



Aisling Kerr <aisling.kerr@boston.gov>

Re: Project Notification Form Submission Notice: 87 - 93 West Broadway Proposed Project

Carrie Marsh <carrie.marsh@boston.gov>

Tue, Jul 11, 2017 at 12:06 PM

To: Aisling Kerr <aisling.kerr@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>

Please accept this email as comment on the proposed project at 87 - 93 West Broadway in South Boston.

This project will provide 65 residential units, with 55 two bedroom units and 10 one bedroom units. This unit count will result in approximately 65-185 residents in the building.

The plans indicate that onsite usable open space will be provided via private and public roof decks, balconies and an open seating area at grade.

The PNF notes that the project will require zoning relief for minimum onsite usable open space, massing, height and FAR. The zoning requires 200 sf minimum onsite open space per dwelling unit, but the project will only provide 93 sf of minimum open space per dwelling unit via private and public roof decks, balconies and an open seating area at grade.

The 65-185 residents of the building will need to seek active recreation in existing public open spaces such as Flaherty Park which is currently under renovation..

BPRD respectfully requests that the applicant make a community contribution to the renovation and maintenance of Flaherty Park.

BPRD further requests that the project include a dog recreation space, so that the needs of pets are accommodated onsite, and not in the neighborhood's limited public open spaces.

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, Jun 23, 2017 at 9:52 AM, Aisling Kerr <aisling.kerr@boston.gov> wrote:

Good Morning,

For your review, linked below is the Project Notification Form ("PNF") for the proposed project located at 87 - 93 West Broadway in the South Boston neighborhood of Boston, received by the Boston Planning & Development Agency ("BPDA").

HI Aisling and Michael

I am in support of the building as proposed by Oranmore's development team. I reviewed their proposal. I am in favor of the size and style of building; however, a better quality facade materials would be my suggestion. The construction materials suggested did not look to be quality of the surrounding buildings. I am in favor of the parking set up with City Park - as is.

Thank you for inviting me to participate in the meeting.

Jennifer Ledet
IAG Member

Dear Michael,

I am writing to offer my full support for this project as a member of the IAG for this project and in my Capacity on the West Broadway Neighborhood Association Board of Directors.

This project was reviewed at a WBNA Monthly Membership Meeting this Spring and received overwhelming neighborhood support. Many of the attendees at that meeting were residents in the Church / Rectory complex next door and the newly opened Allele Phase II that all overlook the project location from their homes. There was great support that this project was home ownership opportunity with on site affordable units. The project was felt to be a dramatic improvement to the current site and height and density and FAR at 5.0 were felt to be appropriate for this location and surrounding buildings. The parking ratio of 88 units for 65 units of housing was felt to be more than sufficient. Street-scape improvements along West Broadway were also greatly appreciated. It was our hope at that meeting that final materials would be presented before or at Article 80 meeting and unfortunately they are not sufficiently described at this point. Overall I can offer my support to the concept of this project as proposed with 5600sq/ft first floor retail I offer the following comments for revision/improvement.

- Need commercial loading / unloading spot on West Broadway at corner of A St. and remove Bus Stop as MBTA is currently trying to remove redundant Bus Stops along West Broadway to move traffic more efficiently. Currently trucks load and unload recklessly on West Broadway and this much new retail requires a legal spot for deliveries on this busy stretch.

- Retail space must be vented for restaurant space to allow neighborhood amenities.

- Improve bike storage ration inside building to 2:1

- Exterior bike storage on amenity strip in front of building for retail and guests. Tree pits to be protected 4' wide and 10' long.

- Roof should be green to increase LEED rating

- Materials for facade need to be defined and High End for this important gateway location. Cement Board is not acceptable for a project at this prominent location. Brick and Metal Panels to complement existing buildings should be considered. We are allowing great density for a QUALITY project.

- Silver Street first floor exterior NEEDS COMPLETE RE DESIGN AND CANNOT LOOK LIKE THE BACK DOOR TO THE BRAND NEW BUILDING AND NEIGHBORS IT FACES. UNACCEPTABLE. Also Silver St should be lighted by exterior lighting that faces down to the street not into windows of other building.

As ever, Thank You for the opportunity to comment on this project. We look forward to continue this discussion with the IAG.

Sincerely,

Bill Gleason

IAG Member 87-93 West Broadway
West Broadway Neighborhood Association

July 20, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:53:57

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Cheryl Schubert

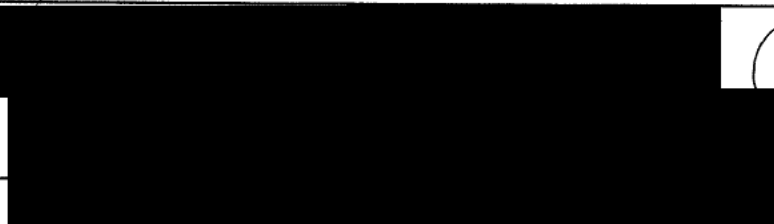
Address: _____

64 Balton ST S Bos.

Phone # _____

(cell)

Email: _____



July 21, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

BRA

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

17 JUL 27 AM 10:53:36

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Colleen Mulroy

Address: 82 West Broadway apt 4, South Boston MA 02127

Phone #

[REDACTED]

Email :

[REDACTED]

July 22, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

BRA

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

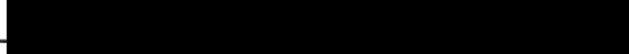
17 JUL 27 AM 10:53:29

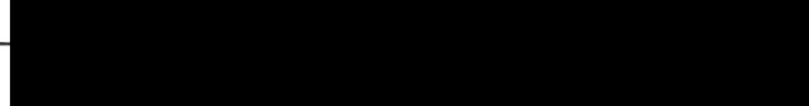
The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 82 West Broadway #4 S. Boston MA 02127

Phone # 

Email : 

IAG Member

July 26, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

BRA

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project. 17 Jul 27 AM 10:52:29

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Elizabeth (Betty) Flaherty

Address: 81orton Marotta way # 104

Phone # [Redacted]

Email: [Redacted]

I A G Member

July 26, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:52:03

Re: 87-93 West Broadway

BRA

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Isabel Alicia

Address: 81 Orton Marotta, Way Apt 6036

Phone # [REDACTED]

Email: [REDACTED] office email and my personal email is [REDACTED]

July 25th, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:51:51

Re: 87-93 West Broadway

As a life-long resident and business owner at Broadway and A Street, I would like to express my support for the above referenced project.

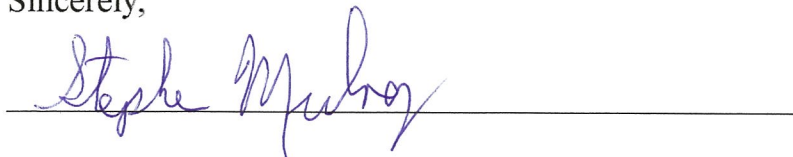
The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

This project will add much needed housing and quality commercial space to accommodate the need of this dynamic neighborhood. It will also add construction jobs in the short term but in the long term, new residences in this neighborhood will help maintain the jobs of all the South Boston residences employed at Muls & Amrheins.

The removal of this Gas Station will eliminate some traffic, but the elimination of the undesirables coming into my neighborhood at 2 or 3 am, to use or buy at this gas station, will be very positive. Loud music and people gathering in the middle of the night across the street is not good for this neighborhood.

I support this project for these reasons and hope the BPDA will approve this project.

Sincerely,

A handwritten signature in blue ink that reads "Steve Mulrey". The signature is written in a cursive style and is positioned above a horizontal line.

Steve Mulrey

July __, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201


Re: 87-93 West Broadway

BRA

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 14 West Broadway

Phone # [REDACTED]

Email : _____

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:54:21

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.


The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 189 W. 64 St, 5 Boston, MA 02127

Phone #  _____

Email:  _____

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

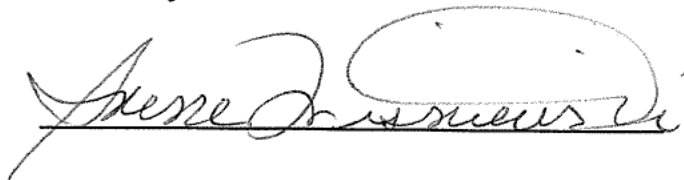
Re: 87-93 West Broadway

'17 JUL 27 AM 10:54:14

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 179 W. BROADWAY

Phone # [REDACTED]

Email: _____

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway

'17 JUL 27 AM 10:54:05

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

K. Payne

Address: 284 Bolton St. S Boston

Phone # [REDACTED]

Email [REDACTED]

July 25 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:55:51

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address:

445 W. Broadway. So Boston MASS 02117

Phone #



Email:

July 25 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:55:47

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 835 E4TH, S. BOSTON, MA 02127

Phone # _____

Email: _____

July 25 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:55:41

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 60 West Broad

Phone # _____

Email: Ally [REDACTED]

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:55:35

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 472 W. BROADWAY 30 BOSTON

Phone # 6 [REDACTED]

Email: _____

July 25 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway

'17 JUL 27 AM 10:55:28

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Leah Chen

Address: 465 W BROADWAY BOSTON

Phone # [REDACTED] [REDACTED] [REDACTED]

Email: _____

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway

'17 JUL 27 AM 10:55:20


Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Domenico Gobriola

Address: 361 W 3rd - Boston

Phone # 

Email: _____

July 21, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

BRA

Re: 87-93 West Broadway

'17 JUL 27 AM 10:55:12

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Patrick M. Duff

Address: 39 A Street,

Phone # [REDACTED]

Email: [REDACTED]

July 21, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway

'17 JUL 27 AM 10:55:06

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Charles Mc Comby.

Address: 39 A Street.

Phone # [REDACTED] [REDACTED] [REDACTED].

Email: [REDACTED]

July 27, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

BRA

Re: 87-93 West Broadway

'17 JUL 27 AM 10:54:55

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Peter Triantos, Stungie Cleaners

Address: 135 West Broadway

Phone # [REDACTED]

Email: [REDACTED]

July 20, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

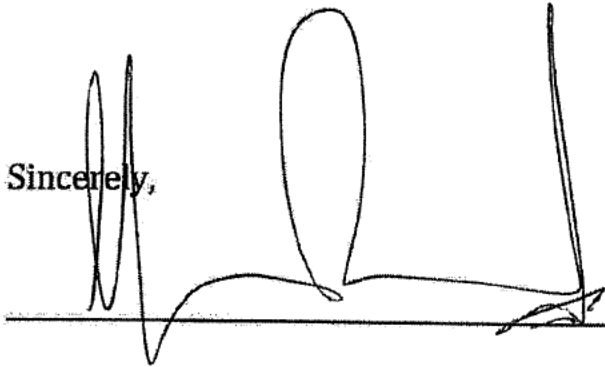
'17 JUL 27 AM 10:54:49

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom, positioned above a horizontal line.

Address: 293-295 BOSTON ST

Phone # _____

Email : _____

'17 JUL 27 AM 10:54:36

July 20, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

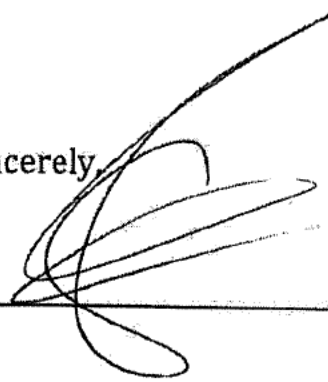
BRA

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 473 W Broadway South Boston

Phone # _____

Email: _____

July 24, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:54:29

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Anthony Flaherty

Address: 64 Bolton St, South Boston

Phone # [REDACTED]

Email: [REDACTED]

July 25, 2017

BRA

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

'17 JUL 27 AM 10:54:21

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,



Address: 189 W. 64 St, S Boston, MA 02127

Phone # _____

Email : _____

July __, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway


Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Donald Heenan

Address: 131 B Street So. Boston

Phone # 

Email : 

July __, 2017

Boston Planning & Development Association
Boston City Hall
Boston, MA 02201

Re: 87-93 West Broadway

Please record me as being in support of the above referenced project.

The proposed construction of a new mixed-use building, contains approximately 65 residential units, including 8 affordable units, 9000 square feet of ground-floor commercial space, and 88 garage parking spaces accessed from Silver Street.

Sincerely,

Jeanne Keenan

Address: 131 B St S Boston MA 02127

Phone # [REDACTED]

Email: [REDACTED]

87-93 West Broadway Public Comments via website form 2017-07-31

Date	Name	Address	Organization	Opinion	Comments
6/30/2017	Arlene Ryan	854 east broadway, South boston, MA 02127		Support	I support the new building. My question is : will there be any affordable lottery units as part of the 65 residences. Thank you
7/21/2017	Jeanne Mogan	143 West 7th str, South boston, MA 02127		Support	I support this project
7/24/2017	Jason Allen	440 adams st, Boston, MA 02122	Union Pipefitter	Support	Wow looks very nice. Hope they do a good job
7/24/2017	Corinne Nee	154 Dorchester Street, South Boston, MA 02127		Support	I support 87-93 West Broadway! The building looks nice and is in a perfect location.
7/25/2017	Neil Sullivan	55 W Broadway, South Boston, MA 02127	Resident	Support	My wife and I are pleased with the plans the developer has put forward for this property and are eager to see it repurposed and redeveloped. The neighborhood has become a much more vibrant, exciting place to live over the past few years and this project will serve to further enhance the appeal of the entire neighborhood..
7/25/2017	Joseph Casper	593 east fourth st., South Boston, MA 02127		Support	Would like to go on record as a supporter of this project. The scale is reasonable for this section of Broadway and Oranmore has proven to be a responsible developer in South Boston willing to accommodate the concerns of the neighborhood .
7/26/2017	Kelly Collins	47 STory Street, South Boston, MA		Support	Good afternoon, I am in support to 87-93 West Broadway

		02127			<p>project. The project would be a nice addition to the area with building units/parking. Plus having additional commercial space which would be a great access in that area.</p> <p>Thank you, Kelly</p>
7/26/2017	Leah popilearski	160 west broadway, South Boston, MA 02127	neighbor	Support	<p>To whom it may concern</p> <p>I am a property owner on West Broadway and I am total in Support of this project located at 87 west Broadway, South Boston ma 02127. I believe this will be good development for the neighborhood.</p> <p>Hopefully it will eliminate all the Drunken bums that use this property as there public restroom</p> <p>Sincerely Leah P</p>
7/27/2017	Mike Foley	114 West 3rd Street, South Boston, MA 02127	Resident	Support	<p>I would like to voice my support for this project. I believe the proposed building is in scale with other building on this end of West Broadway. The retail space and the community space will enliven this block, lending support to our local businesses. The ample off-street parking and proximity to the Broadway T Station will mitigate any negative impacts of neighborhood parking.</p> <p>I would like to commend the design of the A street corner as it looks like it will create an inviting beacon into the residential neighborhood.</p>

					<p>Again, as a resident who lives within 3 blocks of the site, I wish to support this project.</p> <p>Thank you</p>
7/28/2017	Joe Byrne	322 West 4th St, South Boston, MA 02127	Carpenters Union	Support	<p>On behalf of the members in Carpenters Local 33, I would like to speak in favor of this project at 87-93 West Broadway. Although it is one less gas station in the neighborhood I do believe it will fill a lack of housing on the market. I also believe that the retail space will be positively received by the neighborhood.</p> <p>Sincerely,</p> <p>Joe Byrne Business Manager Carpenters Local 33</p>