



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

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**Fwd: Roslindale**

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Aref Arnous <arefarnous@gmail.com>  
To: edward.mcguire@boston.gov

Sun, Nov 1, 2015 at 9:39 AM

November 1, 2015

Mr. Edward McGuire  
Boston Redevelopment Authority  
One City Hall Place  
Boston, MA 02201

Dear Mr. McGuire,

This email/letter is sent to you in support for the proposed construction of modern condo units at 20 Taft Hill, Roslindale, Massachusetts.

By way of an introduction, please note that I am a long time resident of Roslindale. I very well remember the Square area over the years, most especially the locations at 4238 Washington Street and 14-18 Robert Street . The former as it was for years, a run-down garage with boarded frontage eyesore in the square, and the latter a shack of a gas station that no longer belonged in the area.

With the visions of the developers and the understanding of your department, those two sites, Mr. McGuire, were turned into projects considered among the best in the area in what they provided and will generate in residential housing, commercial office space, and tax revenues for the commonwealth..

When developed, the lots at 20 Taffhill will be a pride of a project for all concerned, providing needed up-scale housing units in the neighborhood, and substantial tax revenues for the city and the the commonwealth.

"Location" and "best and highest use" are principles that, I am certain, are guides considered not only by the visionary developers, but also by our forward looking officials of our Neighborhood Developing Authority..

Thank you,

Aref M. Arnous

617 595-6261

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Edward McGuire <edward.mcguire@boston.gov>

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## 20 Taft Hill Park

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Jon Goodhue <jon@jg-d.com>

Fri, Nov 6, 2015 at 4:02 PM

To: Edward.McGuire@boston.gov

Cc: Timothy McCarthy <timothy.mccarthy@boston.gov>, Michelle.Wu@boston.gov

Dear Mr. McGuire:

The density of this project is way too much!

The zoning was just rewritten a few years ago.

What is wrong with expecting sites to be developed as-of-right?

How does this project, with its numerous zoning variances benefit the neighborhood?

Answer: It does not! It will benefit the developer only.

These sites should be developed as-of-right only!

Sincerely,

Jon Goodhue  
16 Lee Hill Road, Roslindale MA



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

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## Abutter notification

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Josh Weller &lt;josh.weller@centuriainc.com&gt;

Wed, Oct 21, 2015 at 9:30 PM

To: Edward McGuire &lt;edward.mcguire@boston.gov&gt;

Hi Ed,

I was the guy in the back to your left who was expressing concerns about traffic and especially parking. I'll be very interested to hear about the commercial vs. residential zoning question and the 1 vs. 2 parking space requirement. As we were walking home, we found it inconceivable that the residential area beyond the parking lot on Taft Hill Terrace would be zoned commercial.

Thanks very much for your assistance,

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### Josh Weller

Centuria, Inc.

phone 617-942-7991

mobile 617-513-9598

josh.weller@centuriainc.com

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DESIGN • ADVERTISING

[Quoted text hidden]



Edward McGuire <edward.mcguire@boston.gov>

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## 20 Taft Hill Development

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Adam Rosi-Kessel <adam@rosi-kessel.org>

Sat, Oct 24, 2015 at 4:12 PM

To: edward.mcguire@boston.gov

Cc: "Rosi-Kessel, Rachele" <rachele@rosi-kessel.org>

Hi Eddie:

I'm writing to follow up on my spoken comments at this week's community meeting to reiterate that my household (36 Taft Hill) supports the development, particularly so long as the developer continues its commitment to promoting alternatives to car ownership and travel. Please make sure they keep the accessible bike storage, car-sharing/ride-sharing credit, and are encouraged to support other community benefits that could mitigate car traffic and congestion in favor of active transportation. We think this development will be good for the neighborhood and the business district.

Adam & Rachele Rosi-Kessel  
36 Taft Hill Terrace  
Roslindale, MA 02131  
617-323-8411



Edward McGuire <edward.mcguire@boston.gov>

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## 20 Taft Hill Park, Roslindale

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Gradon Tripp <gradon@gradontripp.com>  
To: edward.mcguire@boston.gov  
Cc: Meg Fowler <meg.fowler@gmail.com>

Sun, Oct 25, 2015 at 1:40 PM

Hi Edward,

I attended the the BRA Public Meeting regarding 20 Taft Hill Park in Roslindale, and would like to express my support for the proposal. My family has lived on Tappan St. for the past 4 years, and I believe a transit-oriented, bike-friendly development of this type would be a great addition to the Square. The one parking space per unit is great for the area, too — I know many one- or zero-car families (including my own) who live within walking distance of the Square. Opponents of the proposal on the grounds of parking fail to realize that there are any number of housing options for families with two or more vehicles.

This is probably something for the ZBA, but I think the height of the rear building (some 7'-8' above the current max) would be fine, as the only thing behind it is the Needham line tracks, and houses on a hill beyond that.

I would request that you and the developers continue to work with abutters to address their privacy and sunlight concerns.

Thank you,  
Gradon Tripp



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

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## 20 Taft Hill Project

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Jacqueline Conneely <jconneely@gmlawllp.com>  
To: "edward.mcguire@boston.gov" <edward.mcguire@boston.gov>

Tue, Oct 27, 2015 at 11:31 PM

Greetings Edward,

I have been a Roslindale resident for almost three decades now and I love the neighborhood. I am noticing a lot of new condominium complexes being built in the area and I think it's fantastic! It's bringing a lot of new ideas and faces to a once forgotten borough of Boston. I am writing to let you know I support the 20 Taft Hill Project and hope plenty others do as well!

Thank you for your time.

Sincerely,  
Jacqueline Conneely

Sent from my iPhone. *Please excuse the brevity, spelling and punctuation.*

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# Michael Thomas

35 ELDON ST, ROSLINDALE, MA 02131

October 27th, 2015

Boston Redevelopment Authority

Attn: Ed McGuire  
One City Hall, Ninth Floor  
Boston, MA 02201

To whom it may concern,

I am a resident of the Roslindale neighborhood of Boston. I am writing to you in support of the proposed project at 20 Taft Hill Park, Roslindale. I feel this project will benefit the local community on many levels. I believe the project will support the local businesses and economy, increase home values, improve the social fabric of the community, attract new families and enhance Roslindale as a whole. Many of my friends and neighbors have also expressed positive sentiments about the project and also endorse it.

I urge the BRA to approve the proposed residential project at 20 Taft Hill Park, Roslindale.

Sincerely,

Michael Thomas



Boston Redevelopment Authority (BRA)

One City Hall, Ninth Floor  
Boston, Massachusetts 02201

Attn: Edward McGuire, Boston Redevelopment Authority (BRA)

Re: Proposed Development, 20 Taft Hill Park, Roslindale

Roslindale Village Main Street (RVMS) is pleased to support the proposed development, 20 Taft Hill Park, Roslindale.

We believe that the development team (Parkhead Development, LLC; John Pulgini of Pulgini & Norton, LLP; Dartagnan Brown of RA of Embarc Studio LLC) has demonstrated a sufficient level of care in the planning and design of 20 Taft Hill Park and has either addressed, or will continue to address, any apparent concerns by abutters (per the statements of those in attendance at the October 21<sup>st</sup> BRA Community Hearing Meeting).

We believe that their proposed development will be an asset to the community and is in line with the goals and objectives RVMS has been promoting (namely, the growth of a vibrant, dense, and walkable business district that serves the needs of the surrounding community).

If you have any questions regarding this letter of support, kindly contact the RVMS Executive Director, Christina DiLisio, at the number below or at [rvmsdirector@gmail.com](mailto:rvmsdirector@gmail.com).

Thank you,

The Roslindale Village Main Street Board

Roslindale Village Main Street President, Jennifer Madar

A handwritten signature in cursive script that reads "Jennifer Madar".





*A Call to Action to Make Roslindale the Most Walkable Neighborhood in Boston*

BY EMAIL ONLY

November 6, 2015

Mr. Edward McGuire, Project Manager  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201  
Email: [edward.mcguire@boston.gov](mailto:edward.mcguire@boston.gov)

**RE: Small Project Review Application for 20 Taft Hill Park, Roslindale – Filed October 7, 2015**

Dear Mr. McGuire:

I write on behalf of WalkUP Roslindale to comment on the referenced small project review application (the "**Application**").

WalkUP Roslindale, which takes its name from the international movement to foster "Walkable Urban Places," is a collaborative group of residents informally founded in June of this year to make Roslindale the most walkable neighborhood in Boston. We advocate for a dynamic, livable neighborhood and streetscape. And, we support positive changes to our public and private built environment that strengthen walkability as a means toward better public health, safety, social capital, economic development and environmental sustainability. In our first four months we have already built up a core group of about 30 people and almost 300 additional supporters. More information about WalkUP Roslindale and our initiatives can be found at [www.walkuproslindale.org](http://www.walkuproslindale.org). We recognize that no single group of people can be said to speak for our entire neighborhood – instead, please take these comments as representing the collective, specific viewpoint of our steering group members (indicated below) and offering what we see as the analysis that results from our mission and principles statements.

The project set forth in the Application is a 19-unit residential condominium in two buildings (a 4-story 13-unit building, and a 3-story 6-unit building) with 19 accessory parking spaces on the ground level (13 structured and 6 outside) with vehicular and pedestrian access from Taft Hill Park (the "**Proposed Project**"). The Application describes the Proposed Project as requiring several variances from the use, parking, and dimensional standards applicable to the 2F-5000 residential subdistrict zoning under the Roslindale Neighborhood District of the Boston Zoning Code (the "**Code**"). The city's Inclusionary Development Policy ("**IDP**") applies, and the developer has proposed the minimum number of affordable units under the policy (3 units).

WalkUP Roslindale supports the Proposed Project and urges the BRA to approve the Application pursuant to Article 80E of the Code along with the conditions specified in this letter.

We do so especially in light of the increase in population that is currently underway throughout Boston, including Roslindale, and is forecast to continue through 2030 and beyond. The need for new housing units in our city is acute: the lack of new housing at all price levels has driven up rents and made homeownership in the city increasingly unattainable for the middle class, which results in decreased socioeconomic diversity, longer and more difficult commutes (with a commensurate increase in traffic, pollution, and casualties from crashes), and a drag on the economy as employers struggle to find workers. While we appreciate that accommodating new neighbors in existing neighborhoods such as ours can be challenging and should be approached thoughtfully, WalkUP Roslindale advocates for welcoming newcomers and the vitality they bring to our neighborhood.

WalkUP Roslindale's support for the Proposed Project comes with the following comments and suggestions for improving the Proposed Project and our neighborhood:

- In concept, this is a project that fits well within WalkUP Roslindale's principles. The location is immediately adjacent to Roslindale Square, and thus walkable to its services, restaurants, shops, and transit options (both MBTA commuter rail and bus service), providing a benefit to the new residents who will own and occupy these units, while simultaneously providing a new base of customers for businesses in the square, which benefits all Roslindale residents. The design and program appear to make good use of that high level of walkability.
- As noted above, the Proposed Project barely meets the minimum number of affordable units—three—required by the IDP. We think this Proposed Project can and should do better by providing two additional affordable or workforce units for a total of five. In view of the disproportionate impact of the housing crisis on lower-income and middle-income families, we think the City/BRA should be requiring more affordable and workforce units in every substantial project.
- We agree with the Proposed Project's 1-to-1 parking ratio. In order to accommodate a variety of parking needs, we recommend that purchasers of the units not be required to purchase a parking space as part and parcel of their unit, a strategy known as "unbundling" the parking from the units.<sup>1</sup> This would allow those unit owners that do not need a parking space to sell their parking space to those that want the amenity of two parking spaces. This would bring down the cost of a unit and make the units that much more affordable to those for whom an additional \$10-20,000 in costs could be prohibitive. We need to maintain a diverse community and keep our housing affordable. Also we should all bear in mind that some unit purchasers may not even have a vehicle and do not desire to own one. We are convinced that demographic, lifestyle, and technology changes over the past few decades, which have only accelerated in the last

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<sup>1</sup> See, for example, this link from the Metropolitan Area Planning Council website about unbundling of parking, including an example in Boston: <http://www.mapc.org/resources/parking-toolkit/strategies-topic/unbundled-parking>.

several years, support a policy move away from a high preference for individually-owned automobiles.

- Similarly, the developer's decision to include secure bicycle parking and car-sharing credits shows a refreshing willingness to engage on encouraging active transportation in our neighborhood. We believe these amenities will be very attractive to people looking to buy homes in Roslindale, and are essential complements to the 1-to-1 parking ratio proposed for the Proposed Project. Both the bicycle parking and car-sharing credit proposals should be made conditions of the Authority's approval. We see these proposals as very much in agreement with the Boston Transportation Department's recently released draft vision for GoBoston 2030, especially the "health" section. On this point, we note that demand for alternatives to private car ownership such as Uber and ZipCar appear to have shot up in Roslindale. Supply, particularly of ZipCar vehicles, is not keeping up. Anecdotal evidence shows that it is now frequently difficult to reserve such a vehicle at the neighborhood's locations on short notice. As the population grows and more people seek to live in car-free or single-car households, it is imperative that the City do everything in its power to make this possible, including working with ZipCar and other providers to insure an adequate supply of car-sharing options.<sup>2</sup>
- All new development that smartly leverages our neighborhood's existing active transportation assets should be thinking about ways to concretely support their improvement and expansion. To this end, we propose that the Authority condition approval for the Proposed Project on the developer's financial support for the Roslindale Arboretum Gateway Path. This proposed path would provide a much-needed greenway link between the Roslindale Village MBTA commuter rail stop and the Forest Hills Orange Line station and the Southwest Corridor Path, via a "straight shot" grade-level path in the section of the Arboretum adjacent the commuter rail tracks and linking to the proposed extension of the existing Blackwell Path southward. We have had multiple discussions with the developer with respect to this proposed path, and the developer has expressed willingness to help fund a feasibility study. This sort of improvement to our active transportation infrastructure is critical to accommodating more residents and increasing the vitality of the square without exacerbating traffic and parking issues. We think every new development should be encouraged to support such efforts.

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<sup>2</sup> Likewise, the City should use all available tools to push the MBTA commuter rail to bring the fare from Roslindale in line with other stops within Boston as on the Fairmount Line. This development is steps away from the commuter rail stop, and a more equitable fare structure will strongly incentivize car-free and 1-car families to live here.

In closing, we wish to reiterate our support for the Proposed Project and our commitment to making our neighborhood more walkable by collaborating with our neighbors to produce better outcomes for everyone.

We very much appreciate your careful consideration of our comments and would be happy to discuss any questions you may have on them.

Sincerely yours,



Matt Lawlor

Resident @ 15 Basto Terrace, Roslindale, on behalf of  
WalkUP Roslindale Steering Group, including

Ricardo Austrich, Resident @ 843 South Street, Roslindale  
Steve Gag, Resident @ 631 South Street, Roslindale  
Sarah Kurpiel Lee, Resident @ 65 Cornell Street, Roslindale  
Robert Orthman, Resident @ 69 Walter Street, Roslindale  
Rebecca Phillips, Resident @ 10 Tappan Street, Roslindale  
Adam Rogoff, Resident @ 28 Ashfield Street, Roslindale  
Adam Rosi-Kessel, Resident @ 36 Taft Hill Terrace, Roslindale  
Rachele Rosi-Kessel, Resident @ 36 Taft Hill Terrace, Roslindale  
Greg Tobin, Resident @ 1 Sheldon Street, Roslindale  
Alan Wright, Resident @ 98 Birch Street, Roslindale

Copy to:

Ms. Christine Galatis, Mayor's Office of Neighborhood Services  
([christine.galatis@boston.gov](mailto:christine.galatis@boston.gov))  
City Councilor Tim McCarthy ([timothy.mccarthy@boston.gov](mailto:timothy.mccarthy@boston.gov))  
City Councilor Michelle Wu ([michelle.wu@boston.gov](mailto:michelle.wu@boston.gov))  
City Councilor Ayanna Pressley ([ayanna.pressley@boston.gov](mailto:ayanna.pressley@boston.gov))  
City Councilor Michael F. Flaherty ([michael.flaherty@boston.gov](mailto:michael.flaherty@boston.gov))  
City Councilor-Elect Annissa Essaibi-George ([annissaforboston@gmail.com](mailto:annissaforboston@gmail.com))  
Ms. Stefanie Seskin, Active Transportation Director, BTB ([stefanie.seskin@boston.gov](mailto:stefanie.seskin@boston.gov))  
Mr. Chris Osgood, Chief of Streets, City of Boston ([chris.osgood@boston.gov](mailto:chris.osgood@boston.gov))



Edward McGuire &lt;edward.mcguire@boston.gov&gt;

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## 20 Taft Hill Park - Article 80E Comments

1 message

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**Mark Tedrow** <mctedrow@verizon.net>  
To: edward.mcguire@boston.gov

Sat, Nov 7, 2015 at 10:05 PM.

November 7, 2015

Mr. Edward McGuire, Project Manager  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Email: edward.mcguire@boston.gov

RE: Article 80E comments regarding 20 Taft Hill Park, Roslindale, MA

Dear Mr. McGuire:

I strongly support the proposed development of 20 Taft Hill Park. The density is in keeping with the neighborhood and should have a positive impact in Roslindale Square.

The 19 condominium units are a good fit in that area and will help Roslindale to meet the incredible demand for housing in Boston without displacing anyone. While a small project, this is a Transit Oriented Development: the project is less than 250 yard from the MBTA Roslindale Village Commuter Rail Stop, the Village Market (a small supermarket) and the MBTA bus stop at the Roslindale Community Center where 7 bus lines stop and the many restaurants and food purveyors that make up Roslindale Square.

I believe that the proposed 1:1 parking ration is acceptable although it might be slightly higher that what I think will actually be needed. I would ask that one of the provided parking spots be used for a car-share service such as Zipcar to further incentivize reduced car ownership. I applaud the inclusion of bike racks in the covered parking area but am concerned that without a garage door to keep them from prying eyes, that the bike, even if locked to racks, will be at risk of theft. I therefore ask that the garage entrance be secure.

Sincerely,

Mark Tedrow



Edward McGuire <edward.mcguire@boston.gov>

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## 20 Taft Hill Terrace

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Alan Wright <alnwright@gmail.com>

Thu, Oct 22, 2015 at 10:45 AM

To: edward.mcguire@boston.gov

Cc: Adam Rogoff <arogoff@brownfieldslaw.net>, Adam Rogoff <adamrogoff@yahoo.com>, Adam Rosi-Kessel <adam@rosi-kessel.org>

Dear Mr. McGuire.

Thank you for leading the community meeting last night about the 20 Taft Hill proposed development.

I support the development. I like the look and layout of the buildings, the parking arrangements, and their attentiveness to the immediate abutters.

I would like to see the developer make some additional contribution to improving conditions in the Roslindale community. Ideally this would be done by helping with pedestrian and bicycling access and safety.

Alan Wright

98 Birch St

Roslindale, MA 02131

617-821-3648

# BOSTON

Martin J. Walsh, Mayor

November 9, 2015

Ms. Teresa Polhemus  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: Proposed development at 20 Taft Hill Park and 20 Taft Hill Terrace.

Dear Ms. Polhemus;

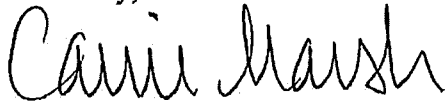
The Boston Parks and Recreation Department (BPRD) is responding to the Article 80E Small Project Review for the proposed development at 20 Taft Hill Park and 20 Taft Hill Terrace. This project will provide 19 condominium units with a total of 38 bedrooms in various unit sizes.

The proposed project will require zoning relief for lot size (density), lot width, FAR, height, setbacks and parking. It will also require relief for insufficient open space. Article 67 zoning requires 1750 sf of onsite open space per unit for a total of 33,250 sf. The Article 80E submittal states that the project will provide 588 sf of open space per unit, for a total of 11,172 sf.

This project should be designed to provide sufficient open space onsite for its residents, as required under current zoning. Insufficient open space should be mitigated.

Thank you for your consideration. Please contact me if you have questions at 617-961-3074 or [carrie.marsh@boston.gov](mailto:carrie.marsh@boston.gov).

Sincerely,



Carrie Marsh, Executive Secretary  
Boston Parks and Recreation Commission

cc: Christopher Cook, Commissioner, Boston Parks and Recreation Department  
Jonathan Greeley, Director of Development Review, Boston Redevelopment Authority  
Edward McGuire, Project Manager, Boston Redevelopment Authority



**Boston Parks and Recreation Department**

1010 Massachusetts Ave., Boston, MA 02118 / Tel.: 617-635-4505 / Fax: 617-635-3173

November 2, 2015

Edward McGuire, Project Manager  
Boston Redevelopment Authority  
Email: [Edward.mcguire@boston.gov](mailto:Edward.mcguire@boston.gov)

Dear Mr. McGuire,

I am a Roslindale resident and live in a building abutting the site of the proposed development at 20 Taft Hill Park, in Roslindale. Please accept this letter in support of this project, as it will bring much needed housing to the City of Boston. Also the location is within walking distance to Roslindale Square/Village, which will bring additional foot traffic to our growing small business district.

The site is also within a short walk to the commuter rail and several bus lines, making the location ideal for commuters. I also applaud the developer for his creative approach to alternative means of transportation by providing adequate bike storage and providing credits to car share and ride share opportunities.

This type of development is exactly what Roslindale needs to continue its growth in a responsible way.

Thank you very much.

Sincerely,

A handwritten signature in black ink that reads "Nadine Champagne". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nadine Champagne