

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Director Golden,

As community leader in Mission Hill, I am writing to inform you of my 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 will be an exciting addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space that will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Creation of opportunity for neighbors to interact and build positive relationships

As abutters, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

John Jackson
Tobin Community Center

**Boston Water and
Sewer Commission**



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

February 9, 2018

Mr. Gary Webster, Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02210

Re: 9 Burney Street, Mission Hill
Small Project Review Application

Dear Mr. Webster:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 9 Burney Street in the Mission Hill neighborhood of Boston. This letter provides the Commission's comments on the SPRA.

The project proposed will be built on two parcels of land, numbers 9 and 11 Burney Street, totaling approximately 7,547 square feet. The site is currently occupied by a three-story residential building, parking lot and a one-story storage building. The project proponent, New Urban Partners LLC, proposes to demolish the existing buildings and construct a six-story, 31-unit mixed use residential building of approximately 27,779 square feet on the site. Building amenities will include ground floor restaurant, retail space, outdoor common area and a roof top terrace. On-site parking for 6 cars will be provided in the first floor garage.

For water service, the site is served by an 8-inch water main in Burney Street. This water main is part of Commission's Southern High Pressure Zone.

Sewer service to the site can be provided by either the 12-inch sewer that extends northerly or the 10-inch sewer that extends to the south. The Commission nearest storm drains are a 15-inch pipe in Tremont Street and a 12-inch pipe in Delle Avenue.

Water usage and wastewater generation estimates were not stated in the SPRA.

The Commission has the following comments regarding the proposed project.

General

1. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's



- requirements. The proponent must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at New Urban Partners LLC'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. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the design of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections as well as water meter locations.
 3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is 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. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section 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. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
 4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscape, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>



5. The Commission will require New Urban Partners LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require New Urban Partners LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
6. It is New Urban Partners LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, New Urban Partners LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. New Urban Partners LLC, must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. New Urban Partners LLC should also provide the methodology used to estimate water demand for the proposed project.
2. The Commission supports New Urban Partners LLC commitment to implementing water conservation measures in addition to those required by the State Plumbing Code. In addition, New Urban Partners LLC should consider outdoor landscaping which requires minimal use of water to maintain. If New Urban Partners LLC 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 be considered.
3. New Urban Partners LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. New Urban Partners LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, New Urban Partners LLC should contact the Commission's Meter Department.



Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). To achieve the reductions in phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. New Urban Partners LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. New Urban Partners LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application the New Urban Partners LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the 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.
 - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. The Commission encourages New Urban Partners LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. New Urban Partners LLC is advised that 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, New Urban Partners LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.



4. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, New Urban Partners LLC will be required to meet MassDEP Stormwater Management Standards.
5. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
6. The Commission requests that New Urban Partners LLC install a permanent casting stating “Don’t Dump: Drains to Charles River” next to any catch basin created or modified as part of this project. New Urban Partners LLC should contact the Commission’s Operations Division for information regarding the purchase of the castings.
7. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission’s Sewer Use Regulations. New Urban Partners LLC, is advised to consult with the Commission’s Operations Department with regards to grease traps.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission’s Sewer Use Regulations. The Commission’s Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

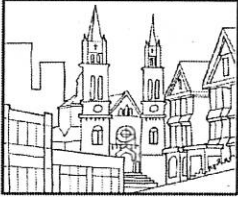
Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/rja

cc: M. Wilson, New Urban Partners, LLC
M. Zlody, BED by e-mail
M. Nelson, BWSC by e-mail
P. Larocque, BWSC by e-mail
M. Connolly, MWRA by e-mail

MISSION HILL



MAIN STREETS

Mission Hill Main Streets
812 Huntington Avenue
Boston, Massachusetts MA 02115

February 16, 2018

Ref: Laneway Project by New Urban Partners

Dear Director, Golden.

Please acknowledge that the board of Mission Hill Main Streets, have voted favorably, and support the proposed project, known as Laneway Project by New Urban Partners, LLC at 9 Burney Street in Mission Hill.

We look forward to working with Mitch Wilson in what appears to be a very exciting and beneficial project for the Mission Hill Community.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'M. Soltani'.

Michel Soltani

MHMS Board President

Boston Planning & Development Agency
ATTN: Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201

Subject: Laneway Project - 9 Burney Street Mission Hill

To Whom It May Concern:

My name is Emily Schwartz and I am one of the managers of Boardwalk Properties. I have worked in Mission Hill for approximately 5+ years at 1518 Tremont Street. I have seen the area dramatically change in my time here for the better, and appreciate all the recent development that has gone on up and down Tremont Street.

In reviewing the plans for the proposed project behind our office, I am in strong support of the proposal. The outdoor seating space would be an excellent addition to the neighborhood in an underutilized space right now. The existing lot does not provide much besides parking for a few cars, and a new LEED Silver certified building would be a nice welcome to the neighborhood. There is a lack of affordable housing options throughout the city, so an addition of 4 in this centralized location would be a great addition to the neighborhood.

In conclusion, I fully and strongly support the proposed development on Burney Street.

Respectfully,

Emily Schwartz

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Mr. Gary Webster,

It was very nice to meet you at the BPDA meeting on February 12, 2018.

I am writing in strong support of the Laneway Project as proposed by New Urban Partners, LLC.

As a co-owner of Mission Hill Yoga at 1467 Tremont Street, I continue to be encouraged by the development in Mission Hill and specifically along and nearby the Tremont Street corridor.

The addition of 31 new units on Burney Street, space for a new restaurant and in innovative community space for outdoor activities and are exactly what this community needs to continue to attract more people to live and stay in Mission Hill.

I have worked closely with Mitch Wilson and New Urban Partners, LLC as he is the owner of the Valor at 1467 Tremont Street. I have the utmost respect for Mitch and his team. In addition to his high standards in building construction and management, I have noted his commitment to enhance the neighborhood by bringing housing options and businesses that make a positive impact on the neighborhood. I hope we continue to see new developments such as the Laneway Project in Mission Hills as this community evolves.

Some specific features of the project that I believe will enhance Mission Hill are the following:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space that will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Small parking garage and multiple bicycle storage options to support residents, while maintaining transit-oriented priority
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement

Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

Jason Brownhill
Co-Owner & Manager Mission Hill Yoga
MHYoga, LLC
1467 Tremont Street
Roxbury Crossing, MA
02120





Gary Webster <gary.j.webster@boston.gov>

Burney St Development

1 message

David Cawley [REDACTED]
To: gary.j.webster@boston.gov

Sat, Feb 17, 2018 at 1:47 AM

Hi Gary

David Cawley, Milkweed Restaurant.

Very excited for the development of the site right behind us at Milkweed. Nothing but support for the project, the proposal is fabulous. Milkweed and Mission Hill can only but gain from the proposed development. Outdoor seating, centralized trash, super family friendly, to name but a few of the major draws for Milkweed.

Kind regards

David Cawley



Gary Webster <gary.j.webster@boston.gov>

9 Burney Street

1 message

Eamonn Patrick [REDACTED]
To: gary.j.webster@boston.gov, josh.zakim@boston.gov

Fri, Feb 16, 2018 at 10:53 PM

Ann Chivers
[1575 Tremont Street](#)

I wish to voice my support for the proposed project at 9 Burney Street, I attended the meeting at the Tobin, and thought this project was awesome, it would be great to chill in the summer, sitting in the Alley drinking a coffee and reading a book. It was quaint, and nooky. The building looked awesome too!

All the Best
Ann



Gary Webster <gary.j.webster@boston.gov>

(no subject)

1 message

Yousef Irziqat [REDACTED]
To: gary.j.webster@boston.gov

Sat, Feb 17, 2018 at 12:43 PM

Hello Mr. Gary this is yousef irziqat from crispy dough pizzrea [1514 Tremont st](#) I am emailing this regarding supporting the project for 9 Bernie street we have no problem whatsoever for the project it will help us beside the community it will make the area nicer and saver specially when it there's more student around and Mr. Mitsch is a great man very helpful for the business owners around and we have no No issue dealing with him we support 100%



Gary Webster <gary.j.webster@boston.gov>

comments opposing proposed building on 9 Burney Street

1 me age

Bob Francey

Thu, Feb 15, 2018 at 11:04 AM

To: gary.j.webster@boston.gov, Alicia.Delvento@mahouse.gov, "yissel.guerrero@boston.gov" <yissel.guerrero@boston.gov>, "nichola carter@bo ton gov" nichola carter@bo ton gov , Jo h Zakim jo h zakim@bo ton gov ,

jeffrey.sanchez@mahouse.gov, Nathanael.Shea@masenate.gov, Ethan.Smith@masenate.gov

Cc: james holske <holskerx@gmail.com>, "DPultinasboston@aol.com" <dpultinasboston@aol.com>, Kyndal Henicke <kyndal.henicke@boston.gov>, [redacted] james farrow [redacted], [redacted],

[redacted] walter Ru ty Crump [redacted] "Maria Weinograd [redacted]" [redacted], Patricia Flaherty [redacted], Maggie Cohn [redacted], [redacted],

Shahla Haeri

Mary Ann Nelson

Christopher Freiss

Chad Rosner

Betty Commerford

[redacted], William Commerford [redacted]

Gary Ford [redacted]

Fred liang Parker Delle Condos [redacted]

BPDA,

i am in complete agreement with the comments made below by Walter Crump, Shahla Haeri, James Holske and Alison Pultinas opposing the size, scale and commercial creep of the proposed building on 9 burney st and removal of the historic "Tobin" house already in this space.

robert francey

40 delle ave boston mass 02120

Re: Proposed Building at 9-11 Burney St. <http://www.bostonplans.org/projects/development-projects/9-burney-street>

While we are supportive of improving the neighborhood around the Mission Hill, we strongly object to the scale, height and density of the proposed building on the site of the parking lot and the existing three family home on Burney St. By putting a massive apartment building on a side street such as Burney Street in Mission Hill, developers are setting up an unwelcome precedent. Large dense apartment buildings belong on the main streets; they do not belong on the small and side streets because they cannot accommodate the additional excessive number of people and vehicle traffic. If any construction is to be considered at all, it should replicate the two and three story structures originally found in the neighborhood, to keep up with the fabric and history of housing architecture in Mission Hill.

Mission Hill has seen hard times and is now slowly evolving to become a proper neighborhood, young professionals are purchasing property, and renting, in the neighborhood take an interest in the community. Those of us who have made Mission Hill their home for decades are happy to see this evolution of the neighborhood. This positive progress can easily be subverted by a large influx of transitory renters, turning this cozy community into an urban bedroom community.

We need to have a moratorium on such massive buildings that encroach on and overwhelm the established Mission Hill municipality of densely populated two and three family homes. This project with its proposed size and scale ruins the historical texture and neighborhood cohesiveness of the Mission Hill community.

We strenuously oppose this project in its current size and scale, and our reasons are as follows:

1. **The height and mass of the building:** Burney St. is a side street of multiple three- story houses. A five-story building, plus a penthouse would dwarf any other building in this small and already congested street. Its height chokes all the buildings behind this massive structure, on Delle Ave., and Carmel Street.
2. **Population density:** this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.
3. **Rentals:** The majority of the people renting the studio apartments in the building would be graduate students, hence a transitory population who would not be involved
 1. in caring for or promoting the quality and culture of the neighborhood – not to mention holding rowdy parties.
4. **Vehicle traffic:** during the first neighborhood meeting (1/23) the argument was made that because these units are close to the subways and that the building would be populated mostly by graduate students, therefore few if any would be owning cars – hence no traffic congestion during rush hours. This argument is simply flawed, as no one can predict how many tenants, particularly those with families, would own cars. That no one would own cars is pure conjecture and is an obvious attempt to hide the fact that the additional tenants with cars would create an excessive back up of cars attempting to exit Burney Street during morning rush hour. At present, there are usually two or three cars exiting Burney Street at the same time during morning rush hours. Because of the dense traffic on Tremont

Street, it can take each driver over a minute to exit. Increasing the number of cars by five to ten would severely impact one's commute.

5. **Parking:** This involves both the residential and the public parking. The existence of the proposed building would massively impact on both situations in general and would become particularly problematic – indeed nightmarish – during snow days. Because of Mission Hill's proximity to the hospitals, parking is at a premium, visitors and those who work on the hill have complained that this area is among the most difficult precincts to find parking. Parking on Mission Hill is already a nightmare. The developers have claimed that those owning cars living in the new building would be no more than the cars now renting space in the parking lot. Not true. Those renting spaces in the parking lot are primarily occupied by individuals working nearby. They arrive in the morning and leave at night, the exact reverse of the traffic pattern of those who will occupy the proposed building who will be leaving in the morning for work.

6. **Laneway:** while we found the idea interesting, the foot traffic and the noise created would be a constant nuisance to the apartment dwellers abutting and living close by the laneway.

7. **Restaurant on the street level:** such a small street cannot absorb the traffic, additional parking and increased foot traffic of the customers dining at the restaurant.

Building codes are established for a reason, primarily to protect neighborhoods from unreasonable buildings, damaging encroachment and aggressive developers. A project, such as this one, that is required to apply for numerous variances is exactly a project that the building codes were designed to keep at bay.

Lastly, the proposed building itself and accompanying laneway seems to be an intelligent and well thought out venture and possibly deserves to be built somewhere. What has not been thought through at all and is ill conceived is the ill-chosen site for the project. The two are completely incompatible. It is an attempt to put a square peg in a round hole.

On Feb 15, 2018, at 10:40 AM, [redacted] wrote:

Thank you James for sharing your comments, I urge all of us who are interested in seeing an alternative proposal from Mr. Wilson that will abide by zoning and also deal effectively with his trash problems on Tremont to attend next Tuesday's meeting at the Tobin CC about the demolition of 11 Burney. The Tobin history is significant and if that building was to be preserved, could the development team build new housing on the parking lot that would fit in better and retain the historic context of the neighborhood? Mentioned at Monday's meeting was the fear of commercial creep, that is a legitimate concern I think for our fragile community.

If anyone on this email list has received a notice for the Tuesday meeting that Mr. Webster mentioned, can you forward to the rest of us? A prior community meeting is a requirement for the demolition hearing at city hall. The Maurice Tobin history is that the family lived at 11 Burney both before it was moved from Phillips Street and then afterwards on Burney. The former Governor lived in that house from 7th grade until he was 22 or 23. The attached page is from what I sent to the Boston Landmarks Commission.

Thanks,
Alison Pultinas

-----Original Message-----

From: James Holske [redacted]
To: Gary Webster <gary.j.webster@boston.gov>; Alicia Delvento <Alicia.Delvento@mahouse.gov>; Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>; Josh Zakim <josh.zakim@boston.gov>; Kyndal Henicke <kyndal.henicke@boston.gov>; Nick Carter <nicholas.carter@boston.gov>; Yissel Guerrero <yissel.guerrero@boston.gov>; Ethan Smith (SEN) <Ethan.Smith@masenate.gov>; Nathanael Shea <Nathanael.Shea@masenate.gov>; katfisch <katfisch@mit.edu>; james farrow

Cc: James Holske <[redacted]>; Ellen Moore <[redacted]>; liam commerford <[redacted]>; Walter Crump <[redacted]>; Maria Weinograd <[redacted]>; Patricia Flaherty <[redacted]>; Maggie Cohn <[redacted]>; Bob Francey <[redacted]>; Shahla Haeri <[redacted]>; Alison Pultinas <[redacted]>; Gary Walling <[redacted]>; Mary Ann Nelson <[redacted]>; Christopher Freiss <[redacted]>; Chad Rosner <[redacted]>; Betty Commerford <[redacted]>; William Commerford <[redacted]>

Sent: Thu, Feb 15, 2018 1:39 am
Subject: Fwd: My comments on the proposed building on 9 Burney Street

To: Boston Planning and Development Agency From:

James Holske

40 Delle Avenue



I could not possibly agree more with all that has been stated by all the opposition to this project.

I want to go on record with the BPDA in opposition to this proposal by the New Urban Partners for [9 Burney Street](#) in Mission Hill. I completely support what Walter Crump has sent in as comments regarding this proposal.

Mr Crump could not have said it better .(see attached below)

This project Needs multiple variances to make it squeeze into a space intended for three family homes ,and the zoning was i believe as stated previous put in place to preserve the neighborhoods we live in.

Its density does not match the neighborhood it is trying to occupy. all surrounding buildings are three stories high this would potentially be double that height.

If you were to fit three family structures in its stead? you would be able to fit two at most in that open space.

That would be three units in each of these two new buildings, and three more in the building being proposed to be torn down to accommodate this project. This would be a total of nine unitsThe are asking for Thirty One.

This proposal of a “greenway” which is actually brickway or a pavement way is actually an alley much smaller than has been presented to us and will create hidden corners in what is now a wide open area easy to police.

To: Boston Planning and Development Agency
 From: Shahla Haeri & Walter Crump
 Date: 2/9/2018
 Re: Proposed Building at 9-11 Burney St. <http://www.bostonplans.org/projects/development-projects/9-burney-street>

While we are supportive of improving the neighborhood around the Mission Hill, we strongly object to the scale, height and density of the proposed building on the site of the parking lot and the existing three family home on Burney St. By putting a massive apartment building on a side street such as Burney Street in Mission Hill, developers are setting up an unwelcome precedent. Large dense apartment buildings belong on the main streets; they do not belong on the small and side streets because they cannot accommodate the additional excessive number of people and vehicle traffic. If any construction is to be considered at all, it should replicate the two and three story structures

res originally found in the neighborhood, to keep up with the fabric and history of housing architecture in Mission Hill.

Mission Hill has seen hard times and is now slowly evolving to become a proper neighborhood, young professionals are purchasing property, and renting, in the neighborhood take an interest in the community. Those of us who have made Mission Hill their home for decades are happy to see this evolution of the neighborhood.

This positive progress can easily be subverted by a large influx of transitory renters, turning this cozy community into an urban bedroom community.

We need to have a moratorium on such massive buildings that encroach on and overwhelm the established Mission Hill municipality of densely populated two and three family homes. This project with its proposed size and scale ruins the historical texture and neighborhood cohesiveness of the Mission Hill community.

We strenuously oppose this project in its current size and scale, and our reasons are as follows:

1. **The height and mass of the building:** Burney St. is a side street of multiple three-story houses. A five-story building, plus a penthouse would dwarf any other building in this small and already congested street. Its height chokes all the buildings behind this massive structure, on Delle Ave., and Carmel Street.
2. **Population density:** this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.
3. **Rentals:** The majority of the people renting the studio apartments in the building would be graduate students, hence a transitory population who would not be involved in caring for or promoting the quality and culture of the neighborhood – not to mention holding rowdy parties.
4. **Vehicle traffic:** during the first neighborhood meeting (1/23) the argument was made that because these units are close to the subways and that the building would be populated mostly by graduate students, therefore few if any would be owning cars – hence no traffic congestion during rush hours. This argument is simply flawed, as no one can predict how many tenants, particularly those with families, would own cars. That no one would own cars is pure conjecture and is an obvious attempt to hide the fact that the additional tenants with cars would create an excessive back up of cars attempting to exit Burney Street during morning rush hour. At present, there are usually two or three cars exiting Burney Street at the same time during morning rush hours. Because of the dense traffic on Tremont Street, it can take each driver over a minute to exit. Increasing the number of cars by five to ten would severely impact one's commute.
5. **Parking:** This involves both the residential and the public parking. The existence of the proposed building would massively impact on both situations in general and would become particularly problematic – indeed nightmarish – during snow days. Because of Mission Hill's proximity to the hospitals, parking is at a premium, visitors and those who work on the hill have complained that this area is among the most difficult precincts to find parking.

arking. Parking on Mission Hill is already a nightmare. The developers have claimed that those owning cars living in the new building would be no more than the cars now renting space in the parking lot. Not true. Those renting spaces in the parking lot are primarily occupied by individuals working nearby. They arrive in the morning and leave at night, the exact reverse of the traffic pattern of those who will occupy the proposed building who will be leaving in the morning for work.

6. **Laneway:** while we found the idea interesting, the foot traffic and the noise created would be a constant nuisance to the apartment dwellers abutting and living close by the laneway.

7. **Restaurant on the street level:** such a small street cannot absorb the traffic, additional parking and increased foot traffic of the customers dining at the restaurant.

Building codes are established for a reason, primarily to protect neighborhoods from unreasonable buildings, damaging encroachment and aggressive developers. A project, such as this one, that is required to apply for numerous variances is exactly a project that the building codes were designed to keep at bay. Lastly, the proposed building itself and accompanying laneway seems to be an intelligent and well thought out venture and possibly deserves to be built somewhere. What has not been thought through at all and is ill conceived is the ill-chosen site for the project. The two are completely incompatible. It is an attempt to put a square peg in a round hole.

--

Walter Crump



<Tobin connection with 11 Burney St house.pdf>



Gary Webster <gary.j.webster@boston.gov>

(no subject)

1 message

Dermot Doyne [REDACTED]

Thu, Feb 15, 2018 at 9:19 PM

To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Cc: John Zakim <joh@johnzakim.com>

Boston Planning & Development Agency

Att. Gary Webster

One City Hall Square, 9th Floor
Boston, MA 02201gary.j.webster@boston.govReg: [9 Burney Street](#) SPRA

Dear Director Golden,

As a direct Abutter I own [8 Burney Street](#), and the Proud owner of Penguin Pizza in Mission Hill, I am writing to inform that I not only support the Laneway Project by New Urban Partners, LLC at [9 Burney Street](#) in Mission Hill. But am excited that something is coming to what has been a vacant lot for as long as I can remember. In addition I feel building something there will create greater safety, I know from experience, that positive activity is a good thing.

This part of Mission Hill needs to be a destination, Mission Hill is vibrant and bright in areas like Brigham Circle, and the upper half of Tremont, but the vibrancy dies once you get past Calumet Street. This part of the hill needs something like the Laneway project to give us that needed boost.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. And walking distance to the Longwood Medical Area.

On a personal note, we need people who will spend money in the neighborhood as a restaurant owner I have seen a loss in business, because more institutions have started catering on premises and what was our economic base the medical community are not venturing into the neighborhood to eat. I feel the Laneway will create a customer base my establishment and countless others in the neighborhood.

As an abutter, I have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at [9 Burney Street](#) in Mission Hill.

In addition to been an Abutter, I am active member of the board of Mission Hill Main Streets (14 years) and past President of 6 years.

Respectfully,

Dermot Doyne

Dermot Doyne

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Director Golden,

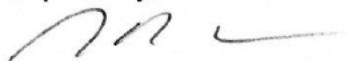
As property owner of 10 Carmel St in Mission Hill, I am writing to inform you of my support for the Laneway Project by New Urban Partners, LLC at 9 Burney Street in Mission Hill. This project and associated Laneway that will be created will be an exciting addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Small parking garage and bicycle storage to support influx of residents, while maintaining transit-oriented priority
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement

As abutters, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We are very excited for this project to take shape, and we look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,



Noah Dweck — [REDACTED]

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Director Golden,

As an owner of 148 Calumet Street in Mission Hill, I am writing to inform you of my 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 will be an exciting addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Ground-floor restaurant space (Mission Hill currently lacks in this area relative to Fenway)
- An architectural uplifting building which will add to the overall aesthetics of the neighborhood
- Additional housing options for the area (including – as I'm told, some low income, affordable units)

As an abutter who lived in Mission Hill through its transformation years, I have seen the attention to detail this team has put into other projects in the neighborhood to date. I look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

Ryan Egan
Owner, 148 Calumet Street
CAMH Member



Gary Webster <gary.j.webster@boston.gov>

9 Burney street. SPRA

1 message

Monty Gold [REDACTED]
To: gary.j.webster@boston.gov

Thu, Feb 8, 2018 at 8:22 PM

Director Golden,

As a property owner/manager of a few rental properties in Mission Hill since the early 1980's ,I have seen many ,many changes. The above mentioned project with the Laneway project by New Urban Partners,LLC will certainly be an exciting addition to a wonderfully located vibrant neighborhood.

The addition of more restaurants helps all residents.I manage "restaurant row" in the Fenway and should you ask any of the residents,"old timers" or new ,they will tell you how it helped form it a stable neighborhood. This Burney St project will help the neighborhood of Mission Hill in much the same way. New housing is desperately needed throughout the city .

Because of these reasons ,I fully support this project being approved.

Thank you for the time it took you to read this.

Monty Gold
[REDACTED]

Sent from my iPad



Gary Webster <gary.j.webster@boston.gov>

My comments on the proposed building on 9 Burney Street

8 months ago

Richard Giordano

Thu, Feb 15, 2018 at 12:54 AM

To: Gary Webster <gary.j.webster@boston.gov>, Alicia Delvento <Alicia.Delvento@mahouse.gov>, Jeffrey Sanchez <jeffrey_sanchez@mahouse.gov>, Jo h Zakim <jo_h_zakim@boston.gov>, Kyndal Henicke <kyndal_henicke@boston.gov>, Nick Carter <nicholas.carter@boston.gov>, Yissel Guerrero <yissel.guerrero@boston.gov>, "Ethan Smith (SEN)" <Ethan.Smith@masenate.gov>, Nathanael Shea <Nathanael.Shea@masenate.gov>

Cc:

[Redacted]

Mr. Webster,

I want to go on record with the BPDA in opposition to this proposal by the New Urban Partners for 9 Burney Street in Mission Hill. I completely support what Walter Crump has sent in as comments regarding this proposal – see below and attached. This project would be an innovative proposal if it were on a main street of similar sized buildings and situated on a vacant lot about 3 times the size of the existing lot on Burney Street. As it is the building cannot fit on the current lot even after demolition of the existing three-decker without very extensive and unwarranted variances.

There proposal needs variances for height, density, set back, FAR and at 6 stories it will tower over the rest of the buildings on the one block long side street. At 31 units with a total of 39 bedrooms it will bring far too many new residents onto a small one block street. In addition a portion of the residential project is proposed to be built over the zoning line from 3 family residential and into the Neighborhood Shopping zone. This will require a complex set of easements from one entity to another that the developer controls. What happens if there is a sale to another owner at some point in the future? The proposed wonderful amenity named a "laneway" where neighborhood activities and restaurant diners would stay is in some places only 5' 3" and certainly in the restaurant area never more than 8' or 9' wide. This is barely enough room for a table and a narrow walk way. The developer's comparison to the space in the courtyard at Sophia's Grotto in Roslindale is spurious. That is a far larger area surrounded only by other commercial enterprises. In the current proposal the residents living in the Tremont Street apartments that have back exposure to the alley will be unduly disturbed by outdoor restaurant dining noise.

Mr. Crump's point about the project increasing transiency is spot on. In fact he probably understates the problem because the developer has publicly stated that he will need to reserve 6 of 31 units to be used by corporate sort stay rental companies for at least the first 2 years that the project is open. This will exacerbate the transiency problem in our neighborhood. Furthermore, this is not a permitted use under the Mission Hill zoning.

What Mission Hill needs now is a mix of home ownership and long term rental units for families pegged at affordable and mid market prices. We do not need another high end, transient style buildings where the price point is so high the developer knows from the outset that he cannot fill all the rental units so he will seek extra income from the short stay rental market. This flies in the face of the Mayor's housing goals and controverts his newly proposed Ordinance that seeks to reign in the abuse by corporate landlords using short stay rental platforms.

This project should not be allowed to move forward as it is currently proposed. Thank you for your consideration.

Sincerely yours,

Richard J. Giordano

129 Fisher Ave.

Roxbury, MA 02120

H. [REDACTED]

From: Betty Commerford [REDACTED]
Sent: Saturday, February 10, 2018 5:31 PM
To: William Commerford; [REDACTED]; james farrow; Ellen Moore; liam commerford; Richard Giordano; [REDACTED] Maria Weinograd; Patricia Flaherty
Subject: Fwd: Our comments on the proposed building on Burney Street

Hi Rusty.

I've been asked how you and Shahla view the proposal since you are the closest and most affected owner occupants. Your letter pretty much sums that up for me. It is very clear on the issues and I second them all.. I understand you wanted me to share your concerns so I am taking this chance to directly do so as an fyi to some of those you know well. I would suggest that you copy it to Josh Zakim, Jeffrey Sanchez, and the Mayor's liaison person Yissel Guerrero. (josh.zakim@boston.gov, jeffrey.sanchez@mahouse.gov, and yissel.guerrero@boston.gov)

Thanks Rusty, and as an fyi to others above ...

The meeting Rusty refers to is last Monday's NHS board meeting. Rusty's comments echo what I have been hearing from many Delle Ave neighbors - the moratorium proposal is new to me but Ellen Moore has also raised it as something she and her Wigglesworth/Worthington neighbors have discussed.

- betty

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

From: Walter Crump [REDACTED]
Date: Sat, Feb 10, 2018 at 2:57 PM
Subject: Our comments on the proposed building on Burney Street
To: commerford [REDACTED] Shahla Haeri [REDACTED]

Hi Betty,

I hope your meeting went well and my comments were helpful. I've been checking out the parking lot, there are about seven to eight cars parked overnight and many more parked there during the day.

Here is the statement we submitted concerning the Burney Street building. If you have any comments, let us know.

Have you had a chance to talk to Liam about our plumbing needs. If he can't do it, I understand but we are in dire need of a plumber, so if he isn't available, we would be most appreciative if he could recommend someone. We need to supply hot & cold water to a sink and dishwasher as well reroute a gas line to a stove we moved from one side of the kitchen to the other. it is our first-floor apartment so everything can be done from the basement.

See you on the 12th if not sooner.

Best Rusty

To: Boston Planning and Development Agency From: Shahla Haeri & Walter Crump

Date: 2/9/2018

Re: Proposed Building at 9-11 Burney St. <http://www.bostonplans.org/projects/development-projects/9-burney-street>

While we are supportive of improving the neighborhood around the Mission Hill, we strongly object to the scale, height and density of the proposed building on the site of the parking lot and the existing three family home on Burney St. By putting a massive apartment building on a side street such as Burney Street in Mission Hill, developers are setting up an unwelcome precedent. Large dense apartment buildings belong on the main streets; they do not belong on the small and side streets because they cannot accommodate the additional excessive number of people and vehicle traffic. If any construction is to be considered at all, it should replicate the two and three story structures originally found in the neighborhood, to keep up with the fabric and history of housing architecture in Mission Hill.

Mission Hill has seen hard times and is now slowly evolving to become a proper neighborhood, young professionals are purchasing property, and renting, in the neighborhood take an interest in the community. Those of us who have made Mission Hill their home for decades are happy to see this evolution of the neighborhood. This positive progress can easily be subverted by a large influx of transitory renters, turning this cozy community into an urban bedroom community.

We need to have a moratorium on such massive buildings that encroach on and overwhelm the established Mission Hill municipality of densely populated two and three family homes. This project with its proposed size and scale ruins the historical texture and neighborhood cohesiveness of the Mission Hill community.

We strenuously oppose this project in its current size and scale, and our reasons are as follows:

1. **The height and mass of the building:** Burney St. is a side street of multiple three-story houses. A five-story building, plus a penthouse would dwarf any other building in this small and already congested street. Its height chokes all the buildings behind this massive structure, on Delle Ave., and Carmel Street.
2. **Population density:** this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.
3. **Rentals:** The majority of the people renting the studio apartments in the building would be graduate students, hence a transitory population who would not be involved in caring for or promoting the quality and culture of the neighborhood – not to mention holding rowdy parties.
4. **Vehicle traffic:** during the first neighborhood meeting (1/23) the argument was made that because these units are close to the subways and that the building would be populated mostly by graduate students, therefore few if any would be owning cars – hence no traffic congestion during rush hours. This argument is simply flawed, as no one can predict how many tenants, particularly those with families, would own cars. That no one would own cars is pure conjecture and is an obvious attempt to hide the fact that the additional tenants with cars would create an excessive back up of cars attempting to exit Burney Street during morning rush hour. At present, there are usually two or three cars exiting Burney Street at the same time during morning rush hours. Because of the dense traffic on Tremont Street, it can take each driver over a minute to exit. Increasing the number of cars by five to ten would severely impact one's commute.
5. **Parking:** This involves both the residential and the public parking. The existence of the proposed building would massively impact on both situations in general and would become particularly problematic – indeed nightmarish – during snow days. Because of Mission Hill's proximity to the hospitals, parking is at a premium, visitors and those who work on the hill have complained that this area is among the most difficult precincts to find parking. Parking on Mission Hill is already a nightmare. The developers have claimed that those owning cars living in the new building would be no more than the cars now renting space in the parking lot. Not true. Those renting spaces in the parking lot are primarily occupied by individuals working nearby. They arrive in the morning and leave at night, the exact reverse of the traffic pattern of those who will occupy the proposed building who will be leaving in the morning for work.
6. **Laneway:** while we found the idea interesting, the foot traffic and the noise created would be a constant nuisance to the apartment dwellers abutting and living close by the laneway.
7. **Restaurant on the street level:** such a small street cannot absorb the traffic, additional parking and increased foot traffic of the customers dining at the restaurant.

Building codes are established for a reason, primarily to protect neighborhoods from unreasonable buildings, damaging encroachment and aggressive developers. A project, such as this one, that is required to apply for numerous variances is exactly a project that the building codes were designed to keep at bay.

Lastly, the proposed building itself and accompanying laneway seems to be an intelligent and well thought out venture and possibly deserves to be built somewhere. What has not been thought through at all and is ill conceived is the ill-chosen site for the project. The two are completely incompatible. It is an attempt to put a square peg in a round hole.

--

Walter Crump



Burney St Addition 2-1a.doc
140K

James Holske <holskerx@gmail.com>

Thu, Feb 15, 2018 at 1:39 AM

To: Gary Webster <gary.j.webster@boston.gov>, Alicia Delvento <Alicia.Delvento@mahouse.gov>, Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>, Josh Zakim <josh.zakim@boston.gov>, Kyndal Henicke <kyndal.henicke@boston.gov>, Nick Carter <nicholas.carter@boston.gov>, Yissel Guerrero <yissel.guerrero@boston.gov>, "Ethan Smith (SEN)" <Ethan.Smith@masenate.gov>, Nathanael Shea <Nathanael.Shea@masenate.gov>, katfish@mit.edu, james farrow <jim.farrow@verizon.net>

Cc: [Redacted]

To: Boston Planning and Development Agency From:

James Holske
40 Delle Avenue
[Redacted]

I could not possibly agree more with all that has been stated by all the opposition to this project.

I want to go on record with the BPDA in opposition to this proposal by the New Urban Partners for 9 Burney Street in Mission Hill. I completely support what Walter Crump has sent in as comments regarding this proposal.

Mr Crump could not have said it better .(see attached below)

This project Needs multiple variances to make it squeeze into a space intended for three family homes ,and the zoning was i believe as stated previous put in place to preserve the neighborhoods we live in. Its density does not match the neighborhood it is trying to occupy. all surrounding buildings are three stories high this would potentially be double that height.

If you were to fit three family structures in its stead? you would be able to fit two at most in that open space.

That would be three units in each of these two new buildings, and three more in the building being proposed to be torn down to accommodate this project. This would be a total of nine unitsThe are asking for Thirty One.

This proposal of a "greenway" which is actually brickway or a pavement way is actually an alley much smaller than has been presented to us and will create hidden corners in what is now a wide open area easy to

police.

To: Boston Planning and Development Agency
From: Shahla Haeri & Walter Crump

Date: 2/9/2018

Re: Proposed Building at 9-11 Burney St. <http://www.bostonplans.org/projects/development-projects/9-burney-street>

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2. **Population density:** this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.

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--

Walter Crump



 **Burney St Addition 2-1a.doc**
140K

dpultinasboston@aol.com <dpultinasboston@aol.com> Thu, Feb 15, 2018 at 10:40 AM
To: holskerx@gmail.com, gary.j.webster@boston.gov, Alicia.Delvento@mahouse.gov, jeffrey.sanchez@mahouse.gov, josh.zakim@boston.gov, kyndal.henicke@boston.gov, nicholas.carter@boston.gov, yissel.guerrero@boston.gov, Ethan.Smith@masenate.gov, Nathanael.Shea@masenate.gov, katfisch@mit.edu, jim.farrow@verizon.net
Cc: Ellenshouse@gmail.com, lcommerford@amerplumb.com, rustart@gmail.com, mweinograd@gmail.com, pflaherty@missionhillnhs.org, maggiieohn1@verizon.net, francey47@gmail.com, shaeriha@gmail.com, gtwalling@yahoo.com, mary_ann_nelson@hotmail.com, freiss.christopher@gmail.com, crosner@gmail.com, bettycommerford@gmail.com, billcommerford@yahoo.com

Thank you James for sharing your comments, I urge all of us who are interested in seeing an alternative proposal from Mr. Wilson that will abide by zoning and also deal effectively with his trash problems on Tremont to attend next Tuesday's meeting at the Tobin CC about the demolition of 11 Burney. The Tobin history is significant and if that building was to be preserved, could the development team build new housing on the parking lot that would fit in better and retain the historic context of the neighborhood? Mentioned at Monday's meeting was the fear of commercial creep, that is a legitimate concern I think for our fragile community.

If anyone on this email list has received a notice for the Tuesday meeting that Mr. Webster mentioned, can you forward to the rest of us? A prior community meeting is a requirement for the demolition hearing at city hall. The Maurice Tobin history is that the family lived at 11 Burney both before it was moved from Phillips Street and then afterwards on Burney The former Governor lived in that house from 7th grade until he was 22 or 23. The attached page is from what I sent to the Boston Landmarks Commission.

Thanks ,
Alison Pultinas

-----Original Message-----

From: James Holske <holskerx@gmail.com>
To: Gary Webster <gary.j.webster@boston.gov>; Alicia Delvento <Alicia.Delvento@mahouse.gov>; Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>; Josh Zakim <josh.zakim@boston.gov>; Kyndal Henicke <kyndal.henicke@boston.gov>; Nick Carter <nicholas.carter@boston.gov>; Yissel Guerrero <yissel.guerrero@boston.gov>; Ethan Smith (SEN) <Ethan.Smith@masenate.gov>; Nathanael Shea <Nathanael.Shea@masenate.gov>; katfisch [redacted]; james farrow [redacted]
Cc: [redacted]

Sent: Thu, Feb 15, 2018 1:39 am
Subject: Fwd: My comments on the proposed building on 9 Burney Street

To: Boston Planning and Development Agency From:

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Date: 2/9/2018

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2. **Population density:** this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.
3. **Rentals:** The majority of the people renting the studio apartments in the building would be graduate students, hence a transitory population who would not be involved in caring for or promoting the quality and culture of the neighborhood – not to mention holding rowdy parties.
4. **Vehicle traffic:** during the first neighborhood meeting (1/23) the argument was made that because these units are close to the subways and that the building would be populated mostly by graduate students, therefore few if any would be owning cars – hence no traffic congestion during rush hours. This argument is simply flawed, as no one can predict how many tenants, particularly those with families, would own cars. That no one would own cars is pure conjecture and is an obvious attempt to hide the fact that the additional tenants with cars would create an excessive back up of cars attempting to exit Burney Street during morning rush hour. At present, there are usually two or three cars exiting Burney Street at the same time during morning rush hours. Because of the dense traffic on Tremont Street, it can take each driver over a minute to exit. Increasing the number of cars by five to ten would severely impact one's commute.
5. **Parking:** This involves both the residential and the public parking. The existence of the proposed building would massively impact on both situations in general and would become particularly problematic – indeed nightmarish – during snow days. Because of Mission Hill's proximity to the hospitals, parking is at a premium, visitors and those who work on the hill have complained that this area is among the most difficult precincts to find parking. Parking on Mission Hill is already a nightmare. The developers have claimed that those owning cars living in the new building would be no more than the cars now renting space in the parking lot. Not true. Those renting spaces in the parking lot are primarily occupied by individuals working nearby. They arrive in the morning and leave at night, the exact reverse of the traffic pattern of those who will occupy the proposed building who will be leaving in the morning for work.
6. **Laneway:** while we found the idea interesting, the foot traffic and the noise created would be a constant nuisance to the apartment dwellers abutting and living close by the laneway.
7. **Restaurant on the street level:** such a small street cannot absorb the traffic, additional parking and increased foot traffic of the customers dining at the restaurant.

Building codes are established for a reason, primarily to protect neighborhoods from unreasonable buildings, damaging encroachment and aggressive developers. A project, such as this one, that is required to apply for numerous variances is exactly a project that the building codes were designed to keep at bay.

Lastly, the proposed building itself and accompanying laneway seems to be an intelligent and well thought out venture and possibly deserves to be built somewhere . What has not been thought through at all and is ill conceived is the ill-chosen site for the project. The two are completely incompatible. It is an attempt to put a square peg in a round hole.

--

Walter Crump


 **Tobin connection with 11 Burney St house.pdf**
69K

Gary Webster <gary.j.webster@boston.gov>

Thu, Feb 15, 2018 at 2:42 PM

To: Russell Preston  Mitch Wilson 

FYI. Let's discuss.

[Quoted text hidden]

--

**boston planning &
development agency****Gary J. Webster, Jr.***Project Manager*

617.918.4457 (o)

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org



 **Burney St Addition 2-1a.doc**
140K

Cindy Walling 
To: Gary.J.Webster@boston.gov

Thu, Feb 15, 2018 at 6:55 PM

I submitted my comments about the 9 Burney St project but did not receive an acknowledgement that they were received. Is there a way to confirm said receipt? Thanks!

Cindy Walling

From: **Gary Walling** 
Date: Thu, Feb 15, 2018 at 6:38 PM
Subject: Fw: My comments on the proposed building on 9 Burney Street
To: Cindy Walling 

These are Rich's comments to the BPDA (he also CC'ed the electeds).

Gary


Gary Walling

----- Forwarded Message -----

From: Richard Giordano [REDACTED]

To: 'Gary Webster' <gary.j.webster@boston.gov>; Alicia Delvento <Alicia.Delvento@mahouse.gov>; Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>; Josh Zakim <josh.zakim@boston.gov>; Kyndal Henicke <kyndal.henicke@boston.gov>; Nick Carter <nicholas.carter@boston.gov>; 'Yissel Guerrero' <yissel.guerrero@boston.gov>; Ethan Smith (SEN) <Ethan.Smith@masenate.gov>; Nathanael Shea <Nathanael.Shea@masenate.gov>

[Quoted text hidden]

 **Burney St Addition 2-1a.doc**
140K

William Commerford [REDACTED]

Fri, Feb 16, 2018 at 4:15 PM

To: Gary Webster <gary.j.webster@boston.gov>, Alicia Delvento <Alicia.Delvento@mahouse.gov>, Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>, Josh Zakim <josh.zakim@boston.gov>, Kyndal Henicke <kyndal.henicke@boston.gov>, Nick Carter <nicholas.carter@boston.gov>, Yissel Guerrero <yissel.guerrero@boston.gov>, "Ethan Smith (SEN)" <Ethan.Smith@masenate.gov>, Nathanael Shea <Nathanael.Shea@masenate.gov>

Cc: [REDACTED]

Dear BPDA,

My husband and I, too, concur with all that has been stated in emails sent to the BPDA regarding the proposed building by Richard Giordano, Walter Crump, Shahla Haeri, Alison Pultinas, James Holskey, and Bob Francey.

In addition to those concerns is the possible pursuit of a liquor license by the new restaurant. In Boston, restaurants cannot stay in business without at least a beer and wine license.

The Milkweed restaurant at the corner of Burney + Tremont Streets has a full liquor license. To have another restaurant, open until 10pm, with a liquor license, 20 paces from Milkweed would court a decided increase in neighborhood disturbances.

The developers plans and artistic renderings are a laudable concept.

However, I believe no one can live up to the proposals and promises made at the presentation last Monday evening at the Tobin Center.

It is my understanding the developer owns most of the store fronts between Burney and Carmel Streets; an area better suited for this development than 9 Burney St.

Sincerely,

Bill and Kat Commerford
55 Delle Ave
Mission Hill

----- Forwarded Message -----

From: Richard Giordano [REDACTED]
To: 'Gary Webster' <gary.j.webster@boston.gov>; Alicia Delvento <Alicia.Delvento@mahouse.gov>; Jeffrey Sanchez <jeffrey.sanchez@mahouse.gov>; Josh Zakim <josh.zakim@boston.gov>; Kyndal Henicke <kyndal.henicke@boston.gov>; Nick Carter <nicholas.carter@boston.gov>; 'Yissel Guerrero' <yissel.guerrero@boston.gov>; Ethan Smith (SEN) <Ethan.Smith@masenate.gov>; Nathanael Shea <Nathanael.Shea@masenate.gov>

Cc: [REDACTED]

[Quoted text hidden]

 **Burney St Addition 2-1a.doc**
140K

Gary Webster <gary.j.webster@boston.gov>
To: Cindy Walling [REDACTED]

Tue, Feb 20, 2018 at 12:56 PM

Hello,

Your comments have been received.

Best,

Gary
[Quoted text hidden]

--



Gary J. Webster, Jr.
Project Manager
617.918.4457 (o)

Boston Planning & Development Agency (BPDA)
One City Hall Square | Boston, MA 02201
bostonplans.org

Cindy Walling [REDACTED]
To: Gary Webster <gary.j.webster@boston.gov>

Tue, Feb 20, 2018 at 12:57 PM

Thanks!
[Quoted text hidden]



Gary Webster <gary.j.webster@boston.gov>

Mitch Wilson

1 message

Abdulkadir Hindi

Tue, Feb 13, 2018 at 4:16 PM

Reply-To: [REDACTED]

To "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Mitch Wilson is a great man and honest person and great business man. To do business with him is flexible to the people who are doing business with him and easy to the people who work with him, especially the tenants, the residents, and we have no problem for him to do the project's for [9 Burney Street](#) in the Mission Hill area that will make the area more safer and it will make it more busier and it will help the community to grow!

Abdulkadir Hindi
International Halal Market
[1433 Tremont Street](#)
Boston, MA 02120
Phone # [REDACTED]

Sent from Yahoo Mail on Android



Gary Webster <gary.j.webster@boston.gov>

9 Burney Street SPRA

1 message

Luisa Harris [REDACTED]
To: gary.j.webster@boston.gov

Tue, Feb 13, 2018 at 4:09 PM

Dear Director Golden,

As a resident of [42 Lawn street](#) in Mission Hill, my husband and I are writing to inform you of 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 will be an exciting and truly needed addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space that will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Small parking garage and multiple bicycle storage options to support residents, while maintaining transit-oriented priority
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement

The attention to details this team has put into this and other projects in the neighborhood speaks to the type of developers the neighborhood needs.

Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at [9 Burney Street](#) in Mission Hill.

Respectfully,

Luisa & Kevin Harris



Gary Webster <gary.j.webster@boston.gov>

9 Burney St Project

1 message

Naser Othman [REDACTED]
To: gary.j.webster@boston.gov

Thu, Feb 15, 2018 at 6:08 PM

Hi Gary,

I am a business owner on Mission Hill running Ilmondo Pizza on Huntington Ave for the past fourteen years. I am in full support of the Project going forward and I think It will add great value and character to our community. Mich Wilson has been a great supporter of local businesses on the Hill and I think knowing him for ten years he has the best interest of our beloved mission hill in his heart. He has my unequivocal support in moving on with this unique and beautiful project.

Sincerely,

Naser Othman
Ilmondo Pizza

February 12, 2018

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

9 Burney Street Project

Dear Director Golden,

As business owners of JNS Donuts, Inc. dba Dunkin Donuts for 22 years and Silveira's Donuts, Inc dba Dunkin Donuts for 3 years in Mission Hill, I have a unique understanding of the hardships of operating a small business and the positive impact the Laneway Project will bring to Mission Hill. The investment in private space to create a new publicly accessed space will support the vitality of local small businesses and strengthen the neighborhood's retail core and distinct identity.

In addition, we are especially pleased with the following features:

- This project and associated Laneway will be an exciting addition to the neighborhood that will create a true neighborhood amenity.
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Small parking garage and multiple bicycle storage options to support residents, while maintaining transit-oriented priority

As business owners, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

Jose and Elizabeth Silveira



Gary Webster <gary.j.webster@boston.gov>

Letter of Support for 9 Burney Street LANEWAY PROJECT, Mission Hill Project

1 message

Vincent Jung [REDACTED]

Fri, Feb 16, 2018 at 2:10 PM

To: gary.j.webster@boston.gov

Cc: [REDACTED], Mi ha Jung [REDACTED]

Boston Planning & Development Agency

Att. Gary Webster

One City Hall Square, 9th Floor
Boston, MA 02201gary.j.webster@boston.govReg: [9 Burney Street SPRA](#)

Dear Director Golden,

I am the owner of the property located at [8 Carmel Street](#) in Mission Hill which directly faces the proposed construction site for the [9 Burney Street](#) project. I am writing to inform you of my 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 will be an exciting addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Small parking garage and bicycle storage to support influx of residents, while maintaining transit-oriented priority
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement

As abutters, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at [9 Burney Street](#) in Mission Hill.

Respectfully,

Vincent Jung



Gary Webster <gary.j.webster@boston.gov>

Laneway Project-Mission Hill

1 message

Toni Komst [REDACTED]
To: gary.j.webster@boston.gov

Thu, Feb 15, 2018 at 6:45 PM

Good evening Gary-

I'm writing in support of the Laneway project that was presented to the community on Wednesday by the developers New Urban Partners, February 14th at the Tobin Community Center on Burney and Tremont Sts.

I believe this would be a benefit to my community.

Some had questions regarding the Laneway's size and width, where the community will have access to as well as our small business owners that are adjacent to the Laneway to have cafe tables and such.

From what I remember from the presentation is that the smallest width would be 14 feet wide and the widest end will be 30 feet.

This will increase the foot traffic for our small business owners (Mike's Donuts, Lilly's etc..) in a great way and also include the community to use the proposed 'Bocce' court or whatever else the developers were to install for the community to have access to.

Best-

Toni Ann Komst
[46 Lawn st](#)
[Mission Hill, Ma 02120](#)
[REDACTED]

Moderator for Mission Hill Crime Committee
Board member Mission Hill Main Streets

Att. Gary Webster

One City Hall Square, 9th Floor

Boston, Ma 02201

Gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Mr. Gary Webster,

I, Joe Larosa as a business owner of 15 Burney Street in Mission Hill, I am writing to inform you of my 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 will be an exciting addition to the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public Laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood.
- Ground-floor restaurant space that will add to food options in the neighborhood.
- Centralized trash service will reduce litter, visual clutter, pests, and other various issue related to outdoor storage of waste and recycling on the block.
- Diversity of housing options, including four new affordable apartments for the neighborhood.
- Small parking garage and multiple bicycle storage options to support residents, while maintaining transit-oriented priority.
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement.

As abutters, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,



Joe Larosa

2/8/2018



Gary Webster <gary.j.webster@boston.gov>

9 Burney Street, Mission Hill

1 message

holly [REDACTED]
To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Thu, Feb 15, 2018 at 7:36 PM

Dear Mr Gary Webster,

I am writing to you in declaration of my strong support for the 9 Burney Street project. I believe that it will provide the outdoor space that my Mission Hill community is missing. I have lived and owned here since 1999 and can't wait to bring my one and three year old to play in this space on a warm summer afternoon. Just my two cents.

Thank You

Holly Lillington
180 Hillside Street

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

9 Burney Street

Dear Director Golden,

I, Leonard T. Lilliston III have been fortunate enough to call mission hill my home for the past 20 years. I first moved into the neighborhood in 1998 as a student and have been pleased to see the neighborhood make a positive change over the past two decades. My wife and I purchased our first home in 2004 and have been permanent residents of 180 Hillside St Unit 4 since, and have decided to start our family here. We now have two children Owen and Kathryn and are thrilled with the neighborhood. I have recently heard about, and am in tremendous support of the proposed project at 9 Burney Street in Mission Hill. The attention to detail that New Urban Partners has put into previous projects in Mission Hill is paramount. I believe the Laneway Project will provide the neighborhood with the much need amenity of outdoor restaurant seating.

If you have any questions please feel free to call me at 617-686-1177

Sincerely,

Leonard T. Lilliston III

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

9 Burney Street Project

Dear Director Golden,

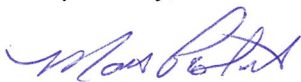
As a business owner of Lilly's Gourmet Pasta for 8 years in Mission Hill, I have a unique understanding of the hardships of operating a small business and the positive impact the Laneway Project will bring to Mission Hill. The investment in private space to create a new publicly accessed space will support the vitality of local small businesses and strengthen the neighborhood's retail core and distinct identity.

In addition, we are especially pleased with the following features:

- This project and associated Laneway will be an exciting addition to the neighborhood that will create a true neighborhood amenity.
- New restaurant space will add to the food options in the neighborhood. This will help make Mission Hill more of a destination for diners, inviting more patrons to come and explore our community.
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block

I have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties including all public representatives of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,



*P.S. The more businesses the better, keep em coming
bringing the "Hill" back*



Gary Webster <gary.j.webster@boston.gov>

Support Letter

1 message

Antonio Lopeman [REDACTED]
To: gary.j.webster@boston.gov, josh.zakim@boston.gov

Fri, Feb 16, 2018 at 11:10 PM

Brian Golden

Boston Planning & Development Agency

One City Hall Square, 9th Floor
Boston, MA 02201

Dear Brian, I would like to support the Laneway Project, it will be great for Mission Hill. This development is both convenient, in its walking distance to the Longwood Medical Area, and it's 5 minutes walk to the Orange Line. Loved the incorporation of Residential and Eateries in a space that really as been under utilized

Antonio Lopeman
[650 Huntington Avenue](#)



Gary Webster <gary.j.webster@boston.gov>

Laneway Project

1 message

Dermot Doyne [REDACTED]

Fri, Feb 16, 2018 at 9:58 PM

To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Cc: John Zakim <joh@johnzakim.com>, "Yi El Guerro" <yielguerro@boston.gov>

Egvis Mali

650 Huntington Avenue

Boston, MA02115

February 16 2018

Boston Planning & Development Agency

Director Golden,

I am writing to inform you of my support for the Laneway Project by New Urban Partners, LLC at [9 Burney Street](#) in Mission Hill. I've watched this team throughout other projects in the neighborhood, and have appreciated their approach and attention to detail. This new project seems like it will be a great addition to a neighborhood, which would benefit from more street level restaurant space and affordable apartment options. The "Laneway" concept sounds like a fun addition to the neighborhood that I should love to visit. For families that wish to live within a walk or public-transit commute to their work in Boston or one of the hospitals, this project seems ideal. Please accept my support for this project.

Respectfully,

Ejvis Mali

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Reg: 9 Burney Street SPRA

Dear Director Golden,

As Co-Owner of **Mission Hill Yoga of 1467 Tremont Street Suite #1** in Mission Hill, I am writing to inform you of my 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 will be an exciting addition to the neighborhood.


Mission Hill Yoga just opened this January 2018. We are excited to be part of the Mission Hill Neighborhood. With all of the new construction in Mission Hill, it is helping the community grow and prosper. It would be wonderful to have a meeting space or a restaurant with outdoor seating that helps create outdoor living in the city. Something Boston needs more of, due to the long winters. We look forward to seeing 9 Burney Street, Mission Hill MA be part of the growing partners we will have in the neighborhood.

The project is a short walk to several transit lines, which supports the kind of transit-oriented development our city needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood. In addition, we are especially pleased with the following building features:

- Creation of a 2,800 SF public laneway to support outdoor seating and leisure time with integrated green infrastructure will be a welcomed amenity for the neighborhood
- Ground-floor restaurant space that will add to food options in the neighborhood
- Centralized trash service will reduce litter, visual clutter, pests, and other various issues related to outdoor storage of waste and recycling on the block
- Diversity of housing options, including four new affordable apartments for the neighborhood
- Small parking garage and multiple bicycle storage options to support residents, while maintaining transit-oriented priority
- The proposed design will meet the Massachusetts Stretch Energy Code as well as the city's LEED Silver Certifiable requirement

As abutters, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

Cassandra Foster
Co-Owner & Manager Mission Hill Yoga
MHYoga, LLC
1467 Tremont Street
Roxbury Crossing, MA
02120




Gary Webster <gary.j.webster@boston.gov>

(no subject)

1 message

Eamonn Patrick [REDACTED]

Fri, Feb 16, 2018 at 10:20 PM

To: gary.j.webster@boston.gov, josh.zakim@boston.gov, yissel.guerro@boston.gov

[18 Wait Street](#)
[Boston MA 02115](#)

Hello Director Golden,

As a resident of Mission Hill, I am writing to inform you of my support for the [9 Burney St.](#) Project proposed by New Urban Partners. What excites me about this project is a mix of housing options, including several new affordable units, which will provide needed housing opportunities in the neighborhood. In addition, the proposed 2,800 square-foot laneway will be a unique feature that people of all ages can enjoy.

As a City, we must continue to grow in the direction of our vision, and this development opportunity that includes creative outdoor space, restaurant/business space, in addition to all types of housing that is all within a walking distance to public transportation seems to fit that vision accordingly.

Please notify all parties of this letter of support.

Sincerely,

Spencer Morris



Gary Webster <gary.j.webster@boston.gov>

(no subject)

1 message

Dermot Doyne [REDACTED]
To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Fri, Feb 16, 2018 at 10:34 PM

Elizabeth Qendro

[650 Huntington Avenue](#)[Boston, MA 02115](#)

Boston Planning & Development Agency

Att. Gary Webster

One City Hall Square, 9th Floor
Boston, MA 02201gary.j.webster@boston.gov

Laneway Project

Dear Director Golden,

I am writing to inform you of my support for the Laneway Project by New Urban Partners, LLC at [9 Burney Street](#) in Mission Hill. The following aspects of the proposed development are things I'm especially excited about, and in support of

- Density in a neighborhood within walking distance to public transportation in Boston
- Creative 2,800 square-foot public laneway for outdoor seating and leisure
- Green infrastructure integrated into laneway for stormwater & nature connection
- Ground-floor restaurant space to add to neighborhood food options & create jobs
- Diversity of housing types including four affordable apartments
- Small parking garage and multiple bicycle storage options for residents

- Design to meet the Massachusetts Stretch Energy Code and city's LEED Silver Certifiable requirement

Please consider this letter of support in your decisions regarding the 9 Burney Street project. I have seen other work the team has done, and have been supportive of their attention to detail and commitment to quality.

With gratitude,

Liz Qendro



Gary Webster <gary.j.webster@boston.gov>

(no subject)

1 message

Dermot Doyne [REDACTED]
To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Fri, Feb 16, 2018 at 10:27 PM

Parthe Singh

[8 Burney Street](#)[Roxbury Crossing, MA 02120](#)

Hello Mr Webster

We are writing to express our support for the Laneway Project by New Urban Partners, LLC at [9 Burney Street](#) in Mission Hill.

We've seen other work this team has completed, and have been satisfied with the results – including the Milkweed building adjacent to the proposed development. Another restaurant with an accessible 'laneway' will be a great addition to the neighborhood – one that we look forward to visiting! We've also been grateful to hear that a centralized trash service and small parking garage will be incorporated to make an organized space for the additional services that would be necessary on a small street such as Burney.

The parking lot that exists in the space seems to never be fully utilized, and just creates another impervious surface that leads to storm water runoff into our shared sewer systems. The addition of a building with green infrastructure integrated into the outdoor space is something we whole-heartedly support.

Please express our support for the project to necessary parties.

Regards,

Parthe



Gary Webster <gary.j.webster@boston.gov>

9 Burney Street Mission Hill

1 message

Michel Soltani [REDACTED]

Thu, Feb 15, 2018 at 5:42 PM

To: gary.j.webster@boston.gov

Cc: [REDACTED]

Hi Gary I hope all is well my name is michel soltani I have been in Mission hill around thirty years and home owner , buisness owner and I also am president of Mission Hill Main Street i am i in support of this project and mich always have done A grate job around here .

Sent from my iPhone



Gary Webster <gary.j.webster@boston.gov>

New project

1 message

Kirtana Sripathi [REDACTED]

Fri, Feb 16, 2018 at 9:19 PM

To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Hello Mr Webster,

I hope this email finds you well.

My apartment has been a tenant of Mr Wilson' for about 2 years now, and we would like to know support for the new project.

Please do let us know if there is anything else we can do.

Sincerely,
Kirtana Sripathi

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

February 16, 2018

Mission Hill Project

Dear Mr. Webster,

I am writing to inform you of my support for the Laneway Project by New Urban Partners, LLC at 9 Burney Street in Mission Hill. We need more thoughtful development to help grow our community. I am excited for this project and the restaurant Laneway. I look forward to spending time at the restaurants and having a place to sit outside with relatives and friends who come to visit.

The new affordable units included in the plan are also helping the neighborhood, creating more options in the housing stock on the Hill, and I'm also happy to see the design will meet the MA Smart Stretch Energy Code and the City's LEED Silver requirement. I've been happy with similar projects this team has created, and look forward to seeing more work from them!

Furthermore, I am a 32 year long resident of Mission Hill and plan on continuing to live here through my retirement years. I welcome the developments that will make the area attractive for restaurants and residents.

Please accept my support for the project at 9 Burney Street.

Thank you,

Steven Stocking
188 Hillside Street
Boston, MA 02120



Gary Webster <gary.j.webster@boston.gov>

Laneway Project at 9 Burney Street, Mission Hill

1 message

Heather C. White [REDACTED]
To: gary.j.webster@boston.gov

Tue, Feb 13, 2018 at 8:12 PM

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

9 Burney Street Project

Dear Director Golden,

As the business owner of TRILLFIT, Inc, a new business in the heart of Mission Hill, I'm keenly aware of the hardships small businesses face. I'm writing to you this evening to let you know that The Laneway Project is an opportunity to not only bring a new public space to Mission Hill that will vitalize the community – it's a project that will reinforce the neighborhood as *the* destination for consumers looking for Boston's latest in retail, restaurants, and all things local. It's a worthwhile investment and from my perspective – it's something that needs to happen (and soon) if Mission Hill is to become the next "South End" in terms of charting its path as a number-one dining/exploration destination with its own distinct neighborhood feel and identity. Let's invite our style savvy, foodie neighbors to explore the community and see what Mission Hill has to offer.

The best part of the project? The diversity of housing options means exceptional amenities for all!

As a business owner, I've seen the attention to detail the New Urban Partners team has put into their other projects in the neighborhood. Mitch Wilson is a pillar of the community – and my staff and I are beyond excited to see how the Laneway project develops and comes to market. Please inform all necessary parties of our support for the development of the Laneway Project at [9 Burney Street](#) in Mission Hill.

Respectfully,

Heather C. White

Heather C. White

Founder, trillfit™



Follow us on [Instagram](#), [Facebook](#), and [Twitter](#).



Gary Webster <gary.j.webster@boston.gov>

Proposed building on 9 Burney St

1 me age

Jack Vaughan [REDACTED]

Fri, Feb 16, 2018 at 1:49 PM

To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>

Mr Webster:

I am writing regarding the building on [9 Burney St](#) proposed by New Urban Partners in Mission Hill.

I recently took part in a community meeting at the Maurice Tobin Community Center on this matter, and I'd like here to formally detail objections I have to the proposal.

The project requests several variances in zoning that are truly unjustified. Zoning in Mission Hill is as generous as one could imagine - as a result, we have a long history of congestion. There is no need for further variances in this case.

Burney St (and adjacent Delle Ave) proximity to commercialized Tremont St should not obscure the nature of these streets, which is residential. For that reason, the idea of placing commerce here, as described in the proposal, should be rejected. There is more that could be said in this regard, of course.

But suffice it to say here that 1-we need a pause in population densifying in this area - it is an experiment gone wild; and, 2-the project takes a chimerical approach to projecting the traffic and parking effect of the outlined changes that should be dismissed outright.

Finally, I wish especially to object to the portion of the proposal that calls for the demolition of the former triple-decker home of the Maurice Tobin family.

Tobin's legacy deserves better than this. As mayor of Boston, Governor of Massachusetts, and United States Secretary of Labor, he became Mission Hill's greatest historical figure. There is unamusing irony in the idea of demolition of Tobin's home - and not just because of our favorite son's role there.

This is a triple-decker, still standing, that stands for a way of life in a Boston that was a home for all strata of society and walks of life. It should continue to stand as a beacon, and not demolished. If walls could talk, I am sure the walls of the Tobin Bldg would call out against this project.

The developer has done some nice work, I agree. But this is as presented a poisonous recipe for our beloved neighborhood.

Sincerely Yours,

Jack Vaughan
[30 Delle Ave #1](#)
[Boston, MA 02120](#)

From the desk of—

176 Hillside St. #1
Boston, MA 02120

DAN VLAHOS

January 29, 2018

Re: Laneway Project at 9 Burney Street

Dear Director Golden,

The following is a letter of support for the Laneway Project at 9 Burney Street. As both a resident and business owner residing at 176 Hillside St. in Mission Hill, I believe the project set forth by New Urban Partners will help advance the community, character and identity of Mission Hill.

As an *Assistant Professor of Design* and former *Creative Director* of one of Boston's leading architecture firms I am fully aware of the implications such a project has on a community like Mission Hill. I believe Mission Hill is in dire need of projects such as the Laneway. The location of this project, situated between major transit lines, supports the kind of transit-oriented development our city desperately needs. The project also represents a diversity of housing types, including four affordable units, that will add much needed housing variety to this neighborhood.

In addition, this building, with its proposed LEED Silver status will add to a growing list of sustainable developments in our community that together, are forging a new identity for Mission Hill as one of Boston's "greenest" communities. This, and ground-floor restaurant space will add to the vitality of our neighborhood as it shifts away from its current student-centric identity.

Lastly, I can personally attest to the attention to detail this team has put into other projects in the neighborhood. Our 3-family property at 176 Hillside was masterfully renovated by Mr. Wilson and his team around 2005. I look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of my support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Sincerely,
Dan Vlahos

Assistant Professor,
Merrimack College

Owner,
Dan Vlahos Design

Boston Planning & Development Agency
Att. Gary Webster
One City Hall Square, 9th Floor
Boston, MA 02201
gary.j.webster@boston.gov

Re: 9 Burney Street Project

Dear Director Golden,

As a business owner of *Vanity Studio* in Mission Hill, I have a unique understanding of the challenges and needs of operating a small business. As a result of my experience in small business culture and knowing the small business communities of Mission Hill and Roxbury as a resident and patron for over 20 years I can see the positive impact the Laneway Project will bring to Mission Hill in future years. The investment in private space through the Laneway Project to create a new publicly accessible space will support the vitality of local small businesses and strengthen the Mission Hill neighborhood's retail core, and also enhance its distinct identity.

Futhermore, the addition of the Laneway Project will address the issue of the lack of communal outdoor space where residents can gather and enjoy business resources and markets. As a local resident who grew up on Burney St. I have seen first hand the impact New Urban Partners has had in the area more recently and the area is thriving more and more each season. Our community needs this investment in order to continue this growth in business and to add local jobs for the community. As always, there is nothing more empowering than a community that moves forward with its residents in mind.

On a related note, it is no surprise Mission Hill has seen a huge influx in residents in recent years because of its proximity to the city and due to its access to parks, schools, and diverse communities. Making housing more abundant and affordable in the area is also an issue that we need to address and certainly affordable housing is at the forefront of that concern. In connection, it is critical to point out that this plan will open up another much needed group of affordable apartments for prospective renters. And with the proposed units being LEED certified this lessens the environmental impact in addition to taking in more diverse residents. Overall, this project will bring a true sense of safety, a diverse economy, and vibrancy to our beautiful Mission Hill community.

As business owners, we have seen the attention to detail this team has put into other projects in the neighborhood to date. We look forward to the same level of attentiveness for this proposed project. Please inform all necessary parties of our support for this New Urban Partners, LLC development of the Laneway Project at 9 Burney Street in Mission Hill.

Respectfully,

Pedro L. Aguirre
Vanity Studio, owner



Gary Webster <gary.j.webster@boston.gov>

Proposed building on 9 Burney Street

2 me age

Gary Walling [REDACTED]

Thu, Feb 15, 2018 at 11:58 PM

To: "jeffrey.sanchez@mahouse.gov" <jeffrey.sanchez@mahouse.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "Ayanna Pressley@boston.gov" <ayanna.pressley@boston.gov>, Anniessa E. George <anniessa.e.george@boston.gov>, Michelle Wu <michelle.wu@boston.gov>, Michael Flaherty <michael.f.flaherty@boston.gov>, Mayor <mayor@cityofboston.gov>
Cc: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>, Yissel Guerrero <yisselguerrero@boston.gov>

Mayor Walsh, Councilors Zakim, Pressley, Essaibi-George, Wu and Flaherty, Representative Jeffrey Sánchez:

I am writing to you to express my opposition to the project that is being proposed at 9 Burney Street here in Mission Hill. Yet again the residents of Mission Hill are being presented with another large project in their neighborhood that is only rental. Every new large project in our neighborhood, save for one (the Mosaic, built by Roxbury Tenants of Harvard) has been a rental project. The neighborhood cries out for home ownership opportunities--both market and affordable--and developers continue to come forward to build rentals. The worst part is that the developer, Mitch Wilson, has already stated that he will be opening up the building to corporate short stay leases as he has done with his project at [1486 Tremont](#). This only benefits the developers profit margin at the expense of the neighborhood.

Developers building more and more rental units and hedging their risk by turning them in to corporate short stays is detrimental to the long term health of our neighborhood--and to our city. Developers come to Mission Hill and make these great presentations about why they want to build new projects in Mission Hill--lauding our architecture, reminding us how conveniently located we are to downtown, and how we are at the nexus of great public transportation options. What a great place to build more rental housing! But if you ask if they would consider building units to sell it is the same story--"Oh the market isn't here yet...no one would buy condos in Mission Hill." Right after praising us as a great place for rental options, suddenly we are the type of place that our President would take immigrants from. I am getting tired of developers and speculators from outside of my neighborhood tell me that no one would buy a condo here. They can do it in Ashmont--why not Mission Hill?

We need more housing in Boston and in Mission Hill--but there needs to be a balance. The pendulum has swung too far in the direction of rentals here in Mission Hill. Young professionals who studied and trained here in the city, who gravitated to Mission Hill as students cannot buy an apartment in the neighborhood that they have grown to love and call home. When they leave because there is no opportunity to buy here, the neighborhood loses. Having opportunities for new neighbors to be able to put down economic roots through home ownership strengthens our community.

The project proposed at 9 Burney, while very well designed with its "Laneway" concept, it not appropriate for a small residential side street. At 65 feet it dwarfs its immediate neighbors. This is a Tremont street project--not a project appropriate for a small one way residential street.

I strongly ask that you oppose this project. It is not what the neighborhood needs.

Thank you,

Gary Walling
10 Worthington Street

Cindy Walling [REDACTED]

Fri, Feb 16, 2018 at 2:00 PM

To: Gary.J.Webster@boston.gov

Cc: "jeffrey.sanchez@mahouse.gov" <jeffrey.sanchez@mahouse.gov>, "josh.zakim@boston.gov" <josh.zakim@boston.gov>, "Ayanna.Pressley@boston.gov" <ayanna.pressley@boston.gov>, Annissa Essaibi-George <annissa.essaibi-george@boston.gov>, Michelle Wu <michelle.wu@boston.gov>, Michael Flaherty <michael.f.flaherty@boston.gov>, Mayor <mayor@cityofboston.gov>, Yissel Guerrero <yisselguerrero@boston.gov>

Please know that I oppose the project at [9 Burney, Mission Hill](#) as well, for the reasons stated in the emails of Rich Giordano, Betty Commerford, Walter Crump, Alison Pultinas, and Gary Walling.

Cindy Walling

9 Burney Street Public Comments via website form 2018-02-20

Date	First Name	Last Name	Organization	Opinion	Comments
1/10/2018	Ryan	Cullen		Support	This project is creative, well-designed, and an attractive addition to the neighborhood. Infill projects like this support context-sensitive growth while providing desperately needed new housing as well as commercial opportunities. The low parking ratio is critical to the aesthetics, affordability, and low vehicular traffic impact of the project and should be defended.
1/23/2018	John	Toner		Oppose	Building is too tall and out of proportion with the rest of the buildings in the neighborhood. Not enough affordable units and only 6 parking spaces for 32 units are not enough. This will have a negative effect on already congested streets in the area.
1/31/2018	Joseph	Liu		Support	Hello, My wife and I are very much in support of the proposed project at 9 Burney St. We live across the street at 1500 Tremont. My family has owned the building for almost 20 years. We have seen a lot of positive change over the years and I happily give credit to projects like the Clutchworks development and the renewal of the shops on Tremont. My wife and I moved to this neighborhood thinking it would be short term, having returned to the Boston after being in NYC for a while. Initially we liked Mission Hill for the convenience to the Orange Line, never thinking we would stay long term. It has been great, and part of it is due to the neighborhood flourishing in many ways. The project at 9 Burney would be a welcome change from the current parking lot. Right now it is underutilized, serving mostly as access for the businesses on Tremont as well as parking (mostly for business tenants). We have seven windows that overlook the lot. Although we have no real issues with the lot (in the summer, there is an occasional game of beer pong, or idling delivery persons on call for delivery during the evening), but the addition of a greenspace and dining would be an absolute upgrade. I thought I would leave a note here, I will try to stop by the public meeting on 2/12 but let me know if I can help in anyway. Thanks! Joe Liu
2/4/2018	Cassandra	Foster	Mission Hill Yoga, LLC.	Support	Mission Hill Yoga just opened this January 2018. We are excited to be part of the Mission Hill Neighborhood. With all of the new construction in Mission Hill, it is helping the community grow and prosper. It would be wonderful to have a meeting space or a restaurant with outdoor seating that helps create outdoor living in the city. Something Boston needs more of, due to the long winters. We look forward to seeing 9 Burney Street, Mission Hill MA be part of the growing partners we will have in the neighborhood. We support this project! Thank You, Cassandra Foster Co-Owner & Manager Mission Hill Yoga MHYoga, LLC 1467 Tremont Street Roxbury Crossing, MA 02120 info@missionhillyoga.com
2/5/2018	Adam	Pittman		Support	I support the construction of 9 Burney Street. I live in Mission Hill, and I worry that the attempts to bring new restaurants (e.g., Milkweed) and other retail into the neighborhood has not reached the critical mass necessary for those amenities to turn the neighborhood into a dining/shopping hub. However, I only support this construction if there will be provisions to limit/prohibit the number of students in the building. My quality of life is greatly diminished by the many loud parties and accompanying litter that accompanies the students. I hope that these units will bring a less transient clientele to our neighborhood so that we are a community rather than a where students simply pass through.

2/9/2018	Walter	Crump		Oppose	<p>Re: Proposed Building at 9-11 Burney St. While we are supportive of improving the neighborhood around the Mission Hill, we strongly object to the scale, height and density of the proposed building at the site of the parking lot and existing three family home on Burney St. By putting a massive apartment building on a side street such as Burney Street in Mission Hill, is setting up a dangerous precedent. Large dense apartment buildings belong on the main streets; they do not belong on small one way side streets that cannot accommodate the additional excessive number of people and vehicle traffic. If any construction is to be considered at all, it should replicate the two and three story structures originally found in the neighborhood. Mission Hill has seen hard times and is now slowly evolving to become a proper neighborhood where young professionals, who, are purchasing property and renting in the neighborhood take an interest in the community. Those of us who have made Mission Hill their home for decades are happy to see this evolution of the neighborhood. This positive progress can easily be subverted by a large influx of transitory renters turning the community into an urban bedroom community. We need to have a moratorium on such massive buildings encroaching on and overwhelm the established Mission Hill municipality of densely populated two and three family homes. This project with its proposed size and scale ruins the historical texture and neighborhood cohesiveness of the Mission Hill community. We strenuously oppose this project in its current size and scale, and our reasons are as follows: 1. The height and mass of the building: Burney St. is a side street of multiple three-story houses. A five-story building, plus a penthouse would dwarf any other building in this small and already congested street. It heights obstructs all the building behind this massive structure. 2. Population density: this neighborhood was never designed for and cannot handle the number of occupants who would inhabit the 31 proposed units of this massive structure which includes 13 studios, and a number of one bedroom and 2 bedroom apartments. This unusually high number of additional tenants creates a neighborhood quagmire.</p>
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				<p>3. Rentals: The developers imply that a majority of the people renting the apartments in the building would be graduate students, hence a transitory population who would not be involved in caring for or promoting the quality and culture of the neighborhood. 4. Vehicle traffic: during the first neighborhood meeting (1/23) the argument was made that because these units are close to the subways and that the building would be populated mostly by graduate students, therefore few if any would be owning cars ? hence no traffic congestion during rush hours. This argument is highly flawed, as no one can predict how many tenants, particularly those with families, would own cars. That no one would own cars is pure conjecture and is an obvious attempt to hide the fact that the additional tenants with cars would create an excessive back up of cars attempting to exit Burney Street during morning rush hour. At present, there are usually two or three cars exiting Burney Street at the same time during morning rush hours. Because of the dense traffic on Tremont Street, it can take each driver over a minute to exit. By increasing the number of cars by five to ten would severely impact one?s commute. 5. Parking: This involves both the residential and the public parking. The existence of the proposed building would massively impact on both situations in general and would become particularly problematic ? indeed nightmarish ? during snow days. Because of Mission Hill?s proximity to the hospitals, parking is at a premium, visitors and those who work on the hill have complained that this area is among the most difficult precincts to find parking. Parking on Mission Hill is already a nightmare. The developers have claimed that those owning cars living in the new building would be no more than the cars now renting space in the parking lot. Not true. Those renting spaces in the parking lot are primarily occupied by individuals working nearby. They arrive in the morning and leave at night, the exact reverse of the traffic pattern of those who will occupy the proposed building who will be leaving in the morning for work. 6. Laneway: while we found the idea interesting, the foot traffic and the noise created would be a constant nuisance to the apartment dwellers abutting and living close by the laneway. 7. Restaurant on the street level: such a small street cannot absorb the traffic, additional parking and increased foot traffic of the customers dining at the restaurant. Building codes are established for a reason, primarily to protect neighborhoods from unreasonable buildings, damaging encroachment and aggressive developers. A project, such as this one, that has to apply for numerous variances is exactly a project that the building codes were designed to keep at bay. This building itself and accompanying lineway seems to be an intelligently well thought out venture and possibly deserves to be built somewhere. What has not been thought through at all and is ill conceived is the ill chosen site for the project. The two are completely incompatible. It is an attempt to put a square peg in a round hole.</p>
2/12/2018	Emily	Schwartz	Support	<p>To Whom It May Concern: My name is Emily Schwartz and I am one of the manager of Boardwalk Properties. I have worked in Mission Hill for approximately 5+ years at 1518 Tremont Street. I have seen the area dramatically change in my time here for the better, and appreciate all the recent development that has gone on up and down Tremont Street. In reviewing the plans for the proposed project behind our office, I am in strong support of the proposal. The outdoor seating space would be an excellent addition to the neighborhood in an underutilized space right now. The existing lot doesn?t provide much besides parking for a few cars, and a new LEED Silver certified building would be a nice welcome to the neighborhood. There is a lack of affordable housing options throughout the city, so an addition of 4 in this centralized location would be a great addition to the neighborhood. In conclusion, I fully and strongly support the proposed development on Burney Street. All the best, Emily</p>

9 Burney Street Public Comments via website form 2018-02-20

2/15/2018	Cindy	Walling		Oppose	This proposed development is too tall and dense for a narrow, residential side street. This is not a Tremont St. project. The developer indicates, up front, that he will be using the property as corporate short stay, to stabilize the property, as he is currently doing with previous projects in the neighborhood. Short stays are a problem that the City Council, and the Mayor, are trying to reign in. It would seem counterproductive to approve a project that depends on that very thing the City is trying to eliminate. Additionally, this is yet another project in Mission Hill that is strictly rental. The developer attempts to charm the neighborhood with promises of restaurants. Yet previous projects, and ones that about this parcel, have commercial/ restaurant space that remain vacant more than 18 months after construction completion / occupancy. Additionally, the developer has at least two vacant commercial spaces on Tremont Street directly in front of the proposed development. Lastly, of the 6 parking spaces this development proposes, one has already been promised to a neighboring business, bringing the total to 5. it is for these reasons that I oppose this project.
2/15/2018	Ellen	Moore		Oppose	I am opposed to the 9 Burney Street project for many reasons. -It is much too tall and massive, and would set a dangerous precedent for large buildings on the narrow residential streets of Mission Hill. -It is a luxury rental. The developer will not consider having any units be sold as condos, even though neighbors have been very vocal in expressing the need for owner occupancy to stabilize our community. Further, he admits that he supports his extremely high rents by leasing some units as corporate short stays. None of this supports the mayor's goals for housing. -The plan for trash removal, which will also service the buildings along Tremont Street, is impracticable. -Only six parking spaces and insufficient bike storage will create parking issues. -The "Laneway," aside from being a particularly abhorrent neologism, will not work in such a small space. One end of the space is only five feet wide?no outdoor seating can reasonably be placed there. To be practicable, the footprint of the new building would have to shrink considerably to provide more outdoor space. And please, call it what it is: an alley. There are many famous alleys, from Tin Pan to Diagon, and it's an appropriate term in an urban setting. -The building which currently exists on the site has historic significance, and the developer, while he says he would be willing to have it moved, has not made a sincere effort to do so. (And if he did, he could sell the three units as condos, and make himself very popular in the neighborhood.) As the project stands, it does not deserve to be considered. Ellen Moore 12 Worthington
2/15/2018	Naser	Othman	Il Mondo Pizzeria	Support	As an owner of a business on Mission Hill for the past fourteen years, I am so excited and looking forward to see this project built. I have know Mich Wilson for the past ten years and he is been a great support of small local businesses and resident a like. This project will be a great addition to our vibrant community.
2/15/2018	Holly	Lilliston		Support	I think that the 9 Burney Street project would provide exactly the outdoor space that is missing in Mission Hill. I strongly support this project and look forward to seeing it take off. I first moved into the Mission Hill neighborhood in 1999 and was fortunate to buy our condo in 2004. The open space proposed would be a perfect place to bring our one and three year old on a warm summer afternoon. Again I SUPPORT this project. Thank you ~Holly Lilliston
2/15/2018	Jeff	Genovese		Oppose	The proposed development is out of scale for the small side street is it planned to be on. It greatly exceeds all zoning limits and should be denied.

2/15/2018	Sunhi + Martin	Beinborn	Mission Hill resident	Oppose	<p>Thank you for hosting two neighborhood meetings on behalf of the BRA regarding the proposed new development at 9 Burney Street in Mission Hill. Based on the information that was provided at these meetings, and taking into consideration the discussion we heard, we are opposed to this project. Our concerns include the following: 1. The proposed development is out of scale vs. the existing Burney Street 3-family residential zoning district. In particular, the height of the proposed 6 story structure (5 stories + penthouse) is almost twice the 35 feet benchmark that is typical for this street and is allowed by 3F zoning. Furthermore, an existing historic triple decker (11 Burney St., former Tobin residence) that fits in with the size of current buildings on Burney St will be razed for the new development. We understand from published zoning rules (section 59-33.2) that multifamily structures, in order to be allowable in a 3F zone, must follow certain guidelines. This appears not to be the case: (d) ?New ? residential buildings should reflect and complement the patterns of height ? of the surrounding residential structures. The removal or alteration of any historic architectural feature is discouraged.? (j) ? New residential construction should respect the standards of scale of existing residential construction ... Overall building height and massing ? should be consistent with the surrounding architecture and environment.? (n) ?Roofs of buildings should ? not designed to be used for human occupancy, such as headhouses and mechanical equipment.? 2. Inclusion of a restaurant in the new structure, as proposed, is a forbidden use in a 3F zone. While the proponents pointed out that a small edge of the plot to be used for the new structure will be taken from an adjacent lot in the Neighborhood Shopping (NS) zone along Tremont St., the overwhelming majority of the proposed building mass will sit in the 3F zone on Burney St. We are not convinced that overruling this restriction and allowing a restaurant in a residential area are justified. Beyond the existing nearby restaurants, several additional potential restaurant spaces are either available along Tremont St. or will come online soon. Also of note, it appears that an available nearby potential café/restaurant space in the recently opened Valor building at 1467 Tremont St. is not being used for this purpose.</p>
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					<p>3. Future vehicle traffic and parking related to the proposed building on Burney St. remains a concern, despite the expectation of ?transient-oriented use? of nearby public transportation by future tenants and restaurant customers. While the proposal includes a garage for 6 vehicles, an existing 19-space parking lot will disappear and an existing 3-car garage on the site will be razed. We understand that the currently existing parking spaces have only been rented by users from outside of Mission Hill, so that elimination of these spaces will not cause additional street parking. However, we are still concerned that the paucity and cost of available parking for the proposed residential/restaurant development will significantly increase the demand for local street/resident parking in this neighborhood, based on what abutters of recently opened ? transit-oriented? buildings along Tremont Street have observed along adjacent streets. Furthermore, anticipated traffic congestion by Uber/Lyft-type transportation on Burney St. has only vaguely been addressed by mentioning the future possibility of a remote drop-off and pick-up site (no specifics were provided). 4. Comments made by immediate abutters reflected uniform opposition to the project, mainly due to height and traffic concerns. We consider the response of the proponents to these concerns as unconvincing, as a main argument was that there are several nearby other buildings with similar size and height along Tremont Street. However, this is not an adequate point of reference, as Tremont St. is a major artery and an NS zone whereas Burney St. is a side street and zoned as 3F residential. As mentioned by others, allowing the proposed building on Burney St. would set a precedent not only for the rest of this street but also for other small side streets in Mission Hill (including the one on which we live), which would encourage similar intrusion of residential areas by future oversized developments. 5. The proposed development will exclusively provide rental units (including a limited portion of corporate and short-term rentals), but will do nothing to address the shortage of home ownership opportunities in Mission Hill which could attract/retain much needed long-term stakeholders to the neighborhood. We dispute the claim by the building?s proponents that there is no market for condo ownership in Mission Hill. Based on these considerations, we are opposed to the proposed development. However, we would be open to further discussion of a multifamily building that requires zoning variances in this 3F neighborhood, as long as it is along the spirit of the stipulations mentioned under point 1. above. We believe that, in order to ?respect the standards of scale of existing residential construction?, a building that includes 3 stories (rather than 6, as proposed) would be adequate. Thank you for considering our concerns.</p>
2/15/2018	Meredeth	McGowan		Support	I believe this project would be a valuable addition to our community. In addition to the benefit of updating the buildings in our neighborhood, I like seeing more dining options in our community like milkweed.
2/16/2018	Jeannine	Barry		Oppose	This proposed development would be detrimental and would set a new dangerous precedent for building large projects on small side streets in Mission Hill. Mission Hill is losing its character. Also, the area is already congested with insufficient parking. It's one thing to have a larger building with commercial space on the main street, but not on smaller residential side streets. Historical significance: 11 Burney, the house that would be demolished for this project, was home to Maurice Tobin's family who lived there starting when he was in 7th grade at Mission Grammar. Strongly Opposed !!!!!

2/16/2018	Maggie	Cohn		Oppose	<p>Mr. Webster, I oppose the proposal by the New Urban Partners for 9-11 Burney Street in Mission Hill. The scale, height and density is inappropriate for a small residential street such as Burney St. This narrow street is home to three-deckers; a six story building (5 stories plus a penthouse level) will dwarf all other buildings on the street. For the developer to cite other newer buildings on Tremont Street (several of which he has developer) as "context" for this proposal is disingenuous and insulting. The retail space on the ground floor is not an allowed use in the residential zoning district - the plans get around this by configuring the building so that the commercial space is technically within the Tremont Street commercial zoning district, but this is clearly in violation of the intention of the zoning. This will require a complex set of easements from one entity to another that will be controlled by the developer, as long as he continues to own the properties. Maintaining this structure should he sell to other owners has the potential for failure. Locating a restaurant that fronts on Burney Street will set a precedent, and "commercial creep" into the residential neighborhood will follow. While the "laneway" is lovely in the renderings, it is a narrow space and will serve to bring commercial activity and noise deeper into the residential community. This will impact the residents of Burney Street and Delle Ave. as well as those who reside in the upper floor apartments along Tremont St. The proposal seeks variances for height, density, set back, and FAR, being far larger than any of the existing buildings on the block. It adds 31 units (with a total of 39 bedrooms) - a sudden influx of many new residents and their vehicles onto a narrow, one-block street. Residents in these mostly small apartments will be transient, not long-term residents and unable to purchase an apartment or home in our increasingly expensive neighborhood. The developer has stated that for the first two years, it is likely that six of the units will be rented out for short-term corporate stay or through Air BNB. Note that this is not a permitted use in Mission Hill. If he is truly interested in "revitalizing" our community, we suggest he provide reasonable home-ownership opportunities, and build a project that he can fill with either homeowners or long-term renters. I support the Mayor's goal of providing additional housing for the working people of Boston; this project does not meet that need and should not be allowed to move forward as it is currently proposed. Thank you for your consideration. Maggie Cohn</p>
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2/16/2018	Shahla	Haeri		Oppose	<p>2/16/2018 Dear Mr. Webster: My husband (Walter Crump) and I would like to thank you very much for so skillfully managing the meeting on February 12th regarding the new addition on Burney St. It was very informative and constructive. We would like to make a few fundamental points that were not adequately addressed by the developers. But first, we would like to mention that we appreciate the thought and energy that the developers have invested in conceptualizing the proposed building; we are for improving our neighborhood. Our disagreement is not with their intelligent design. We think a building of that height, size and objectives does not belong to a small side street like Burney. One just cannot fit a square into a circle. Having carefully listened to the Developers' presentation and reasoning, and the community members' comments, we have some specific objections that we would like to discuss them with you. We very much hope that our concern are taken seriously. The height and density: 1. We believe that a five story building plus a penthouse is incongruent with the architecture and history of the Mission Hill community that has primarily consisted of two story homes and triple-deckers. They have historically created a neighborhood synergy that is antithetical to having a massive multistoried structures in their midst. Most problematically, the proposed building project dwarfs all the buildings behind it on Carmel, including our building on 73 Delle Ave. We invited Mich to come and see the situation for himself. He took some pictures from our porch that would open into his proposed building, and promised to have a slide of it in their presentation. It was not there. If he had, it would have clearly shown how this building's size and height obstructs all of the buildings behind it of sight and sun light. Further, the number of tenants (all rental) this massive structure is aiming for, would create a huge density problem in the street, both in terms of the foot and car traffic ? not to mention all other unforeseen difficulties that may arise when a large group of people are thrown into a small area ? eg. young rowdy kids hanging out on the Laneway. Given how space is premium in this small street and on Delle Ave, we dread to think what may happen during the street cleaning days and the snow days when neighbors compete over limited parking spaces dug out from under the heavy snow. 1. The developers spent a great deal of time to impress us of their care for the community, and we take them at their words. However, their insistence that they cannot adjust the height of the building to match the height of the current buildings on Burney St, or allow for the ownership of some units, belied their intension. Here their argument was that it would not be financially profitable for them. We understand that if one takes such a great effort to offer a service one should benefit from it. But their insistence on keeping the project as it is proposed to the community (we wonder, parenthetically, why the project was presented to the community as if it is fait accompli) has only their interest as its objective and not that of the community. We could be more supportive of this project were they to reduce the size to three stories, as it is with other buildings in this part of the neighborhood. The developers are against changing the scale of the building, because it would not be profitable for them. Again, we understand that the need to make a profit, but the developers' unwillingness to negotiate a compromise solution bode ill for the neighborhood. The developers are intent on constructing buildings of a certain size and density for maximum profit and so are not open to entertaining alternative and perhaps more creative use of that plot of land. 2. This project has been presented to the Mission Hill community fully developed 3. We appreciate the thought of not having undergraduate as renters, but we wonder whether the developers' assurance that they would not allow undergraduate students to rent any of the units conflicts with Boston's anti-discrimination rental code. We thank you once again, and we look forward to hearing from you or the developers; we do not wish them ill. Sincerely, Shahla Haeri Walter Crump 73 Delle Ave.</p>
2/16/2018	Dylan	Gschwind		Oppose	<p>I do not believe this property has enough units that qualify for Affordable Housing options. This will continue to gentrify our neighborhood and push residents out of their homes. 31 units and 5 floors is way too big for only 4 income restricted units. I oppose this project.</p>