



MICHAEL F. FLAHERTY
BOSTON CITY COUNCIL AT-LARGE

February 14, 2019

Mr. Jonathan Greeley, Director of Development Review
Boston Planning & Development Agency
1 City Hall Square
Boston, MA 02201

Dear Mr. Greeley,

I am writing to express my support for the proposal at 9 Burney Street in Mission Hill, also known as the Laneway Project. The developer has worked with the neighborhood to create a project that will be a desirable addition to the neighborhood. This project will add 25 units of transit-orientated housing to a rapidly growing area while also adding retail space and 3,000 square feet of open space for public enjoyment.

The project has received support from both Mission Hill Main Streets and the Mission Hill Community Alliance as well 174 letters of support and 143 signatures of neighborhood residents, business owners, and other community members who stand in support of this project. The developer has made it a priority to support local, small businesses in their proposed project and the adjacent neighborhood. The terms the developer has agreed to keeps the best interests of the neighborhood in mind. I applaud the development team and community members for their commitment to the future of Mission Hill.

Thank you for your time. I appreciate the Board's consideration of these comments and urge them to act favorably on this proposal.

Best,

Michael F. Flaherty



Tim Czerwienski <tim.czerwienski@boston.gov>

Burney Street Laneway Project

Adam Mir

Fri, May 3, 2019 at 8:37 AM

To: tim.czerwienski@boston.gov, jonathan.greeley@boston.gov, michelle.wu@boston.gov, josh.zakin@boston.gov, nicholas.carter@boston.gov, yissel.guerrero@boston.gov, nike.elugardo@mahouse.gov, isabel.torres@mahouse.gov, a.e.george@boston.gov, michael.f.flaherty@boston.gov, althea.garrison@boston.gov

Dear Tim Czerwienski,

As the owner of Bucktown, an upcoming restaurant at [1522 Tremont Street](#), I am writing today in strong support of the Burney Street Laneway Project. The creation of a unique public space behind our restaurant will help us realize our business goal of serving the entire community.

The opportunity to collaborate with the developer to create a shared community resource is (to me) the most exciting aspect of our upcoming project. Part of running a successful restaurant is figuring out how to make the best use of the allotted square footage. As demonstrated, the Laneway transforms an alleyway and trash zone into a public garden and seating area. We project that the enhanced experience will help us to reach and serve more customers. The additional volume enables us maintain price points that are accessible to residents at different income levels.

The aim is to set in motion a virtuous cycle of a thriving business adding value to its community. We believe there's an opportunity to do something amazing here that builds on the unique character of Mission Hill. The Laneway is a key part of how Bucktown will relate not only to Mission Hill, but to the entire City of Boston.

Sincerely,

Adam Mir



Adam Mir / Fried Chicken Enthusiast

Bucktown
[471 West Fountain Street](#)
Providence RI 02903





Tim Czerwienski <tim.czerwienski@boston.gov>

Letter of Support- Laneway Project

Shannon Goode

To: tim.czerwienski@boston.gov

Cc:

Wed, May 8, 2019 at 9:44 AM

Shannon Goode
6 Shepherd Ave
Boston, MA 02115

Boston Planning & Development Agency
Tim Czerwienski, Project Manager
One City Hall Square, 9th Floor
Boston MA, 02201
Tim.Czerwienski@boston.gov

May 8, 2019

Reg: [9-11 Burney St.](#) and Laneway Project Review

Dear Tim Czerwienski,

As a resident of Shepherd Avenue in Mission Hill, I am writing to express my support for the Burney Street Laneway Project. I support the project because the developer and their team have demonstrated their responsiveness to the concerns of the community throughout the process. The revisions to the project reduces the building height from 6 to 4 levels which matches the height of buildings on the block. The Compact Living Pilot enables the developer to build naturally occurring affordable units, shared spaces and amenities, promote walking, biking, and public transportation use for residents.

The Laneway is extended living space for residents and is an accessible, public space for the entire community. I have lived in Mission Hill for the last 3 years, and since the opening in 2017, Milkweed never fails to have a line out the door every Saturday and Sunday morning. This popular restaurant is a favorite brunch spot for many Mission Hill residents, but often cannot seat all of the people who flock to their doors on the weekends. The Laneway, in addition to providing a quiet green space off of the main road for local community members to play games, catch up over coffee, or just relax in the sun, has the potential to benefit local restaurants on the block to better serve their neighbors.

Overall, I support the project and believe it will have a positive impact on the neighborhood. I look forward to the success of the project, the addition of compact and affordable units to the neighborhood, and using the laneway as a place to relax.

I am happy with similar projects by this team and strongly support this project.

Thank you,

Shannon Goode

Brooke Wojeski

Boston Planning & Development Agency
Tim Czerwienski, Project Manager
One City Hall Square, 9th Floor
Boston MA, 02201
Tim.Czerwienski@boston.gov

May 7, 2019

Reg: 9-11 Burney St. and Laneway Project Review

Dear Tim Czerwienski,

As a resident of **Hillside Street** in Mission Hill, I am writing to express support for the Burney Street Laneway Project. I support the project because the developer and their team have demonstrated their responsiveness to the concerns of the community throughout the process. The revisions to the project reduces the building height from 6 to 4 levels which matches the height of buildings on the block. The Compact Living Pilot enables the developer to build naturally occurring affordable units, shared spaces and amenities, promote walking, biking, and public transportation use for residents. The Laneway is extended living space for residents and is an accessible, public space for the entire community.

On a beautiful spring or summer day, students and families enjoy eating and relaxing outside. Tremont street currently does not have a location with adequate outdoor seating. A patio area will allow for communal space for residents to gather and enjoy the weather before or after a meal or service.

Overall, I support the project and believe it will have a positive impact on the neighborhood. I look forward to the success of the project, the addition of compact and affordable units to the neighborhood, and using the laneway as a place to relax.

I am happy with similar projects by this team and strongly support this project.

Thank you,

Brooke Wojeski

Signature

Email Address



May 7, 2019

Tim Czerwienski
Project Manager
BPDA
One City Hall Square
Boston, MA 02201

Dear Mr. Czerwienski:

At its monthly meeting on May 6, 2019 the Mission Hill NHS Board voted to acknowledge that the developers of the 9 Burney Street project in its latest plan presented that evening addressed the organization's previously stated objections related to height, density, and commercial restaurant in a 3F residential district put forth in its letter to the BPDA dated February 14, 2018, but due to the lack of consensus, Mission Hill NHS will not be taking a position in support or opposition to this project.

Sincerely,

A handwritten signature in cursive script that reads "Patricia S. Flaherty". The signature is written in black ink and is positioned above the printed name and title.

Patricia S. Flaherty
Executive Director
On behalf of the Mission Hill NHS Board



Tim Czerwienski <tim.czerwienski@boston.gov>

Letter of Support- Laneway Project

Ben Schroeder

Wed, May 8, 2019 at 9:22 PM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Cc: "

Ben Schroeder

6 Shepherd Ave

Boston, MA 02115

Boston Planning & Development Agency

Tim Czerwienski, Project Manager

One City Hall Square, 9th Floor

Boston MA, 02201

Tim.Czerwienski@boston.gov

May 7, 2019

Reg: 9-11 Burney St. and Laneway Project Review

Dear Tim Czerwienski,

As a resident of Shepherd Avenue in Mission Hill, I am writing to express support for the Burney Street Laneway Project. I support the project because the developer and their team have demonstrated their responsiveness to the concerns of the community throughout the process. The revisions to the project reduces the building height from 6 to 4 levels which matches the height of buildings on the block. The Compact Living Pilot enables the developer to build naturally occurring affordable units, shared spaces and amenities, promote walking, biking, and public transportation use for residents.

In my opinion, the most exciting aspect of the Laneway project is the development of accessible public space for Mission Hill residents. Although there are a few parks in the area, creating a space in the heart of the neighborhood would drastically change the community of Mission Hill. Many residents consider the neighborhood as only the place in which they live, often turning to Fenway or Back Bay to gather with friends in settings that provide comfort, food, and entertainment. The Laneway project will perfectly fill the vacancy of this kind of environment in Mission Hill by allowing residents to play games, socialize, dine, drink, and relax, all the while being just steps from their front door. If residents have a clean, shared space to gather, they will likely spend more time in the neighborhood, not only making use of the Laneway development, but spending their money at local restaurants and shops too.

Overall, I support the project and believe it will have a positive impact on the neighborhood. I look forward to the success of the project, the addition of compact and affordable units to the neighborhood, and using the laneway as a place to relax.

I am happy with similar projects by this team and strongly support this project.

Thank you,

5/9/2019

City of Boston Mail - Letter of Support- Laneway Project

Ben Schroeder



Tim Czerwienski <tim.czerwienski@boston.gov>

Comment: 9-11 Burney Street Public Meeting Presentation

Martin Beinborn

Wed, May 8, 2019 at 8:15 PM

To: tim.czerwienski@boston.gov

Dear Mr. Czerwienski,

I am writing to share my opinion on the 9-11 Burney St. development proposal, which was presented at the community meeting on May 5th 2019. As a resident of Mission Hill, I remain opposed to this development, now reconfigured to target the City's new "compact living" pilot program. While I am open to the "compact living" concept, I have several concerns about this specific development and believe that it does not fit in the context of a small residential side street.

My main concerns are as follows:

I feel that this 4-story building is one story too high for its location in a small triple decker street. While the discrepancy may not be as striking when viewed from a Burney St. perspective, the excessive height particularly of a building with a much larger footprint than allowed by zoning code becomes a major issue when viewed from surrounding residential buildings, e.g. on Delle Ave. A rendering from this perspective was only provided after the community meeting, and the corresponding impact on neighbors' views was not discussed there.

I am also opposed to adding a roof deck on top of the fourth floor, which in such a densely occupied building with 24 (or 27?) apartment units is likely to create significant noise disturbance of surrounding neighbors. I am aware of precedent for this to happen even with much smaller 3 unit houses in my immediate neighborhood. The addition of rooftop decks in small side streets is therefore a sensitive topic which is further augmented by the large size of this building.

Related to the creation of the rooftop deck, a large, one-story high headhouse including two staircases and an elevator access will be added on top of the fourth floor, further obstructing views and inconsistent with the dimensions of surrounding residential buildings. Without a roof deck and no need to access it, an energy-efficient, machine room less elevator that requires no head house (and is now common in other parts of the world) could be considered.

I noted that in the new design, no boiler room will be included. It was not clear at the community meeting, and my corresponding question was not addressed, whether this means that full-fledged industrial HVAC units will need to be mounted to the roof, in order to service many individual apartment units, common areas, and an air-conditioned commercial trash room. In the current drawings, only 23 small squares are shown on the roof, which I suspect do not adequately reflect the amount of required machinery and associated noise.

Finally, based on the information and drawings provided, I remain skeptical about the feasibility of the proposed laneway and the degree of community benefit it may offer. For example, the drawings did not show several existing limitations to the proposed laneway dimensions (significant protrusion from the back of a Tremont St. building, several bulkhead accesses to basements, 1-2 pits with markedly lower ground level). The developers did not sufficiently address whether and how they will handle these limitations (fire escape stairs? "optional" use of pits as seating areas?), although they have now acknowledged that the uneven grading of the area will require the addition of stairs and a ramp.

Thank you for considering these concerns.

Sincerely,

Martin Beinborn

[88 Alleghany St.](#)



Tim Czerwienski <tim.czerwienski@boston.gov>

Support for the Laneway project in Mission Hill

Toni Komst

Sat, May 11, 2019 at 12:33 PM

To: tim.czerwienski@boston.gov, jonathan.greeley@boston.gov, michelle.wu@boston.gov, josh.zakin@boston.gov, Nicholas Carter <nicholas.carter@boston.gov>, Yissel Guerrero <yissel.guerrero@boston.gov>, nike.elugardo@mahouse.gov, isabel.torres@mahouse.gov, A.E.GEORGE@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, ALTHEA.GARRISON@boston.gov

The updated project presentation can be found here: <http://www.bostonplans.org/getattachment/5eb50de2-bd68-49b7-99d0-0a23821b2493>

I'm writing to all of you I'm in support of this project that has been presented to our community for the past 2 years in many meetings.

Some community members had concerns with certain aspects of this project that the developer, Mitch Wilson, listened to and changed the project at least 3 times to try and address their concerns.

Personally, I liked the original project of a restaurant on the ground floor which abutters rejected due to traffic concerns.

This new presentation is acceptable as well. There are a lot of new small businesses opening up on that block that are doing well and creating a lot of foot traffic (I have NOT seen an increase in vehicle traffic with the new businesses opening either) We need this foot traffic on this stretch of Mission Hill as it has been all but deserted from Roxbury crossing up to St. Alphonus st.

This developer/landlord is one of the best we have here. Where else have you heard that a landlord LOWERED rents for existing small business now residing in his building.

I believe it will be a great improvement to our neighborhood.

I grew up here in MH. My family moved from here in '71 to Jamaica Plain due to our neighborhood being torn down by Harvard (which is now occupied by Mission Park, thanks to the protests of neighbors) I returned 20years ago and I'm happy to see all the changes and improvements that we have going on.

Please support this project.

Thank You

Toni Ann Komst
Resident
Board member- Mission Hill Main streets
Moderator-Mission Hill Crime Committee



Tim Czerwienski <tim.czerwienski@boston.gov>

Laneway Project by New Urban Partners, LLC at 9 Burney Street, Mission Hill - Letter of support

harris4arts@gmail.com < > Mon, May 13, 2019 at 3:25 PM
To: tim.czerwienski@boston.gov, jonathan.greeley@boston.gov, michelle.wu@boston.gov, nicholas.carter@boston.gov, yissel.guerrero@boston.gov, nike.elugardo@mahouse.gov, isabel.torres@mahouse.gov, A.E.GEORGE@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, ALTHEA.GARRISON@boston.gov, josh.zakim@boston.gov, Andrea.Campbell@boston.gov, A.E.George@boston.gov, Michael.F.Flaherty@boston.gov, matthew.omalley@boston.gov, mayor@boston.gov, john.barros@boston.gov, kara.elliott-ortega@boston.gov, jerome.smith@boston.gov, Mitch Wilson

Dear all,

As a resident of Mission Hill, my husband and I are writing to express **our full support for the Laneway Project by New Urban Partners, LLC at 9 Burney Street in Mission Hill.**

This project and associated Laneway that will be created is an exciting and truly needed addition to the neighborhood.

We are confident that you realize, as we do, that Mission Hill is now at a crucial point of upcoming growth.

While we strongly believe that it is important to retain the MH's characteristics, it is just as vital to sustain change and growth.

Key reasons for our support -

This project caught our attention immediately and we've been participating to several presentations and meetings to learn more about it and probe the developers.

We find this project to be **innovative, well thought out, and relatable** to its surroundings.

The information presented has shown us that the developers have **carefully considered our neighborhood and its needs!**

We have also become **confident of their dependability** because of other high quality projects they have built and are maintaining here in MH!

During the presentations, they highlighted facts they considered in their planning like architecturally remaining in character with other MH's buildings, commitment to support new businesses and established ones like Mike's Donuts coffee shops, meeting the Massachusetts Stretch Energy Code, as well as the city's LEED Silver Certifiable requirement, just to name a few details of importance to us and the neighborhood.

The developers have also made **incredible efforts to meet several requests from the neighbors.** This in itself is proof of their **genuine interest in building something of value for Mission Hill!**

And that's not all! They are going to utilize a part of their property to create a "Laneway", a free-to-all access space.

In our opinion and that of many other neighbors, **this is the first project in Mission Hill that has the opportunity to create and sustain an all-inclusive** (students, families, singles, elderly, professionals) **community engagement**, and so adding Mission Hill to the map of Boston neighborhoods to explore and enjoy.

Community is the fabric of a neighborhood and we feel this project can be one strong pillar to strengthen, invigorate, and diversify Mission Hill!

We ask you to support this project as we do!

Thank you for your time and attention to this matter.

Kevin & Luisa Harris

Comments on **9-11 Burney Street Mission Hill** rental project

WATER AND TOPOGRAPHY

There are aspects of the proposed design that are difficult to imagine successfully solved. The topography is a complicated challenge especially reconstructing the Tremont St rear facades to include accessible outdoor patios at the basement level. The passageway /laneway is dependent on ramps and steps to navigate the change in grades. There has been no public discussion about paving materials and stormwater runoff and recharge, will there be frequent flooding? And the extent of the puddingstone under the existing parking lot could be substantial.

COMMUNITY BENEFITS

The list of Community Benefits has changed from the previous version (contribution to the parks department eliminated). The Mission Hill playground and Sheehy Park are across Tremont and will undoubtedly see increased use from new residents. They are significant green spaces in the community and deserve attention from developers of new residential buildings.

Also missing from the list of Benefits is mention of the Maurice Tobin connection with the 11 Burney triple decker that will be demolished and a plan to creatively acknowledge this history.

Will the promised removal of undergraduate housing include the Tremont St. properties (1508-1520) in addition to the existing 11 Burney St. apartments?

BUILDING DESIGN

I agree with Martin Beinborn that adding a rooftop terrace with a story-high elevator access and large head house on top of the fourth floor needs to be further discussed as a potential negative precedent. And as he suggests- If there was no roof terrace, an energy-efficient, machine room less elevator that requires no head house and is now common in other parts of the world could be considered.

COMPACT LIVING PILOT and TRANSPORTATION

The bike parking facility should be weather protected, convenient and easy to access for residents.

The policy forbidding residential parking permits is harsh and, in my opinion, will not reduce traffic. The city has not justified this policy in terms of impact on congestion and that is the key concern here related to LMA traffic, air quality and pedestrian experience. Mission Hill experiences a lot of traffic related to Uber and Lyft. Those drivers will use Delle Avenue and Carmel Street, the only access routes to Burney. Currently vehicles exiting from Burney experience difficult turns to Tremont, views are obstructed, and traffic is very busy. Flashing lights might be necessary here.

The situation in Mission Hill is perhaps different than most Boston neighborhoods because of the low percentage of owner occupants. We have residential only parking on nearly all the neighboring blocks but given the high number of transients particularly college students, looking for on street parking is different. It's the nonresidential spaces that are most in demand.

The Parking Guidelines (page 14) refers to “costly overparking”, a reference to the developers’ cost for including parking in their project?

From the Compact Living Guidelines....often cater to young professionals and graduate students. These units are also ideal for those who may be looking to downsize, such as empty nesters and retirees, or people with disabilities who benefit from increased affordability in proximity to services that meet their needs.

Seniors and tenants with disabilities should have access to parking spots near their apartments. If they cannot acquire a residential permit to park on Burney Street, then they are competing for a nonresidential space or paying for a space in a nearby garage. This additional cost unfairly penalizes those tenants. And for all the future tenants, to encourage stable communities and less turnover, there should be a proviso that after 2 years a tenant could acquire a neighborhood parking permit. The Compact Living Pilot should be flexible and adaptable to be neighborhood specific.

Sincerely,

Alison Pultinas
81 Lawn St. Roxbury



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street Update

Ellen Moore

Wed, May 15, 2019 at 6:14 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Hi Tim

I think it is much too soon for BPDA to vote on this project. It has changed substantially and has not been re-presented at CAMH. I also don't think there has been sufficient time for a comment period.

Thank you.

Ellen Moore
[12 Worthington Street](#)

On Tue, May 14, 2019 at 4:59 PM Tim Czerwienski <tim.czerwienski@boston.gov> wrote:

[Quoted text hidden]



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street Update

Martin Beinborn

Wed, May 15, 2019 at 10:42 PM

To: Tim Czerwienski <tim.czerwienski@boston.gov>

Cc: "jonathan.greeley@boston.gov" <jonathan.greeley@boston.gov>, "brian.golden@boston.gov" <brian.golden@boston.gov>, "JOSH.ZAKIM@boston.gov" <JOSH.ZAKIM@boston.gov>, "annissa.essaibi-george@boston.gov" <annissa.essaibi-george@boston.gov>, "joshua.wolfsun@masenate.gov" <joshua.wolfsun@masenate.gov>, "shanice.pimentel@boston.gov" <shanice.pimentel@boston.gov>

Dear Mr. Czerwienski

Thank you for alerting me of tomorrow's vote of the BPDA board on the 9-11 Burney St. project. It took me and many neighbors by surprise that this vote was scheduled on such short notice, and I learned that a number of stakeholders did not have a chance yet to submit their opinion. The tight timing was not announced at the recent neighborhood meeting on this substantially revised project.

In part also based on what I heard at tonight's Community Alliance of Mission Hill monthly meeting, I would like to urge you to postpone tomorrow's BPDA vote to enable meaningful neighborhood participation and buy-in.

As you know, I personally still have major concerns about the project in its current form, as summarized in an email that I sent earlier (PDF file attached). Beyond these development-related reservations, I am also concerned whether rushing a premature BPDA vote might negatively impact perception of the now associated "Compact Living" concept, which I would like to see become a success in Mission Hill. By seeking proof-of-concept with a controversial building as a pilot that is fraught with many unrelated concerns, the odds of setting a broadly appreciated precedent of "Compact Living" in MH, one that may result in favorable reception for future reference, will be greatly compromised.

Thank you for your consideration,
and best regards,

Martin Beinborn

[Quoted text hidden]

 **9_11 Burney St Letter MB.pdf**
270K



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street

Community Alliance of Mission Hill

Wed, May 15, 2019 at 9:26 PM

To: tim.czerwienski@boston.gov

Cc: Josh Zakim <josh.zakim@boston.gov>, shanice.pimentel@boston.gov, Ellen Moore <Ellen.Moore@boston.gov>, Jim Burke <Jim.Burke@boston.gov>, Chad Rosner <Chad.Rosner@boston.gov>, Cindy Walling <Cindy.Walling@boston.gov>, Mitch Hilton <Mitch.Hilton@boston.gov>, Martin Beinborn <Martin.Beinborn@boston.gov>, Maggie Cohn <Maggie.Cohn@boston.gov>, "Kara R. Verrochi" <Kara.Verrochi@boston.gov>, Mary Ann Nelson <MaryAnn.Nelson@boston.gov>, Reginald Ellis <Reginald.Ellis@boston.gov>, Mh60q

Dear Mr. Czerwienski

On behalf of the Community Alliance of Mission Hill, we would like to point out that while our organization has voted on a previous iteration of [9-11 Burney Street Project](#), we have not had the opportunity to review or vote on the project as it has been currently proposed.

We would welcome a presentation on the revised Burney Street proposal. We would also appreciate a presentation on BPDA's Compact Living Pilot.

Sincerely yours,

Gary Walling
PresidentEllen Moore
ClerkCommunity Alliance of Mission Hill
Boston MA 02120



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street

Maggie Cohn

Wed, May 15, 2019 at 9:48 PM

To: tim.czerwienski@boston.gov

Cc: Josh Zakim <josh.zakim@boston.gov>, shanice.pimentel@boston.gov, Community Alliance of Mission Hill

Dear Mr. Czerwienski,

I learned the day before yesterday that the [9-11 Burney Street](#) project is going before the BPDA board tomorrow. This was discussed this evening at a meeting of the Community Alliance of Mission Hill. While many of us were able to attend the meeting at the Tobin Community Center a few weeks ago, not all of us were, and the project – which has been substantially revised since it was presented months ago to CAMH – has not been reviewed and discussed by the organization. Neither do we know much about the Compact Living pilot.

It seems to me that this project should, at the very least, have gone back to the CAMH once changes had been made. The fact that it has not, and is being brought to the BPDA, is unnecessarily rushed, and renders any earlier vote by the CAMH meaningless. I don't know how the group would vote on the new proposal but we should have been given that opportunity. And the community should be given a chance to learn more about the Compact Living program before it is designed into a project and that project approved.

My grievance is with the process. The BPDA has claimed a desire to sincerely incorporate a community process into the development process; this situation calls that claim into question, to say the least.

Maggie

Maggie Cohn

[129 Fisher Ave.](#)[Roxbury, MA 02120](#)

Land line:

Cell:

[Quoted text hidden]



Tim Czerwienski <tim.czerwienski@boston.gov>

URGENT: 9-11 Burney St

Shahla Haeri

Wed, May 15, 2019 at 10:50 PM

To: jonathan.greeley@boston.gov, tim.czerwienski@boston.gov

Cc: brian.golden@boston.gov, JOSH.ZAKIM@boston.gov, Annissa Essaibi-George <annissa.essaibi-george@boston.gov>, joshua.wolfsun@masenate.gov, shanice.pimentel@boston.gov

Dear Mr. Greeley and Mr. Czerwienski:

We live on [73 Delle Ave.](#) and are one of main abutters to the [9-11 Burney St.](#) project. We will be directly impacted by this project. We are concerned that the proposed project has now substantially changed to become a "Compact Living" pilot. We, and many others in the community, would like to have a chance to be briefed on this new project. In fact, we are now even more concerned regarding problems of height, density, transiency, parking and transportation.

We are writing because we believe that this new "Compact Living" project requires a lot more open discussions and considerations. We request a postponement of the BPDA meeting and vote tomorrow, and the chance to have another community meeting.

We thank you and look forward to hearing from you,

Sincerely,
Walter Crump
Shahla Haeri



Tim Czerwienski <tim.czerwienski@boston.gov>

9 -11 Burney

M

Wed, May 15, 2019 at 8:27 PM

To: tim.czerwienski@boston.gov

Tim Czerwienski

As a member of the Mission Hill community I would like to express my discontent with this project. There's been substantial changes to this project without appropriate community review. The current design absolutely disregarded the abutter's concerns.

Sincerely Michael Holley
52 Alleghany st

Sent from my iPhone



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street Project

Elizabeth Whitin

Thu, May 16, 2019 at 8:42 AM

To: tim.czerwienski@boston.gov

Cc: Jonathan Greeley <jonathan.greeley@boston.gov>, brian.golden@boston.gov, Josh Zakim <josh.zakim@boston.gov>, Anissa Essaibi-George <annissa.essaibi-george@boston.gov>

Dear Mr. Czerwienski,

I am writing to request a delay in the BPDA vote on the 9-11 Burney Street Project as a “compact living” pilot at your meeting today. I just heard of the intended vote from the Community Alliance Mission Hill meeting last night. Many important issues concerning this project have yet to be ironed out —just off the top: whether it’s a development separate from the adjacent Tremont Street commercial buildings or legally part of that; the elevation problems in the proposed Laneway and the need of variances; the 5 story elevator shaft which gives this project a 5 story aspect that is way out of context in terms of height and heft in this three-decker area.

As a homeowner on Delle Avenue, I feel that more time needs to be spent making this important decision.

I’m hopeful that you will understand the merit of scheduling the meeting at a more appropriate time later on.

Respectfully,

Elizabeth Whitin

36 Delle Ave



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney Street Agenda Item, BPDA Board Meeting, May 16, 2019

Kara Verrochi

Thu, May 16, 2019 at 6:04 AM

To: "tim.czerwienski@boston.gov" <tim.czerwienski@boston.gov>

Cc: "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "shanice.pimentel@boston.gov" <shanice.pimentel@boston.gov>

Dear Tim:

I am writing to request that the Burney Street project be taken off the agenda for vote at the BPDA board meeting scheduled for today. While this project in its previous and initial form did receive support from community members, the project in its new and *changed* format isn't necessarily supported. Members of my community feel the city did an inadequate job at publicizing the new compact living pilot program, and therefore, without a sound understanding, cannot necessarily support the Burney Street as it currently stands as a pilot program candidate.

Furthermore, at the April 29th community presentation by the BPDA, there was no mention that the project would appear on the May agenda, depriving our community adequate time to meet or even understand the compact living concept and all of its parameters (no resident parking stickers granted, etc...).

I respectfully request that the 9-11 Birney Street item be removed from the board agenda for today, and rescheduled for a later date.

Best regards,

Kara R. Verrochi

[805 Parker Street](#)[Mission Hill](#)



Tim Czerwienski <tim.czerwienski@boston.gov>

BDPA Mtg Item 9-11 Burney Needs to be removed

Mary Ann Nelson

Thu, May 16, 2019 at 11:32 AM

To: Tim Czerwienski <tim.czerwienski@boston.gov>, jonathan.greeley@boston.gov, brian.golden@boston.gov, Josh Zakim <JOSH.ZAKIM@boston.gov>, Annissa Essaibi-George <annissa.essaibi-george@boston.gov>, joshua.wolfsun@masenate.gov, shanice.pimentel@boston.gov

Please remove this agenda item from the Board meeting today.
The development needs further community review.

All the community benefits associated with this development occur on other properties owned by the developer without any commitment to keep them permanent. Developer has not agreed to conservation restriction on "Laneway" which is not on the [9-11 Burney St](#) parcel. Developer has shown no evidence of enforceable agreements between Tremont ST buildings and Burney St building for handling trash.

The project should have been under large project review as the initial proposal size combined with the area of the other building involved in the development meet the large project review size. The development on adjacent properties are driving up the cost of this developer's project which he is attempting to recover from overbuilding on the new lot. See attached photos of the back of Tremont St buildings which would need significant modifications in order to construct the canyon type "Laneway". Currently all the restaurants receive deliveries and access the basement through the back. How these will be handled was not addressed. In addition, all the kitchens seem to be venting through the back producing a significant amount of noise. How the developer proposed to reduce the noise the allow pleasant access of the "lane" was not presented.

The development purposes puts all properties involved out of compliance with zoning in order to benefit properties not part of the "small project review".

The project is too large for a local side seat.

Some MH Neighbors meet with BRA staff about the previous project proposal only a one before the new project was presented and BRA staff did not hint that the new project was being proposed to allow for a more thorough community review. Neighbors had offered to pay for mediation with the developer over the previous project.

This project creates more "dorm-style" housing which is NOT the direct the Mission Hill neighborhood needs to go in to promote housing stability and long term occupancy. The supposed benefits of a dorm-style building are not permanent. BDPA has not explain how it will prevent a subsequent owner from transforming "community space" into commercial or living space.

The developer does not have agreement from the other 5 ft easement owners to move the easement to parcels owned by others and to make it no longer straight.

I've written a few letters to BDPA on this development raising these issues over the past two years and they remain unaddressed by both BPDA and the Developer.

Mary Ann Nelson
[10 Gore St., Boston 02120](#)

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Mary Ann Nelson

 **Tremon ST Building.zip**

5/16/2019

City of Boston Mail - BDPA Mtg Item 9-11 Burney Needs to be removed

1728K



Tim Czerwienski <tim.czerwienski@boston.gov>

9-11 Burney St Building Project

Daniel Junkins

Thu, May 16, 2019 at 12:53 AM

To: Tim Czerwienski <tim.czerwienski@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>
Cc: Josh Zakim <JOSH.ZAKIM@boston.gov>, joshua.Wolfsun@masenate.gov, Josh Zakim <josh@joshzakim.com>, Annissa Essaibi-George <annissa.essaibi-george@boston.gov>, Kelly Ransom <kelly.ransom@boston.gov>, "Chang-Diaz, Sonia (SEN)" <Sonia.Chang-Diaz@masenate.gov>, sonia.chang-diaz@state.ma.us, Michelle Wu <michelle.wu@boston.gov>, nika.elugardo@mahouse.gov, Patricia Flaherty <pflaherty@missionhillnhs.org>

Dear Mr. Greeley and Mr. Czerwienski:

My wife and I live on [43 Delle Ave.](#) near the [9-11 Burney St.](#) project. We are concerned that this proposed project has just recently & substantially changed to become a "Compact Living" pilot. We, and many others in the community, would like to have a chance to be briefed on this new project. In fact, we are now even more concerned due to a number of residents who attended the local Community Alliance of Mission Hill meeting last night and who voiced major concerns of this project being brought up for discussion at the BPDA on Thursday (tomorrow) without public feedback, concerns or issues being expressed. Especially with height changes to the building, as well as the number and sizes of the units being dramatically changed, and the elimination of retail space in the building. At the same time, there has been no public discussion about paving materials and stormwater runoff and recharge regarding the proposed "laneway" next to the building. Also missing in the discussion is the scope of work and redesign and rebuilding of all the Tremont St buildings that will be required to accommodate the new "Laneway" and abide to code requirements. The list of Community Benefits has also changed from the previous proposed version (contribution to the parks department eliminated). The Mission Hill playground and Sheehy Park are across Tremont and will undoubtedly see increased use from new residents. They are significant green spaces in the community and deserve attention from developers of new residential buildings. Also missing from the list of Benefits is mention of the Maurice Tobin connection with the 11 Burney triple decker that will be demolished and a plan to creatively acknowledge this history. Adding a rooftop terrace with a story-high elevator access and large head house on top of the fourth floor also needs to be further discussed as a potential negative precedent. If there was no roof terrace, an energy-efficient, machine room-less elevator that requires no head house and is now common in other parts of the world could be considered.

We are writing because we believe that this new "Compact Living" project requires a lot more open discussions and considerations due to the aforementioned changes. These changes are dramatic from the prior proposed project on the same site. We owe it to the concerned citizens and residents who voiced their strong concerns at the previously mentioned Community Alliance of Mission Hill meeting, as well as others who have voiced their concerns at other community meetings. And so, my wife and I request a postponement of the BPDA meeting & vote tomorrow, and request that the CAMH have another community meeting to vote on this project as well give other community groups time to discuss as well. One last note- this project was voted on over a year ago by the CAMH and passed by one vote, and is now a completely different building that is now being proposed. We feel this is a common sense request considering the length of time as well as the numerous changes that the proposed project has gone through.

We thank you and look forward to hearing from you shortly.

Sincerely,

Dan Junkins and Jana Scholten