Plain.

Although I fear I am a tad too late (I've been away and just returned) to voice my complete opposition to the project as it now stands, I am still submitting my objection. The building is just too tall and having only reduced the height by two feet is not enough. There is nothing of this height in the neighborhood. There is not enough parking available (at least in my mind) for the number of units. Having only 2 commercial spots, just doesn't seem as if that will be sufficient. I am also not sure that the entry/exit pattern they have planned will work as traffic already backs up already.

It is my hope that the BRA will not approve this project and that they developer will continue to meet with the neighbors.

Thank you for your time and should you have any questions, please do not hesitate to contact me.

"To our fallen soldiers... you have done your duty, to honor you is ours."

Cathie Wilder

LANCE Campbell

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02201

phone: 617.918.4311

email: Lance.Campbell@boston.gov



Lance Campbell <lance.campbell@boston.gov>

Opposition to 3353 Washington St.

frederick vetterlein [REDACTED]
To: lance.campbell@boston.gov

Fri, Jun 17, 2016 at 7:21 PM

Lance,

Please register my opposition to the proposed building at 3353 Washington St. by the 3353 Washington St LLC. These are some of my concerns:

-It's too tall both in contrast to neighboring homes on Union Ave and in relation to Washington St where it will darken the Street and cause a tunnel noise effect on a very busy thoroughfare. This height should only exist close to Forest Hills Station. Bartlett Square and the currently under construction at 3383 Washington set a standard with 4 floors but the top floor set back.

-The design has a relatively small retail space because the design has placed surface level parking where retail could be. Parking should be underground as with Bartlett Square. This is an important intersection that could be brought alive at the pedestrian level with active retail. It's vital to growing a retail district that the retail be large and flexible, allowing for a signature restaurant or several active retail spaces.

-Critical to retail is the creation of parking. Even with underground parking, it would be difficult to create residential and retail spaces. A foray should be made into renting evening parking from Walker the owner of all the commercial space along Amory st. Other retail districts like Centre St. would be at a great disadvantage without the overflow parking of the Bank of America Lot and the lot behind CVS.

-This development team has been unfair in it's treatment of tenants. Some assurances need to be in place that they will rent the spaces to a variety of businesses and not leave the spaces empty for years while they seek to maximize rent.

I have other criticisms which I'm sure have been voiced by my neighbors.

Thank you for your attention,

Frederick Vetterlein
[REDACTED]
Jamaica Plain, Ma



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Fri, Jun 17, 2016 at 12:32 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 1053

Form inserted: 6/17/2016 12:31:56 PM

Form updated: 6/17/2016 12:31:56 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Susan

Last Name: Pranger

Organization: ESNA Housing Committee

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Before responding to the specifics of the proposed 3353 Washington Street Project, I first want to emphasize that in the letter from Brian Golden on May 5th, Brian committed to "hold these developers to the vision being created through our planning efforts". We hope that this vision will reflect the feedback from the neighborhood that the buildings proposed for both the Plan JP/Rox and individual projects are too tall and too dense for the neighborhood. As I noted in my response to Brian on June 3rd, "Set aside for the moment the issue of whether 65-foot height limit is too high for infill construction in Egleston Square, or whether an increase of 4% affordable units is adequate. There remains the fact that proposed Draft Plan JP Rox criteria have not been met on projects that are rapidly moving through the BRA process." To be more specific: 1. Height and Affordability. a. The draft Guidelines from the most recent BRA workshop propose a maximum of 55 feet in this location in exchange for an increase in affordability from 13% to 17%. The proposal is 68 feet, with an affordability of 16%. Given that the BRA has recently proposed increasing the bonus requirement to 20%, the proposed affordability and height at 3353 does not meet the BRA emerging guidelines. b. Green Street is very narrow, with 3 to 4 story neighbors. To avoid a canyon effect, the height of the proposed building along this street should be limited to 4 stories, with only one additional floor, which is set back from the property line. c. Setbacks should be significant, at a minimum of 1:1, and should be along the majority of the elevation, not just at a corner. d. The number of affordable units should be increased to at least 20%, in line with the BRA's current proposal. e. The existing elevations and sections show that the current design is unnecessarily emphasizing the height, with parapets at the highest level, and locating the highest parts of the buildings at the corner. Since most people will experience this building while traveling down Washington or Green, the height of the corner is what most people will experience. Reduced height in between the corners is only seen when standing across the street. f. Because the top two floors return on the ends, the corner closest to the existing residential single family neighborhood (catty-corner to the site) is 6 stories tall. This corner should provide a reduced height of 4 stories maximum to the neighborhood. 2. Sidewalk and Streetscape a. Somehow the setback at the first floor along Washington Street has been reduced to two small recesses. This provides

no area for the public to "wait for buses" or for a public bench or two. While the slight increase in width is useful for the heavy pedestrian traffic, there is no area where pedestrians – or the building residents – can pause and interact with their neighbors. b. The primary residential residence should be located on Washington Street, where there is more room to expand the public sidewalk and to provide a drop off area. None of the current projects address the fact that homes get lots of deliveries, and households that are without cars will have even more. Where do people get dropped off, where does UPS, Peapod, Uber and other delivery vehicles stop? Neither street can accommodate double parking, but even pulling over to the curb (assuming the Police give up their on street parking) would be significantly more disruptive on Green Street. c. The vehicle egress from the parking on Green Street is far too close to the intersection. It will also be very dangerous for anyone attempting to turn left as they leave the garage because of limited visibility. It is not clear why a second exit is required, since the plan shows two-way traffic at the northwest corner of the site. d. Somehow the second exit and adjacent parking create an inactive zone between the lobby and retail that is a full third of the Green Street frontage. This area should be reconfigured. 3. Materials a. The proposed cement board and composite board facades will have some minor texture, but are very monolithic in appearance and use, which emphasizes the fact that the building is primarily an unbroken box with little relief. Some variation in color, materials and/or setbacks should be considered. Thank you for your consideration. I encourage you to require the developers and Architect to extend the comment period and engage in a more responsive dialogue with the community. Frankly, a 2' reduction in height, a minimal setback at the Green Street/Washington Street corner and the addition of a single additional affordable unit, while reducing what little setback was provided on the Washington Street sidewalk is not a meaningful response to neighborhood concerns. Susan Pranger Chilcott Place, JP resident for 28 years Member ESNA, ESMS, Chilcott/Granada Neighborhood Association

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Comment on 3353 Washington St development proposal (Mordechai Levin)

Maria Christina Blanco [REDACTED]

Fri, Jun 17, 2016 at 5:11 PM

To: lance.campbell@boston.gov

Cc: "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, "Liz.Malia@mahouse.gov" <Liz.Malia@mahouse.gov>; matthew.omalley@boston.gov, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov

Good afternoon,

I am a homeowner of a condo unit within a quarter-mile of Mordechai Levin's proposed redevelopment of 3353 Washington St. I object to Mr Levin's project as proposed for several reasons. I have been an active participant in the Plan JP/Rox planning process which will end in October with rezoning of the neighborhood, and it would be more respectful of the community process for Mr. Levin to propose his project once the planning process is complete. I am concerned about the displacement of the nonprofits in the building - which has happened previously to Levin's former tenants such as Bikes Not Bombs and Bella Luna (whose old spaces are STILL empty YEARS later.

As a low-moderate income owner-occupant of a deed-restricted "affordable" unit, I believe that much more housing needs to be created for families like mine - working parents with kids, making \$40,000 or less per year. The proposed affordability levels of the 3353 Washington development are inadequate and a poor match to the needs of the neighborhood, where 70% of households make less than \$35,000/year. And on top of the fact that this proposed project maximizes profit rather than affordability, Mr. Levin's company hasn't committed to prevailing-wage job standards going to 51% people of color/ 51% Boston residents/ 25% women.

I believe that Mr. Levin and the BRA can do much better with this proposal and create affordability by abiding by standards of 70% affordable housing as a neighborhood-wide requirement (which can be achieved by developers prioritizing affordability over maximum profit, applying for tax credits and city subsidies, and guaranteeing units for voucher-holders; and priority for nonprofit developers to create housing).

Thank you for your attention to my concerns.

Maria Christina Blanco

[REDACTED]
Jamaica Plain MA 02130

June 17, 2016

Lance Campbell
Senior Project Manager
Boston Redevelopment Authority
City Hall
Boston, MA 02201

COMMENTS: 3353 WASHINGTON ST AND ARTICLE 80 SMALL PROJECT REVIEW

Hi Lance

I am providing comments in *opposition* to the project as currently proposed for 3353 Washington Street. The developer needs to continue to work iteratively with the local neighborhood community to achieve a design that respects the scale, character, affordability, and livability of this neighborhood.

A. First, let me say what is good about the current proposal:

--Developer has chosen an architectural firm (ISA) that is probably the most creative we have so far seen for projects in this corridor and that bodes well for ultimately achieving a design in harmony with the scale and character of the neighborhood;

--setbacks from the property line achieve a more pedestrian-friendly and safer sidewalk;

--the asymmetrical fenestration pattern, while not to the taste of some, provides visual interest to the facade;

--the inset of balconies from the vertical plane is less obtrusive than those that project out;

--the design carries around to all sides of the building, making it more interesting from a neighborhood vantage points;

--the triangular "peaks" reflect roof peaks characteristic of the neighborhood (but see comment B3 below);

--incorporation of a mural;

--the multi-family, multi-purpose (ground floor retail) usage of the building.

B. Now, what doesn't work:

1. Foremost, at 6 stories (5 with mezzanine) the building is simply out of scale with the three story residences in the abutting Union Avenue neighborhood and the several four-story buildings along Green Street.

--recent projects proximate to Union Avenue at 3383 Washington and Bartlett Sq I and II are only 4 stories and with a set back of the fourth story; the 3381 Washington renovation remains at three stories; the apartment building opposite at Glen/Washington is only 4 stories; the police station opposite has a stub clock tower of only 2-½ stories;

--developer claims it is a prominent building that holds the street edge; rather, at 6 stories; it dominates the street; it is not necessary for a building to be tall to be prominent; prominence and distinctiveness

can be achieved by other means through design; coming up Green from Amory, the site is at the highest point of Green St making the building appear even more dominant to the neighborhood; entry points to the neighborhood at the Amory/Green corner are only 4 stories; Green is a narrow street and a building at 6 stories adds to a canyon-like effect which is antithetical to the liveability of the neighborhood.

--the recent reduction in height by just 2 feet (from 70' to 68') does not in any way address neighborhood concerns about height;

The building should be no more than 4 stories in height, and without the artifice of a mezzanine which does not count as a story but in actuality makes the building one story higher. At four stories, it would still be 33% taller than the nearby three story residences.

2. The fourth floor should be setback from the building edge on all sides, rather than the limited setbacks of the upper story in the present design. Such all-around setbacks (terracing) were incorporated into 3383 Washington St and Bartlett Sq I, and help to reduce the massing from the neighborhood's perspective.

3. Above the ground floor, the street facades along Washington and along Green cantilever outward; the streets, especially narrow Green Street, would feel more open without the cantilever effect.

4. The glass upper story peaks are oversized and overly dramatic, partly because of inclusion of the mezzanine. A peaked effect ought to be achievable without the mezzanine and with a lower building height.

5. The design is contemporary, which I like, but it ought to incorporate a contemporary interpretation of design patterns found on the facades and near the roof lines of the historical brick buildings along Green Street.

6. The fiber-cement cladding has a cheap off-the-shelf look and feel which detracts from the positive qualities of the design.

7. Green St is narrow and traffic-congested, I am not convinced that the street egress/ingress for parking would not exacerbate existing problems with traffic flow and traffic control. especially as it is opposite police and emergency vehicle parking. These problems would be further exacerbated by egress/ingress to whatever development arises on the adjoining parcel. I do not see how vehicle egress from the adjoining parcel would be prevented from using the planned egress from 3353.

8. I don't think the exposed space designated for deliveries to both retail and residences has been sufficiently thought through, especially as it abuts a common way. Nor do I see how trash pick-up would work as it seemingly goes through the building lobby.

9. With several dozen units, there is no space designated as a meeting or reception room for use by residents, a room which might also be usable by community groups. Nor did I discern any space dedicated to janitorial and maintenance activity within the building.

10. The building does not yet meet requirements for affordable housing in Jamaica Plain. The developer is strongly encouraged to investigate alternative means of subsidizing such housing. The percentage of affordable units should be achieved within a four-story building that reflects the scale of the neighborhood and not by viewing height as a tradeoff for a larger number of affordable units. To do the latter also increases the number of market-rate units which further exacerbates gentrification of the existing character of the neighborhood.

11. While retail uses are unknown at this remove in time, chain and even small-box uses should be prohibited. Uses that extend into the evening and on weekends, including lit window displays, should be

encouraged to enliven the streetscape. Consideration should be given to affordable retail rentals. The developer is encouraged to provide as part of the proposal a positive, neighborhood-friendly plan for use of the windows and interior space, perhaps, by community groups, for such periods when there is a retail vacancy.

12. The developer has yet to provide the neighborhood community with shadow studies.

If you have any questions or wish clarification of any point, please contact me.

Best wishes,

Alan Benenfeld

[REDACTED]
Jamaica Plain

[REDACTED]

June 17, 2016

June 17, 2016

Lance Campbell

Boston Redevelopment Authority

Once City Hall Plaza

Boston, MA 02201

Re: 3353 Washington Street Proposal

Dear Lance,

The proposal for 3353 Washington Street, Jamaica Plain needs improvement.

The project needs to come closer to the affordability recommendation of the Jamaica Plain Neighborhood Council of 25%.

The design of the project needs to come closer to the emerging recommendations of Plan JP/Rox. Setbacks along the ground level street edge should be increased, especially along Washington Street, enough to add more walking space, greenery, and small gathering places. It is important that Washington Street be more attractive and pedestrian friendly. The height above four stories should be stepped back, so that Green Street, Washington Street, and the bordering residential neighborhood are not overshadowed.

There should be a greater setback between this building and its neighbor on Washington Street. That neighboring property will most likely see some redevelopment soon, and there will need for some allowance for open space between these two properties.

Even though the parking is tucked under the building, it is at surface level and in view. Parking should be out of sight. The parking ratio is very low, so there should be a designated drop off/delivery location and a plan to encourage tenant use of other non-car transportation options.

The exit on to Green Street will cause difficulty because it is very close to a busy intersection and sight lines are hampered by the police cars parked along Green Street.

A building of this size should provide some feature of community space. This could be an outdoor space or an indoor community room. Such spaces give tenants a common area for events, and also give tenants the opportunity to interact with others from the larger neighborhood. The community room in

the Farnsworth House on South Street is a good example; residents use this room both for their own meetings and to invite in others for performances, public meetings, and presentations.

Thank you.

Carolyn Royce



Jamaica Plain, MA 02130





Lance Campbell <lance.campbell@boston.gov>

3353 Washington Street Proposal - NO NOTES FROM PUBLIC MEETING

Jessica Petriello [REDACTED]

Fri, Jun 17, 2016 at 2:09 PM

To: Lance Campbell <Lance.Campbell@boston.gov>

Cc: jesse.zimmerer@masenate.gov, Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, michele.wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, Tammy Donovan <tammy.donovan@boston.gov>, mayor@boston.gov, Joshua.Mcfadden@mahouse.gov, "Sabshon, Sarah (HOU)" <sarah.sabshon@mahouse.gov>, Natalie.Kaufman@mahouse.gov, marie.mercurio@boston.gov

To Whom it may concern:

I attended the public meeting about the 3353 Washington Street proposal on 6/7/16 at the Curley Community Center. A clear majority of participants expressed high levels of concern regarding affordability and building height. I am concerned that these meetings are meant to engage with the public, but the BRA did not keep meeting minutes or notes from the gathering. **If there is no record of concerns expressed by the community, how can their be accountability?** For your reference, the response to my public records request for meeting minutes or notes is below. **I am requesting that the BRA keep detailed meeting minutes and notes at all future public meetings, specifically in regards to the JP/Rox Plan and development proposals in the Jamaica Plain, Roxbury, and Dorchester communities.**

I am also requesting the BRA extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.

Specifically, I would like to see the proposal honor the 25% affordable housing standard set by the Jamaica Plain Neighborhood Council, which I believe is more than reasonable. Ideally, I would like to see a higher amount of affordable housing.

I would also like the city of Boston, and the Boston Redevelopment Authority specifically, to seriously consider issues around inclusionary housing within the JP/Rox plan. I believe the 13% standard is too low and that Boston can do better. I understand this is a complex issue, but I believe the city of Boston and the BRA need to step back and review this before our city is transformed to a place that is mostly upper-class white workers, excluding people of color, the poor, and middle class households that earn \$50,000 per year. **I am especially concerned that the JP/Rox Plan published by the BRA states that RENTERS EARNING \$50,000 PER YEAR OR BELOW ARE THE MOST LIKELY TO BE DISPLACED.**

Interestingly, a 2015 report on inclusionary housing was issued by the Lincoln Institute of Land Policy in our very own Cambridge. If Boston and the BRA hasn't done so already, I would like to see them engage with this organization and with the information in this report to build a truly inclusive Boston.

<http://landuselaw.wustl.edu/Articles/Inclusionary%20Housing%20Report%202015.pdf>

Another issue that concerns me is the 70% AMI that is used to determine affordability for Boston. At the 70% AMI threshold, qualifying income for 1 person is \$48,250 for a single person, and \$68,950 for a family of four. Those are salaries of middle class professionals, and that's the cost of the units that are considered affordable!

During the community meeting on 6/7, it was stated that the approximate minimum rent for a 1 bedroom would be 1800 per month, and the approximate rent for a 3 bedroom would be \$3,000. Using those numbers, if rent is 1/3rd of income, the minimum salaries people would need to live in the 3353 Washington Street building are between \$64,800 (for a one bedroom apartment) and \$108,000 (for a 3 bedroom).

In reviewing the household income data from the BRA used in the review of the 3353 Washington Street proposal, only 37.4% of Bostonians between 2009-2013 had an income above \$75,000 per year (Boston as a whole, not specific neighborhoods), which means this housing will only be affordable to the third income earners in the population. Since 2000, in the Washington Street Corridor specifically, the number of households earning above \$75,000 has increased, while the number of households earning below \$75,000 has decreased, and this will accelerate that trend.

Overall, I am concerned at the pace in which the BRA is approving proposals, such as the 3353 Washington Street proposal. It will permanently alter the character of the neighborhood, so their involvement in this process is essential. Another issue is that, since the rents for the 3353 Washington Street proposal are only affordable to people in the top

income brackets, it will most likely further raise the AMI in Jamaica Plain and Boston as a whole. Then the AMI of the area will likely rise, further justifying more luxury apartments. This will be a terrible cycle that will continue to gentrify our communities, and displace residents who have been in a specific neighborhood for generations

I look forward to hearing from my representatives, the mayor's office, and the Boston Redevelopment Authority to find out how they plan to address these issues.

For the record, I would like this email to be included as a public comment in reference to the 3353 Washington Street Proposal.

Kind Regards,

Jessica

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

From: Joyce Armstrong <joyce.armstrong@boston.gov>

Date: Mon, Jun 13, 2016 at 4:59 PM

Subject: Fwd: Public Records Request: # 102

To: Jessica Petriello [REDACTED]

Cc: Teresa Polhemus <teresa.polhemus@boston.gov>, Lance Campbell <lance.campbell@boston.gov>

Good afternoon Jessica,

We do not have any BRA notes from the 3353 Washington Street public meeting that took place on June 7th.

Thank you,

Joyce Armstrong

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

From: <kentico@boston.gov>

Date: Wed, Jun 8, 2016 at 4:57 PM

Subject: Public Records Request: # 102

To: brarecords@boston.gov

CommentsSubmissionFormID: 102

Form inserted: 6/8/2016 4:56:36 PM

Form updated: 6/8/2016 4:56:36 PM

Document Name: Public Records Request

Document Name Path: /About Us/Public Records Request

Origin Page Url: /about-us/public-records-requests

First Name: Jessica

Last Name: Petriello

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Type of document requested: Notes from BRA Public Meetings

Please state the details of your public records request: Hello, I would like a summary of the BRA notes and public comments that were taken at the public meeting about the 3353 Washington Street proposal on 6/7 at the Curley Community Center. Kind Regards, Jessica Petriello

16

Two BRA public information requests

1 for meetings notes from 6/7 at Curley Community Center

1 for income data



Lance Campbell <lance.campbell@boston.gov>

Concern about 3353 Washington St development

T. Reed Miller <[REDACTED]>

Fri, Jun 17, 2016 at 1:33 PM

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

Cc: "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, "Liz.Malia@mahouse.gov"

<Liz.Malia@mahouse.gov>, "matthew.omalley@boston.gov" <matthew.omalley@boston.gov>,

"Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>,

"Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "A.E.George@boston.gov"

<A.E.George@boston.gov>, "jullianne.doherty@cityofboston.gov" <jullianne.doherty@cityofboston.gov>,

"eglestonaffordablehousing@gmail.com" <eglestonaffordablehousing@gmail.com>

Good afternoon!

I'm writing to comment on the proposed development at 3353 Washington Street in Jamaica Plain. I previously lived a block away at 98 Forest Hills Street, and now live up the road in Egleston Square. I frequented social justice events put on by the current tenant, Jobs with Justice. The proposed development is ironic given the current use.

As you all know, Jamaica Plain is an amazing, one-of-kind place. The green spaces, food, cafes, and walkability help make it that way. However, everyone who lives here knows that it's the people that truly make it this great.

And that's precisely why I'm concerned about this development. Similar to the development taking over the old Economy Plumbing building on Washington St just around the corner from my house, this project is solely about *profit* not *community*. And that's counter to what Jamaica Plain is fundamentally about.

The profit-motive is readily apparent in the pricing of the units. The flashy rental units are out of reach of the vast majority of Jamaica Plain's current residents, suggesting that this development is being tailored to entice wealthier new residents. While folks making large incomes deserve a place to live as well, their expanded presence in luxury apartments in Jamaica Plain will further ongoing displacement activities readily observed throughout the neighborhood.

In my own 3 bedroom apartment, my landlord has decided to raise the rent \$100-\$200 each year while making no improvements, just because the market would bear it. Surrounding moderately-priced apartments with luxury apartments will likely have a "Whole Foods" effect, leading landlords to think they can raise rents on everyone as the street gets fancier.

Developing these plans, with creative and innovative funding solutions and revised building designs takes time. That's why I also think the process needs to be extended; a rushed an ineffective community process is barely a process at all. (Also, there *need* to be microphones and larger screens at the community meetings. No one can hear speakers nor read the tiny font on the screen. Information is not being disseminated.)

In closing, that's why I strongly feel it's important that the project at the corner of Washington and Green:

- **Include 70% affordable housing, most for households making less than \$25,000-\$35,000/yr, to match the diversity here now.**
- **Extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.**

Sincerely,

Reed Miller



Jamaica Plain MA 02130



Lance Campbell <lance.campbell@boston.gov>

concerns about proposed development for 3353 Washington St. JP

Carolyn Lewenberg [REDACTED]

Fri, Jun 17, 2016 at 1:06 PM

To: lance.campbell@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, eglestonaffordablehousing@gmail.com

Dear Mr. Campbell,

I am not in favor of the development as planned for 3353 Washington St.

As a neighbor and someone who cares about preserving the diversity in the neighborhood, this development poses some serious concerns.

The proposed 44 apartments with only 7 "affordable" (for households making \$50,000-\$70,000/yr) seems incongruous, as most for households in the neighborhood make less than \$25,000-\$35,000/yr. Also kicking out groups like Massachusetts Jobs With Justice serves to further undermine efforts for an inclusive neighborhood.

Please include 70% affordable housing. Use our solutions for affordability: maximize affordability not profits, apply for tax credits, guarantee units for voucher holders, and provide City subsidies.

Please follow good job standards: 51% people of color, 51% Boston residents, 25% women for construction jobs, all with wages of at least \$25-30/hr.

Please work with abutters on the building design and decreasing the height.

Please extend public meetings and public comment for at least three months until Plan JP/Rox is complete, and to fully address community concerns.

The existing buildings on site are historical to the neighborhood and there is no need to tear them down and build something new. Please consider rehabbing them instead of a tear down, so we can also preserve the character of our neighborhood that keeps being stripped away by new development.

Thank you,
Carolyn

--

Carolyn Lewenberg
[REDACTED]

June 3, 2016
Brian Golden, Director
Boston Redevelopment Authority

Dear Brian

Thank you for your May 5th response to our April 20th open letter to the Mayor regarding the BRA review of ongoing projects in the Plan JP Rox area. We are, however, disappointed with the content of your response.

First, it was not the intent of our previous letter to “halt development entirely” either in the short or long term. We understood that the BRA is unwilling to do so. Rather, it was our request that the BRA, as you noted, hold these projects to the emerging vision and guideline.

Second, we do not believe that the two current projects on Washington Street meet these emerging guidelines. We are confounded that the BRA continues to maintain, as they have both in your letter and in individual conversations, that the projects currently under review are meeting the vision of the Plan.

We all know that projects have undergone considerable scrutiny by the BRA before they are presented to the community at the official BRA community meetings. Set aside for the moment the issue of whether 65 foot height limit is too high for infill construction in Egleston Square, or whether an increase of 4% affordable units is adequate. There remains the fact that proposed Draft Plan JP Rox criteria have not been met on projects that are rapidly moving through the BRA process.

- The “Urban Design Guidelines for Egleston Square” propose “low rise (4 stories) adjacent to existing 3 to 4 story buildings”. The “scenario” renderings consistently show 3 or 4 stories along the street edge, with additional height set back. **Nonetheless**, the proposal for 3193 Washington Street (City Realty/Jackson Glass) is a full 5 stories, built out to the property line on 4 sides, with additional penthouse structures even though it backs onto a residential area of 3 story residential buildings on Montebello and Haverford. The fact that these streets are lower than Washington Street, and on the North side, make the impact of height and shadows even more severe on the adjacent neighborhood. There is also concern that the 6 story project at 3353 Washington will set a precedents for excessive height for the adjacent parcels.
- The RDA “Density Bonus” proposes that height beyond existing zoning will only be approved in conjunction with an increase in the percentages and a reduction in the AMI of affordable units. **Nonetheless**, the proposal at 3353 Washington Street only meets the minimum 13% currently required by the city. Many in the community feel that the 4% increase proposed by the draft Plan JP/Rox is too little. That 3353 does not even meet the proposed 17% is simply not acceptable

There are other issues with both of these projects, but our prime concern is that the projects have filed for Article 80 review, after preliminary meetings with the BRA, without meeting these critical features of Plan JP Rox regarding appropriate scale, massing and setbacks, and without meeting even the minimum affordability bonus of 4% proposed by the BRA in exchange for excess density.

With the 3 month extension of the plan, we are aware that additional projects may also be proposed which makes the BRA’s commitment to uphold the vision and goals of Plan JP/Rox all the more

Response to Brian Golden
June 3, 2016

important. As a result, we repeat our call on the City, through its agencies of the BRA and the Zoning Board of Appeals, to not allow development projects within the Plan JP/Rox area if the projects do not meet the emerging guidelines of Plan JP/Rox, including stronger IDP requirements, design guidelines, and other community benefits.

Sincerely,

Susan Pranger and Carolyn Royce
Egleston Square Neighborhood Association

Cc: Mayor Martin Walsh, City of Boston
John Dalzell, BRA
Marie Mercurio, BRA
Christina Araujo, Chair, Zoning Board of Appeals
Jullianne Dougherty, JP Neighborhood Liaison, MONS
Sheila Dillon, Director, Department of Neighborhood Development
John Barros, Chief of Economic Development
Representative Liz Malia
Senator Sonia Chang-Diaz

Cc: The Boston City Council:
Council President Michelle Wu
At-Large Councillor Michael Flaherty,
At-Large Councillor Annissa Essaibi George
At-Large Councillor Ayanna Pressley
D6 Councillor Matt O'Malley
D7 Councillor Tito Jackson

Cc: Joan Becker, co-chair, Chilcott Place Granada Park Neighborhood Association
Leslie Belay, Parkside Neighborhood Association
Bernard Doherty, Asticou Neighborhood Association
Betzaida Fuentes, Parkside Neighborhood Association
Jake Glickel, Parkside Neighborhood Association
Ron Hafer, Egleston Square Neighborhood Association
Martha Karchere, Parkside Neighborhood Association
Isabel Leon, Parkside Neighborhood Association
Reva Levin, Parkside Neighborhood Association
Luis Prado, Egleston Square Neighborhood Association
Susan Pranger, co-chair, Chilcott Place-Granada Park Neighborhood Association
Carolyn Royce, Egleston Square Neighborhood Association
Scott Shear, Brookside Neighborhood Association
Alvin Shiggs, Advisory Group Plan JP/Rox, Egleston Square Neighborhood Association
Diane Simpson, Brookside Neighborhood Association
Dan Thomas, Advisory Group Plan JP/Rox, Chilcott Place-Granada Park Neighborhood Association
Donna Tremonte, Brewery District Neighborhood Crime Watch Group

June 17, 2016
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Attn: Lance Campbell

Re: 3353 Washington Street Development Project

Dear Lance

Before responding to the specifics of the proposed 3353 Washington Street Project, I first want to emphasize that in the attached letter from Brian Golden on May 5th, Brian committed to *“hold these developers to the vision being created through our planning efforts”*. We hope that this vision will reflect the feedback from the neighborhood that the buildings proposed for both the Plan JP/Rox and individual projects are too tall and too dense for the neighborhood.

As I noted in my response to Brian on June 3rd, *“Set aside for the moment the issue of whether 65-foot height limit is too high for infill construction in Egleston Square, or whether an increase of 4% affordable units is adequate. There remains the fact that proposed Draft Plan JP Rox criteria have not been met on projects that are rapidly moving through the BRA process.”*

To be more specific:

1. Height and Affordability.

- a. The draft Guidelines from the most recent BRA workshop propose a maximum of 55 feet in this location in exchange for an increase in affordability from 13% to 17%. The proposal is 68 feet, with an affordability of 16%. Given that the BRA has recently proposed increasing the bonus requirement to 20%, the proposed affordability and height at 3353 does not meet the BRA emerging guidelines.
- b. Green Street is very narrow, with 3 to 4 story neighbors. To avoid a canyon effect, the height of the proposed building along this street should be limited to 4 stories, with only one additional floor, which is set back from the property line.
- c. Setbacks should be significant, at a minimum of 1:1, and should be along the majority of the elevation, not just at a corner.
- d. The number of affordable units should be increased to at least 20%, in line with the BRA's current proposal.
- e. The existing elevations and sections show that the current design is unnecessarily emphasizing the height, with parapets at the highest level, and locating the highest parts of the buildings at the corner. Since most people will experience this building while traveling down Washington or Green, the height of the corner is what most people will experience. Reduced height in between the corners is only seen when standing across the street.
- f. Because the top two floors return on the ends, the corner closest to the existing residential single family neighborhood (catty-corner to the site) is 6 stories tall. This corner should provide a reduced height of 4 stories-maximum to the neighborhood.

2. Sidewalk and Streetscape

- a. Somehow the setback at the first floor along Washington Street has been reduced to two small recesses. This provides no area for the public to “wait for buses” or for a public bench or two. While the slight increase in width is useful for the heavy pedestrian traffic, there is no area where pedestrians – or the building residents – can pause and interact with their neighbors.
- b. The primary residential residence should be located on Washington Street, where there is more room to expand the public sidewalk and to provide a drop off area. None of the current projects address the fact that homes get lots of deliveries, and households that are without cars will have even more. Where do people get dropped off, where does UPS, Peapod, Uber and other delivery vehicles stop? Neither street can accommodate double parking, but even pulling over to the curb (assuming the Police give up their on street parking) would be significantly more disruptive on Green Street.
- c. The vehicle egress from the parking on Green Street is far too close to the intersection. It will also be very dangerous for anyone attempting to turn left as they leave the garage because of limited visibility. It is not clear why a second exit is required, since the plan shows two-way traffic at the northwest corner of the site.
- d. Somehow the second exit and adjacent parking create an inactive zone between the lobby and retail that is a full third of the Green Street frontage. This area should be reconfigured.

3. Materials

- a. The proposed cement board and composite board facades will have some minor texture, but are very monolithic in appearance and use, which emphasizes the fact that the building is primarily an unbroken box with little relief. Some variation in color, materials and/or setbacks should be considered.

Thank you for your consideration. I encourage you to require the developers and Architect to extend the comment period and engage in a more responsive dialogue with the community. Frankly, a 2’ reduction in height, a minimal setback at the Green Street/Washington Street corner and the addition of a single additional affordable unit, while reducing what little setback was provided on the Washington Street sidewalk is not a meaningful response to neighborhood concerns.

Susan Pranger

Chilcott Place, JP resident for 28 years

Member ESNA, ESMS, Chilcott/Granada Neighborhood Association

Cc: Marie Mecurio/BRA
Brian Golden/BRA
Jullianne Doherty/MONS

June 17, 2016

COMMENTS RE: BUILDING PROPOSAL FOR 3353 WASHINGTON STREET, JAMAICA PLAIN

Dear Lance,

Please forward my comments on 3353 Washington St. to the BRA decision-makers.

LACK OF COMMERCIAL SPACE:

The corner of Green St. and Washington St. should be a vibrant cluster commercial center, as the Plan JP/ROX indicates in their description of this area. It should be developed to provide an alternative to Centre St. for Washington St. area residents. Yet, the developers of 3353 Washington are allowing only 1,200 sq ft of commercial space, substantially reducing the site's current commercial/office space footage. With the residential population of Jamaica Plain more than doubling with new, 5-6 story buildings along the Washington St. Corridor, where will people shop?

The pressure to offer as many residential units as possible should not reduce the existing commercial/office space on this site. I was glad to see that the proposed project at 3193 Washington St. restored its commercial space from 1,200 sq ft to 3,200 square foot. To make sense, the plan for 3353 should at the very least triple its commercial space.

DESIGN: To this resident, the design is block-like, too high, and doesn't include enough window space. The triangular glass structure on the top should be reduced one floor. This building makes no attempt to fit into the neighborhood, offers no green space (which also contradicts Plan JP/ROX) and doesn't step down to blend in to abutting structures. The sidewalk should be extended at least 10 ft to allow for pedestrian traffic. The parking lot does not include enough stormwater landscaping. The visual impact of this building should be softened, perhaps by using a lighter color and less cement.

PARKING:

With cars entering and leaving on Green St., an already slow-traffic street will become much worse. The other day, a loading truck made Green St. one-way, with cars waiting cautiously to pass the truck into 2-lane traffic. With a building so close to the T, parking should be reduced even further. This neighborhood should get residential parking stickers. Two spaces for retail parking is too limited for a commercial center, which this location should be geared to.

COMMUNITY BENEFITS:

This development requires several variances:

Height (2x height of current zoning);

FAR (3.1 instead of .1 density);

Parking (0.5 instead of 1.5)

Light industrial to mixed-use

The Mayor gets a high-rise building. The BRA gains favor with the Mayor. With minimal affordability, what are the benefits to the local community? Does the BRA have an answer?

Thank you.

Reva Levin

JP



Lance Campbell <lance.campbell@boston.gov>

Feedback on 3353 Washington St

Benji Mauer [REDACTED]

Fri, Jun 17, 2016 at 12:08 AM

To: Lance Campbell <lance.campbell@boston.gov>

Cc: mayor@boston.gov, Marie Mercurio <marie.mercurio@boston.gov>

Hi Lance,

I live at [REDACTED] Green St, across the street and a few feet down from the Mordecai Levin's proposed development at 3353 Washington St. I've attended three meetings for the development, the first with Union Ave neighbors at E13, and the other two being the BRA-convened meetings that you've facilitated.

After participating in the meetings, and reviewing the proposal in detail, I strongly oppose the development as proposed for the following reasons:

- The development does not meet the 25% affordability put forward by the Jamaica Plain Neighborhood Council, nor does it meet the latest target for affordability being considered by the JP/Rox planning process
- The development is completely out of character and scale with the surrounding neighborhood, and the variances sought from current zoning are absurd (2x the height, 3x the FAR), and these serious concerns have not been addressed in changes to the proposal
- There are serious traffic pattern issues that have not been adequately addressed with a traffic study funded by Mr Levin and presented as part of the proposal (see attached photo of a typical weekday morning and afternoon on Green St)
- There has been no substantial change to the proposed development over the course of these three meetings despite nearly unanimous opposition to the development because of the issues above and others

Please act in good faith with our neighborhood, and **do not recommend** this development be approved as proposed. If you do recommend it for approval, I guarantee all trust in the JP/Rox process, as well as the BRA as a community-building institution, will be lost for many neighbors on Green St and Union Ave. As far as I heard at the meetings, nobody living in the immediate surrounding area (Green between Washington and Amory, Union Ave) wants this development as-is. You must require more meetings with the neighbors and must require a full traffic study for Green St between Amory and Washington for the development as proposed.

In addition to the concerns with the project itself, I am deeply concerned with the legitimacy of the Article 80 process and I have very serious issues with how the meetings have been conducted. Frankly, it has not felt like a community process. I do not feel heard as a neighbor. I do not feel my feedback and the feedback of my neighbors has been taken seriously by you. I have seen you get into shouting matches with my neighbors. I'll give you that the meetings have been tense, but in no way should a city official with the explicit role of gathering feedback from the community be arguing with residents. My trust in my city government, my mayor, and especially the BRA has been deeply hurt by what I've witnessed in the two BRA meetings for this development. This is not the Article 80 process my neighbors deserve.

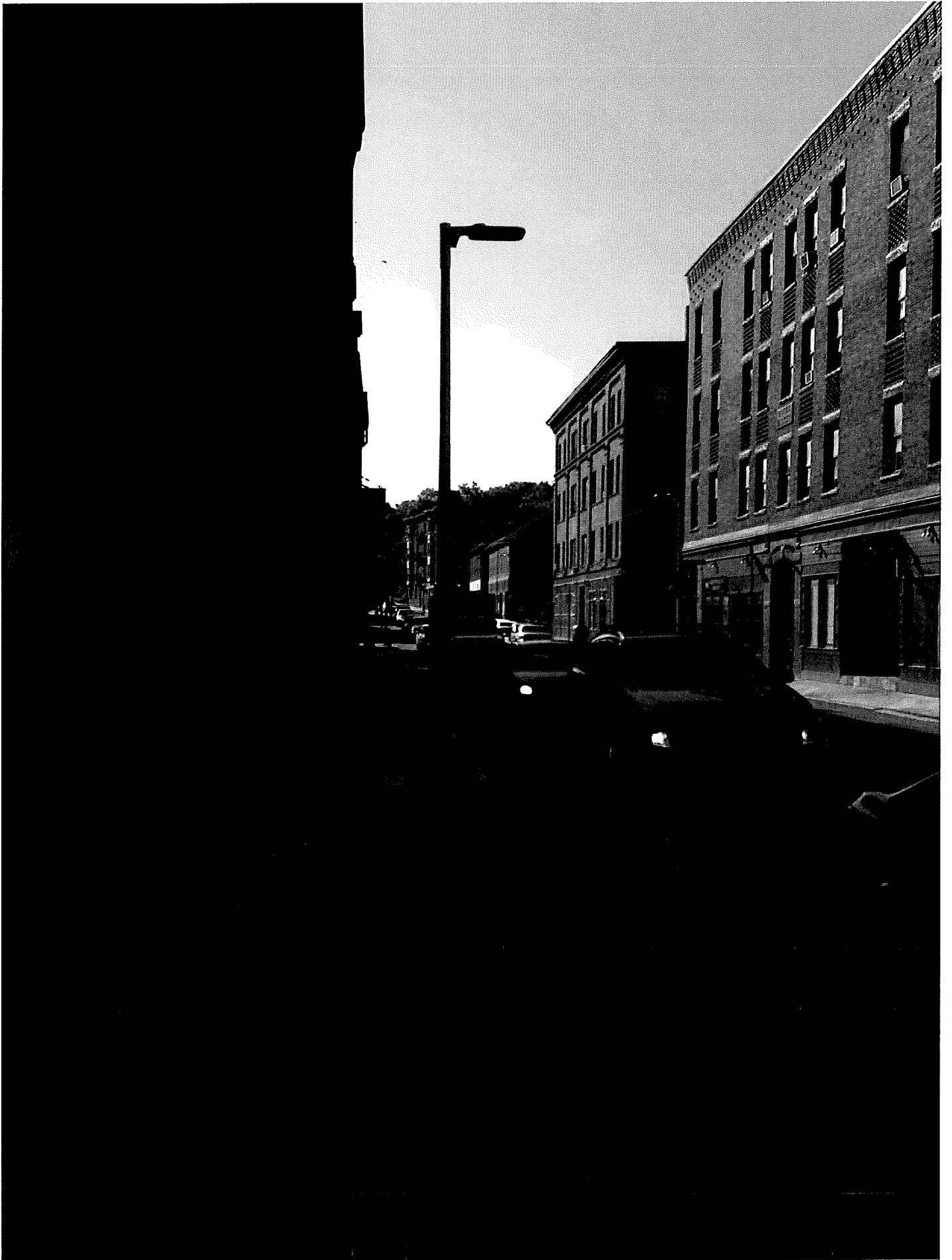
I hope you will side with the nearly unanimous community opposition to this development as proposed and oppose this development go to the ZBA at this time. Furthermore, I hope you will recommend further meetings, a traffic study, and drastic changes to the character, scale, and affordability of the proposed development in order to address the concerns of the neighbors.

Sincerely,

Benji Mauer
[REDACTED]

Jamaica Plain, MA 02130







Lance Campbell <lance.campbell@boston.gov>

Comments on Proposed 3353 Washington St. development

helen matthews [REDACTED]

Thu, Jun 16, 2016 at 11:39 PM

To: lance.campbell@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov

Hi Lance,

I'm writing to express my opposition to Mordechai Levin's proposal for the redevelopment of 3353 Washington Street in Jamaica Plain. The two community meetings that you've facilitated regarding this project have, of course, brought to light a broad and unified opposition to this proposal from those most affected by issues of affordability, design, and jobs standards in the immediately surrounding area. I'm adding my voice to this chorus as a renter living a few doors down from the site of the proposed development.

First and foremost, Mr. Levin's proposal involves extremely expensive market-rate units with too low a percentage of "affordable" units (at too high an income range). Clearly, this development isn't for the benefit of the current community, because it's economically way out of reach given the prevailing incomes of residents in the Washington Street Corridor.

Mr. Levin's proposal should instead include 70% affordable housing, most for households making less than \$25,000-\$35,000 a year, which would help stabilize the community and protect the diversity that we currently have in our neighborhood. How could Mr. Levin do that? He could work to maximize affordability instead of his own profits, he could apply for tax credits, and he could set aside units for Section 8 voucher holders. On multiple occasions, nearby residents have asked him about tax credits and vouchers, and he simply hasn't responded.

The BRA should not approve this development or City Realty's proposal for the 3195 Washington Street while our community is undergoing the JP/Rox rezoning process. Instead, public comment and meetings on both of these developments should be extended until the completion of the JP/Rox process. Relatedly, Plan JP/Rox should include 70% affordable housing as a goal for new housing developed within the planning zone, and the BRA and the City should work with nonprofits to help them develop a large percentage of the new housing.

It's also important that Mr. Levin continue work with abutters on building design and height. There are still strong outstanding concerns from abutters about these issues.

Finally, as many nearby residents have expressed, Mr. Levin's proposal should be held to good jobs standards, meaning that contractors and subcontractors should hire at least 51% folks of color, 51% Boston residents, 25% women, and hourly wages should be at least \$25-\$30.

Developing housing that is affordable, in sincere consultation with abutters regarding design/height and with a real commitment to good jobs, is not a unreasonable expectation. It's also consistent with the JP/Rox timeline to expect that the BRA hold off on approving proposals such as this while the community is still in the process of formulating its standards around redevelopment.

Helen Matthews
Washington Street Corridor resident



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Thu, Jun 16, 2016 at 3:12 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 1049

Form inserted: 6/16/2016 3:12:30 PM

Form updated: 6/16/2016 3:12:30 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Franklin

Last Name: Dume

Organization: Bikes Not Bombs

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Bringing a development, like the proposed one at 3353 Washington St, into a low-income community at a price that is unaffordable to the people who live there is blatant gentrification at its early stages. Any development that is being built in this low-income community should be 70% affordable housing, mostly for households making less than \$25,000-\$35,000 a year, to match the diversity in JP along Washington Street. If the percentage of affordability continues to be too low, the face of our communities will change for the worse. The low income people who live here now would have to move out and have to find another community where affordable housing is available. There are some solutions that Mordechai Levin can use to maximize affordability not profits: (1) Because Levin did not have to buy the land recently, he could likely do up to 35% affordable units without special financing, many for households making less than \$35,000/yr and \$50,000/yr. (2) Apply for 4% tax credits. (3) Guarantee units for Section 8/MRVP voucher holders. (4) Provide City subsidies. The people who live in these communities are hard working but don't make up to \$60k or more a year. We deserve to have homes that aren't falling apart and are not infested with pests. Buildings in our community should be built by the hard-working people that live in the area and they should be the ones getting paid for it. Their wages should range from \$25-\$30/hr. There shouldn't be people coming from other cities to our community and building it for us. The people here have as much potential to work on these sites as others that don't even live here. The building shall not be any bigger than three stories as it will stand out and make the community look unfamiliar compared to others in the area. If the building was to be six stories, it would block sunlight and would be unsatisfying to neighbors. Bringing these expensive, luxury apartment units into our low-income community will change the culture within it, as well as the people. The JP/Rox plan should be supported until it is finished. We want a three month extension in public process around this building while we, the community, complete our plan. From the Low-Income Youth, BOCA (Bicyclists Organizing for Community Action) - a program of Bikes Not Bombs

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Wed, May 25, 2016 at 7:46 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 1008

Form inserted: 5/25/2016 7:46:54 PM

Form updated: 5/25/2016 7:46:54 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Nora

Last Name: Berson

Organization: Select...

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Medford

State: MA

Phone: [REDACTED]

Zip: 02155

Comments: The proposed development for 3353 Washington St is not affordable to the majority of Jamaica Plain's current residents. Please do not move forward with this plan, which would accelerate the displacement of low-income and middle class people and families in Jamaica Plain. I have worked in Boston as a case manager for low-income people trying to avoid or exit homelessness. I can say with conviction that Boston urgently needs more affordable housing units.

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Sun, May 22, 2016 at 9:04 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 999

Form inserted: 5/22/2016 9:03:49 PM

Form updated: 5/22/2016 9:03:49 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Brittany

Last Name: Gravelly

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I am disappointed in the sudden onslaught of high-priced condos taking over Jamaica Plain. The diversity of income levels here is gradually diminishing, as people are forced to move further out - and this includes the artists, activists and lower-income families who help make JP so special. New developments are opportunities to do things really differently - building cheaply yet beautifully with reclaimed materials, for instance. You could make the dwellings smaller, yet lovely and affordable. You could enhance the progressive, open-minded, and very green nature of JP rather than turn it into just a place to live near a T with a lot of cafés. This building does not look attractive from the illustration. It looks boring and imposing. That is not why people flock to this neighborhood. Thank you for listening.

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>
To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

Wed, May 18, 2016 at 9:16 PM

CommentsSubmissionFormID: 991

Form inserted: 5/18/2016 9:16:20 PM

Form updated: 5/18/2016 9:16:20 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Jessica

Last Name: Petriello

Organization: Ms.

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: First half of email, with small edits so it could fit in comment box ----- Forwarded message ----- From: Jessica Petriello Date: Wed, May 18, 2016 at 10:42 AM Subject: Re: Public Records Request: # 83 To: marie.mercurio@boston.gov Cc: Joyce Armstrong , Teresa Polhemus , Tammy Donovan , Natalie.Kaufman@mahouse.gov, Joshua.Mcfadden@mahouse.gov, Jeffrey.sanchez@mahouse.gov, Liz.Malia@mahouse.gov, Lance.Campbell@boston.gov, "Sabshon, Sarah (HOU)" Dear Marie Mercurio, Joyce Armstrong said that questions regarding the proposed development at 3353 Washington Street should be directed to you, and I appreciate your time. I was at the BRA community meeting at 5/11/16, and am eager to learn more about this proposed project and the potential impacts on the community. I am in favor of a three month moratorium on development while the BRA releases more information about its plans so that the community can fully participate in the decision-making process. I also appreciate that the JP/ROX Powerpoint, as well as the Washington Street Additional Graphs excel file, were shared with me. Thank you. I have several questions about the specific 3353 Washington Street proposal, as well overall plans for the JP/Rox area. On page 25 of the PLAN JP/ROX powerpoint, it states that the population most at risk of displacement is the 521 renter households with incomes below \$50,000 who are not in deed-restricted housing. As someone who fits that description, I am deeply curious about your planned response to this issue. The solution listed on the powerpoint is to get these renters into deed restricted housing. Some questions about that are: What is the demographic breakdown of the 521 renter households most at risk? Has this group been broken down by race and other demographic factors? How many of these households have children under 18? How does the BRA plan to get these specific renters into deed-restricted housing? Where is this deed-restricted housing located? Are they located within Jamaica Plain and Roxbury? Are these units of deed-restricted housing already built? If not, when are they projected to be built? Is there a waiting list for deed-restricted housing, and approximately how much time does it take to get into deed-restricted housing? Does the BRA have any outreach specifically for these households planned? Will community members who already live in Jamaica Plain and Roxbury have any priority in being places in the deed-

restricted housing in JP/ROX? The questions below are specific to the 3353 Washington Street proposal, unless otherwise stated: The Jamaica Plain Neighborhood Council's Inclusionary Zoning recommendations encourage at least 25% of affordable housing, and this plan seems to call for 13%? Why does this project call for 13% of affordable housing instead of the 25% recommended by the JPNC? What are the benefits to the community? Has the BRC met with the JPNC to talk about this specific development project? If yes, when, what was the meeting result, and is there a public record of that meeting? If no, why not? How does the BRC choose who it requests feedback from and who is included in the process? What Jamaica Plain groups and organizations has the BRC specifically requested feedback from in regards to this project (or others)? Has the BRC worked with local faith-based organizations, such as churches and synagogues, to discuss this project, as well as its overall plan for the region? Has the BRC requested feedback from a representative sample of the area? Have they worked with any companies to survey community feedback about this project or ot he overall plan for the area? There is a large Hispanic/Latino population in Jamaica Plain and Roxbury. Has any of this information been translated into Spanish? Has there been any specific outreach to these organizations representing members of these groups? Does the BRC have a Spanish-speaking representative who seeks feedback from people in Spanish? Has the potential impact of the JP/Rox plan on specific populations such as blacks and Hispanic/Latinos, been analyzed? What is the projected impact on these groups? Has there been an analysis of the long-term impacts of the JP/ROX plans on Blacks and Hispanic/Latinos over next 10, 20 and 30 years? Has the BRA done an analysis of the potential shift in demographics in JP/ROX in 20-40 years due to their overall plan for the area? is there an analysis of the potential shifts in the number of African-Americans, Hispanic/Latinos, and other groups? Has the BRC analyzed the projected income levels and future AMI of the community, as well as projections in regards to the numbers of households with children? What is the rationale of using a community-wide, rather than project basis, model for affordable housing? How will this effect income diversity in specific neighborhood tracks, such as the Washington Street Corridor? Will any tax credits or affordable housing funds (pp. slide 20) be used for the proposed 3353 Washington Street Development? Will tax payer money be funding this development? Will taxpayers be subsidizing the affordable housing in this development in any way? What is considered 'market rate' for Jamaica Plain and the Washington Street Corridor and how is that determined" At the community meetings about these developments, does the BRC include definitions and examples of market rate apartments so that community members have a clear understanding of what that means and the income required to live in market-rate apartments? What is the projected cost of rent for the units in the proposed 3353 Washington Street development that are not considered 'affordable'? Jessica Petriello [REDACTED]

[REDACTED] Jamaica Plain, MA 02130 [REDACTED]

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Sat, May 14, 2016 at 9:16 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 973

Form inserted: 5/14/2016 9:16:18 PM

Form updated: 5/14/2016 9:16:18 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Jessica

Last Name: Petriello

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: As a Jamaica Plain resident, I'm writing to express my concern with the proposed development at 3353 Washington Street. This development would build more upscale apartments, as well as displace several non-profit organizations that benefit the local community. I am especially concerned that the proposal contains only the minimum percentage of affordable units required by law, well below the established community standard for Jamaica Plain. Rising rents and gentrification in Jamaica Plain have been a serious issue for several years, and I believe more upscale housing is not a valid solution to these concerns. A higher percentage of affordable units in any housing built in Jamaica Plain is important to members of the community, such as myself. In addition, the developer's decision to bypass the Jamaica Plain Neighborhood Council and go straight to the BRA is disrespectful to the neighborhood this new housing would impact. I do not think this proposal would be good for our community, and I urge the BRA to reject it, or, at a minimum, to not bypass the Jamaica Plain Neighborhood Council. **THIS PROJECT SHOULD NOT FAST TRACKED AND SHOULD GO THROUGH THE JAMAICA PLAIN NEIGHBORHOOD COUNCIL!**

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Comment on Proposed development on Washington Street in Jamaica Plain, MA

Jessica Petriello [REDACTED]

Fri, Apr 29, 2016 at 2:27 PM

To: Lance.Campbell@boston.gov

Cc: Jeffrey.Sanchez@mahouse.gov, Sonia.Chang-Diaz@masenate.gov, mayor@boston.gov, neighborhooddevelopment.dnd@cityofboston.gov, lisa.pollack@boston.gov, theresa.gallagher@boston.gov, robert.gehret@boston.gov

Dear Lance Campbell,

As a Jamaica Plain resident, I'm writing to express my concern with the proposed development at 3353 Washington Street. This development would build more upscale apartments, as well as displace several non-profit organizations that benefit the local community.

I am especially concerned that the proposal contains only the minimum percentage of affordable units required by law, well below the established community standard for Jamaica Plain. Rising rents and gentrification in Jamaica Plain have been a serious issue for several years, and I believe more upscale housing is not a valid solution to these concerns. A higher percentage of affordable units in any housing built in Jamaica Plain is important to members of the community, such as myself.

In addition, the developer's decision to bypass the Jamaica Plain Neighborhood Council and go straight to the BRA is disrespectful to the neighborhood this new housing would impact.

I do not think this proposal would be good for our community, and I urge the BRA to reject it, or, at a minimum, to not bypass the Jamaica Plain Neighborhood Council.

Kind Regards,

Jessica Petriello

[REDACTED]
Jamaica Plain, MA 02130
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

203-209 Green and 3353-3359 Washington Streets

Ann Sinclair [REDACTED]
To: lance.campbell@boston.gov

Mon, May 9, 2016 at 6:16 PM

Dear Lance Campbell

I have a few notes in response to BRA mtg @ English High re: the proposed development at 203-209 Green and 3353-3359 Washington Streets. (Boston Community Ventures, Development co.)

The project.

Safety/ traffic

This 44 unit project strikes me as unrealistic in its density in that specific location given movement of vehicles, traffic and human safety, when it comes to access and egress for cars and all service vehicles in proposed curb cut(s) I ask you, too, to look closely at closeness to police vehicle egress (routine and emergency) and to the 4 way intersection and lights at Washington Street, the already white knuckle pull outs at Union Avenue and Brookside Avenue Extension w/ blocked sight lines Proximity to T and bike path notwithstanding cars would be a significant part of this proposed project.

Issues re the building

I believe the building to be too tall in that location.

The primary graphic for this project is deceptive since it views the building from upslope (Glen Road) not revealing the real height differences w/ adjacent buildings. It would be preferable to provide us w/ a truthful representation.

Four floors (rather than 6) would be a much better fit.

Affordability in Boston neighborhoods is a bigger issue than this one building but the waves of fear being expressed in the neighborhood are genuine and it is clearly being felt here again by many.

The meeting

Venue

AC noise and an absence of microphones for speakers to be heard made it was a poor choice of setting.

If used again, please have microphones on hand, though there may be better sites since the elevator does not work after a certain hour, making the space poorly accessible. The frustrations (speaking and understanding what was being said) added avoidable tension to the interface.

Organization of meeting

The meeting felt a bit defensive and a bit disorganized.

The issues of development in JP are loaded and unwieldy by nature but wouldn't it be better to start out by providing a clear, neutrally presented structure i.e. an announcement that the project presentation w/ statement of fact as to how long it will take, should be allowed to be communicated in its entirety followed by a chance for attendees respond i.e. a request for all comments and questions to be held until the presentation is completed.

For whatever reason, the meeting came across as lacking structure and made for an uncomfortable, slightly unruly atmosphere. Maybe support resources getting organized for the meeting were inadequate but surely a better structure would be possible next time.

Respectfully

Ann Sinclair
[REDACTED]

JP



Lance Campbell <lance.campbell@boston.gov>

Comments 3353-3357 Washington St. JP

Tue, May 3, 2016 at 10:55 PM

To: Lance.Campbell@boston.gov

My wife and I attended the community meeting on April 28th concerning the project proposed for Washington and Green Streets.

We are not residents of the immediate area (we have a property in Forest Hills), but have some ideas to offer. While we won't wade into the conflicts between the developer and the residents, I suppose that his reputation (good or bad) precedes him, though the project should stand on its own flaws or merits, even though it is tempting to lionize or demonize based on past behavior.

I realize that this is a small lot and there may not be a lot of room for modification before the project loses its financial viability. In an ideal world, lower floors (1-3) would be situated as they are and higher floors(4-5) might be set back (possibly with terrace space for those higher units), to minimize the immediate street wall. If not, it is puzzling that the corners go to full height while the roofline dips towards the middle of the facade. I would think that the very opposite would be more acceptable. While corner units are both more desirable and profitable (hence, more of them), starting the corners at lower heights and working up along the width of the building (and tapering down to the next corner) might reduce the mass on initial impressions which relates to concerns about massing that I heard raised from a few participants. Managing and minimizing the height through design changes might win a few more hearts, if that is felt to be needed.

I support well thought out projects with community input, but realize that some people will never be satisfied.

You did an admirable job keeping the meeting going with all the obvious conflicts, in what could only be considered an unenviable task. I'm not sure that any one developer should have to shoulder the burden of all neighborhood concerns if his project passes basic muster. Perhaps, some of those concerns can be spread around to other projects (including others which this very developer is contemplating).

From my stand point, this project is good as is, though some of my suggestions might be worthy of consideration if modifications are needed to make it more palatable .

Thanks for your time and consideration .

Peter W. Zimmermann



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Tue, Jun 14, 2016 at 8:16 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 1040

Form inserted: 6/14/2016 8:15:40 PM

Form updated: 6/14/2016 8:15:40 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: RUBEN

Last Name: VAN LEEUWEN

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: To Whom It May Concern: While I am excited to imagine improvements at 3353 Washington Street, I cannot currently support this proposed project. Besides having strong negative feelings about its height and relative size to the three story residential buildings that are near by, there is currently a process going on where Jamaica Plain residents supposedly have a voice in deciding on updated zoning regulations. Because this process is ongoing, this project should not move forward. The developer should wait until people have decided collectively what the new guidelines should be in order to judge the project appropriately. I understand that the BRA is not going to prevent developers from submitting their projects, the BRA should not move forward with controversial projects like this until after the rezoning has been completed. Thank you, Ruben van Leeuwen

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

3353 Washington Street

Louise Profumo <[REDACTED]>

Thu, Jun 16, 2016 at 4:14 PM

To: lance.campbell@boston.gov

Cc: Sonia.Chang-Diaz@masenate.gov, Liz.Malia@mahouse.gov, matthew.omalley@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.F.Flarty@boston.gov, A.E.George@boston.gov, jullianne.doherty@cityofboston.gov, Keep It 100% for Egleston <eglestonaffordablehousing@gmail.com>

Hi Mr. Campbell,

My name is Louise Profumo and I live at [REDACTED] Atherton Place in Egleston Square.

I am writing to express my opposition to the project on 3353 Washington Street by Mordechai Levin.

As you know, the area is in the process of completing the JP/Rox planning process. This development should not be approved without that plan in place. More neighborhood meetings should be scheduled, especially with abutters.

In addition, the developer does not provide enough affordable units. This community is becoming displaced at an alarming rate. In order to maintain and keep the folks who currently live here, greater affordability must be included in every new development, private and public. I believe in the demand for 70% of units to be affordable, most for households making less than \$25,000-\$35,000 a year to keep my neighbors from being displaced.

I know this is not an easy task. Greater creativity must be used to achieve the goal and that may mean a longer time period before approval.

Other concerns include the "micro" size of units. Who will live there? Families need more bedrooms.

In addition, I would like to see the finances of the developers made public and good job standards be enforced in any construction that may occur.

Thanks,
Louise Profumo



Lance Campbell <lance.campbell@boston.gov>

3353-3357 Washington St

Gwen Nolan King [REDACTED]
To: Lance.Campbell@boston.gov

Tue, May 3, 2016 at 3:42 PM

Hello,

I write to submit my comments on the proposed development at 3353 Washington St in Jamaica Plain. While I appreciate conscientious development, I have real concerns that the area is being bombarded with too many units in too short an amount of time.

Orange Line Capacity

Already there is a capacity issue on the Orange line as early as the Green St stop during rush hour commuting. How is it possible that it will be able to absorb the hundreds of new units coming on the market in the immediate future?

Aesthetics

This building looks like a dormitory for Boston University. It is too contemporary for the surrounding area of brick and Victorian era homes.

Many thanks for considering these comments,

Gwen Nolan King
[REDACTED]
Jamaica Plain, Ma 02130

--

Gwen Nolan King



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Mon, May 2, 2016 at 9:18 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 905

Form inserted: 5/2/2016 9:17:26 PM

Form updated: 5/2/2016 9:17:26 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: RUBEN

Last Name: VAN LEEUWEN

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: To Whom It May Concern: While I am excited to imagine improvements at 3353 Washington Street, I cannot currently support this proposed project. Besides it being higher than I want it to be personally, there is currently a process going on where Jamaica Plain residents supposedly have a voice in deciding on updated zoning regulations. Because this process is ongoing, this project should not move forward. The developer should wait until people have decided collectively what the new guidelines should be in order to judge the project appropriately. Thank you,

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Fri, Apr 29, 2016 at 10:35 AM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 889

Form inserted: 4/29/2016 10:35:59 AM

Form updated: 4/29/2016 10:35:59 AM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: greg

Last Name: smith

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I have been a JP resident for the last 10 years and have concerns over the scale of the project, it's location and timing with respect to the PLAN:JP/Rox study completion. The proposed project is exactly why the community and the BRA are working together on the study, and I urge the BRA to withhold approval of this or any other proposed projects within the PLAN: JP/Rox study until it is complete. Additionally, any new project of this scale must take seriously the need for net-zero or energy positive buildings NOW. Respectfully, Greg Smith

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

3353 Washington Street Comments

Jake Glickel [REDACTED]
To: Lance Campbell <Lance.Campbell@boston.gov>

Wed, Apr 27, 2016 at 11:01 AM

Hello Lance,

I won't be able to make it to tomorrow's BRA sponsored meeting. Good Luck!

Unless this project begins to address the emerging consensus from the JP/ROX planning process, I cannot support this project. To have a six story building and not go above the minimum IDP requirement for affordable housing or include some other community benefit is an affront to the community in the final stages of a significant rezoning process.

Thank You,
Jake Glickel
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

3353 Washington Street

2 messages

Ben Allen [REDACTED]
To: Lance.Campbell@boston.gov

Thu, Apr 28, 2016 at 10:51 PM

Dear Lance,

I'm writing to express my concern with the proposed development at 3353 Washington Street, which is several blocks from my home. The proposed development would displace a number of nonprofit organizations that benefit the community in order to build yet more upscale apartments.

I am especially concerned that the proposal contains only the minimum percentage of affordable units required by law, well below the established community standard for Jamaica Plain. In addition, the developer's decision to bypass the Jamaica Plain Neighborhood Council and go straight to the BRA shows a lack of respect for the neighborhood he is proposing to change.

I do not think this proposal would be good for our community, and I urge the BRA to reject it.

Sincerely,
Ben Allen

[REDACTED]
Jamaica Plain, MA 02130

--

Ben Allen
Assistant Professor of Mathematics
Emmanuel College
[REDACTED]

Lance Campbell <lance.campbell@boston.gov>
To: Marie Mercurio <marie.mercurio@boston.gov>

Fri, Apr 29, 2016 at 3:27 PM

[Quoted text hidden]

--

Lance Campbell
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA. 02201
T: 617.918.4311



Lance Campbell <lance.campbell@boston.gov>

3353 Washington Street Development Project

Ed Burley [REDACTED]
To: "lance.campbell@boston.gov" <lance.campbell@boston.gov>

Fri, Jun 17, 2016 at 4:49 PM

Hi Lance,

I attended the meeting you moderated June 7 at Curtis Hall about the proposed development for 3353 Washington. Based on the discussion that unfolded, it seems like the public comment and review process should be extended further to allow the community concerns to be addressed at a third meeting.

Sincerely,

Ed Burley

Principal | The Emancipated Media Group

[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Sun, May 8, 2016 at 9:48 AM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 942

Form inserted: 5/8/2016 9:48:08 AM

Form updated: 5/8/2016 9:48:08 AM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: REVA

Last Name: LEVIN

Organization: PNA

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: THIS BUILDING, I BELIEVE, SHOULD BE 4 STORIES TO COMPLEMENT THE ABUTTING STRUCTURES. THE DESIGN IS MEDIOCRE AND SHOULD BE MORE CREATIVE AT THIS IMPORTANT JP CORNER. EACH BUILDING THE BRA ACCEPTS SHOULD CREATE INNOVATIVE STANDARDS FOR ADDIITONAL BUILDINGS COMING TO THEWASHINGTON ST. CORRIDOR. THE BRA SHOULD REQUIRE ADDITIONAL SETBACK FROM THE STREET--THE HIGHER THE BUILDING, THE MORE GREEN SETBACK SHOULD BE BRA-REQUIRED. I LIKE THE 2000 SQ FT OF COMMERCIAL SPACE. AFFORDABILITY MUST BE INCREASED. THE BRA SHOULD REPRESENT THE COMMUNITY AND NOT JUST THE MAYOR AND THE DEVELOPER.

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Mon, Jun 13, 2016 at 3:31 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 1036

Form inserted: 6/13/2016 3:30:22 PM

Form updated: 6/13/2016 3:30:22 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Brian

Last Name: Murray

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: Dear BRA staff, Recently there has been quite a lot of unease about the BRA JP/ROX plan in my neighborhood, and about the proposed development at 3353 Washington Street. Many of the critics of the development are calling for newer development guidelines, such as developments with at least 30, or 70% affordable units. They also demand low building heights (3-4 stories at maximum). I, and most of my neighbors very much support the values of these critics, but feel that their policy proposals might actually harm the cause, rather than help. The city needs to achieve a 6-7% vacancy rate relatively soon to calm rental and real estate prices. Right now, the vacancy rate for Boston metro is around 3%. Vacancy rate is the key index for future affordability for the city at large. We need affordability goals that are actually feasible for private developers (according to the Boston Globe, in 2015, it cost a developer \$438,000 to build a single unit). It would be excellent if private investors could offer a full third of their units well below this cost, but if we are honest with ourselves, 30% is an unrealistic demand that discourages, rather than encourages, construction of new affordable and market rate units (we really need tons of both). We also need height. Boston has faced housing shortages and rising prices before, and the historical response has been to fill in a bay or basin (e.g. Mill Pond in 1828, or Back Bay in 1882). Unless we can find another bay to fill, we must build upwards. These historical fill projects took 20 – 50 years each; a truly massive human undertaking. Today architectural technologies bring opportunities for increased housing through height; a task that can be accomplished at minimal effort, compared to the enormous undertakings of the past. I agree on the goals and values of the critics, but recognize that the low height and unrealistic affordability proposals are severely counter-productive; cramping the future housing supply and only making Boston less, and less affordable for current residents, and for future generations. I would like to offer a recent example: The last time local residents in my neighborhood (I live near Franklin Park) opposed a 4-story development on Green Street (3371 Wash / 197 Green) for reasons similar to the currently criticized proposal at 3353 Washington Street, the process was dragged out for 5+ years, and then in 2016 the owner / developer (Walter Craven) gave up. Out of this process the community gained (literally) zero affordable units, zero units added to the general

housing supply, and what remains is a totally un-utilized dirt lot. We still have no additional housing 50 yards from a T stop; an area that could have helped avert the current crisis, had it been allowed to accommodate many more housing units a decade or so ago. Maintaining an environment where new housing can and will be built is a primary responsibility for city government; recent examples such as the aforementioned, in the midst of a severe housing shortage, represents a serious failure. The scale of Boston's housing problem is enormous. As a city we need to think historically, plan on a large scale, and not become mired in local disputes and politics. The BRA knows what it is doing, and must have the courage and clarity to proceed with formulas that maximize new construction and affordability, rather than being hampered by well intended, but ill-informed local groups whose proposals will actually hamper realistic and well-studied solutions. The point of a central authority is to see the big picture, and act on behalf of the whole, with confidence. Thank you, Brian Murray Jamaica Plain Resident (Bostonian since 1993)

PMContact: Lance.Campbell@Boston.gov



Lance Campbell <lance.campbell@boston.gov>

Project Comment Submission: 3353 Washington Street

no-reply@boston.gov <no-reply@boston.gov>

Sat, May 7, 2016 at 6:04 PM

To: BRAWebContent@cityofboston.gov, Lance.Campbell@boston.gov

CommentsSubmissionFormID: 941

Form inserted: 5/7/2016 6:03:41 PM

Form updated: 5/7/2016 6:03:41 PM

Document Name: 3353 Washington Street

Document Name Path: /Development/Development Projects/3353 Washington Street

Origin Page Url: /projects/development-projects/3353-washington-street

First Name: Eric C

Last Name: Herot

Organization: Resident

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Roxbury

State: MA

Phone: [REDACTED]

Zip: 02119

Comments: I am extremely pleased to see a large scale project such as this one being proposed within close walking distance of the Green Street MBTA station. The design is pleasing to look at and the height and massing are on the low end of what is appropriate for the vitally important Washington Street corridor. If anything I think this project could have been more ambitious in terms of the number of housing units it adds to Jamaica Plain's badly needed supply. 24 parking spaces may seem like a small number for a 44 unit building, but it is actually quite a lot when one considers the number of parking lots that sit empty in the surrounding neighborhood during non-commuting hours. For example, the Hope Central Church at 85 Seaverns a few blocks away rents out their 34 car parking lot to commuters for \$135/month. During the evenings and weekends, the lot sits empty. Figuring about 300 square feet per parking space, \$135/month works out to about \$0.45 per month per square foot, or about 1/6th what it would be worth as a unit of housing. Translation: JP has a substantial housing shortage, and there is the perception that it has a parking shortage because it is difficult to find a free parking space on the street during commuter hours, but it does not have a shortage of PRIVATE, OFF-STREET parking. And yet, this project will be adding to this already excessive supply. If this project were to be built without the surface parking, it could easily add another 20-30 badly needed housing units. If we are serious about addressing the housing shortage, projects like this one (within 1000 feet of a train station) should be pushed to build less (or even zero) parking, not more.

PMContact: Lance.Campbell@Boston.gov