



Ms Aisling Kerr  
Boston Planning & Development Agency  
One City Hall Plaza  
Boston, MA 02201

RE: Factory 63- 4<sup>th</sup> NPC & 2<sup>nd</sup> PDA Amendment

November 6, 2017

Dear Ms Kerr,

Thank you for the opportunity to provide comments on the proposed change of use for Factory 63, located at 63 Melcher Street in the Fort Point neighborhood of South Boston.

The majority of new residential growth in the neighborhood is rental apartments allowing limited choices for home ownership. The proposal by the proponent, Jones Street Investment Partners, changes twenty-nine rental units to condominiums and retains nine affordable units. The amendment also calls for the eventual transfer of the nine affordable units under one condominium as a gift to the Fort Point Arts Community (FPAC). We support the gift of these units with the understanding that once the City's affordable housing regulatory term expires in forty-five years that these nine units remain similarly affordable in perpetuity with at least five of the nine units dedicated to artist live/work.

With the opening of Factory 63, the basement has operated as a community space for: Fort Point Neighborhood Association's monthly meetings series, bi-annual FPAC Open Studio events, a gallery for Artists For Humanity and the FPAC art lending program, and drop-in work space for the neighborhood. Although the space is not legally classified for community use, it has been continuously used in this manner. In this space FPNA has hosted the Congressman of the 8<sup>th</sup> District of Massachusetts, District State Senator and State Representative, City of Boston Cabinet Members and Commissioners, City Council Presidents, District City Councilor, Councilors-At-Large, State and local governmental agencies, developers and experts on major issues facing our ever changing neighborhood.

With the rapid growth of Fort Point and the nearby Seaport, it is important to note that the basement of Factory 63 is the ONLY civic community meeting space in the area. Therefore, it is critical that the space continues to be used in this matter. The basement's incorporation into a commercial condominium with office/cultural/community space zoning further supported in greater detail by terms in the master deed and in the commercial lease will continue to provide the neighborhood with this much needed community space. In particular, the terms require that the commercial tenant make the space available for between eight to twelve community meetings of FPNA annually and two to three open studios programs of FPAC annually. In addition, the proponent will

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make improvements to the space by installing A/V equipment for FPNA meetings and has already purchased chairs for future neighborhood meetings.

FPNA supports the proponent's change of use as a constructive solution to inevitable change in the neighborhood; however, we strongly urge the BPDA to allocate greater on-site affordable housing and greater civic community space when approving the remaining development of nearby Seaport Square. As the communities of Fort Point and the Seaport expand, neighbors and residents need a place to meet and discuss local issues, to engage in activities for all ages, and to participate in the evolution of the neighborhood.

Thank you for your consideration.

Respectfully submitted,

Sara McCammond

cc:

City Council President Wu  
Councilor-At-Large Flaherty  
Councilor-At-Large Pressley  
Councilor-At-Large Essaibi-George  
State Representative Collins  
State Senator Forry

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## CAMERON SAWZIN, Cellist

Nov. 5, 2017

Ms. Aisling Kerr  
Project Manager  
BPDA  
Boston, MA 02201

35 Channel Center Street #409  
Boston, MA 02210  
camsawzin@gmail.com  
Tel: 617-737-1117 Cell: 797-2307  
Twitter: @redcellocase

Dear Ms. Kerr,

I would like to take this opportunity to express enthusiastic support for the innovative approach Dennis McKenna has taken in his repurposing of Factory 63. As one of the organizers of the Monthly FPNA Fort Point Neighborhood Association monthly meetings I am pleased that our precious community space will be preserved and actually enhanced for these meetings, which have become very important to the neighborhood. He has found a tenant who will have little impact on traffic and parking and who has embraced the sharing of their space with their neighbors.

I am also grateful and pleased with the affordable units in the project, 5 of which will be offered as artist live work space and eventually given to FPAC to manage, creating a revenue stream for this important non-profit. He has also made it clear that current tenants in the affordable units will not be asked to leave.

I only wish more developers would have the creative solutions to development pressure in the district.

Sincerely,

Cameron Sawzin



Aisling Kerr <aisling.kerr@boston.gov>

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## 63 Melcher NPC

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**Erikk Hokenson** <erikk.hokenson@boston.gov>  
To: Aisling Kerr <aisling.kerr@boston.gov>

Wed, Oct 4, 2017 at 10:25 AM

Hi Aisling,

Hope all is well. I received and reviewed the proposed 4th NPC for 49/51/63 Melcher Project. One of the Additional Public Benefits listed is the "periodic use [of the additional Office space] by area arts and/or community organizations through express provisions in the lease of this space." Instead of the proposed eight to twelve community meetings and two to three open studio studios, it'd be preferable to allow for additional community meetings - twelve between FPAC and FPNA, presumably, seems low - possibly twelve to sixteen or eighteen. Additionally, promoting the use of the space for such events - e.g. listing availability online for other community groups, non-profits, etc. - should also be required if the meeting times are underutilized. I'm not sure the best way to do this promotion, but perhaps FPNA, FPAC, and/or Friends of Fort Point Channel can help.

Please let me know if you have any questions or concerns.

Thanks,  
Erikk

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**boston planning &  
development agency**

**Erikk Hokenson**

*Waterfront Planner*

617.918.4267 (o)

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

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Aisling Kerr <aisling.kerr@boston.gov>

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## Letter of support for Joint Ventures Physical Therapy and Fitness

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**Esther Tetreault** <esther@trilliumbrewing.com>

Mon, Oct 16, 2017 at 9:32 AM

To: Aisling.kerr@boston.gov

Cc: Mfrazier@jonesstreetip.com

Dear Ms. Kerr,

As a business owner and member of the Fort Point Channel community, I am writing today in support of Joint Ventures Physical Therapy and Fitness joining our growing and vibrant community in the ground floor space at [63 Melcher Street](#). When we opened Trillium in March of 2013 at [369 Congress Street](#), we were part of the incredible revitalization that was occurring and continues to flourish in Fort Point. Joint Ventures Physical Therapy and Fitness is another step forward in this development. Their presence will also help to keep Fort Point residents and employees in the area to receive their health and wellness services.

In my previous professional experience in the world of fitness, I worked with Joint Ventures Physical Therapy and Fitness and found the staff to be outstanding. Ownership is engaged with the organization and interested in developing mutually beneficial relationships in the community. As a client as well, I can say that their services are unparalleled in the city!

Joint Ventures Physical Therapy and Fitness will be a welcome addition to the Fort Point Community. I look forward to having them as neighbors and I hope you do as well!

Please feel free to contact me with any questions.

Cheers,

--

**Esther Tetreault**

Founder

[esther@trilliumbrewing.com](mailto:esther@trilliumbrewing.com)

[@mrstrillium](#)

[Website](#) | [Twitter](#) | [Facebook](#) | [Instagram](#)



Aisling Kerr <aisling.kerr@boston.gov>

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## 63 Melcher Street

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Joshua Johnson <jjj1@grad.bryant.edu>  
To: aisling.kerr@boston.gov

Thu, Oct 5, 2017 at 3:53 PM

Hello:

Please take this email as formal public comment on the proposed changes regarding the [63 Melcher Street](#) project.

I have been a Boston resident for the past 11 years, including the past 10 year in various part of the South Boston / Fort Point /Seaport neighborhood. I was resident at 63 Melcher from May 2014 - May 2017 and I am familiar with the building and neighborhood.

I am disappointed to see the elimination of the resident storage area, which included secure bicycle parking for 30+ bicycles. During my first two years in the building a majority, if not all of these spaces were utilized by residents. The proposed changes to the space do not appear to contain any secure bicycle parking. This proposed change is very disappointing and should be reconsidered as there are no alternative options available in the neighborhood for enclosed and secure bicycle parking.

Although I was pleased to see that the developer is keeping the artist lofts, I am concerned about the conversion of the remaining units to condominiums. The development plan is silent as to the proposed selling price of the condominium units. Given the shortage of affordable and workforce housing in Boston and especially the Fort Point and Seaport areas, I hope the developer considers renovations for workforce housing instead of luxury condominiums.

Please note that my views of the developer are slightly biased. As mentioned above, I was a resident of the building from May 2014 - May 2017. The building was sold in January 2017. My lease was up for renewal on May 1, 2017. Around March 1, 2017, I inquired on lease renewal and was told that residents would be converted month to month at their lease expiration. I expressed concern of being on a month to month lease and was assured that the owner would not suddenly evict me. On April 15, 2017, I received a letter from the owner indicating that I had 45 days to move out of the unit, which is more than the 30 days legally required. This abrupt 180 leaves me skeptical of the developer and their concern of the community and residents.

Joshua Johnson  
South Boston resident



Aisling Kerr <aisling.kerr@boston.gov>

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## Support - 63 Melcher Street Project

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Greeley, Tom <TGreeley@ngkf.com>  
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>

Wed, Oct 11, 2017 at 1:50 PM

Aisling,

I hope this note finds you well. I am writing to voice my support as a neighbor for the activation of the ground floor space at [63 Melcher Street](#). I purchased a condominium in 319 A Street (immediately across the street from the project) about one year ago and have thoroughly enjoyed living in the neighborhood.

The ownership of [63 Melcher Street](#) has done an excellent job of keeping my neighbors and I apprised of their plans. They seem to have structured what I see as an accretive plan to A) bring a much needed service to a neighborhood whose retail is dominated by bars and restaurants and B) make available, in perpetuity, homeownership opportunities for both market-rate buyers and the arts community.

I am writing this note to voice my support of the project, and look forward to seeing you at the October 19<sup>th</sup> neighborhood meeting.

Best,

Thomas Greeley

319 A Street, Unit 211

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Fort Point Arts Community  
300 Summer Street, Lower Level  
Boston, MA 02210

November 3, 2017

Mr. Brian Golden, Director  
Boston Planning & Development Agency  
Boston City Hall  
1 City Hall Square  
Boston, MA 02109

**Subject: 63 Melcher Comment Letter**

Dear Director Golden,

The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the Notice of Project Change (“NPC”) with the Boston Planning & Development Agency (“BPDA”) regarding the condominium conversion of 63 Melcher Street. The partnership with FPAC to acquire the 9 affordable artist units that are part of the premises, outlined in the NPC, is a strong step toward preserving affordable housing options within the conversion. We think this project is another contribution to FPAC’s plans to grow and sustain the unique cultural identity of Fort Point, in this case sustaining and preserving affordable artist housing which is critical to the legacy of both this property, and the neighborhood generally. In addition to the partnership with FPAC, Jones Street’s work to incorporate community access to the ground level commercial space as part of the conversion is further evidence of their unique standing in the Seaport development arena.

As a core stakeholder in the Fort Point neighborhood for over 38 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but has also grown to be a conduit for artists from across the city to access affordable live-work opportunities in the growing Fort Point/Seaport neighborhood.

A long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner..





We have established a great working relationship with Jones Street: they understand and are supportive of our mission for the arts community and our vision for the neighborhood. Together, we have crafted a plan for 63 Melcher and established the foundation for a longer-term relationship in Fort Point. As a first step, we have created a novel structure with respect to the current artist and affordable rental units at 63 Melcher Street, thereby we are preserving the units as rentals over the long-term and doing so through a co-ownership model with FPAC that will eventually allow FPAC to achieve full ownership of the artist / affordable units (at no expense to FPAC). Through this model we are ensuring the viability of the artist housing over the long-term.

Further, in partnership with FPAC, Jones Street will be re-branding the building in such a way that the history and important heritage this building has contributed to the neighborhood will be an emblem and beacon for locals and visitors alike. We see this as an important contribution to the broader identity of the neighborhood, and hope that other developers will learn from Jones Street as an example of a developer forging meaningful bonds with community organizations in pursuit of shared goals.

Cordially,

A handwritten signature in black ink, appearing to read 'Jennifer Mecca'.

Jennifer Mecca  
President, Fort Point Arts Community

A handwritten signature in black ink, appearing to read 'Raber Umphenour'.

Raber Umphenour  
Vice-President, Fort Point Arts Community

CC:

Senator Linda Dorcena Forry, [Linda.DorcenaForry@masenate.gov](mailto:Linda.DorcenaForry@masenate.gov)

Representative Nick Collins, [Nick.Collins@mahouse.gov](mailto:Nick.Collins@mahouse.gov)

Councilor Michelle Wu, [Michelle.Wu@boston.gov](mailto:Michelle.Wu@boston.gov)

Councilor Ayanna Pressley, [Ayanna.Pressley@boston.gov](mailto:Ayanna.Pressley@boston.gov)

Councilor Bill Linehan, [Bill.Linehan@boston.gov](mailto:Bill.Linehan@boston.gov)

Commissioner of Arts & Culture, Julie Burros, [Julie.Burros@boston.gov](mailto:Julie.Burros@boston.gov)

Director Sheila Dillon, Chief of Housing & Director of Neighborhood Development,  
[Sheila.Dillon@boston.gov](mailto:Sheila.Dillon@boston.gov)

Chief of Policy, Joyce Linehan, [Joyce.Linehan@boston.gov](mailto:Joyce.Linehan@boston.gov)

Rich McGuinness, Deputy Director for Climate Change & Environmental Planning,  
[Richard.McGuinness@boston.gov](mailto:Richard.McGuinness@boston.gov)

Aisling Kerr, BPDA, [Aisling.Kerr@boston.gov](mailto:Aisling.Kerr@boston.gov)

Michael Rooney, BPDA, [Michael.Rooney@boston.gov](mailto:Michael.Rooney@boston.gov)

Board of Directors, Fort Point Arts Community Inc.

Date	First Name	Last Name	Organization	Opinion	Comments
11/5/2017	Nick	Ortolino		Support	I am in full support of the 63 Melcher project. I attended the meeting recently held for public comment. I would recommend reserving the artist spaces in perpetuity similar to what is in the covenants for Midway artist studios in Fort point. It?s one thing to Permanently establish the spaces, but it is equally important to preserve the number of artist housing units in perpetuity in the neighborhood of four point. Signed Nick Ortolino
11/5/2017	Alicia	Savage		Support	I strongly support this project. Establishing additional affordable housing and incorporating FPAC into new developments of the neighborhood is necessary to protect the existence and contribution of this vital community - a historic and open resource for artists of Boston.
11/5/2017	Sophie	Stokes		Support	I would be thrilled to see the artist community of Fort Point strengthened with additional affordable artist units available. I think this is particularly important at this time with all the recent changes in the neighborhood, bringing an influx of expensive condos and corporate businesses.
11/5/2017	Richard	Harrington		Support	I am writing as a Fort Point resident to express my support for this proposed change.
11/5/2017	Margaret	Connors	FPAC / Midway Artist Studios resident	Support	I support keeping the nine affordable artist units in perpetuity. I also support the flexible use of ground space to accomodate not only a PT practice that is open to supporting the locsl artists by hanging their art on walls but by sharing same space for community meetins/open studios group space etc.
11/6/2017	Amanda	Fisher		Support	This is a great addition to the community with the inclusion of the artist housing.
11/6/2017	Jenni	Katajamaki		Support	As a Fort Point resident and member of FPAC, I want to write in support of the transfer of the 9 affordable artist units to FPAC. The preservation of artist housing in the neighborhood is vital to maintaining the cultural vitality of Fort Point.
11/6/2017	Brian	Bishop		Support	I am writing to voice my support of these plans, in particular the plan for the Fort Point Arts Community, Inc. to manage the 9 affordable units in perpetuity. FPAC has a long history of advocating for and creating artist housing in the Fort Point neighborhood. Under their supervision the future of these units and for affordable live-work accommodations for artists in Boston will be assured and protected.
11/6/2017	David	Polcaro	Polcaro	Support	It would be great to see this project move forward to help support Fort Point neighborhood artists into the future.
11/6/2017	John	Cremona	Xob Music	Support	I completely support the plan to designate nine affordable units on the second floor for ownership by FPAC.

11/6/2017	Jen	Mecca	Fort Point Arts Community	Support	<p>Below please find comments from the Fort Point Arts Community, which have also been emailed in letter form. Please feel free to call if you have any questions.</p> <p>----- Fort Point Arts Community 300 Summer Street, Lower Level Boston, MA 02210 November 3, 2017 Subject: 63 Melcher Comment Letter Dear Director Golden, The Fort Point Arts Community Inc. of South Boston (FPAC) appreciates the opportunity to submit comments in support of the Notice of Project Change (?NPC?) with the Boston Planning &amp; Development Agency (?BPDA?) regarding the condominium conversion of 63 Melcher Street. The partnership with FPAC to acquire the 9 affordable artist units that are part of the premises, outlined in the NPC, is a strong step toward preserving affordable housing options within the conversion. We think this project is another contribution to FPAC?s plans to grow and sustain the unique cultural identity of Fort Point, in this case sustaining and preserving affordable artist housing which is critical to the legacy of both this property, and the neighborhood generally. In addition to the partnership with FPAC, Jones Street?s work to incorporate community access to the ground level commercial space as part of the conversion is further evidence of their unique standing in the Seaport development arena. As a core stakeholder in the Fort Point neighborhood for over 38 years, FPAC has seen much change as the real estate cycle has ebbed and flowed in the Seaport. We are fortunate as an organization to have weathered this change and remain the largest neighborhood-based membership organization in Fort Point. FPAC not only represents artists from the local community, but has also grown to be a conduit for artists from across the city to access affordable live-work opportunities in the growing Fort Point/Seaport neighborhood. A long-standing organization with a broad vision for the future of arts and culture in our neighborhood, FPAC understands that the development of Seaport Square represents a new chapter in the Fort Point/Seaport history that is full of potential. As expressed in our previous comment letter, we believe it is critical that the vision of Seaport Square as a significant arts and cultural destination be maintained and planned in a holistic and sustainable manner.. We have established a great working relationship with Jones Street: they understand and are supportive of our mission for the arts community and our vision for the neighborhood. Together, we have crafted a plan for 63 Melcher and established the foundation for a longer-term relationship in Fort Point. As a first step, we have created a novel structure with respect to the current artist and affordable rental units at 63 Melcher Street, thereby we are preserving the units as rentals over the long-term and doing so through a co-ownership model with FPAC that will eventually allow FPAC to achieve full ownership of the artist / affordable units (at no expense to FPAC). Through this model we are ensuring the viability of the artist housing over the long-term. Further, in partnership with FPAC, Jones Street will be re-branding the building in such a way that the history and important heritage this building has contributed to the neighborhood will be an emblem and beacon for locals and visitors alike. We see this as an important contribution to the broader identity of the neighborhood, and hope that other developers will learn from Jones Street as an example of a developer forging meaningful bonds with community organizations in pursuit of shared goals. Cordially, Jennifer Mecca President, Fort Point Arts Community Raber Umphenour Vice-President, Fort Point Arts Community</p>
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