

From: Jon Napoli [jon@hempest.com]

Sent: Monday, May 20, 2013 2:42 PM

To: Fitzgerald, John BRA

Subject: Market rate housing in Dudley

As a business owner and home owner in Dudley Square, I am very concerned about the parcel 10 development project. Businesses like mine need people in the neighborhood with disposable income to survive. There is a serious need for market rate housing in this area to support a thriving neighborhood.

As a home owner, I expect there to be more market rate housing other than just my building! 90% of the housing here is subsidized already, which is why I implore you to include 100% market rate housing for this project.

Thank you,

Jon Napoli

Boston Gardener

617-816-7067



Thomas M. Menino
Mayor

Article 37 Interagency Green Building Committee

May 22, 2013

Travis Lee, Project Manager
Madison Park Development Corporation
184 Dudley Street, Suite 102
Roxbury, MA 02119

Re: Madison Tropical Parcel 10 Project
Melnea Cass Boulevard, Washington Street, Williams Street, Shawmut Avenue, Roxbury
Article 37, Boston Zoning Code

Dear Mr. Lee:

Thank you for your April 17, 2013 Expanded Project Notification Form submission. The Boston Interagency Green Building Committee (IGBC) has reviewed, Madison Tropical LLC's Sustainable Design section and LEED checklists for Neighborhood Development (ND), New Construction Retail (NC Retail) for Building A (Supermarket), NC for Building C (Residential/Retail) and Core and Shell (CS) for Building B, (Retail/Office) for compliance with Boston Zoning Article 37 Green Building.

The stated points for each checklist are as follows:

- The whole project, LEED ND - 54 points;
- Building A, LEED Retail NC - 51 points;
- Building B, LEED CS – 50 points; and
- Building C, LEED NC – 52 points.

Achieving LEED Silver for the development and each building represents a solid commitment to reducing building environmental impacts; thank you. In review of the submitted filing, the following deficiencies and/or errors were noted:

- Review requirements for location of principal functional entries. See LEED ND Neighborhood Pattern and Design (NPD) Prerequisite (p) 1, Walkable Streets.
- Review requirements for one Certified Green Building. See LEED ND Green Infrastructure and Buildings (GIB) p1, Certified Green Building.
- Review requirements for Water Efficient Landscaping, See LEED Retail NC WEc1.

In support of Mayor Menino's directive to reduce Boston's Green House Gas (GHG) emissions by 25% by 2020 and 80% by 2050, the IGBC requests that your project team pursue strategies to reduce project-based GHG emissions including the addition of the following credits:

- Energy efficient assemblies, systems and equipment sufficient to exceed the Massachusetts Stretch Code by 10% or more (ASHREA 90.1-2007 by 30% or more). See LEED ND GIBc2, and CS/NC Energy and Atmosphere (EA) c 1.
- On-site renewable and/or clean energy systems. See LEED ND IBc11, CS/NC EAc2.
- District heating and cooling. See LEED ND GIBc12.

- Infrastructure energy efficiency. See LEED ND GIBc13.
- Enhanced Commissioning. See LEED NC EAc3, and CS EAc3.
- Measurement and Verification. See LEED NC EAc5, and CS EAc5.

Additionally, the IGBC recommends pursuing approaches to reduce storm water impacts and enhance human health and wellbeing including:

- Stormwater quantity and quality control. See LEED ND GIBc8, CS/NC – SSc1 and SSc3.
- Water efficient landscaping and water use reduction. See LEED CS/NC WEc1 and WEc3.
- Enhancing ventilation and air filtration and minimizing pollution from parking garages. See LEED CS/NC IEQc1 and IEQc2.
- Active living opportunities for residents and patrons. See Design for Active Occupants, LEED IEQ Pilot Credit (pc) 78.

The IGBC looks forward to project revisions. Please follow up with your BRA Project Manager if you have questions.

Sincerely,

Article 37 Interagency Green Building Committee

BOSTON

Thomas M. Menino, Mayor

May 13, 2013

Mr. Brian Golden
Boston Redevelopment Authority
City Hall, Ninth Floor
Boston, MA 02201

**RE: Madison Tropical Parcel 10
Roxbury, MA
PNF Comments**

Dear Mr. Golden,

The Boston Parks and Recreation Department is responding herewith to the PNF issued for the mixed-use project at Parcel 10 at Melnea Cass Boulevard and Washington Street in the Roxbury neighborhood of Boston.

In accordance with City Ordinance 7-4.11, the proponent will be required to obtain approval from the Boston Parks Commission for the project, as it is within 100 feet of the Eliot Burying Ground on Washington Street. The Parks Commission will review impacts to the Burying Ground resulting from the proposed project including circulation, tree removal and replacement, building design, as well as the design of open space and public realm improvements.

We encourage you to initiate the review process as soon as possible, so that specific concerns or requirements by this Department can be incorporated into the plans early in the design process.

Please contact this Department with any questions.

Regards,



Liza Meyer, ASLA
Chief Landscape Architect
Boston Parks and Recreation

CC: Antonia M. Pollak, Commissioner, Boston Parks and Recreation Department
John Fitzgerald, Boston Redevelopment Authority



Boston Parks and Recreation Department

Antonia M. Pollak, Commissioner

1010 Massachusetts Avenue, Boston MA 02118/ 617.635.4505



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

June 5, 2013

Peter Meade, Director
Boston Redevelopment Authority
Boston City Hall, Room 925
Boston, MA 02201
Attention: John FitzGerald, Senior Project Manager

Re: Madison Tropical Parcel 10 Project, Roxbury
450 Melnea Cass Boulevard and 2087-2107 Washington Street
Expanded Project Notification Form

Dear Director Meade:

The City of Boston Environment Department has reviewed the Expanded Project Notification Form (EPNF) filed by Madison Tropical LLC (Proponent) and offers the following comments.

The three-phased project is the relocation of the Tropical Foods Supermarket into a newly constructed building, construction of a new retail/office building with 46 below-grade parking spaces and the rehabilitation of and addition to the existing supermarket for ground floor retail and 30 rental residences on the upper three floors. There will be 127 surface parking spaces.

This department supports the proposed project for the benefits it will bring to Roxbury and, accordingly, the entire Boston community.

The Proponent indicated at a May 9, 2013 BRA Scoping Session that priorities for the project are to: optimize energy by building to the Massachusetts Stretch Energy Code, adopted by the City of Boston; reduce water use by 35 percent at the retail/office building; and manage stormwater through Best Management Practices (BMPs) based upon Boston Water and Sewer Commission (BWSC) and Massachusetts Department of Environmental Protection (DEP) standards. We agree that these issues are key and deserve attention; the May 22, 2013 letter from the City's Interagency Green Building Committee (IGBC) addresses these topics.

The following are a list of the City's green building priorities.

CITY OF BOSTON KEY PRIORITIES

- On-site alternative energy generation to the maximum extent possible or the use off-site green power
- Reduce energy intensity to the maximum extent possible
- Strive to achieve LEED Platinum status
- Conserve, maximize efficiency and reuse water to the greatest extent possible
- Seek innovative green attributes that exceed existing and required performance
- Due to the expected climate change-related increase in flooding and high temperatures, assess the vulnerability of the project from both the construction and operation perspectives and identify risk management measures
- Maximize Transportation Demand Management (TDM) opportunities for staff, hotel guests, residents and visitors
- Create a standard for sustainable building operations and maintenance

The supermarket will manage its waste by compacting garbage and baling cardboard. There was a reference at the Scoping Session to rendering supermarket waste and wet or dry composting; discharging waste into the sewer system is also under consideration.

This department strongly encourages and supports recycling and composting. The Massachusetts DEP Waste and Recycling Division offers significant information for supermarkets regarding the recycling of organics, shrink and plastic wrap and other materials specific to their waste stream. Links to informational materials regarding supermarket recycling are provided below.

<http://www.mass.gov/eea/agencies/massdep/recycle/reduce/supermarket-recycling-in-massachusetts.html>
<http://www.mass.gov/eea/docs/dep/recycle/reduce/m-thru-x/smhandbk.pdf>

As noted by BRA design staff at the BRA Scoping Session, the project location creates the potential for sound that may be problematic for existing area residents and for residents of the project. Ambient levels should be established and documented and the project designed and operated so that sound does not exceed the Residential limits outlined in the Regulations for Control of Noise if the City of Boston. If ambient sound levels are found to exceed the residential levels at certain times of day, new sound generated by the project cannot add to existing conditions.

The LEED New Construction for Retail (LEED NC for Retail) checklist is confusing regarding the way in which points will be obtained under Sustainable Sites (SS) Credit 4, Alternative Transportation. Please provide a description that details plans.

Staff of the Boston Landmarks Commission (BLC) have reviewed the EPNF and offer the following comments.

Parts of Buildings B and C are located within the Protection Area of the Eustis Street Architectural Conservation District (District); review by the BLC is required. Review of buildings within a protection area is limited to demolition, land coverage, height of structures, landscape and topography. The Study Report for District may be found at the BLC website: www.cityofboston.gov/landmarks/publications.asp.

Of particular note in the Standards and Criteria for the Protection Area are two paragraphs regarding new construction or additions:

- New construction or additions to existing buildings may not increase shadows within the architectural conservation district nor block vistas to the district along public ways within the Protection Area.
- New buildings may be no higher than 60 feet—except that additions or penthouses higher than this level that are not visible from the district or do not block sunlight to the district are allowed.

These standards should be taken into account as project planning continues.

BLC staff is available to meet to discuss the application process or specific application/design issues.

Thank you for the opportunity to comment and for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Maura T. Zlody". The signature is written in a cursive, flowing style.

Maura T. Zlody
Senior Environmental Policy Analyst

cc: Brian Swett, Chief of Environment and Energy, City of Boston

From: Shinu Singh [shinu.singh@gmail.com]
Sent: Monday, May 20, 2013 2:59 PM
To: Fitzgerald, John BRA
Subject: Parcel 10 - Concerns

Dear Mr. Fitzgerald,

My husband and I live in the Dudley Square neighborhood and would like to express our strong concerns regarding the current plans for the Parcel 10 development. We are very concerned about the market rate housing aspect. We believe this project should be modified to include fully market rate housing. Our neighborhood needs more market rate housing to help further its economic development (please see the attached letter below). We are also extremely concerned about the traffic patterns during and resulting from construction of this project. We have many children in our building on Williams Street and are concerned about the additional traffic load that would result from Williams Street being a major thoroughfare during and after construction.

Please find below a letter that I wrote several weeks ago further expanding on our concerns.

Many thanks,

- Shinu Singh

Shinu M. Singh, M.D.
10 Williams St., Apt. 13
Roxbury, MA 02119-2031
617.541.8141 (home)
919.274.4680 (mobile)

Dear Senator Chang-Diaz, Representative Henriguez, Councillor Jackson, Mr. Meade, Mr. McLeod, Mr. Williams, Mr. Garry and Ms Hardaway:

I am writing to you today regarding the proposed project for Parcel 10 (Tropical Foods/Madison Park Development). Firstly, we would like to express our support of the development goals stated on Page 8 of the project proposal. However, we strongly oppose the affordable housing aspect of this plan, in an area that already has a highly disproportionate amount of existing affordable housing compared to every other part of Boston.

My husband and I moved to Boston from North Carolina 9 years ago. I was about to begin my residency training at Boston University/Boston Medical Center, and while we were searching to buy a home close to the hospital, we also sought to find an area of Boston with a strong sense of community and neighborliness. We found that here as part of the 10 Williams and greater Dudley Square community.

Even after completing my medical training and starting our family, my husband and I found reasons to remain in this vibrant, urban community. We have made the choice to stay in the city and Dudley Square because we believe the unique characteristics of our neighborhood make it a special place to raise children. Our children love trips to Tropical Foods to see all the international wares and try new foods, and we feel so fortunate to live in this multi-cultural community. (I must add that both my Indian mother and German mother-in-law require that I periodically ship packages of unique ingredients they've discovered at Tropical Foods to them out-of-state!)

We have seen many changes over our time here, and have always hoped that someday this area would have the greater visibility and regard it deserves as part of the great city of Boston. We were ecstatic when Mayor Menino shared his

vision for The Dudley Plan and committed to the 100 million dollar plus investment in the Ferdinand Building. In Mayor Menino's own words, "*We will never know how great Boston can be until Dudley Square is great once again.*" However, we feel that the affordable housing component of the current plan would not lend itself in any way to the renaissance Dudley Square is currently experiencing – it would only impair it. We have seen estimates of existing affordable housing in the greater Dudley Square area at 75% or more, while in the rest of Boston it is 15% - a shockingly large discrepancy. Obviously, our choice to buy a home in this neighborhood 9 years ago signified a desire to live in a socio-economically diverse part of Boston, but it is unfair to the Dudley Square community to hinder economic development here by adding even more affordable housing as is currently proposed for Parcel 10.

We absolutely need private investors in this area. The community development corporations have positively impacted our neighborhood in the past, but the evolution of Dudley Square now requires a broader mix of housing to continue to grow, thrive and become a self-sufficient area of Boston. We believe that the project should be modified to have all housing units be market-rate. Of note, some owners of units in our building are renting their units for very substantial amounts, demonstrating that the area is easily capable of supporting market housing rates.

I hope that these issues will be addressed directly during tonight's Project Review Meeting. My husband and I will be attending, as will our equally concerned neighbors. Please show us that you hold the greater Dudley Square community in higher regard and are as committed to its revitalization as we are.

Sincerely,

Shinu M. Singh, M.D. and Michael B. Prior

*Shinu M. Singh, M.D.
10 Williams St., Apt. 13
Roxbury, MA 02119-2031*

[617.541.8141](tel:617.541.8141) (home)
[919.274.4680](tel:919.274.4680) (mobile)

From: Kevin Cherry [kevcherrybomb@yahoo.com]

Sent: Monday, May 20, 2013 2:45 PM

To: Fitzgerald, John BRA

Subject: Parcel 10 Madison Tropical

John,

I am writing these comments as a homeowner of 10 Williams Street. I have lived at 10 Williams Street #31 for over 8 years. 10 Williams Street Condo trust, consists of 29 residential units and 3 commercial units. My fellow owners and I took the financial risk to buy our homes in a neighborhood that was sketchy at best and had very little home ownership. Many of us are now very comfortable in our neighborhood and are beginning to start and raise families. We are very hopeful for the future of the neighborhood.

I would like to give my support to this project, but under the following conditions, 1) the owner of Tropical Foods puts in a significant amount (10%-15%) of equity into his new property given the amount of taxpayer subsidy (NMTC-\$4M) and the fact that he is selling his property to Madison Park for approximately \$3.7M. 2.) There be put in place a De-designation clause in the event that Phase 2 and Phase 3 are not started and completed in a timely manner. I realize that may be a challenge considering that Madison will then own the existing Tropical site. 3.) The project calls for 40% of the housing units to be affordable, or 12 of the 30 units and 28 at market rate. I would like to see no more than the 15% or 5 units be set aside as affordable. Given the extraordinary disproportionate share of affordable housing in our neighborhood, I think that is fair and reasonable. In fact, the city requires it for most all other housing projects.

4.) The traffic on Williams Street as it related to increasing the flow onto as a result of doubling the size of the supermarket and new housing units will add to an already congested street. There needs to be a way to limit the amount of traffic on Williams and diverting to Washington street.

In the time that I have lived at 10 Williams Street, there have been only 2 new (not replacements for loss stores) stores, the Haley House and the Urban Gardener (owned by a homeowner at 10 Williams Street). The Haley House is a neighborhood gem, bringing in people for all walks of life and socio-economic backgrounds. I would suggest that many of those same folks would love to live in our neighborhood, but they don't

I have listed out a few of the developments in close proximity to the Parcel 10 project that provide affordable housing opportunities. Just to give you some scope and magnitude of the situation.

Madison Park Village
Orchard Gardens
Peabody Properties (right on Williams Street)
Camden St. Housing
Lenox St. Housing
Roxse Homes
Mandela Homes
Ruggles Street Assisted Living

In order to attract stores, new businesses, jobs, economic development and more socio-economic diversity to the neighborhood, we need to build more market rate housing.

I am available to discuss any of the comments made above.

Kevin

From: Joseph Kennard [joe@jkennard.com]
Sent: Thursday, May 16, 2013 9:24 AM
To: Fitzgerald, John BRA
Cc: kevcherrybomb@yahoo.com
Subject: parcel 10 Tropical Foods - comments

Hello John,

Below is a copy of a letter that I distributed a few months ago regarding my support and concerns for parcel 10. Since then I have attended public meetings and communicated with interested parties. Unfortunately, what I have come to realize is that the Madison Park development team's proposal for additional housing is based on their mission statement, "to independently develop affordable housing for low and moderate income residents". While I fully support and applaud this mission, I believe that it turns a blind eye on a larger urban diversity and economic issue. Their mission pushed to the extreme (such as being advanced in and around Dudley Square) will serve to further segregate and isolate a central Boston community. This will have a definitive and enduring effect on both the immediate neighborhood as well as the larger urban fabric.

Sincerely,

Joseph Kennard, AIA

Copy of original letter dated March 01, 2013:

Dear Peter, Tito, Carlos, Sonia, Alwyn, Darnell & Ronn,

I am writing regarding Parcel 10 (Tropical Foods/Madison Park Development). I wish to register both my support of the project goals of the development and to express my surprise that the city would even entertain the notion of additional affordable housing in Dudley Square.

I am the owner of two condominium units immediately adjacent to Tropical Foods and had lived in the neighborhood for 10 years. As an adjacent resident, I frequented the facilities and enjoyed the community supported by the grocer. I have also longed for the restoration of their severely dilapidated building and the development of the vacant portion of the lot.

I welcome and support the project goals of the locally owned and operated Tropical Foods International and the Madison Park Development Corporation for Parcel 10 (see page 8 of their proposal):

<<http://www.bostonredevelopmentauthority.org/pdf/PlanningPublications/RSMPOC%20Parcel%209%20and%2010%20Madision%20Tropical%20Powerpoint.pdf>>.

1. "Generate local jobs & wealth creation opportunities for Roxbury residents"
2. "Provide access to new products, services and affordable, healthy food"
3. "Retain & enhance a neighborhood icon: Tropical Foods Supermarket"
4. "Create a vibrant and contextual multi-use development"
5. "Establish a pedestrian friendly environment"

However, the fact that they are planning to add a significant affordable housing component to the mix is a mistake for both the future of the neighborhood, and the city as a whole. While I am a full supporter of affordable housing throughout the city, yet there currently exists an overabundance of this building type in and around Dudley Square. I have heard estimates that affordable housing accounts for approximately 75% of the current housing stock in the neighborhood. The need now is for a significant influx of market rate housing, to help spur economic development and offer stability and future growth. Economic and cultural diversity will help Dudley Square prosper as a whole, rather than further isolate the community. This is well understood and demonstrated throughout Boston, as the average of affordable housing is typically in the range of 15%. The neighborhood has been promised an economic boost for longer than my tenure and to short-change it now, during the midst of a renaissance, would truly be a slight to all residents and future residents alike.

I could go on, but believe that this is all common knowledge amongst this city's decision makers. Perhaps when you review the proposal you can publicly answer one question for everyone; "why is the city advocating more affordable housing in this particular neighborhood?"

Sincerely,

Joseph Kennard, AIA

<joe@jkennard.com>

<<http://www.jkennard.com>>

Joseph Kennard Architects, Inc
326 A Street Unit 4C
Boston MA 02210
617 292 8989

From: ana crowley [anacrowley@hotmail.com]

Sent: Monday, May 20, 2013 4:44 PM

To: Duco Noordzij; Peter.Meade.bra@cityofbooston.gov; Jackson, Tito; Carlos.Henriquez@mahouse.gov; Sonia.Chang-Diaz@masenate.gov; Mcleod, Alwyn; chardaway@centralboston.org; rgarryjr@tropicalfoods.net; Fitzgerald, John BRA

Cc: tlee@madison-park.org; rtanner@madison-park.org

Subject: Parcel 10

Dear John, Peter, Tito, Carlos, Sonia, Alwyn, Darnell, Ronn, Travis and Russ,

I am writing regarding Parcel 10 (Tropical Foods/Madison Park Development). I wish to register both my support of the project goals of the development and to express my concerns with the project as it has been publicly presented. Mainly that this area of Dudley Square needs the diversity that market rate housing and/or the opportunity for ownership would bring.

I am the owner of a condominium unit immediately adjacent to Tropical Foods and had lived in the neighborhood for 10 years. As an adjacent resident, I frequent the facilities and enjoy the community supported by the grocer. I have also longed for the restoration of their severely dilapidated building and the development of the vacant portion of the lot.

I think the best re-used of an old industrial building is indeed loft style development like was done at 10 Williams Street. 10 Williams Street Condominium represents an estimated 11 million dollar investment in Dudley Square. This building has allowed Boston citizens the opportunity to buy property close to the downtown, that they might not have been able to afford in other neighborhoods. I believe if the City of Boston and our elected officials have the will, financing and other business barriers can be over come.

I have some other specific things about the present design plan I would also like to express.

1. The Entrance/Exit driveway on Williams Street is located directly behind the old Tropical Market building- allowing traffic from the new development to flow onto Williams Street, but allowing minimum use of the parking lot as a cut-threw for Williams Street residents.

The new entrance/exit driveway should be located directly behind/beside 37 Williams to allow for the maximum ease for use of Williams Street residents who need to travel inbound by car. Otherwise it unfairly burdens us with additional traffic and makes it so that we have to loop all the way through Dudley Square to drive inbound.

2. The additional heat from the new expansive black top parking lot needs to be balanced by planting a lot of trees throughout the parking lot and on Williams Street.

3. The playground behind the 37 Williams Street housing operated by Madison Park, should be expanded and open to the public via the new parking lot design for the project.

Thank you all for your time and service to the community.

Best Regards,

Ana Crowley

10 Williams Street

Response to Boston Parks Dept. Comments Related to Parcel 10 PNF

6.4.13

As requested by Boston Parks, the Madison Tropical team will submit the additional requested materials to the Parks Department and will present the project to the Parks Commission for approval in the near future.

Response to BWSC Comments to Parcel 10 PNF

6.4.13

General

1. Understood, a site plan will be submitted to BWSC Engineering Customer Service.
2. We expect these requirements will be part of the site plan review process and will address as part of our site plan submission.
3. We expect these requirements will be part of the site plan review process and will address as part of our site plan submission.
4. Water use and sewerage flow estimates will be submitted as part of the site plan submission.
5. The project will not involve any masonry repairs in the first phase or as part of the overall site development.
6. Madison Tropical is not aware of the need to handle any contaminated groundwater. If required the project will obtain all required EPA approvals and permits.
7. Madison Tropical is not aware of any existing operational water lines within the project limits. If encountered they will be addressed in accordance with BWSC requirements.
8. Madison Tropical is not aware of any existing operational sewer lines within the project limits. If encountered they will be addressed in accordance with BWSC requirements.
9. Capacities for existing and proposed systems will be included with the proposed site plan submission.

Water

1. Peak and continuous water use estimates will be submitted as part of the site plan submission.
2. Madison Tropical will consider the use of water conservation methods.
3. If required hydrants permits will be obtained by the selected contractor.
4. Noted.

Sewer/Drainage

1. We expect this requirements will be part of the site plan review process and will address as part of our site plan submission.
2. Groundwater recharge will be included within the site plan submission made to BWSC.
3. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
4. Madison Tropical will explore methods to improve stormwater quality.
5. No dewatering drainage is proposed to discharge to the BWSC system. If determined to be required in the future approval will be sought from BWSC.
6. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
7. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
8. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
9. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
10. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
11. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.
12. We expect this requirement will be part of the site plan review process and will address as part of our site plan submission.

**Boston Water and
Sewer Commission**



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

May 13, 2013

Mr. John Fitzgerald, Senior Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston MA 02201-1007

Re: Madison Tropical Parcel 10 PNF

Dear Mr. Fitzgerald:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed Madison Tropical Parcel 10 development project located on Washington Street in Roxbury between Williams Street and Melnea Cass Boulevard. This letter provides the Commission's comments on the PNF.

The proposed project consists of redevelopment of the existing Tropical Food grocery store and open space into a mixed-use residential, retail, commercial development and supermarket. This project will be developed in three phases. The first phase consists of construction of a new supermarket and parking lot. The second phase is construction of an office building with retail space and the third phase involves converting the existing grocery store to a residential and retail space.

The developer proposes to abandon a 12" sewer crossing the site. Commission as-built drawings shows that Sterling Street extended through this site Utility in former Sterling Street include a 12" sewers, 12" storm drain several catch basins an abandon 8" water main, gas main and electrical conduits. The 12" storm drain connects to a 12"x 16" brick sewer in Shawmut Avenue and a drain manhole in Washington Street. The 12" sewer connected to a sewer manhole in Shawmut Avenue and extends southeasterly approximately 450 feet to a dead ends manhole. In regards to the Commission infrastructure, Madison Tropical LLC will be required to perform a needs assessment and if necessary design and pay for relocation construction cost. Proposed service pipes for new building will be connected to the nearest water main and sewer main.

General

1. All new or relocated water mains, sewers and storm drains must be designed and constructed at Madison Tropical 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.

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 Madison Tropical LLC to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
3. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
4. The water use and sewage generation estimates do not appear to be correct. The Commission requires that these values be recalculated and submitted with the Site Plan. Madison Tropical LLC should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. Estimates should be based on full-site build-out of the proposed project. Madison Tropical LLC should also provide the methodology used to estimate water demand for the proposed project.
5. For any proposed masonry repair and cleaning Madison Tropical LLC 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 Madison Tropical LLC 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. Madison Tropical LLC 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.

6. Madison Tropical 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, Madison Tropical LLC will be required to apply for a RGP to cover these discharges.
7. Madison Tropical LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
8. The Commission will require Madison Tropical LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Madison Tropical LLC to inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
9. It is Madison Tropical LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Madison Tropical LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Madison Tropical LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Madison Tropical LLC should also provide the methodology used to estimate water demand for the proposed project.
2. Madison Tropical LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Madison Tropical LLC should consider outdoor landscaping which requires



minimal use of water to maintain. If Madison Tropical LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.

3. Madison Tropical LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Madison Tropical 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, Madison Tropical LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Madison Tropical LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when 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 structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
- 1a. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. Madison Tropical LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. Madison Tropical LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to



discharge stormwater to the Commission's system. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

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. Madison Tropical LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required 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. The Commission encourages Madison Tropical LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Madison Tropical LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Madison Tropical LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. Madison Tropical LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided.
7. The Commission requests that Madison Tropical LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Madison Tropical LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer use Regulations. Madison Tropical



LLC is advised to consult with the Commission's Operations Department 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.
10. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.
11. 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.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/RJA

cc: Madison Tropical LLC
Epsilon Associates, Inc.
M. Zlody, BED
P. Larocque, BWSC

Response to Abutter Comments Regarding Parcel 10 PNF

6.4.13

During the Parcel 10 Article 80 comment period the project received comments from the following abutters to the project (to our knowledge all residents at 10 Williams Street):

- Mr. Joe Kennard
- Mr. Kevin Cherry
- Ms. Ana Crowley
- Mr. Jon Napoli
- Mr. Shinu M. Singh, M.D. and Mr. Michael B. Prior

Nearly every abutter clearly stated general support of the Madison Tropical Parcel 10 project; however, comments from these abutters also included concerns regarding the project's proposed housing program, site plan/layout, traffic generation and financing plan.

For over a year the Madison Tropical team has been working diligently with BRA, BTM and BCDC staff to create an urban site plan that will eventually be home to a safe, attractive, functional and vibrant mixed-use development that includes a new supermarket, retail and office building and the rehab of an historic building into retail space and apartments. Project elements such as landscaping, traffic generation and circulation, building uses and project financing have been vetted at length and are the result of thoughtful recommendations from the relevant city agencies.

The highlighted concern among these abutters is the project's proposed housing mix. The development team initially proposed a residential program that included mostly affordable housing with a modest amount of market rate housing. This proposal was fully in accordance with the RFP and Roxbury Strategic Master Plan recommendations which call for a significant proportion of affordable housing in the Parcel 10 development. After a series of community forums, the Madison Tropical team responded to some abutters' concerns and requests from members of the PRC by changing the housing mix to include approximately 12 affordable "LIHTC" units with the remaining 18 units being market and potentially some moderate income units. This change has been well received by most persons we spoke with, although not necessarily those who had wanted no affordable units in the project. The mixed-income proposal, however, is entirely consistent with the zoning, the Roxbury master plan, and the RFP for the project.

Madison Tropical believes it has made significant efforts to address the concerns of a few project abutters. Further, Madison Tropical believes that the proposed 60/40 (market/affordable) housing mix is a balanced approach and the right approach for Dudley Square. As revitalization of this historic commercial center continues (and its desirability increases) a variety of housing options will well serve a socio-economically diverse community.