



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Feb 5, 2018 at 3:33 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2673

Form inserted: 2/5/2018 3:32:16 PM

Form updated: 2/5/2018 3:32:16 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Bradley

Last Name: MacDonald

Organization:

Email: [REDACTED]

Street Address: [248 Summit Avenue](#)

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Opinion: Oppose

Comments: This corner needs improvement, but this is not the answer. It will add immensely to traffic on Corey Road and Washington Street, which already backs up from Commonwealth Avenue during rush hours. It is too dense and lacks set back, canyonizing the Corey Road side in particular. My biggest concern is the rooftop where mechanical equipment e.g. HVAC units may be placed but are not shown on the rendering. Those units are a source of noise pollution particularly to those whose homes are on the hill behind it, as the noise ends up being at the same height as the backyards. We already live with condenser noise from St. John of God and don't need more.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

February 9th, 2018

Epsilon Associates, Inc
3 Mill & Main Place
Suite 250
Maynard, MA 01754

Re: Washington Street, Brighton- Project Notification Form

Good day,

The Boston Interagency Green Building Committee (IGBC) has reviewed the Project Notification Form (PNF) submitted in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings on January 19, 2018.

The PNF indicates that the project will use the LEED v4 BD+C rating. Additionally, the project team has committed to:

1. Achieving a minimum green building outcome of LEED Certified, with 47 points, though 50 is the number of points indicated in the body of the PNF.
2. Reducing carbon impacts by improving the performance of the all buildings 10% beyond code.

The IGBC accepts the rating system selection. There is a discrepancy in your green building commitments as the number of Credits you state you are pursuing in the LEED Checklist of 47 does not match the number indicated in the body of PNF. Please fix this discrepancy.

While a LEED score of either 47 or 50 is compliant with Article 37, a higher score is preferable. This project should strive for being an exemplary building of LEED Gold or better. To that end it is encouraged that the credits Renewable Energy Production, Demand Response, Advance Metering, Rainwater Management, and additional Optimize Energy Performance credits be pursued.

The project should make full use of utility- and state-funded energy efficiency and clean/renewable energy programs to minimize energy use and adverse environmental impacts. Please engage the utilities as soon as possible and provide information on any energy efficiency assistance and support afforded to the project.

In support of Boston's Carbon Neutral 2050 GHG goal, please include the following additional strategies for reducing GHG emissions:

- Prioritize passive strategies such as improved building envelope performance by increasing building envelope air tightness and insulation.
- Ensure active building systems are appropriately sized for improved passive performance and cost savings are fully captured.
- Include solar PV and provide system(s) location, size, and output information along with any related analysis.

Please check the [Article 37 Green Building and Climate Resiliency Guidelines](#) page for updated information. Projects must demonstrate compliance with Zoning Article 37 prior to obtaining building permits. The following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval:

- Design / Building Permit Green Building Report, including an update LEED Checklist, final building energy model, and supporting information as need to demonstrate how each prerequisite and credit will be achieved.
- An Excel (.xls) version of the updated LEED Checklist.
- Updated Climate Change Checklist (please note that new Climate Change Checklist was approved in October 2017 and should be used for your next filing).
- Signed Design Affidavit.

Please respond to IGBC comments within three weeks including timing for the provision of the requested information and items. Please let me know if you have any questions or if I can be of any assistance.

Sincerely,
Benjamin Silverman, LEED Green Associate
On behalf of the Interagency Green Building Committee

Cc: Casey Hines, BPDA Project Manager
IGBC

**Boston Water and
Sewer Commission**



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

February 12, 2016

Casey Hines
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 5 Washington Street, PNF

Dear Ms. Hines:

The Boston Water and Sewer Commission (the "Commission" or "BWSC") has reviewed the Project Notification Form ("PNF") for the proposed 5 Washington Street Project (the "Project"). The Project site is located near the intersection of Washington Street and Corey Road in Boston's Brighton neighborhood. The Project consists of the construction of a five-story residential building, including approximately 115 units and approximately 12,500 square feet of ground floor retail. The residential units will contain a mix of studios, one, two and three-bedroom apartments. The Project includes 104 parking spaces with 25 enclosed spaces at grade and 79 spaces below ground.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission. For water service the Project is served by an existing 12-inch water main Corey Road and an 8-inch water main on Washington Street. Water demand for the Project is estimated at 17,628 gallons per day (gpd).

For sanitary sewer service the Project site is served by an existing 10-inch sanitary sewer on Corey Road and a 12-inch sanitary sewer on Washington Street. It is anticipated that the proposed building's sanitary services will tie into the 12-inch sanitary sewer main on Washington Street. Wastewater flow from the Project is estimated at 16,025 gpd.

For drainage the Project site is served by an existing 15-inch drain flowing southwest in Corey Road, from City View Road, increasing to an 18-inch drain and connecting to BWSC manhole 21EMH61. On Washington Street, there is a 24-inch drain flowing southeast towards the intersection of Corey Road where it converges with a 10-inch drain flowing northeast on Corey Road, from Orchard Road. From the intersection of Washington Street and Corey Road, the drainage flows in a 24-inch drain and also connects to BWSC manhole storm 21EMH61. The BWSC system then flows southeast via a 24-inch drain through the Project site, into Brookline, and is discharged into a Brookline 1foot 7-1/4-inch x 2foot 7-1/4-inch brick culvert. Ultimately, the storm drainage system discharges to the Charles River.

The Proponent proposes to relocate the existing 24-inch drain pipe that bisects the property as part of the Project. It is anticipated that this will be accomplished by removing and replacing the existing drainage manhole within Corey Road fronting the Project site, including the removal of 125 feet of existing 24-inch drain pipe to the intersection of Washington Street and Corey Road. The manhole at this junction point may also be removed and replaced with a larger manhole. The proposed drainage system is intended to reroute the BWSC stormwater system around the site by means of a new 30-inch drainage pipe, running from Corey Road to the intersection of Washington Street and southeast on Washington Street and finally to connect back to the existing brick culvert behind the Project site.

The Commission has the following comments regarding the proposed Project:

General

1. The 24-inch storm drain that bisects the Project site currently serves an upstream area of approximately 80 acres. The Proponent will be required to coordinate closely with the Commission regarding the relocation of this drain to ensure that there is no disruption of storm drain service.
2. The Proponent is responsible for coordinating with the Town of Brookline regarding relocation of the 24-inch storm drain that connects to the drainage system in Brookline.
3. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.
4. All new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans.
5. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and stormwater runoff for the Project.
6. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
7. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
8. Before the Proponent demolishes the existing structure existing water and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

Sewage/Drainage

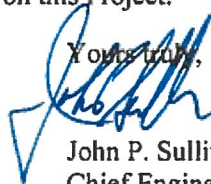
9. Oil traps are required on drainage systems discharging from enclosed parking garages. Discharges from the oil traps must be directed to a building sewer and must not be mixed with roof or other surface runoff. The requirements for oil traps are provided in the Commission's Requirements for Site Plans.
10. Grease traps will be required in any food service facility in the new facility in accordance with the Commission's Sewer Use Regulations. The Proponent is advised to consult with the Commission before preparing plans for food service facilities.
11. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.
12. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
13. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
14. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in stormwater discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in accordance with DEP requirements. The Proponent must submit with the site plan a phosphorus reduction plan for the Project.
15. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
16. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
17. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
18. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

Water

19. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
20. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.
21. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,


John P. Sullivan, P.E.
 Chief Engineer and Operations Officer

JPS/as

cc: Justin D. Krebs, 5 Washington Square Owner LLC
 Katherine Ronan, Mass. Water Resources Authority
 Maura Zlody, Boston Environment Department
 Phil Larocque, Boston Water and Sewer Commission



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Feb 21, 2018 at 11:09 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2709

Form inserted: 2/21/2018 11:09:41 AM

Form updated: 2/21/2018 11:09:41 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Uri: /projects/development-projects/5-washington-street?utm_source=Neighborhoods&utm_campaign=20dc7353f0-5_Washington_IAG_Public_Meeting2_21_2018&utm_medium=email&utm_term=0_bccda74844-20dc7353f0-174677449

First Name: Betty

Last Name: Allen

Organization: Tufts University

Email: [REDACTED]

Street Address: 34 Orchard Road

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Neutral

Comments: Hello: The major concern for all neighbors is the congestion. The neighborhood is already congested, and it is difficult to imagine that such a building would not contribute further to that problem. Where will the traffic enter the flow? Corey Road? Washington Street? Already backed up two or three times per day. Unfortunately, I will not be able to attend the meeting because of being out of town. I hope you will give careful consideration the the problem of congestion.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Feb 21, 2018 at 11:14 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3lrp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2710

Form inserted: 2/21/2018 11:13:29 AM

Form updated: 2/21/2018 11:13:29 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street?utm_source=Neighborhoods&utm_campaign=20dc7353f0-5_Washington_IAG_Public_Meeting2_21_2018&utm_medium=email&utm_term=0_bccda74844-20dc7353f0-137689021

First Name: david

Last Name: DANESH

Organization:

Email: [REDACTED]

Street Address: [156 DEAN RD](#)

Address Line 2:

City: BROOKLINE

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Oppose

Comments: I COULD NOT OPPOSE THIS PROJECT WITH MORE DISAPPROVAL!! I DRIVE BY THIS SITE EVERYDAY ON THE WAY BACK FROM WORK AND COREY ROAD AND WASHINGTON CAN NOT HOLD THIS KIND OF TRAFFIC. BOTH STREETS ARE NOT WIDE ENOUGH FOR THIS SIZE OF PROJECT! THIS COULD BE THE WORST PROJECT EVER PRESENTED IN BRIGHTON EVER! THERE ALREADY IS A MAJOR TRAFFIC PROBLEM IN THAT INTERSECTION ALL THE TIME AND IN THE WINTER BECAUSE OF THE SNOW ITS NEARLY IMPOSSIBLE! THIS PROJECT CAN NOT AND SHOULD NOT BE APPROVED AT THIS SIZE AND WITHOUT SIGNIFICANT SETBACKS ON CORY RD AND WASHINGTON ST.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Sat, Feb 24, 2018 at 5:19 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2716

Form inserted: 2/24/2018 5:18:43 PM

Form updated: 2/24/2018 5:18:43 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street?utm_source=Neighborhoods&utm_campaign=20dc7353f0-5_Washington_IAG_Public_Meeting2_21_2018&utm_medium=email&utm_term=0_bccda74844-20dc7353f0-50075837

First Name: Kornelia

Last Name: Polyak

Organization:

Email: [REDACTED]

Street Address: 11 Orchard Rd

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Oppose

Comments: The proposed building and the number of units looks too large for this area. It will increase the already bad traffic congestion on Washington St., which will likely lead to overflow traffic taking over the neighboring smaller streets with lots of pedestrian traffic (many kids and elderly usually walk on the road due to bad sidewalks and poorly lit streets) opening the possibility of traffic accidents. The commercial lower level with no parking available is also a bad idea. People will use the streets or Whole Foods parking, which are again already pretty congested.

PMContact: casey.a.hines@boston.gov

Project ID: 2644

February 28, 2018

Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

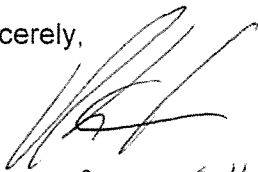
Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

As a member of the neighborhood we are familiar with the proposed 115-unit apartment and retail pharmacy development proposed at 5 Washington Street, in Brighton, MA. As a member of the Brighton-Allston community I am supportive of the project.

The proposed project will eliminate the blighted site, and as result enhance the neighborhood, adding needed high quality apartments, a pharmacy and an attractive pocket park. The consolidation of the site 6 curb cuts on the site down to one entrance on Corey Street, should also enhance traffic at this congested intersection. Providing affordable units to the City of Boston is also a benefit I can support. We assume the projected will be approved by the City of Boston meeting code requirements, and policies from other city departments.

Sincerely,



Name: Peter Cullen

Address: 99 Brainerd Rd #7
Allston MA 02134



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Mar 2, 2018 at 2:35 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2741

Form inserted: 3/2/2018 2:35:05 PM

Form updated: 3/2/2018 2:35:05 PM

Document Name: [5 Washington Street](#)Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Jennifer

Last Name: Goldsmith

Organization: neighbor

Email: [REDACTED]

Street Address: [148 Jordan Road](#)

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Opinion: Neutral

Comments: Thank you for seeking feedback on 5 Washington. The project proposal is much improved from its first iteration but invites consideration of the overall Corey x Washington traffic pattern. The new building's single entry/exit onto Corey will invariably worsen already dense traffic. The real challenge there is absence of turning lanes on Washington which results in heavy backup in particular at rush hours. Traveling on Corey from Beacon Street to the west of Washington, it's not unusual for only one car to pass through the traffic signal if that car is turning left against oncoming Corey road traffic. This, coupled with Baldwin dropoff double parking, can result in a backup of nearly two blocks at rush hour. Similarly, coming on Corey from the east, it's typical for only a single pass through the signal if that car is turning left, and so a build up of traffic can extend to westborne terrace and beyond. This is the buildup into which [5 Washington Street](#) traffic will enter and exit. It's easy to envision a car turning left out of 5 Washington blocking traffic coming from the west while wedging into the backed up cars. This is an excellent time to consider improving the pattern overall, removing the 5 parking spots on Corey behind Whole Foods and the five adjacent to Baldwin School on Corey. These exclusions would create viable turning lanes and allow for turning arrows in both directions. The improved flow would surely lessen the impact of 5 Washington and improve the baseline situation as well. The current traffic study, while helpful, doesn't consider the added vehicle traffic at an active pharmacy. With typical shoppers staying less than 15 minutes, there is a great deal of in and outflow from a parking lot. A study of traffic at the 10 car lot at CVS [1266 Comm Ave](#) would offer a better picture of what increased volume could be expected just from the commercial store front. That's what should be considered overlaying onto current patterns. (the existing Corey lot seems to be used for longer term rental parking. The pharmacy traffic will be significant even before factoring in tenant traffic, fedex, amazon and food deliveries, garbage and recycling pick up, and uber and lyft pick ups and drop offs. A flaw to the current study was the July date-- all traffic factors are denser on school days with dropoff at the Baldwin, and at times of year people are not likely on vacation. It is important to follow traffic not on average but at the times of day that are most challenging. Finally, a risk of not improving this traffic pattern is overflow traffic traveling on Westborne Terrace. At the end of Westborne sits the Driscoll K-8 school. Most students walk to school based on Public School of Brookline studies. It seems like a disaster to have frustrated drivers backed up on Corey, turning on Westborne as a shortcut at just the time of day when several hundred students on foot are traveling on Westborne. I am happy to discuss this proposal and I imagine my suggestion exceeds the scope of the 5 Washington comments, but this is a perfect moment to really improve a poorly functioning intersection that is about to get a lot worse. Many thanks for your consideration. Jennifer Goldsmith

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 2:41 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2746

Form inserted: 3/5/2018 2:41:00 PM

Form updated: 3/5/2018 2:41:00 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Dave

Last Name: Monheit

Organization: 1981

Email: [REDACTED]

Street Address: [22 Fairbanks St](#)

Address Line 2: 2

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Opinion: Support

Comments: I think this is a fantastic building that will allow me to move back into Brighton where I had spent the majority of the past 10 years. I imagine that other folks in their 30s who are looking to start a family are looking for something like this as well.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 3:46 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2747

Form inserted: 3/5/2018 3:45:42 PM

Form updated: 3/5/2018 3:45:42 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Amanda

Last Name: O'Grady

Organization:

Email: [REDACTED]

Street Address: [2 Oakland Street](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: There are many reasons I support this project. 1. I love the commercial spaces, I think having a pharmacy will be very convenient (is also thoughtful considering there are many seniors in the community) and I like that they are adding a local shop to the community. 2. I appreciate the consideration of widening the sidewalks and lowering the entrance from 5 to 1, I think this makes a much safer and more enjoyable environment for all, especially for the children attending school across the street. 3. I believe this new building will attract new people into Brighton that will support local businesses and be a great addition to the neighborhood. 4. The current neighbor doesn't bother to properly dispose of there snow, I will be happy to have a professionally managed building as a neighbor that has promised to take better care of the property. I could keep going with a few more reasons but I am sure there is many of these to read. I believe this build will add great value to our Brighton community.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 4:07 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2748

Form inserted: 3/5/2018 4:06:18 PM

Form updated: 3/5/2018 4:06:18 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Christian

Last Name: Fernandez

Organization: Self Employed

Email: [REDACTED]

Street Address: [20 Carver Rd](#)

Address Line 2:

City: Watertown

State: MA

Phone: [REDACTED]

Zip: 02472

Opinion: Support

Comments: I lived and drive through Brighton everyday. I believe this project will bring a lot of life to the community. It will make the environment less contaminated, removing the decaying old gas station, and help with the storm water issues in the area. This development shouldn't be a question. This is something Brighton needs to help drive the economy and to help with further development. Please let me know when everything is complete. I would love to be one of the first to live there.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 5:10 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2749

Form inserted: 3/5/2018 5:09:34 PM

Form updated: 3/5/2018 5:09:34 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Amaziah

Last Name: Ademulegun

Organization:

Email: [REDACTED]

Street Address: [22 senders ct](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02136

Opinion: Support

Comments: I think this will be great for the community of Brighton!

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 5:41 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2750

Form inserted: 3/5/2018 5:40:52 PM

Form updated: 3/5/2018 5:40:52 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Randy

Last Name: Barrett

Organization:

Email: [REDACTED]

Street Address: [77 Bennett St.](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: I think the project looks great. Boston is growing and Brighton needs to grow right along with it!

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 5:56 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2751

Form inserted: 3/5/2018 5:55:36 PM

Form updated: 3/5/2018 5:55:36 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Brian

Last Name: Kitchens

Organization:

Email: k[REDACTED]

Street Address: [1245 Adams Street #307](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02124

Opinion: Support

Comments: I am very supportive of this project. The building design is gorgeous and thoughtful. Also, this housing is great to help supply renters who want to live in this area where there is already a shortage of rentals. The pharmacy here will provide local folks with a great amenity and I love that the developer will offer a commercial space inside the building to a local business. I have lived in Boston since 2002 and I am clear that the city is expanding and it's critical that we continue to provide housing options to working professionals. This project is great for the community and the surrounding areas alike. Thank you for your time.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 5, 2018 at 11:45 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2753

Form inserted: 3/5/2018 11:45:13 PM

Form updated: 3/5/2018 11:45:13 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Bob

Last Name: Feldman

Organization:

Email: [REDACTED]

Street Address: [30 Washington Street](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Oppose

Comments: Unless an actual benefit for people who live and work in Boston is created by a proposed construction project, a zoning variance allowing construction of a nearly 70-foot high building in a neighborhood which currently limits a building's height to 35 feet should not be granted. Since over 80 percent of 115 residential units in proposed project will be market rate and unaffordable to Boston residents most in need of affordable housing--low-income and moderate-income elderly tenants, families and homeless individuals--proposed project does not create enough of a public benefit to merit a zoning variance. Under City of Boston's 1970s urban renewal plan, the racially-integrated Brighton neighborhood along Washington St. between Fidelis Way and Corey Road was specifically designated by BRA as an urban renewal area in which low-income elderly tenants and families of all racial backgrounds would find affordable rental apartments. Yet over 86 percent of rental units at 5 Washington St.--with monthly rents of between \$1,500 and \$3,000--will be unaffordable to low-income tenants of all racial backgrounds. The traffic study only measured Washington St. traffic flow on Weds., Nov. 16, 2017 for just 4 hours (between 7 and 9 a.m. and between 4 and 6 p.m.), on a day many of Whole Foods' regular shoppers may have already left town for their Thanksgiving family visit vacations during the following week. A more complete traffic study is needed of daily traffic flow on each weekday (including hours between 10 a.m. and 4 p.m. when Whole Foods customers are shopping or purchasing lunches there and when post-3 o'clock rush-hour cars increase traffic on Washington St.) on a day when Whole Foods' shoppers are not likely to have left town for holiday family visits. The traffic study also failed to factor in the impact on traffic flow of Egremont St. crosswalk which stops traffic in both ways every time a pedestrian crosses Washington St. from either Egremont St. or the Whole Foods parking lot. The transit study also underestimates how long the actual time neighborhood residents wait at the Corey Rd. and Washington St. bus stop between arrival of overcrowded 65 buses during rush hour after 8:30 a.m. and after 5:15 p.m.; and transit study fails to examine whether 65 buses have future passenger capacity to provide rush hour service in inclement weather for commuters who are expected to ride bicycles to work from the [5 Washington Street](#) apartment building. Since this neighborhood already has a drugstore on Comm Avenue next to Green Line B stop nearest proposed project, including a CVS retail store within the luxury apartment building does not represent a "public benefit" that would merit granting of a zoning variance; or to merit granting permission to disturb the quality of life in the neighborhood between 7 a.m. and 6 p.m. on weekdays for 18 months, while the 250 construction workers (50 percent of whom may not be Boston residents) are building the 70-foot high structure. In addition, since "air quality impacts from fugitive dust may be expected during demolition, excavation and early phases" of construction on the site of what was a gasoline station, according to the January 18, 2018 Project Notification Form, increased breathing difficulties for both elderly neighborhood residents and children with asthma who attend the learning center across the construction site may result from this project. For the above reasons, the proposed [5 Washington Street](#) construction project in Brighton should not be approved by the Boston Planning and Development Agency and the City of Boston.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 6, 2018 at 7:34 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2754

Form inserted: 3/6/2018 7:33:17 AM

Form updated: 3/6/2018 7:33:17 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Gretchen

Last Name: Devine

Organization: Madhouse Motors

Email: [REDACTED]

Street Address: [8 Rugg Rd.](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02134

Opinion: Support

Comments: As a local business manager who is looking to upgrade from my current apartment, this building is exactly what I am looking for to start the later years of my 20's. I want to start my adult life in Brighton and start to invest in that community while also living in a high quality apartment. I love the design, and I really appreciate the dedication to local retailers.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 6, 2018 at 12:38 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2758

Form inserted: 3/6/2018 12:37:49 PM

Form updated: 3/6/2018 12:37:49 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Sasha

Last Name: Walsh

Organization: Sasha Walsh Designs

Email: [REDACTED]

Street Address: [450 Harrison Ave](#)

Address Line 2: #307

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Opinion: Support

Comments: I think the overall design of the new building looks beautiful. The current state of the lot is not appealing to any local traffic and is an eye sore for the neighbors. With a new pharmacy, this project will bring convenience and elevate the current state of the area making it more desirable. I think it is a well executed plan with a bit of something old something new, brick facades with contemporary flare makes it very appealing.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 6, 2018 at 12:38 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2757

Form inserted: 3/6/2018 12:37:29 PM

Form updated: 3/6/2018 12:37:29 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Sasha

Last Name: Walsh

Organization: Sasha Walsh Designs

Email: [REDACTED]

Street Address: [450 Harrison Ave](#)

Address Line 2: #307

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02118

Opinion: Support

Comments: I think the overall design of the new building looks beautiful. The current state of the lot is not appealing to any local traffic and is an eye sore for the neighbors. With a new pharmacy, this project will bring convenience and elevate the current state of the area making it more desirable. I think it is a well executed plan with a bit of something old something new, brick facades with contemporary flare makes it very appealing.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 6, 2018 at 5:22 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2763

Form inserted: 3/6/2018 5:21:49 PM

Form updated: 3/6/2018 5:21:49 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Patrick

Last Name: Gallagher

Organization:

Email: [REDACTED]

Street Address: [84 Kilsyth Road](#)

Address Line 2: Unit 2

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: I'm writing in support of the 5 Washington Street project, as a resident of nearby Kilsyth Road for the past five years. My wife and I are recent grads with a 1.5-year-old and another on the way, who would be hard-pressed to afford to live in Boston if not for the generosity of our current landlords, who offer us below-market rent. I'm a huge proponent of new development, because every new unit helps relieve some of the pressure of the demand that's building up exponentially in this neighborhood. Moreover, the project has been really tastefully designed and represents a major upgrade over the existing gas station, which is a blight on the neighborhood. Replacing it with a pharmacy will go a long way toward serving a busy neighborhood where an undersized and overburdened Whole Foods is really the only show in town. This neighborhood needs a full-service pharmacy, particularly given the large population of seniors coupled with a growing population of families with young kids and the corresponding laundry list of medical needs that a pharmacy can help serve.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Mar 7, 2018 at 10:25 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureaou.na30.apex.salesforce.com

CommentsSubmissionFormID: 2770

Form inserted: 3/7/2018 10:25:09 PM

Form updated: 3/7/2018 10:25:09 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Michael

Last Name: Clark

Organization: Neighborhood Resident/IAG member

Email: [REDACTED]

Street Address: [11 Commonwealth Court](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: I'm writing to express my support for the [5 Washington Street](#) project in Brighton and offer the following comments: 1. Adding 115 housing units to the neighborhood won't solve Boston and Brighton's rental crisis, but projects like this do make an impact. Boston's booming jobs market and high quality of life will continue to attract young renters and aspiring homeowners. These new residents (many of whom will be earning more than the median household income) will outbid current residents for housing – if they are forced to do so. By adding to the housing stock, incentive is removed from landlords to raise the rents of individuals like myself, allowing us to save for future homeownership and continue to contribute to the Brighton economy. 2. More than just adding units, the best outcomes are achieved when new units aren't marketed for high-end renters with amenities such as larger square footage and dedicated parking. This project addresses one of these concerns – new construction will surely be priced above the neighborhood median but the apartment sizes won't be mistaken for luxury housing. Unfortunately, by including 104 parking spaces, residents will be paying for a parking spot whether they use it or not. I understand the desire for the community to preserve free on-street parking, but this desire must be balanced with the pressing need to reduce housing costs. I hope the City will continue to encourage reduced parking provisions in new housing developments in Brighton and throughout the City. 3. I continue to encourage the proponent to engage Brighton Main Streets, local elected officials, and other community groups to best utilize the smaller ground-floor retail space. When we spend our money at a local business, which can be owned, managed by, and employed by local residents, that money stays in Brighton. Thank you for the opportunity to serve on this project's Impact Advisory Group, and I look forward to this project's inclusion in the neighborhood. Michael Clark [11 Commonwealth Court](#)

PMContact: casey.a.hines@boston.gov

Project ID: 2644



5 Washington St.

1 message

Liam Flanagan [REDACTED]
To: Casey Hines <casey.a.hines@boston.gov>

Thu, Mar 8, 2018 at 12:03 PM

Hi,
It would be very much appreciated if we were given an extension of time for the comment., At least another week.
We as a group need some time to convene, as well of some people who I am in contact with who live with me or very close by, and want to make comments also.
Anyway, this project has been deadlocks for so long, that another few days is not going to matter very much at all in the grand scheme of things



Please extend 5 Washington comment period & 2nd public meeting

1 message

Eileen Houben [REDACTED]
To: Casey Hines <casey.a.hines@boston.gov>

Thu, Mar 8, 2018 at 12:34 PM

Dear Casey,

Please extend the 5 Washington comment period until at least 1 week after the 2nd community meeting which you are arranging for those who had a religious conflict last Wed. (plus all those neighbors who were completely unaware that this project is back.)

I will try to find out by Mon if we can use Providence house, and when, and will also try to contact several neighbors by then about their calendars. So I will be in touch then.
Eileen



5 Washington - asking for extension of the comment period

1 message

Eva Webster [REDACTED]
To: Casey Hines <Casey.A.Hines@boston.gov>

Thu, Mar 8, 2018 at 2:06 PM

Hello Casey —

A week-and-a-half long comment period for 5 Washington St. (counting from the BPDA public meeting last week) is just too short for most people with jobs, families and other responsibilities.

The IAG members also have other commitments, and we will be unable to provide our comments by tomorrow. Please arrange for an extension — an extra week is needed (and ideally including the weekend of March 17-18).

Comment deadlines should not be on Fridays — because no one is analyzing comments on weekends (while weekends is the time when community people have more time to write) — so having the deadline on Sunday or Monday would make it easier for everyone to fit writing a comment into their schedule.

Thank you.

Eva



BPRD comments for 5 Washington Street, Brighton

1 message

Carrie Marsh <carrie.marsh@boston.gov>

Thu, Mar 8, 2018 at 2:14 PM

To: Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Casey Hines <casey.a.hines@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>, "Liza Meyer, ASLA" <liza.meyer@boston.gov>

Hello - BPRD has reviewed the proposed project at 5 Washington Street and Corey Road in Brighton. Please share this email with the proponent, IAG and community members.

The proposed mixed use project will provide 115 units of housing as studio, one, two and three bedroom units. The PNF does not specify how many units there will be of each size. BPRD estimates that the project could accommodate approximately 115-500 residents.

Onsite open space will be passive use and will be provided in the form of roof decks and a small landscaped area in the rear along Washington Street. The amount of open space required under zoning is not specified, nor is the amount that will be provided. The PNF notes that there will not be a need for zoning relief for onsite open space.

The residents of this project will rely on public open spaces for their active recreational needs. Public open spaces in the Brighton neighborhood are already heavily utilized.

BPRD respectfully requests that the project mitigate its impacts to public open space through a community contribution to Hardiman Playground that is commensurate to the scale of development.

Further, a pet recreation space should be provided on the site if pets are to be allowed.

Thank you for your consideration.



CARRIE MARSH

Executive Secretary

Boston Parks and Recreation Commission

1010 Massachusetts Avenue, 3rd floor

Boston, Massachusetts 02118

617-961-3074 (direct) 617-635-4505 (main)

On Fri, Jan 19, 2018 at 5:01 PM, Casey Hines <casey.a.hines@boston.gov> wrote:

Good afternoon,

Linked below for your review is an electronic copy of the 5 Washington Street Project Notification Form ("PNF") received by the Boston Planning & Development Agency ("BPDA") on January 12, 2018.

- 5 Washington Street, Brighton- PNF

The PNF describes [5 Washington Square](#), LLC's ("Proponent") proposal to construct approximately 132,500 square feet of gross floor area in a five-story residential building that includes approximately 115 units and approximately 12,500 square feet of ground floor retail.

The BPDA solicits comments from public agencies and the public. Written comments on the attached PNF must be received by the BPDA no later than **February 12, 2018 by 5:00 PM**. Please use the contact information below for comments or clarification.

Best,

Casey

--

Casey Ann Hines

Senior Project Manager

617.918.4244

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Mar 8, 2018 at 8:56 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-zzlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3lrp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2778

Form inserted: 3/8/2018 8:56:30 PM

Form updated: 3/8/2018 8:56:30 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/5-washington-street?utm_source=Neighborhoods&utm_campaign=20dc7353f0-5_Washington_IAG_Public_Meeting2_21_2018&utm_medium=email&utm_term=0_bccda74844-20dc7353f0-50075837

First Name: Fearghal

Last Name: O'Riain

Organization:

Email: [REDACTED]

Street Address: [789 Washington St](#)

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Opinion: Oppose

Comments: I would prefer it to be 100 units or less and one floor lower to reduce community impact. Not having retail on the ground floor would allow this. Also, the corey sidewalk setback should be larger for safety and snow management. Ownership vs. renters would also support deeper community roots. I think more families locally bring stability to the community and larger units would support this, particularly since the building would be lead-free. There are several CVS stores within a mile radius and I fail to see the need for another, worsening traffic on an already busy street. The developers have said that traffic would be lessened by people parking in Whole Foods, shopping there and then going to CVS. Whole Foods is unlikely to agree to this. Thank you.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Thu, Mar 8, 2018 at 9:16 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2779

Form inserted: 3/8/2018 9:16:31 PM

Form updated: 3/8/2018 9:16:31 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Tina

Last Name: Ni Riain

Organization:

Email: [REDACTED]

Street Address: [789 Washington Street](#)

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02446

Opinion: Oppose

Comments: I am opposed to the proposed development for 5 Washington. The proposal as is does not benefit the surrounding community and will increase traffic on an already very busy street. I also believe the development will increase pollution and bring in more rats and pests into the neighborhood. Also, we currently have a neighborhood that is mostly owner occupied and I am against having a development here that is full of rentals and transients who will not care about our neighborhood or take care of it. Really, if there is a development, it should be at least 50% owner occupied/condos and not just rental units in order to benefit this community and insure that we have people coming in who will actually be invested in the property and the neighborhood. I believe the building should be 80 units maximum and at least one floor lower. The units should be owner occupied and not rental units. Also the units should be much bigger and have at least 3 bedroom for families since this is new construction and lead free. That would be a real benefit for the community to have larger units available for families. Also there should not be a CVS or anything like a CVS there as there are already too many CVS stores in the neighborhood. Another CVS would just bring in more traffic and cause congestion. If the developers really wanted to build a development that would be valuable to the community, then build out a smaller building with larger units for families and make it affordable. Otherwise, the development is full of small units that have only one or two bedrooms for people who will only stay a few years and leave making this become more of a transient neighborhood which would harm our community. Please consider building a development that would give more housing to families and have three bedroom units. Also, build a development with 80 units or less. Also, the building should be set back much further on Corey, Washington and Bartlett so that it's safer for people walking around, and easier for snow management.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Casey Hines <casey.a.hines@boston.gov>

5 Washington Street, Brighton, MA

1 message

Rick Holahan [REDACTED]
Reply-To: Rick Holahan [REDACTED]
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Fri, Mar 9, 2018 at 12:45 PM

Hi Casey,

As a longtime Brighton resident, I felt compelled to write about the proposed development at 5 Washington Street.

I take umbrage with the size/FAR/density of the project given that it's a rental-only building. If the developer were to offer homeownership opportunities, I would accept the higher density/FAR. But we're to shoulder this dense, dense project with rentals only? At the very least, the affordable percentage should be increased if the proponents insist on maintaining it as a rental-only project.

5 Washington Street, as the number suggests, is very close to Brookline. This is an opportunity to have nice homeownership units and help increase Allston Brighton's owner-occupant percentage, which stands as one of the lowest in the city. Let's work with the developer to tweak the project and offer carrots to switch to homeownership. As it stands? I don't feel comfortable upzoning the parcel simply to get more rentals in the neighborhood.

All the best,
Rick Holahan



5 Washington Street Brighton, MA

1 message

kelly mcgrath <[REDACTED]>
To: Casey.A.Hines@boston.gov

Fri, Mar 9, 2018 at 1:20 PM

Dear Ms. Hines,

I am writing in response to the development at 5 Washington Street Brighton, MA. It has been brought to our attention that this project has made no concessions as far as having any type of home ownership and will be all rental units. I am aware that nothing can be done to change this. In lieu of this, I am asking that consideration be given to possibly increasing the percentage of low income units from 13%. This does not mean more units but increasing the 13% of the 115 units that have been proposed.

Also the setbacks on Corey Road really need to be addressed. The community regardless of the development still need to be able to navigate our streets comfortably and safely and I am sure the developers can appreciate this and would be willing to address this major concern.

I am a lifelong Brighton resident and a member of the BAIA board. I always try to remain open minded about all projects that are proposed and I do believe as a community we have been very patient with what is currently being developed and what is also being planned for the future.

My hope is that your developer would also continue to be open minded and to this end work with all of us to develop a project that is beneficial to all of us.

Best Regards,

Kelly McGrath



5 WASHINGTON STREET, BRIGHTON

1 message

Diane Kline

Fri, Mar 9, 2018 at 3:37 PM

To: "Casey.A.Hines@Boston.gov" <Casey.A.Hines@boston.gov>

Dear Ms. Hines:

I have several concerns regarding the project at 5 Washington Street in Brighton.

- *Density ~ With 115 rental units, the project is too dense.
- *Home ownership ~ There is no opportunity for home ownership.
- *Setback ~ There is an insufficient setback on Corey Road and a larger sidewalk is needed.
- *Parking ~ There is insufficient parking and additional traffic is also a concern.

I am opposed to this project as it is currently presented.

Thank you,
Diane Kline
Radnor Road, Brighton



5 Washington St. : 1. please extend comments + 2. comments against proposal in current form

1 message

Eileen Houben [REDACTED]
To: Casey Hines <casey.a.hines@boston.gov>

Fri, Mar 9, 2018 at 4:29 PM

Dear Casey,

I hope to comment in more detail during the extended comment period the neighborhood needs (as I noted yesterday). In addition to those with conflicts last week, many within 1-2 blocks of the project are unaware of it.

Basically, the project proposal in its current form has many areas that need negotiation with the neighbors and then the IAG, before it would be ready for even considering at the BPDA board. Without some of these changes, it should only be rejected.

The height and FAR need to be closer to the zoning - the current version is too dense & too high for the actual neighborhood quadrant.

The neighborhood needs more larger, family size apartments and fewer studio -1 BR. Many of the quoted statistics about millennials and cars assume similarity with previous decades of people that age and do not take into account the delay in life plans & families & car affordability from student loans and the difficulty saving when living in such an overheated RE market as Boston.

This also means there are problems with the traffic assumptions in a neighborhood with too much traffic and too few parking spaces BEFORE the 750+ approved units (within <1 mile) are finished and without the 1000+ units in the pipeline which will also affect Washington St traffic.

There are problems with the lack of setback of the building from Corey Rd., giving a city canyon effect, especially opposite the back of Whole Foods.

The driveway plan is dangerous and not viable.

My neighbor John of the 185 building (he has no computer) is concerned about diesel fumes... his expertise is classic cars.

Height and shadow issues may be misleading from the drawings, as they are not to scale (not accurately to scale according to the developer, at one of the meetings.)

The current developer seems a welcome improvement over those from the last 2-3 iterations. However, this is still building on the previous projects, especially the last. All these buildings had a max profit focus down rather than a community fit focus and up to a reasonable profit.

This project needs several months of negotiated changes to be even a reasonable compromise that could fit the neighborhood & the community infrastructure, rather than the current fast-track schedule of the developer which the BPDA seems to be supporting.

Yes, a good development would be a wonderful improvement over what some consider the blight of the gas station lots, but a mistaken one would not. This has some potential, but only after major changes.

Thank you,
Eileen Houben
abutter, 195 Corey Rd

(also, member of HUAB)



5 Washington St-BAIA letter

1 message

Anabela Gomes

Fri, Mar 9, 2018 at 5:05 PM

To: Jonathan Greeley <jonathan.greeley@boston.gov>, "brian.golden@boston.gov" <brian.golden@boston.gov>, Casey Hines <casey.a.hines@boston.gov>

Casey Hines, Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: [5 Washington St](#)

Dear Casey Hines,

The developer presented to the Brighton Allston Improvement Association on January 4, 2018. It was very disappointing to be presented a project that was pretty much the same project from 2015. Repackaging the same project with a new developer is an insult to community members that gave up their valuable time to review the project the first time. The BAIA can not support this project as presented.

We have great concerns on density, affordability, homeownership and traffic. In the 1400 to 1600 block of Commonwealth Ave and 5 to 159 block of Washington St there is 1,516 new units (built, under construction and proposed). Of that 1,516 units only 314 are slated for homeownership. There are also two more projects coming in the pipeline [1515 Comm. Ave](#) and talks of [15 Washington Street](#), those numbers are not included. This also does not include the very large number of units being built/proposed in the rest of Brighton/Allston. We are clearly not a community that is against development, but we need our concerns addressed by the BPDA and developer.

The project was too dense in 2015 and is still too dense. The number of units needs to be substantially lowered. The area is becoming too dense with all the projects being built and proposed. The B-line is already at capacity and only getting worse.

As you can see the number of homeownership units being built are dramatically lower. We need to build stability with homeownership and affordable units. We must promote and increase long term residents. If the developer can not find a way to build homeownership then he must come with a proposal that offers a much higher percentage of affordable units. This does not mean adding more units, but within the lowered count.

The building needs to be set back on Corey Rd to allow for a bigger sidewalk and trees. It is important to build properly as a future development on the other side of street will also add to pedestrian use. We still have grave concerns of allowing a large CVS type store and need better traffic information. It would be more acceptable if it was a CVS centered on being a pharmacy and minute clinic versus one that sells everything under the sun. As for parking for the CVS and residence we would like to address that after the unit count is lowered.

At this time, we would like to go on record against the project.

The BAIA was formed in 1981 and is a civic group dedicated to the betterment of the Brighton/Allston neighborhood. It was established to address issues of importance to the stability and progress of the Brighton and Allston community, with a goal of obtaining a greater degree of control for the residents of Brighton and Allston in the improvement and development of the community.

Sincerely,

Anabela Gomes

Brighton Allston Improvement Association

ANN dePIERRO
306 Summit Avenue
Brighton, MA 02135

March 9, 2018

Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: 5 Washington Street Project

Dear Ms. Hines:

As a resident of the Corey Hill Neighborhood in which this project is located, I oppose the planned development at 5 Washington Street Brighton. Unfortunately I was unable to attend the community meeting. The project as proposed in the PNF is not suitable and should not be approved by the BPDA. Three years ago the community expressed its concerns with the previous development proposal and the present proposal is very similar and does not address the community's valid concerns. The proposed development is still too large, too dense, and insensitive to the Brighton neighborhood. Further modifications need to be made and presented to the public who should be given an opportunity to further comment either through a revised PNF or a Draft Project Impact Report. This project will greatly impact the surrounding neighborhood and must undergo more stringent open review with the opportunity for input from those most affected. For clarity, comments have been broken down into various categories

USE

The proposed large retail use of the site particularly as a pharmacy should be rejected. Such a retail use will increase the traffic and parking issues exponentially. The neighborhood is already well served by existing pharmacies. Smaller retail uses that will not generate large amounts of truck and vehicle traffic should be substituted.

DENSITY AND HEIGHT

The project is still too dense and too tall. To fit the large amount of units and retail space on a one acre site, a portion of which is in Brookline, a 70 foot, five story building with a FAR of 2.58 is being proposed. To avoid dealing with the City of Brookline the developers are cramming an oversize building onto a relatively small site and placing the only at grade green space on the Brookline portion of the site. Both the FAR and height greatly exceed the allowed zoning and there are no special circumstances or conditions or demonstrable and substantial hardship that would justify the granting of such substantial variances for this project.

As shown by the PNF, a five story building will increase daylight obstruction and increase shadows on nearby residences and public streets.

The height should be limited to no more than 4 stories. Although the PNF points out that there are other existing buildings in the area that are taller, those buildings were built many years ago, are substantially set back from the lot line and are situated on considerably larger lots.

PARKING

The lack of available parking in the neighborhood is a major issue. Our neighborhood is already very dense. Overcrowding has overloaded the infrastructure. The demand for parking has resulted in cars continually parked on corners and too close to hydrants which severely hampers the ability of emergency vehicles to respond quickly and adversely affects the function of the intersections and streets. In addition, many of the residential lots in this area have paved over green area to maximize parking.

The parking requirement for this project should be 1 space for each unit plus additional spaces for any retail. Although the number of units has been reduced to 115, there are 140 bedrooms. As it stands, the 104 proposed spaces do not allow even one car per unit. The number of spaces also includes spaces that will be used by both the retail uses and the residences. The expectation is that the residents will use public transportation, particularly to commute to work, however many of the residents may leave their cars onsite while at work which will conflict with the proposed retail use of the same spaces. There is also no provision for guest parking.

Adequate onsite parking is needed as there is no space for overflow parking on the streets. The Town of Brookline does not allow overnight parking on its street so any overflow parking will end up on the already overcrowded Brighton streets. This project will also eliminate 25 or more parking spaces that currently exist on the site and which are used by residents who cannot find street spaces.

The City must ensure that all current on street parking on Corey Road must be preserved including that directly across from the site.

TRAFFIC

The traffic information in the PNF is insufficient. No study was done at the intersection of Corey Road and Westbourne Terrace which is a heavily used feeder road for 2 schools and is located up Corey Road just a very short distance from the only project entrance and exit. Neither was a study done of the Summit Avenue and Corey Road intersection. Both of these intersections will see increased traffic from this project, particularly as it is likely that residents and customers will choose to turn right to avoid the already existing problems at the Washington and Corey intersection and along Washington Street in general.

The current traffic review does not appear to take into account the effects of the following: the existing drive directly across Corey Road which is used by trucks servicing the Whole Food dumpsters; the Whole Foods loading dock at the corner of Corey Road and Washington; the nursing home entrance directly across from the project site which accommodates emergency vehicles; or the site lines and topography of Corey Road which is narrow and hilly.

Traffic exiting the existing drive on Corey Road currently blocks traffic on Corey Road and this will be exacerbated when the existing alternate entrance and exit at Bartlett Crescent is eliminated.

The PNF does not adequately discuss delivery trucks for the proposed retail space. There is real concern with the ability of trucks to access the site from Corey Road without adversely affecting traffic. Promises made pre construction as to size of delivery trucks are often forgotten when the retail space is actually operating. If trucks cannot easily access the interior loading zone, they will wind up blocking the street. This is more reason to limit the size of the retail use and to limit it to uses that do not require large amounts of inventory and delivery as a pharmacy would.

In connection with the St John of God development, BTD assured the neighborhood that steps would be taken to alleviate the Washington Street traffic problem. A camera was placed at the Washington Street/ Corey road intersection ostensibly to allow BTD to monitor and adjust lights at Commonwealth to alleviate traffic issues. This camera is no longer there and the traffic problems are worse.

The intersection at Allston and Washington also needs further mitigation. With the St John of God project a Do Not Block Intersection sign was placed at this intersection but more must be done to allow the movement of traffic. Cars exiting Allston Street often simultaneously use both lanes to try to get out of Allston Street faster making a turn from Washington onto Allston impossible. Cars on Washington Street heading to Commonwealth Avenue routinely block the turn from Washington onto Allston. This intersection is dangerous for pedestrians as cars trying to get out block the crosswalk. At a minimum more should be done to stripe and box out an area on Washington Street to allow turns.

SETBACKS AND OPEN SPACE

Brighton is not downtown Boston. Buildings should be set back from the lot line to allow green space. There is very little at grade open space on this site and what little green space is provided is on the Brookline side only. Any building on this site needs to be setback more as are the other buildings in this area.

The latest plan provides spacious sidewalks on the Brookline side but places the long side of the building along Corey Street on the Brighton side right at or very close to the lot line and only provides minimal 8.6 foot sidewalks in places.

CONSTRUCTION IMPACTS

Existing parking and traffic concerns will be worsened during construction. Care must also be taken that the developer and its contractors closely adhere to and go beyond the minimum requirements to protect the neighbors and the Baldwin School against any adverse affects during construction particularly as this is a site which contains hazardous materials and is the subject of an existing activity use limitation. Given the existing shortage of landfill sites accepting cover, prior arrangements must be made to ensure materials are not stored on site for long periods.

CONCLUSION

Our neighborhood has lost a number of owner occupants in the neighborhood due to issues with parking, traffic, overcrowding etc. If this trend continues, the neighborhood will lose its core of owner occupants who help maintain the neighborhood. It is very important that the proposed development not exacerbate already existing problems.

The BPDA should not approve this project and should require that any modified project contain a less tall, less dense project with a more realistic number of units and reduced retail with sufficient parking and traffic mitigation measures.

Sincerely,
Ann dePierro



5 Washington Street Comments

1 message

Kristina Stefanini [REDACTED]
To: casey.a.hines@boston.gov

Fri, Mar 9, 2018 at 9:45 PM

Dear Ms. Hines,

I hope this email finds you well. I am writing in concern of the proposed project on [5 Washington Street](#). I live down the street from the project, and I frequently commute via the 65 bus stop across the street. I went to the BAIA meeting 2 weeks ago to hear the new proposal. I had a few concerns over their proposal:

1. The amount of proposed side walk is not enough. Because of the steep hill, that intersection already feels congested. A new CVS would introduce new traffic, which could become hazardous and make the intersection feel even more congested. There is just going to be more development in the coming years, so I would like the intersection to be planned accordingly. There is little green space in the neighborhood, and I think expanding the sidewalks would also help retain the residential feel.
2. I am disappointed that the units will not be condos, but I understand the lease constraints. I hope that the developers can compensate for this somehow - perhaps by increasing the percentage of affordable units.
3. I would prefer a different retail option than CVS. Again, the CVS will cause more foot traffic, and there are already plenty of nearby pharmacy options. I don't know how much influence there can be on this topic.

Thank you for hearing my concerns.

Warm regards,

Kristina Stefanini
[233 Kelton Street](#)
[Boston, MA 02134](#)



5 Washington St Development

1 message

Jeff Feldgoise [REDACTED]
To: Casey.A.Hines@boston.gov

Sun, Mar 11, 2018 at 6:03 PM

Hi Casey,

I am writing to ask you to reject the current plans for development at [5 Washington St](#). I live on Windsor Road in the Corey Hill neighborhood and have been here for the past 19 years. I am encouraged that the site is being considered for development and am generally in favor of thoughtful development in our neighborhood. My opposition to the developer's current plans is based on two main issues that I would think can be fairly easily addressed:

1. I am strongly opposed to the use of the retail space being a CVS Pharmacy. We have an abundance of pharmacies in the neighborhood, with a CVS literally just down the road. I ask that a restriction be put on the property development that all retail leasers be non-chain stores, with preference for local business owners. I am fine with the spaces being rented for retail commerce, restaurants, cafes, and many other uses, so long as it is not a national chain store.

2. I am opposed to street level real estate being allocated to parking. The ground floor spaces should be common or retail spaces that are of a public nature. In the next 5 to 10 years, the number of tenants and people in general who own cars will be significantly lower than today. We should reflect this change in how we allocate parking to new developments. I am strongly in favor of keeping the underground parking as planned and removing all street-level parking spaces.

thank you for your consideration of my comments.

Jeff Feldgoise
15 Windsor Road
Brookline, MA 02445

Jeff Feldgoise
[REDACTED]

March 8, 2018

Ms Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: 5 Washington Street Project

Dear Ms. Hines:

Thank-you of the opportunity to comment on this project.

As a long time resident of Brighton I am opposed the proposed development at 5 Washington Street, Brighton. It is very discouraging that the project presented to the community in January is almost identical to the proposal that was rejected by the community in 2015. Concerned residents and neighbors take time to attend meetings, review PNF's and write letters and all that community input seems to have totally disregarded.

The project as proposed in the PNF is not suitable and should not be approved by the BPDA. Concerns are related to the following issues:

Height and density

With a total of 5 stories with ground floor retail space and 115 residential units this project is still too dense and too high for a small site on a very busy roadway. It is ironic that to avoid dealing with the City of Brookline the developers are massing an over sized building onto a relatively small site and placing all of the at grade green space on the Brookline portion of the site. Both the FAR and height greatly exceed the allowed zoning and there are no special circumstances conditions or demonstrable and substantial hardship that would justify the granting of such substantial variances for this project.

The height should be limited to no more than 4 stories. Although the PNF mentions other existing buildings in the area that are taller, those buildings are substantially set back from the lot line and are situated on considerably larger lots.

Setbacks and Green Space

The latest plan provides spacious sidewalks on the Brookline side but places the long side of the building along Corey Street on the Brighton side right at or very close to the lot line and only provides minimal 8.6 foot sidewalks in places. The building needs to be set back on Corey Rd to allow for a bigger sidewalk and trees. It is important to build properly as a future development on the other side of street will also add to pedestrian use.

Pick-up and Drop-off Short Term Parking

Brick and mortar retail stores are losing business to online retail. A huge volume of retail purchases are made on line and delivered to our homes via Amazon, Fedex, or UPS. All new buildings such as this need to have a short-term parking / loading for delivery trucks to the residential units, otherwise they will park in the streets.

Apart from residential deliveries the PNF does not adequately discuss delivery trucks for the proposed retail space. There is real concern with the ability of trucks to access the site from Corey Road without adversely affecting traffic. If trucks cannot easily access the interior loading zone, they will wind up blocking the street. This is more reason to limit the size of the retail use and to limit it to uses that do not require large amounts of inventory and delivery as a pharmacy would.

Retail

The proposed large retail use of the site as a large CVS type store that sells a full range of products would greatly increase traffic and should be rejected. Such a retail use will increase the traffic and parking issues exponentially. The neighborhood is already well served by existing pharmacies. Smaller retail uses that will not generate large amounts of truck and vehicle traffic should be substituted.

Parking

The lack of available parking in the neighborhood is a major issue. The neighborhood is already very dense. The parking requirement for this project should be 1 space for each unit plus additional spaces for any retail. Although the number of units has been reduced to 115, there are 140 bedrooms. As it stands, the 104 proposed spaces do not allow even one car per unit.

The number of spaces also includes spaces that will be used by both the retail uses and the residences. The expectation is that the residents will use public transportation, particularly to commute to work, however many of the residents may leave their cars onsite while at work which will conflict with the proposed retail use of the same spaces. There is also no provision for guest parking.

Adequate onsite parking is needed as there is no space for over flow parking on the streets. The Town of Brookline does not allow overnight parking on its street so any overflow parking will end up on the already overcrowded Brighton streets. This project will also eliminate 25 or more parking spaces that currently exist on the site and which are used by local residents who cannot find street spaces.

Homeownership and Affordability

Allston Brighton has an owner occupancy crisis Allston has 10% and Brighton has dropped to 22% from 26% a few years ago. This has a detrimental impact

on community stability and our civic life. We are at a tipping point that needs to be urgently addressed. New developments of this size should be offering significantly more **deed-restricted owner occupancy** opportunities, including affordable home ownership. We must promote and increase long term residents. If the developer can not find a way to build homeownership then he must come with a proposal that offers a much higher percentage of affordable units. The level of **affordability needs to more accurately reflect the earnings of middle income workers in the City of Boston** (not the area median income). This does not mean adding more units, but within the lowered count.

Family Units

We need fewer studios and one-bedroom apartments and more 3 and 4 bedroom units suitable for “modern families” in all there permutations.

Traffic

The traffic information in the PNF is insufficient. In the 1400 to 1600 block of Commonwealth Ave and 5 to 159 block of Washington St there is 1,516 new units (built, under construction and proposed). There are at least three other new developments on the horizon in this corner of Brighton. There are too many assumptions being made about the capacity of our crumbling mass transit system to handle the exponential growth in ridership. If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections in the immediate area are already problematic without the increased number for cars generated by this new development.

Thank you for the opportunity to comment on this project.

Sincerely,

Elizabeth Breadon



5 Washington Street

1 message

Tom Kates [REDACTED]
To: Casey.A.Hines@boston.gov

Tue, Mar 13, 2018 at 12:53 PM

Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: [5 Washington Street](#) Project

Dear Ms. Hines:

As a neighbor in close proximity to the proposed project at [5 Washington Street](#), I want to register my objection to the size and scale of the proposal. While a redevelopment of the site is something desirable to both my family and our neighborhood, the proposal as it stands should be rejected unless scaled back substantially.

On the Brookline side of this project (a mere few feet from the boundary of the proposed property) sits a residential neighborhood. It consists mostly of 3 story houses and a 4 story apartment building. Creating a property of the proposed height which would be the equivalent of nearly six stories (due to the extra height of the 1st story) far exceeds the height of the area. Its true that other buildings exist on the Boston side of similar heights, but those are far removed from the sidewalk and do not seem to loom over our neighborhood as this one inevitably would. Further, the proposal to take the building extremely close to the sidewalks on the Corey Road side, creates an uncomfortable tunnel feeling to the street and area.

This project is not unwanted, but needs to be altered to reduce the height by at least one story and also needs increased set-backs from the street to allow of more sidewalk access as well as trees and greenery. I am sure there is pressure to increase residential housing in Boston, but it should not be done at the sacrifice of residential feeling neighborhoods. In addition, I would add that this particular proposal, is only for renters. I would hope that some or all of a project such as this could include an owner occupancy component.

Please feel free to reach out to me at any time should you have questions for me about this proposed building.

Thanks!

Tom Kates

<http://www.tomkatesphotography.com/>

Tom Kates Photography
25 Bartlett Crescent Suite 2
Brookline, MA 02446

T [REDACTED] F [REDACTED]



Re: 5 Washington Street

1 message

Andrew Fischer [REDACTED]
To: Casey.A.Hines@boston.gov

Tue, Mar 13, 2018 at 6:57 PM

Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: [5 Washington Street Project](#)

Dear Ms. Hines:

As you know, I live at [21 Bartlett Crescent](#), with a few hundred yards of the proposed [5 Washington Street](#) project. I am also a town meeting member in Brookline, representing this neighborhood. In these roles, particularly as an almost abutter to the proposed project at [5 Washington Street](#), I write to express several concerns. First and foremost, I, as are most of my neighbors, am troubled by the size and scale of the proposal. While a redevelopment of the site is something we all desire, the proposal as it stands remains too big.

The slope of Corey Hill and the larger institutional buildings across Washington Street allow a 3-4 story building to fit in nicely, as a transition from the larger and more urban Brighton, on the Brookline side, where the project site extends into Brookline. The project here abuts a quiet residential neighborhood of two and three family and single family homes. At five stories, a good project becomes an overly large project, especially where the first floor is the height of two stories to accommodate the proposed retail. Thus the project is really the equivalent of nearly six stories (due to the extra height of the 1st story).

This is out of proportion to the adjoining neighborhood, and should be rejected unless scaled back appropriately. While the senior housing on the Boston side is of similar height, the two buildings are set back from the sidewalk, with pedestrian accommodations, including trees and benches. Thus these buildings do not loom over our neighborhood as this one inevitably would. Moreover, the setbacks leave ample public space to create a pleasant experience on Washington Street. This leads me to my second concern: a multi-story building not just built to the sidewalk's edge, but overhanging the sidewalk, which is already too narrow to serve as a suitable public space.

The same problem exists on Corey Rd. where the height of the building, combined with the lack of any setback whatsoever turns Corey Rd into a canyon until the end of the property, where the hill has ascended 30-40 feet. Again, the property will support four stories and a significant number of units, but it remains too large and needs to be scaled back and, more critically, set back from the public way, like the neighboring building of like size.

Third, the neighborhood is strongly opposed to the use of the retail space as a CVS — or, indeed, any chain pharmacy. We have an abundance of pharmacies in the neighborhood, at least 5 CVS stores within a one mile radius and a Walgreen's not much further away. The neighbors vastly prefer that the retail space be subdivided and made available to local merchants or artists.

This project is not unwanted. Indeed all of us in the neighborhood would like to see this run down and poorly kept property turned in to much needed housing, but it needs to be done at a scale consistent with both the high rise senior housing, with its significant setbacks, and the single family and 2 and 3 families on its other side. The requires reducing the height by at least one story as well as increased set-backs from the street to allow of more sidewalk access as well as trees and greenery. The project can support a significant amount of new residential housing that will serve both Boston and the neighborhood, but it should not be done at the sacrifice of residential feeling in the neighborhoods. Reducing the scale from 115 to 80 or 85 units would allow this.

Please feel free to contact me at any time should I be able to provide further information or assistance.

Andrew Fischer
21 Bartlett Crescent
Town Meeting Member
Precinct 13
[REDACTED]



Re: 5 Washington Street

1 message

Phoebe Compton [REDACTED]
To: Andrew Fischer [REDACTED]
Cc: Casey.A.Hines@boston.gov

Tue, Mar 13, 2018 at 7:38 PM

Dear Andrew..

I know the area well . As you know, I live very close to the proposed area for development. Yes, please scale the # of units way down, eliminate a proposed CVS on ground floor and replace with local artisans shops.

Plseases include me in on supporting a greatly scaled down development.

Phoebe

Phoebe Compton
[REDACTED]

On Mar 13, 2018, at 6:57 PM, Andrew Fischer [REDACTED] wrote:

Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: [5 Washington Street Project](#)

Dear Ms. Hines:

As you know, I live at [21 Bartlett Crescent](#), with a few hundred yards of the proposed [5 Washington Street](#) project. I am also a town meeting member in Brookline, representing this neighborhood. In these roles, particularly as an almost abutter to the proposed project at [5 Washington Street](#), I write to express several concerns. First and foremost, I, as are most of my neighbors, am troubled by the size and scale of the proposal. While a redevelopment of the site is something we all desire, the proposal as it stands remains too big.

The slope of Corey Hill and the larger institutional buildings across Washington Street allow a 3-4 story building to fit in nicely, as a transition from the larger and more urban Brighton, on the Brookline side, where the project site extends into Brookline. The project here abuts a quiet residential neighborhood of two and three family and single family homes. At five stories, a good project becomes an overly large project, especially where the first floor is the height of two stories to accommodate the proposed retail. Thus the project is really the equivalent of nearly six stories (due to the extra height of the 1st story).

This is out of proportion to the adjoining neighborhood, and should be rejected unless scaled back appropriately. While the senior housing on the Boston side is of similar height, the two buildings are set back from the sidewalk, with pedestrian accommodations, including trees and benches. Thus these buildings do not loom over our neighborhood as this one inevitably would. Moreover, the setbacks leave ample public space to create a pleasant experience on Washington Street. This leads me to my second concern: a multi-story building not just built to the sidewalk's edge, but overhanging the sidewalk, which is already too narrow to serve as a suitable public space.

The same problem exists on Corey Rd. where the height of the building, combined with the lack of any setback whatsoever turns Corey Rd into a canyon until the end of the property, where the hill has ascended 30-40 feet. Again, the property will support four stories and a significant number of units, but it remains too large and needs to be scaled back and, more critically, set back from the public way, like the neighboring building of like size.

Third, the neighborhood is strongly opposed to the use of the retail space as a CVS — or, indeed, any chain pharmacy. We have an abundance of pharmacies in the neighborhood, at least 5 CVS stores within a one mile radius and a Walgreen's not much further away. The neighbors vastly prefer that the retail space be subdivided and made available to local merchants or artists.

This project is not unwanted. Indeed all of us in the neighborhood would like to see this run down and poorly kept property turned in to much needed housing, but it needs to be done at a scale consistent with both the high rise senior housing, with its significant setbacks, and the single family and 2 and 3 families on its other side. The requires reducing the height by at least one story as well as increased set-backs from the street to allow of more sidewalk access as well as trees and greenery. The project can support a signifiant amount of new residential housing that will serve both Boston and the neighborhood, but it should not be done at the sacrifice of residential feeling in the neighborhoods. Reducing the scale from 115 to 80 or 85 units would allow this.

Please feel free to contact me at any time should I be able to provide further information or assistance.

Andrew Fischer
21 Bartlett Crescent
Town Meeting Member
Precinct 13
[REDACTED]



Re: 5 Washington Street

1 message

Steven Watson [redacted]
To: Andrew Fischer [redacted]
Cc: Casey.A.Hines@boston.gov, Grace Watson [redacted]

Tue, Mar 13, 2018 at 8:15 PM

Hi, Ms. Hines,
I'm one of the neighbors Andrew alludes to. We are also the owners of the property - 817 Washington Street - that directly abuts the proposed [5 Washington Street](#) development. In fact, we may be the only residential property that abuts the project.

My wife Grace and I share most of Andrew's comments and concerns. The size of the proposed development and the lack of setback will adversely impact sunlight, traffic, and crowding in the neighborhood, all of which is a concern.

On the other hand, Grace and I do not share the concern about a chain pharmacy. We see the retail that the development rents to as the concern of the developer. While we don't think our neighborhood needs another chain pharmacy, we are not particularly concerned about this. Our larger concern is crowding, trash, and pest control.

All the best,
Steve Watson
Co-Owner, with my wife Grace, of [817 Washington Street, Brookline, MA](#)

On Tue, Mar 13, 2018 at 6:57 PM, Andrew Fischer [redacted] wrote:

Casey Hines
Senior Project Manager
Boston Planning and Development Authority
One City Hall Plaza
Boston, MA 02201

Re: [5 Washington Street](#) Project

Dear Ms. Hines:

As you know, I live at [21 Bartlett Crescent](#), with a few hundred yards of the proposed [5 Washington Street](#) project. I am also a town meeting member in Brookline, representing this neighborhood. In these roles, particularly as an almost abutter to the proposed project at [5 Washington Street](#), I write to express several concerns. First and foremost, I, as are most of my neighbors, am troubled by the size and scale of the proposal. While a redevelopment of the site is something we all desire, the proposal as it stands remains too big.

The slope of Corey Hill and the larger institutional buildings across Washington Street allow a 3-4 story building to fit in nicely, as a transition from the larger and more urban Brighton, on the Brookline side, where the project site extends into Brookline. The project here abuts a quiet residential neighborhood of two and three family and single family homes. At five stories, a good project becomes an overly large project, especially where the first floor is the height of two stories to accommodate the proposed retail. Thus the project is really the equivalent of nearly six stories (due to the extra height of the 1st story).

This is out of proportion to the adjoining neighborhood, and should be rejected unless scaled back appropriately. While the senior housing on the Boston side is of similar height, the two buildings are set back from the sidewalk, with pedestrian accommodations, including trees and benches. Thus these buildings do not loom over our neighborhood as this one inevitably would. Moreover, the setbacks leave ample public space to create a pleasant experience on Washington Street. This leads me to my second concern: a multi-story building not just built to the sidewalk's edge, but overhanging the sidewalk, which is already too narrow to serve as a suitable public space.

The same problem exists on Corey Rd. where the height of the building, combined with the lack of any setback whatsoever turns Corey Rd into a canyon until the end of the property, where the hill has ascended 30-40 feet. Again, the property will support four stories and a significant number of units, but it remains too large and needs to be scaled back and, more critically, set back from the public way, like the neighboring building of like size.

Third, the neighborhood is strongly opposed to the use of the retail space as a CVS — or, indeed, any chain pharmacy. We have an abundance of pharmacies in the neighborhood, at least 5 CVS stores within a one mile radius and a Walgreen's not much further away. The neighbors vastly prefer that the retail space be subdivided and made available to local merchants or artists.

This project is not unwanted. Indeed all of us in the neighborhood would like to see this run down and poorly kept property turned in to much needed housing, but it needs to be done at a scale consistent with both the high rise senior housing, with its significant setbacks, and the single family and 2 and 3 families on its other side. The requires reducing the height by at least one story as well as increased set-backs from the street to allow of more sidewalk access as well as trees and greenery. The project can support a signifiant amount of new residential housing that will serve both Boston and the neighborhood, but it should not be done at the sacrifice of residential feeling in the neighborhoods. Reducing the scale from 115 to 80 or 85 units would allow this.

Please feel free to contact me at any time should I be able to provide further information or assistance.

Andrew Fischer
[21 Bartlett Crescent](#)
Town Meeting Member
Precinct 13

March 15, 2018

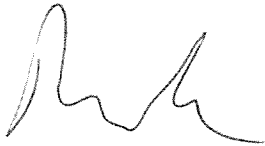
Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

As a member of the Brighton-Allston community I am supportive of the project and the replacement of the blighted gas station and office building. The proposed project will enhance the neighborhood, adding needed high quality residential units, a full-service pharmacy and an attractive pocket park. We ask the project be required to meet all City of Boston code requirements, and policies from other city departments.

Sincerely,



Jeffrey Ross

52 Bellamy St

Brighton MA 02135



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Mar 16, 2018 at 10:14 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2802

Form inserted: 3/16/2018 10:13:16 AM

Form updated: 3/16/2018 10:13:16 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Caroline

Last Name: Greenwood

Organization:

Email: [REDACTED]

Street Address: [110 Evans Rd](#)

Address Line 2: Apt 1

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: Hi, I'm excited to hear about the development at [5 Washington Street](#) in Brighton. I'm definitely all in favor of this. A couple of things I want to mention: It would be great if the Zip Car spots that are currently behind the gas station could be included in the new development. Also, a liquor store or one that just sells wine and beer would be very useful. Thanks for considering these points, and best of luck with the development! Caroline

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Casey Hines <casey.a.hines@boston.gov>

5 Washington St development

1 message

Jade Chin [REDACTED]

Fri, Mar 16, 2018 at 9:02 PM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Dear Ms. Hines,

I am writing to you regarding the planned development at 5 Washington St.

As a young professional and a Brighton resident I am opposed to the project as it is.

I have lived on Washington street and Brainerd road, as have several of my friends. I know the area well and may live there again. I am concerned that the project will put undue strain on public transport, adding to overcrowding on the T at peak hours. It will also add to the already heavy car traffic in the area, increasing gridlock, particularly with the widespread use of ride hailing services.

We need places to live but I would prefer if the project was smaller in scale, with less units so it would have less impact on the community. If some of the units could be for sale as owner occupied only, that would help as housing to own and live in Brighton becomes harder and harder to find.

Yours,
Jade Chin



Casey Hines <casey.a.hines@boston.gov>

5 Washington St

1 message

fearghal O'Riain [REDACTED]

Fri, Mar 16, 2018 at 10:33 PM

To: Casey.A.hines@boston.gov

Dear Ms. Hines,

I live at 789 Washington St, close to the proposed 5 Washington St. project, which I oppose in its current form.

The building is lower than before but I would like to see it lowered another floor so it does not dominate the surrounding residential neighborhood on Corey Rd and Washington St.

The proposed number of units is barely less than before. There should be fewer units instead of greater size to accommodate families who would benefit from knowing there is no lead paint. 80 units would make much more sense. Also, there are no owner-occupied units which means more turnover and less stability for the neighborhood.

The impact on traffic in the area will add to the already over-congestion and also worsen overcrowding on the MBTA service. Considering there less parking spots for the unit ,overnight parking will only become worse in the surrounding Brighton area.

The building facing onto Corey Rd should be set back further from the sidewalk, giving less of a footprint to the building to give more space to pedestrians and allow for easier snow removal.

I am also concerned about the proposed CVS. There is no need for another CVS in the immediate area. Traffic will increase substantially. The existing gas station/parking lot would not cause as much traffic building up as a CVS and once the parking lot is full, customer parking will spill onto the surrounding streets as Whole foods will likely not welcome CVS customers using their lot for parking.

Best,

Fearghal O'Riain



Casey Hines <casey.a.hines@boston.gov>

5 Washington Street

1 message

Tina Ni Riain [REDACTED]
To: Casey.A.hines@boston.gov

Sun, Mar 18, 2018 at 3:12 PM

Dear Ms. Hines,

I am a long time Brookline resident and I have lived at 789 Washington Street since I was a toddler. My family and I are very close to 5 Washington St. project. I am opposed to the project at 5 Washington in its current form.

As a very involved community member who has lived here for over 30 years, I would like to see the building be lower another floor otherwise it'll not be in context with the surrounding residential neighborhood on Corey Road and Washington Street.

The number of units should not exceed 80 and at least half should be of greater size to accommodate families of at least 3 to 4 members. This would make keep with the neighborhood being long term residents who would care for the units/building and the surrounding neighborhood rather than become a transient neighborhood of people who only stay in the units for a year or two, cause a lot of wear and tear and just begin to destroy the beautiful neighborhood. Transient renters of only 1-2 years will not care for the neighborhood or any of the buildings as they are not invested.

This would damage the stability, safety and beauty of the community and neighborhood so I am opposed to a building with units that are only studios and only 1-2 bedrooms. You need to have more 3 and 4 bedrooms to accommodate families and renters/tenants who need larger units and who would be more invested in the neighborhood and the community. Ideally, half the units would be owner occupied condos instead rather than all rental units. This would greatly improve the project as then you would be bringing in people who are actually invested in the neighborhood.

Having fewer units and fewer people in the building would be better on the traffic. The current form of your opposed project at 5 Washington would greatly impact traffic in a negative way by causing over-congestion with too many cars. Also, I am deeply concerned about having a CVS or any similar type retail store at 5 Washington as that would increase traffic and negatively impact the community. There are already many CVS stores and similar type stores around the neighborhood so there is NO need for another one.

Also, the building should be set back much further on both the Corey Road side and on Washington Street to give more space for pedestrians and to allow for easier snow removal.

Best,
Tina Ni Riain

Tina Ni Riain
[REDACTED]



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 19, 2018 at 1:28 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2804

Form inserted: 3/19/2018 1:28:50 PM

Form updated: 3/19/2018 1:28:50 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/5 Washington Street

Origin Page Url: /projects/development-projects/5-washington-street

First Name: Casey

Last Name: Valente

Organization: JW Higgins Realty Co.

Email: [REDACTED]

Street Address: [225 Northern Ave](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02210

Opinion: Support

Comments: I am a long-time Boston resident and would like to acknowledge my support for this project. There is a strong need for apartments in the immediate area, specifically due to the increasing number of college students and large corporations relocating here. This is a prime location for apartments with close proximity to public transportation and Whole Foods. Additionally, KIG Real Estate Advisors are experienced real estate developers/executives and certain this project will positively contribute to the growth our community needs.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Mon, Mar 19, 2018 at 1:54 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2806

Form inserted: 3/19/2018 1:54:11 PM

Form updated: 3/19/2018 1:54:11 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Nathaniel

Last Name: Hansen

Organization: dot. Creative

Email: [REDACTED]

Street Address: [171 Corey Road](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: Dear Mrs. Hines: As new members of the neighborhood we have been following with interest the proposed 115-unit apartment and retail pharmacy development at [5 Washington Street](#), in Brighton, MA. We are pleased with the changes from the previous iteration and feel the development team has made positive efforts to make the building a more integral part of the community. We believe the project will benefit the neighborhood, especially aesthetically, and will also provide sorely needed residential units, and the addition of a pharmacy and adjacent park will be a wonderful addition. We do ask the project be required to meet all City of Boston code requirements, and policies from other city departments.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



March 19, 2018

Casey Hines
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02210

Dear Ms. Hines:

I am writing to express my support for the proposed redevelopment at Five Washington Street in Brighton. The development team originally submitted a proposal for this property about one year ago, and the proposal was met with some opposition from the area's most active and vocal residents. As a result, the developers went back to the drawing board and incorporated the community's feedback and offered a significantly altered development proposal that addresses many of the concerns raised by the community.

The development team reduced the number of units to 115, increasing the range of studios, one, two and three bedroom units. The parking ratio also improved as a result of additional spaces and reduction of number of units; with the added creative solution of leasing spaces at a nearby lot if the need arises from the new residents. The building was completely redesigned, with a diverse package of materials that breaks up the massing, making the one building seem like multiple. Further, the community expressed concerns over height and as a result, the building's height was decreased, giving the appearance of a four and five story building from the street.

Boston has set a goal of more housing to support our growing economy, to house a diverse audience: our young professional brain trust, young families with a desire to live in the city and the burgeoning population of empty nesters. In a land poor city like Boston, we need to embrace new housing projects conveniently located near public transit and especially proposals that respond so thoughtfully to community concerns. We need to encourage projects that will assist in revitalizing neighborhoods with multiple amenities including wide, pedestrian friendly sidewalks, community green space, local and active first floor retail uses and additional residents that will frequent area restaurants and retail.

This development proposal carefully balances the needs of the community with the economic feasibility of this project. I hope that the BRA considers the goals set by Mayor Walsh in creating more housing and the inevitable fiscal challenges of development and approves this project as currently proposed.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Ernst", is written over a horizontal line.

Adam Ernst
Executive Director – Brighton House



March 19, 2018

Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines,

Banecare, as the ownership of the Brighton House, is writing in support of the development at 5 Washington Street. After meeting with the developer for the proposed 115-unit apartment and retail pharmacy, we have concluded that project and replacement of the blighted gas station and office building, located adjacent our property, will help to enhance the neighborhood by adding needed high quality residential units, a full-service pharmacy as well as an attractive pocket park. The consolidation of the site 6 curbs cuts on the site down to one entrance on Corey Street should also enhance traffic at this congested intersection. Providing affordable units to the City of Boston is a benefit we can support. It is our belief that the developers have done their due diligence in their formation of this project and we are confident that they will see it through in a professional manner. We ask the project be required to meet all City of Boston code requirements, and policies from other city departments.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Bane".

Richard Bane
BaneCare President



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

March 20, 2018

Casey Hines
Senior Project Manager
Boston Redevelopment Authority
One City Hall Square, 9 Floor
Boston, MA 02210

Re: 5 Washington Street Development Letter of Support

Dear Mr. Hines:

The Boston Landmarks Commission (BLC) has briefly reviewed the plans for the site at 5 Washington Street, Brighton and is supportive of the project. The site is located just outside of the Aberdeen Architectural Conservation District and thus, neither staff nor the Aberdeen Commission have purview over the design of the development; however, are supportive of the design in concept as it will enhance the heavily-trafficked intersection. The design takes its cues from Art Deco and Moderne buildings in the area whilst distinguishing itself as a “new construction” which is typically preferred in cases like this. The project will be required to meet all City of Boston code requirements, and policies from other city departments.

This letter is not an approval from the Boston Landmarks Commission nor the Aberdeen Architectural District Commission.

Sincerely,

Eric Hill

Eric Hill
Preservation Planner
Aberdeen Architectural Conservation District Commission



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 20, 2018 at 5:39 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2813

Form inserted: 3/20/2018 5:38:36 PM

Form updated: 3/20/2018 5:38:36 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Steve

Last Name: Conroy

Organization: Lug Away

Email: [REDACTED]

Street Address: [31 Hobson Street](#)

Address Line 2:

City: Brighton

State: MA

Phone: [REDACTED]

Zip: 02135

Opinion: Support

Comments: This would be a great addition to the neighborhood!

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 20, 2018 at 7:03 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2815

Form inserted: 3/20/2018 7:03:16 PM

Form updated: 3/20/2018 7:03:16 PM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Chris

Last Name: Joyce

Organization:

Email: [REDACTED]

Street Address: [320 D Street](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Opinion: Support

Comments: This project would be an excellent addition to the neighborhood.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Mar 23, 2018 at 10:50 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2830

Form inserted: 3/23/2018 10:49:43 AM

Form updated: 3/23/2018 10:49:43 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)

First Name: Mark

Last Name: Joyce

Organization: Old Grove Partners, LLC

Email: [REDACTED]

Street Address: [74 F Street](#)

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02127

Opinion: Support

Comments: I think this project would be great for the area.

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Casey Hines <casey.a.hines@boston.gov>

5 Washington St. Advisory Group

1 message

Linda Jason [REDACTED]
To: Casey.A.Hines@boston.gov

Tue, Mar 27, 2018 at 9:15 AM

I am writing in opposition to the current plan for the property at 5 Washington St.. The plans details a building too tall for the location, with too many units for neighborhood (check out rush hour on Washington Street currently), creates a dark tunnel along Corey Road with minimal set back from the street and invites a chain store tenant by creating a large commercial space. The location calls for housing and commercial development to be designed and constructed a less intense, intrusive and dense manner.

Linda Jason
[REDACTED]



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 27, 2018 at 10:34 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2844

Form inserted: 3/27/2018 10:33:34 AM

Form updated: 3/27/2018 10:33:34 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)?utm_source=Neighborhoods&utm_campaign=e188c27149-5_Washington_IAG_Meeting3_27_2018&utm_medium=email&utm_term=0_bccda74844-e188c27149-137689021

First Name: david

Last Name: danesh

Organization:

Email: [REDACTED]

Street Address: [156 dean rd](#)

Address Line 2:

City: brookline

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Oppose

Comments: This project is way too large for this site!!! The traffic at the intersection is already a problem and adding 115 units is just stupid! When it snows there is a 20 min traffic hold up! There is no way the mayor can approve this! I strongly oppose this and will whatever it takes to make sure this project does not go through!!!!!!

PMContact: casey.a.hines@boston.gov

Project ID: 2644



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Tue, Mar 27, 2018 at 11:10 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2846

Form inserted: 3/27/2018 11:10:20 AM

Form updated: 3/27/2018 11:10:20 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street?utm_source=Neighborhoods&utm_campaign=e188c27149-5_Washington_IAG_Meeting3_27_2018&utm_medium=email&utm_term=0_bccda74844-e188c27149-174677449](#)

First Name: Betty

Last Name: Allen

Organization: Neighborhood Resident

Email: [REDACTED]

Street Address: 34 Orchard Road

Address Line 2:

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Neutral

Comments: Our greatest concern is the traffic and congestion that already exists and will be amplified by the new building. Please bear in mind that this is a neighborhood, and that the residents deserve consideration in the planning. Thank you.

PMContact: casey.a.hines@boston.gov

Project ID: 2644

March 20, 2018

Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

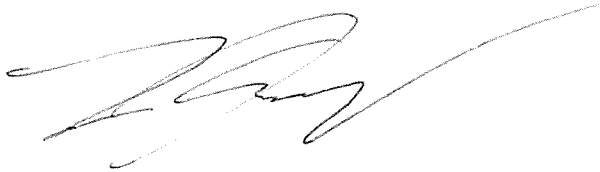
Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

The consolidation of the site 6 curb cuts on the site down to one entrance on Corey Street, should also enhance traffic at this congested intersection. This old gas station needs being redeveloped. Providing affordable units to the City of Boston is important to the City of Boston. The community retail space will be a great contribution to the neighborhood.

Sincerely,

Luke Conroy
52 Bellamy St
Brighton, MA 02135



March 19, 2018

Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

As a Brighton resident I am familiar with the site next to wholefoods. I think this would be a great addition to the neighborhood. It would be convenient to have a CVS in the area. Providing affordable units to the City of Boston is something the City needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario Kula". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Mario Kula

52 Bellamy st
Brighton MA 02135

March 24, 2018


Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

As a member of the neighborhood we are familiar with the proposed 115-unit apartment and retail pharmacy development proposed at 5 Washington Street, in Brighton, MA. As a member of the Brighton-Allston community I am supportive of the project and the replacement of the blighted gas station and office building. The proposed project will remove large amounts of environmental contamination which will be good for the area. I look forward to having a small park to sit and enjoy the outdoors. The community retail space is a benefit to the local businesses that are starting out and looking to expand. I also believe the affordable units are needed in Boston.

Sincerely,



Danielle Sheehan
Danielle Sheehan
1411 Comm Ave #501



B'NAI B'RITH HOUSING

BOARD OF DIRECTORS

Burton Gesserman *Walter & Shuffain, PC*
PRESIDENT

Marvin Siflinger *Housing Partners, Inc.*
PRESIDENT EMERITUS

David Abromowitz *Goulston & Storrs*
Richard Bluestein

Lawrence Curtis *WinnCompanies*
Donna Golden

Robert Golden

Hindell Grossman *Grossman and Associates*

Richard Henken *The Schochet Companies*

Ellen Kantrowitz *Walker & Dunlop*

Sonia Michelson

Mark Olshan *B'nai B'rith International*

Mark Ravera *Walter & Shuffain, PC*

Robert Skloff *Commonwealth Financial Group*

Eleanor White *Housing Partners, Inc.*

Edward Zuker *Chestnut Hill Realty*

REAL ESTATE COUNCIL OF ADVISORS

Edward Zuker *Chestnut Hill Realty*
CHAIRMAN

Robert Beal *Related Beal*

Lawrence Curtis *WinnCompanies*

Ronald Druker *The Druker Company, Ltd*

Pam Goodman *Beacon Communities*
Development, LLC

Richard Henken *The Schochet Companies*

Robert Kargman *The Boston Land Company*

William Kargman *First Realty Management*

Stephen Karp *New England Development*

John Keith *Keith Construction, Inc*

Jerome Rappaport, Jr. *CRP Development, LLC*

Gilbert Winn *WinnCompanies*

March 20, 2018

Casey Hines, Project Manager
Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Re: 5 Washington Street Development Letter of Support

Dear Mrs. Hines:

B'nai B'rith Housing operates 242 units of housing at 30 Washington Street—a property also known as the Covenant House properties.

As a result, we are familiar with the 5 Washington Street property where a 115-unit apartment and retail pharmacy development is being proposed.

Over the years we have seen many iterations of a redevelopment plan for this property. At this time, we are supportive of the development as proposed, and in particular the replacement of the blighted gas station including an anticipated \$1.5 million environmental remediation. Overall, the proposed project will enhance the neighborhood, adding needed high quality residential units-- including 15 units of affordable housing. It will also include a full-service pharmacy and an attractive pocket park.

Congestion on Washington Street is a long standing issue in the neighborhood, and the consolidation of the site 6 curb cuts on the site down to one entrance on Corey Road is projected to enhance traffic at this difficult intersection. We understand that, in all other respects, the development will meet or exceed all City of Boston code requirements as well as policies from other city departments.

Thank you for the opportunity to comment on this effort. Should you have any questions or need further information, please do not hesitate to contact me at 617 731-5291.

Sincerely,

Susan Gittelman
Executive Director



Project Comment Submission: 5 Washington Street

1 message

kentico@boston.gov <kentico@boston.gov>

Wed, Mar 28, 2018 at 10:35 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2853

Form inserted: 3/28/2018 10:34:51 AM

Form updated: 3/28/2018 10:34:51 AM

Document Name: [5 Washington Street](#)

Document Name Path: /Development/Development Projects/[5 Washington Street](#)

Origin Page Url: /projects/development-projects/[5-washington-street](#)?utm_source=Neighborhoods&utm_campaign=e188c27149-5_Washington_IAG_Meeting3_27_2018&utm_medium=email&utm_term=0_bccda74844-e188c27149-50075837

First Name: Phoebe

Last Name: Compton

Organization: Neighbor /landlord

Email: [REDACTED]

Street Address: [1760 Beacon St.](#)

Address Line 2: Apt. 2

City: Brookline

State: MA

Phone: [REDACTED]

Zip: 02445

Opinion: Oppose

Comments: I do not approve of the design as is. The building needs to be at least one story lower (fewer # of units /fewer # of cars) .. the building needs to be set back considerably on the Corey Road side.. and no.. we don't need yet one more CVS located there I drive that part of Washington St and particularly on Corey road every day. Already much congestion of cars ... tight passing on Corey. Phoebe Compton, 3 family home owner in the neighborhood

PMContact: casey.a.hines@boston.gov

Project ID: 2644