

**BOSTON REDEVELOPMENT AUTHORITY**

**REQUEST FOR ADDITIONAL MATERIALS  
DISTILLERY REDEVELOPMENT**

**PROPOSED PROJECT:** DISTILLERY REDEVELOPMENT

**PROJECT SITE:** 516-524 EAST SECOND STREET/  
2 DORCHESTER STREET  
SOUTH BOSTON, MA 02127

**PROPONENT:** SECOND STREET ASSOCIATES LLC  
516 EAST SECOND STREET  
SOUTH BOSTON, MA 02127

**DATE:** SEPTEMBER 11, 2007

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The Boston Redevelopment Authority (“BRA”) is issuing this Request for Additional Materials in response to a Project Notification Form (“PNF”), which Second Street Associates LLC (the “Proponent”) filed for the proposed Distillery Redevelopment project on May 29, 2007. Notice of the receipt by the BRA of the PNF was published in the Boston Herald on June 2, 2007, which initiated the public comment period with a closing date of June 29, 2007. The comment period was later extended to July 30, 2007.

On October 5, 2007, in accordance with the BRA’s policy on mitigation as outlined in Mayor Thomas M. Menino’s Executive Order Relative to the Provision of Mitigation by Development Projects in Boston, the Proponent submitted a Letter of Intent regarding the proposed Distillery Redevelopment project.

On October 12, 2006, letters soliciting nominations to the Impact Advisory Group (“IAG”) for the proposed project were delivered to City Councilor Jimmy Kelly, State Senator Jack Hart, and State Representative Brian Wallace. Additional letters seeking recommendations were delivered to the Mayor’s Office of Neighborhood Services and the City Councilors at large. Following the special

election for the District 2 City Council seat, IAG nominations were sought from City Councilor Bill Linehan.

Nominations were received from the Mayor's Office of Neighborhood Services, Councilor Linehan, Representative Brian Wallace and Senator Jack Hart. Eleven (11) individuals were appointed to the IAG and were invited to participate in advising BRA staff on the determination and consideration of impacts and appropriate mitigation. The following list includes the names of the IAG members:

Keri Jones  
Brendan Linehan  
Liz Lombard  
Denise Lynch  
Amy Macdonald  
Patty McCormick  
Joyce McDaniel  
David Nagle  
Joe Rajewski  
Noreen Rosher  
Brandon Sutton

Pursuant to Section 80B-5.3 of the Boston Zoning Code ("Code"), a scoping session was held on June 11, 2007, and was attended by representatives from the City's public agencies, at which time the Proposed Project was reviewed and discussed. Members of the IAG were also invited to attend the scoping session. The Notice and the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code. A BRA-sponsored public meeting was held on June 11, 2007 at the South Boston Branch Library for the community's review and comments. An IAG meeting was held on July 12, 2007 at the South Boston Boys & Girls Club.

Written comments in response to the PNF received by the BRA from agencies of the City of Boston are included in **Appendix A** and must be answered in their entirety.

Specifically, they are:

- Bob Giers, Boston Public Works Department
- Bryan Glascock, Director, Boston Environment Department
- Patrick E. Hoey, Transportation Planner, Boston Transportation Department
- Richard J. Mullen, Fire Marshall, Boston Fire Department
- Katie Pedersen, Senior Project Manager/Environmental Review Specialist, BRA

- John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission

Public comments received by the BRA during the comment period are included in **Appendix B** and must be answered in their entirety.

IAG comments received by the BRA during the comment period are included in **Appendix C** and must be answered in their entirety.

## **I. REVIEW / SUBMISSION REQUIREMENTS**

In addition to full-size scale drawings, 55 copies of a bound booklet containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified, are required. The booklet should be printed on both sides of the page. In addition, an adequate number of copies must be available for community review. A copy of this Request for Additional Materials should be included in the booklet for review.

### **A. General Information**

1. Applicant/Proponent Information
  - a. Development team
    - (1) Names
      - (a) Developer (including description of development entity and principals)
      - (b) Attorney
      - (c) Project consultants and architects
    - (2) Business address, telephone number, FAX number and e-mail, where available for each
    - (3) Designated contact for each
  - b. Legal Information
    - (1) Legal judgments or actions pending concerning the Proposed Project

- (2) History of tax arrears on property owned in Boston by Applicant or affiliates
- (3) Evidence of site control over project area, including current ownership and purchase options of all parcels needed for the Proposed Project, all restrictive covenants and contractual restrictions affecting the Proponent's right or ability to accomplish the Proposed Project, and the nature of the agreements for securing parcels not owned by the Applicant.
- (4) Nature and extent of any and all public easements into, through, or surrounding the site.

## **B. Regulatory Controls and Permits**

An updated listing of all anticipated permits or approvals required from other municipal, state or federal agencies, including a proposed application schedule shall be included in the Additional Materials.

### **Project Description**

The Distillery Redevelopment site (the "Project Site") is located at 516-524 East Second Street and 2 Dorchester Street, in South Boston, and consists of an approximately 1.74 acre parcel that is bound by East First Street, East Second Street, H Street and Dorchester Street. The Project Site includes three existing buildings: a former distillery, which was constructed between 1862 and 1874, and currently contains 30 artist live-work units and 38 work-only units for artists and small manufacturers; a former bottling plant, built in 1966, which is used as a lay down area and warehouse by Fishback and Moore, an electrical contractor; and a former copper shop, which is a one-story, circa 1930's building that currently contains three (3) commercial tenants.

The Proponent plans to preserve the former distillery building, which is located on the eastern half of the Project Site, retaining 30 artist live-work units and 37 of the existing commercial spaces. The former bottling plant and copper shop will be demolished. Two (2), four (4) storey wings, totaling 124,996 gross square feet, will be constructed and will contain 44 new residential units and 25 artist live-work units, as well as a mix of galleries, a café, greenhouse, and small-scale retail

spaces. 123 off-street parking spaces will be provided in two (2) levels of structured parking.

The Proponent plans to sequence construction. Phase 1 would include construction of the live-work units along East First Street, located on the northern portion of Project Site. Phase 2 would include the construction of the residential units along Dorchester Street.

The Proposed Project will produce all of its electricity on site using a renewable and almost carbon-neutral fuel. The waste heat from this process will carry all heat, hot water and air conditioning loads. The project is designed to be served by two diesel generators powered by vegetable oil. The system will be grid integrated for backup purposes, but otherwise will draw no net electricity during each monthly billing cycle. All heating and cooling loads will be met by the waste heat from the cogeneration installation. In addition to serving the buildings, continuous excess electrical capacity will be used to provide electrical charging for plug-in hybrid electrical vehicles.

## **II. TRANSPORTATION COMPONENT**

The written comments of the Boston Transportation Department (“BTD”) are included in **Appendix A** and are incorporated herein by reference and made a part hereof. The Proponent is required to address all comments included in these comment letters in addition to the following comments.

### **Construction Management Plan**

The Proponent must execute a Construction Management Plan (“CMP”) with BTD. The CMP should detail the schedule, staging, parking, delivery, and other associated impacts of the construction of this Proposed Project.

### **Transportation Access Plan Agreement**

The Proponent will have to execute a Transportation Access Plan Agreement (“TAPA”) with BTD, which will codify the specific measures, mitigation and agreements between the Proponent and BTD. The Proponent shall be responsible for all costs associated with mitigation efforts including, but not limited to design and engineering, construction and inspection.

### **Parking**

The Proposed Project includes 123 off street parking spaces located in a two (2) level garage, within the footprint of the Proposed Project. BTD endorses this concept in order to prohibit vehicles associated with the Proposed Project from encroaching upon the existing neighborhood infrastructure. The 1.0 parking

space/residential unit is in line with BTM standards and requirements for a development of this type. The remaining 24 spaces allocated for the retail, art gallery, and commercial uses may not be sufficient to support those uses unless travel demand management measures are successfully implemented.

BTM is especially encouraged by the Proponent's desire to promote the use of alternative fuel vehicles, shared ownership of vehicles, and alternative modes of transportation to and from the proposed project such as buses, shuttles, taxis, bicycles, and walking. Although the proposed number of on-site parking spaces is consistent with BTM standards and reflective of the City of Boston's stated policy objective of reducing dependence on single-owner/occupant vehicles, the IAG and community have indicated that they would like to see the Proponent explore the possibility of including a greater number of off-street parking spaces in the Proposed Project's garage. The Proponent should respond to this request.

The existing conditions of the Proposed Project indicate that there are approximately 107 on-street, unregulated parking spaces. Proposals for these spaces must have a well thought out, carefully planned program for possible regulation enhancement that involves the community and BTM. The PNF also states that there is a high percentage of underutilized curb space; changes to said space should be used to serve and benefit the abutting community, as well as the Proposed Project.

### **Garage Access**

According to BTM, the parking garage access is adequately presented in the PNF. BTM prefers LL2 by way of H Street and UL2 by way of Dorchester Street. Dispersal of the vehicles and positioning of access/egress points at these locations serve to minimize impact to the local streets as well as to maximize efficiency and accessibility for the development design. BTM is concerned that vehicles may be tempted to go the wrong way on H Street to access the garage. The Proponent must identify ways to reduce the likelihood of this (the IAG raised the same concern at the IAG meeting that was held on July 12, 2007).

### **Public Transit**

BTM is supportive of the Proponent's offer to work with the Massachusetts Bay Transportation Authority to increase the bus service near the Project Site. Currently, the closest bus service, the #7 bus, is located 1/3 of a mile from the Project Site. Specifically, the Proponent has suggested that peak hour service be increased along East First Street.

### III. ENVIRONMENTAL PROTECTION COMPONENT

The Additional Materials shall address written comments from the City of Boston Environment Department dated July 11, 2007, included in **Appendix A**, and incorporated herein by reference and made a part hereof.

Additional comments related to environmental impacts are described in a memorandum from Katie Pedersen, Senior Project Manager/Environmental Review Specialist, BRA, dated July 30, 2007. This memorandum is included in **Appendix A** and incorporated herein by reference and made a part hereof and will be addressed in its entirety in the Additional Materials.

#### **Solid and Hazardous Wastes**

Soil contaminants from prior uses at the site have been discovered. Some remain active and have open response actions with the Massachusetts Department of Environmental Protection ("DEP") pursuant to the Massachusetts Contingency Plan ("MCP"). An Activity and Use Limitation ("AUL") was imposed as part of a response application completion for RTN 3 - 11965. Soils below nine feet from grade are not to be disturbed without proper oversight from a Licensed Site Professional ("LSP").

The findings are consistent with the prior industrial locations at the site. The locations of the lands associated with RTN 3 - 11965, RTN 3 - 18069 and RTN 3 - 24537 are not clear from the PNF. We are particularly interested in the area subject to the ("AUL") and ask that the Proponent submit copies of reports for each area as they are filed with the DEP.

VOCs in buried wastes and contaminated grounds can emit vapors that may migrate through the subsurface into air spaces of overlying buildings through concrete floors, small gaps around pipes and small gaps in utility lines. Characteristics such as the presence of a high water table or fractured bedrock can increase the likelihood of vapor intrusion. The Environment Department encourages the Proponent to pay particular attention to vapor intrusion, an area of growing concern among environmental professionals working on issues of brownfields development. The installation of gas vapor barriers and subsurface membranes are just two methods for ensuring that, when advisable, vapor penetration is blocked.

#### **Article 85**

The Proposed Project requires demolition of a warehouse and a small commercial building. The proposed demolition requires Article 85 Demolition Delay review by the Boston Landmarks Commission (the "BLC"). BLC staff notes that there is not enough information presented in the PNF regarding these

buildings to offer an opinion on the proposed demolition at this time; detailed information would be required for Article 85 review. All appropriate measures should be taken to protect the historic resource from damage during adjacent demolition and subsequent new construction, including vibration monitoring.

### **Air Quality**

A description of the existing and projected future air quality in the Proposed Project's vicinity shall evaluate ambient levels to determine conformance with the National Ambient Air Quality Standards ("NAAQS") and the U.S. Department of Housing and Urban Development ("HUD") requirements for residential and other sensitive receptors. Particular attention shall be given to mitigation measures to ensure compliance with air quality standards.

An indirect source air quality analysis of the operation of the parking garage shall be prepared to determine potential air quality impacts on nearby sensitive receptors and compliance with air quality standards as well as a description of the venting system. Garage emissions should be estimated using appropriate U.S. EPA guidance. The EPA SCREEN model should be used to calculate maximum CO impacts from the garage at various sensitive receptors.

Please provide a description and the location of the Proposed Project's on site internal combustion generator(s). A study to analyze the impact on pedestrian level air quality and on any sensitive receptors from operation of the Proposed Project's on site internal combustion generator, including the exhaust odor that will be generated when the biodiesel fuel, shall be required. Measures to avoid any violation of air quality standards shall be described. The study shall analyze the existing conditions, future No-Build and future Build conditions only. The results of the air quality analysis shall be compared to the Massachusetts State Implementation Plan to determine the Proposed Project's compliance with the Plan. Mitigation measures to eliminate or avoid any violation of air quality standards shall be described.

### **Wind Impacts**

As described in the PNF, there are no high-rise components in the Proposed Project and the Proposed Project does not propose buildings that are greater than 150 feet in height, therefore wind impacts at pedestrian levels are expected to be minimal. The Proponent has demonstrated that new conditions are likely to prove to be an asset in providing something of a windbreak to the Second Street neighborhood frontage. As a result, a quantitative (wind tunnel) analysis shall not be required.



### **Shadow**

The PNF included a shadow analysis for existing and build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice and for 6:00 p.m. during the summer and autumn.

The shadow impact analysis indicated that on Dorchester Avenue there is some overshadowing of the project on the opposite side of the avenue during winter mornings, but outside the site, there is no significant overshadowing anticipated. Please provide mitigation measures to eliminate or avoid the adverse impact described.

### **Daylight**

A daylight analysis for both Build and No-Build conditions shall be conducted by measuring the percentage of skydome that is obstructed by the Proposed Project's buildings and evaluating the net change in obstruction. The study should treat the following elements as controls for data comparison: existing conditions, and the context of the area and the project. The areas of interest shall include viewpoints along Dorchester Street, East First Street, H Street and East Second Street. Daylight analyses shall be taken for each major building facade within the limits of the Boston Redevelopment Authority Daylight Analysis ("BRADA") program, fronting these public ways. The midpoint of each roadway or public access way shall be taken as the study point. The BRADA program must be used for this analysis.

### **Solar Glare**

The PNF states that the building envelope of the Proposed Project will consist principally of non-reflective materials, consisting of masonry exterior façades and wood on inner courtyard facades. Please provide sufficient documentation to support the conclusion that the materials will not result in an adverse solar glare. Thus the potential for reflection from the Proposed Project onto streets and roadways will not create a potential for visual impairment or discomfort due to the reflective glare for pedestrians or motorists.

### **Noise**

The PNF notes East First Street is a busy and noisy roadway with industrial uses across the road.

Sound generated by "The operation of any motor vehicle on any public way, nor the noise produced thereby," is not subject to the limits imposed by the Regulations for the Control of Noise in the City of Boston. The Proponent is not responsible for sound generated by existing uses that may already exceed the residential limits set in the Regulations.

The Proposed Project cannot add to ambient sound levels. We customarily recommend that sound-dampening materials be used in projects to minimize sound intrusion; it appears that the materials outlined in the PNF will serve that purpose. That said, the Proponents of similarly situated buildings have included in leases/unit deeds an acknowledgement by tenants/owners that there are industrial uses and associated traffic in the immediate vicinity and that they may be audible in living spaces.

Establish the existing noise levels at the Project Site and vicinity based upon a noise-monitoring program and calculate future noise levels after the Proposed Project's completion based on appropriate modeling. The Proponent shall demonstrate compliance with the Design Noise Levels established by the U.S. Department of Housing and Urban Development for residential and other sensitive receptors and with all other applicable Federal, State and City of Boston noise regulations. The noise evaluation shall include the effect noise generated by the area's traffic. Future noise levels shall include the noise generated by the Proposed Project's equipment. Any required mitigation measures to minimize adverse noise levels of residential and other sensitive receptors to acceptable limits shall be described.

### **Stormwater Management**

The quality of stormwater is receiving increasing regulatory attention as it is a primary contributor to the condition of receiving water bodies. The Boston Water and Sewer Commission ("BWSC") spends more than \$600,000 annually for the disposal of materials removed from catch basins. This cost does not include labor and general operating and maintenance costs. If the project requires the installation of and/or work at stormdrains, we ask that the Proponent help to educate the public and further improve the water quality of local water bodies by agreeing to the permanent installation of plaques that bear the warning "Don't Dump - Drains to Boston Harbor." Information on the casting can be obtained from the Operations Division of the BWSC (617-989-7000).

### **Water Quality and Resources**

Include a description of how the Project Site's drainage system will connect to the BWSC system. Parking drainage and measures to prevent adverse water quality impacts also shall be described in detail.

### **Flood Hazard Zones/Wetlands**

As applicable, Proponent must comply with City of Boston, Commonwealth of Massachusetts and Federal flood hazard regulations.

### **Geotechnical Impact/Groundwater**

Provide an analysis that describes the existing sub-soil conditions at the project site, groundwater levels, potential for groundwater movement and settlement during excavation and foundation construction. However, a greater analysis needs to be provided to study and explain the potential impact on adjacent buildings, utility lines, and roadways. This analysis shall also include a description of the foundation construction methodology, the amount and method of excavation, and measures to prevent any adverse effects on adjacent buildings and utility lines.

Measures to ensure that groundwater levels will be maintained and will not be lowered during or after construction shall be described.

The BRA requests that the Proponent consult with the Boston Groundwater Trust (the "Trust") regarding potential groundwater issues. Contact information for the Trust:

Boston Groundwater Trust  
234 Clarendon Street  
Boston, MA 02116

Attention: Elliott Laffer, Executive Director  
617-859-8439

### **Construction Impact**

A description of the Proposed Project's construction impact on public safety from noise, dust, pollutant emissions, waste generation and disposal, and staging areas is required.

A construction impact analysis shall include a description and evaluation of the following:

- (a) potential dust and pollutant emissions and mitigation measures to control and reduce these emissions.
- (b) potential noise generation and mitigation measures to minimize increase in noise levels.
- (c) location of construction staging areas and construction worker parking; measures to encourage carpooling and/or public transportation use by construction workers.
- (d) construction schedule, including hours of construction activity.

- (e) access routes for construction trucks and anticipated volume of construction truck traffic.
- (f) method of demolition of structures to be removed, control of dust emissions, removal and disposal of asbestos material and disposal of demolition waste.
- (g) construction methodology, amount and method of excavation required, description of foundation support, maintenance of groundwater levels, and measures to prevent and adverse effects or damage to adjacent structures and infrastructure.
- (h) potential for the recycling of construction and demolition debris, including any asphalt from the site.
- (i) identification of best management practices to control erosion and to prevent the discharge of sediments and contaminated groundwater or stormwater runoff into the City's drainage system during the construction period.
- (j) impact of project construction on rodent population and description of the proposed rodent control program, including frequency of application and compliance with applicable City of Boston and Commonwealth of Massachusetts regulatory requirements.
- (k) measures to protect the public safety.

### **Sustainable Design**

The Proponent is committed to minimizing non-energy related negative environmental impacts and maintaining a healthy living environment. The means for accomplishing these goals includes constructing and maintaining a complex that will minimize the use of fossil fuels in the manufacture of building materials, building construction and day-to-day operations. The use of benchmarking and life-cycle cost analysis will provide important information on the short- and long- term materials and systems performance. The Proponent expects to produce all necessary electricity on site using a renewable, almost carbon-neutral source of fuel, vegetable oil, in two 45 kw diesel generators. It will be grid-integrated. Waste heat from the process will meet heat, hot water and air conditioning loads. However, a more comprehensive narrative of the technologies and practices and feasibility of implementation into the design and operation of project is required.

### **Wildlife Habitat**

Provide a description of significant flora and fauna that present at the Project Site.

### **Building Materials Resource Center**

Building demolition and/or renovation activities may offer an opportunity for recycling, reprocessing or donation of construction and building materials (e.g., glass, brick, stone, interior furnishing) to the Building Materials Resource Center ("BMRC"). This non-profit center offers, for only a handling fee, new and used materials for low and middle income homeowners. The Proponent is encouraged to contact the BMRC at the following address regarding disposal and/or acquisition of materials that may be appropriate for reuse:

Building Materials Resource Center  
100 Terrace Street  
Roxbury, MA 02120  
617-442-8917

## **IV. URBAN DESIGN COMPONENT**

The Boston Civic Design Commission ("BCDC") voted to review and saw a presentation of the Proposed Project at its June 5, 2007 meeting; in the future, the Proponent will be making a presentation to the BCDC's Design Committee for further review. The Commission requested further information and study of the depth of the units and living experience therein, and also asked for mitigation of the parking expressed along East First Street, preferably by program substitution and manipulation or loss of the direct spaces. It is suggested that the Proponent address both these issues as well as the issues cited below before coming back to the BCDC's Design Committee.

### **Submission Requirements**

Neighborhood concerns have been raised about the height and density of the Proposed Project. In response, the Proponent should clarify the argument for the density of the Proposed Project that is presented in the PNF and should provide examples of residential projects in the area of similar density, with comparable FARs. In addition, we request that you please submit design revisions showing:

1. an alternative design both less dense and less tall than that proposed in the PNF. The massing should step back on both Dorchester and East First Street. This alternative design should not lose the attention to detail and sustainability that is a major positive aspect in the PNF design; and

2. an alternative design that is zoning compliant (i.e. maximum FAR of 2.0 and maximum height of 35 feet, as permitted in Area L of the South Boston Waterfront Interim Planning Overlay District).

We urge the Proponent to provide analytic comparisons of the project revisions and/or alternatives developed in response to comments received from the City's agencies and the public.

The Proponent must submit the following items at the required scale and in both a printed form that is reproducible and digital file form. Any questions regarding these requirements should be directed to the Urban Design staff reviewer:

- A. a written description of program elements and space allocation for each element;
- B. black and white 8"x10" photographs of the site and neighborhood;
- C. plans and sections for the area surrounding the project at an appropriate scale (1"=100' or larger) showing relationships of the proposed project to the surrounding area and district regarding:
  1. massing,
  2. building height,
  3. open space,
  4. major topographic features,
  5. pedestrian and vehicular circulation, and
  6. land use;
- D. sketches and diagrams of alternative proposals to clarify design issues and massing options;
- E. eye-level perspectives showing the proposal in the context of the surrounding area;
- F. aerial views of the project in perspective or isometric form;
- G. a site plan at 1"=16' or larger showing:
  1. relationships of proposed and existing adjacent buildings and open spaces,
  2. setback of proposed and existing adjacent buildings along North Beacon Street including sidewalk width
  3. open spaces defined by buildings on adjacent parcels and across streets,

4. location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features,
  5. accessible pedestrian, vehicular, and service access and flow through the parcel and to adjacent areas,
  6. phasing possibilities clearly indicating the scheme for completing the improvements, and
  7. construction limits;
- H. site sections at 1"=16' or larger showing relationships to adjacent buildings and spaces;
- I. a massing model at 1"=40' showing all buildings in the area and a study model at 1"=16' showing facade design, with scales to be discussed with Urban Design staff;
- J. a three-dimensional digital model designed to fit the BRA digital base model; Proponent may contact Te-Ming Chang, Manager of the BRA's Urban Design Technology Group, for specifications;
- K. drawings at an appropriate scale (*e.g.*, 1"=8') describing architectural massing, facade design, and proposed materials including:
  1. site plans before and after construction,
  2. elevations in the context of the surrounding area,
  3. sections showing organization of functions and spaces, and
  4. building plans showing ground floor and typical upper floor;
- L. a site survey at 1"=40' showing nearby structures, utilities and benchmarks; and,
- M. the schedule for submittal of Design Development materials.

## V. INFRASTRUCTURE SYSTEMS COMPONENT

The written comments of the Boston Fire Department and the Boston Water and Sewer Commission ("BWSC") are included in **Appendix A**. The Proponent is required to address all comments included in these comment letters.

## VI. PUBLIC COMMENTS

The Additional Materials should include responses to the public comment letters found in **Appendix B**.

### Comment Letters-Listed in Chronological Order:

Alan Horvitz - June 11, 2007  
Mark Laughlin - June 11, 2007  
Ellen Winkler - June 11, 2007  
Peter Miller - June 11, 2007  
Judy Raup - June 11, 2007  
Dave Howell - June 12, 2007  
Bruce Rohr - June 12, 2007  
Phil Bucci - June 13, 2007  
John O'Connor - June 13, 2007  
Scott Chasse - June 14, 2007  
Cynthia Dromgoole - June 14, 2007  
Richard Cox - June 18, 2007  
John Cavaleri - June 18 and 19, 2007  
Shawn Holland - June 18, 2007  
Frank Sorrenti - June 19, 2007  
Judeth Costin - June 20, 2007  
Russell Hadaya - June 21, 2007  
Barbara Lyons - June 21, 2007  
Frances (Lucky) Devlin - June 23, 2007  
Geoffrey Cole - June 25, 2007  
Andrew McCabe - June 25, 2007  
Kevin Driscoll - June 27, 2007  
Caroline Kenney - June 28, 2007  
Greg Smith - June 28, 2007  
Donna Beath - June 29, 2007  
Mary Sherman - July 1, 2007  
Lee Anna Vierbickas - July 2, 2007  
Dwayne Dahlbeck - July 14, 2007  
Chris Griffith - July 16, 18, and 24, 2007  
Katie Toli - July 23, 2007  
Maxwell Nichols - July 24, 2007  
Sylvia Corwith Winter - July 25, 2007  
Rebecca Gordon - July 25, 2007  
Nikolaus Gulacsik - July 25, 2007  
Mary Walker Graham - July 26, 2007  
John Hyde - July 26, 2007  
Paul Johnson - July 26, 2007



Nova Samodai – July 26, 2007  
Lawrence Shevick – July 26, 2007  
Jasmine Laitmark – July 26, 2007  
Martha Bourne – July 27, 2007  
Christopher Brown – July 27, 2007  
Roger Griffiths – July 27, 2007  
Woolsey Johnson – July 27, 2007  
Kristie McLean – July 27, 2007  
Lalie Schewadron – July 27, 2007  
Carrie Siegel – July 27, 2007  
Michael Dowling – July 28, 2007  
Mark Anstey – July 29, 2007  
Francis Azzarto – July 30, 2007  
Marshall Blacker – July 30, 2007  
Mary and Tom Cooney – July 30, 2007  
Scott and Kerry Emberley – July 30, 2007  
Kara and William Foley – July 30, 2007  
Lower End Political Action Committee– July 30, 2007  
Christine Mullen – July 30, 2007  
Libby Wasilewski – July 30, 2007  
Jon Chesto – July 31, 2007  
Kay McGowan – July 31, 2007  
Lucinda Seigel – July 31, 2007  
Robert Wrubel

## **VII. IAG COMMENTS**

The Additional Materials must include responses to the IAG comment letters found in **Appendix C**.

### **IAG Comment Letters-Listed in Chronological Order:**

Liz Lombard – July 24, 2007  
IAG – July 26, 2007  
Amy Macdonald – July 27, 2007  
Joyce McDaniel – July 30, 2007

**Appendix A**  
**City Agency Comments**

## Kara, Kristin

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**From:** Giers, Bob  
**Sent:** Tuesday, June 26, 2007 10:02 AM  
**To:** Kara, Kristin  
**Cc:** Jayasinghe, Para; Leo, Vincent; Banks, Joseph; Spinetto, Stephen; Hutt, Sarah; Crasco, Ken - Parks Dept.  
**Subject:** Distillery Development - South Boston

Hi Kara,

Here are PWD comments for the subject project, located at 516-524 East second Street and 2 Dorchester Street in South Boston with an estimated cost of \$ 22,500,000

**Site Plan:**

Developer must provide an engineer's site plan at an appropriate engineering scale, that shows curb functionality on both sides of all streets that abuts the property.

**Sidewalks:**

Developer is responsible for the construction/reconstruction of the sidewalks abutting the project, and where appropriate, extend the limits to the nearest intersection. This effort may constitute a License, Maintenance and Indemnification (LM&I) agreement with the Public Improvement Commission (PIC). The reconstruction effort must meet current ADA guidelines, including the re-construction or installation of necessary ADA compatible ramps where needed.

**Discontinuances:**

Any and all discontinuances (sub-surface, surface or above surface) within the Public Right-of-Way (ROW) must be processed through the PIC.

**Landscaping:**

Developer must seek approval from Ken Crasco, Chief Landscape Architect with the Parks and Recreation Department for all landscape elements. Program must accompany a LM&I with the PIC.

**Street Lighting:**

Street lighting needs must be consulted with Mr. Joe Banks of the Street Lighting Division with the PWD, and where needed, be installed by the developer, and must be consistent with the area lighting, to provide a consistent urban design.

**Roadway:**

Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the reconstruction of the roadway sections that immediately abuts the property, and where appropriate, extend the limits on reconstruction to the nearest intersection.

**Public Art:**

Developer is encouraged to contact Sarah Hutt, Boston Arts Commission to participate with the City's public arts program, creating notable art pieces in public spaces.

**Groundwater:**

Developer should install groundwater-monitoring wells in accordance to ISD standards, to monitor groundwater levels during construction, and convey the wells to the Groundwater Trust through the PIC after the completion of the project.

Note: these are the general standard BPWD requirements applicable to every project, more detailed comments will be addressed during the PIC review process;

Any questions please give me a call at 617-635-4966

Bob Giers

July 11, 2007

Paul McCann, Acting Director  
Boston Redevelopment Authority  
Boston City Hall, Room 925  
Boston, MA 02201  
Attention: Kristen Kara, Project Manager

Re: 516-524 East Second Street/2 Dorchester Street - The Distillery

Dear Acting Director McCann:

The City of Boston Environment Department has reviewed the Project Notification Form (PNF) and offers the following comments.

The proponent, Second Street Associates LLC, owns a site bounded by East First Street, East Second Street, H Street and Dorchester Street. Three buildings, two former distilleries and one former cooper shop, occupy the site. There are 30 artists' live/work units, 42 artists' work-only units, a small manufacturing business and the offices of Second Street Associates now on the site.

The proponent plans to maintain the most distinguished distillery building, located on the eastern half of the site, retaining 30 artists' live-work units and 37 of the existing 38 commercial spaces.

The remaining former brewery building and a former copper shop will be demolished and two wings of a 124,996 gross square foot (GSF), four-story building with two below-grade parking levels will be constructed. The new space will contain residential space, artists' live-work and work-only space, workshops, offices, retail space and 123 parking spaces. Forty-four (44) residential units, 25 live-work units, art galleries, a café, a greenhouse and small-scale retail spaces with accessory parking will be newly constructed. Ninety-nine (99) parking spaces will be for the residential units and 24 for galleries, café and retail uses.

Second Street Associates is committed to minimizing non-energy related negative environmental impacts and maintaining a healthy living environment. The means for accomplishing these goals includes constructing and maintaining a complex that will minimize the use of fossil fuels in the manufacture of building materials, building construction and day-to-day operations. The use of benchmarking and life-cycle cost analysis will provide important information on the short- and long- term materials and systems performance. The proponent expects to produce all necessary electricity on site using a renewable, almost carbon-neutral source of fuel, vegetable oil, in two 45 kw diesel generators. It will be grid-integrated. Waste heat from the process will meet heat, hot water and air conditioning loads. Excess electricity will be used to provide charging stations for plug-in hybrid vehicles.

An additional goal is to attract to the project more artists as well as small-scale entrepreneurs involved in green technology. The proponent expects that the area will be attractive for the creative and technologically progressive communities who will appreciate the design and construction and business opportunities.

The proponent sees this development as a demonstration project that will set a replicable standard by overcoming the challenges presented by the northeast climate, economics, and the acceptance of and reliance on the use of non-renewable resources as the norm. The project team has delved deeply into myriad values within a social, political and economic context including comfort, community, health and profitability, each of which has contributed to choices about project elements such as design, materials, systems and uses.

**The proponent's green building and sustainability plans, developed upon a base of holistic ecology will truly unique in Boston. We look forward to the evolution of this project and the lessons it will teach. We remain available to provide assistance.**

Soil contaminants from prior uses at the site have been discovered. Some remain active and have open response actions with the Massachusetts Department of Environmental Protection (DEP) pursuant to the Massachusetts Contingency Plan (MCP). An Activity and Use Limitation (AUL) was imposed as part of a response application completion for RTN 3 - 11965. Soils below nine feet from grade are not to be disturbed without proper oversight from a Licensed Site Professional (LSP).

The findings are consistent with the prior industrial locations at the site. The locations of the lands associated with RTN 3 - 11965, RTN 3 - 18069 and RTN 3 - 24537 is not clear from the PNF. We are particularly interested in the area subject to the (AUL) and ask that the proponent submit copies of reports for each area as they are filed with the DEP.

We encourage the proponent to pay particular attention to vapor intrusion, an area of growing concern among environmental professionals working on issues of brownfields development. The installation of gas vapor barriers and subsurface membranes are just two methods for ensuring that, when advisable, vapor penetration is blocked.

The quality of stormwater is receiving increasing regulatory attention as it is a primary contributor to the condition of receiving water bodies. The Boston Water and Sewer Commission (BWSC) spends more than \$600,000 annually for the disposal of materials removed from catch basins. This cost does not include labor and general operating and maintenance costs. If the project requires the installation of and/or work at stormdrains, we ask that the proponent help to educate the public and further improve the water quality of local water bodies by agreeing to the permanent installation of plaques that bear the warning "Don't Dump - Drains to Boston Harbor." Information on the casting can be obtained from the Operations Division of the BWSC (617-989-7000).

The PNF notes First Street is a busy and noisy roadway with industrial uses across the road.

Sound generated by "The operation of any motor vehicle on any public way, nor the noise produced thereby," is not subject to the limits imposed by the Regulations for the Control of Noise in the City of Boston. The proponent is not responsible for sound generated by existing uses that may already exceed the residential limits set in the Regulations.

The project cannot add to ambient sound levels. We customarily recommend that sound-dampening materials be used in projects to minimize sound intrusion; it appears that the materials outlined in the PNF will serve that purpose. That said, the proponents of similarly situated buildings have included in leases/unit deeds an

acknowledgement by tenants/owners that there are industrial uses and associated traffic in the immediate vicinity and that they may be audible in living spaces.

Transportation improvements and enhancements will include upgraded sidewalks and crosswalks, street landscaping and Transportation Demand Management (TDM) amenities.

TDM measures under consideration are:

- marketing packets that include Massachusetts Bay Transportation Authority (MBTA) information;
- MBTA transit pass subsidies;
- ridematching through Ecolane, a new, innovative system;
- ridematching through MassRIDES;
- preferential parking for car/vanpools;
- secure, indoor bicycle storage;
- compressed work weeks;
- bandwidth to allow telecommuting;
- showers for bicyclists;
- commuter shuttles to transit;
- parking for car sharing; and
- accommodations for plug-in hybrids.

The proposal to have the project be part of a trial for Ecolane is a forward-thinking TDM option, one that would fit nicely with other elements of a program. We appreciate the range of options the proponent has listed and note that several of them are most commonly considered in the domain of employers. The perspective that a coordinated approach might be successful is inventive. We look forward to the ways in which this type of program may progress.

The City Archaeologist and staff of the Boston Landmarks Commission (BLC) have reviewed the Article 80 PNF for the proposed Distillery Redevelopment in South Boston.

The City Archaeologist, Ellen Berkland, found the Historic Resources and Geotechnical Impact sections thorough and helpful for assessing the parcel for subterranean cultural resources. Her site visit further supports these comments.

Although the Distillery buildings and the site are not listed by the Massachusetts Historical Commission (MHC) they are of historic interest. The northern portion of the site most likely contains a seawall. Since the exact configuration and location of Historical Commission (MHC) they are of historic interest. The northern portion of the site most likely contains a seawall. Since the exact configuration and location of the seawall are not known, Ms. Berkland would like to be present for the removal of the pavement and fill in order to document this archaeological feature. She can be contacted at 617-635-3850 to discuss a mutually agreeable process.

The BLC supports the preservation and continued use of this historic resource, built circa 1862-1874, and suggests that any proposed repairs, restoration, or alterations to the historic building should meet the Secretary of the Interior's Standards for Rehabilitation.

The proposed project requires demolition of a warehouse and a small commercial building. The proposed demolition requires Article 85 Demolition Delay review by the Boston Landmarks Commission. BLC staff notes that there is not enough information presented regarding these buildings to offer an opinion on the proposed demolition at this time; detailed information would be required for Article 85 review. All appropriate measures should be taken to protect the historic resource from damage during adjacent demolition and subsequent new construction, including vibration monitoring.

The new construction is appropriate in its overall scale and massing, and the architectural expression of the proposed new construction appears to relate well to the adjacent historic brewery building in material, rhythm and detail. BLC staff has some concerns about the visual impact on the streetscape of the grand greenhouse on the corner of new building. The scale of the greenhouse seems to be too large, and such a feature has potential to become an eyesore if not fully utilized and carefully maintained.

BLC staff agrees with BRA Urban Design staff that new construction projects in the City should be constructed with traditional building materials and techniques rather than synthetic composite materials. Staff is pleased that the proponent has chosen materials that, unlike simulated materials such as exterior insulated finish systems (EIFS) and glass fiber reinforced concrete (GFRC), are consistent



with Boston architecture and are likely to withstand decades of the City's freeze-and-thaw climate.

The BLC requests that dated cornerstones be incorporated into all new construction. This element will allow those who are attentive to and value the architecture of the City to appreciate the historical context in which structures were conceived.

Some excess building materials may be suitable for donation to the Building Materials Resource Center (BMRC) located at 100 Terrace Street in Roxbury (617-442-8917). This non-profit center offers, for only a handling fee, new and used materials for low and middle income homeowners.

According to the Massachusetts Department of Environmental Protection (DEP), about 33 percent of mobile source particulate matter (PM) and ten percent of all nitrogen oxide (NO<sub>x</sub>) pollution in the northeast is caused by construction vehicles. More than 90 percent of diesel engine particulate emissions are highly respirable and carry toxins deep into the lung, exacerbating human respiratory ailments. The U. S. Environmental Protection Agency (EPA) has proposed classification of diesel exhaust as "highly likely to be carcinogenic in humans." It estimates that diesel engines currently on the road can run for 1,000,000 miles and remain in operation for as long as 20 to 30 years. This amounts to 160 to 240 tons of pollution over the life of each engine.

The DEP's Clean Air Construction Initiative is designed to reduce air quality degradation caused by emissions of carbon monoxide (CO), volatile organic compounds (VOC), NO<sub>x</sub> and air toxins from heavy-duty, diesel-powered construction equipment. Oxidation catalysts and catalyzed particulate filters reduce toxic emissions of formaldehyde, benzene, acrolein and 1-3 butadiene by as much as 70 percent. The program offers contractors a cost-effective way to decrease localized adverse impacts and reduce dust and odor complaints from project abutters and regulatory agencies. Experience with a pilot project that retrofitted 83 pieces of equipment working on the Central Artery/Tunnel (CA/T) project showed that:

- Vehicles did not experience significant power loss.
- There are no additional operation and maintenance (O & M) or fuel costs.

- Engine manufacturers continue to honor vehicle warranties.

More information on the program can be obtained from Christine Kirby of DEP at 617-292-5500.

We urge the proponent to evaluate this program for the project and to require that all diesel-fueled construction equipment and vehicles be operated on ultra low-sulfur diesel (ULSD) fuel (15 ppm).

Thank you for the opportunity to comment. We look forward to the evolution of this project.

Sincerely,

Bryan Glascock  
Director



**BOSTON  
TRANSPORTATION  
DEPARTMENT**

ONE CITY HALL PLAZA/ROOM 721  
BOSTON, MASSACHUSETTS 02201  
(617) 635-4680/FAX (617) 635-4295

July 30, 2007

Ms. Kristen Kara  
Boston Redevelopment Authority  
Boston City Hall  
Boston, MA 02201

**RE: Distillery Redevelopment PNF Submittal/Large Project Review**

Dear Ms. Kara,

Thank you for the opportunity to comment on the Expanded PNF/ Article 80 Large Project Review for the Distillery. The proposed project involves the redevelopment of an existing historic 6-story brick Distillery/ Warehouse, demolition of two existing 1-story structures and the construction of two new mixed use buildings comprised of commercial space, live-work space, residential units, retail, a café, a greenhouse and two galleries. The Project is located in an area of South Boston located between the residential grid and the more industrial northern edge of the neighborhood. The Project is bounded by East First Street to the north, East Second Street to the south, Dorchester Street to the west and H Street to the east and is situated in the South Boston Interim Planning Overlay District. The buildings currently house 30 live/work units and 42 commercial work only units. The Distillery redevelopment will add 25 new live/work units to the existing number as well as create 44 new state of the art residential units as well approximately 6 new commercial/ retail totaling a net of 142 units.

The Boston Transportation Department has reviewed the proponent's PNF submittal for the Distillery and has concluded that the project is a beneficial and forward thinking one for the City. The BTD is especially encouraged by the proponent's desire to promote alternative fuels, shared ownership of vehicles and alternative modes of transportation such as buses, shuttles, taxis, battery driven scooters, bicycles and walking. The following is a summary of comments and questions pertaining to the submittal:

**Existing Conditions/Key Intersections & Abutting Roadways**

- Proponent details the existing characteristics of the five key intersections selected by BTD and also those of each abutting roadway. The proponent is clear in its description and documentation of these conditions and their deficiencies.
  - A. Is the proponent committed to constructing sidewalk along H Street and also along East First Street near Pappas Way?
  - B. Any considered changes, alterations or additions to curbside regulations or lane use changes must be vetted through the community process and BTD.
  - C. BTD suggests that the proponent prepare a detailed curbside regulation plan for East First Street, East Second Street, Dorchester Street and H Street. (within parameters of project)
  - D. Have curbside restrictions been considered for the narrow 34 foot abutting roadways?
  - E. Proponent should provide a pavement marking plan for BTD review.

THOMAS M. MENINO, Mayor



- F. Does the proponent have any recommendations regarding the existing crosswalks or have proposals for creating new crosswalk locations?
- G. What are the proponents' traffic control recommendations for the key intersections?

**Existing Conditions/ Traffic Volumes**

- Traffic consultant took ATR and peak time turning movement counts during July/August of last summer. Historically, counts taken during these months do not present a reliable snapshot of area traffic volumes. Proponent may need to adjust these numbers to ensure accuracy of data.
- A Transportation Appendix is referenced in the PNF submittal but is not found in the text. Is there a supplemental package that was not attached to the PNF?

**Parking**

- As was stated in the existing conditions report, there is a significant number (107) of on-street unregulated curb space. Proposals for these spaces must have a well thought out, carefully planned program for possible regulation enhancement that involves the community and BTM. The inventory done on behalf of the proponent also describes a high percentage of underutilized curb space. Underutilized spaces must be used to serve and benefit the abutting community as well as the Distillery redevelopment.
- The Distillery project proposes a total of 123 off street parking spaces located in a two level garage space include entirely within the footprint of the redevelopment parcel. BTM endorses this concept in order to prohibit vehicles associated with the project from encroaching upon the existing neighborhood infrastructure. The 1.0 per resident balance is also in line with BTM standards and requirements for a development of this type. The remaining 24 spaces allocated for the retail, art gallery, and commercial uses may not be sufficient to support those uses unless travel demand management measures are successfully implemented.
- Parking garage access was adequately presented. The options for garage access preferred by BTM would be LL2 by way of H Street and UL2 by way of Dorchester Street. Dispersal of the vehicles and positioning of access/egress points at these locations serve to minimize impact to the local streets as well maximize efficiency and accessibility for the development design. One concern we do have is that vehicles may be tempted to go against the one way traffic on H Street to access the garage entrance at LL2. The proponent must find ways to reduce this possibility.

**Pedestrians**

- Proposed pedestrian access for the Distillery is positive. Several points of access to the development are shown along all the abutting sidewalks. Since the Distillery proponents are promoting the use of pedestrian accessibility and the walking alternative mode of transportation, it is even more imperative that the streetscape and infrastructure improvements support that. Projected pedestrian volumes associated with the Distillery described in the PNF show a significant increase (nearly 100%) over the relatively low volumes existing today and future projects will only add to these numbers.

**Public Transit**

- Although the Distillery site is described in the PNF as being well served by public transportation, the nearest rapid transit station is located one mile away (Broadway Station) from the site and the most frequent bus service is 1/3 of a mile away. (the #7 bus) In order to keep trip generation numbers in line with the projections the proponent must fulfill its promise of working with the MBTA to further enhance the service near the project site.
- BTM endorses the proponent's suggestion that the peak hour # 7 bus service be

increased along East First street however not at the expense of the passengers who wish to board the # 7 along Summer Street. (see TDM requirements)

- Tenants and other occupants and visitors associated with the Distillery may be reluctant to use the bus service detailed in the PNF unless location, reliability and other amenities are present. Proponent must work closely with the residents, the City, the MBTA and others to enhance the quality of service as well as quantity to ensure mode share success.

### **Future Transportation Conditions**

- Methodology used by the proponent in its evaluation of future transportation conditions is sound. The 2006 Existing Conditions, 2011 No-Build and 2011 Build analysis presented in the PNF is consistent with BTM recommendations. Again however, it is possible the recorded 2006 Existing Conditions may be lower than the average 2006 existing volumes.
- The proponent was mindful too include the 3 Dorchester Street development as well as the Channel Wharf Project in its 2011 No-Build and 2011 Build presentations. Also, existing traffic being generated by 3 Dorchester Street development apparently was captured by the 2006 Existing Conditions report helping to present a more conservative estimate for the 2011 projections. If the LOS analysis for 2011 Build is positive while including the cautiously overstated counts then we can say with confidence that the intersections will operate at an acceptable level. Retention of the eliminated use traffic numbers within the data also assists in avoidance of underestimation. Erring on the side of caution is encouraged in this instance.
- Trip generation tables in the PNF submittal were generated using the recommended ITE Trip Generation Model as well as BTM mode share data. The analysis clearly shows numbers in the range of what is expected for a project of this scope with the uses proposed. It may be difficult to predict however, exactly how the convenience store, café and gallery related traffic will impact the quality of life for the immediate abutters. Also, although the peak times generation numbers presented appear of small consequence, the overall impact of 3,780 expected person trips will certainly be noticeable in the immediate area.
- Trip distribution analysis shows increase to H Street volumes most likely associated with the garage entrance/egress. Similarly there is an increase on Dorchester Street with majority of travel headed north/west via West First Street. Appropriate mitigation measures will be considered based on this analysis as well as for the East First/West First/Pappas Way intersection.

### **Traffic Operations Analysis**

- The PNF submittal provides analysis of all key intersections and site driveways using Synchro 6 computer modeling. Results of the analysis show a high LOS (majority A) both existing and 2011 build with only minimal delay increases. Only three moves in the weekday morning peak hour present below LOS B with one move in the weekday evening peak exhibiting a LOS C. Although the analysis presents a very positive result for the 2011 Build, I suspect some of the cumulative effects of the future Seaport District development as well as anticipated future development abutting the Distillery project study area may affect the local traffic operations in a way we cannot fully determine at this time.

### **Transportation Mitigation and Improvement Plan**

- BTM appreciates the aggressive and innovative Transportation Demand Management measures and transportation mitigation proposals presented in the PNF. BTM strongly encourages all businesses to implement TDM measures to encourage alternative modes of transportation and it is clear that the Distillery proponent understands the significance.
- The following are measures that BTM supports and encourages related directly to the Distillery project:

- A. On Site Parking
- B. Pedestrian Access Improvements
- C. TDM Actions
- D. Bicycle Parking
- E. Transportation Access Plan Agreement (TAPA)
- F. Construction Management Plan (CMP)

Specific proposals mentioned in the PNF which BTM would support and encourage are:

- Car Sharing efforts and accommodations by way of Zipcar and the newer Planet Trans of Cambridge.
- Car Pooling efforts and available accommodations using the innovative Go Loco computerized car pooling system.
- Shuttle Service to group destinations using high tech reservation software and the new Sprinter plug-in vans.
- The effort to lobby the MBTA for improved bus service (upgrade and increase the service of the # 7 Bus Route).
- Building Layout/Design that promotes and facilitates easy access to transit and/or shuttles and car pooling services including readily available transportation information via video and computer monitors.
- Availability of MBTA marketing materials and MBTA Transit Pass subsidies.
- Ridematching utilizing Ecolane and MassRides.
- Preferential parking for carpool/vanpools.
- Secure indoor bicycle storage and available shower facilities.
- Encouraged flextime and staggered work hours.
- Compressed work weeks and telecommuting.

#### **Service and Loading**

- The proponent anticipates that the majority of goods and services delivered to tenants and residents of the Distillery will be primarily by single-panel trucks or smaller delivery vehicles such as vans. Proponent also states that the loading dock has been designed to accommodate SU-35 sized vehicles.
- Proponent must provide site plans demonstrating truck turning and maneuvering of trucks of SU-35 size for the H Street entrance/egress.
- As referenced in section 9.6.3 of the PNF, it is imperative that the proponent detail transportation management for expected vehicles at the site which are larger than the SU-35.
- Shared use of the entranceway located on East Second Street for deliveries, emergency vehicle access and pedestrians needs to be presented in more detail for BTM review.
- The possibility of access to the garage/loading dock entrance via one way H Street needs further discussion and review.

#### **Construction Management Plans**

- The City requires the proponent submit a Construction Management Plan to BTM. The CMP will detail the schedule, staging, parking and other impacts of the construction activities.

#### **Transportation Access Plan Agreement**

- As required by the Article 80 process, the proponent will prepare and submit a Transportation Access Plan Agreement (TAPA) for review by BTM. The TAPA is a legally binding agreement between the developer and the City of Boston.

- The TAPA will specifically address the assessment of overall traffic impacts and mitigation adequacy, assessment of construction impacts and mitigation, monitoring of traffic impacts and management of loading and deliveries.

Thank you again for the opportunity to comment on the Large Project Review/Article 80 PNF submittal for the Distillery redevelopment.

If you have any questions please feel free to contact me at 617-635-2454

Sincerely,



Patrick E. Hoey  
Transportation Planner  
BTD Policy and Planning

Cc: Vineet Gupta, Director of Policy and Planning  
John DeBenedictus, Director of Engineering

# Boston

Kristin Kara  
Economic Development  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

June 5, 2007

Dear Ms. Kara:

Regarding the Project Notification Form for the Distillery Redevelopment – South Boston project submitted to the BRA on May 21, 2007 the Boston Fire Department requires the following issues addressed by a qualified individual.

1. Emergency vehicle site access to the new buildings as well as existing buildings that might be affected.
2. Impact on availability and accessibility of hydrant locations for new buildings as well as for any existing buildings that might be impacted.
3. Impact on availability and accessibility to siamese connection locations for new buildings as well as for any existing buildings that might be impacted.
4. Impact that a transformer vault fire or explosion will have on the fire safety of the building. Particularly as it relates to the location of the vault.
5. Need for Boston Fire Department permit requirements as outlined in the Boston Fire Prevention Code, the Massachusetts Fire Prevention Regulations (527 CMR), and the Massachusetts Fire Prevention Laws (MGL CH148).
6. For projects involving air-supported structures, it is critical that the impact of the design has on fire safety relative to the interaction of the area underneath the structure to the structure as well as to the interaction of the structure to the area underneath the structure.
7. Due to the increasing popularity of private wireless communication services, it has become increasingly difficult and costly for the Fire Department to locate our emergency communications equipment at appropriate sites. At the same time, the need for antenna sites has grown as development continues in downtown/Back Bay. We would appreciate it if the BRA, as part of its development review process for high-rise towers, could assist the Fire Department in obtaining rooftop access for our communications equipment as a public benefit too meet this critical public safety need.

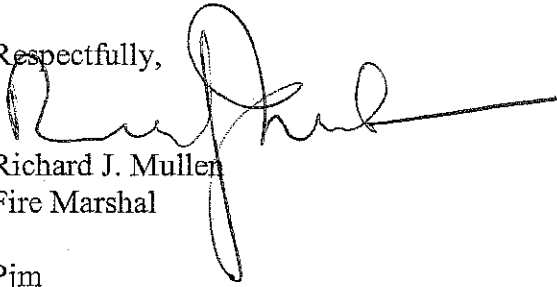


Thomas M. Menino, Mayor/FIRE DEPARTMENT/115 Southamption Street 02118



These items should be analyzed for all phases of the construction as well as the final design stage. This project will need permits from the Boston Fire Department as well as the Inspectional Services Department.

Respectfully,

  
Richard J. Mullen  
Fire Marshal

Pjm

Cc: Paul Donga, FPE, Plans Unit, BFD

## BRA MEMORANDUM

TO: Kristin Kara

FROM: Katie Pedersen

DATE: July 30, 2007

RE: Distillery Redevelopment-South Boston  
Comments on Project Notification Form

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The proponent, Second Street Associates owns a property in South Boston, the site of the former rum distillery. There are three main buildings on the site, totaling 105,667 gross square feet providing a total of 30 live-work units and 42 work-only units for artists and small manufacturers.

The proponent has stated that the goal is to redevelop the property, preserving the older, architecturally distinguished, Distillery Building while demolishing the other buildings on site. These will be replaced with 124,996 gross square feet of residential space, artists' work and live-work units, workshops, offices, retail stores, and 123 parking spaces.

I have reviewed the Project Notification Form (PNF) dated May 21, 2007 and submit the following comments for the Environmental Protection Component of the Scoping Determination

### Air Quality

A description of the existing and projected future air quality in the project vicinity shall evaluate ambient levels to determine conformance with the National Ambient Air Quality Standards (NAAQS) and the U.S. Department of Housing and Urban Development (HUD) requirements for residential and other sensitive receptors. Particular attention shall be given to mitigation measures to ensure compliance with air quality standards.

An indirect source air quality analysis of the operation of the parking garage shall be prepared to determine potential air quality impacts on nearby sensitive receptors and compliance with air quality standards as well a description of the venting system. Garage emissions should be estimated using appropriate U.S. EPA guidance. The EPA SCREEN model should be used to calculate maximum CO impacts from the garage at various sensitive receptors.

Please provide a description and the location of the project's on site internal combustion generator(s). A study to analyze the impact on pedestrian level air quality and on any sensitive receptors from operation of the project's on site internal combustion generator, including the exhaust odor that will be generated when the biodiesel fuel, shall be required. Measures to avoid any violation of air quality standards shall be described.

The study shall analyze the existing conditions, future No-Build and future Build conditions only. The results of the air quality analysis shall be compared to the Massachusetts State Implementation Plan to determine project compliance with the Plan. Mitigation measures to eliminate or avoid any violation of air quality standards shall be described.

### Wind Impacts

As described in the PNF, there are no high-rise components in the project and the project does not propose buildings that are greater than 150 feet in height, therefore wind impacts at pedestrian levels are expected to be minimal. The proponent has demonstrated that new conditions are likely to prove to be an asset in providing something of a windbreak to the Second Street neighborhood frontage. As a result, a quantitative (wind tunnel) analysis shall not be required.

### Shadow

The PNF included a shadow analysis for existing and build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice and for 6:00 p.m. during the summer and autumn.

The shadow impact analysis indicated that on Dorchester Avenue there is some overshadowing of the project on the opposite side of the avenue during winter mornings, but outside the site, there is no significant overshadowing anticipated. Please provide mitigation measures to eliminate or avoid the adverse impact described.

### Daylight

A daylight analysis for both build and no-build conditions shall be conducted by measuring the percentage of skydome that is obstructed by the project buildings and evaluating the net change in obstruction. The study should treat the following elements as controls for data comparison: existing conditions, the context of the area and the project. The areas of interest shall include viewpoints along Dorchester Street, East First Street, H Street and East Second Street. Daylight analyses shall be taken for each major building facade within the limits of the Boston Redevelopment Authority Daylight Analysis (BRADA) program, fronting these public ways. The midpoint of each roadway or public access way shall be taken as the study point. The BRADA program must be used for this analysis.

### Solar Glare

The PNF states that the building envelope of the project will consist principally of non-reflective materials, consisting of a masonry exterior façades and wood on inner courtyard façades. Please provide sufficient documentation to support a conclusion that the materials will not result in an adverse solar glare. Thus the potential for reflection

from the proposed project onto streets and roadways will not create a potential for visual impairment or discomfort due to the reflective glare for pedestrians or motorists.

#### Solid and Hazardous Wastes

The presence of contaminated soil and underground storage tanks have been identified, but reports have not been provided. Copies of all reports submitted to the Massachusetts Department of Environmental Protection as well as a clear identification of the of the land associated with RTN 3-11965, RTN 3-18069 and RTN 3-24537, shall be required. In addition, please provide a copy of the Activity and Use Limitation and a specification of particular plans for the area covered by the AUL.

The PNF indicated that a Phase 2 assessment is being conducted in association with RTN 3-24537, provide copies of all reports submitted to the MA DEP.

Due to the fact that VOC's in buried wastes and contaminated grounds can emit vapors that may migrate through the subsurface into air spaces of overlying buildings through concrete floors, small gaps around pipes and small gaps in utility lines, characteristics such as the presence of a high water table or fractured bedrock can increase the likelihood of vapor intrusion.

#### Noise

Establish the existing noise levels at the project site and vicinity based upon a noise-monitoring program and shall calculate future noise levels after the project completion based on appropriate modeling and shall demonstrate compliance with the Design Noise Levels established by the U.S. Department of Housing and Urban Development for residential and other sensitive receptors and with all other applicable Federal, State and City of Boston noise regulations. The noise evaluation shall include the effect noise generated by the area's traffic. Future noise levels shall include the noise generated by the project's equipment. Any required mitigation measures to minimize adverse noise levels of residential and other sensitive receptors to acceptable limits shall be described.

#### Flood Hazard Zones/Wetlands

As applicable, compliance with City of Boston, Commonwealth of Massachusetts and Federal flood hazard regulations.

#### Water Quality and Resources

The PNF shall include a description of the project site's drainage system how it will connect to the Boston Water and Sewer Commission (BWSC) system. Parking drainage and measures to prevent adverse water quality impacts also shall be described in detail.

### Geotechnical Impact/Groundwater

Provide an analysis that describes the existing sub-soil conditions at the project site, groundwater levels, potential for groundwater movement and settlement during excavation and foundation construction. However, a greater analysis needs to be provided to study and explain the potential impact on adjacent buildings, utility lines, and roadways shall be required. This analysis shall also include a description of the foundation construction methodology, the amount and method of excavation, and measures to prevent any adverse effects on adjacent buildings and utility lines.

Measures to ensure that groundwater levels will be maintained and will not be lowered during or after construction shall be described.

### Construction Impact

A description of the project's construction impact on public safety from noise, dust, pollutant emissions, waste generation and disposal, and staging areas is required.

A construction impact analysis shall include a description and evaluation of the following:

- (a) potential dust and pollutant emissions and mitigation measures to control and reduce these emissions.
- (b) potential noise generation and mitigation measures to minimize increase in noise levels.
- (c) location of construction staging areas and construction worker parking; measures to encourage carpooling and/or public transportation use by construction workers.
- (d) construction schedule, including hours of construction activity.
- (e) access routes for construction trucks and anticipated volume of construction truck traffic.
- (f) method of demolition of structures to be removed, control of dust emissions, removal and disposal of asbestos material and disposal of demolition waste.
- (g) construction methodology, amount and method of excavation required, description of foundation support, maintenance of groundwater levels, and measures to prevent and adverse effects or damage to adjacent structures and infrastructure.
- (h) potential for the recycling of construction and demolition debris, including any asphalt from the site.

- (i) identification of best management practices to control erosion and to prevent the discharge of sediments and contaminated groundwater or stormwater runoff into the City's drainage system during the construction period.
- (j) impact of project construction on rodent population and description of the proposed rodent control program, including frequency of application and compliance with applicable City of Boston and Commonwealth of Massachusetts regulatory requirements.
- (k) measures to protect the public safety.

### Sustainable Design

The Distillery Redevelopment's goal and aim of a building complex whose design and construction to reduce fossil fuel in the construction materials used, the method of construction and day to day operation, and achievement of a high benchmark in terms of life cycle energy costs. The building further seeks to minimize non-energy related negative environmental impacts and to promote and sustain a healthy living environment. However a more comprehensive narrative of the technologies and practices and feasibility of implementation into the design and operation of project.

### Wildlife Habitat

Provide a description of significant flora and fauna that present at the site.

**Boston Water and  
Sewer Commission**



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

June 28, 2007

Ms. Kristin Kara  
Economic Development  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Re: Distillery Redevelopment, South Boston  
Project Notification Form

Dear Ms. Kara:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed Distillery Redevelopment project in the South Boston neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The site of the proposed project consists of an approximately 1.74 acre site bounded by East First Street, East Second Street, H Street and Dorchester Street. The site was a former rum distillery and has three buildings on the site totaling 105,667 gross square feet.

The applicant proposes to redevelop property, preserving the Distillery Building while demolishing the other buildings on the site. The demolished buildings will be replaced with 124,996 gross square feet of residential space, artists' work and live-work units, workshops, offices, retail stores, and 123 parking spaces. Two wings of four-story residential and commercial space will be constructed with two levels of structured parking.

The applicant proposes to redevelop the site with forty-four (44) residential units, fifty-five (55) live-work units and forty-seven (47) commercial retail units.

For water service, the site is served by a 12-inch high service main on East Second, H and East First Streets, and a 12-inch low service main on Dorchester and East First Streets. For sanitary and storm drain service, the site is served by an 12-inch sanitary sewer and a 12-inch storm drain on East First Street, a 36 x 48-inch combined sewer on H Street a 20 x 27 and a 36 x 48 inch combined sewer on East Second Street and a 12-inch combined sewer on Dorchester Street.



The PNF states that the proposed project is estimated to use 16,500 gallons per day (gpd) of water and generate 15,000 gpd of wastewater.

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. The Department of Environmental Protection, in cooperation with the Massachusetts Water Resources Authority and its member communities, are 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 this regard, DEP has been routinely requiring proponents proposing to add significant new wastewater flow to assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, DEP is typically using a minimum 4:1 ratio for I/I removal to new wastewater flow added. The Commission supports the DEP/MWRA policy, and will require the proponent to develop a consistent inflow reduction plan.
3. Any new or relocated water mains, sewers and storm drains that are required for the project must be designed and constructed at Second Street Associates, 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.
4. For any proposed masonry repair and cleaning the proponent will be required to obtain from the Boston Air Pollution Control Commission a permit for Abrasive Blasting or Chemical Cleaning. In accordance with this permit the proponent will be required to provide a detailed description as to how chemical mist and run-off will be contained and





either treated before discharge to the sewer or drainage system or collected and disposed of lawfully off site. A copy of the description and any related site plans must be provided to the Commission's Engineering Customer Service Department for review before masonry repair and cleaning commences. The proponent is advised that the Commission may impose additional conditions and requirements before permitting the discharge of the treated wash water to enter the sewer or drainage system.

5. Second Street Associates, LLC should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Second Street Associates, LLC will be required to apply for a RGP to cover these discharges.
6. As stated in the PNF, the Commission will be conducting sewer separation in the vicinity of the project. Second Street Associates, LLC, should continue to coordinate their proposed construction with the Commission's planned construction.

#### Water

1. As stated in the PNF, in addition to the water conservation measures required by the Massachusetts Plumbing Code, Second Street Associates, LLC will also consider implementing other water saving measures where appropriate. Any public restrooms should be equipped with sensor-operated faucets and toilets if appropriate.
2. If potable water is to be used for irrigation of the landscaped areas, the amount should be quantified. If the proponent plans to install a sprinkler system, the Commission suggests that timers, tension meters (soil moisture indicators) and rainfall sensors also be installed. The Commission strongly encourages the creation of landscape that requires minimal use of potable water.
3. Second Street Associates, LLC will be 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. Second Street Associates, LLC should contact the Commission's Operations Division 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, Second Street Associates, LLC should contact the Commission's Meter installation Department.



## Sewage / Drainage

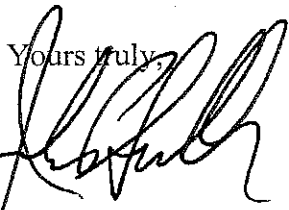
1. As stated in the PNF, Second Street Associates, LLC will submit to the Commission's Engineering Customer Service Department a detailed stormwater management plan which:
  - Identifies best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
  - Includes 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 the construction.
  - Provides a stormwater management plan in compliance with the DEP's standards mentioned above. The plan should include a description of the measures to control pollutants in stormwater after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. The proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is requested that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
3. If Second Street Associates, LLC seeks to discharge dewatering drainage to the Commission's sewer system, they will be required to obtain a Drainage Discharge Permit from the Commission's Engineering Customer Service Department prior to discharge.
4. Second Street Associates, LLC must fully investigate methods for retaining stormwater on-site. This must be accomplished 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.



5. As states in the PNF, sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections will be provided to assist in the Commission's upcoming sewer separation work.
6. 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.
7. Second Street Associates, LLC must install permanent castings stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Second Street Associates, LLC, should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. Any restaurant or other food service facility proposed as part of the project, will be required to have grease traps in accordance with the Commission's Sewer Use Regulations. Second Street Associates, LLC is advised to consult with Mr. Richard Fowler, Deputy Superintendent of Field Operations, with regards to grease traps.
9. 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/cj

c: F. Gordon, Second Street Associates, LLC  
J. Walser, BRA  
M. Zlody, BED  
P. Larocque, BWSC

**Appendix B**  
**Public Comments**

## Imported Foods Corporation

---

27-29 "H" Street  
South Boston, Massachusetts 02127  
(617) 482-8496

June 11, 2007


Cristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara,

As the owner of Imported Foods Corporation and a direct abutter of the project proposed for The Distillery at 516 East Second Street, South Boston, MA, I would very much like it to go on record that I am in support of the project. I have been aware that Second Street Associates has been planning this project for several years and Bill Stroud has been not only a good neighbor, he has also intermittently updated me as to the progress of the project. Mr. Stroud provided me with a Project Notification Form (PNF) and indicated that he and Fred Gordon would be willing to meet with me to explain the project and answer any questions.

If you have any questions please give me a call. I am please to say that I approve this progressive and forward thinking project and look for ward to its positive impact on this neighborhood.

Very truly yours,



Alan Horvitz

6/11/07

Ms Kristin Kara  
Boston Redevelopment Authority  
One City Hall  
Boston, MA 02210-1007

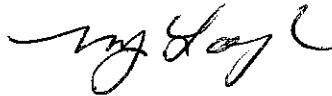
Dear Ms Kara

Good day. By way of introduction; we are a small graphic design firm in our 25th year of business. We have had our studio in Fort Point Channel, the South End, Russia Wharf, and are currently tenants at the Distillery in South Boston.

The Distillery, along with Bill Stroud is by far the best environment we have ever been in. Bill is in the building almost daily, at times there are up to three Distillery folks here and if need be, Bill is always available by phone and always eager answer any questions or take care of any problem. We have had no problems at all, all systems function here at the Distillery. Quite contrary to former landlords, Bill actually had an electrician in the building and had them install extra lighting in our space. Previous landlords would have required multiple calls before fixing a necessity.

Please feel free to call with any questions regarding the proposed project as I have attended meetings and think it is an exceptional and well thought out building plan giving new meaning to "quality of life" and "quality of neighborhood" issues.

With best regards



Mark J Laughlin



Ellen K Winkler



June 11, 2007

Boston Development Authority  
c/o Kristin Kara

Dear Kristin:

I unfortunately can not attend the neighborhood meeting concerning 516 East 2<sup>nd</sup> Street-The Distillery. However, my absence is not due to a lack of importance about the future of the Distillery. Bill Stroud has been informing me of the developments and I 100% am in full support of the project. I believe the project will be a great asset to this community.

Although I have only been a tenant for one (1) year, I researched several spaces all over the city and none came close to what the Distillery offered a young entrepreneur. In addition, I have recommended the building to several potential entrepreneurs and each and every time the Distillery has been a bright spot in their search. In my opinion, the development at the Distillery would add tremendous value to current tenants, future entrepreneurs and the Southie community. If any questions, please fee free to call.

Sincerely yours,

A handwritten signature in cursive script that reads 'Peter Miller'. The signature is written in black ink and is positioned above the printed name.

Peter Miller

**Designer Draperies**  
516 E. 2<sup>nd</sup>. St Box 34  
Rear Entrance – B 23  
So. Boston, MA 02127

**Ph: 617-268-2391**

**Fax: 617-268-2437**

**Judy Raup cell: 1-617-270-4511**

**June 11, 2007**

**Attention: Boston Redevelopment Authority  
Kristin Kara**

**I have been briefed about the development of the two buildings that are proposed at the Distillery, 516 West Second Street, South Boston.**

**I have reviewed the proposal and I support it completely!**

**I have been a tenant at the Distillery for over three years and Bill Stroud and the Second Street Associates are very helpful and very supportive of any situation in the building, or outside that needs fixing or tending to. He is on the premises almost every day; and at least once a week comes in to my unit to see if everything is going fine.**

**[I was a tenant in another building in the South Boston area and never even meet the landlord!]**

**Bill Stroud and the Second Street Associates are very supportive of the arts in general and of the artists and craftspeople. I, as a craftsperson, really appreciate that attitude!**

**I hope the proposal goes through!**

**Sincerely,**

*Judith E. Raup*



## Kara, Kristin

---

**From:** Dave Howell [dave@practicalsolar.com]  
**Sent:** Tuesday, June 12, 2007 12:49 PM  
**To:** Kara, Kristin  
**Subject:** Comment on proposed project: The Distillery Redevelopment

Dear Ms. Kara,

Thank you for moderating the Meeting last night. I think the Meeting needed a great deal of "moderation", especially on the part of a few shrill and unreasonable people voicing opposition to the project.

The suite occupied by our company is on the 3rd floor of the Distillery. The South-facing windows look directly across to the 3rd floor windows of 525 East 2nd Street. I am now looking outside our West-facing windows and from here I have approximately the same view as the people on the 3rd floor of 525 East 2nd Street. I wonder just what "view" the folks across the street are afraid they are going to lose. Over 90% of the terrestrial view from this vantage point is industrial wasteland. Less than 10% of the terrestrial view is the top of the Boston downtown skyline. The overall picture - as it sits today - is just stone ugly.

If the Distillery Redevelopment comes off as planned, I will lose my view of the top of the Boston skyline. But I will gain a view of an attractive building and beautiful courtyard. Overall, it will be a vast improvement over what I see today.

There is no doubt that the proposed Project would vastly improve the beauty of the area. It would represent a huge upgrade to the general character of the area as well.

Regards,

Dave Howell, COO  
Practical Solar, Inc.  
516 East 2nd Street, Unit 18  
Boston, MA 02127

P.S. - I know that our President, Bruce Rohr, has also written a letter but I haven't read it yet. I wanted to put in my two cents without being prejudiced by what he wrote.

No virus found in this outgoing message.  
Checked by AVG Free Edition.  
Version: 7.5.472 / Virus Database: 269.8.14/845 - Release Date: 6/12/2007  
6:39 AM

**Kara, Kristin**

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**From:** Bruce Rohr [bruce@practicalsolar.com]  
**Sent:** Tuesday, June 12, 2007 11:25 AM  
**To:** Kara, Kristin  
**Subject:** The Distillery Redevelopment

June 12, 2007

Ms. Kristin Kara, Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara:

I am the president of Practical Solar, Inc., a Massachusetts corporation, located on the third floor of the main distillery building.

I attended last night's meeting at the South Boston Library and have a few comments about the redevelopment of the property. This project when completed will be THE jewel in this area of South Boston, indeed in all of Boston. It will be the first large building in Boston that is truly carbon neutral, a significant technological feat, that I believe will lead the way and set the standard for development in the future. It will be a beautiful building too; greatly improving that area of Dorchester Street, 1<sup>st</sup> and 2<sup>nd</sup> Streets, and H Street. To be honest I was surprised by the very vocal opposition of the woman who lives across the street on 2<sup>nd</sup> Street. Her view will greatly improve along with her property value.

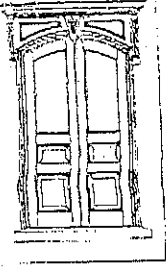
It is an obvious fact that increasing the number of parking spots attracts more cars. Cities are just starting to understand this. You probably are aware of the many innovative ideas being implemented in NYC to limit the number of cars housed in the city. I think this new thinking was lost on some who attended last night's meeting.

Practical Solar is a manufacturing company that moved to South Boston a year and a half ago. This is of course in the opposite direction that most manufacturing companies have taken. We moved here in part, because we want to create high paying, clean manufacturing jobs inside the city. We hope that all of our employees will live close by so that they can simply walk to work. We also moved to the Distillery because we believe in Fred Gordon and his ideas concerning renewable energy and self sustaining buildings. Practical Solar manufactures computerized mirror systems to harvest solar energy. We believe our products will someday play an important role in improving the environment. We think that the distillery project will lead the way in improving the living environment for everyone who lives and works in the city.

Yours truly,

6/12/2007

Bruce Rohr  
Practical Solar, Inc.  
516 E. Second Street, Unit 18  
South Boston, MA 02127  
Tel. 617-464-1770



# Bucci and Robinson Woodworking

6/13/06

516 E. Second St.  
Boston Ma. 02127

Ph: 617 269 9215  
Fax: 617 269 9215

Re:Kristen Kara, project manager  
Boston redevelopment authority  
One City Hall Square  
Boston Ma.

Dear Ms. Kara, my name is Phil Bucci. I have lived in South Boston and my woodworking business has been at 516 E. Second St. since 1989. I currently live in the distillery building and have since 2003.

I write today to enthusiastically endorse Fred Gordon, Bill Stroud and the project they propose at 516 E. Second. I feel the design is not only esthetically sound but responsible in terms of scale and its leading edge use of green technologies. Technologies, that are not yet required of developers and much more costly to them.

Sincerely, Phil Bucci

**Kara, Kristin**

---

**From:** O'Connor, John (WELLESLEY, MA) [john\_oconnoriii@ml.com]  
**Sent:** Wednesday, June 13, 2007 5:07 PM  
**To:** Kara, Kristin  
**Subject:** 516 East Second Street Development, South Boston, MA

Kristin,

I am a direct abutter and party with standing relative to the above-mentioned project.

I would like to confirm that the period for comment has been extended due to tremendous opposition, an unprepared proponent, short notice to abutters and the community in general, a complete lack of dialogue with the neighborhood up to this point, and the motion of various political representatives present at the meeting including Rep. Wallace, Sen. Hart, and Councilor Linnehan. I would like to renew my opposition in written form. It is important to note that as the closest abutter to the proposed project and Trustee of the condo association there on I was first provided with notice of this project less than one week before the initial meeting. In short, I with all the abutters in our building and other members of the community oppose the current proposal and will not agree that the proponent should be allowed to utilize an FAR of 3 or height of 50 Feet (these numbers are far better suited for a King Kong movie set). The proponent should be limited to 35 Feet as a matter of right and as a function of a well thought out Boston Zoning By-Law that came into place after contemplation as to what was best and appropriate for our community.

The density proposed is inappropriate due to constructability, parking, architectural integrity, neighborhood characteristics, and various environmental issues. Also, the proponent has not even proposed a 1 to 1 parking ratio which is an accepted norm for new development in our community. 2,500 SF lofts will certainly have at least 2 cars per unit. Moreover, proponent has provided absolutely no parking spots for robust commercial use. Currently, there are very infrequently available parking spots on East Second, East First, H, or Dorchester Street, but yet proponent wants to double the current FAR. The parcel is currently over utilized and involves dense use. We all need to realize that proponent's proposal is not permitted as a matter of right and that they are asking for special privilege from the community. We also need to be sensitive to the tremendous abuse of process and abuse to our community that resulted from the Pappas Property development at the end of Dorchester Street. The BRA and City dropped the ball on that one. Affordable units should be part of developments not segregated islands in sub-par constructed buildings with well above market condo fees. I personally will make that project an issue as an example as to why the community needs to watch this process closely.

I thought it was obnoxious that proponent used artists depending on below market rents to support his project. In addition, he "stocked" the meeting with people that do not even live in the community - completely ridiculous. I do intend to educate my artist neighbors on what they should be asking proponent for in exchange for their support and cooperation. Proponent forgets that it was these artists that brought back the community in our area by creating a great culture and environment and living in an old run down building - proponent owes them much more than they owe proponent.

I want to note that I was incredibly surprised at how unprepared both the proponent and BRA were for this meeting. The BRA nor the community is prepared to effectively engage in meaningful commentary related to this project. **Legally**, they cannot make recommendations based on substantive issues of notice, ineffective preparation and ineffective dissemination of legally required information.

I do need to notify you that I personally have hired Attorney Patrick J. Dolan of Demeo & Associates, P.C. to

6/25/2007

represent my interests and those of abutters. Patrick will ensure that the BRA and proponent meet all legal requirements of Article 80 and will document the record for appeal if the BRA and ZBA decide to ignore the best interests of our community. Patrick has been quite successful litigating ZBA appeals and this week alone won a favorable decision against the ZBA in Superior Court. **I will not support any development on the site that goes beyond 35 Feet as it will negatively impact the neighborhood and create hazards to our health and well being and am fully prepared to litigate the matter.** I can be reached at 617.388.8901 if you need to speak with me.

Thanks for your help. I am hopeful that your organization will play a more effective role in notifying abutters and the community on all meetings that relate to this property.

John J. O'Connor III, Esq.

John J. O'Connor III, CFP®, CIMA, ChFC, CFM  
Vice President  
Wealth Management Advisor

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6/25/2007

## Kara, Kristin

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**From:** Scott Chasse [info@scottchasse.com]  
**Sent:** Thursday, June 14, 2007 8:21 PM  
**To:** Kara, Kristin  
**Subject:** The Distillery Redevelopment

To:  
Kristin Kara, Project Manager  
Boston Redevelopment Authority

RE:  
The Distillery Redevelopment  
(follow-up to public meeting on June 11, 2007)

Dear Kristin,

My name is Scott Chasse. I am a 32 year-old self-employed individual renting a live/work studio at 516 East Second street. I have been renting space at The Distillery since 2001, so I am quite familiar with the neighborhood, the building management, and the people who occupy The Distillery.

Over the past six years I have seen numerous visible improvements to the neighborhood. Initially, when I began renting space at The Distillery, I felt the area was considerably less desirable than it currently is. I have watched several major developments occur within approximately 200 yards of The Distillery, including a four-story structure being built directly across the street from what was then my front window. I understand what it is like to endure construction, as I have done so seemingly non-stop since I began renting in 2001.

The results of the developments that have occurred to date are clear. The neighborhood is cleaner, safer, more populated, and more appealing than it has been in the past. It is my opinion that the proposed development to The Distillery property can only add to the positive impact that these prior improvements have made. The inclusion of extensive green-space, well planned architecture, and modern environmentally friendly technology is not only exciting, but it is unprecedented in this area. I feel that any developer who has taken the time to focus on these issues and make them priority in their plans should not only be supported, but also applauded.

In reaction to a comment that was mentioned at the meeting regarding the importance of my opinion due to my status as a renter, I would like to add this: Not only is my home in this neighborhood, but my business is as well. As someone who has sought-out live/work space in the city, I know how hard it is to find. I absolutely cannot just "pack up and leave" if I disagree with something happening in the neighborhood. I have become firmly rooted here and my career continues to escalate because of the opportunities directly tied to the type of building that The Distillery is, as well as where it is located. This is the case for me, as well as most of my neighbors in the building.

I strongly believe that the expansion of this property would be beneficial not only to the artist's community, but to South Boston as a whole.

Cordially,

Scott Chasse

6/19/2007



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B.R.A.

2007 JUN 19 P 5:13

Kristin Kara  
Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA

June 14, 2007

Dear Ms Kara,

On Monday evening, June 11<sup>th</sup> the South Boston Branch Library hosted a public meeting to present the proposed renovation project for the distillery building and adjacent area on East 2<sup>nd</sup> and H Streets. The tremendous respect and attention to the needs of the South Boston community was clearly evident in the thoughtful and beautiful buildings that have been designed.

This comes as no surprise. Bill Stroud of Second Street Associates, one of the owners of the existing buildings on the site, has a deep commitment to the South Boston neighborhood. He has been in business in this neighborhood since 1984 and has made significant contributions the well-being of South Boston. He has been an active member of the local chamber of commerce, and has devoted much time, energy and financial support to local causes. Boston Shines, the Cushing House, the Gavin House, the Saint Augustine food pantry and many other local institutions have benefited from his energetic support.

We here at the library have called on Bill for his help and he has always responded. South Boston is fortunate to have such a good neighbor.

The planned project will be a boon to an area of South Boston that has been neglected in much of the recent gentrification of the neighborhood. I hope that the distillery project will become a reality, bringing beauty, energy, and a further integration of the arts in the community.

Sincerely,

Cynthia Dromgoole  
Branch Librarian  
South Boston Branch Library



June 18, 2007

Ms Kristen Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Re:    The Distillery Redevelopment  
      East 2<sup>nd</sup> Street, South Boston, MA

Dear Kristen:

I wanted to speak with you after the meeting of June 11, 2007, but you were very busy.

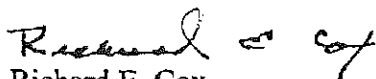
I was very impressed by the manner in which you conducted the meeting and was able to contain the decorum, which at times was difficult.

I found the meeting very informative due to your professionalism.

Our family goes back over 120 years in South Boston and I'm excited to see the positive change in our neighborhood. I was very impressed with the presentation of the proposed new building on East 2<sup>nd</sup> Street. All I can say is that the project was well planned and laid out, and will be a showplace for a depressed area.

There are very few people who will remember what the Distillery building looked like before Fred Gordon and Bill Stroud started to transform the area. They have shown themselves to be more than competent, and very good neighbors.

Sincerely yours,

  
Richard E. Cox  
749 E. Broadway  
South Boston, MA



# Flood Square Hardware

628 East Broadway  
South Boston, MA 02127

**617-268-9600**

To Whom It May Concern:

We have known and conducted business with second street associates since we have been in business (over 3 years). We consider second street associates to not only be good customers but also good neighbors.

Personally I back there project on Second Street feeling that good neighbors are not easily found.

Sincerely

*John P. Carafico (Life Long Resident)*  
*Shawn P. Willett (Life Long Resident)*



# Flood Square Hardware

628 East Broadway  
South Boston, MA 02127

**617-268-9600**

June 19, 2007

To whom it may concern:

On Monday June 11, 2007 I attended a meeting at the South Boston public library about a project at the distillery Building that is located just around the corner from our hardware store on East Broadway. The plans laid out to us about the project showed me that There was a lot of consideration put into not only the project itself but also to how it would make an area of South Boston that has not seen the change that other areas in our town have seen, to be a better place.

We at Flood Square Hardware have had dealings with bill Stroud for the past 3 years and have found Bill To be a great neighbor and friend of the South Boston community. I feel that the project at the distillery will be a great addition to To the community of south Boston

Sincerely,  
Manager Flood Square Hardware, and life long resident of South Boston

John P. Cavaleri

A handwritten signature in cursive script that reads "John P. Cavaleri". The signature is written in dark ink and is positioned below the typed name.

# Perkins Supply Company, Inc.

480 West Broadway S. Boston, MA 02127

(617) 268-4646 Fax (617) 268-4665

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June 19, 2007

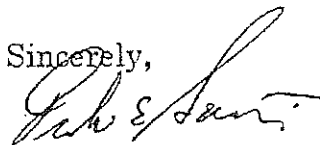
Please accept this letter as my statement for qualified support of the Second Street Associates project. I approve of the project in concept, but as an abutter, I have two issues involving traffic and parking which will, in my opinion, negatively impact my East Second Street property, and my egress to and from it.

I am not in favor of the present plan which allows vehicular traffic egress on Dorchester Street, and, the on-site parking space/unit ratio, where there is currently more proposed units than available on-site parking spaces.

The Dorchester Street egress will, in my opinion add congestion and confusion to an already busy intersection area. The lack of on-site parking is particularly concerning to me as an East Second Street abutter, as the excess vehicles will surely contribute to the East Second Street parking congestion.

I do feel however, that a compromise of these community issues are possible, and that planning will allow for my full support and this project to be completed when the vehicle egress and on-site parking issues are addressed.

Sincerely,



Frank E. Sorrenti  
533 East Second Street  
Abutter to East Second Street

# AMERICAN

TEST AND BALANCE, INC.

516 E. 2nd Street, Unit 9  
South Boston, MA 02127  
Phone (617) 268-3661  
FAX (617) 268-3873

NEBB  
Certification #3111

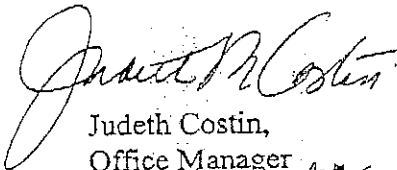
June 20, 2007

Attn: Zoning Board of Appeals

American Test & Balance, Inc. has been located at 516 E. 2<sup>nd</sup> Street for over ten years. Bill Stroud and the Second Street Associates have made many improvements throughout the years. On any given day you will see Bill making his rounds about the building making sure things are running as they should and checking on his tenants needs. Whatever improvements are being made at the Distillery Bill is sure to keep everyone informed. We couldn't ask for a better landlord.

I am in favor of the new distillery project and am looking forward to watching it become a reality.

Sincerely,



Judeth Costin,  
Office Manager  
Brian J. Donovan  
President

# NEW ENGLAND WINDOW SYSTEMS, INC.

30 H Street  
South Boston, MA 02127

Voice: 617-269-6397

Fax: 617-269-8053

June 21, 2007

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara,

As the owner of New England Window Systems and a direct abutter of the location proposed for the Distillery at 516 East Second Street, South Boston, MA, I would very much appreciate that it go on record that I am in support of the project. I have been aware that Second Street Associates has been planning this project for several years and Bill Stroud has not only been a good neighbor, he has intermittently advised me of the progress of the project. Mr. Stroud provided me with a Project Notification Form (PNF) and indicated that he and Fred Gordon would be willing to meet with me to explain the project and answer any questions.

If you have any questions please give me a call. I am pleased to say that I approve this progressive and environmentally forward thinking project and look forward to its positive impact on the neighborhood.

Yours sincerely,



Russell Hadaya

Member

CAI-Community Associations Institute  
AEE-- Association of Energy Engineers  
NEEC--Northeast Energy Efficiency Council  
NESEA-Northeast Sustainable Energy Association  
NEXUS- Green Building Resource Center  
The Green Round Table

*Celebrating our 25<sup>th</sup> year in business*

*With a combined experience of 65 years and over a quarter million windows sold and installed*

**BARBARA LYONS  
48 H STREET  
SOUTH BOSTON, MA 02127**

June 21, 2007

Barbara Lyons  
48 H Street  
South Boston, MA 02127

As a resident of 48 H Street and owner of 602 East Second Street, both in south Boston, I would like it to be know that I am in support of the project planned for 516 East Second Street. The project was well thought out and sensitive to the neighborhood. Furthermore the green technologies being employed will hopefully encourage other developers to be as respectful to the environment. The management team of the Distillery under the direction of Bill Stroud has been a positive presence and a good neighbor.

I look forward to what I consider to be a major improvement to my neighborhood. If you have any questions, please feel free to contact me at the above address.

Yours truly,

Barbara Lyons

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*Franves (Lucky) Devlin 617-268-4617  
718 east 2<sup>nd</sup> street  
South Boston MA 02127*

**B.R.A.**

~~2007 JUN 26 P 3: 22~~

*June 23, 2007*

**Kristin Kara Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007**

**THE DISTILERY REDEVELOPMENT  
516 East Second Street  
South Boston. MA 02127**

**Dear Kristin,**

***I could not attend the June 11, 2007 meeting, however I did obtain and read the materials on this development but I wanted some feed back from neighbors/residents who did attend. No surprise they do have some concerns around this project. I have attended various BRA Development meeting and I have never been at a meeting where all parties could agree. Residents have and will continue to be in disagreement with the BRA/Developers over height, density, parking, affordability, setback open space only to mention a few. But they are all valid concerns for us who call South Boston home.***

***As a resident I have worked for over twenty years on environmental challenges along First Street. My goal was one day to see clean development along this mile stretch of land. For first time we have an opportunity to work with a Developer who has a vision for housing with an Environmental Design. I have viewed the proposal and I embrace it because, it will provide new housing choices for people. It promotes clean energy; alternatives for clean transportation. Mixed use, and opportunities for businesses and jobs. I am hoping BRA /Developer and Residents can work together to find resolution, a common ground, so this development can move forward***

**Sincerely,**

  
**Frances (Lucky) Devlin**



## Kara, Kristin

---

**From:** Geoffrey Cole [geoffcole@gmail.com]  
**Sent:** Monday, June 25, 2007 4:15 PM  
**To:** Kara, Kristin  
**Subject:** Re: Proposed Distillery Redevelopment - Comment Period Extension

Kristen,

I wish to comment on the proposed redevelopment project currently being reviewed for The Distillery in South Boston (516 - 524 East Second Street).

My name is Geoffrey Cole and I recently purchased a condo at 523 East Second Street (Unit #3) - directly across the street from The Distillery. I attended the informational neighborhood meeting on Monday, June 11th and was pleased with many aspects of the proposal.

I am for Development of that property as I think it will be a good addition to the neighborhood. HOWEVER, I do have a few concerns about the proposal that I would like to document here.

1). As a close neighbor, I will be impacted during the construction phase of this project and would like more information and details about the proposed schedule and assurances that construction noise will be mitigated in the early morning, late evening, and weekend hours. I understand that construction is inherently a noisy process, but I just fear that it will negatively impact my life (and sleeping) activities for a long period of time - as I assume this will be a multi-year initiative.

2). In general, I am NOT in favor of the variance to exceed the neighborhood zoning laws in regard to the new building(s) height. As was mentioned at the meeting - I think the proposal will increase the "density" of the area above what is acceptable. I think this is especially true after hearing about (and witnessing) the traffic problems that already exist in that neighborhood. I might also add that I paid a premium on my property for the city views from my roofdeck and I'm VERY concerned that the new building height will impair those views and my property value.

Thanks for your time and attention. I think most people who would be impacted by this proposal would appreciate another neighborhood meeting to hear more details and provide feedback if this project progresses. We were cut short a little on 6/11 and I think people had more comments and opinions to share.

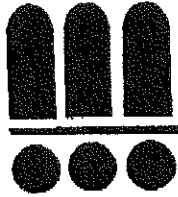
Geoffrey Cole  
523 East Second Street, Unit #3  
South Boston, MA 02127  
(617) 851-0720

On 6/12/07, Kara, Kristin <Kristin.Kara.bra@cityofboston.gov> wrote:

Please be advised that the comment period deadline regarding the proposed Distillery Redevelopment, located at 516-524 East Second Street and 2 Dorchester Street in South Boston, has been extended from June 29 until July 30, 2007.

Kristin Kara  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007  
617-918-4263  
617-367-5916 (fax)

The substance of this message, including any attachments, may be confidential, legally privileged and/or exempt from disclosure pursuant to Massachusetts law. It is intended



**Joseph P.  
McCABE, Inc.** General Contractors

509 East First Street, South Boston, MA 02127  
Tel: (617) 268-2030 Fax: (617) 268-7498



June 25, 2007

To whom it may concern:

As a business and property owner in South Boston for over 80 years we are in favor of the proposed development project planned for 516 East Second Street in South Boston. The project will be a welcomed addition to the East First Street neighborhood. Also, the green technologies employed in the building will be beneficial to the community and the environment.

Furthermore, the Distillery has been very active in the community, participating in many charities and civic projects. The Distillery has been a good neighbor to South Boston. They deserve our full support.

Very truly yours,

Andrew B. McCabe  
President

1924  
Constructing  
the  
Future

82  
AND  
ANNIVERSARY  
2006

*"Building a better future for the Common Good."*

## Kara, Kristin

---

**From:** Google Documents [noreply@google.com] on behalf of driscollkevin@gmail.com  
**Sent:** Friday, July 27, 2007 12:14 PM  
**To:** Kara, Kristin; BillLinehan@Linehanforcitycouncil.com; JHart@Senate.State.MA.us;  
Rep.BrianWallace@hou.state.ma.us; info@michaelflaherty.com; cdcdistill@aol.com; driscollkevin@gmail.com  
**Subject:** Support for Second St. Assoc.  
**Attachments:** driscoll\_ssa\_support.doc

June 27, 2007

Kevin Driscoll  
516 East Second St. Unit 20  
South Boston, MA 02127  
driscollkevin@gmail.com  
774 573 0356

As a current resident of the Distillery at 516 East Second Street, I am writing to lend my voluntary support for the proposed Second Street Associates development along Dorchester Street between First and Second Streets. With my experience as a tenant in mind, I am confident that the management of SSA will continue to operate with care and consideration for the people in my neighborhood. It is my sincere hope that the proposed project will give the residents surrounding Second and Dorchester Streets new places to gather and meet one another, thus strengthening our community bonds.

I have been impressed and excited to learn of the proposed project's many ambitious ecological goals including the use of alternative energy and strategies to encourage car-pooling, and public transit. Recently, I have experienced the modest beginnings of this effort in the use of alternative fuels to heat the Distillery and last month's introduction of Zipcar service to the parking lot on First Street, an area of South Boston which has long been neglected by the Zipcar corporation. In the future, this commitment to "green" development could provide testing grounds and reproducible models for future growth in South Boston.

Though there remains much work to be done, I do not hesitate to offer my name in support of this proposal; secure in the knowledge that Second Street Associates will honor its commitment to respect and continued community involvement.

Sincerely,

Kevin Driscoll

CC: Kristin.Kara.bra@cityofboston.gov, BillLinehan@Linehanforcitycouncil.com, JHart@Senate.State.MA.us,  
Rep.BrianWallace@hou.state.ma.us, info@michaelflaherty.com, cdcdistill@aol.com

7/30/2007

**Kara, Kristin**

---

**From:** CALEKE2001@aol.com  
**Sent:** Thursday, June 28, 2007 1:21 AM  
**To:** Kara, Kristin  
**Subject:** Re: Distillary Redevelopment Project

Dear Ms. Kara:

I am writing to make you aware of my strong opposition to the plan for the Distillary Redevelopment" Project as it is currently proposed due to it's potential negative impact(i.e. lack of parking, traffic congestion, disregard of building height restrictions,etc) on this South Boston neighborhood. Please record this response."

Sincerely,  
Caroline Kenney  
404 West First St  
South Boston, MA

---

See what's free at [AOL.com](http://AOL.com).

6/28/2007

**Kara, Kristin**

---

**From:** Greg Smith [gdsm2006@yahoo.com]

**Sent:** Thursday, June 28, 2007 9:10 AM

**To:** Kara, Kristin

**Subject:** Distillary Redevelopment

"I am writing to make you aware of my strong opposition to the plan for the Distillary Redevelopment" Project as it is currently proposed due to it's potential negative impact(i.e. lack of parking, traffic congestion, disregard of building height restrictions,etc) on this South Boston neighborhood. Please record this response."

Gregory Smith  
404 West First Street #36

---

Shape Yahoo! in your own image. [Join our Network Research Panel today!](#)

**Kara, Kristin**

---

**From:** Donna Beath [donna.beath@gmail.com]  
**Sent:** Friday, June 29, 2007 9:14 AM  
**To:** Kara, Kristin  
**Subject:** Distillary Redevelopment Plan, South Boston

Dear Ms. Kara,

I am writing to make you aware of my strong opposition to the plan for the Distillary Redevelopment Project in South Boston as it is currently proposed due to it's potential negative impact (lack of parking, traffic congestion, disregard of building height restrictions,etc) on this South Boston neighborhood. Please record this response.

Sincerely,

Donna M. Beath  
404 West 1st St. #14  
Boston, MA 02127

6/29/2007

July 1, 2007

Kristin Kara  
Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02201

Dear Ms. Kara;

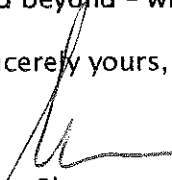
I am an artist and director of the 501c3 nonprofit TransCultural Exchange, Inc. TransCultural Exchange's mission is to foster a greater understanding of world cultures through high quality art projects, cultural and artistic exchanges and related educational programming.

Begun as a grass-roots artist collaborative in 1989, today TransCultural Exchange is recognized as an award winning, critically acclaimed organization. In 2002 TransCultural Exchange was honored with sponsorship by the United Nations Educational, Cultural and Scientific Organization - the first such sponsorship to a US organization since the US mission rejoined UNESCO (UN Press Secretary). The organization has also won 2 awards from the International Art Critics Association, sponsorship from the Open Society Network/Soros Foundation, Asian Cultural Council, the Massachusetts Cultural Council and the State Department Art in Embassies Program, among others.

I am writing in support of the new Distillery Development. Both TransCultural Exchange and I are tenants in the existing Distillery building. I have also followed the progress of the new expansion and support it for a variety of reasons: First, because of its environmental initiatives, the building will serve as a beacon of socially and economically conscious building. Second, because a portion of it will be built as 'warm shells,' the building will create much needed housing for artists. In addition, the building with its proposed gardens, cafes and galleries will be an added boost to South Boston's already lively arts community, creating a link between Boston and its new artistic landmark, the Institute of Contemporary Art.

I hope that you will whole-heartedly endorse what is sure to be a building that our city - and beyond - will be proud.

Sincerely yours,



Mary Sherman  
Director

**Kara, Kristin**

---

**From:** Lee Anna Vierbickas [southbostonlv@hotmail.com]  
**Sent:** Monday, July 02, 2007 8:45 PM  
**To:** Kara, Kristin  
**Subject:** Distillery Redevelopment

I wanted to make you aware of my opposition to the plan for the Distillery Redevelopment Project as it is currently proposed. My opposition is due to it's potential negative impact on the neighborhood. There is not enough parking in this area for this kind of project, also the development's complete disregard for the building height.

Lee Anna Vierbickas  
404 West First Street  
Unit 41

7/9/2007



## Kara, Kristin

---

**From:** Dwayne Dahlbeck [dahlbeck\_d@hotmail.com]  
**Sent:** Saturday, July 14, 2007 9:12 AM  
**To:** Kara, Kristin  
**Subject:** West Second Street

I am writing to make you aware of my strong opposition to the plan for the Distillery Redevelopment" Project as it is currently proposed due to it's potential negative impact(i.e. lack of parking, traffic congestion, disregard of building height restrictions,etc) on this South Boston neighborhood. Please record this response.

Dwayne Dahlbeck  
404 West First Street Unit 27  
South Boston, MA 02127  
(617) 899-4480

"As you get older it is harder to have heroes, but it is sort of necessary."  
- Hemingway

## Kara, Kristin

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**From:** chris@togagriff.com  
**Sent:** Monday, July 16, 2007 10:24 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmaxfin.com  
**Subject:** Distillery Redevelopment Comments - Greenhouse

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*

The project team has mentioned the construction and subsequent operation of a greenhouse on the premises for the production of food products. I have the following questions regarding the greenhouse:

- What protections will be put in place to ensure that the food products grown are not a magnet for rats and other pests? Are there any applicable city ordinances that restrict the scope of agriculture within city limits?
- Who will operate the greenhouse?

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Monday, July 16, 2007 10:28 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comments - Design clarification

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*  
Figure 2.2 of the Project Notification Form (PNF) in section 2.2 shows a section of the proposed structure labeled "roof deck" on East 2nd street. Figure 2.3 on page 2.4 does as well. Meanwhile, Figure 6-8 on page 6.6 and Figure 7-7 on page 7-6 depict it as a garden. Which is it? What are the dimensions of this structure?

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Monday, July 16, 2007 10:32 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comments - Heating with Vegetable Oil

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*

The project plans to use vegetable oil as heating fuel. Questions on this topic are:

- Will the combustion of the vegetable oil emit a noticeable odor into the neighborhood?
- How will the oil be transported? Assuming by truck then how many deliveries per week are anticipated? What part of the building would this occur?
- What is the source of the vegetable oil?

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Monday, July 16, 2007 10:44 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comments - Parking

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*  
There is insufficient parking for this development project.

The developer has claimed that the ratio of parking to units is one-to-one. However, the numbers presented in the Project Notification Form (PNF) indicate less than that. The PNF lists a total of 123 parking spaces and 146 total units. This is a ratio of 0.84 to 1. This value is at the low end of the suggested ratio for South Boston which is 0.75 to 1.25 parking spots per unit. A higher parking ratio is appropriate for this project due to its density. More analysis is required to determine the appropriate value. However, the analysis must look beyond ratios to examine the actual number of parking spaces required. Questions pertinent to the parking analysis include:

- > What are the sizes of the parking spaces? We need to ensure that they are not all sized for compact cars.
- > What new and inevitable parking rules will be enforced due to the new commercial retail space and proposed bus stop? Use this information to determine the net gain or loss of resident parking spaces on the blocks that abut the Distillery.
- > Where will the commuter parking van and Zip cars garage?
- > What units will be deeded the parking spots? Residential and live-work only? How about work-only units?
- > How many parking spots will have plug-in devices for hybrid cars?

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Monday, July 16, 2007 10:53 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comment - Green Building Certification

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*

The project team has mentioned environmental friendly aspects of their proposed project as a selling point. Is this project sanctioned by any applicable independent organization?

For example, The Leadership in Energy and Environment Design (LEED) is a benchmark for the design, construction, and operation of high performance green buildings.

Buildings going for LEED Certification are evaluated in six criteria: sustainable sites; water efficiency; energy and atmosphere; materials and resources; indoor environment quality; and innovation and design process. Each category features several sub-categories in which buildings gain credits as well as several required standards, including storage and collection of recyclables; construction activity in pollution prevention; minimum energy performance; and more.

Projects are deemed LEED certified if they accomplish the prerequisites and receive between 26 and 32 points. Silver-certified buildings must receive between 33 and 38 points; gold between 39 and 51 points; and platinum between 52 and 69 points.

More information is available at <http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Wednesday, July 18, 2007 6:50 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comment - Proposed Height

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*

I oppose granting the project a variance on the height restriction. The bottom line is that the project scope is too big. A reduction in size with an increase in the parking ratio is required.

The project team argued at the July 12 IAG meeting that project height would have a minimal impact on the lost views of the Boston skyline for a few individuals. There is more to this issue than skyline views. As a result of the proposed height, the resulting overall density of this projects makes it unfit for the neighborhood. Some reasons are:

- **Parking.** I have sent detailed comments on this subject in a different email and thus will not expound upon this issue here.
- **Loss of ambient light.** While 2nd street gets little direct sunlight, it does get some late day sun along with plenty on ambient light. This project, at this height, would abolish that.
- **Noise.** More people living in a dense setting along with the increased commercial retail space and the increased traffic will inevitably lead to more noise. The proposed courtyard configuration, with the living space and terraces overlooking it, will result in noise echoing towards 2nd street.
- **Change in wind patterns and air flow.** The Project Notification Form (PDF) addresses this issue by claiming "...the new development is likely to prove an asset in providing something of a windbreak to the Second Street neighborhood frontage opposite and is unlikely to cause turbulence...". The prior statement that the wind changes will be an asset is an opinion, not a fact. I disagree with it. I find the air in the neighborhood stagnant in non-winter months which leads to difficulty in ventilating my home. This project would make it worse.
- **Aesthetics.** Unless height variances will be granted for all future development along First Street, then this project would not fit with the overall landscape. This project has legs only because of the height of the existing Distillery. If hypothetically that the Distillery did not exist, then plans to build something of this magnitude on this parcel of land would not be taken seriously.
- **Additional rooftop structures.** The project calls for roof decks and greenhouses which will exacerbate an already too high structure. These additional rooftop structures are not included in the proposed height.

My position is not a steadfast 35-feet. Perhaps 1st street can accommodate a higher dimension with something lower on Dorchester Street, assuming the same general configuration is maintained.

**Kara, Kristin**

---

**From:** chris@togagriff.com  
**Sent:** Wednesday, July 18, 2007 6:58 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comment - Rental Property Concerns

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*  
It unclear what percentage of the units in the property will be sold. The Project Notification Form makes reference to keeping the "residential units as rental apartments for at least the first five years after completion..."

An owner-occupied building is more desirable to the neighborhood than a strictly rental one, especially one of this proposed magnitude. I oppose this project if it is predominantly a rental property.



To Whom It May Concern:

I am writing regarding the Distillery Project at 516 --524 East Second Street. This development is directly across the street from my building, the Reserve Channel at 404 West First Street. I am opposed to this construction for many reasons.

### 1. Traffic Increased

Currently we are the only residential building on the block. The traffic is unbelievable. Our building shakes. The morning and afternoon traffic feels like when I lived on West Broadway. People race thru the area cutting down towards A, D, and Summer Streets. There are no traffic lights. The addition of this building will increase the traffic significantly and the area cannot handle such an increase without traffic lights.

In addition to traffic lights, why is Pappas Way not an official street? This street needs to be repaved and used. Buses use this pothole lane, so it should be attended to by the city and repaved to assist the increased traffic flow it.

Because of all the proposed construction (see below) public transportation will increase on West/East First. This will definitely impact the area, which does not maintain sidewalks on several stretches of the West/East First.

### 2. Building Height

Does taller mean better? It seems Southie is growing taller and taller. West First Street is not Broadway, although I fear developers are moving in that direction. This building is to be 6 stories tall. Is the next building going to be 8 stories. I think there should buildings should be capped at 4 stories, unless a pre-existing structure. The building will cast shadows and take away from other buildings (my buildings') thermal heat. By adding these additional stories, we will not get light on the street to melt snow and ice on the hill. It is an eyesore that these building are getting so large. This is a residential area, not Broadway and not the Waterfront.

### 3. Parking Issues

As if parking is not already an issue throughout the city, this building is going to add to the problem. By putting retail spaces and allowing 24 spots for parking, there is undoubtedly going to be parking overflow onto Dorchester, West/East First and Second Streets. 24 spaces will support the staff of these retail spaces. The parking accommodations are anything but accommodating and are unacceptable. We have families across the neighborhood parking and carrying babies and groceries in. We have to add residential parking, not take it away. By constructing retail spaces without adequate parking, you will be taking away from the residents.

Also, not only is this development being proposed, but several other projects are in the works. The following are a list of other new construction projects in my immediate area.

I am probably missing some, however this list is evidence traffic and parking will be affected in my immediate neighborhood.

1. 371-401 D Street
2. Emerald Court
3. 3 Dorchester Phase II
4. 401 West First Channel Wharf
5. Waterside Place
6. Waterside Crossing
7. Proposed Stop and Shop, Dancing Deer Corp on West First.

Were these proposals taken into consideration when specs for this project were done. Are all these projects passing because they are happening simultaneously?

I have many concerns. I would like to see the BRA consider the impact of all this construction. This neighborhood currently cannot support the Distillery Project. The Distillery Project currently cannot fit into this neighborhood. The Distillery Project would be better off by the MacAllen Building or beyond Summer St.

Thank you for time.

Sincerely,  
Katie Toli  
781.718.1187

## Kara, Kristin

---

**From:** chris@togagriff.com  
**Sent:** Tuesday, July 24, 2007 7:12 PM  
**To:** Kara, Kristin  
**Cc:** Nagle, David; Brandon.Sutton@mmafin.com  
**Subject:** Distillery Redevelopment Comments - enhancements to existing Distillery building

Kristin,

Below is a comment regarding the Distillery Redevelopment Project.

Regards,

Chris Griffith  
525 E 2nd St. Unit 5

\*\*\*\*\*

The project development team plans no improvements to the existing Distillery building. I encourage them to reconsider by:

- Refurbishing the faded Baystate Brewery signage at the top of the Distillery building
- Painting the windows and trim. Also remove the chicken wire from those windows that have it.
- Painting or replacing the water drainage pipes.
- Putting in new sidewalks.
- Replacing the street lights with gas lamp model street lights
- Putting in central A/C so there are no longer any A/C units in the windows. Clean up the assorted plywood and rigged installations at a minimum

**M. Z. N. INC**  
**ARCHITECTURE-PLANNING**  
516 E. SECOND STREET UNIT #38,  
S. BOSTON, MA. 02127  
PHONE: 617-596-3500

July 24th, 2007,

To whom it may concern,

Over the past two years while living and working from the Distillery, I have had the pleasure of calling South Boston and the Distillery my home. The neighborhood that surrounds it and the people who live, work, operate and call the Distillery their home are a hidden gem in a blight area of South Boston that has been forgotten and tossed aside. This neglect is now created an obstacle in the path of South Boston's evident and eventual redevelopment.

The betterment of culture/arts and the environment are two very large and diverse issues, but two of the most important ones that challenge our world and cities today. Beyond appearance, programmatic use, extraordinary energy efficiency, a carbon neutral footprint and countless other sustainable and environmentally conscious concepts, the redevelopment of the Distillery clearly has one incredibly even more noble, justified and inspiring goal. This is to create a diverse but cohesive community centered on combining the arts and the survival of our dying planet.

This idea of creating a diverse vibrant and mixed use community can help to define a model of how cities, developers and the building industries as a whole can cooperatively work to produce new buildings and redevelop the old. This model can be applied to various sites, cities and uses in one central location or individually (low-income, Artist and even market rate housing, commercial, community oriented or cultural spaces). Our cities, neighborhoods and built environments are changing. This is something that cannot and should not be stopped. Why should this scare us? Why should we not be inspired by this challenge, of ensuring a possible and pleasurable future for us and the generations that will follow?

I feel that my community is blessed by the presence of a development company like Second Street Associates. I have never heard of or have experienced a development company that is as sympathetic, caring, and available to its neighbors, tenants and surrounding community. Besides these incredibly admirable traits, Second Street Associates believes very strongly in this city, their neighborhood, their tenants and this revolutionary idea of inexpensive but better buildings that create a better life now in hopes of a better and possible future. I find it very inspiring and encouraging that Second Street Associates believes so strongly in these ideas and are willing to assume the risk of being a pioneer in this movement. This is an attitude that not only needs to be respected but should be encouraged in order to help protect our neighborhoods, our cities and our world's future.

I thank you for your time and considerations.

Sincerely,

Maxwell Z. Nichols

SYLVIA C. WINTER  
125 ARBORWAY  
BOSTON, MA 02130-3500  
TEL: 617.524.1718 x137  
FAX: 617.524.1418  
SWINTER@ARNARB.HARVARD.EDU

July 25, 2007

Attn: Zoning Board of Appeals

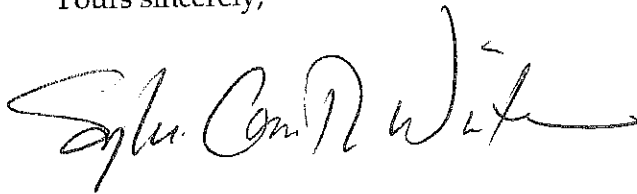
Re: 516 East 2<sup>nd</sup> Street Distillery Building  
Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara:

This is a letter in support of the project planned for the 516 East 2<sup>nd</sup> Street Distillery Building. As a landscape designer and artist, I have been so fortunate as to be a tenant for over 4 years in a work-only studio. Bill Stroud and the Second Street Associates management team consistently manage the property with careful attention to maintaining the health and function of the building. They also have created a vibrant tenant community maintaining the goodwill and comradery amongst diverse array of creative professionals. This match is unrivaled in all the studio buildings in South Boston and surely an asset to the community-at-large. The planning process has been extremely sensitive to the abutters and neighborhood while simultaneously approaching the project with smart green technologies that will bring positive effects to the area. In fact, I expect that the implementation of the Distillery vision will become a model for future developments in South Boston. Currently there is no better example of smart, thoughtful, community-sensitive, and environmentally responsible building project in support of creative professionals in South Boston.

If you have any questions, please feel free to contact me at the address above.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Sylvia Corwith Winter". The signature is fluid and cursive, with a large initial "S" and "W".

Sylvia Corwith Winter

## Kara, Kristin

---

**From:** Rebecca Gordon [rehgordon@gmail.com]  
**Sent:** Thursday, July 26, 2007 12:15 PM  
**To:** Kara, Kristin  
**Subject:** regarding Distillery Development

Rebecca Gordon  
516 East 2nd St Unit 20  
South Boston, MA 02127  
[rehgordon@gmail.com](mailto:rehgordon@gmail.com)  
617 413 9395

July 25, 2007

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Ms. Kara,

I write to you to express my support of the proposed Distillery Development Project on East 2nd St in South Boston. I have been involved with the Distillery building and community my entire life in a variety of ways. I have thought the issue over extensively, I feel that the proposed development would be a positive development for our city in numerous ways. For the last two years I have been employed at The Distillery as the Arts Coordinator. In this position I serve the arts community of The Distillery, organize South Boston Open Studios for all the artist groups in South Boston including the South Boston Arts Association, maintain The Distillery's web presence and graphic design ([www.distilleryboston.com](http://www.distilleryboston.com)), run The Distillery Community Gallery, as well as being the founder and director of Second Gallery in The Distillery ([www.secondgallery.org](http://www.secondgallery.org)). I also have lived in the Distillery, and grew up doing construction and maintenance work in The Distillery. My father bought this building when I was a baby and I have grown up watching it and the surrounding neighborhood grow and change. In my involvement in the development of the concept for the new Distillery Redevelopment I have seen Second Street Associates and their design team consistently make decisions that will: benefit the neighborhood, respect the surrounding community, benefit the artists in South Boston and Boston as a whole, be good for the environment, and help South Boston emerge as a vibrant community that will draw connections with the developing Seaport District and Fort Point. Having watched the entire process since its inception, I feel confident saying that this will be a building that Boston can be proud of; a great achievement for environmentalism and the arts that will be a benefit to the surrounding community. This building will provide green space for the residents of South Boston, as well as improving the safety and cleanliness of the surrounding area. I feel confident that the neighbors will welcome the addition of this cutting edge development in the neighborhood, both because of its physical beauty and its conceptual magnificence. Unlike other buildings that claim to care about the environment, and claim to care about artists, this building really does have the best interests of people and our planet as its primary motivating force. The design team strives to ensure that this building will be a welcome addition the South Boston, not just as a courtesy but because this new development is truly the realization of dream to contribute something to the betterment of our world through green design, inventiveness, low impact living, solid and respectfully community, and creativity in the arts and design. I say this not out of faithfulness to them, but because I really believe that this project is, at its heart, an ethical venture that strives to have a positive impact on the world and the surrounding community.

Thank you for taking the time to read my letter.

7/26/2007

Sincerely,

Rebecca Gordon

[www.rebeccagordon.net](http://www.rebeccagordon.net)

[www.secondgallery.org](http://www.secondgallery.org)

[www.distilleryboston.com](http://www.distilleryboston.com)

**Kara, Kristin**

---

**From:** Nikolaus Gulacsik [nikolaus.gulacsik@gmail.com]

**Sent:** Wednesday, July 25, 2007 8:04 PM

**To:** Kara, Kristin; BillLinehan@Linehanforcitycouncil.com; JHart@Senate.State.MA.us;  
Rep.BrianWallace@hou.state.ma.us; info@michaelflaherty.com; cdcdistill@aol.com

**Subject:** In Support of the Distillery

Attn: Zoning Board

I have been a tenant at the 516 E. 2nd St, South Boston (the Distillery) for three, going on four years. I am writing in support of Bill Stroud and 2nd St Associates plans to build a new building adjacent to the current Distillery on 2nd St. I can only say positive things about the existing building a management. As a working artist in Boston, Bill has shown consistant commitment to maintaining a really wonderful environment, both within the Distillery and in the neighborhood. While I can only speak from the perspective of a tenant, I am certain that the new Distillery building on E. 2nd will be a benefit to the area. With it's plans of environmentally progressive construction, I think it will be an interesting new living/cultural space in a here-to-fore industrial part of South Boston.

Regards  
Nikolaus Gulacsik

7/26/2007



## Kara, Kristin

---

**From:** Mary Graham [marywgraham@yahoo.com]  
**Sent:** Thursday, July 26, 2007 6:32 PM  
**To:** Kara, Kristin  
**Cc:** Rep.BrianWallace@hou.state.ma.us; BillLinehan@Linehanforcitycouncil.com; JHart@Senate.State.MA.us; info@michaelflaherty.com  
**Subject:** Proposed Distillery Project in South Boston

July 26, 2007

Dear Ms. Kara,

As a resident artist at the Distillery in South Boston, I would like to express my support for the proposed renovations at 516 East 2nd Street. The proposal is not only smartly designed, sensitive to the needs of the neighborhood, and innovative in its use of green technologies; it will also provide necessary affordable housing for the artists who currently live in the building. Though all of us rent at present, many of us--including myself--are interested in purchasing a live/work unit at the Distillery.

Distillery resident Robert daVies and I have recently begun a small publishing cooperative to foster collaborations between artists, writers, and their communities. Our projects include a monthly poetry reading series (open to the public), the publication of a series of broadsides featuring collaborations between poets and artists, and workshops for children which teach literacy through bookmaking. We are particularly excited about Project Southpaw, an initiative which will involve the neighborhood in collecting "trash" paper bags for recycling into handmade notebooks. The notebooks will be sent to schools in South and Central America, where children often do not have access to simple paper products. We hope to hold the first of the Project Southpaw workshops at the South Boston Library.

A permanent community of artists provides numerous benefits for a neighborhood. Sadly, it is often impossible for artists to stay in one place long enough to become a part of the existing community. We are forced to move around in search of ever elusive affordable housing. But many of us would choose to remain, if possible, in hopes of enriching our own lives as well as the lives of those around us. In your considerations, please do not overlook the positive force an artists' community may exert on the future of South Boston.

Sincerely,

Mary Walker Graham

Mary Walker Graham  
Rope-a-Dope Collaborative  
516 East 2nd Street, #42  
South Boston, MA 02127  
(703) 554-9266 cell  
<http://www.rope-a-dope-press.blogspot.com>

Rope-a-Dope Collaborative was founded in 2007 by painter Robert daVies and poet Mary Walker Graham to foster collaborations between artists, writers, and their communities. Through the vehicle of handmade books, Rope-a-Dope brings diverse communities together in projects which simultaneously focus on art, literature, literacy, economics, and the environment. Truly an alternative press, Rope-a-Dope places as much emphasis on the production of fine editions of poetry, fiction, and artists books as it does on education and raising awareness. We are inspired by the wit and courage of boxer Muhammad Ali, who was as fearless in the ring as he was unafraid to address social issues outside of it. Ali spontaneously created the shortest poem in the English language when asked by a group of students, "Give us a poem!" Ali replied, "Me, we."

**Kara, Kristin**

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**From:** JOHN HYDE [phototag1@msn.com]  
**Sent:** Thursday, July 26, 2007 11:14 PM  
**To:** Kara, Kristin  
**Subject:** The Distillery Project

Dear Ms. Kara,

My name is John Hyde and I live at 177 E Street #3 here in South Boston. I attended the meeting at the South Boston library back in June and I would, after much consideration, like to say I support the Distillery's project. I feel that it is the natural process of any successful city to move forward in its growth and its development. What attracts me most to their project is that it is in accordance to the way cities should grow in this day and age. The open spaces, the project's size, and the environmentally friendly aspects of this new construction give, in my opinion, a unique opportunity for a unique building in the area. Boston will continue to grow and if it must, let it grow correctly. I would again like to say I am in support of this project.

-John Hyde

7/30/2007

■ 26 July 2007

MS. KRISTIN KARA  
Boston Redevelopment Authority  
One City Hall Square  
Boston, Massachusetts 02201-1007

RE: Proposed Project at The Distillery  
516 East Second Street ----- South Boston, Massachusetts

---

Dear Ms. Kara:

We recently relocated our architectural offices to The Distillery approximately a year and half ago, after having been located in the same location in Fort Point Channel for our first twenty five years. Our move was prompted by the significant changes that have been underway in the Fort Point area, and we have found our new location at The Distillery to have many of same qualities, energy, and creative spirit that lead us and kept us in Fort Point for so many years.

We are forwarding this letter to you as our expression of support for the proposed Distillery project at 516 East Second Street. The owners of the property have been completely open with us as to the status of their proposed project since our first meeting related to our moving to this location.

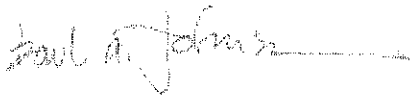
More importantly, we find the proposed project to be innovative related to both the proposed use/s and the sustainable strategies to be included as part of the project. The proposed structured parking and landscaped courtyard are clearly benefits to both the project and the neighborhood.

In summary, we support the proposed project and believe that such forward thinking projects are precisely the thing that will continue to make Boston's neighborhoods vibrant, inclusive and sustainable.

Should you have any questions, do not hesitate to give me a call.

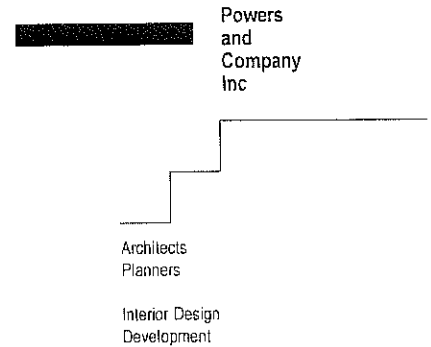
Sincerely,

Suite 610  
516 East Second Street  
Unit 29  
South Boston/MA  
0 2 1 2 7



Paul A. Johnson, Architect  
Powers & Co., Inc.

617 268 4400  
FAX 268 4800



# NovasMetal

Nova Samodai  
27 Fowler Street  
Danvers MA 01923  
[novasmetal@hotmail.com](mailto:novasmetal@hotmail.com)  
978.853.4234

July 26, 2007

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Ms Kara,

As the owner of a jewelry business that I started 7 years ago in the Distillery building, and still operate from that location, I have had nothing but good experiences with Second Street Associates, especially Bill Stroud. Their commitment to the building, it's tenants, and the surrounding community has been greatly appreciated.

I fully support the project planned for 516 E. Second Street in South Boston. It is very exciting to have Second Street Associates, a local organization, interested in building green. If we want our city to be a part of the environmentally aware future, we need to support those that want to actively initiate it. This new building would be a wonderful part of the surrounding area, increasing the desirability of the neighborhood. We artists want nothing more than to stay an integral part of South Boston, and would love to be a part of the green future.



Nova Samodai

## Kara, Kristin

---

**From:** lawrence shevick [lshevick@hotmail.com]  
**Sent:** Thursday, July 26, 2007 5:41 PM  
**To:** Kara, Kristin  
**Subject:** Distillery

Kristin,

This letter is to voice my strong support for the proposed project at the Distillery in South Boston.

I was very impressed by the design and the positive affect it will have on my neighborhood. I am a resident at 559 East Second Street and feel this project will greatly benefit this part of South Boston.

Thanks You,

Lawrence Shevick

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<html><DIV><FONT face="Lucida Handwriting, Cursive"
size=5><EM>Lawrence</EM></FONT></DIV>
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## Kara, Kristin

---

**From:** jasmine laietmark [jasmine@bikesnotbombs.org]  
**Sent:** Thursday, July 26, 2007 12:36 PM  
**To:** Kara, Kristin  
**Cc:** draigdesign@hotmail.com; nicholas; cdcdistill@aol.com; amowbray@earthlink.net; cristirinklin@yahoo.com  
**Subject:** Question from the Distillery

Hello Ms. Kara--

Here is a quick notice of the mixed feelings of a woman who loves where she lives The apartment (your former office-mate, Dori Latman, lived in this one) that I share with my boyfriend is on the third floor of the warehouse of the Distillery in S. Boston. My live/work unit happens to be one that, according to the plans, will be eradicated. Additionally, the shop/studio of my boyfriend will be levelled as it is in the cooper's shop ("Honeywell Building.") We have put a lot of work into these spaces. In addition, we worked with other tenants to reclaim vacant concrete space outside the building from weeds, broken glass, and garbage to create a thriving common-space garden - to also be destroyed. The coming construction is not great news in a number of ways, but the benefits of the project for the community and other some residents seem to surpass the reluctance my situation entails.

The plans for the new project are forward-thinking, and the complex will be a great place to live in Boston. The energy efficiency and community-minded intent are admirable. The neighborhood will greatly benefit from such a thoughtful enterprise; that is clear. I hope that the other artists living and working in the building and I can be an integrated part of the change. The Distillery's occupants are such an amazing group. Especially with the addition of the garden, we really feel a great comraderie; I am so lucky to be surrounded by such creative and smart people.

As for myself, Nicholas and I most certainly will not be able to afford to live in the new green development once we are evicted from our current home - save for deliberately affordable accomodations. We understand that there are plans for reasonable live/work units, but we and other residents of the Distillery are unclear as to the possibility of our attaining those. Rumors spread among us, but we would like to know: will there be a lottery for the all of the low-income units that we have as much chance of winning as anyone who applies? My neighbors and I would so appreciate some kind of good answer, if you have one.

Thanks for working on this project-  
It is going to be amazing!

Sincerely,  
Jasmine Laietmark

516 E. 2nd St. unit 302  
South Boston, MA 02127  
847-687-7600  
[jasmine@bikesnotbombs.org](mailto:jasmine@bikesnotbombs.org)

**Kara, Kristin**

---

**From:** martha bourne [martha@nashsatterfield.com]

**Sent:** Friday, July 27, 2007 2:59 PM

**To:** Kara, Kristin

**Cc:** cdcdistill@aol.com

**Subject:** Distillery Building proposed expansion

Kristin Kara  
BRA  
1 City Hall Square  
Boston, MA

July 27, 2007

Dear Ms. Kara,

As a BRA-certified artist occupant of The Distillery for the past year and a half, I very much appreciate the community that The Distillery building makes possible.

Bill Stroud's commitment to the building and the needs of its occupants is exemplary.

Please let it go on record that I am in support of the proposed expansion project.

Sincerely,

Martha Bourne

Martha Bourne  
516 E. 2nd Street #16  
South Boston, MA 02127  
617-522-3964

CHRISTOPHER  
EDWARD  
BROWN

516 East Second Street, #22 South Boston, MA 02127  
telephone 617.269.9823 cell 617.721.6487  
e-mail: designerbrown@gmail.com

July 27th, 2007

Kristen Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

re:  
Proposed Distillery Project

Dear

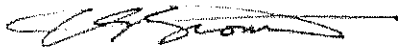
Ms. Kara and other distinguished recipients,

My name is Christopher Brown and I am a current live-work tenant in the Distillery. I am an architectural design consultant and have had the pleasure of leasing From Bill Stroud and Fred Gordon for nearly 8 years. Over the course of my time here in South Boston, I have graduated from architectural school, worked for a varied host of professional firms, and married the girl of my dreams. I have invested a great deal in the building and into the lives of the people in this neighborhood and South Boston is now our home. We couldn't have done that without the support of Bill and Fred And the Distillery Community.

My wife and I whole heartedly support the development plans of the Distillery here in South Boston. We will continue to invest in the people of this neighborhood and we further hope to invest directly with Second Street Associates as tenants in the new building.

We are looking forward to what the future holds for our family and friends here in South Boston.

Sincerely,



Christopher E. Brown



# Summer Street Grille

653 Summer Street Boston, MA 02210

July 27, 2007

Ms. Kristen Kara  
Boston Redevelopment Authority  
One City Hall Square

Dear Ms. Kara:

I am writing to show my support for The Distillery Project. As a business neighbor of The Distillery project, I am very interested in maintaining the integrity of South Boston as we grow.

Bill Stroud of Second Street Associates has been a wonderful active member of the South Boston and his involvement in The Distillery is my guarantee that the project will be good for the community.

Bill Stroud brings a positive energy to us and I applaud it.

Sincerely,

Roger Griffiths  
Manager

---

## Kara, Kristin

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**From:** Woolsey Johnson [johnson1234@rcn.com]  
**Sent:** Friday, July 27, 2007 8:53 AM  
**To:** Kara, Kristin  
**Subject:** Fw: Distillery Development in South Bosron

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

**From:** Woolsey Johnson  
**To:** info@michaelflaherty.com  
**Sent:** Thursday, July 26, 2007 9:16 PM  
**Subject:** Fw: Distillery Development in South Bosron

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

**From:** Woolsey Johnson  
**To:** BillLinehan@Linehanforcitycouncil.com  
**Sent:** Thursday, July 26, 2007 9:13 PM  
**Subject:** Fw: Distillery Development in South Bosron

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

**From:** Woolsey Johnson  
**To:** Kristan.Kara.bra@cityofboston.gov  
**Cc:** cdcdistill@aol.com  
**Sent:** Thursday, July 26, 2007 9:10 PM  
**Subject:** Distillery Development in South Bosron

Dear Ms Kara,

I am writing to express my support for the proposed Distillery Development Project at 516 E. Second St. in South Boston.

I have been a tenant in the building for 18 years. I have always found Bill Stroud and Fred Gordon to be caring and committed to both their tenants and their community.

I believe the proposed plan is aesthetically and environmentally enlightened and will significantly enliven the South Boston arts community and the neighborhood.

Cordially,

Woolsey Johnson



SPINE & SPORTS INJURY CENTER, P.C.

Dr. Kristie McLean  
CHIROPRACTOR

555 SUMNER STREET, BOSTON, MA 02210  
1 FLOOR OF BOSTON ATHLETIC CLUB  
(617) 268-0193 • FAX (617) 268-0445

July 27, 2007

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara,

I am writing in support of the planned project at 516 East Second Street in South Boston. As both a resident of South Boston and a local business person, I am excited about the proposed project for the positive impact it will have on the neighborhood and for the environmentally friendly way in which it will be done.

Please feel free to contact me with any questions.

Sincerely,

Kristie J. McLean

## Kara, Kristin

---

**From:** schewadron@aol.com  
**Sent:** Friday, July 27, 2007 9:56 PM  
**To:** Kara, Kristin  
**Cc:** cdcdistill@aol.com  
**Subject:** Distillery letter of support

July 27, 2007

Dir Sir/Madam,

I am a tenant of working studio #209 at the Distillery building at 516 East Second Street, South Boston since August 2006. I joined the Distillery building primarily thanks to its vibrant and creative community artists as well as its professional, dedicated and reliable management team.

During the last year, the Distillery as a community provided me, as an artist with much more than a studio space to rent. I exhibited in group shows at the Distillery gallery, I participated in the open studio weekend, I was offered to display my work on the Distillery website and much more.

The management team has always been very kind, professional, and keen on helping with every issue I had. Bill Stroud came personally many times to my studio to help and fix utilities such as the heating system or the window. He even once brought up the stairs a UPS delivery which weighted 72 pound! Most recently he was also able to bring a couple of zip cars to the building (which were requested by high demand).

It is clear that the Distillery today is an important contributor to the cultural, creative and artistic life of South Boston, and much of that is thanks to its good management team that supports its artists and new initiatives.

I am looking forward to seeing the Distillery project becoming a reality.

Sincerely,

Lalie Schewadron

26 West Cedar Street  
Boston, MA 02108

email: schewadron@aol.com  
web: www.lalies.net

---

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

## Kara, Kristin

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**From:** carrie siegel [carrie.siegel@gmail.com]  
**Sent:** Friday, July 27, 2007 6:52 PM  
**To:** Kara, Kristin; billinehan@linehanforcitycouncil.com; jhart@senate.state.ma.us; rep.BrianWallace@hou.state.ma.us; info@michaelflaherty.com  
**Subject:** Support of proposed Distillery development in South Boston

Hello,

I would like to express my enthusiastic support of the proposed development at the Distillery, 516 East Second Street, South Boston. My husband and I have been fortunate enough to be members of the Distillery community for the past 6 years, and our experience in this building has been nothing short of life-changing. Due largely to the contacts I've made in this building (through my neighbors and during our bi-annual Open Studios), I have been able to build a thriving business creating custom invitations and stationery. Expansion of this community could do a lot to increase the exposure of this building, thereby increasing our turn-out for events and creating a more profitable and encouraging environment for the artists.

Aside from the benefits to the artists, I believe this neighborhood could benefit from an influx of people. I've watched this block change dramatically over the past few years - initially, the streets were littered with broken glass, and car fires were not uncommon. Things began to improved dramatically with the development across the street, and I think the proposed expansion will continue that trend. More housing in the immediate area means more people in the streets, more faces in the windows, more safety for everyone in the area.

I am also extremely excited about the green technologies planned for the building. I think this building could really serve as an example to developers not only in the Boston area, but throughout the country. I believe firmly in leading by example, and would be delighted to see this project kick off a ground swell of environmental awareness throughout the city.

If you would like to discuss this project further, please feel free to contact me at 617-755-7698, 516 East Second Street, Unit 41, South Boston, 02127, [carrie.siegel@gmail.com](mailto:carrie.siegel@gmail.com).

Many thanks,  
Carrie Siegel

--  
Two Trick Pony  
[www.twotrickpony.com](http://www.twotrickpony.com)



Medicine Wheel Productions

July 28, 2007

Kristen Kara  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA

As Artistic Director of Medicine Wheel Productions, Inc, a non-profit public art organization in South Boston, I am writing in support of the Distillery project. The need for art space in the city has become critical. We have recently been involved in an extensive search for a new location following the development of our former by our landlord as higher end office space.

The work of Fred Gordon the owner of the distillery is remarkable in this age of commercial real estate. The vision for two green space projects is exciting. We are especially excited that one is an artist live workspace and the other much needed affordable housing.

As well as having my business in South Boston I also have been a resident for 30 years. I have been concerned about much of the development that has been done that has priced folks out of homes. I believe this is a good project for my neighborhood and endorse it fully

Yours,

Michael Dowling  
Artistic Director  
Medicine Wheel Productions, Inc

28 Damrell Street, South Boston, MA 02127  
617-268-6700 fax: 617-268-9047 e-mail: [info.medicinewheel@verizon.net](mailto:info.medicinewheel@verizon.net)  
[www.medicinewheelproductions.org](http://www.medicinewheelproductions.org)

## Kara, Kristin

---

**From:** Bookmarkus@aol.com  
**Sent:** Sunday, July 29, 2007 11:40 PM  
**To:** Kara, Kristin  
**Subject:** The 516 East Second Street "Distillery" Development

Sunday, July 29, 2007

Dear Ms. Kara:

I would like to state my unqualified support for the proposed development of The Distillery site at 516 East Second Street, South Boston. The developers have shown in great detail their desire to create a green, innovative and sustainable building that will not only make South Boston a finer neighborhood, but will be an example that other cities throughout the world will strive to emulate and learn from.

I have performed engineering consulting services for Second Street Associates for more than 2½ years. I have worked with Fred Gordon and Bill Stroud on a number of projects, all focusing on green technologies and sustainable urban living.

I originally worked on the practical and technical aspects of heating the existing Distillery buildings with used vegetable oil (a renewable waste product from local restaurants). I have worked on the development of the site to provide engineering oversight. I have witnessed the entire team strive to bring an unparalleled level of excellence to the project, while demonstrating great sensitivity to the concerns of everyone likely to be impacted by the development.

I have a Master's degree in Engineering Science from Oxford University, have been in the MIT architecture graduate program, and was a sculptor at the Museum School in Boston. I worked for a Massachusetts textile company for 17 years. I worked as an environmental engineer and in 1996 became the Director of Regulatory Compliance responsible for three manufacturing plants in three states. In 2001 I retired in order to put my skills to use for a greater cause. The aspirations of Fred Gordon and Second Street Associates to revolutionize green building was just the 'cause' I was looking for.

It is clear to me that the owners of The Distillery are not motivated to develop for personal profit. If that was the case, the artists and small businesses in the existing buildings would have been moved out long ago, and the property sold to a developer. The owners could have walked away with substantial profits and no headaches. Instead, the artist's community (and the neighborhood) has been nurtured at great expense and personal commitment. The process of designing this new building has taken an extraordinary length of time in order to meet the goal of creating a positive outcome for all stakeholders. If the fundamental design innovations of this project are to be adopted by the architectural and building communities, the finished building has to be profitable, but that is clearly not the primary agenda of Second Street Associates.

I am proud of my association with this project and if built, I fully expect the neighborhood and Boston to be proud of it as well.

Sincerely,

Mark Anstey  
JP Design  
57 Boylston Street,  
Jamaica Plain, MA 02130

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Get a sneak peek of the all-new [AOL.com](http://AOL.com).

7/30/2007

Subj: **Distillery Building Redevelopment**  
Date: 7/30/2007 8:27:08 P.M. Eastern Daylight Time  
From: [fjazzarto@verizon.net](mailto:fjazzarto@verizon.net)  
To: [Kristin.Kara@cityofboston.gov](mailto:Kristin.Kara@cityofboston.gov), [BillLinehan@Linehanforcitycouncil.com](mailto:BillLinehan@Linehanforcitycouncil.com),  
[JHart@Senate.State.MA.us](mailto:JHart@Senate.State.MA.us), [Rep.BrianWallace@state.ma](mailto:Rep.BrianWallace@state.ma), [info@michaelflaherty.com](mailto:info@michaelflaherty.com)  
CC: [Cdcdistill@aol.com](mailto:Cdcdistill@aol.com)

July 30, 2007

Kristin Kara  
Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA

Dear Ms. Kara,

As an Engineer at the General Electric Company for 42 years, and a 4 year Diploma graduate of the Museum School Boston, and having had a working artist studio continuously since 1989 in the Distillery Building on East Second Street I have witnessed the contributions made by Fred Gordon and Bill Stroud to the development of the South Boston landscape.

When I arrived at the Distillery Building in 1989 it and the local South Boston area was undeveloped and suffering from being the "lost" part of the Boston. The Distillery Building was a patchwork of spaces, less than modern facilities with limited professional artists and businesses.

Since those early days, through the efforts and hard work of Fred Gordon and Bill Stroud, the "old" building has been transformed over 20 years into a modern working building of young and mid/full-career working artists, artist support groups, working gallery spaces, and viable working businesses and artist live-in spaces, all adding to the growing and developing fabric of the "new" South Boston.

As Fred and Bill have proposed, their "new building" complex will be a corner stone and bridge between the Boston waterfront area and the new ICA and Convention Center and the growing South Boston Community.

It also represents a significant advance in the utilization of "Green" construction and will be a big plus to the City of Boston's architectural landscape. In some ways it much outshines the new waterfront ICA in architectural visionary concepts and use of renewable energy.

I look to the new Building and the project moving forward and becoming a reality for South Boston and the City of Boston. It will add much to the growth of the "New South Boston".

Sincerely,

Francis Azzarto

Studio; 516 east Second Street, Boston, MA 02127  
Home: 6 Richards Circle, Newton, MA 02465  
Work: 1000 Western Avenue, Lynn, MA 01910 M/D 16802

Tuesday, July 31, 2007 AOL: Cdcdistill



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555 East Second Street  
South Boston, MA 02127-1432

Marshall Blacker  
Tel.: (617) 269-4540  
Fax: (617) 269-4555

Boston Redevelopment Authority  
One City Hall Square  
Boston, Ma. 02201-1007  
Att: Kristin Kara

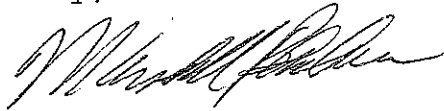
July 30, 2007

Dear Kristin,

I've has a business located at 555 East Second Street, South Boston since 1978, and during that time I've watched this block evolve from what it was to what it is, and hopefully will be here to see it become all it could be.

In my opinion the proposed proposal at 516 East Second Street represents all it could be.

Sincerely,



July 30<sup>th</sup>. 2007

This is a letter of support for the Distillery Redevelopment plan because it promotes a mix of complimentary uses- residential, light commercial and artist housing with street level open space and environmentally sound building principles.

The historic Distillery building is preserved and the build out enlivens lower Dorchester and First Streets.

Our neighborhood along First and Second Streets has come to a cross-road. For 20 years we have struggled to oversee the clean up of industrial contamination and the code enforcement of heavy industrial uses that continue to impact our quality of life.

We participated in developing the BRA's Public Realm and BCEC planning documents and continue to promote the planning principles that quiet First Street from truck traffic and encourage residential and compatible commercial uses along First Street with the addition of usable public open space.

The Distillery plan is the first attempt to accomplish the Public Realm vision that we have only thus far seen in glossy drawings and successful redevelopment of this site may spur the long awaited completion of the Pappas and Norcross projects.

We have a few concerns and suggestions to consider:

1. A second access from Dorchester/First Street corner to open up and connect to the open space on Second Street.
2. Shorten the block at Second and Dorchester Street- a problematic corner at best to negotiate.
3. Address the First Street façade which thus far appears to be just a wall of the parking garage.
4. Traffic impact mitigation at the Dorchester/First and Second Sts triangle.

Zoning relief has been necessary for all development in the area including neighboring projects on East Second and Dorchester Streets. We hope that the process continues to address the concerns of abutters and neighbors while achieving the basic principles of the plan and the critical mass necessary for a successful Distillery redevelopment project.

Sincerely,

Mary and Tom Cooney  
621 East Second St

July 30, 2007

Attention: Kristin Kara, Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007  
(p) 617-918-4263 (f) 617-367-5916

From: Scott and Kerry Emberley  
525 E Second Street, Unit 11  
Boston, MA 02127  
[seemberley@hotmail.com](mailto:seemberley@hotmail.com)  
(h) 617-269-4622 (c) 617-894-2845

Re: The Distillery Redevelopment  
516-524 East Second Street and 2 Dorchester Street  
Article 80 Submission May 21, 2007  
Public Meeting, June 11, 2007 South Boston Branch Library

Dear Kristin Kara:

Thank you for extending the "Comment Period" from June 29, 2007 to July 30, 2007 for residents to provide input about The Distillery Redevelopment.

We reside at 525 E Second Street, Unit 11, South Boston. Our home is located on the third floor of the west corner overlooking the current Distillery at 516 E Second Street and the Honeywell Building at 2 Dorchester Street.

We would like to state that we applaud the developers (Second Street Associates, LLC.) for their commitment to an energy efficient and "green" building. We also believe that the façade and aesthetic nature of the building is acceptable.

However, we do not support the requested variance to increase the permitted building height from 35 feet to 48.32 feet (at E Second Street), because the parking and traffic in the immediate area has become congested and extremely dangerous over the past couple of years and will continue to worsen in the wake of the Distillery Project. **We believe the proposed 123 parking spaces by Second Street Associates will not be sufficient to accommodate the 136 residential, commercial and retail units as presented.** The increased traffic from the construction and final occupancy of new tenants will further complicate this issue.

We also believe our home in Unit 11 at 525 E Second Street (directly across the street) will decrease in value as its key competitive advantage and its appeal is the unobstructed and attractive views of the Boston city skyline.

If you have any questions or comments please feel free to contact us. We look forward to the next meeting or any other correspondence.

Kindest regards,

  
Scott and Kerry Emberley

## Kara, Kristin

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**From:** Kara Foley [kbfoley@hotmail.com]  
**Sent:** Monday, July 30, 2007 12:53 PM  
**To:** Kara, Kristin  
**Cc:** wff3@att.net  
**Subject:** The Distillery Redevelopment

Dear Kristin, as residents of 525 East Second Street, we would like to express our concerns regarding the Distillery redevelopment:

We thoroughly support Mr. Gordon in developing the parcel but on a much smaller scale. All while Mr. Gordon touts green efforts to help our environment with his project he is turning his back on his neighbors who have rights regarding his requested variances. There are already three vacant retail spaces on Dorchester Street from East First Street to Broadway that have been vacant for at least eight months, why add more when we can't rent what we already have? Second Mr. Gordon's plan asks to raise his building height nearly double what established ordinances allow. These ordinances were set up to protect the neighborhood's existing quality of life. For instance parking is already a premium in South Boston and Mr. Gordon's plans call for too great of a population density for his parcel. Mr. Gordon ultimately wants to build twice as high as he is allowed by law so that he may meet the city's parking requirements with new construction and maximize his profit off the project. Not really the "hippy" ideal he tries to set forth in public meetings on his project. The bottom line here is that both me and my husband as well as the other residents of 525 East Second Street generally support the project and the artist community, but insist that he stays within the established height restrictions and overall densities that were established by the people of South Boston. If these restrictions are not adhered to in this project then we are prepared to hire legal counsel and bring the dispute to litigation. Mr. Gordon wants all of us to believe that he is the patron saint of removing urban blight from South Boston as he claims he has so selflessly done in the past with other ailing Southie properties but in fact he is a capitalist making a buck off our backs. Do what is right and protect the people's rights here. Thank you.

Sincerely,

Kara and William Foley  
525 East Second Street, Unit # 6  
South Boston, MA 02127  
(617) 719-4241

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**LOWER END POLITICAL ACTION COMMITTEE  
(L.E.P.A.C.)  
298 West Third Street  
South Boston, MA 02127**

To Boston Redevelopment Authority  
Attn: Kristen Kara

RE: Distillery Building Project

Thank you for this opportunity to comment on this project. LEPAC has been the initial community organization advocating for the residential conversion of this area, specifically the creation of artist live/workspace. That support continues. We do, however, oppose any height variance exceeding the allowed fifty feet. We strongly protest, what most perceive as a "stealthy process" regarding this project.

A statement by a BRA representative that, "the BRA has met its legal obligation by having one public meeting" misses the point. The intent of "community process" is to address and attempt to rectify those concerns voiced by abutters. To treat community involvement merely as, "a "T" to be crossed", does a disservice to the legal intent and the spirit of community process and this organization strongly resents it, and repeat our opposition to any height variance.

Sincerely,



Brian Mahoney  
Vice President LEPAC

7/30/07

To Kristin Kara  
Boston Redevelopment Authority

Dear Ms. Kara,

As a life long resident of South Boston, I am writing this letter to support the proposed Distillery Redevelopment Project. Over the years I have watched many projects taking place in South Boston. I believe this project can only better our neighborhood. The project can work for all involved, which can only be a good thing. Hopefully this will go through for the Distillery project.

Thank you  
Christine Mullen  
165 Dorchester St.  
So. Boston, MA.  
02127

## Kara, Kristin

---

**From:** Elizabeth Wasilewski [libbywas@hotmail.com]  
**Sent:** Monday, July 30, 2007 1:12 PM  
**To:** Kara, Kristin; BillLinehan@Linehanforcitycouncil.com; JHart@Senate.State.MA.us; Rep.BrianWallace@hou.state.ma.us; info@michaelflaherty.com; cdcdistill@aol.com  
**Subject:** 516 East Second letter of support

Libby Wasilewski  
516 East Second Street unit 43  
South Boston, MA 02127

July 29, 2007

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201-1007

Dear Ms. Kara,

I am writing in support of the proposed Distillery development project at 516 East Second Street in South Boston.

I have been involved with the management of this building for 23 years, as an employee of one of the first tenants, then as a tenant and later as the bookkeeper for Second Street Associates. I have a long history with Fred Gordon and Bill Stroud and can speak to their commitment to this building community and their vision for the larger neighborhood community. One of Fred's early goals for this building was to create an environment where artists and small businesses could operate and function in support of each other. His vision was for a community of people who shared ideas and services. That has been accomplished. Bill and Fred would like to extend this idea to the larger community by developing the site for more artists, businesses and residents who can interact and share services. The development team has worked long and hard to consider design ideas that would be compatible with the neighborhood. This is not a slap it up quickly and run off with the cash operation. Bill and Fred plan to stay on site and manage the new development. They have nurtured relationships in this building and in town and plan to continue.

Second Street Associates has spent much time and money researching the Green technologies outlined in their development proposal. As the bookkeeper, I see that money go out. I see Fred's incredible commitment to this project and the innovative environmental technologies proposed. He wants to build a showcase for environmental building possibilities. That is what motivates him and I believe he can accomplish this.

I am sure you will hear feedback from tenants and neighbors who know Bill and Fred to be honest, caring, attentive, respectful, and willing to consider criticisms and concerns. They will work with the neighborhood and the BRA to address issues that come up in this review process. The last project, to develop the 30 live-work artist spaces at The Distillery is an example of the integrity of this team. They kept their promise that they would not displace any tenant and that they would keep the rents affordable.

In a world driven by profit it is unique and hopeful to witness a developer who is motivated by his desire to improve the world. (At least a small corner of the world)

Thank you for considering my input.

Sincerely,

Libby Wasilewski

---

<http://newlivehotmail.com>



**Kara, Kristin**

---

**From:** jchesto@aol.com  
**Sent:** Tuesday, July 31, 2007 10:40 AM  
**To:** jchesto@aol.com; Kara, Kristin  
**Subject:** Re: Distillery project

Kristin,  
In my haste to get this in by the deadline, I made a typo, but one that changes the meaning of the letter. It should be Dorchester Street, not Dorchester Ave. Thanks for your help. I'll try to track down the developer this week to find out where things stand with the project.  
Here's a corrected version:

July 30, 2007

Dear Ms. Kara:

I'm writing to express my concerns about the proposed Distillery Redevelopment off Dorchester Street and East First, East Second and H streets.

I'm in favor of a redevelopment on that block that preserves the distillery building's historic character and makes better use of the rest of the block. I applaud the efforts to use renewable energy in the project, and to provide more live-work spaces for Boston's artists.

But I'm concerned about any proposal that would involve allowing a building to exceed the 35-foot-height limit as specified for that zone. The limit helps ensure that any project that is built there is appropriately sized for the neighborhood.

The project that is currently proposed would likely affect the off-street parking along that block. The available spaces on East Second and H typically fill up at night, although many spaces can usually be found late into the night on East First.

The project would also likely exacerbate the already congested traffic conditions that exist along Dorchester Street. Traffic often backs up for several blocks behind the Broadway intersection and down the hill.

I'm also concerned about the impact the new condo building would have on the character of the neighborhood. Although it is in an industrial zone, it is in close proximity to a residential area. Some big new condo buildings have stuck out like sore thumbs in South Boston, while other condo buildings (including a couple projects off East and West Second streets) have blended in, partly by keeping within the city's height limits.

If you have any questions about my comments, don't hesitate to call me at 617-821-5697.

Sincerely,

Jon Chesto  
1 H Street Place

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

7/31/2007

Letter of Support  
Distillery Project  
516 East Second Street  
South Boston, MA 02127

Kay McGowan  
Distillery Resident Suite 5  
617-799-1057  
[kay@mohr-mcpherson.com](mailto:kay@mohr-mcpherson.com)

July 31, 2007

I moved into 516 East 2<sup>nd</sup> Street three years ago as a new resident of South Boston. The Distillery has been a truly unique living experience and Bill Stroud and his management team have been attentive landlords.

The residential and commercial development of South Boston is inevitable and of great value to the city as a whole. As a resident I care about how and who will be developing the area. The Distillery Group has been invested for decades. They are woven into this community and have a community-based vision of the future.

The positive impact of the environmental component of this development project cannot be undervalued. They will be an example to follow.

Please support the positive growth of South Boston by supporting the Distillery Project at 516 East Second Street.

Regards,  
Kay

Hi Kristin ~

I hope that the last day of July after 5 p.m. is still "in July." If not, the following brief comments are directed to the Distillery project and surrounding projects. While there are issues with the Distillery, overall I support it. However, I remain very nervous about the uncoordinated totality of projects coming at the neighborhood, my neighborhood.

1. Density - I second the concerns of others expressed at the Library meeting. It is not clear that the neighborhood infrastructure can support the combined density of the projects in the pipeline(s). This includes traffic, parking and even utilities.

E.g., if the distillery project is built, I do not see how the 3 Dorchester project can be completed - in the form currently proposed. Lower Dorchester Street will become a tunnel, the intersection at First will become a hazard,...

2. Parking: I live in a lower Dorchester St building with two parking spaces for about half the owners. Most of our cars are gone during the day. When I moved in, one of the first in these blocks, it was not difficult to find a parking place on the street, if needed. Now you can ride around for 10 minutes. It will become much harder if the proposed ~1,000 condo units are built between C/D and Dorchester Street.

There are probably a couple of choices:

- Implement the Transportation study proposal that denied neighborhood parking permits to new condo owners. FYI, when this comment was raised at the 50 West B' Way meeting, the developer was outraged, at the same time he insisted that 1 parking place per unit was more than enough.
- Require a greater ratio of parking places to bedrooms than is currently proposed. Note that this approach addresses the fact that a 3 BR unit is more likely to come with multiple cars

3. Setback: More and more, SB is asking for setback. Frankly, I think that setback can be traded for greater height (this should have been done at the W Broadway project). I'm beginning to think that we need shadow studies considered at neighborhood reviews. SB has very little open space; without standards for set back, it will all be in shade.

[This remains an issue with Tim Love's projects: e.g., across from the Foundry; as well as that proposed for 3 Dorchester. They are innovative architecturally, but selfishly impose on the surrounding neighborhood, having too big a footprint (to the curb) and capturing much of the sunlight]

4. Environment: SB has air quality and water quality issues.

- For air quality: Increased auto traffic will detract - what can be done to reduce pollutants. One answer is setback because there is better air movement with more set back.
- For water: has analysis been done on the CSO situation for the Reserved Channel? The latest proposal I saw only showed mitigation of the CSOs into the Reserved Channel (unlike the beaches, where the CSOs are being cleaned up). With more density, it seems that the CSO situation will get worse. What is the plan? Again, this is a problem that will be aggravated as more projects come on line.

In general, there is an urgent need for coordination and planning. The neighborhood has been promised planning for years. It will be a shame to leave this neighborhood a legacy of 40 or 50 years of bad development. We have the opportunity to do better.

Personally, I want to thank you for your emails and communication. Due to current family illnesses, I've had a tough time keeping up with South Boston projects. But, please keep me on your general communications and specifically any meeting for the Dorchester Street and First Street neighborhoods.

Thanks very much

Lucinda Seigel  
39 Dorchester Street #18  
South Boston MA 02127  
617/901-3805  
lseigel@earthlink.net

Robert Wrubel Design  
516 East Second Street  
South Boston, MA

Kristin Kara  
Boston Redevelopment Authority  
One City Hall Plaza  
Boston, MA 02201-1007

Dear Ms. Kara,

I would like it to go on the record that I am in complete support of the Distillery Redevelopment Project. As an Interior Designer, I find the project to be in scale with the rest of the neighborhood and will occupy the sight well. I have no issue with the height as it is in keeping with the rest of the site and enhances the historic Distillery Building as well as the surrounding buildings. The forward thinking technologies are precisely what architects and designers should be incorporation in their designs and will undoubtedly provide an incentive for future development.

I find the manager, Bill Stroud, to be fair, ethical and responsive. My interior design office is on the fourth floor of the Distillery building and I am proud to have clients visit and experience first hand the dynamic community that exists here. I am confident that the new development will be just as enriching and stimulating both architecturally, as well as artistically and intellectually. It is of great importance to me and many others that this project be allowed to move forward!

Thank you for your attention.

Sincerely,  
Robert Wrubel

**Appendix C**  
**IAG Comments**

## Kara, Kristin

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**From:** ELombard@aol.com

**Sent:** Tuesday, July 24, 2007 11:50 AM

**To:** Kara, Kristin; amy@heritageflag.com; BSutton@MMAfin.com; blinehan7@hotmail.com; DLynch@VeriClaimInc.com; joseph.rajewski@gmail.com; joycemcdaniel1@verizon.net; keriajones@hotmail.com; Nagle, David; Noracityside@aol.com; pmccormick@bgcb.org

**Subject:** Re: FW: Distillery Redevelopment

Dear Kristin, et al,

After careful consideration I am writing to inform you of my strong opposition to the Distillery Redevelopment Project as it is currently proposed. The potential negative impact on my home as an abutter, my neighbors' property and my neighborhood in general (i.e. lack of sufficient parking, traffic congestion, disregard of building height restrictions, etc) makes it impossible for me to support.

Please record this response.

Sincerely,  
Elizabeth Lombard  
404 West First St  
South Boston MA 02127

---

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## Kara, Kristin

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**From:** Kara, Kristin  
**Sent:** Thursday, August 09, 2007 4:15 PM  
**To:** Kara, Kristin  
**Subject:** RE:Proposed Distillery Redevelopment

---

**From:** Nagle, David  
**Sent:** Thursday, July 26, 2007 11:52 AM  
**To:** Kara, Kristin; amy@heritageflag.com; BSutton@MMAfin.com; blinehan7@hotmail.com; Denise Lynch ; joseph.rajewski@gmail.com; joycemcdaniel1@verizon.net; keriajones@hotmail.com; elombard@aol.com; noracityside@aol.com; pmccormick@bgcb.org  
**Cc:** bosred8@yahoo.com  
**Subject:** RE: Proposed Distillery Redevelopment

To: Boston Redevelopment Authority – Kristin Kara  
One City Hall Plaza  
Boston, Ma 02108

Re: IGA Comments Proposed Distillery Redevelopment Project 516-524 East Second St. South Boston, Ma

We the members of the IGA for the Distillery Project at 516-524 East Second St. South Boston, Ma. Cannot support this project for the following reasons:

1. Parking – The developers propose 123 parking places for 144 units this number is inadequate based on the existing parking issues in the neighborhood. They also do not address adequate parking spaces for the retail stores they propose and the employees who will work in those stores. These will also affect the neighborhood parking.
2. The height of the building and the density of the project is also an issue for the neighborhood. The building heights of 60-65 feet are too high for the existing neighborhoods. This also affects the FAR which is over 3.0 for this site.
3. Rental versus Condos. The developer's proposal suggests that they will "rent" the units for the first five years of the project. Yet in meetings and other correspondents we hear that the units will be sold as condominiums. Which is going to happen? Rental units will affect the neighborhood that reflects more owner occupied type housing.

These issues must be addressed with the surrounding abutters as well as the community as a whole. The IGA would welcome the opportunity to meet with the developers to address these issues and to meet with the surrounding community as well.

David Nagle-Chief of Staff  
City Councilor Bill Linehan  
City of Boston  
davidnagle@cityofboston.gov  
617-635-3452

## Kara, Kristin

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**From:** Amy Macdonald [amy@heritageflag.com]  
**Sent:** Friday, July 27, 2007 12:57 AM  
**To:** Kara, Kristin  
**Cc:** Brandon Sutton; Pattie McCormick; B Linehan; ajm Macdonald; Bosred8; Keri Jones; Joyce McDaniel; noracityside@aol.com; Nagle, David; Denise Lynch; E Lombard; joseph.rajewski@gmail.com; Bill Stroud  
**Subject:** Distillery Project

Hi Kara and members of the IAG,

I am writing in support of the proposed Distillery project. As a business owner in the building, and an artist with a studio in the building, I have come to know Fred Gordon over the last couple of years. He has without exception been an outstanding landlord, and has shown himself to be a man of uncommon integrity. His passion and vision for building a forward thinking, green development is genuine, and we are all the luckier for it. While many in the building have known Fred and his team much longer than I have, I can only say I wish I had met him sooner.

I am not troubled, as some have been, by the fact that Fred has not come to the meetings with all of the answers. In fact, I find it refreshing. Fred is very interested in a open dialogue, and has addressed many of the concerns that have come up in meetings within our Distillery community. When I was concerned about whether or not there would be parking for my bucket truck, which has too high a clearance for most underground parking, Fred's team went to the drawing board and had a space for me within two days. It showed uncommon flexibility in such a large project, and a genuine desire to accommodate the needs of one of his tenants.

In regards to parking, I am satisfied with the plans. The parking proposed in the development falls within the local guidelines, and to require the project to go above and beyond that seems like an unfair burden. If it were below City minimums, that would be different. But it is not. In an urban setting, there is almost an unlimited desire for parking, so it is an easy place to hold a developer's feet to the fire. But I think forcing more parking would result in some undesirable trade offs, like a loss of green space. The fact that the proposed parking is within local standards should be enough. Are there any other buildings in the neighborhood that have a 1:1 parking ratio, or better? If there are, there can't be many.

I have no problem with the building height. It is not taller than the existing building, and as the development team showed in the presentation, is significantly better than building the lower 35' elevation allowed as of right at the Second Street curb. The extensive study of sun angles and shadows cast was thorough, and showed the minimal impact on the nearby buildings.

As a tenant in the Distillery, I cannot say that I am excited about the prospect of living on a construction site for the next two years or so. I am sure it will be dirty, noisy, and disruptive. But these things pass, and very little of value comes without effort. So I am quite willing to work through that period, knowing that it will bring a really fantastic project to the neighborhood.

The Distillery, as is, is already a wonderful community. The owners have made a consistent effort to fill the building with thoughtful, talented, community oriented people, and it has paid off. At any time of the day or night, there are always people about who are engaged with each other. We watch out for each other, help each other, work on projects together, hire each other, and talk art together. The new building will only help to foster that community, as it brings in people who are attracted to living and working in a shared, green development.

Please record my comments.

Thank you.

7/30/2007



Sincerely,

Amy Macdonald

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7/30/07

I am an artist who has had my sculpture studio in the Distillery since 1984 when the building began its new life as an artist community. At that time, this huge former distillery/brewery brick landmark, built in the mid-nineteenth century, retained its unpretentious dignity in spite of the fact that it had stood empty for the previous two years. Even in its neglected state, I saw immediately how its unusual spaces could be adapted into excellent artists studios. So did Fred Gordon, the new owner. After we met, I became his "pioneer" tenant. And twenty-three years later, I'm still here, and so is Fred.

I relate this story because Fred Gordon does not fit the cartoon image of a cigar-chomping landlord taking advantage of artists; he is an honorable person. He is a man of integrity and vision who's invested much energy and capital over many years to rescue this building for artists and for the neighborhood. Now, because of his concern about global warming, his vision has expanded by proposing to build two exemplary green energy-efficient buildings off the grid: one as live/work studios for artists, and the other residential. I am convinced he wants to build this project not to make a profit, but rather to make a difference – a positive difference in this neighborhood, and equally important, a difference in the environment we too often overlook. He certainly does not want to lose money, but if maximizing financial gain were his sole motivation, he would not have chosen to build an artist community.

His plan involves keeping the original extant building that anchors H Street and East Second Street as artist live/work spaces. The newer, undistinguished structures on the other side of the Distillery will be razed to open up the entire block running down Dorchester Street and along First Street -- two streets that serve as a border between commercial and residential areas. East Second, at the west end, is a jumble of commercial activity.

This entire area is in transition: it will change. I believe that change can exert a positive force to enhance the quality of life in the neighborhood and surrounding property values. The new condos at 525 E. Second St. are a perfect example of a transformation from a one-story printing company to a condo that rises well above the 35' mandated height limit, a variance undoubtedly obtained because of its taller neighbor, the Distillery. And appropriately so. The concept of variances exists because neighborhoods need variety. A look around South Boston reveals many examples of structures that do not conform to the "of right" height limitations: these structures add scale and texture to relieve uniformity and meet special needs. There are situations, like the Distillery, where the existing architectural context cries out for a height variance in order to create a cohesive entity knitting together old and new, historical and contemporary.

My concern is that while change is inevitable, it is not always as sympathetic to its neighbors or the environment as this one is. Consider a possible alternative scenario. My recurring nightmare is that if opposition to Fred's proposal becomes so great, he has no option except to sell this one block parcel to someone who would destroy all of the existing structures, including the historical distillery, and build a twelve story building full of luxury condos. I hope that none of us wants this to happen.

For the last two years, I've served on the Distillery Artist Advisory Committee, one of several artists who meet periodically with Fred to advise and discuss myriad details of these proposed buildings. He is open and receptive to suggestions. It has become clear that this new proposed construction consisting of "warm shells," a bare bones approach to interior accoutrements (no granite counter tops, no hard wood floors, no marble) will keep these units out of the luxury category. Anyone can build luxury condos; Fred wants to set a new standard for building that treads lightly on the landscape and promotes and sustains a healthy living environment.

I believe the Distillery has the potential to become a landmark again, 150 years later. This time, it will become a destination for people who want to learn how to live and build green in an urban setting, for people in the neighborhood to come to eat, to share a ride, to catch a bus, to visit an art gallery, or to mingle with their artist neighbors. This is an opportunity to be part of something very special where the benefits will far outweigh the potential concerns about traffic and density. I hope everyone impacted by this proposal can embrace this forward-looking vision to create an example for the future, right now, right here in South Boston.

Respectfully submitted,

Joyce McDaniel

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