

# Supplemental Information



## SHAWMUT AVENUE/ WASHINGTON STREET BLOCK

Submitted to:  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Submitted by:  
DIV Shawmut, LLC  
Boston Chinese Evangelical Church  
Chinese Consolidated Benevolent Association  
of New England, Inc.

Prepared by:  
Epsilon Associates, Inc.  
3 Mill & Main Place, Suite 250  
Maynard, MA 01754

In Association with:  
The Architectural Team, Inc.  
Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.  
Howard Stein Hudson  
Glenn Knowles

April 17, 2018

**Epsilon**  
ASSOCIATES INC.

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April 17, 2018

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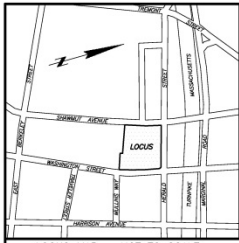
## Chapter 1

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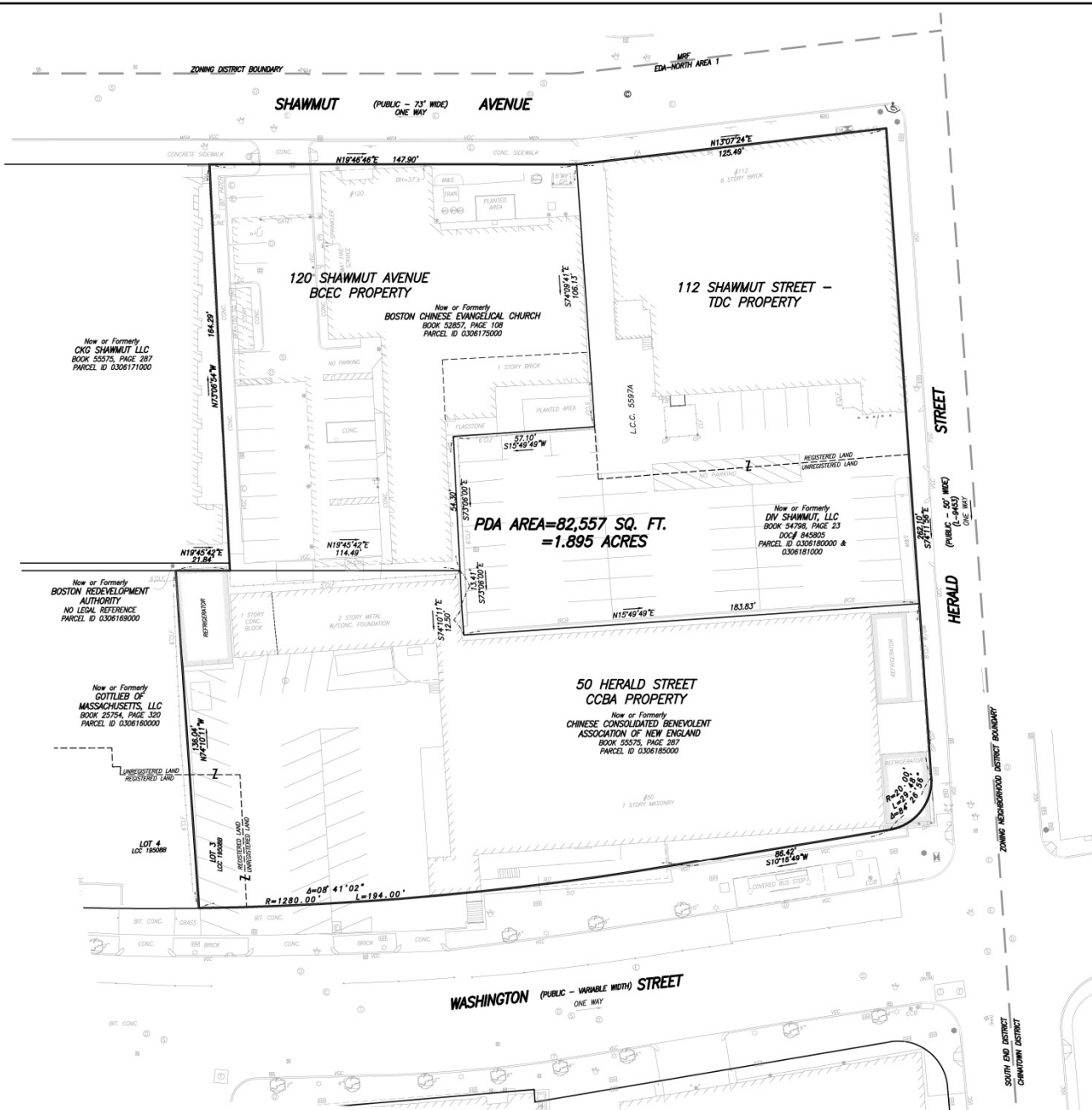
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### Project Information





LOCUS MAP - NOT TO SCALE



**PDA AREA DESCRIPTION**

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY SIDELINE OF SHAWMUT AVENUE AND THE SOUTHERLY SIDELINE OF HERALD STREET;

THENCE RUNNING S 74°11'56" E, BY SAID HERALD STREET, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT FORMING THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF HERALD STREET AND THE NORTHWESTERLY SIDELINE OF WASHINGTON STREET, HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 29.48 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 10°15'49" W, BY SAID WASHINGTON STREET, A DISTANCE OF 86.42 TO A POINT OF CURVATURE;

THENCE RUNNING BY SAID WASHINGTON STREET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1280.00 FEET AND AN ARC LENGTH OF 194.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 74°10'11" W, BY LAND NOW OR FORMERLY OF GOTTLEB OF MASSACHUSETTS, LLC, A DISTANCE OF 136.04 FEET TO A POINT;

THENCE TURNING AND RUNNING N 19°45'42" E, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY, A DISTANCE OF 21.84 TO A POINT;

THENCE TURNING AND RUNNING N 7°06'54" W, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY AND LAND NOW OR FORMERLY OF CHC SHAWMUT LLC, A DISTANCE OF 164.29 FEET TO A POINT ON SAID SHAWMUT AVENUE;

THENCE TURNING AND RUNNING N 18°45'46" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 147.80 FEET TO A POINT;

THENCE TURNING AND RUNNING N 1°07'24" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 123.49 FEET TO THE POINT OF BEGINNING.

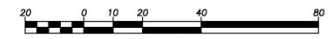
SAID PARCEL CONTAINING 82,557 SQUARE FEET, OR 1.895 ACRES.

**PDA PLAN AREA**  
**#112 SHAWMUT AVENUE, #120 SHAWMUT AVENUE**  
**AND #50 HERALD STREET**  
**BOSTON, MASS.**

FELDMAN LAND SURVEYORS  
 152 HAMPDEN STREET  
 BOSTON, MASS. 02119

MARCH 23, 2017  
 PHONE: (617)357-9740  
 www.feldmansurveyors.com

**FELDMAN**  
 LAND SURVEYORS



SCALE: 1"=20'

RESEARCH TRA	FIELD CHECK JM	PROJ MGR TRA	APPROVED	SHEET NO. 1 OF 1
CALC RGA	CADD TRA	FIELD CHECKED	CRD FILE 15557	JOB NO. 15557A
FILENAME: S:\PROJECTS\15500a\15557\DWG\15557-15557-PDA.dwg				

**DRAFT 3-29-2017**

**Shawmut Avenue/Washington Street Block Boston, Massachusetts**



**Figure 1-1**  
**PDA Area Plan**



Architect: The Architectural Team, Inc.  
50 Commandant's Way at Admiral's Hill  
Chelsea, MA 02150  
(617) 889-4402  
Michael Liu, AIA  
Jason Gier

Legal Counsel: Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C.  
One Financial Center  
Boston, MA 02111  
(617) 348-3009  
Rebecca A. Lee, Esq.

Permitting and Historic Resources Consultants: Epsilon Associates, Inc.  
3 Mill & Main Place, Suite 250  
Maynard, MA 01754  
(978) 897-7100  
Cindy Schlessinger  
Geoff Starsiak, LEED AP BD+C  
Talya Moked, LEED AP BD+C

Transportation Consultant and Civil Engineer: Howard Stein Hudson  
11 Beacon Street, Suite 1010  
Boston, MA 02108  
(617) 482-7080  
Brian Beisel, P.E.  
Richard Latini, P.E.

Landscape Architect: Copley Wolff Design Group  
Ten Post Office Square  
Boston, MA 02109  
(617) 654-9000  
John Copley, RLA

### ***BCEC Building***

Established in 1962, Boston Chinese Evangelical Church ("BCEC") is a non-profit religious organization that comprises the largest Asian church in New England, with weekly attendance of over 1,200 people at its services. BCEC is composed of seven congregations conversant in English and/or Cantonese or Mandarin Chinese. BCEC has church facilities in the Chinatown neighborhood of Boston at 249 Harrison Avenue and in Newton, MA, and in Chinatown conducts weekly Sunday services at five different locations because it does not have one location with sufficient capacity for its congregants. As part of its religious mission, BCEC provides an array of social service, education and recreational services to its

congregation and members of the larger community, including English as a Second Language classes, citizenship classes, a summer day camp program for middle school students, an after-school program for middle and high school students, senior citizen programs, and youth recreational programs. It also provides other community services on an as-needed basis, such as its recently housing low-income persons displaced by a large Chinatown fire temporarily until permanent housing could be found for them.

Proponent: Boston Chinese Evangelical Church  
249 Harrison Avenue  
Boston, MA 02111  
(617) 426-5711  
Rev. Steven J. Chin, Pastor

Architect: Glenn Knowles and Associates  
63 Northampton Street  
Boston, MA 02118  
(617) 319-5671  
Glenn Knowles, AIA

Legal Counsel: Nixon Peabody LLP  
100 Summer Street  
Boston, MA 02110  
(617) 345-1000  
Lawrence S. DiCara, Esq.  
Barbara Clear, Esq.

Development Consultant: Cornerstone Advisory Services  
176 Dayton Street  
Danvers, MA 01923  
(781) 592-5300  
Eric Keyes

### ***CCBA Building***

Chinese Consolidated Benevolent Association of New England, Inc. (“CCBA”) is a non-profit organization established in 1923 and reconstituted in 1986 to serve and unite the Chinese community, promote and preserve Chinese culture and traditions, and serve as a coordinating body for Chinese community charitable and educational activities. It sponsors an array of social and civic events, including the annual Lunar New Year and August Moon celebrations in Boston’s Chinatown. Through separate affiliates, CCBA owns and operates two major affordable housing developments in Boston’s Chinatown neighborhood: Tai Tung Village and Waterford Place. CCBA is headquartered at the former Quincy School at 90 Tyler Street in Chinatown, which was built in 1847 and is now on the National Register of Historic Places.

Proponent: Chinese Consolidated Benevolent Association of  
New England, Inc.  
90 Tyler Street  
Boston, MA 02111  
(617) 850-1088  
Paul Chan, President

Architect: The Architectural Team, Inc.  
50 Commandant's Way at Admiral's Hill  
Chelsea, MA 02150  
(617) 889-4402  
Michael Liu, AIA  
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Legal Counsel: McCarter & English  
265 Franklin Street  
Boston, MA 02110  
(617) 449-6527  
Cynthia B. Keliher, Esq.

Development Consultant: Peter Munkenbeck  
2 Hubbard Park Road  
Cambridge, MA 02138  
(617) 491-8999

### 1.3 Project Description

#### *1.3.1 PDA Site*

The PDA Site comprises approximately 82,557 sf of land with the improvements thereon, consisting of three discrete Lots (as such term is defined in the Boston Zoning Code (the "Code"), as follows:

1. the land with the improvements thereon located at 112 Shawmut Avenue and owned by TDC, which is approximately 28,380 sf in size (the "TDC Property");
2. the land with the improvements thereon located at 50 Herald Street and owned by CCBA, which is approximately 32,909 sf in size (the "CCBA Property"); and
3. the land with the improvements thereon located at 120 Shawmut Avenue and owned by BCEC, which is approximately 21,268 sf in size (the "BCEC Property").

Appendix A to this Supplemental Submission includes a legal description of the PDA Site.

### ***TDC Property***

The TDC Property is located on the southeast corner of the intersection of Herald Street and Shawmut Avenue. The existing building on the property is a six-story concrete frame/brick façade warehouse building which most recently was used as offices and ground floor day care space. The property contains an approximately 44-vehicle surface parking lot accessed from Herald Street and Shawmut Avenue, and the property does not contain any open space areas.

### ***BCEC Property***

The BCEC Property is located on Shawmut Avenue immediately south of the TDC Property. The existing building was formerly operated as a nursing home, and now houses space in which BCEC operates educational and social services programs for its approximately 1,200-member congregation and other members of the community. The property contains 15-20 surface parking spaces for BCEC personnel.

### ***CCBA Property***

The CCBA Property is located on the southwest corner of the intersection of Herald Street and Washington Street, and currently houses a single-story supermarket and an associated surface parking lot accessed from the Washington Street dedicated bus lane. The property does not contain any open space areas.

## ***1.3.2 Description of Proposed Project***

Appendix B includes a chart showing specific details about the PDA Site as requested by the BPDA, and Appendix C includes PDA site plans.

### ***1.3.2.1 TDC Building***

The improvements to be constructed at the TDC Property will consist of a building containing a maximum of thirteen stories and a maximum of 192,600 sf of Gross Floor Area (as defined in the Code), consisting of approximately 139 residential units, associated residential amenity spaces and a three-level enclosed garage containing a maximum of 110 parking spaces, as well as related site and landscape improvements (collectively, the “TDC Building”). The residential entrance to the TDC Building will be on Shawmut Avenue, and the garage will be accessed by entrance/exit ramps on Herald Street and Shawmut Avenue, which will each lead to separate sections of the garage. (Such garage sections cannot be connected because of site size constraints.) The loading bay at the TDC Building will be accessed from Shawmut Avenue, as shown on the site plan included as part of Appendix D.

The new structure will largely incorporate the Herald Street and Shawmut Avenue façades of the existing building, which was designed in the industrial Craftsman style and originally completed in 1915. However, one bay of the existing building on the Shawmut Avenue side

will need to be demolished in order to accommodate the new garage and loading access. The TDC Building will cover approximately 74% (but not more than 80%) of the TDC Property. The landscape/public realm improvements at the property will include an approximately 6,600 sf ground floor courtyard and associated walkway running perpendicular to Herald Street that will be open to the public, in addition to streetscape improvements on the adjacent public sidewalks (i.e., new sidewalks and street trees). The maximum Building Height will be 150 feet. The uppermost roof of the building will include an enclosed mechanical penthouse and associated elevator head house, as well as one or more open-air decks for use by building residents. The third floor rooftop at the back of the building will also contain an open-air deck for use by building residents. The setbacks of the enclosed mechanical penthouse will be consistent with the restricted roof structure setback regulations set forth in Section 64-34 of the Code.

### *Schedule*

Construction of the TDC Building is expected to commence in the third quarter of 2018 and be completed within approximately 20 months.

### *Cost*

The estimated construction cost of the TDC Building is \$88,000,000.

#### **1.3.2.2 BCEC Building**

The proposed BCEC building will include up to a maximum of 161,516 sf of Gross Floor Area in 12 stories. The program will include approximately 72,846 sf of worship related space (which may include religious educational and social services meeting rooms, a gymnasium and offices); up to 84 residential units in approximately 86,214 sf of residential space; and approximately 2,000 sf of ground floor commercial/retail space. There will be one level of parking below grade to accommodate approximately 30 vehicles. The maximum Building Height will be 150 feet. The roof of the building will include an open-air rooftop amenity space for residents' use, an associated elevator headhouse, and an enclosed mechanical area. Any rooftop structures that are part of the BCEC Building will comply with the restricted roof structure setback regulations set forth in Section 64-34 of the Code. The pedestrian and garage entrances to the BCEC Building will be off Shawmut Avenue.

The commercial/retail space on the ground floor is envisioned to be a "third place" space such as a coffee shop/café that can complement and support the activities of BCEC and the community of the residential units. This "third place" use will help to activate the shared courtyard between the Project buildings as the approximately 2,000 sf commercial/retail space has a storefront presence and entrance on the Shawmut Avenue sidewalk. At the rear of the commercial/retail space, there is a direct connection to the exterior public courtyard.

The construction of the BCEC Building will enable BCEC to consolidate its existing religious and community services at its new facility and also provide a wider array of educational, recreational, and social services to its congregants as well as to members of the larger community. At present, BCEC's Sunday services in Chinatown are held at five different locations around the Chinatown neighborhood, including its "home" facility at 249 Harrison Avenue. The residential component of the BCEC Building will help offset costs associated with the BCEC Building, as well as provide much-needed housing resources for city residents.

The architectural design of the BCEC building at this stage is conceptual. As the project moves into schematic design, BCEC and its residential development partner will work with the City, the BPDA and its lenders in order to finalize the appropriate unit count, bedroom mix, and rental/ownership balance. Public policy and the availability of financing resources at the time will be influencing factors.

Appendix E includes updated plans of the BCEC Building.

### ***Analysis of the Development Context***

**Shawmut Avenue Streetscape** - The proposed BCEC building façade along Shawmut Avenue will be divided vertically into three sections in order to break up the façade wall. The first section, adjacent to 112 Shawmut Avenue, will be set back approximately five feet from the property line to increase the sidewalk width in front of the building. The center section will project forward slightly in order to mark the church entry. The third section, adjacent to the 140 Shawmut Avenue building, will step back 22 +/- feet in order to create a clear, unobstructed view of the projected corner of the former Holy Trinity Church. The façade of the BCEC Building will also step back from the street significantly at the 84 foot high mark, corresponding roughly to the 112 Shawmut Avenue building's old façade line. At that 84 foot high datum, the façade setbacks become approximately 23 feet for the first section, 12 feet for the center section, and 34 feet for the section adjacent to the 140 Shawmut Avenue building. The proposed BCEC Building is designed to respond specifically to the proposed building at 112 Shawmut Avenue to the north and to the 140 Shawmut Avenue building to the south.

**Proposed Pedestrian East/West Connection** - There is no existing mid-block pedestrian connection from Shawmut Avenue to Washington Street on the entire City block bounded by Berkeley Street to the south, Washington Street to the east, Shawmut Avenue to the south, and Herald Street to the north. The Project would create an east/west pedestrian passageway and connection between Washington Street and Shawmut Avenue in keeping with the vision of the BPDA's Harrison Albany Strategic Plan and its "New York Streets" concept. The existing BCEC building's closest setback to the property line/fence adjacent to 140 Shawmut Avenue is less than six feet wide. The proposed pedestrian way would open a portion of the BCEC property to the public realm with a 14 foot wide property line setback at grade at the narrowest point. This would create a space between the proposed BCEC Building and the body of the former Holy Trinity Church that varies between 20 +/- to 26 +/- feet. Furthermore,

the first 70 feet of the pedestrian way depth is opened visually by using structural columns to suspend the second floor of the BCEC Building. Vertically, the proposed BCEC Building façade adjacent to 140 Shawmut Avenue will set back considerably above the 84 foot height. Above 84 feet high, the BCEC facade will create a substantial gap between the two buildings ranging from 40 +/- to 56 +/- feet. This new pedestrian-friendly, public realm connection between Shawmut Avenue and the commercial and transportation zones to the east will be particularly useful to Castle Square residents.

### *Schedule*

Subject to receiving congregational authorization to move forward, BCEC will commence design and pre-construction, fundraising/financing and solicitation of a development partner for the residential component of the project. The process is anticipated to take approximately three years to complete, with physical construction taking approximately 24 months of that schedule.

### *Cost*

The full budget for the BCEC Building is estimated at approximately \$97 million in 2018 dollars.

#### **1.3.2.3 CCBA Building**

The uses at the CCBA Building will include approximately 313 units of housing, approximately 114 parking spaces and approximately 14,600 sf of ground floor space for commercial or community uses. In total, the CCBA Building is anticipated to include up to a maximum of 263,100 sf of Gross Floor Area. The architectural design at this stage is conceptual. Schematic design will be undertaken and the exact unit count and bedroom count will be established in communication with the City, the State and area developers as it becomes clear what public resources and off-site developer contributions will be available to support the cost of creating the affordable housing and the program requirements associated with the different subsidy sources.

CCBA is committed to creating at least 30% of all dwelling units on its site to be affordable by the published standards of the City and the State in both the zoning and the subsidy program regulations. These units will be financed by a combination of private equity and debt, public subsidy and cross-subsidy from any market rate units that may be created on the CCBA site. In addition, CCBA is committed to accepting and incorporating into its development the entire affordable housing requirement of the adjacent TDC Building, which will pay the cost of creating these units. These units will be in addition to the 30% commitment. Beyond those, CCBA is willing to accept additional Inclusionary Development Policy units that might be proposed by other area developers and approved by the BPDA, in addition to the above-mentioned The Davis Companies' Inclusionary Development Policy ("IDP") contribution for the 112 Shawmut Avenue building, for the CCBA Building.

CCBA expects to create both affordable homeownership and affordable rental units at its building. CCBA, as a community-based broadly representative civic organization, understands that both forms of tenure are important to the balanced growth and vitality of the neighborhood. The exact distribution and the balance between ownership and rental, as well as the level of affordability within each category, are dependent on the availability and the requirements of public and private resources at the time of construction.

The ground floor non-residential space has been designed to provide for an uninterrupted floorplate that could accommodate a medium-sized urban food market such as the one presently on-site with ceiling height, loading and storage spaces appropriate for such a use. The existing market on site has a lease that expires in mid-2023. CCBA will explore with the current tenant its interest in operating on-site in the new building, and will explore a mutually satisfactory arrangement that could involve an early end to the current lease in exchange for a lease in the new building. Other uses of this ground floor non-residential space could include a different food market or other commercial tenant, or one or more community or cultural users.

Appendix F includes updated plans for the CCBA Building.

### ***Schedule***

The CCBA development expects to begin the process of obtaining commitments for public resources from the City and State to subsidize its affordable units and to solicit interest from area developers who wish to locate additional affordable units in the fall of 2018. Normally, this process takes approximately three years to secure the full array of commitments necessary to obtain private equity and loan commitments. During this period, in parallel, CCBA will raise capital for predevelopment costs and spend it on surveys, geotechnical investigation, civil, architectural, structural, mechanical and landscape design through Schematic and Design Development phases. Once the resources are mostly committed, CCBA will release the design team to complete Construction Documents and itself seek final commitments of funding. Groundbreaking is expected in 2021 and completion in 2023. If no economically sound arrangement can be reached with the current tenant, or the process of securing funding is delayed, then the groundbreaking could be as late as mid-2023.

### ***Cost***

The total development cost in 2018 dollars of the entire CCBA development is estimated at \$150,000,000.

### ***1.3.3 Building Alternatives***

A description of alternatives to the Proposed Project that were considered is presented below, including the primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions.



## *TDC Building*

The TDC Building team explored a multitude of massing options for the TDC Property, and multiple site factors were considered in developing each of these options: the existing brick building and its vertically oriented façade were determined to be important to maintain and integrate into the design; the location of the TDC Building at the edge of the South End neighborhood adjacent to Herald Street and Interstate 90; and efficient utilization of the deep corner block site.

The TDC Building team began by studying site utilization. Simple additions to the top of the building in conjunction with massing filling the existing surface parking areas yielded a conglomeration of distinct building elements throughout the TDC Property, but failed to create a unified site strategy. The removal of some of the existing structure facing the interior of the TDC Property was studied to allow for more efficient use of the site, and to open the rear courtyard to a more pleasing proportion. The increased openness at the interior of the TDC Property allowed for the creation of a simplified L-shaped addition that both creates a new identity for the building and reinforces the character of the brick of the existing façade building, allowing it to control the street presence at the corner of the block. The entire new added mass was then pulled back from the plane of the existing building to reinforce this project concept.

Along the street facades, early schemes also considered multiple distinct masses added to the existing building. These included a vertically oriented bar attached to the east of the existing building in a rhythm similar to that of the existing building extending to the full allowable height; the TDC Building team also considered aligning with the existing building with a contemporary capping mass finishing out the full height. While interesting, these concepts failed to create the differentiation between existing and new that provides a strong reinforcement of the historic building character on the corner of the TDC Property, with the new addition serving as a foil.

At the pedestrian level, the TDC Building design is intended to ease pedestrian travel between the South End neighborhood and Downtown, which tends to utilize the Shawmut Avenue bridge over Interstate 90, by locating curb cuts and access to parking, loading, and service areas away from the Shawmut Avenue/Herald Street corner. Studying the vehicular and pedestrian access started with the single parking and loading entry located on the Herald Street side of the TDC Property. As the design developed, the design moved to diffuse the vehicular traffic between both sides of this corner site and thus lessening the intensity of vehicle traffic at both streets, and pushing the vehicle access points toward the lot lines which will free the corner for comfortable pedestrian travel.

All of the studied alternatives had programs similar to those in the currently proposed design (described in more detail in Section 1.3.2.1), and therefore, the environmental impacts would be anticipated to be similar among the alternatives and the currently proposed TDC Building.

### ***BCEC Building***

As BCEC has grown over the last 50 years to become the largest Asian church in New England, its facilities at 249 Harrison Avenue have become severely inadequate both for Sunday services as well as weekday activities. BCEC has considered multiple alternatives to the proposed project, including a no-build scenario and a moderate expansion of the existing facility at 120 Shawmut Avenue.

**No Build** - Currently, BCEC makes use of five different facilities, including the rental of Boston Public School facilities, in order to hold its four services in three different languages on a weekend, as well as to provide its various mid-week activities. BCEC's acquisition and partial interior renovation of 120 Shawmut Avenue has alleviated some of the needs for program space; however, it has not solved the need for large-group assembly space. A no-build scenario will perpetuate the current lack of adequate and available spaces, the inefficiencies of operating out of multiple facilities, and limit BCEC's ability to expand its program offerings. The challenges of finding and managing shared and rented spaces just to maintain its current level of offerings creates uncertainty regarding the future ability of BCEC to continue to provide these programs. Without these important programs, a void will exist that will need to be filled by other non-profit or governmental agencies.

**Moderate addition** - BCEC has investigated the potential of adding additional floors on to 120 Shawmut Avenue to create assembly space as well as additional program space. Existing structure, building footprint and construction cost are limiting factors in achieving all of the program goals under this scenario. In addition, this scenario does not add any housing units to the neighborhood inventory.

**Full build** - Under the currently proposed project, a new building will be built that makes the most efficient use of the property and provides for the most public benefit when compared to the alternatives. Much needed housing units are added to the housing stock, and the pedestrian experience will be enhanced by a through-block connection and courtyard. The residential component of the BCEC Building will help offset costs associated with the BCEC Building, bringing much needed resources to an otherwise non-profit funded project. Environmental and traffic impacts of the full-build program are modest in comparison to the alternatives considered, aided by the transit-friendly location and the complementary nature of the uses relating to peak traffic activity.

### ***CCBA Building***

CCBA considered two alternatives for the development of the CCBA Property.

**No Build** – Maintaining the site as a single-story food store with surface parking. This would cause no change in traffic or environmental impact. It would prohibit the creation of badly needed mixed-income housing in an area in which there is persistent and pressing demand at all levels for all types of housing.

**Modest Scale** – Limiting the structure to a five-story wood frame building. This approach could accommodate approximately 100 to 120 dwelling units, depending on whether a commercial use was included on the ground floor. This approach would reduce the environmental impact, would likely reduce per unit cost and perhaps increase the ratio of affordable to market units. But it would use up the entire desirable site for the next generation or two leaving as many as 200 households out of the program and vying for shelter elsewhere in the area, increasing further the unmet demand for housing at all price levels.

In CCBA's judgment, the relatively modest incremental environmental and traffic impacts of its full-build program are far outweighed by the opportunity for as many as 200 and 300 more efficient, 'green' transit-oriented dwelling units when compared respectively to the Modest Scale and No Build alternatives.

CCBA will provide a pet recreation area and will fully comply with the groundwater recharge requirements of the overlay district.

#### ***1.3.4 Existing and Proposed Zoning***

The PDA Site is located within the South End neighborhood and thus, is governed by Article 64 of the Code, as shown on Map 1P of the Boston Zoning Maps. The PDA Site is also located within the Groundwater Conservation Overlay District established by Article 32 of the Code; the Restricted Parking District established by Article 3-1A.c of the Code; and "Area 1" of the Economic Development Area (EDA) North subdistrict created by Section 64 -14 of the Code and Appendix C to Article 64 of the Code. Section 64-14 of the Code calls for development in the EDA subdistrict that would support "18 hour uses within a pedestrian-friendly public realm that includes a finer grain of city blocks that allow for enhanced transportation and circulation."

The creation of a Planned Development Area ("PDA") within the EDA North subdistrict is authorized by Section 64-28 of the Code. Within Area 1 of the EDA North subdistrict, there is a maximum building height of 150 feet and a maximum Floor Area Ratio ("FAR") of 6.5, except if the proposed project is within a PDA, where an FAR of 8.0 may be permitted as discussed in Section 64-29 of the Code.

The Proponents previously filed a proposed Development Plan for PDA No. 114 with the BPDA on November 17, 2017, which has been subject to a public review and comment period that was voluntarily extended by the Proponents. Contemporaneously with the filing of this Supplemental Submission with the BPDA, the Proponents are filing an amended Development Plan to reflect the program and design changes in the Project described in this Supplemental Submission. The revised Development Plan will be subject to a public comment period that will run co-terminously with the comment period for this Supplemental Submission.

The proposed Development Plan would establish the zoning requirements applicable to the Project, including the use, dimensional and density requirements, such as a 150 foot maximum building height limit consistent with Article 64, as well as FAR limitations and requirements with respect to groundwater conservation measures and other matters.

#### **1.4 Jurisdiction of the South End Landmarks District Commission**

The PDA Site is located within the South End Harrison/Albany Protection Area of the South End Landmark District. This Protection Area acts as a visual buffer to the more architecturally significant portion of the South End which comprises the Landmark District proper, and the Protection Area is generally characterized by large-scale industrial buildings. These are markedly different in scale and use from the historically residential portion of the South End, and some of them also lack historic and aesthetic significance as well (e.g., the CCBA and BCEC existing buildings).

The design review standards and criteria within the Harrison/Albany Protection Area are therefore considerably less stringent than those applicable within the Landmark District proper. The South End Landmark District Standards and Criteria indicate that the Protection Area is important to the preservation of the Landmark District and that the oversight of development in the Protection Area by the South End Landmark District Commission (“SELDC”) is needed to ensure the protection of views of the District; ensure that new development is architecturally compatible in its massing, setback and height; and safeguard light and air circulation within the larger Landmark District.

As a consequence, the scope of the SELDC’s review of the Project will be focused on items enumerated in the Standards and Criteria: demolition, land coverage, building height, topography and landscape. Following Boston Zoning Commission approval of the Development Plan for the PDA Site, TDC will formally submit a design review application for the TDC Building to the SELDC for the issuance of a Certificate of Design Approval. This formal submission will be preceded by one or more pre-filing consultations with SELDC staff. At the appropriate time, each of BCEC and CCBA will also file a design review application for the schematic design of their respective building with the SELDC, preceded by one or more pre-filing consultations with SELDC staff.

Because the PDA Site is located within the Harrison/Albany Protection Area, the proposed demolition at the Project is not subject to Article 85 Demolition Delay review by the Boston Landmarks Commission.

#### **1.5 Legal Information**

##### ***1.5.1 Legal Judgments Adverse to the Proposed Project***

To each Proponent’s knowledge, there are no legal judgments or actions pending concerning the Project or such Proponent’s property within the PDA Site.

### ***1.5.2 History of Tax Arrears on PDA Site***

Each of the Proponents own its respective properties, and there are no overdue taxes owed to the City of Boston with respect to any of such properties.

### ***1.5.3 Site Control/Public Easements on PDA Site***

The Proponents own their respective properties, and there are no public easements which traverse or affect any portion of their respective properties within the PDA Site.

### ***1.5.4 Regulatory Controls and Permits for Proposed Project***

#### ***TDC Building***

Table 1-1 is a list of local, state and federal permits and approvals that are anticipated to be required for the TDC Building. This list is subject to change as the final design of the building evolves.

The TDC Building is not anticipated to require review under the Massachusetts Environmental Policy Act (“MEPA”) because the construction of the building will not require any State permits, nor will its construction involve any State funding or any State land transfers.

**Table 1-1 Anticipated Permits and Approvals – TDC Building**

<b>Federal</b>	
Federal Aviation Administration	Determination of No Hazard to Air Navigation (cranes)
U.S. Environmental Protection Agency	National Pollution Elimination Discharge System Notice of Intent – Construction General Permit
<b>State</b>	
Massachusetts Department of Environmental Protection	Demolition and Construction Notice; asbestos abatement notice
<b>Local</b>	
Boston Planning & Development Agency	Article 80B Large Project Review; Planned Development Area designation and related map amendment
Boston Civic Design Commission	Design Review pursuant to Articles 28 and 80B
Boston Zoning Commission	Planned Development Area Development Plan approval and related map amendment
Public Improvement Commission	Specific Repairs, Canopy License and Earth Retention System approvals
Boston Water & Sewer Commission	Site Plan and related approvals
South End Landmark District Commission	Certificate of Design Approval (South End Landmark District Protection Area)
Boston Transportation Department	Transportation Access Plan Agreement and Construction Management Plan
Committee on Licenses, Public Safety Commission	Garage Permit and Fuel Storage License
Inspectional Services Department	Building Permit; Certificate of Occupancy
Interagency Green Building Council	Approval under Article 37

***BCEC Building***

Table 1-2 is a preliminary list of local, state and federal permits and approvals that may be required for the BCEC Building. This list is based upon current information about the BCEC Project, and is subject to change as the design and program of the BCEC Project evolves. Some of the permits and approvals listed may not be required, while there may be others not listed that will be needed.

**Table 1-2 Anticipated Permits and Approvals – BCEC Building**

<b>Federal</b>	
Federal Aviation Administration	Determination of No Hazard to Air Navigation (cranes)
U.S. Environmental Protection Agency	National Pollution Elimination Discharge System Notice of Intent – Construction General Permit
<b>State</b>	
Massachusetts Department of Environmental Protection	Demolition and Construction Notices
Massachusetts Environmental Policy Act (MEPA) Review	MEPA review may be required if state funding is utilized and one or more MEPA Review Thresholds are met or exceeded
<b>Local</b>	
Boston Planning & Development Agency	Article 80B Large Project Review; recommendation of Planned Development Area designation and related map amendment; Minor modification to South Cove Urban Renewal Plan; Amendment to Land Disposition Agreement
Boston Civic Design Commission	Design Review pursuant to Articles 28 and 80B
Boston Zoning Commission	Planned Development Area Development Plan approval and related map amendment
Public Improvement Commission	Specific Repairs, Canopy License, Earth Retention System approvals
Boston Water & Sewer Commission	Site Plan and related approvals
South End Landmark District Commission	Certificate of Design Approval (South End Landmark District Protection Area)
Boston Transportation Department	Transportation Access Plan Agreement and Construction Management Plan
Committee on Licenses, Public Safety Commission	Garage Permit and Fuel Storage License
Inspectional Services Department	Building Permit; Certificate of Occupancy
Interagency Green Building Council	Approval under Article 37

***CCBA Building***

Table 1-3 is a preliminary list of local, state and federal permits and approvals that may be required for the CCBA Building. This list is based upon current information about the CCBA Building, and is subject to change as the design and program of the CCBA Building evolves. Some of the permits and approvals listed may not be required, while there may be others not listed that will be needed.

**Table 1-3 Anticipated Permits and Approvals – CCBA Building**

<b><i>Federal</i></b>	
Federal Aviation Administration	Determination of No Hazard to Air Navigation (cranes)
U.S. Environmental Protection Agency	National Pollution Elimination Discharge System Notice of Intent – Construction General Permit
<b><i>State</i></b>	
Massachusetts Department of Environmental Protection	Demolition and Construction Notice
Massachusetts Environmental Policy Act (MEPA) Review	MEPA review may be required if state funding is utilized and one or more MEPA Review Thresholds are met or exceeded
<b><i>Local</i></b>	
Boston Planning & Development Agency	Article 80B Large Project Review; recommendation of Planned Development Area designation and related map amendment; Minor modification to South Cove Urban Renewal Plan; Amendment to Land Disposition Agreement
Boston Civic Design Commission	Design Review
Boston Zoning Commission	Planned Development Area Development Plan approval and related map amendment
Public Improvement Commission	Specific Repairs, Canopy License and Earth Retention System approvals
Boston Water & Sewer Commission	Site Plan and related approvals
South End Landmark District Commission	Certificate of Design Approval (South End Landmark District Protection Area)
Boston Transportation Department	Transportation Access Plan Agreement and Construction Management Plan
Committee on Licenses, Public Safety Commission	Garage Permit and Fuel Storage License
Inspectional Services Department	Building Permit; Certificate of Occupancy
Interagency Green Building Council	Approval under Article 37



## 1.6 Public Benefits

As detailed in this Supplemental Submission, the Project will bring an array of public benefits to the area, including a much improved public realm consisting of improvements to the public sidewalks and new open space accessible to the public. The Project will also result in the creation of three new complementary buildings, and the adaptive reuse of the only extant former industrial building in this portion of the South End Landmark District Protection Area. In addition, each individual building will generate a range of public benefits.

The TDC Building is expected to provide the following benefits:

- ◆ Approximately 160 construction jobs will be generated by the construction of the Building;
- ◆ The TDC Building will result in the adaptive reuse of a former industrial building and the creation of approximately 139 dwelling units at a transit-accessible location;
- ◆ The TDC Building will generate significant property tax revenues and expand the City's tax base;
- ◆ The TDC Building will include the creation of streetscape improvements to improve the appearance of this part of the South End neighborhood;
- ◆ The TDC Building will include sustainable design features that minimize environmental impacts and provide for climate resiliency; and
- ◆ The TDC Building will contribute to the creation of affordable units at the CCBA Building, consistent with the City's IDP requirements, as determined by the BPDA.

The CCBA Building is expected to provide the following public benefits:

- ◆ The CCBA Building will create approximately 313 units of new housing, at least 30% of which will be affordable housing units;
- ◆ The CCBA Building will include approximately 14,600 sf of ground floor retail, commercial, community and/or cultural space that will enliven this part of Washington Street;
- ◆ The CCBA Building will result in the conversion of an underutilized commercial site into a prominent mixed-use urban development that will be an important building along this portion of the Washington Street corridor;
- ◆ The CCBA Building will generate significant property tax revenues and expand the City's tax base;

- ◆ Approximately 300 construction jobs and approximately 8-50 permanent jobs will be generated by the CCBA Building, depending upon the ground floor non-residential use; and
- ◆ Streetscape improvements will be installed as part of the CCBA Building along Washington Street to enhance its attractiveness as a key urban corridor.

The BCEC Building is expected to provide the following public benefits:

- ◆ The expansion of BCEC's community ministries providing religious, social service, educational, recreational and support ministries in a language-sensitive and culturally-sensitive manner to the Greater Boston area Asian population;
- ◆ The creation of 5-20 permanent jobs and 140 construction jobs;
- ◆ Development of the BCEC Building will increase the efficiency of an underutilized parcel, expanding its non-profit component and adding commercial/retail and residential components in a transit-accessible location;
- ◆ Streetscape improvements compatible with others being generated to further enhance the pedestrian experience in the area;
- ◆ Creation of up to 84 units of housing; and
- ◆ Generation of affordable housing units in compliance with the City's IDP requirements, as determined by the BPDA, or by means of a contribution towards the construction of affordable units within the CCBA Building.

The ability for BCEC to continue to offer and expand on its current community ministry and service programs, providing religious, social service, educational, recreational and support services in a language-sensitive and culturally-sensitive manner to the Greater Boston area Asian population.

The following is a list of some of the programs that are currently being offered that will be consolidated to the BECE Building:

- ◆ ESL and citizenship classes focusing on the needs of new immigrants in the community: average 200-300 people served per year.
- ◆ After-school programs: serve over 100 students per academic year offering programs such as homework tutoring, SAT prep, cooking class, knitting club and music lessons.

- ◆ Summer day camp: 50+ middle school campers, focusing on social skills development, web design classes, chemistry classes, music classes, cooking, basketball, canoeing and other outings.
- ◆ Children's community programs: 100 + children in summer day camp.
- ◆ Recreational sports programs: 6-week summer recreational sports programs for teens and adults, including basketball, broomball, football, softball, volleyball, table tennis, dodge ball.
- ◆ Elderly Services: dedicated staff who provide services for more than 200 senior citizen members and the community, offering caring, counseling and translation services. 40 + attending monthly gatherings.
- ◆ Weekly worship services and religious instruction, including encouraging participants to care about neighbors and to act intentionally to bless others.
- ◆ Pastoral counseling, including training care givers to provide support for those experiencing emotional turmoil.
- ◆ Music ministry for children and youth, including hosting the Boston String Academy.
- ◆ Hosting an organization that provides care programs for special needs children.
- ◆ Support groups for people in different life stages and language/cultural skills including 200-250 from high school to adult attending Friday night gatherings.
- ◆ Give-away programs for home goods and clothing.

The BCEC leadership is considering adding services to include the following, some of which are contingent on having the appropriate spaces to operate out of:

- ◆ Career development classes;
- ◆ Programs for special needs children;
- ◆ Youth sports programs-youth recreation leagues during the school year;
- ◆ Counseling center ministry; and
- ◆ Physical wellness programs.

## 1.7 Community Process

Each of the Proponents and the Proponents collectively have had conversations over the course of the Project's planning with stakeholders in the community. These meetings have included the following, some of which are planned for the coming weeks.

Old Dover Meeting – Fall 2017

Castle Square Tenants Organization (Debrah Bakus) – Fall 2017

BPDA-sponsored IAG Meeting #1 – October, 4, 2017

BPDA Scoping Session – October 10, 2017

BPDA-sponsored Public Meeting #1 – October 11, 2017

The Lucas Condo Owners – April 5, 2018

Washington Gateway Main Street – April 9, 2018

Chinatown Coalition – April 12, 2018

BPDA Sponsored IAG Meeting #2 (anticipated in April 2018)

BPDA Sponsored Public Meeting #2 (anticipated in April 2018)

Chinatown Residents Association – May 5, 2018

Section 2.3.9 includes a list of commenters which the Proponents believe comprises those individuals and groups that are substantially interested in, or would be substantially affected by the Project.

## Chapter 2

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Response to Comments

## 2.0 RESPONSE TO COMMENTS

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### 2.1 Introduction

This Section 2.0 provides responses to comments received by the BPDA on the Project. The BPDA received 21 comment letters supportive of the Project, as well as a petition in support of the Project with over 290 signatories, most of whom live within ½ mile of the PDA Site.

The comments from the two public officials who provided written comments requested an extension of the public review period, which has already been provided. An additional public comment period will follow the submission of this Supplemental Submission and the revised Development Plan for Planned Development Area No. 114. Section 2.2 provides a detailed response to comments received from City of Boston agencies.

Most comments received from the public articulated similar themes that are responded to in Section 2.3. In addition, Section 2.3.8 includes responses to comments other than those subject areas discussed in the rest of Section 2.3. Section 2.3.9 provides a list of all comment letters and the themes that are brought up in them, which match the headings of Sections 2.3.1 to 2.3.7. Section 2.4 provides a list of letters of support for the Project. Appendix G includes the BPDA Request for Supplemental Information, and Appendix H includes the comment letters.

### 2.2 City of Boston Agency and Public Officials Comments

#### BOSTON PARKS AND RECREATION DEPARTMENT

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##### **BPRD 01 Funds for Parks**

The Parks Department requested that the Proponents address support for City of Boston parks in the South End. TDC has committed to making a \$25,000 grant to the City's Fund for Parks and Recreation to support on-going maintenance and repair needs at Peters Park in the South End.

##### **BPRD 02 Pet Recreation Space**

The private courtyard at the TDC Building will include a pet recreation area. Pet relief areas will be provided at the BCEC Building behind the building and also on the roof deck. CCBA will provide a pet recreation area behind the building.

## **BOSTON WATER AND SEWER COMMISSION**

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### **BWSC 01 Existing Water, Sewer, and Storm Drain Connections**

All water, sewer and drain services to the existing buildings that will be abandoned will be cut and capped at the main pipe. A Termination Verification Approval Form for Demolition will be completed.

### **BWSC 02 New or Relocated Water Mains, Sewers and Storm Drains**

A Site Plan showing new and/or relocated water, sanitary sewer, and storm drain infrastructure will be submitted to BWSC for review and approval during the Design Development phase of each building. The approved Site Plan will be provided to the Contractor prior to their preparing a General Service Application.

### **BWSC 03 Infiltration/Inflow (I/I)**

Each Proponent will work with the BWSC to meet the requirements for inflow/infiltration removal for any new connections with design flows exceeding 15,000 gallons per day.

### **BWSC 04 Complete Streets**

The Project will comply with Boston Complete Streets Design Guidelines to the extent practicable, including providing street trees and permeable pavers within the furnishing zone. A maintenance plan for each building's stormwater management elements will be submitted to the BWSC as part of the Site Plan approval process.

### **BWSC 05 Masonry Repair and Cleaning**

Each Proponent will obtain a permit from the Boston Air Pollution Control Commission for any proposed masonry repair and cleaning. The description of work and any related site plans will be submitted to the BWSC for review before the masonry repair and cleaning commences.

### **BWSC 06 Groundwater Conservation Overlay District (GCOD)**

The Proponents each intend to provide infiltration of stormwater in accordance with the requirements of Article 32 – Groundwater Conservation Overlay District of the Code; see the discussion in BGWT 01 below.

**BWSC 07      Water Lines**

Proposed buildings will not be constructed over the BWSC's water lines, and access to the BWSC's infrastructure will be maintained to allow continued operation and maintenance.

**BWSC 08      Protection during Construction**

Each of the Proponents will take precautions to prevent damage to the BWSC's water and sewer lines in, or immediately adjacent to, their building site during construction. The Proponents will work with the BWSC during the Site Plan approval process to determine if any existing sewer lines need to be televised before or after construction.

**BWSC 09      Capacity Analysis**

A capacity analysis for the water, sewer and storm drain systems will be provided in each building as part of the Site Plan submittals.

**BWSC 10      Water Demand**

An estimated water demand for each building will be provided during the Site Plan approval process.

**BWSC 11      Water Conservation**

Each Proponent will provide water conservation measures consistent with LEED standards.

**BWSC 12      Hydrant Permit**

Each Contractor will obtain a Hydrant Permit if they intend to use water from any hydrant during construction.

**BWSC 13      Meter Transmitter Unit**

Each Contractor will coordinate the installation of the MTU with the BWSC's Meter Department.

**BWSC 14      Stormwater Pollution Prevention Plan**

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted as part of the Site Plan approval process for each building.



**BWSC 15 NPDES General Permit**

A NPDES General Permit will be obtained for each building. A copy of the permit and associates SWPPP will be provided to the BWSC.

**BWSC 16 Stormwater Quality**

Each Proponent will explore opportunities for protecting stormwater quality on-site.

**BWSC 17 Dewatering Drainage**

A Drainage Discharge Permit for each building will be filed with the BWSC if any dewatering is expected to enter the BWSC's storm drain system.

**BWSC 18 Stormwater Retention**

Each Proponent intends to infiltrate stormwater to meet the requirements of the Groundwater Conservation Overlay District and minimize the amount of runoff reaching the BWSC's system from the site. Overflows from the on-site stormwater management systems will be directed to the BWSC's storm drain.

**BWSC 19 MassDEP Stormwater Management Standards**

Each building will meet MassDEP's Stormwater Management Standards for Redevelopment.

**BWSC 20 Sanitary Sewage**

The sanitary sewer and storm drain piping will be kept separate for each building. Services to be reused will be dye tested to confirm they are connected to the appropriate system. CCBA will specify low impact cleaning products for common areas and parking surfaces and incorporate similar information in the welcome packets for tenants and buyers.

**BWSC 21 Don't Dump Castings**

"Don't Dump" castings will be provided next to any catch basin in or directly adjacent to each building site.

**BWSC 22 Grease Traps**

The design and installation of grease traps, if a food service facility is built as part of any building in the Project, will be coordinated with the BWSC's Operations Department.

**BWSC 23      Oil Separators**

The detail and location for the oil separator servicing each garage floor drains will be shown on the Site Plan submitted to the BWSC for approval with respect to each building. The oil separator will connect to the sanitary sewer system.

## BOSTON GROUNDWATER TRUST

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### **BGWT 01      GCOD Zoning Approval**

The PDA Site is located within the Groundwater Conservation Overlay District established by Article 32 of the Code. Each of the Buildings within the Proposed Project will be designed to meet the groundwater recharge standards of Section 32-6 of the Code, such that each Building will not have any adverse effects on groundwater levels at the PDA Site or on nearby lots. As required by the proposed Development Plan for PDA No. 114, each Proponent will submit to the BPDA and the Boston Water and Sewer Commission (“BWSC”), a certification from a registered civil engineer that as designed, its building will include a groundwater recharge system to enable such building to meet the groundwater recharge standards of Section 32-6 of the Code. Each Proponent shall also obtain from the BWSC a written certification that its building will meet such performance standards, which written certification may be obtained through the BWSC Site Plan approval process, and provide a copy of such BWSC determination and civil engineer’s certification to the BPDA and to the Boston Groundwater Trust prior to the BPDA’s issuance of a Partial Certification of Consistency or Partial Certification of Compliance for such Building within the proposed Project under Article 80C and Article 80B of the Code. Accordingly, the Proponents shall not be required to obtain a conditional use permit from the City’s Board of Appeal for their respective buildings under Article 32 of the Code.

### **BGWT 02      Groundwater Level Data**

Each Proponent will work with the Boston Groundwater Trust to devise appropriate pre-construction and construction-period monitoring protocols in connection with the development of its building, and provide copies of such monitoring reports to the Boston Groundwater Trust.

### **BGWT 03      Groundwater Levels**

As previously noted, each building within the Project will be designed to meet the groundwater performance standards of Section 32-6 of the Code so that there will not be any adverse effect on groundwater levels at the PDA Site or on nearby lots. Appropriate pre-construction and construction-period monitoring will be undertaken to document groundwater levels in the area.

## **2.3      Public Comments**

### ***2.3.1              Height and Density***

The proposed heights of each of the three buildings within the Project will be a maximum of 150 feet, which is the maximum Building Height set for buildings in EDA North Area 1 that are located within a Planned Development Area. Similarly, the maximum Floor Area Ratio

of any building within the Project is 8.0, which is the maximum Floor Area Ratio set forth for buildings within a Planned Development Area which contain residential uses; as designed, all of the buildings within the Project will contain residential uses.

### ***2.3.2 Affordable Housing***

Some comment letters inquired as to the mix of homeownership/rental units within the Project. The TDC Building will contain condominium units. As the BCEC building moves into schematic design, BCEC and a residential development partner it will select will work with the City, the BPDA and the construction lenders for the building to finalize the appropriate rental/homeownership unit balance. Public policy priorities and the availability of financing resources at the time will be influencing factors. The CCBA Building is expected to contain a mix of rental and condominium units. CCBA will be able to provide a more specific designation of rental/homeownership units within its building as the financing program for the building's development is devised; however, CCBA is strongly supportive of creating affordable condominium units within its building, subject to the availability of public subsidies to make that economically feasible. The IDP contribution from the TDC Building will be used to create additional affordable units at the CCBA Building, subject to BPDA approval.

Some comment letters inquired as to the affordability levels of the affordable units within the Project. All of the CCBA Building's affordable rental units are expected to be available to households earning 70% or less of the area median income ("AMI"), consistent with the City's IDP requirements. In addition, CCBA is firmly committed to competing aggressively for resources that are regularly offered by City and State agencies to support households whose incomes are below 30%, 50% and 60% of the AMI (e.g., Low Income Housing Tax Credits, and subordinate public financing). Similarly, CCBA will compete vigorously for public resources to support condominium prices for income-restricted units that are at least as low as the City's IDP requirements and preferably lower. The residential component of the BCEC Building is expected to have affordable rental or condominium units, as the case may be, which will meet the IDP requirement that the units be affordable to households earning 70% or less of the AMI for rental units, and 50% of the affordable condominium units at 80% or less of the AMI and the remaining 50% of the affordable condominiums are 100% or less of the AMI for condominium units (consistent with the City's IDP Policy); those affordability thresholds could be lower depending upon the availability of public subsidies to make that economically feasible.

### ***2.3.3 Transportation***

Certain comment letters raised the specter of increased traffic on area streets as a result of the development of the Project. It should be noted that two of the building sites (CCBA Property and BCEC Property) are currently occupied with active commercial and religious office, educational, and social services uses, and the 112 Shawmut Avenue Property was only recently vacated, having most recently been occupied by office uses and a ground floor day

care center. Also, each of the TDC, BCEC and CCBA properties currently have surface parking areas. Hence, the traffic to be generated by the Project will replace in part, vehicular traffic that is already being generated at the PDA Site.

A traffic analysis undertaken by Howard/Stein Hudson and included as Section 3.0 in the Supplemental Submission submitted by the Proponents to the BPDA on September 28, 2017 indicates that the traffic generated by the Project will not materially alter traffic conditions in the area. That analysis took into account other area development, such as the 321, 345 and 370-380 Harrison Avenue projects, as well as the Ink Block, 80 East Berkeley Street and 136-140 Shawmut Avenue projects.

#### ***2.3.4 Pedestrian Safety and Lighting***

One commenter requested that the planned pedestrian passageway between Washington Street and Shawmut Avenue be wider, to enhance public safety. This pedestrian passageway will be at least fourteen feet wide – a width that is designed to provide a comfortable and pleasant pedestrian experience. The narrow width of the BCEC Property makes a wider pedestrian way on that site impossible. Each of the buildings in the Project will include exterior lighting along the planned pedestrian passageways, and that lighting that will be designed to both enhance public safety and avoid glare on adjacent properties.

#### ***2.3.5 Open Space***

Article 64 of Code calls for lot coverage ratios within a Planned Development Area of not more than 80%, and that standard is being met by the Project. The planned lot coverage ratios at the Project are 65% for the CCBA Building, 74% at the TDC Building, and 77% for the BCEC Building; in total, the PDA Site lot coverage will be approximately 72%. The Project will include a 6,600± sf courtyard and associated walkway between the Project buildings from Herald Street to the east-west pedestrian connector, all of which will be open to the public.

#### ***2.3.6 Short-term Rentals***

Each Proponent will prohibit short-term rentals at its building within the Project.

#### ***2.3.7 Community Benefits***

Numerous members of the public proposed different ideas for the community benefits that should be generated by the Project, such as providing mixed-use space for grassroots performances; work and play space; providing funds for the support of public parks in the South End neighborhood; improving the streetscape within the portion of Herald Street located between Shawmut Avenue and Washington Street; creating a Chinese garden; supporting a public garden at the 142 Shawmut Avenue vacant lot; and paying living wages and ensuring local hiring for the non-residential space at the Project.

Construction Jobs. Each Proponent will enter into a Boston Residents Construction Employment Plan with the BPDA to ensure that its contractor uses best efforts to employ women, minorities and residents of Boston in the construction of its building.

Permanent Jobs. Each Proponent will be committing in its Cooperation Agreement with the BPDA to work with the City's Office of Workforce Development and its property managers and non-residential tenants, as applicable, to encourage the hiring of local residents for employment at its building. This outreach effort will involve neighborhood-based organizations as well.

Herald Street Streetscape Improvements. Both CCBA and TDC will undertake streetscape improvements along Herald Street as part of its respective building project, including new sidewalks (and widening of the sidewalk as it approaches Washington Street), bicycle racks, and other improvements (subject to the approval of the BPDA and the City's Public Improvement Commission). Each has pulled back its building from the property line to provide additional space for these improvements.

Chinese Garden. The landscape design for the courtyard open to the public at the TDC Property will include some Chinese-inspired landscape design elements.

142 Shawmut Avenue. This BPDA-owned property is currently the subject of a BPDA Request for Proposals for redevelopment.

Mixed Use Space/Performance Space. The 14,600 sf of ground floor non-residential space at the CCBA could be used as replacement space for the existing supermarket at that property, subject to the negotiation of mutually agreeable lease arrangements. If the new space is not to be used as a supermarket, it will be made available to one or more other commercial, community and/or cultural uses.

Support for City of Boston Parks. TDC has committed to contribute \$25,000 to the City's Fund for Parks and Recreation towards the maintenance of Peters Park.

The public benefits provided by each of the Proponents will occur in conjunction with the construction of their respective building. Monetary contributions by TDC and improvements around the TDC Property will occur independent of the other Project components.

### ***2.3.8 Additional Comments***

Other comment letters raised additional issues, as follows:

Construction Period Disruptions. Each Proponent will propose a Construction Management Plan ("CMP") for review and approval by the Boston Transportation Department before construction work commences. Each CMP will detail materials staging plans, as well as measures to address noise and dust mitigation, traffic management measures, and other matters required by the City of Boston. Each Proponent will convene a pre-construction

meeting for area residents so that it and its contractor can explain the construction schedule, planned sidewalk and/or street lane closings, and other matters which may impact, temporarily, neighborhood activities. Each Proponent will provide a contact name/number for 24/7 communications about construction-related concerns.

CCBA Ground Floor Residential Space. Some commenters expressed a preference for the non-residential ground floor space at the CCBA Building to remain a grocery store catering to the Chinese American community. CCBA is open to that outcome and is in discussions with its tenant about its future plans.

Shadows at Lucas Building. Due to the geographical relationship of the proposed BCEC Building and the former Holy Trinity Church (140 Shawmut Avenue), shadows are cast almost exclusively from 140 Shawmut Avenue onto the BCEC Building. When the Holy Trinity Church was renovated into a condominium, the new configuration created significantly more shade throughout the day onto the BCEC Property. This is due to the fact that 140 Shawmut Avenue abuts to the south of the BCEC Property. As the sun rises in the east, travels on a southerly arc and sets in the west, the shadows cast from 140 Shawmut Avenue are obvious and unavoidable. There is a minimal angle to the property line that results in early morning, summer shadows from the north, as can be seen on the shadow studies presented in the Supplemental Submission filed on September 28, 2017. The shadow created by the proposed BCEC Building will be within the umbra of the CCBA Building.

View Corridor of the former Trinity Church. One writer expressed concern about the view of the former Trinity Church, now adaptively rehabilitated with a vertical addition as The Lucas Condominiums, as seen from I-93. The buildings proposed at the Project are all proposed to be a maximum of 150 feet high, which was the maximum height established by the City of Boston through a robust community planning process which involved many community residents and other interested parties. At 150 feet tall, the new buildings will not measurably block the views of the former Trinity Church from I-93.

Appearance of Structures. One comment letter challenged the adequacy of the proposed Development Plan as to the proposed appearance of the structures within the Project. The Development Plan includes schematic plans for the TDC Building and pre-schematic plans for the BCEC Building and the CCBA Building. Those plans are included in this Supplemental Submission as Appendix D, Appendix E and Appendix F, respectively. The BCEC and CCBA Buildings will be subject to further Boston Civic Design Commission ("BCDC") review at the schematic design stage, as well as BPDA design review at the schematic design, design development and contract drawings stage pursuant to the Article 80B Large Project Review process. The TDC Building is expected to receive BCDC schematic design approval this spring, and will also undergo BPDA design review at the design development and contract drawings stages before a Partial Certification of Compliance is issued pursuant to Article 80B of the Code.

Purpose of Development Plan. One comment letter questioned the purpose of the proposed Development Plan as being inconsistent with the purpose for allowing Planned Development Areas in the South End Neighborhood District pursuant to Section 64-28 of the Code. Section 64-28 calls for the creation of PDA's to provide for a more flexible zoning law; provide public benefits for the South End community; and ensure quality urban design, among other things. The coordinated planning reflected in the Proponents' respective building programs make possible improvements and public benefits only possible through such collaboration, such as new open space available to the public, a consistent streetscape improvement plan for all of the adjacent public sidewalks, a coordinated approach to the creation of affordable housing within the PDA Site, and consistent height and FAR controls as well as a larger open space that is located contiguously on all three properties.

Cultural Space. One comment letter requested clarification of the planned cultural space at the buildings at the Project which will contain commercial space. The BCEC Building may contain approximately 2,000± sf of ground floor commercial space (as well as 73,000± of religious educational, office and social services space). If and to the extent the BCEC Building contains such commercial space, BCEC will comply with the provisions of Section 64-29(c)(2) of the Code regarding the provision of corresponding cultural space.

The CCBA Building will contain approximately 14,600 sf of ground floor non-residential space. This space may be leased to the existing tenant of the CCBA Property as a replacement grocery store space, in which event the CCBA Building will not contain any cultural space, as this use will meet a pressing community need for affordable, culturally-appropriate foodstuffs. If and to the extent this non-residential space is not used for a grocery store, it will be made available to other commercial, community and/or cultural uses.

Lot Coverage. One comment letter asked for additional clarity as to the lot coverage ratios for each new building site and for the Project as a whole. This information is presented in Appendix B.



**2.3.9 Comment Letters Received**

<b>Name</b>	<b>Date(s)</b>	<b>Address</b>	<b>Concerns</b>
Adeo Alday	11-27-17; 2-1-18	140 Shawmut Avenue Unit 6A, 8A	Community benefits; traffic; affordable housing; open space; height; natural light; setback; neighborhood character
Michael Almond	12-1-2017	None provided	Open space; setback; height; community benefits
Stuart Arbuckle	1-20-18	140 Shawmut Avenue Unit 4C, 7B	Height; natural light; overdevelopment of neighborhood, traffic; open/public space
Jacqueline Arbuckle	1-20-18; 1-28-18	140 Shawmut Avenue Unit 4C, 7B	Height; shadows and natural light; PDA; open space; affordable housing; traffic
Arturo	10-29-17	None provided	Affordable housing; ownership; Chinese grocery for retail; parking; transit capacity; displacement; short-term rentals
Charles Carignan	2-1-18	140 Shawmut Avenue Unit 5B	PDA; height; community benefits; traffic; streetscape; open space; affordable housing; design
Stewart Clark	1-16-18; 1-19-18	140 Shawmut Avenue Unit 1C	PDA; height; density; setback; streetscape; open space; affordable housing; construction impacts; through street
Troy Cox	1-28-18	140 Shawmut Avenue Unit 8A	PDA; affordable housing; density; open space; traffic
Lauren Della Monica	1-29-18;	140 Shawmut Avenue Unit 6B	Neighborhood character; density; community benefits; open space; traffic; shadows
Armand Della Monica	1-29-18; 2-5-18	140 Shawmut Avenue Unit 6B	Neighborhood character; density; community benefits; open space; traffic; shadows; affordable housing; PDA
David Goldman	11-27-17; 1-26-18	140 Shawmut Avenue Unit 1F	Size; density; setback; open space; natural light; PDA; traffic; open space; community benefits; height; community character; shadows
Catherine Farrow	1-25-18	27 Union Park Unit 1	PDA; neighborhood character
Carole Hemnes	1-21-18; 1-29-18	140 Shawmut Avenue Unit 4A	Traffic; moderate income housing; height, open space; pollution; traffic
Thomas Hemnes	1-21-18, 1-22-18	140 Shawmut Avenue Unit 4A	Height; density; PDA; open space; traffic; neighborhood character; moderate-income housing; natural light
Marilyn Heng	1-19-18	136 Shawmut Avenue Unit 3C	Height; neighborhood character; PDA
Chu Huang	10-30-2017	Castle Square	Affordable housing; homeownership; short-term rentals; shadow and natural light; traffic; air pollution; displacement; community benefits
Julie & Barry Jaye	1-25-18; 2-17-18	140 Shawmut Avenue Unit 3D	Noise; pollution; traffic; pedestrian safety
Casey Littlefield	1-26-18	1 Bond Street	Affordable housing; open space; density; traffic; community benefits

Name	Date(s)	Address	Concerns
David Mahiowitz	1-18-18	140 Shawmut Avenue Unit 2D	Traffic; lack of green space; height of building
JT McGrath	1-24-18	1154 Washington Street	PDA; open space; community benefits; affordable housing; height; density; traffic
Keith Melanson	1-18-18	140 Shawmut Avenue Unit 4B	Neighborhood character; density; traffic; pedestrian safety; PDA
Catherine Paris	1-31-18	140 Shawmut Avenue Unit 2E	PDA; height
William Peressini	1-29-18	140 Shawmut Avenue Unit 7A	Notice to abutters
Pattie Peressini	1-29-18	140 Shawmut Avenue Unit 7A	Height; natural light; retail tenant; pedestrian safety; neighborhood character
Gregory Sheehan	1-24-18	1 Cumston Street	Height; density; open space; traffic; community benefits
Stephen Tisdalle	1-29-18	140 Shawmut Avenue Unit 3G	Traffic; height; Trinity Church
Carolyn Wintner	10-25-17; 1-16- 18; 1-24-18	140 Shawmut Avenue Unit 5A	Pedestrian safety; PDA; height; natural light; setback; open/public space; affordable housing
Anton Wintner	1-17-18; 1-19-18	140 Shawmut Avenue Unit 5A	PDA; open space; affordable housing; garage exit/traffic; neighborhood character
Qian Zhang	1-30-18	140 Shawmut Avenue Unit 2B	PDA; open space; natural light; traffic; density; affordable housing
Boston Chinatown Resident Association	10-30-17	28 Ash Street	Homeownership; affordable housing; AirBnb; displacement
Castle Square Tenants Organization, Inc.(Debbie Backus)	10-9-2017; 1-5- 18; 2-15-18	476 Tremont Street	Density; height; noise; pollution; shadow; open space; traffic; neighborhood character; PDA; community benefits; affordable housing; natural light
Chinatown Community Land Trust	10-30-17		Affordable housing
Chinese Progressive Association	10-30-17	28 Ash Street	Affordable housing; short-term rentals; economic benefits

Name	Date(s)	Address	Concerns
Old Dover Neighborhood Association	10-30-17		Cohesion; timeline; affordable housing; pedestrian pathways; open space; community benefits; density; parking; traffic
Prince Lobel, Glovsky & Tye LLP (counsel to The Lucas Condominium Association)	2-16-18		PDA; height, neighborhood character; setback; public benefits; affordable cultural space; lot coverage;

#### 2.4 *Letters of Support*

Name	Date(s)	Address
Tony Chen	10-27-17	676 Pleasant Street Canton, MA
Ronald Druker	11-20-17	50 Federal Street, Suite 1000 Boston, MA
Chi Ming Fung	10-30-17	Quincy, MA
Gretchen Ho	10-29-17	277 Babcock Street, mailbox #1179 Boston, MA
Jeremiah Lam	10-29-17	728 Commonwealth Avenue Boston, MA
Lung and Isabella Lau	10-29-17	251 Safford Street Quincy, MA
Felix Lui	10-30-17	87 Tyler Street Boston, MA
Timothy Lok	10-28-17	159 Ravenswood Road Waltham, MA
Virgina Ngai, LICSW	10-27-17	18 Grand View Avenue, #1 Quincy, MA
Yan Hua Situ	10-30-17	27 McDonough Way # 678 S. Boston, MA
Evangeline Tsai	10-28-17	728 Commonwealth Avenue Boston, MA

Name	Date(s)	Address
Jonathan Wong	10-29-17	5E Oak Street Boston, MA
John Wong, Ph.D.	10-26-17	114 Pleasant Street, #201 Arlington, MA
Karen Wong	10-26-17	51 Colborne Road, #1 Boston, MA
Priscilla Yu	10-29-17	69 Central Avenue Braintree, MA
Siu Yu	10-30-17	9 Roosevelt Road Billerica, MA
American Chinese Christian Education and Social Services, INC.		
Chinatown Business Association	10-11-17	20 Hudson Street, 4 <sup>th</sup> Floor Boston, MA
Chinese Merchants Association of Massachusetts	10-11-17	20 Hudson Street Boston, MA
Gee How Oak Tin Association	10-11-17	77 Harrison Avenue Boston, MA
The American Legion, Boston Chinatown Post No. 328	10-21-17	181 Brighton Street Belmont, MA
Petition of support signed by 290 individuals	10-1-17	Various

**Appendix A**

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Legal Description of PDA Site

## APPENDIX A      LEGAL DESCRIPTION OF PDA SITE

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A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE EASTERLY SIDELINE OF SHAWMUT AVENUE AND THE SOUTHERLY SIDELINE OF HERALD STREET;

THENCE RUNNING S 74°11'56" E, BY SAID HERALD STREET, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT FORMING THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF HERALD STREET AND THE NORTHWESTERLY SIDELINE OF WASHINGTON STREET, HAVING A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 29.48 FEET TO A POINT OF TANGENCY;

THENCE RUNNING S 10°15'49" W, BY SAID WASHINGTON STREET, A DISTANCE OF 86.42 TO A POINT OF CURVATURE;

THENCE RUNNING BY SAID WASHINGTON STREET, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1280.00 FEET AND AN ARC LENGTH OF 194.00 FEET TO A POINT;

THENCE TURNING AND RUNNING N 74°10'11" W, BY LAND NOW OR FORMERLY OF GOTTLIEB OF MASSACHUSETTS, LLC, A DISTANCE OF 136.04 FEET TO A POINT;

THENCE TURNING AND RUNNING N 19°45'42" E, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY, A DISTANCE OF 21.84 TO A POINT;

THENCE TURNING AND RUNNING N 73°06'54" W, BY LAND NOW OR FORMERLY OF BOSTON REDEVELOPMENT AUTHORITY AND LAND NOW OR FORMERLY OF CKG SHAWMUT LLC, A DISTANCE OF 164.29 FEET TO A POINT ON SAID SHAWMUT AVENUE;

THENCE TURNING AND RUNNING N 19°46'46" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 147.90 FEET TO A POINT;

THENCE TURNING AND RUNNING N 13°07'24" E, BY SAID SHAWMUT AVENUE, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 82,557 SQUARE FEET, OR 1.895 ACRES, AS SHOWN ON A PLAN ENTITLED "PDA PLAN AREA, #112 SHAWMUT AVENUE, #120 SHAWMUT AVENUE, AND #50 HERALD STREET, BOSTON, MASS." DATED MARCH 23, 2017, PREPARED BY FELDMAN LAND SURVEYORS, BOSTON, MASSACHUSETTS.

**Appendix B**

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Updated Summary Chart – Proposed Project

## APPENDIX B      UPDATED SUMMARY CHART – PROPOSED PROJECT

	Height	FAR and Maximum Gross Floor Area (GFA)	Building Footprint	Lot Coverage Ratio/Open Space	Affordable Housing Commitment	Proposed Non-Residential Space
112 Shawmut Avenue (DIV Shawmut, LLC, Proponent)	150' maximum	6.79 FAR; maximum of 192,600 sf of GFA	20,900± sf	Approximately 74% lot coverage ratio; 6,600 sf courtyard and pedestrian way open to public	Inclusionary Development Policy (IDP) contribution towards the creation of affordable units at CCBA building	None proposed
50 Herald Street (CCBA, Proponent)	150' maximum	8.0 FAR; maximum of 263,100 sf of GFA	21,300± sf	Approximately 65% lot coverage ratio; 30 foot wide vehicular passageway open to public connecting Washington Street to BCEC passageway	At least 30% of the units will be affordable units; IDP contribution from 112 Shawmut Avenue building will increase affordable units by 28 (20% of the 112 Shawmut Avenue Building Units) to bring the total to approximately 39% of total number of units; additional affordable units can be created with IDP contribution from other area developers and from additional public subsidy	14,600± sf of ground floor commercial, retail, and/or cultural space
120 Shawmut Avenue (BCEC, Proponent)	150' maximum	7.6 FAR; maximum of 161,516 sf of GFA	16,930 +/-	Approximately 77% lot coverage ratio; 14 foot wide pedestrian passageway for new building connecting Washington Street/ Shawmut Avenue	Either 20% of residential units will be affordable units, or BCEC will make an IDP contribution towards the creation of additional affordable units at the CCBA building	72,846 +/- sf church/community space; 2,000 +/- sf commercial
<b>Total</b>	<b>150' high maximum for all three buildings</b>	<b>8.0 maximum for PDA Site, provided that all buildings contain residential units; 6.5 FAR for buildings without residential uses. Maximum of 660,456 sf of GFA; with a lot coverage ratio of not more than 80%.</b>		<b>Not more than 80% lot coverage for the PDA Site</b>	<b>At least 20% of all of the estimated 541 residential units within the PDA Site will be affordable units (at least 108 units)</b>	<b>89,446 sf</b>



## Appendix C

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PDA Site Plans



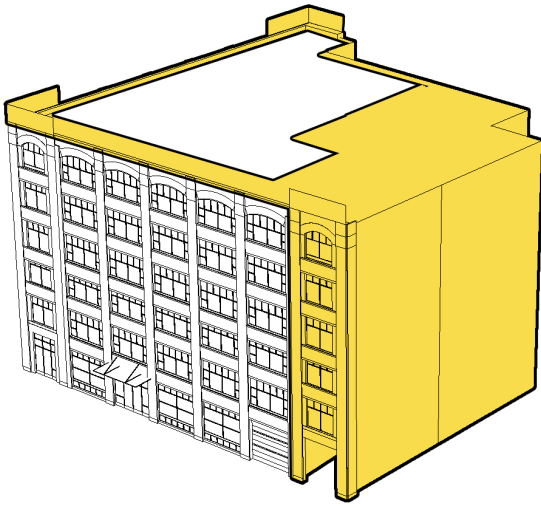


**Appendix D**

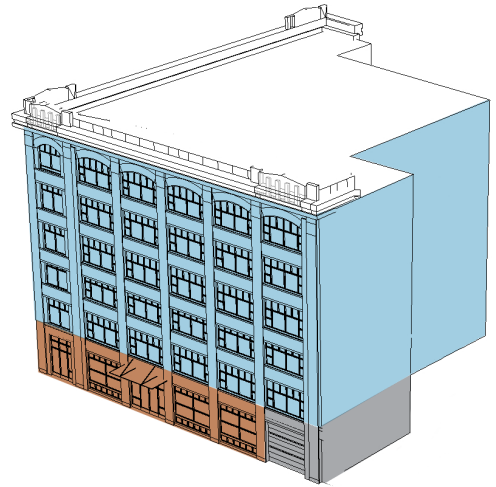
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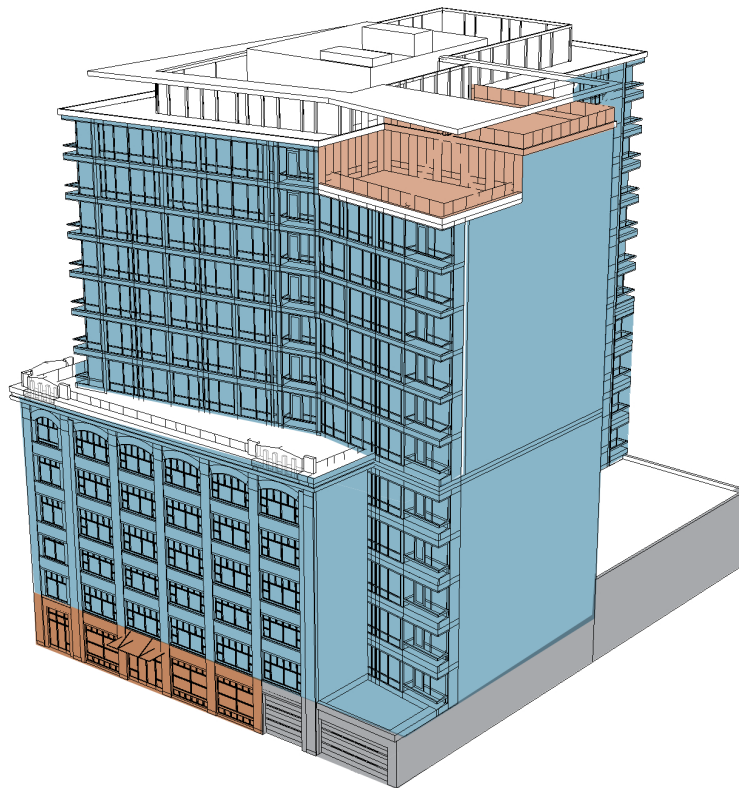
Updated Plans – 112 Shawmut Avenue (The Davis Companies Building)



Existing Building Selective Demolition

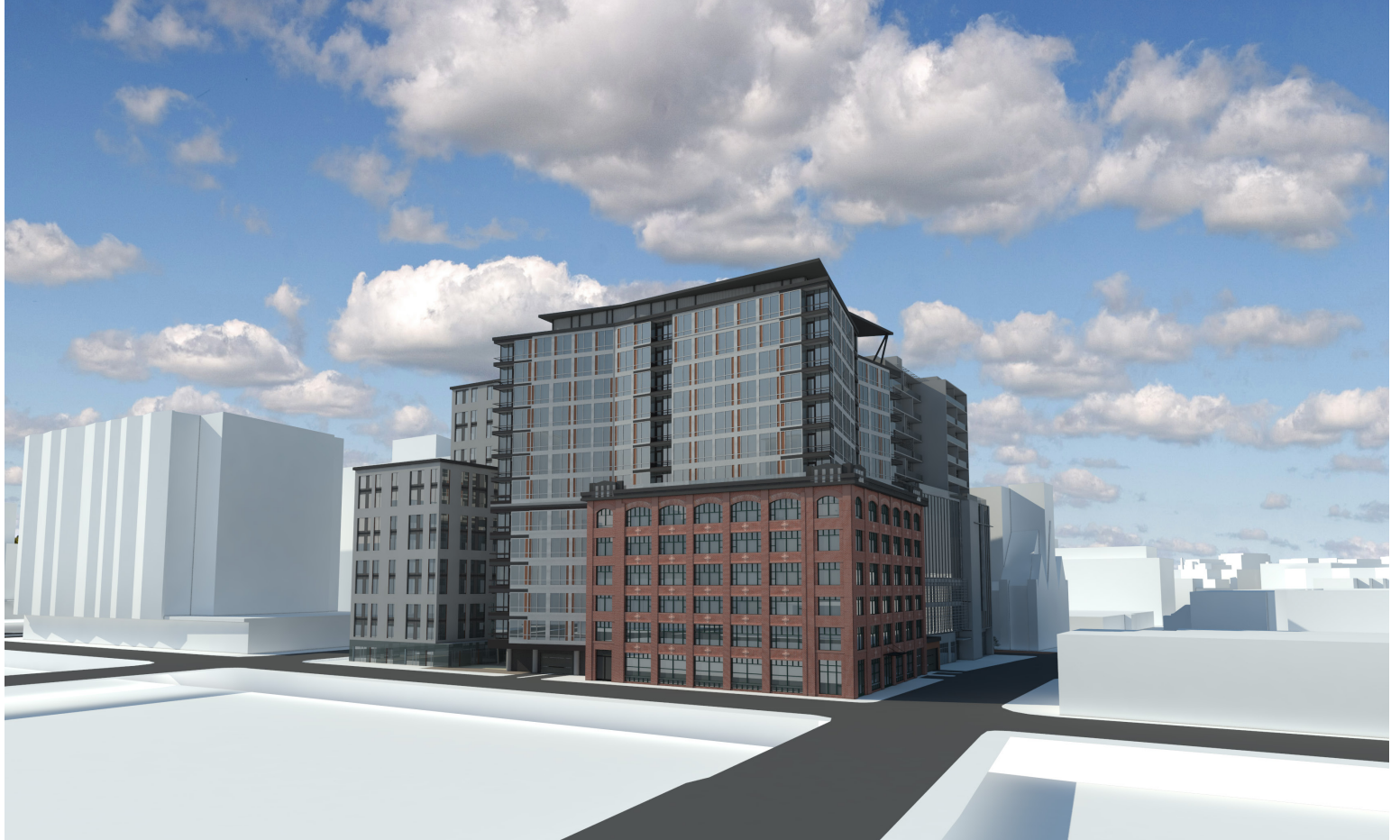


Existing Building Remaining



Proposed Building

- To Be Demolished
- Retail
- Amenity
- Residence
- Service

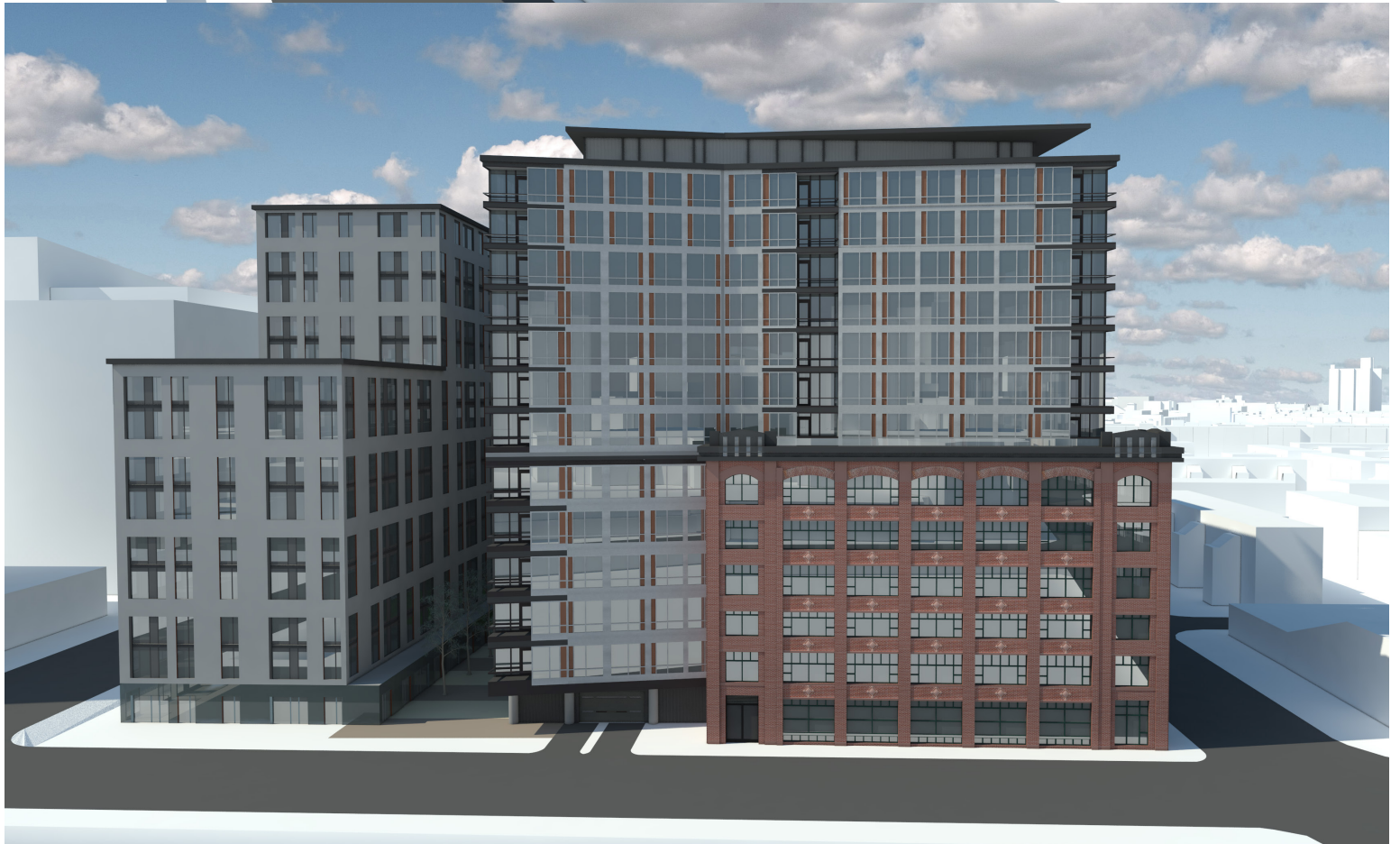
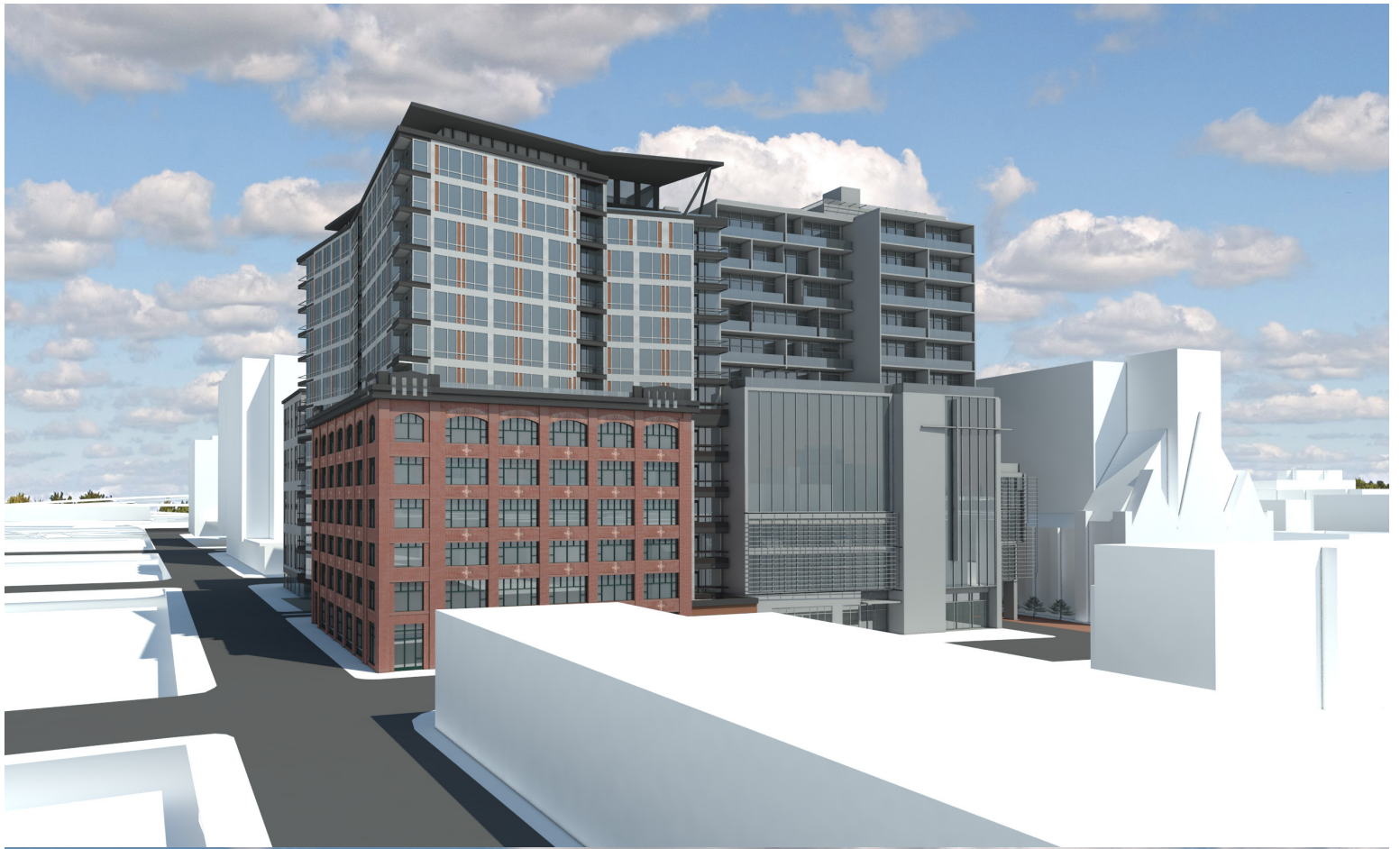


## 112 Shawmut Avenue

## Rendered Perspectives

Boston, MA | March 27, 2018 | The Davis Companies | 15098 | © The Architectural Team, Inc.

The Davis Companies **tat**



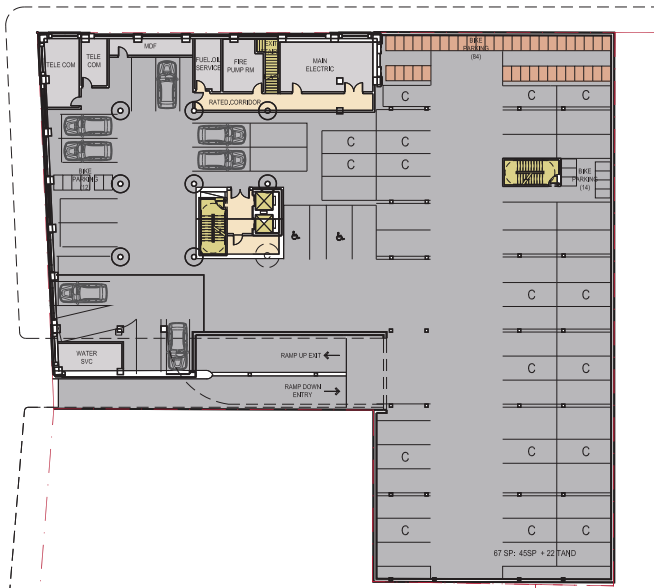
**112 Shawmut Avenue**

**Rendered Perspectives**

Boston, MA | March 27, 2018 | The Davis Companies | 15098 | © The Architectural Team, Inc.

The Davis Companies

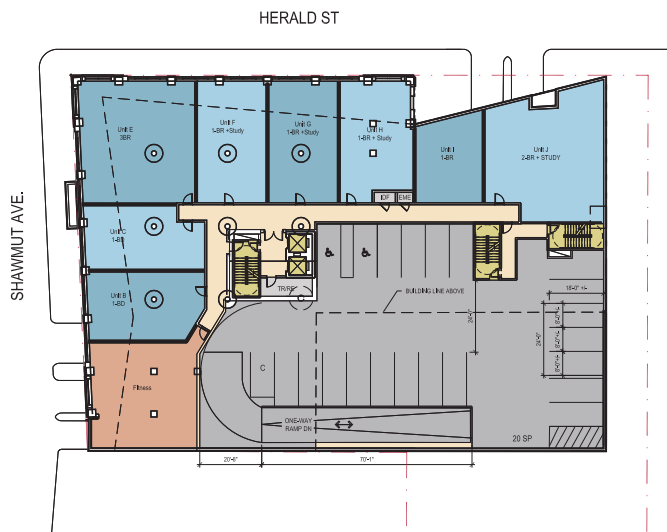




Basement Floor Plan



First Floor Plan



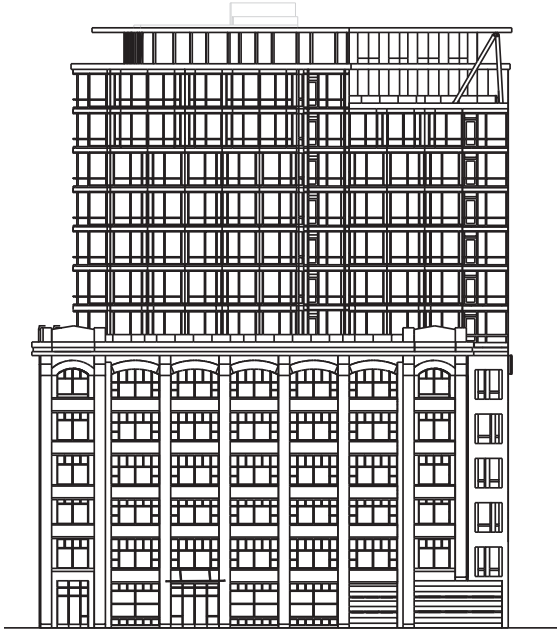
Second Floor Plan



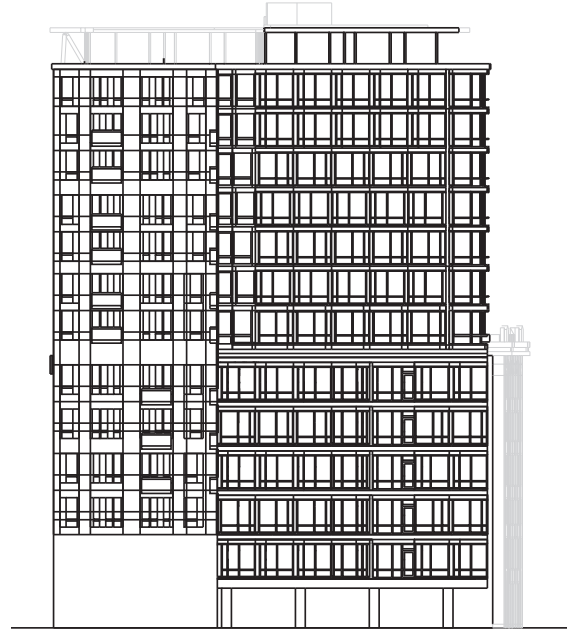
Third - Sixth Floor Plans



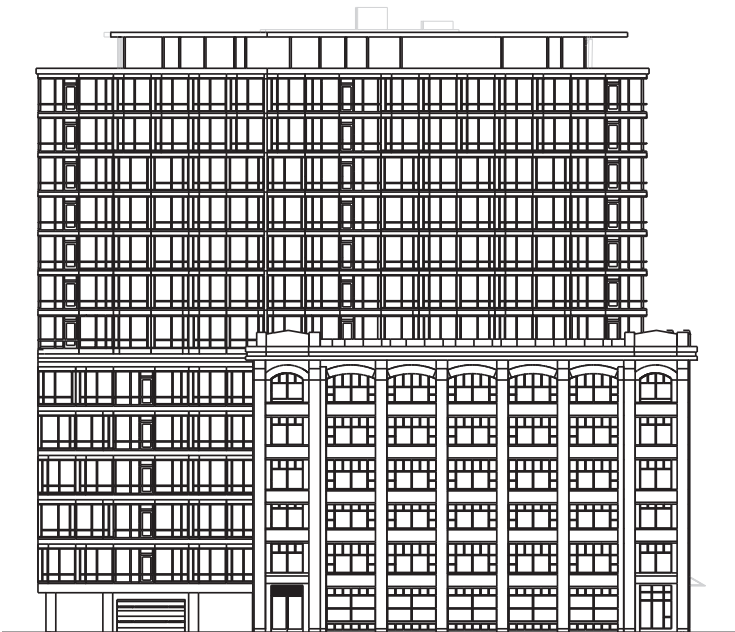




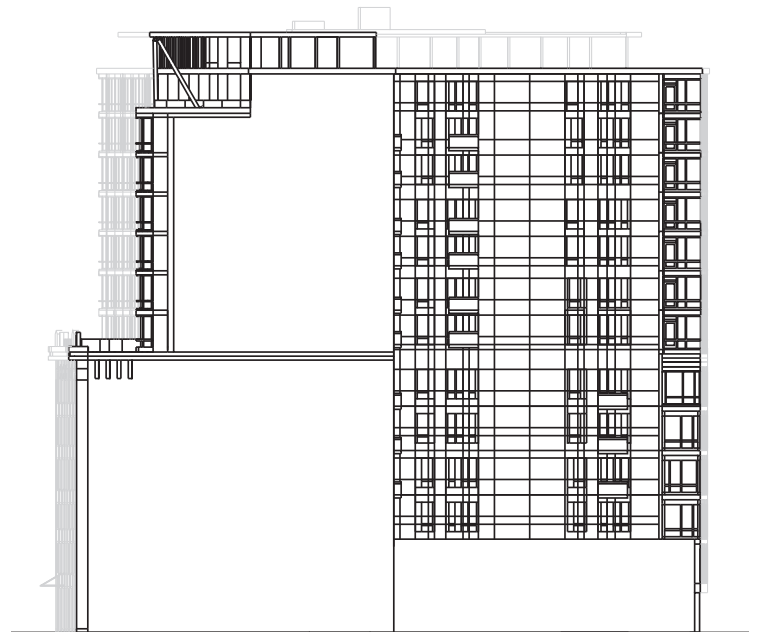
11 WEST ELEVATION (SHAWMUT AVE)  
SCALE: 1/16" = 1'-0"



21 EAST ELEVATION (CCBA LOT LINE)  
SCALE: 1/16" = 1'-0"



21 NORTH ELEVATION (HERALD STREET)  
SCALE: 1/16" = 1'-0"



11 SOUTH ELEVATION (BCEC LOT LINE)  
SCALE: 1/16" = 1'-0"

**Appendix E**

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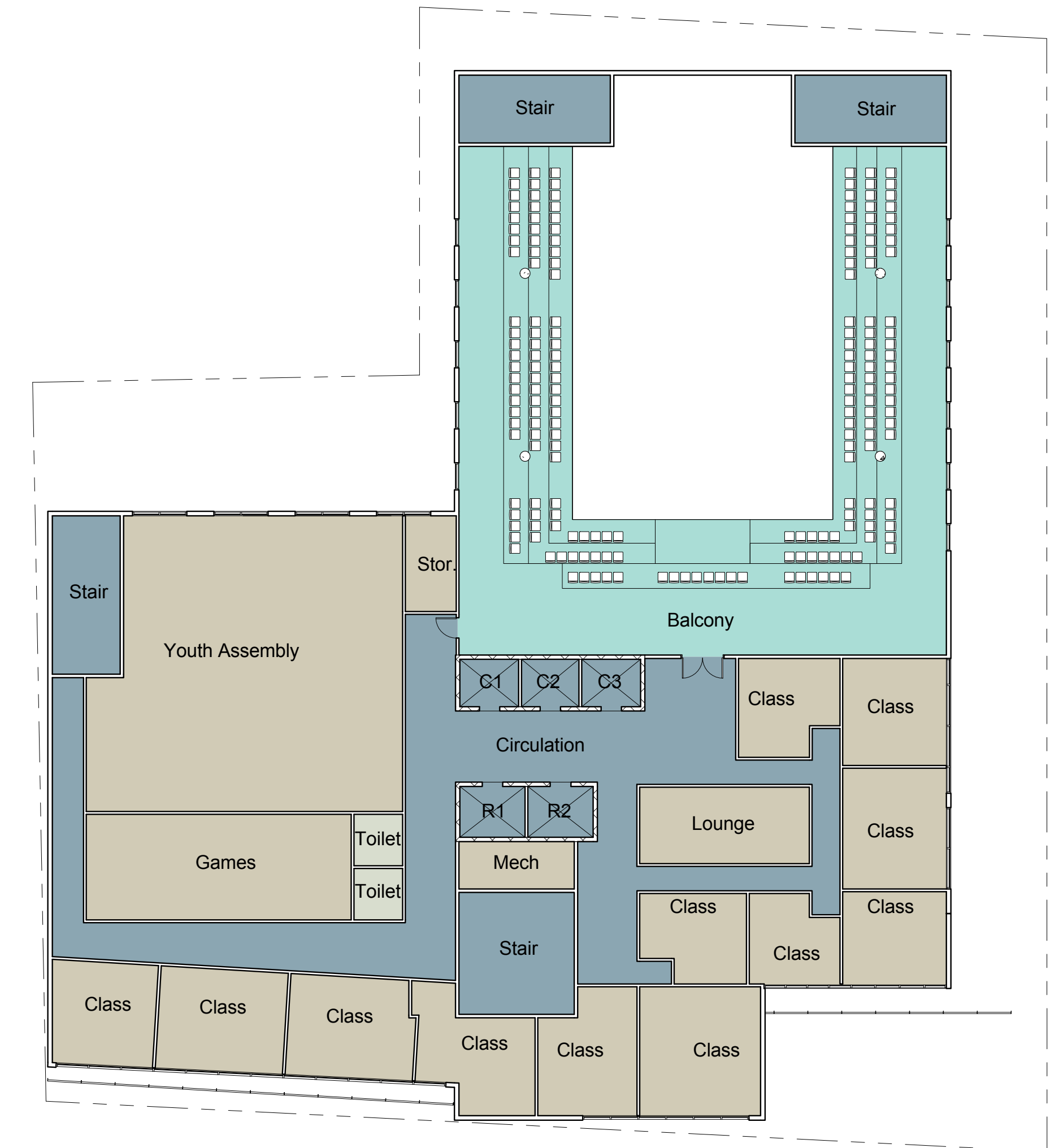
Updated Plans – 120 Shawmut Avenue (BCEC Building)



1 Basement/Garage (Church & Residential)  
1/16" = 1'-0"



2 Level 1 (Church, Residential, & Commercial)  
1/16" = 1'-0"



3 Level 2 (Church)  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

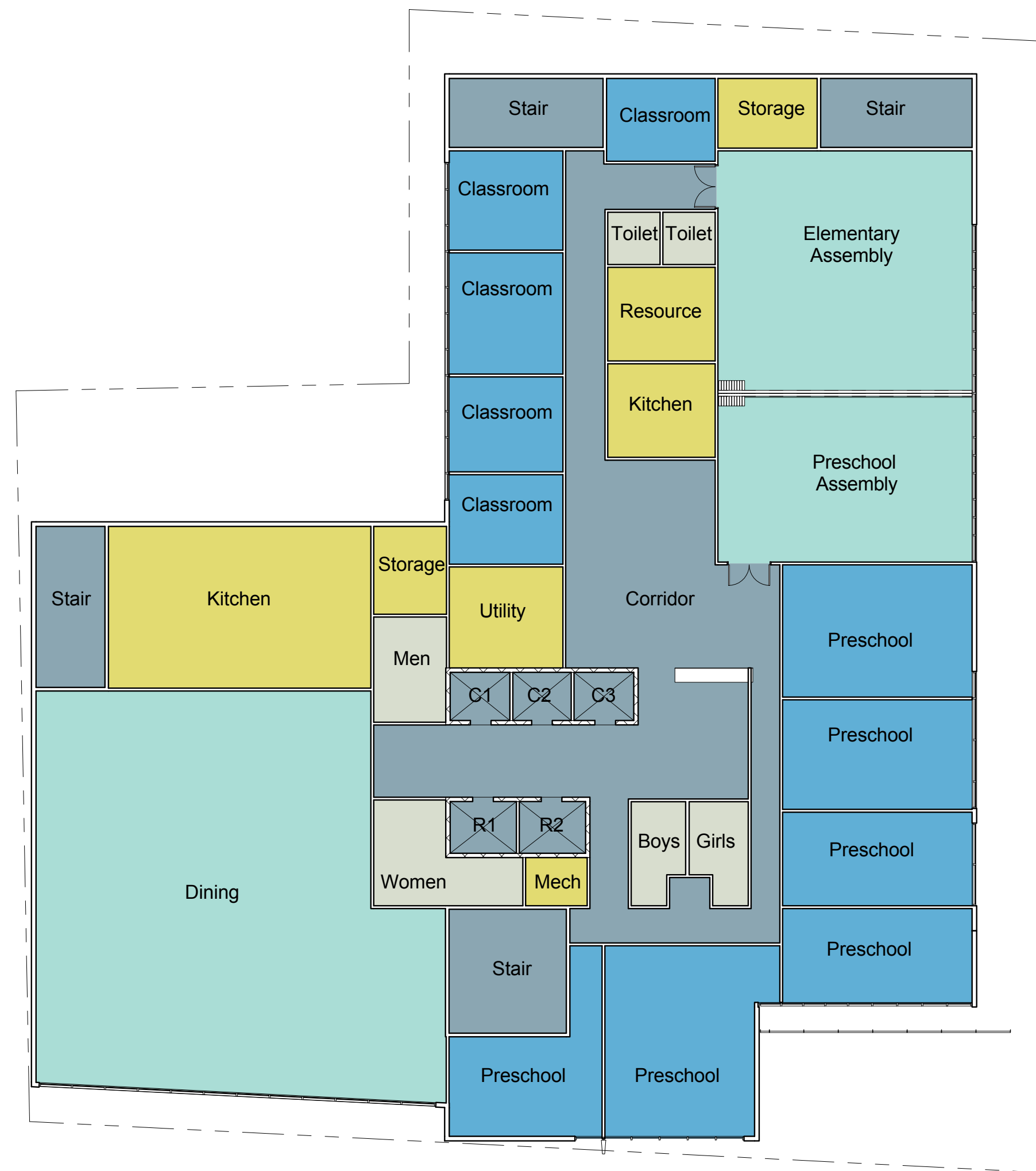
Basement, First Floor, Second Floor

drawing scale  
1/16" = 1'-0"  
project number  
Project Number  
date issued  
03/23/17

# A101



1 Level 3 (Church)  
1/16" = 1'-0"



2 Level 4 (Church)  
1/16" = 1'-0"



3 Level 5 (Church)  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

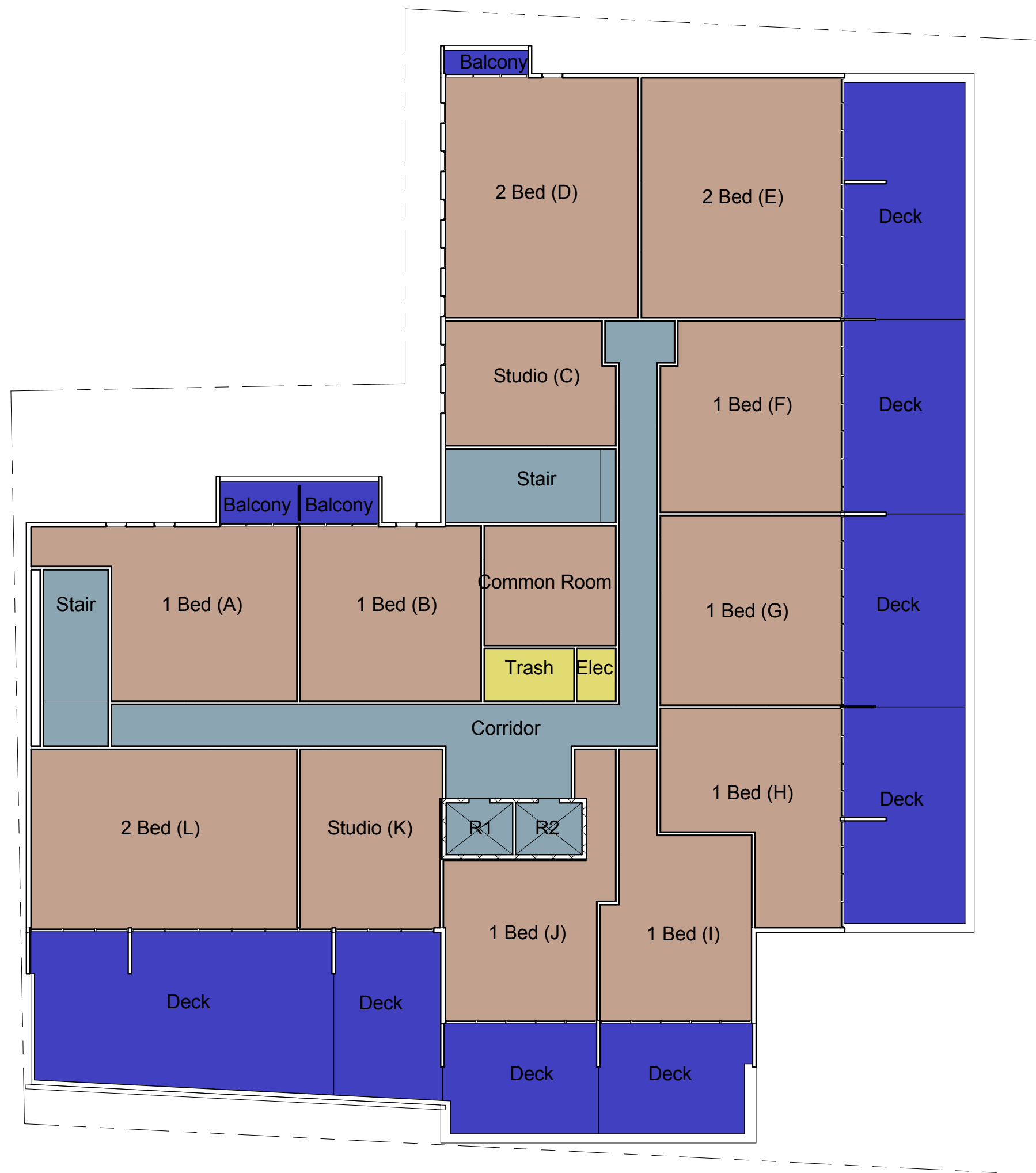
Third, Fourth, and Fifth Floors

drawing scale  
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project number  
Project Number

date issued  
03/23/17

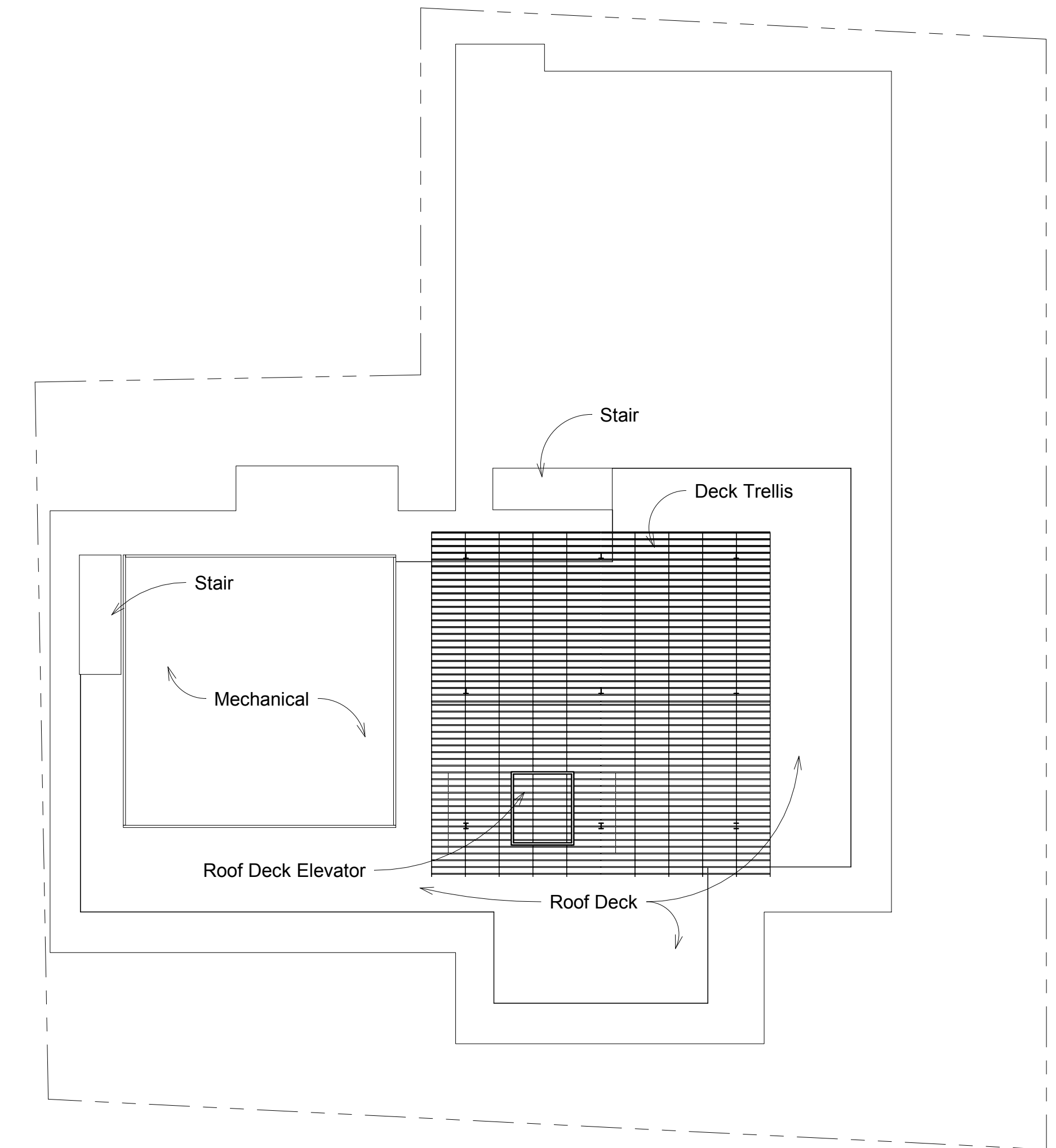
# A102



1 Level 6 (Residential)  
1/16" = 1'-0"



2 Level 7 - 11 (Residential)  
1/16" = 1'-0"



3 Roof  
1/16" = 1'-0"

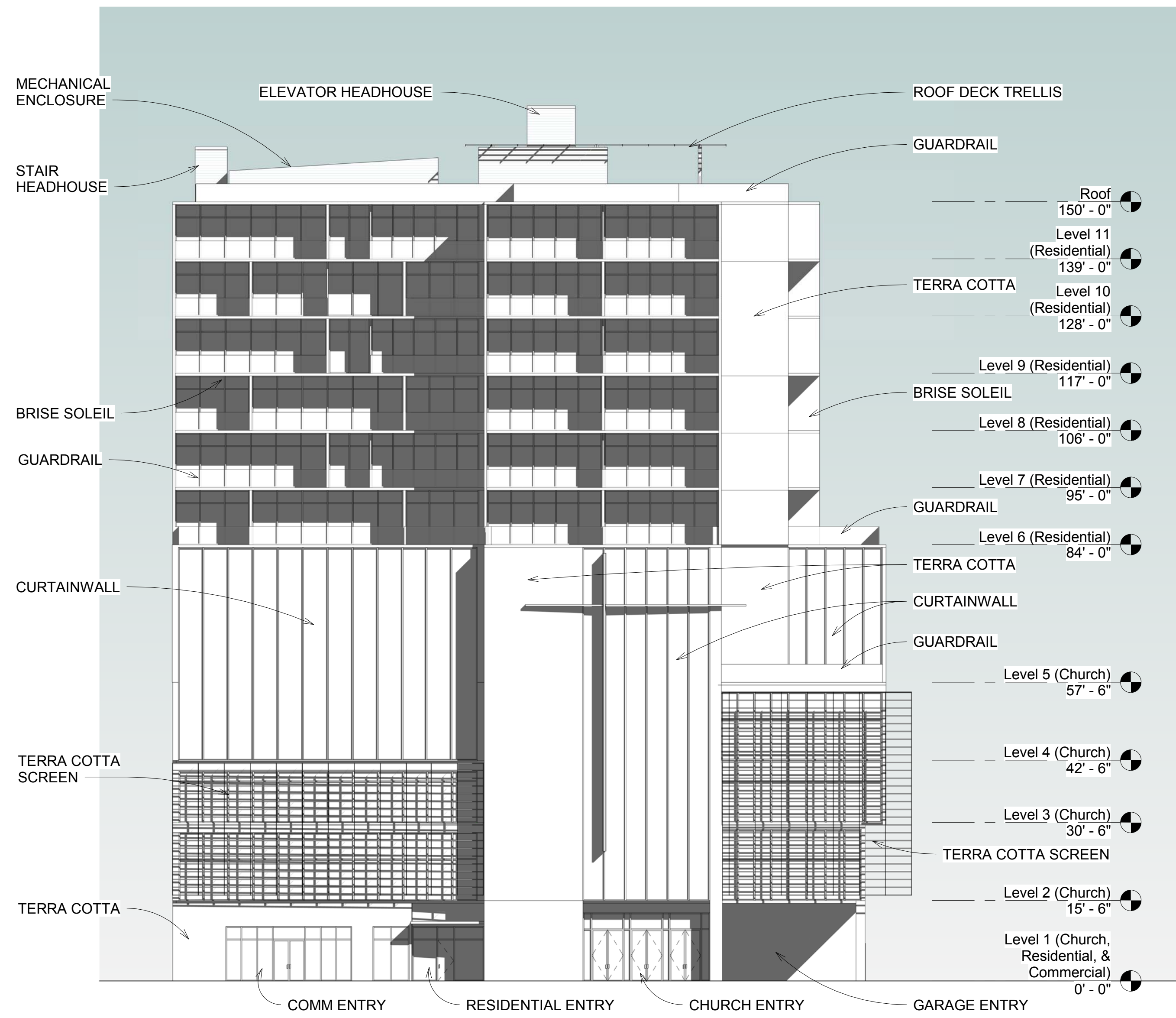
# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

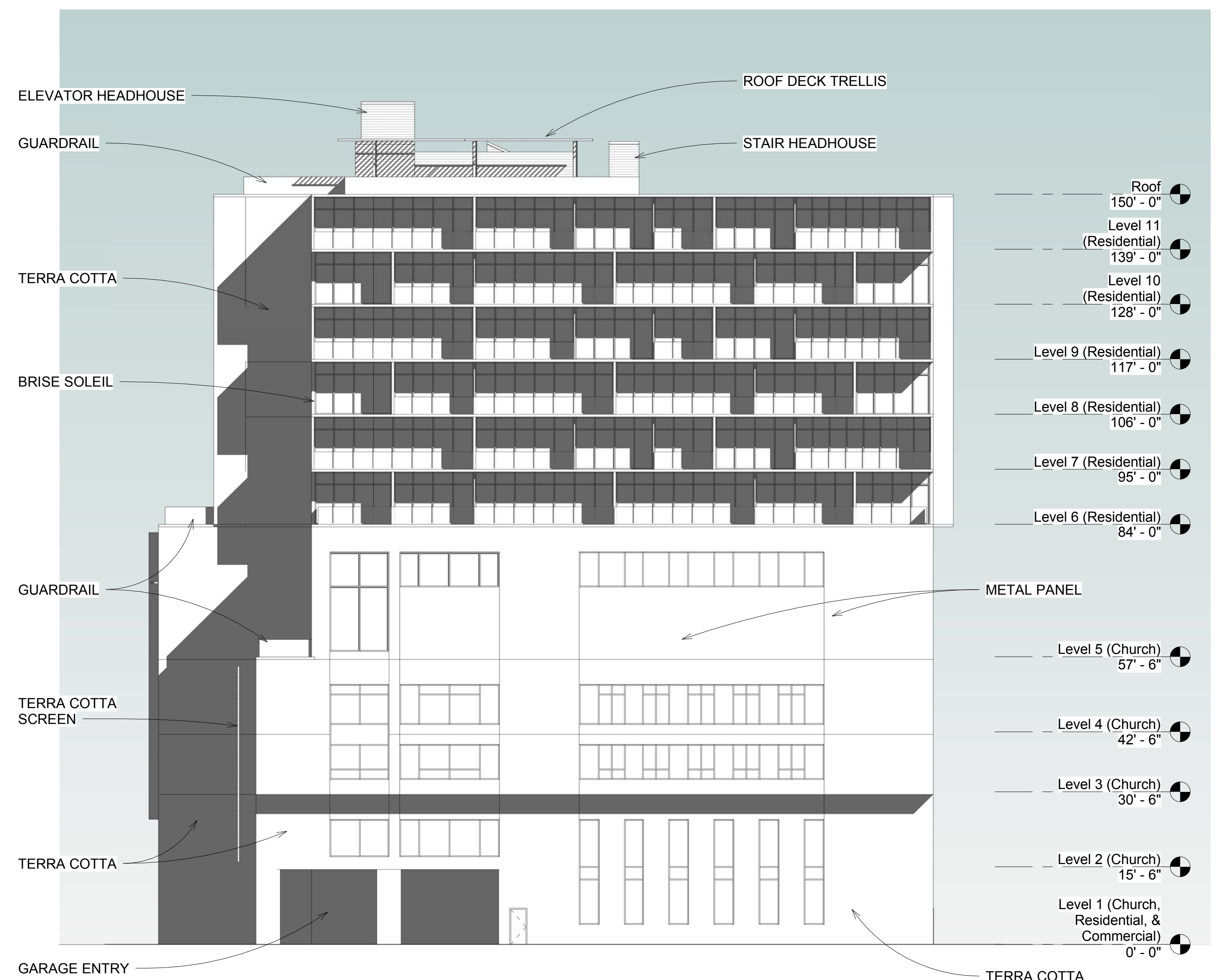
Sixth Floor, Seventh - Eleventh  
Floors, Roof

drawing scale  
1/16" = 1'-0"  
project number  
Project Number  
date issued  
03/23/17

# A103



1 West - Shawmut Ave  
1/16" = 1'-0"



2 South toward 136 Shawmut  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

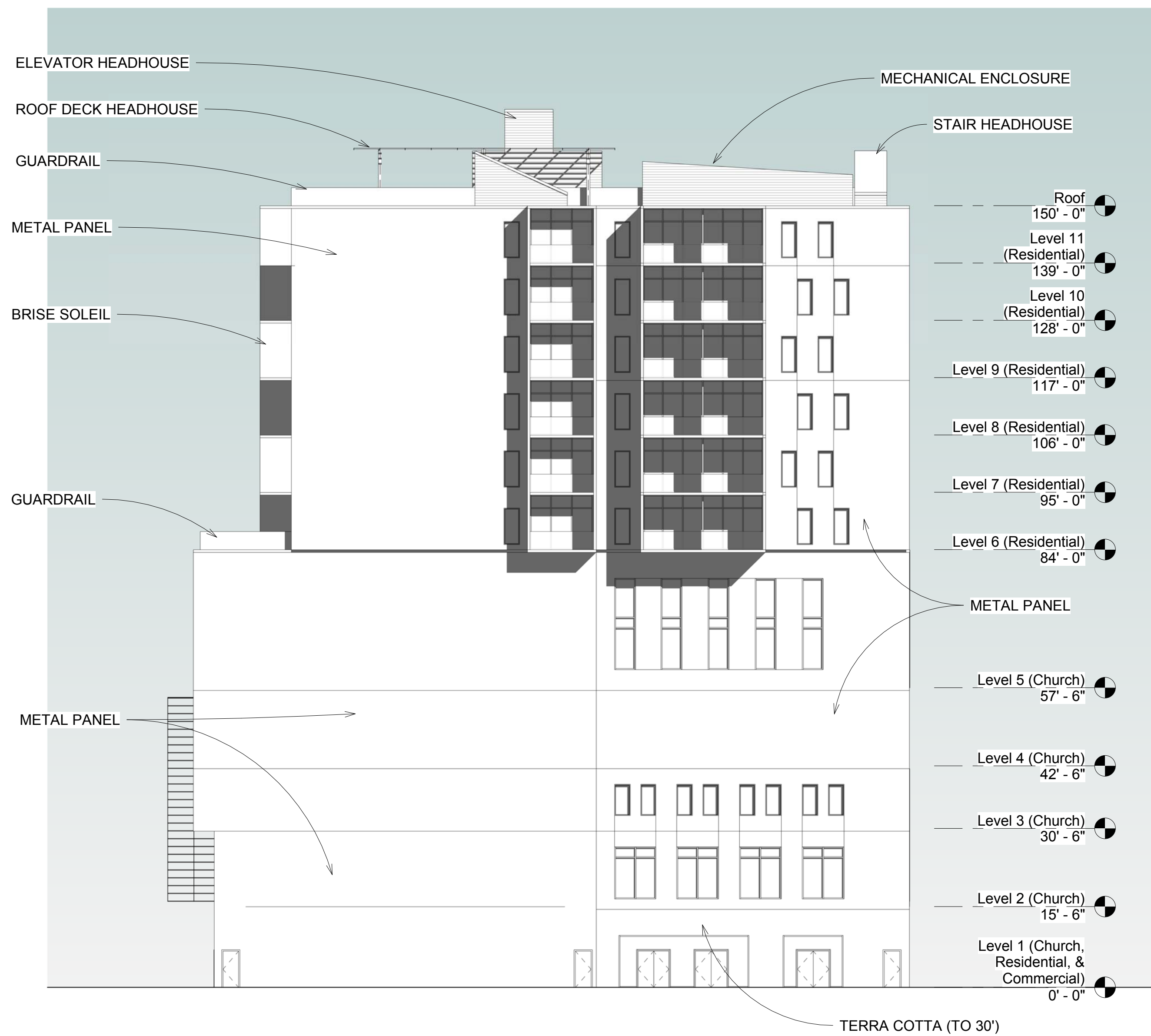
South and East Elevations

drawing scale  
1/16" = 1'-0"

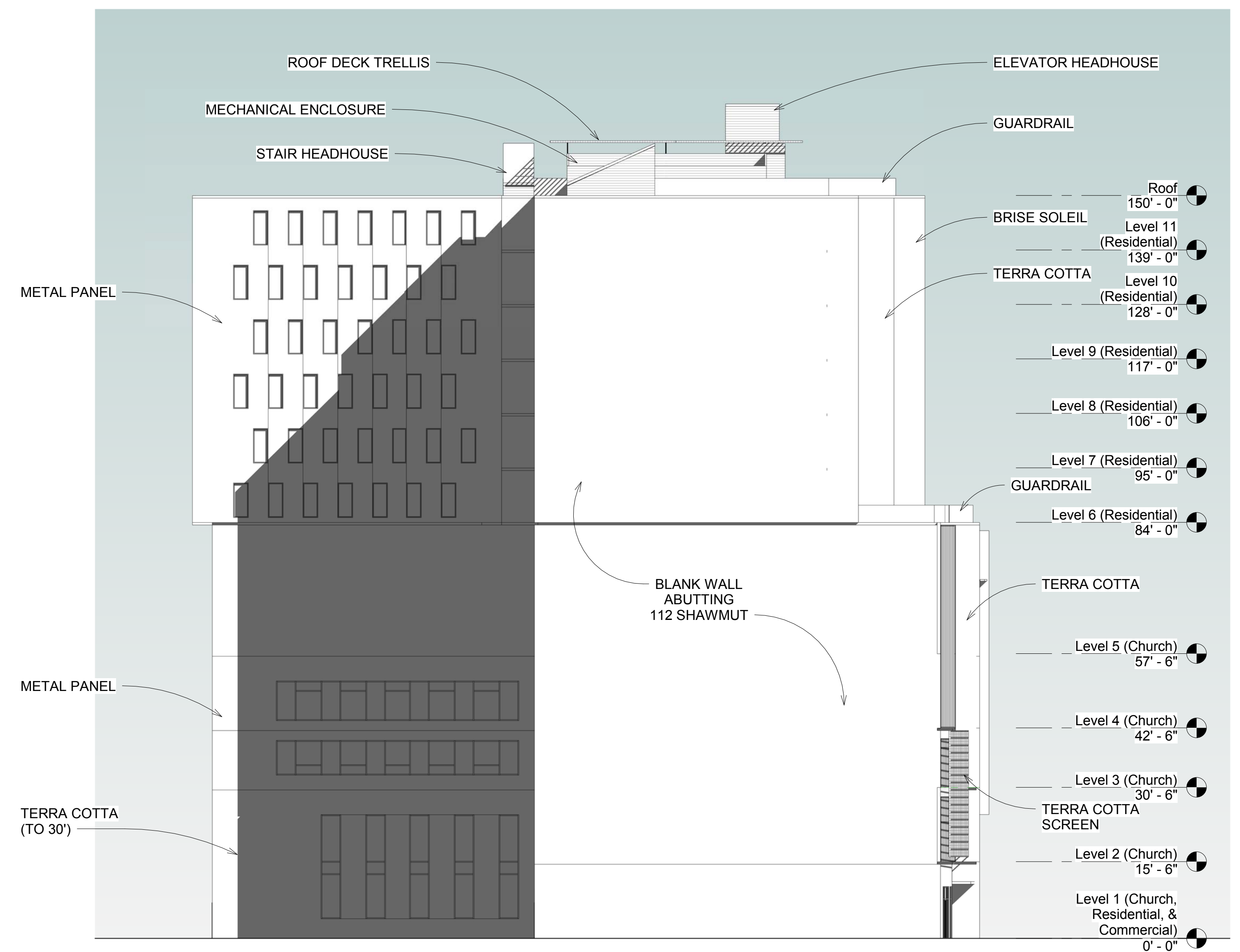
project number  
Project Number

date issued  
04/06/17

# A104



1 East toward Washington St  
1/16" = 1'-0"



2 North toward Herald St  
1/16" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

North and West Elevations

drawing scale  
1/16" = 1'-0"

project number  
Project Number

date issued  
04/06/17

# A105





① View from North West  
12" = 1'-0"



② View from South West with new windows  
12" = 1'-0"

# Boston Chinese Evangelical Church

120 Shawmut Ave., Boston, MA 02119

Perspective Views

drawing scale  
12" = 1'-0"

project number  
Project Number

date issued  
04/13/17

# A106



View into Pedestrian Way from Shawmut Avenue

**Boston Chinese Evangelical Church**  
120 Shawmut Ave., Boston, MA 02119

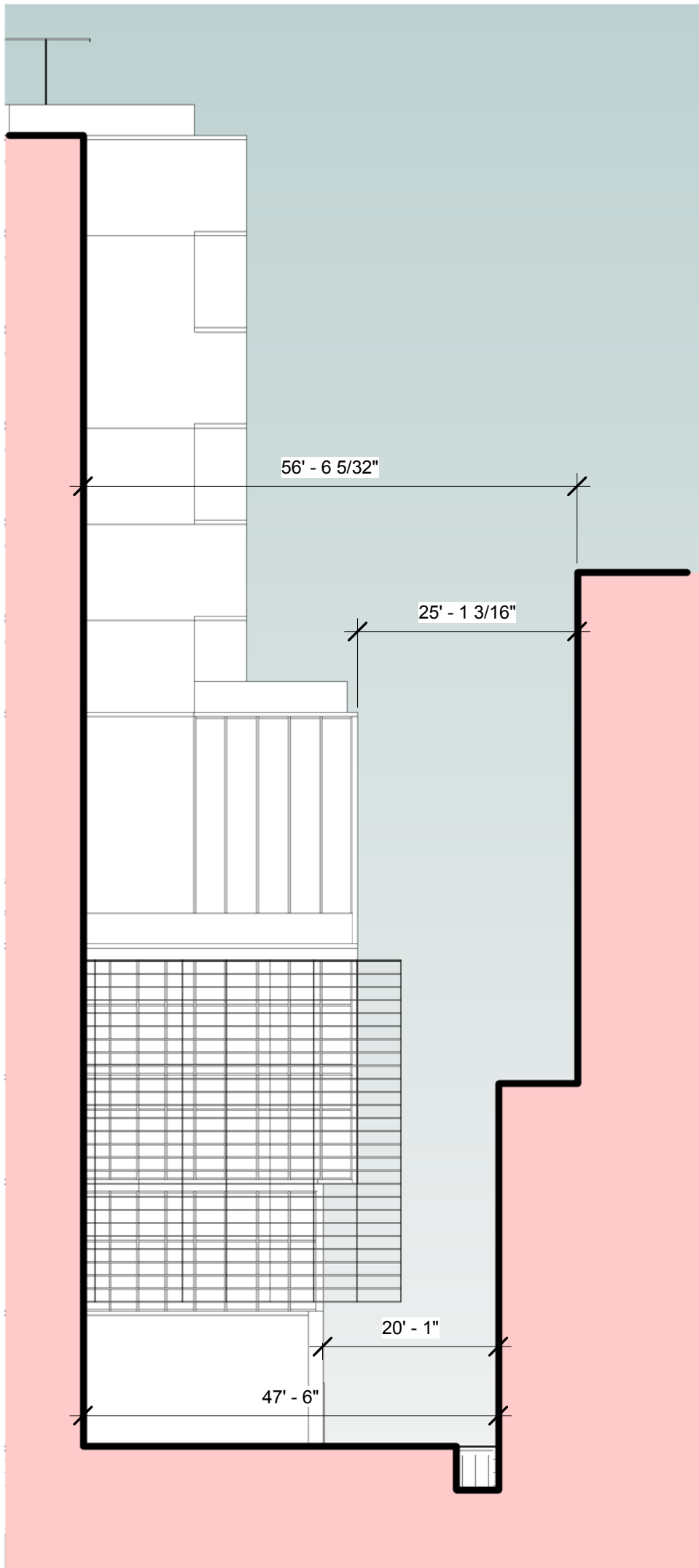
Pedestrian Way View

drawing scale

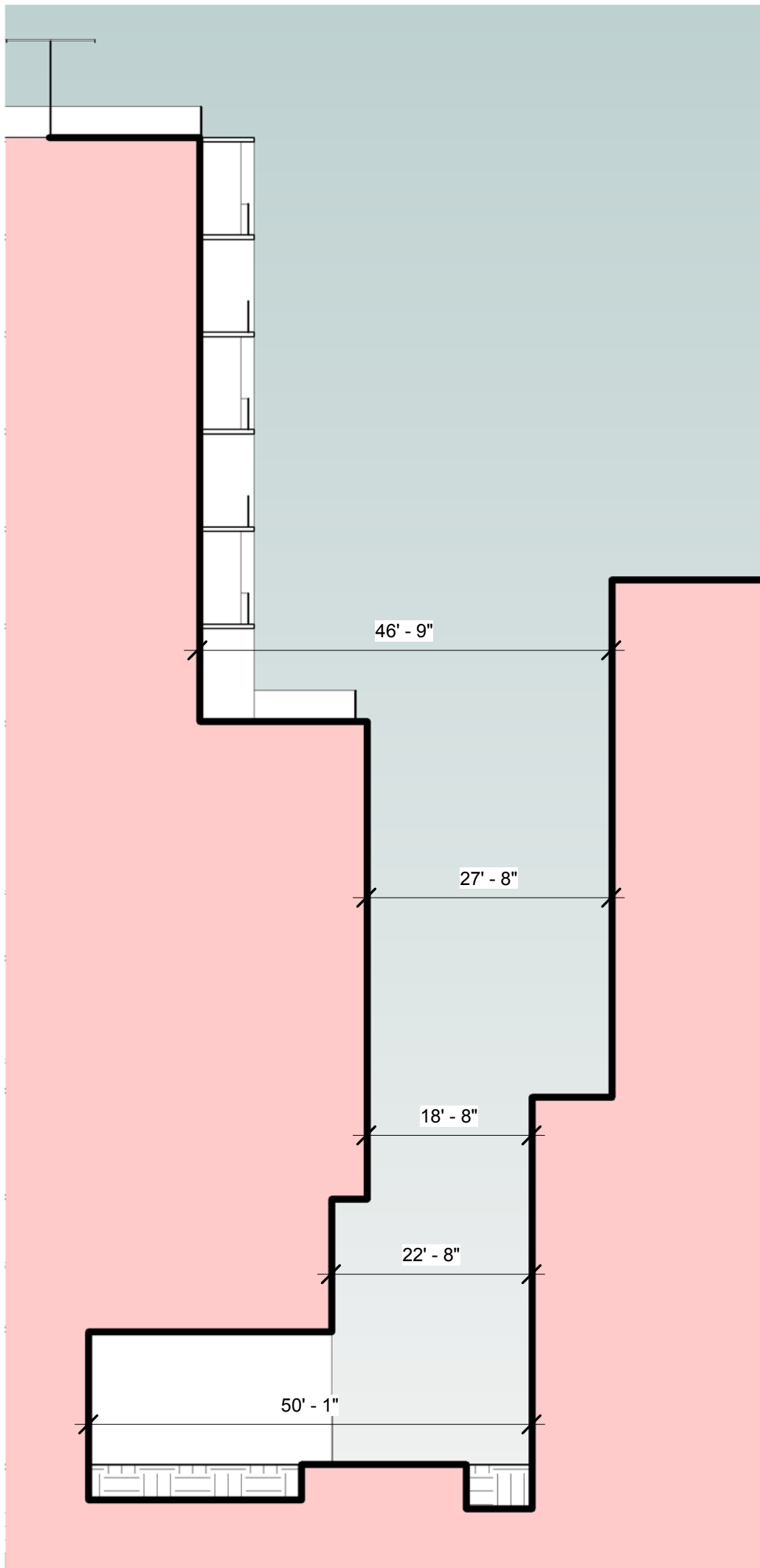
project number  
Project Number

date issued  
12/22/17

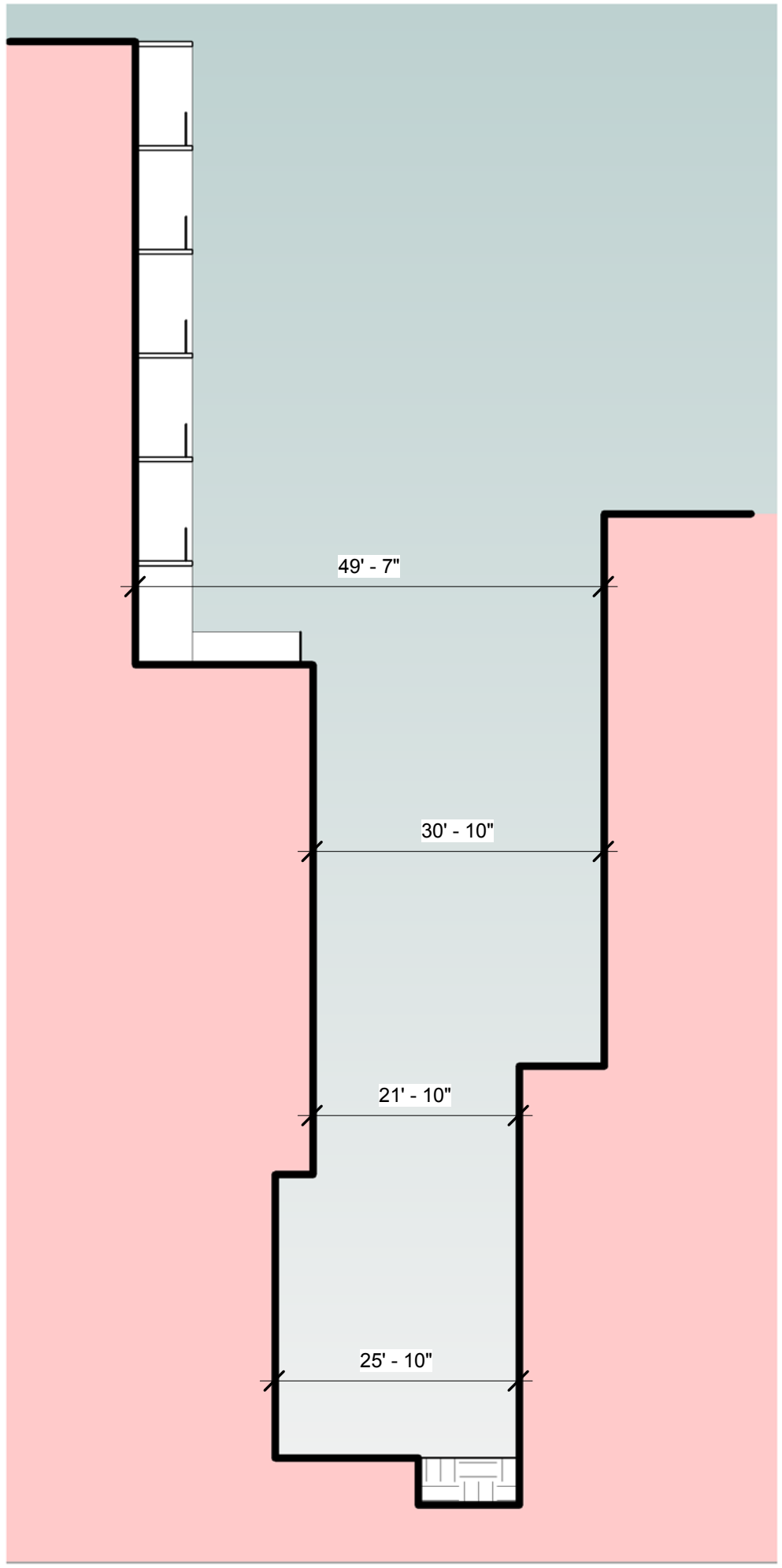
**A107**



Section A



Section B



Section C

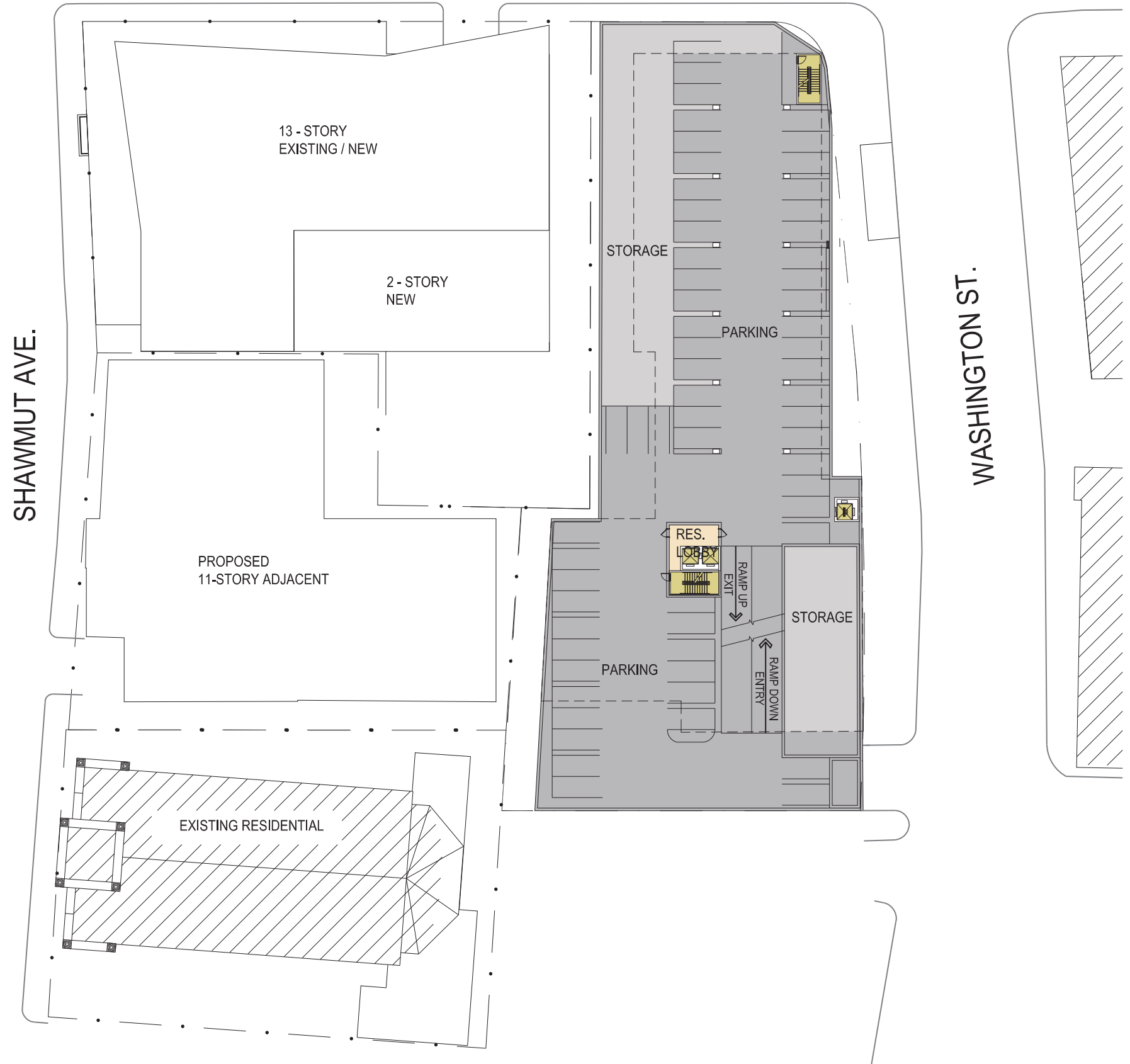
**Appendix F**

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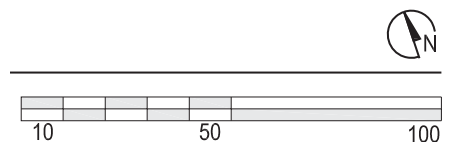
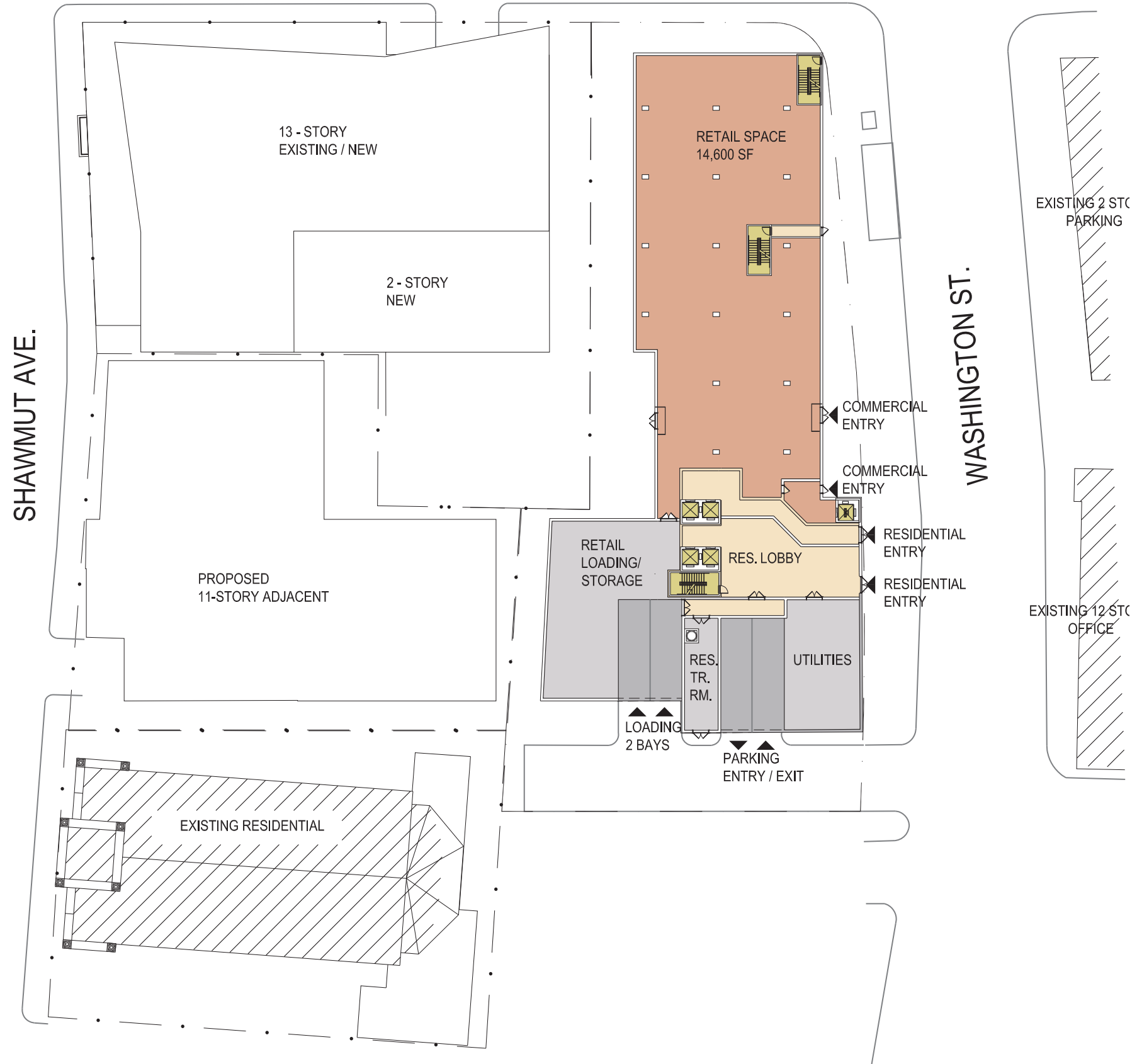
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Updated Plans – 50 Herald Street (CCBA Building)

HERALD STREET

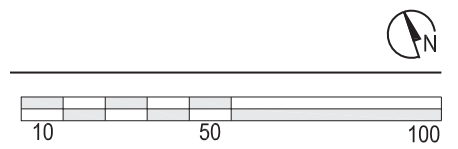


# HERALD STREET

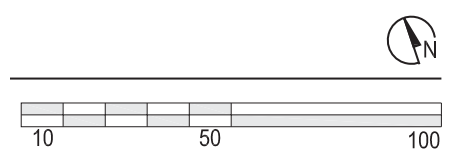
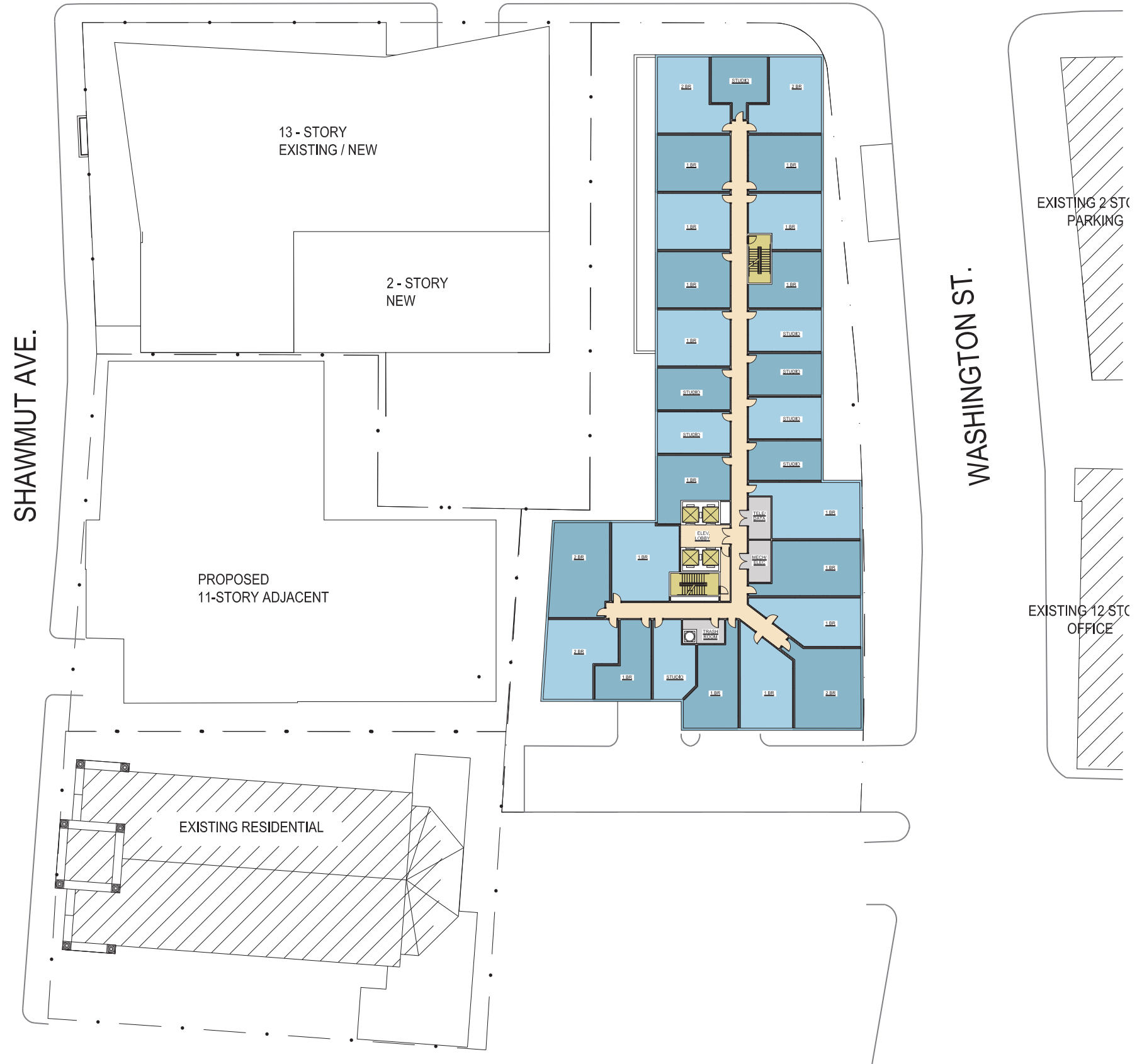




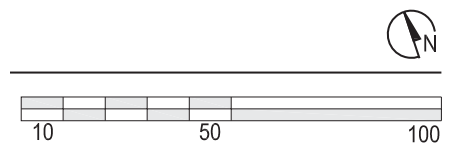
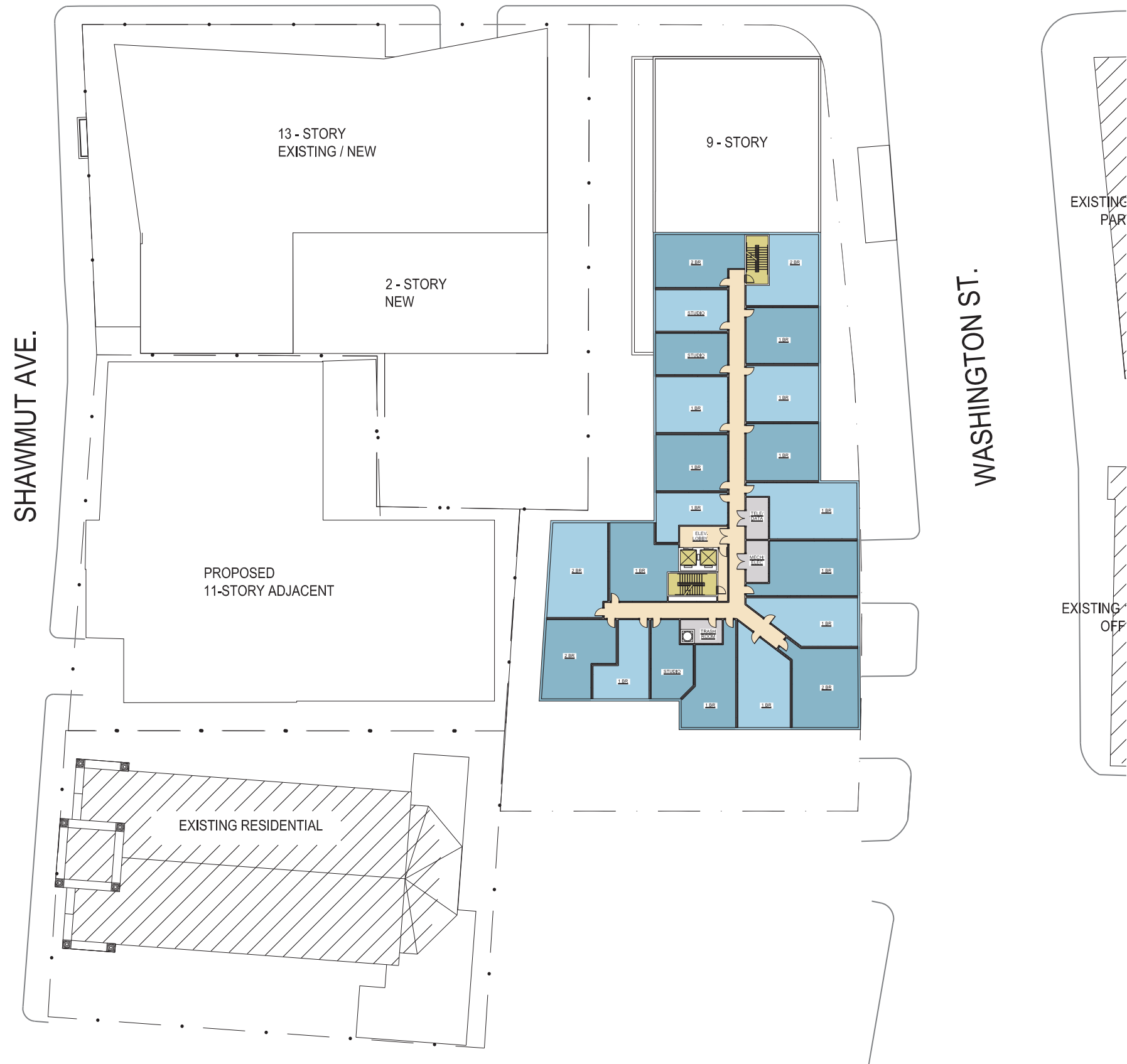
# HERALD STREET



# HERALD STREET

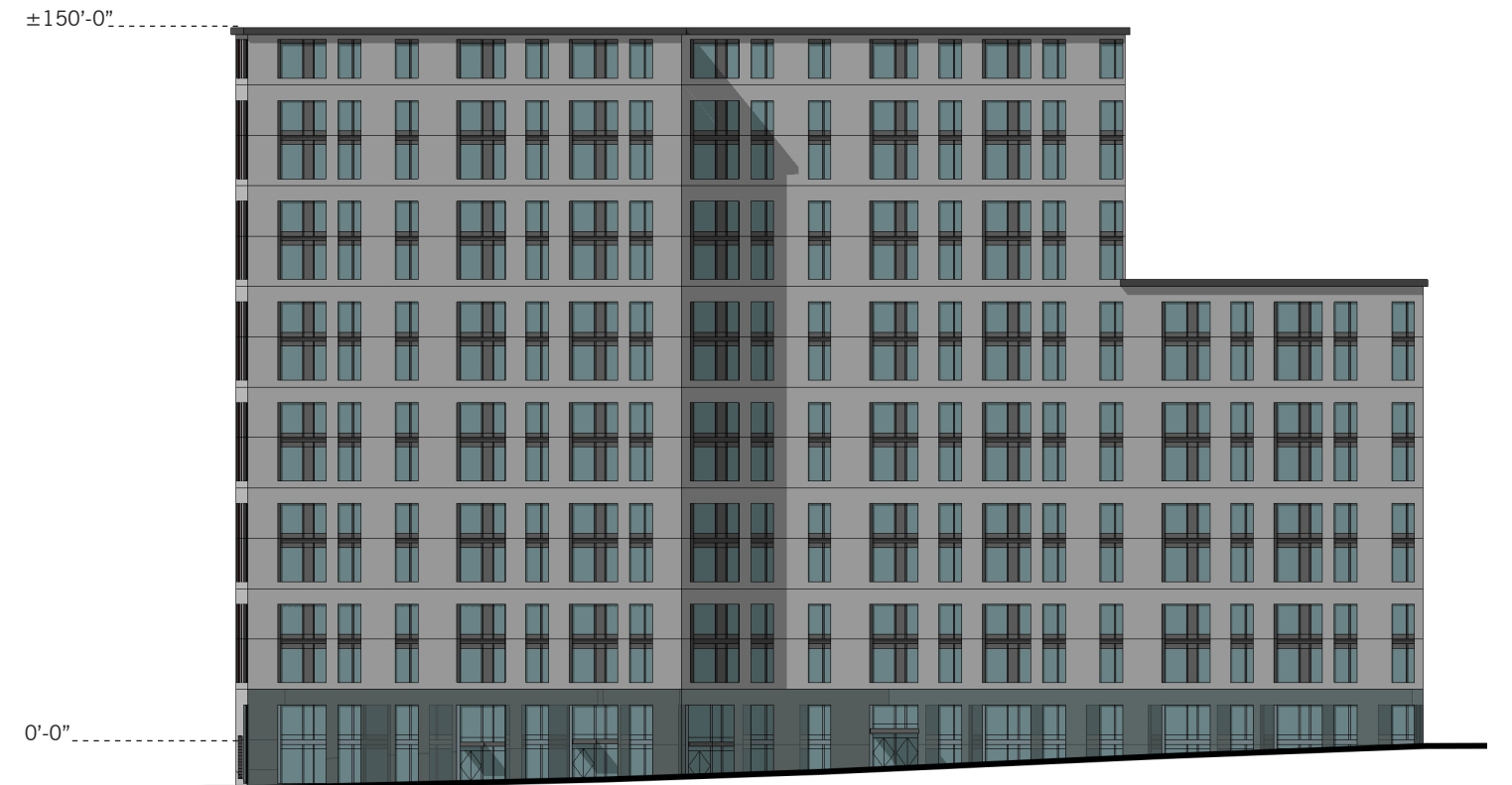


# HERALD STREET





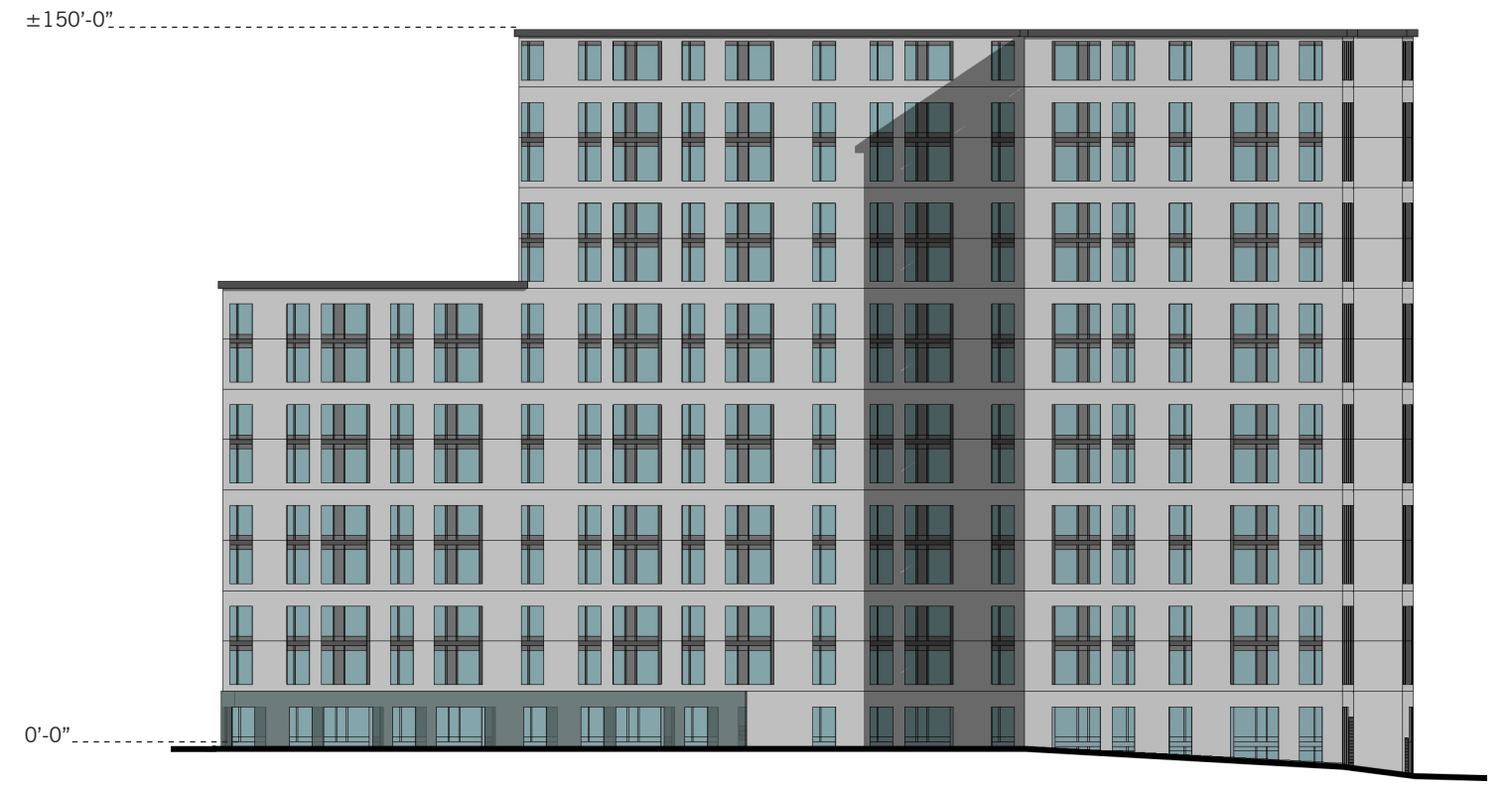
North Elevation



East Elevation



South Elevation



West Elevation





**Shawmut Avenue | Washington Street Block**

Boston, MA | March 23, 2018 | The Davis Group | 15098 | © The Architectural Team, Inc.

Aerial Perspective



Appendix G

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BPDA Request for Supplemental Submission

**BOSTON PLANNING & DEVELOPMENT AGENCY**

**REQUEST FOR SUPPLEMENTAL INFORMATION  
SHAWMUT AVENUE/WASHINGTON STREET BLOCK PROJECT  
(AKA 112 SHAWMUT AVENUE)**

**SUBMISSION REQUIREMENTS  
FOR SUPPLEMENTAL INFORMATION REQUEST**

**PROPOSED PROJECT:** SHAWMUT AVENUE/WASHINGTON STREET BLOCK PROJECT  
(AKA 112 SHAWMUT AVENUE)

**PROJECT SITE:** 112 SHAWMUT AVE, 50 HERALD ST, 120 SHAWMUT AVE

**PROPONENT:** DIV SHAWMUT, LLC  
CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION OF NEW  
ENGLAND, INC.  
BOSTON CHINESE EVANGELICAL CHURCH

**DATE:** MARCH 13, 2018

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The Boston Redevelopment Authority (“BRA”) d/b/a The Boston Planning & Development Agency (“BPDA”) is issuing this Supplemental Information Request in response to the Project Notification Form (“PNF”) which DIV Shawmut, LLC (the “112 Shawmut Avenue Proponent” or “TDC”) filed for the 112 Shawmut Avenue project on August 29, 2017 and the associated Supplemental Information (“Supplement”) which DIV Shawmut, LLC, Chinese Consolidated Benevolent Association of New England, Inc. (“CCBA”), and Boston Chinese Evangelical Church (“BCEC”) (collectively, the “Proponents”) filed on September 28, 2017. Notice of the receipt by the BPDA of the PNF was published in the Boston Herald on August 30, 2017 which initiated a public comment period which was extended until October 30, 2017.

On November 17, 2017 the Proponents filed the related Development Plan for Planned Development Area (“PDA”) No. 14, Shawmut Avenue/Washington Street (the “Development Plan”) which initiated an additional comment period. The comment period for the Development Plan was extended until February 16, 2018.

This document is not a Scoping Determination as we are not requesting a Draft Project Impact Report (“DPIR”). This document is only requesting that the Proponents provide more details around the information that was submitted in the PNF, Supplement, and Development Plan and respond to all comments and feedback received during the initial comment period. When the Proponents file a response to this request we will start a new comment period and continue the public review process.

On May 22, 2017, the 112 Shawmut Avenue Proponent filed a Letter of Intent (“LOI”) in accordance with the Executive Order regarding Provision of Mitigation by Development Projects in Boston. On August 29, 2017 the 112 Shawmut Avenue Proponent filed a Project Notification Form (“PNF”) pursuant of Article 80 Large Project Review. On September 28, 2017 the Proponents filed the associated Supplement for



the Shawmut Avenue/Washington Street Block project (the “Proposed Project”). As described in the Supplement the Proposed Project will be developed on three parcels of land comprising 82,557 square feet located in the South End neighborhood. The Proposed Project will be a mixed-use project comprised of three (3) buildings totaling approximately 599,311 GSF, as further detailed below in Table 2-1 from the Supplement.

	Height	Uses	Stories	Gross SF	Residential Units	Parking
112 Shawmut Avenue (The Davis Companies)	150' ±	Residential; retail/café; accessory parking	13	192,568 ± sf	143 ±	124 ± spaces
50 Herald Street (CCBA)	150' ±	Residential; retail, community and/or commercial; accessory underground parking	9-14 ±	261,275 ± sf	300 ±	120 ± spaces
120 Shawmut Avenue (BCEC) (assumes development of new building)	150' ±	Religious; community center uses (which may include religious educational and social services meeting rooms, a gymnasium and offices); multi-family dwellings; small (2,000 ± sf) ground floor commercial space; accessory underground parking	11 ±	145,468 ± sf	72 ±	30 ± spaces

On October 4, 2017, the BPDA hosted an Impact Advisory Group (“IAG”) meeting regarding the PNF and Supplement at 112 Shawmut Avenue. On October 11, 2017, the BPDA hosted a publically-advertised community meeting regarding the PNF and Supplement also at 112 Shawmut Avenue. The public comment period for the PNF and Supplement concluded on October 30, 2017. The associated Development Plan comment period concluded on February 16, 2018.

Written comments in response to the PNF, Supplement, and Development Plan received by the BPDA from agencies of the City of Boston are included in **Appendix A** and must be answered in their entirety. Written comments in response to the PNF, Supplement, and Development Plan received by the BPDA from the public are included in **Appendix B** and must be answered in their entirety.

Special attention should be given to the comment letters. The letters represent the opinions of the active residents, business leaders and elected officials of the community in which the Proponents intend to develop the Proposed Project. In addition to a written response to the comment letters, in order to minimize and mitigate the Proposed Project’s impacts, the BPDA encourages the Proponents to continue to work with those parties, including the IAG and community, who have expressed concern. Supplemental Information is requested that the BPDA requires for its review of the Proposed Project in connection with Article 80 of the Code, Development Review and Approval and other applicable sections of the Code.

As discussed with BPDA staff during the development review process the following information/clarification must be addressed in the Supplemental Information response: (1) develop and present more updated plans for each building and the cumulative Proposed Project, further definition on design and programming is needed specifically for the 50 Herald Street-CCBA building. Definitive clarification on use, the number of units, and rental/homeownership designation in each building and in the cumulative Proposed Project is required; (2) provide a narrative on the review of the South End Landmarks Commission; (3) provide clarification on the height of the roof amenity space in the 112 Shawmut Avenue building; (4) provide clear charts/matrix for each building and the cumulative Proposed Project on the following topics (i) height and FAR; (ii) development footprint- clearly identifying how the Proposed Project will comply with the 20% open space required in the PDA; (iii) Inclusionary Development Policy requirements, both housing and commercial/cultural. In addition, the Development Plan shall be amended to reflect the Supplemental Information response and comments provided by BPDA Senior Land Use Counsel.

## **I. PROJECT DESCRIPTION**

The Shawmut Avenue/Washington Street Block project, AKA 112 Shawmut Avenue, will be developed on three parcels of land (112 Shawmut Avenue, 50 Herald Street, 120 Shawmut Avenue) comprising 82,557 square feet located in the South End neighborhood. The proposal calls for a mixed-use project comprised of three (3) buildings totaling approximately 599,311 GSF, further detailed below.

### 112 Shawmut Avenue-TDC

The 112 Shawmut Avenue building, as described in the PNF, includes the construction of an approximately 192,568 sf, 13-story building consisting of approximately 143 residential units and residential amenity space, and approximately 980 sf of ground floor retail/café space. The building will include three levels of parking, one of which will be below-grade, to accommodate approximately 124 vehicles. The 112 Shawmut Avenue building will have a maximum Building Height (as defined in the Boston Zoning Code) of approximately 150 feet. The roof of the building will include a rooftop deck and amenity space for residents' use, as well as enclosed mechanical space.

### 50 Herald Street-CCBA

As described in the Supplement, the improvements to be constructed at 50 Herald Street will consist of a building that is nine stories high at the corner of Herald and Washington Streets, rising to 14 stories further south along Washington Street. The building will be approximately 150 feet in Building Height and will contain approximately 300 residential units, together with approximately 14,200 sf of ground floor retail, commercial and/or community space along Washington Street. The building will be set back approximately 24 feet from the westerly property line, will contain approximately 261,275 sf of Gross Floor Area, and include an underground garage accommodating approximately 120 parking spaces.

### 120 Shawmut Avenue-BCEC

As described in the Supplement, the improvements which may be constructed at 120 Shawmut Avenue will consist of either the demolition of a portion of the existing facility and the construction of a vertical addition thereto, or the new construction of a 11-story structure of approximately 150 feet in Building Height to house two religious sanctuaries with combined seating for approximately 1,130 people, a gymnasium, fitness rooms, office, classroom and meeting space for religious educational, recreational and social services uses, a small (2,000± sf) ground floor commercial space, and approximately 72 residential units on the upper 6 floors of the building. The new building would contain approximately

145,468 sf of Gross Floor Area, as well as a single level of underground parking for approximately 30 vehicles.

## **II. PREAMBLE**

The Proposed Project is being reviewed pursuant to Article 80, Development Review and Approval, which sets forth a comprehensive procedure for project review of the following components: transportation, environmental protection, urban design, historic resources, infrastructure systems, site plan, tidelands, and Development Impact Project, if any. The Proponents are required to prepare and submit to the BPDA a filing with supplemental information that meets the requirements of this request by detailing the Proposed Project's impacts and proposed measures to mitigate, limit or minimize such impacts. After submitting the supplement information filing, the Proponents shall publish notice of such submittal. Public comments, including the comments of public agencies, shall be transmitted in writing to the BPDA after the public notice has been published. If the BPDA determines that the filing of supplement information adequately describes the Proposed Project's impacts and, if appropriate, proposed measures to mitigate, limit or minimize such impacts, the Scoping Determination waiving further review will announce such a determination and that the requirements of further review are waived pursuant to Section 80B-5.3(d). Section 80B-6 requires the Director of the BPDA to issue a Certification of Compliance indicating the successful completion of the Article 80 development review requirements before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

## **III. REVIEW/SUBMISSION REQUIREMENTS**

In addition to full-size scale drawings, 15 copies of a bound booklet and an electronic copy (PDF format) containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified are required. The electronic copy should also be emailed to Casey Hines at Casey.A.Hines@Boston.gov. 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 supplemental information should be included in the booklet for reference.

### **A. General Information**

1. Applicant/Proponent Information
  - a. Development Team
    - (1) Names
      - (a) Proponent (including description of development entity and type of corporation, and the principals thereof)
      - (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
  - (3) Evidence of site control over Project Site, including current ownership and purchase options, if any, for all parcels in 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.

2. Project Site

- a. An area map identifying the location of the Proposed Project
- b. Description of metes and bounds of Project Site or certified survey of the Project Site.
- c. Current zoning

3. Project Description and Alternatives

- a. The filing of supplement information shall contain a full description of the Proposed Project and its components, including, its size, physical characteristics, development schedule, costs, and proposed uses. This section shall also present analysis of the development context of the Proposed Project. Appropriate site and building plans to illustrate clearly the Proposed Project shall be required.
- b. A description of alternatives to the Proposed Project that were considered shall be presented and primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions, shall be discussed.

4. Public Benefits

- a. Anticipated employment levels including the following:
  - (1) Estimated number of construction jobs
  - (2) Estimated number of permanent jobs
- b. Current and/or future activities and program which benefit adjacent neighborhoods of Boston and the city at large, such as, child care programs, scholarships, internships, elderly services, education and job training programs, etc.
- c. Other public benefits, if any, to be provided.

5. Community Process

- a. A list of meetings held and proposed with interested parties, including public agencies, abutters, and business and community groups.
- b. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.

**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 filing.

A statement on the applicability of the Massachusetts Environmental Policy Act (MEPA) should be provided. If the Proposed Project is subject to MEPA, all required documentation should be provided to the BPDA, including, but not limited to, a copy of the Environmental Notification Form, decisions of the secretary of Environmental Affairs, and the proposed schedule for coordination with BPDA procedure.

**C. PUBLIC NOTICE**

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the filing of supplemental information to the BPDA. Following publication of the Public Notice, the Proponent shall submit to the BPDA a copy of the published Public Notice together with the date of publication.

**APPENDIX A**  
COMMENTS FROM CITY PUBLIC AGENCIES

**APPENDIX B**  
COMMENTS FROM THE PUBLIC

Appendix H

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Copies of Comment Letters Received





Casey Hines &lt;casey.a.hines@boston.gov&gt;

## BPRD Comments for 112 Shawmut Avenue

1 message

**Carrie Marsh** <carrie.marsh@boston.gov>

Fri, Nov 3, 2017 at 6:07 PM

To: Casey Hines <casey.a.hines@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>

Please accept this email as BPRD's comments for the proposed project at 112 Shawmut, and share it with the developer, the IAG and the public.

This project will provide 143 units and approximately 231 bedrooms/dens. The development can therefore be estimated to accommodate 143 - 500 persons.

The development will seek approval of a PDA. It was not readily apparent what the underlying zoning would require for density, massing and on site open space, compared to what is proposed to be built. The project will provide some on site open space in the form of a ground level plaza, balconies and private and public roof decks. However, the 143 households in this building will rely on the public open spaces in the neighborhood to meet their active recreational needs. This will impact already overburdened public parks.

BPRD respectfully requests that the development make a contribution that is commensurate to the scale of the development, to the Fund for Parks to be used for open space in the South End.

**BPRD 01**

Further, if pets are to be allowed, the development should provide a pet recreation space so as to accommodate needs on site and not impact public open space.

**BPRD 02**

Thank you.



**CARRIE MARSH**  
**Executive Secretary**  
**Boston Parks and Recreation Commission**  
 1010 Massachusetts Avenue, 3rd floor  
 Boston, Massachusetts 02118  
 617-961-3074 (direct) 617-635-4505 (main)

On Mon, Oct 2, 2017 at 2:07 PM, Casey Hines <casey.a.hines@boston.gov> wrote:  
 Good afternoon,

Linked for your review here is the project page for the 112 Shawmut Avenue project where both the Project Notification Form ("PNF") and Supplemental Information ("Supplement") documents received by the Boston Planning and Development Agency ("BPDA") on 8/29/17 and 9/28/17 can be downloaded.

The PNF and Supplement describe DIV Shawmut, LLC's (an affiliate of The Davis Companies), the Boston Chinese Evangelical Church ("BCEC"), and the Chinese Benevolent Association of New England ("CCBA"), collectively, (the "Proponents") proposal to develop three parcels of land comprising approximately 82,557 sf located in the South End of Boston ("Proposed Project").

You or a representative of your agency are invited to a Scoping Session scheduled for **Tuesday, October 10th at 2:00 p.m.** in the BPDA Board room, 9th floor, Boston City Hall.

The BPDA solicits comments from public agencies and the public. Written comments on the PNF and Supplement must be received by the BPDA no later than **Monday, October 30th** by 5:00 PM. Please use the contact information below for comments or clarification.

If you would prefer a hard copy of the PNF and/or Supplement please let me know.

Regards,  
Casey

--

**Casey Ann Hines**

*Senior Project Manager*

617.918.4244

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

**Boston Water and  
Sewer Commission**



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

October 27, 2017

Ms. Casey Hanes, Senior Project Manager  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA. 02210

Re: 112 Shawmut Avenue, South End  
Project Notification Form/ Supplemental Information

Dear Ms. Hanes

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form and Supplemental Information (PMF/SI) for the proposed redevelopment project located at 112 Shawmut Avenue in the South End neighborhood of Boston. The SI provides additional information on the development proposed at 112 Shawmut Avenue in the PNF and expands the scope of the project to include additional buildings on adjacent lots at 120 Shawmut Avenue and 50 Herald Street. This letter provides the Commission's comments on the PNF/SI.

The proposed project is located on three separate parcels of land totaling 82,577 square feet (sf) the site is bordered by Shawmut Avenue, Herald Street and Washington Street. At present, the site is occupied by three buildings. The project will be developed and financed independently by three autonomous developers. The developers are: DIV Shawmut, LLC (DIV); Boston Chinese Evangelical Church (BCEC); and the Chinese Consolidated Benevolent Association of New England, Inc. (CCBA).

The project proponents, DIV/BCEC/CCBA propose to partially demolish the building at 112 Shawmut Avenue with the exception of the street facing facades. The future of the existing building at 120 Shawmut Avenue has not been determined and the fate of the building at 50 Herald Street was not stated in the SI . Proposed redevelopment is expected to include construction of three mixed use building totaling approximately 599,311 sf. The buildings height will vary from 9-stories to 14-stories or more and have approximately 515 residential units. Amenities will include commercial space, meeting space, gymnasium, fitness room and offices. Indoor parking will be provided for approximately 274 vehicles.

For water service, the site is served by 12-inch water mains in Shawmut Avenue and Herald Street. Washington Street has a 16-inch and 8-inch water main. There is also a 6-inch dead end water main that extends from Shawmut Avenue between the buildings at 120 and 140 Shawmut



Avenue. All water mains are part of the Commission's Southern Low Pressure Zone except for the 16-inch water main which is served by the Southern High Pressure Zone.

For sewer and drain service, the site is served by a 12-inch sewer that increases to a 15-inch pipe and 18-inch storm drain that increase to a 24-inch pipe in Shawmut Avenue. Herald Street has dead end 12-inch by 18-inch sewer and a dead end 12-inch storm drain both are connected to Commission facilities in Washington Street. Washington Street has a 12-inch sewer and 18-inch storm drain that increase in size to a 24-inch pipe.

The SI states that water demand for the proposed project will be 108,324 gallons per day (gpd) and wastewater generation will be 98,476 gpd.

### 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. **BWSC 01**
  
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at DIV/BCEC/CCBA'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 is 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. **BWSC 02**
  
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing **BWSC 03**



connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes 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/> **BWSC 04**
5. For any proposed masonry repair and cleaning DIV/BCEC/CCBA 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 DIV/BCEC/CCBA 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. DIV/BCEC/CCBA 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. **BWSC 05**
6. The project sites are located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater to the groundwater table for recharge. **BWSC 06**
7. DIV/BCEC/CCBA 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. **BWSC 07**
8. The Commission will require DIV/BCEC/CCBA 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 DIV/BCEC/CCBA to inspect the existing sewer lines on site **BWSC 08**



by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.

9. It is DIV/BCEC/CCBA'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, DIV/BCEC/CCBA 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. **BWSC 09**

#### Water

1. DIV/BCEC/CCBA 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. DIV/BCEC/CCBA should also provide the methodology used to estimate water demand for the proposed project. **BWSC 10**
2. DIV/BCEC/CCBA should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, DIV/BCEC/CCBA should consider outdoor landscaping which requires minimal use of water to maintain. If DIV/BCEC/CCBA 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. **BWSC 11**
3. DIV/BCEC/CCBA 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. DIV/BCEC/CCBA should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit. **BWSC 12**
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, DIV/BCEC/CCBA should contact the Commission's Meter Department. **BWSC 13**

#### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application DIV/BCEC/CCBA will be required to submit a Stormwater Pollution Prevention Plan. The plan must: **BWSC 14**



- 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.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control 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.
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. DIV/BCEC/CCBA 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. **BWSC 15**
  3. The Commission encourages DIV/BCEC/CCBA to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers. **BWSC 16**
  4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. DIV/BCEC/CCBA 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, DIV/BCEC/CCBA will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge. **BWSC 17**
  5. DIV/BCEC/CCBA 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. **BWSC 18**
  6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity **BWSC 19**

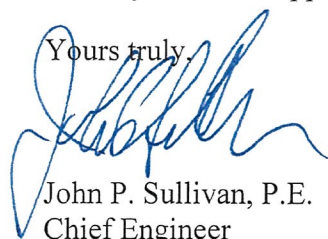


and recharge. In addition to Commission standards, DIV/BCEC/CCBA will be required to meet MassDEP Stormwater Management Standards.

7. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system. **BWSC 20**
  
8. The Commission requests that DIV/BCEC/CCBA 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. DIV/BCEC/CCBA should contact the Commission’s Operations Division for information regarding the purchase of the castings. **BWSC 21**
  
9. 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. DIV/BCEC/CCBA is advised to consult with the Commission’s Operations Department with regards to grease traps. **BWSC 22**
  
10. 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. **BWSC 23**

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

cc: B. Fallon, DIV Shawmut, LLC  
C. Schlessinger, Epsilon Associates, Inc  
M. Zlody, BED via e-mail  
M. Connolly via e-mail  
P. Larocque, BWSC via e-mail



# Boston Groundwater Trust

229 Berkeley St, Fourth Floor, Boston, MA 02116  
617.859.8439 voice  
www.bostongroundwater.org

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## Executive Director

Christian Simonelli

October 19<sup>th</sup>, 2017

Casey Hines, Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201-1007

Subject: 112 Shawmut Avenue Project Notification Form (PNF) and  
Supplement Comments

Dear Ms. Hines:

Thank you for the opportunity to comment on the Notice of Project Change (NPC) and Supplement for the 112 Shawmut Avenue project located in the South End. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the PNF per the GCOD regulations, stormwater infiltration is required and must capture a minimum rainfall volume of one inch across the site area. In order to meet this regulation, a stormwater infiltration system will be designed that best fits the Project needs and the site constraints.

As stated in the PNF the proposed lowest-level slab is planned to be at Elevation +12.6 (BCB). Based on the groundwater levels discussed above, perimeter and underslab drainage may be used to protect the basement level of the Project against groundwater intrusion during the possible short-term rises in the groundwater level resulting from events of heavy and/or prolonged precipitation. The foundation drainage system will tie into the existing BWSC storm drain system. Typically BWSC has required proponents to discharge any groundwater from underslab drainage systems into the stormwater infiltration system and not the storm drain. The proponent shall coordinate with BWSC and the Trust on the final design for underslab drainage discharge.

As stated in the PNF compliance with the GCOD requires both the installation of a recharge system and a demonstration that the project cannot cause a reduction in groundwater levels on site or on adjoining lots. Before the GCOD zoning approval can be put in place, the proponent must provide the BPDA and the Trust a letter stamped by a professional engineer registered in Massachusetts that details how it will accomplish what is stated in the NPC and meets the GCOD requirement for no reduction in groundwater levels on site or on adjoining lots.

**BGWT 01**

As stated in the PNF, the Project team will coordinate with the BGWT (the Trust) to protect groundwater levels in the area, and the Proponent will include monitoring of the existing BGWT (Trust) wells' groundwater level before, during, and following construction. I look forward to working with the proponents Engineer on reviewing the monitoring wells in the area to be read and reported. The groundwater level data should be furnished to the Trust and the Agency on a weekly basis.

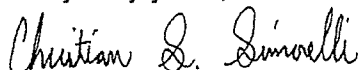
**BGWT 02**

The PNF states that the excavation to construct the below-grade level will require temporary dewatering to construct the proposed structure in-the-dry. The dewatering will be short-term, and the effluent will be discharged legally off-site. If the temporary dewatering is observed to have a negative impact on groundwater levels in the vicinity of the Project Site, a temporary groundwater recharge system would be installed which utilizes the water collected in the construction dewatering system to restore the groundwater condition by means of recharge wells located outside of the temporary earth support wall. Continuous pumping of groundwater for the permanent building condition will not be performed, and therefore the Project is not anticipated to have an adverse impact on the groundwater level within or adjacent to the Project Site. In the event that groundwater levels drop below the observed pre-construction baseline levels during construction, provisions must be in place to halt construction and dewatering until the cause is found and remedied.

**BGWT 03**

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli  
Executive Director

CC: Kathleen Pederson BPDA  
Maura Zlody, EEOS



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Re: 112 Shawmut Ave. in South End Development.**

1 message

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**Ronald Claude** <ronald.claude@boston.gov>

Tue, Jan 16, 2018 at 4:41 PM

To: casey.a.hines@boston.gov

Dear Casey Hines,

My name is Ronald Claude and I am Councilor Ayanna Pressley's Policy Director and BPDA Liaison. I wanted to first introduce myself but also take the time to ask you if there is any possibility of extending or re-opening the comment period for [112 Shawmut Avenue](#) development in the South End. Our office has received many calls and emails with concerns about this project and how residents would feel much better if there was extended opportunity to discuss the project. I hope this email finds you well and I thank you in advance for your time and consideration. I look forward to your response.

Sincerely,

--

Ronald Claude  
Policy Director  
City Councilor At-Large Ayanna Pressley  
One City Hall Square, City Council  
Boston, MA 02201  
Tel: [617-635-4217](tel:617-635-4217)



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**112 Shawmut Ave BPDA Comment Period**

1 message

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**Michelle Wu** <michelle.wu@boston.gov>  
To: Casey Hines <casey.a.hines@boston.gov>  
Cc: Ed Flynn <ED.FLYNN@boston.gov>

Tue, Jan 16, 2018 at 5:03 PM

Hi Casey,

Hope you are doing well. I've heard from a number of constituents who did not feel that they had the opportunity to weigh in as abutters on the [112 Shawmut Ave](#) project because the building they now live in was completed recently and they were not notified as they were not technically residents when the notifications first went out. I know the BPDA has reopened comment periods in special circumstances in the past. I ask that you consider doing that here given the timing of new residents moving in who wish to be part of the process. I have also spoken to District Councilor Ed Flynn about this issue, and he is cc'ed here too. Thank you!

Michelle

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**Michelle Wu**Boston City Councilor At-Large  
One City Hall Square, 5th floor  
Boston, MA 02201Office: [617.635.3115](tel:617.635.3115)Fax: [617.635.4203](tel:617.635.4203)[michelle.wu@boston.gov](mailto:michelle.wu@boston.gov)

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

From: **Boston.gov Contact Form** <[d069ca3882da@contactform.boston.gov](mailto:d069ca3882da@contactform.boston.gov)>

Date: Tue, Jan 16, 2018 at 11:23 AM

Subject: Please help with re-opening [112 Shawmut Ave](#) BPDA Comment PeriodTo: [michelle.wu@boston.gov](mailto:michelle.wu@boston.gov)

-- REPLY ABOVE THIS LINE --

Counselor Wu,

I am reaching out to ask for your help and consideration on a community matter that is very important to me and the residents of my building in District 2. I recently moved into a new building at [140 Shawmut Avenue](#), and because of when the building was completed, we were not given any notice or abutters indications of a proposed development at [112 Shawmut Avenue](#) and associated PND. As a result, there is a plan for a massive development that will significantly impact our residences and we have had no voice in the matter. I would appreciate your help in blocking the proposal so that the comment period can be re-opened and our voices can be heard.

Importantly, after researching this project, it is clear to me that Davis Companies' proposal to develop 112 Shawmut and get zoning relief through the creation of a PND is exploiting a loophole. Davis is only planning to develop 112 Shawmut – with no affordable housing – under the promise that the other buildings in the area will eventually develop some (yet they are not financed or backed by Davis). It seems like this is an exploitation of the neighborhood's interest and there is no actual community to have coordinated development with affordable housing and open greenspace that benefits the entire community. I think this is an important issue for City Counsel and that the proposal, as currently presented, should be blocked.

I greatly appreciate you helping my neighbors and me get a voice on this when we currently are not being heard. Thank you in advance for your consideration, and I would be happy to discuss this further if your schedule allows.

Best regards,  
Carolyn Wintner

781 801 3742

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This message was sent using the contact form on Boston.gov. It was sent by Carolyn Wintner from [carolyn.wintner@gmail.com](mailto:carolyn.wintner@gmail.com). It was sent from <https://www.boston.gov/departments/city-council>.  
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**Michelle Wu**

Boston City Councilor At-Large  
One City Hall Square, 5th floor  
Boston, MA 02201

Office: [617.635.3115](tel:617.635.3115)  
Fax: [617.635.4203](tel:617.635.4203)  
[michelle.wu@boston.gov](mailto:michelle.wu@boston.gov)



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Project Comment Submission: 112 Shawmut Avenue**

1 message

**kentico@boston.gov** <kentico@boston.gov>

Mon, Nov 27, 2017 at 8:40 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2368

Form inserted: 11/27/2017 8:39:27 AM

Form updated: 11/27/2017 8:39:27 AM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Adeo

Last Name: Alday

Organization:

Email: [adeopcalday@yahoo.com](mailto:adeopcalday@yahoo.com)Street Address: [140 Shawmut Avenue](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(917\) 617-4977](tel:(917)617-4977)

Zip: 02118

Opinion: Oppose

Comments: Hello, I am searching for the latest update on the development on 112 Shawmut. I heard that the developer was asked to rethink and redesign the current plan and proposed buildings. I think the developer should have more open green public space in the plan and have respect for the surrounding...meaning taking into consideration the beautiful historic architecture of the Lucas. Perhaps the green open space should be planned between the Lucas and the new [112 Shawmut](#) development even if they have to increase the building structures of their plan to accommodate more apartments that they originally intended to develop. Thank you. Adeo

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## The 112 Shawmut Avenue Development

1 message

Adeo Alday <adeopcalday@yahoo.com>

Thu, Feb 1, 2018 at 12:46 PM

Reply-To: Adeo Alday <adeopcalday@yahoo.com>

To: "mayor@boston.gov" <mayor@boston.gov>, "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "faisa.sharif@boston.gov" <faisa.sharif@boston.gov>, "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Dear Mayor Martin Walsh, Mr. Ed Flynn, Ms. Faisa Sharif, and Ms. Casey Hines,

Greetings!

We all know that gentrification of a neighborhood is not just about building new structures as high as it can in order to accommodate as much residential homes and commercial businesses for the sake of economic advancement. It is also about the pursuit of delivering social benefits to the community which range from the appropriate affordable housing to complimenting harmoniously with the existing neighborhood. In other words, the development must also consider enhancing the quality of life of the present and future residents, and that means being "good neighbors". But the combined and proposed Davis Development at [112 Shawmut Avenue](#), the site of Evangelical Church at [120 Shawmut Avenue](#), and the current Chinese Supermarket at 50 Herald Street, fails this basic test. It is a colossal project. It will bring in multiple issues such as traffic congestion that is already a problem, short-change affordable housing planned to be concentrated on the Supermarket site that might or might be built based on a complicated and "masked" single project proposal that is composed of 3 independent projects, does not accommodate enough green space, and disrespects the existing neighboring building with its plan to build a massive 150 feet structure right next to the Lucas which deprives the new building and the Lucas "air and space" that both deserve. In summary, the new proposed development will bring in more issues whose costs would not justify the benefits that the current plan offers, both in the short and long-term sustainability of the neighborhood. Therefore, I oppose this new proposed development.

The plan must create solutions that would complement and not overwhelm the neighborhood. For example, there must be a respectful distance between the Lucas and the new proposed building at 120 Shawmut Avenue. This will ensure appropriate air and space between the two buildings, with as much green space as possible to be preserved for public enjoyment and be ensured avoidance of overcrowding. The new development plan must consider and incorporate the Lucas' existing heritage, artistic, and historical significance the same way the city has expected its developers to recognize and to preserve its beautiful late 19<sup>th</sup> century edifice with impressive gothic architecture for the city of Boston to enjoy forever.

I urge the city agencies to take a pause and review the project's impacts on traffic and congestion, transportation and infrastructure systems, environmental protection, long term urban design, historic preservation, on helping foster a neighborhood that is conducive for neighborly relationship and experience and not to provoke animosity, and most of all on making sure that this massive development does not establish a wrong precedent that will erode the quality of life of the neighborhood and the city of Boston at large.

Respectfully yours,

Adeo Alday  
Resident of The Lucas



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Re: 112 Shawmut Avenue- PDA No.114**

1 message

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**Michael Almond** <michael.almond2010@gmail.com>

Fri, Dec 1, 2017 at 9:42 AM

To: Casey Hines &lt;casey.a.hines@boston.gov&gt;

Casey,

Thank you for the link to the updated Development Plan. I have listed a number of comments / questions below:

1. Page 7 states that the "Proposed Project will occupy ~74% of the PDA site". How does this compare with [345 Harrison Avenue](#) and [Ink Block](#) Developments? I am concerned that insufficient open space for both residents and visitors alike, will further burden the open spaces of adjacent neighborhoods, and that these other developments should provide the minimum benchmark for open space.
2. Page 4 provides details on the BCEC Building. The setback on the southern property line facing *The Lucas* seems wholly inadequate. Not only will a 150 feet height building obliterate residents' views, but it will also dwarf what is a historical, aesthetic church structure.
3. Has there been any consideration to community benefits - providing financial resources to neighboring communities that will bear of brunt of this development? Peters Park, Ringgold Park, Watson Park and Berkeley Community Gardens will all be subject to greater foot traffic and usage as a result of the new residential units and these Friends Groups would be worthy beneficiaries of community benefits.
4. Is another IAG meeting planned before the end of the comment period?

I would appreciate your thoughts on all the above,

Best,

Michael Almond

On Nov 24, 2017, at 10:41 AM, Casey Hines <casey.a.hines@boston.gov> wrote:

Good morning IAG members,

I hope you all had a nice Thanksgiving holiday.

In connection with the 112 Shawmut Ave (AKA Shawmut Avenue/Washington Street Block) project, the Proponent submitted the associated Development Plan for the proposed Planned Development Area ("PDA") on November 17, 2017. The comment period for the Development Plan ends on **January 6, 2018**. The Development Plan and Fact Sheet can be downloaded [here](#).

Please contact me with any comments/questions on the Development Plan. Please let me know if you would like a hard copy of the documents.

IAG and Public Meetings to discuss the PDA will be scheduled shortly.

Best,  
Casey

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**Casey Ann Hines***Senior Project Manager*

617.918.4244





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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Sat, Jan 20, 2018 at 5:32 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2546

Form inserted: 1/20/2018 5:31:55 PM

Form updated: 1/20/2018 5:31:55 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Stuart

Last Name: Arbuckle

Organization:

Email: [stuarta1052@gmail.com](mailto:stuarta1052@gmail.com)

Street Address: [140 Shawmut Ave, Unit 4C](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(617\) 851-1854](tel:(617)851-1854)

Zip: 02118

Opinion: Oppose

Comments: I oppose the proposed development. The plans clearly show that the buildings will tower over the recently completed Lucas development, blocking both light and the exceptional views which are a feature of the property. In addition the development will bring significant additional traffic to the area. The proposed development seems to add little in the way of new green space or communal areas for the local community.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Sat, Jan 20, 2018 at 5:20 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy,36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2545

Form inserted: 1/20/2018 5:19:54 PM

Form updated: 1/20/2018 5:19:54 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Jacqueline

Last Name: Arbuckle

Organization:

Email: [jacqueca1052@gmail.com](mailto:jacqueca1052@gmail.com)

Street Address: Unit 7B, [140 Shawmut Avenue](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(805\) 558-3265](tel:(805)558-3265)

Zip: 02118

Opinion: Oppose

Comments: Hello. I do not support the proposed development by the Davis Group. I live in this neighborhood in the Lucas which is a beautiful landmark building that will be literally put in the shadows by the proposed massive development next to it. From what I understand, the method that has been used to try to obtain permission to build such large buildings on such a relatively small amount of space (by submitting plans for 3 separately owned buildings under one submission) IF it is legal, then it certainly defies the spirit that the law intended, which was to protect residents from over development in their neighborhoods. I believe that there have been several comments from Chinese businesses and organizations that support the proposal. They do not have to live next to it. I do support the area being developed but sympathetically to its surroundings, with green space, a balance of affordable housing and higher end housing. But this proposal is ugly, will ruin the area around my home by blocking out light and air, will increase the already significant problem with traffic flow, and does not provide any green space or easily accessible public facilities.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Objection to PDA at 112 Shawmut Avenue

1 message

Jacqueline Arbuckle <jacquieca1052@gmail.com>

Sun, Jan 28, 2018 at 2:04 PM

To: Casey.A.Hines@boston.gov

Cc: mayor@boston.gov, faisal.sharif@boston.gov, ed.flynn@boston.gov

Dear Ms Hines

It was good to meet you the other day and thank you very much for re-opening the comment period for the proposed development at 112 Shawmut Avenue. I have submitted my concerns on-line but I also wanted to write to you and your colleagues to reiterate my strong objection to the current plans.

My husband and I bought two apartments at the Lucas (4C and 7B) and closed towards the end of last year. The first we heard about the submitted plans was from another resident earlier this month. Whilst I support further development of this area of the South End, I am horrified at the plan as it currently stands and disappointed that the owners of the Lucas were not proactively familiarized with the project and invited to comment.

From what I can gather, there are three separate properties with three different owners who have colluded to artificially combine so that they can create one submission that covers an acre of space, thus allowing them to build bigger/taller buildings than they would be allowed to do if they were each considered individually. Whilst this may or may not technically be legal/permitted, it strikes me that it is definitely outside the spirit of the regulations that were set-up to protect neighborhoods and neighbors.

Additionally, the plan does not seem to address the existing traffic problems - instead it must surely worsen the traffic flow in an area that is already highly congested. There is also no useable, visible green space within the plan - something that we surely need more of. It counts interior and inaccessible courtyards, a roof space and parking lots as "open space". These provide no benefit to the surrounding community.

I would be very amenable to supporting development in this area if it was lower, had real green space within the plan, and did not create a 150' wall directly outside the northside of the Lucas. I do not believe the three owners should be allowed to act as one for the purpose of gaining City approval - instead they should be required to submit their own individual plans and follow the rules that protect the City and its residents. I believe the project as it stands should be rejected.

Thank you for taking the time to read my concerns.

Yours sincerely

Jacqueline Arbuckle

October 29, 2017

Casey Hines  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Ms. Hines,

Thank you very much for offering me the opportunity to serve on the 112 Shawmut Ave. Impact Advisory Group. This opportunity to offer input on a project impacting the Chinatown community is greatly appreciated. At our October 11 meeting, many Chinatown community members shared their input with regards to the 112 Shawmut Ave. development. What is apparent, is that the community overall is concerned. Speakers at the meeting mentioned the community's need for affordable housing options, parking concerns, displacement concerns and even mentioned short term rentals.

The CCBA owned land has goals for affordable housing, and a plan to have commercial space. The affordable housing options are a welcome addition to the area. What the community needs to see is more ownership units. Most of the CCBA affordable units are so far setup to be rentals. As a result of future construction, the area will also be losing a Chinese grocery store. The CCBA plan to offer space for retail is also welcome. It will be beneficial if this new space is also occupied by a Chinese grocery store. This is a long term goal, but something to keep in mind as a benefit for the community.

While the addition of housing created by this project will bring some parking with it, there are concerns around how parking will impact the area. At affordable developments in the area, parking is offered for a monthly fee. The families living in these affordable units are often times unable to pay for the offered parking garage spots. The parking in these newer garages, in Chinatown, is typically sold at prices ranging from \$300 to \$400 per month. For a family struggling to pay rent, this can easily equal a car payment and lead to financial ruin. Hopefully this project will keep this in mind while further planning the affordable housing options. The project mentions, in supplied materials, the public transportation options in the area. It is true that the new development will be close to the silver line, orange line, and will even be a short walk from the red line. There are a few issues not mentioned in the supplied materials though. The MBTA options in most areas of the city are running beyond capacity. A chart supplied by project planners offers unrealistic travel times when using many MBTA lines. The aging MBTA system is struggling to meet demand and is hindered by near daily breakdowns in service. In one recent memorable winter in history, the MBTA came to a complete halt for several days. These service interruptions have a profound impact on lower income resident who tend to inhabit affordable housing. Often times these residents will work jobs that are seasonal, such as construction jobs. Construction job sites aren't always near an MBTA station, and if they are, tools tend to be too heavy to transport via public transit. Lower income residents also don't tend to have jobs that offer telecommuting.

Displacement is a major concern for residents in the area. Due to rising rents, an influx of luxury rental buildings, and conversion of long term row houses rentals to short term rentals, many families have been pushed out of the area. While this has been mostly been hitting residents, it is also impacting some businesses. The current grocery store located on the project site is one example of a business being displaced.

Short term rentals are an issue which is impacting every neighborhood in the city of Boston. Many residents feel strongly that these units are removing long term housing units. At our October 11

meeting, a few comments were made with regards to this topic. It will be highly beneficial to the community if all short term rentals are strictly prohibited from this development.

Arturo



## Project Comment Submission: 112 Shawmut Avenue

1 message

kentico@boston.gov &lt;kentico@boston.gov&gt;

Thu, Feb 1, 2018 at 6:10 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2643

Form inserted: 2/1/2018 6:10:01 PM

Form updated: 2/1/2018 6:10:01 PM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Charles

Last Name: Carignan

Organization:

Email: [ccarignan@outlook.com](mailto:ccarignan@outlook.com)Street Address: [140 Shawmut Ave Apt 5B](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(978\) 460-0773](tel:(978)460-0773)

Zip: 02118

Opinion: Oppose

Comments: First I want to thank you for reopening the comment period so that the new residents of the Lucas, the closest abutter to the project could comment. I am opposed to the current proposed project at 112 Shawmut, but I support redevelopment of the building after some modifications to the proposal. First it appears that the public hearings are only on [112 Shawmut](#), but included are possible plans for a PDA that includes two adjacent properties. I cannot find any such PDA on the BPDA website nor have I seen any public hearings on such a PDA. To my knowledge there is no single ownership of the three parcels nor any legally binding agreement for the three parties to each develop their parcels according to an approved PDA, no building plans to review for 2 of the three parcels only block drawings referenced in materials on the [112 Shawmut](#) page, and therefore it does not meet the requirements of a PDA as far as I can tell, so I am considering that off the table and [112 SHawmut's](#) contention that as part of the PDA it would build up to 150 feet is off the table as well. In light of that, [112 Shawmut](#) should be considered on its own merits. I do think it is important to keep the design and scale of the building at [112 Shawmut](#) in context of 321 Harrison which will be built on the next block over along Herald Street, and 80 East Berkeley which will be at the opposite end of the block on Shawmut and East Berkeley. Just these projects alone, in combination with 345 Harrison and the pre-existing Ink Block developments are a radical change in a short period of time for this neighborhood. Much of this radical change is exciting, and along with potential future development of Phase 2 of 80 East Berkeley where the existing Verizon switching station is today, would completely change the look, feel and uses of this neighborhood, mostly in a positive way. However, I think it is important to make sure that the BPDA optimizes to positive aspects of all of this development while minimizing some of the negative impact associated with so much development. I believe that everyone should benefit in this revitalization- long-term and new residents along Shawmut street and new residents in the Ink Block area buildings, developers, business owners and the City of Boston as a whole. But we must also be mindful of the impact on traffic in an area already subject to gridlock along traveler street, one-way traffic that is all directed toward Tremont street at the end of Shawmut, and a crumbling overpass across the Mass Pike to get to the Orange line, with poor sidewalks and lighting. In reviewing 112 Shawmut therefore I think two main things need to be addressed- the scale of the building vis-a-vis its location, and the community benefits if the building is allowed to exceed its as-of-right development rights. In an area where most building heights in the South End range from 4-8 stories, 13 stories is simply too tall for this street, especially along the Shawmut Avenue side. In my view, the building should not exceed 8 stories on average on its footprint. If the developer wants a taller structure of 13-14 stories, I think it should be along the Herald Street side, set back from the Shawmut corner and limiting that height to 8 stories (2 additional on top of the existing structure) and greatly reducing the height of the building that would extend behind the lot of [120 Shawmut](#). That area could be used as the above ground parking they want for the building, with maybe some green space on top of the garage. I think in exchange for any additional height, the developer should be sure to improve the streetscape along the section of Herald street where the building is, on both sides of the street, similar to the proposal for 321 Harrison. The developer should include a provision for affordable or below market rate housing, and they should consider support for greenspace along Shawmut Avenue, in particular support for a public garden at [142 Shawmut street](#). With the increasing density of the neighborhood, which is inevitable, it will be important to incorporate as much greenspace as possible into new projects, as well as supporting whatever possibilities there are for public greenspaces. Wouldn't it be great to build a Chinese garden to commemorate the neighborhoods long-term Chinese residents, creating a peaceful place for neighbors to meet, including the new residents at [112 Shawmut](#). The more the developer is willing to support greenspaces in the neighborhood and affordable housing, the more amendable I would be to increased density, within reason, for the project. However, I maintain that any additional height would be on the Herald side of the parcel. Regarding the actual design of the building, I like its mix of glass and the old brick facade, though I think there could be more interesting use of stone in the new building and also more reflection of the soaring arched windows at the top of the existing building. The pinched angular style of the new building is a bit similar to the building at 321 Harrison. Thank you for your consideration.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



## opposition to 112 Shawmut Ave

1 message

Charles Carignan <charles.carignan@rexbionics.com>

Thu, Feb 1, 2018 at 6:18 PM

To: "mayor@boston.gov" <mayor@boston.gov>, "ed.flynn@boston.gov" <ed.flynn@boston.gov>, "faisa.sharif@boston.gov" <faisa.sharif@boston.gov>, Casey Hines <casey.a.hines@boston.gov>

Dear All

First I want to thank the BPDA for reopening the comment period so that the new residents of the Lucas, the closest abutter to the project could comment.

I am opposed to the current proposed project at 112 Shawmut, but I support redevelopment of the building after some modifications to the proposal.

First it appears that the public hearings are only on [112 Shawmut](#), but included are possible plans for a PDA that includes two adjacent properties. I cannot find any such PDA on the BPDA website nor have I seen any public hearings on such a PDA. To my knowledge there is no single ownership of the three parcels nor any legally binding agreement for the three parties to each develop their parcels according to an approved PDA, no building plans to review for 2 of the three parcels only block drawings referenced in materials on the [112 Shawmut](#) page, and therefore it does not meet the requirements of a PDA as far as I can tell, so I am considering that off the table and [112 Shawmut's](#) contention that as part of the PDA it would build up to 150 feet is off the table as well.

In light of that, 112 Shawmut should be considered on its own merits. I do think it is important to keep the design and scale of the building at [112 Shawmut](#) in context of 321 Harrison which will be built on the next block over along Herald Street, and 80 East Berkeley which will be at the opposite end of the block on Shawmut and East Berkeley. Just these projects alone, in combination with 345 Harrison and the pre-existing Ink Block developments are a radical change in a short period of time for this neighborhood. Much of this radical change is exciting, and along with potential future development of Phase 2 of 80 East Berkeley where the existing Verizon switching station is today, would completely change the look, feel and uses of this neighborhood, mostly in a positive way. However, I think it is important to make sure that the BPDA optimizes to positive aspects of all of this development while minimizing some of the negative impact associated with so much development. I believe that everyone should benefit in this revitalization- long-term and new residents along Shawmut Avenue and new residents in the Ink Block area buildings, developers, business owners and the City of Boston as a whole. But we must also be mindful of the impact on traffic in an area already subject to gridlock along traveler street, one-way traffic that is all directed toward Tremont street at the end of Shawmut, and a crumbling overpass across the Mass Pike to get to the Orange line, with poor sidewalks and lighting.

In reviewing 112 Shawmut therefore I think two main things need to be addressed- the scale of the building vis-a-vis its location, and the community benefits if the building is allowed to exceed its as-of-right development rights.

In an area where most building heights in the South End range from 4-8 stories, 13 stories is simply too tall for this street, especially along the Shawmut Avenue side. In my view, the building should not exceed 8 stories on average on its footprint. If the developer wants a taller structure of 13-14 stories, I think it should be along the Herald Street side, set back from the Shawmut corner and limiting that height to 8 stories (2 additional on top of the existing structure) and greatly reducing the height of the building that would extend behind the lot of [120 Shawmut](#). That area could be used as the above ground parking they want for the building, with maybe some green space on top of the garage. I think in exchange for any additional height, the developer should be sure to improve the streetscape along the section of Herald street where the building is, on both sides of the street, similar to the proposal for 321 Harrison. The developer should include a provision for affordable or below market rate housing, and they should consider support for greenspace along Shawmut Avenue, in particular support for a public garden at [142 Shawmut street](#). With the increasing density of the neighborhood, which is inevitable, it will be important to incorporate as much greenspace as possible into new projects, as well as supporting whatever possibilities there are for public greenspaces. Wouldn't it be great to build a Chinese garden to commemorate the neighborhoods long-term Chinese residents, creating a peaceful place for neighbors to meet, including the new residents at 112 Shawmut. The more the developer is willing to support greenspaces in the neighborhood and affordable housing, the more amendable I would be to increased density, within reason, for the project. However, I maintain that any additional height would be on the Herald side of the parcel.

Thank you for your consideration.

Regards,

Charles

Charles S. Carignan, MD | CEO | REX Bionics

50 Milk Street, Floor 16 | Boston, MA 02109 | USA

Level 10, 330 Collins St | Melbourne VIC 3000 | Australia

58 Apollo Drive | Rosedale | Auckland 0632 | New Zealand

mobile +1 978.460.0773 | email [charles.carignan@rexbionics.com](mailto:charles.carignan@rexbionics.com)

web [www.rexbionics.com](http://www.rexbionics.com)





Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**112 Shawmut Ave. Development**

1 message

**Stewart Clark** <stewrclark@gmail.com>

Tue, Jan 16, 2018 at 9:45 AM

To: Casey.A.Hines@boston.gov

Cc: Keith Wayshville &lt;keithwayshville@gmail.com&gt;

Dear Ms. Hines,

I hope this note finds you well. I am contacting you with regard to the proposed South End development at [112 Shawmut Ave.](#) and the potential of providing a comment on the development to the BPDA.

My partner Keith and I recently purchased a condominium at [140 Shawmut Ave.](#) that immediately abuts the Boston Chinese Evangelical Church. We closed on our new condo and moved in on December 20th. Late last week, we were informed for the first time about the [112 Shawmut Ave.](#) development proposal and the fact that the opportunity for public comment had ended.

Having lived in the South End for the last ten years, we definitely appreciate the benefits of recent development and improvements in the neighborhood. That said, we are also cognizant of the impact that a major construction project like this will have on our lives over the next several years. In light of that impact, we would greatly appreciate the opportunity to contribute to the discussion before the BPDA makes a decision on the project.

Given that the closing of the public comment period coincided so closely with our purchase, we are respectfully requesting that the BPDA give us an opportunity to provide our input by re-opening the comment period prior to the Board Decision on the project.

Thank you in advance for your consideration of this request.

Sincerely,

Stewart Clark  
[140 Shawmut Ave. Unit 1c](#)  
[Boston, MA 02118](#)  
[\(617\) 997-6660](#)





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**Project Comment Submission: 112 Shawmut Avenue**

1 message

**kentico@boston.gov** <kentico@boston.gov>

Fri, Jan 19, 2018 at 10:34 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2540

Form inserted: 1/19/2018 10:33:31 AM

Form updated: 1/19/2018 10:33:31 AM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Stewart

Last Name: Clark

Organization: South End Resident

Email: [stewrclark@gmail.com](mailto:stewrclark@gmail.com)Street Address: [140 Shawmut Ave.](#)

Address Line 2: Unit 1c

City: Boston

State: MA

Phone: [\(617\) 997-6660](tel:(617)997-6660)

Zip: 02118

Opinion: Neutral

Comments: My partner and I recently moved into our condominium located at [140 Shawmut Ave.](#) that immediately abuts the proposed development at [112 – 120 Shawmut Ave.](#) While we are generally in favor of re-development in the neighborhood, we are concerned about certain aspects of this proposal. First, the fact that the proposal is being submitted as a single Planned Development Area appears unwarranted. The proposal is clearly a conglomeration of three separate development projects (i.e., different funding mechanisms, architects, developers) grouped together to gain special zoning privileges. The result is an overly dense development of three 150' buildings on 1/3 of an acre of land with limited parking, greenspace or affordable housing. Secondly, the proposed BCEC building is unreasonably close to the southern property line. The current proposal calls for a spacing of 14' from the lot line and our building at [140 Shawmut Ave.](#) This would essentially eliminate all sunlight and fresh air that reaches our building and it's inconsistent with the amount of space that exists between any newly constructed buildings in the South End. I also cannot imagine how disruptive it would be to have a construction project of this magnitude take place for two years in a narrow 14' corridor outside our window. It seems to defy logic that they would even be able to get the necessary equipment into that amount of space. Third and related to the prior point, the proposed through street between Shawmut Avenue and Washington Street is insufficiently wide and deserving of additional community input. This area outside of our window is currently private property utilized as a small parking lot for the BCEC. The proposal would change that into a narrow public alleyway with a width of only 14' between buildings. It seems only fair that the BPDA should consider the impact of that change and ensure that the public space is constructed in a manner that benefits the community and is mindful of our safety and privacy as neighbors. The current development proposal allocates the vast majority of the greenspace to the interior of the project, with the buildings pushed to the edges of the lot line. If more of that greenspace was moved to the exterior of the development it would create truly usable public space that would benefit the neighborhood without compromising our safety as residents. Having lived in the South End for the past ten years we've experienced firsthand the benefits of the redevelopment that's taken place and we want to see it continue. At the same time, we also want to ensure that it's done in a thoughtful manner that does not unreasonably disrupt our lives during the multi-year construction project and benefits all South End residents for years to come. We appreciate you taking the time to consider our input.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Sun, Jan 28, 2018 at 4:04 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2584

Form inserted: 1/28/2018 4:04:24 PM

Form updated: 1/28/2018 4:04:24 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Troy

Last Name: Cox

Organization: Lucas Resident

Email: [tcx@foundationmedicine.com](mailto:tcx@foundationmedicine.com)

Street Address: [140 Shawmut Ave, Unit 8A](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(650\) 452-2500](tel:(650)452-2500)

Zip: 02118

Opinion: Oppose

Comments: Dear Casey Hines, I'm all for development but I'm sorry to say that there is so much wrong with this proposed project: - They are combining three entirely different projects (e.g. funding, architect, land, ownership, etc) into one in order to re-zone to build a massive 150 feet high dense structure. This proposed project does not qualify for BPA treatment and if granted would set a dangerous precedent. - It is a massive dense project that is grossly oversized in every way for this area. There is virtually no green space. It counts interior and inaccessible courtyards, roof space and parking lots as "open space." This provides no benefit to the surrounding community and fails to meet open space standards. The proposed project does not comply with open space requirements. - The affordable housing is segregated to one part of this massive development, that may or may not ever be developed. The proposed project does not comply with affordable housing requirements. - This massive dense project disrespects the community in every way, from exacerbating an already dangerous traffic pattern to building a huge wall a few feet away from a beautifully renovated and protected landmark church. Nearly all of the impacted community strongly opposes this proposed project. Those that support largely come from outside this community. Please do not let this project go forward as proposed. Troy Cox Lucas Condominium Resident

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Mon, Jan 29, 2018 at 10:05 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2591

Form inserted: 1/29/2018 10:04:49 AM

Form updated: 1/29/2018 10:04:49 AM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Lauren

Last Name: Della Monica

Organization: Select...

Email: [LAURENDELLAMONICA@YAHOO.COM](mailto:LAURENDELLAMONICA@YAHOO.COM)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: 6B

City: Boston

State: CT

Phone: [\(917\) 697-0591](tel:(917)697-0591)

Zip: 02118

Opinion: Oppose

Comments: I have recently learned about the proposed development of [112 Shawmut Avenue](#) directly abutting our building at [140 Shawmut Avenue](#). I would like to register my objection. The immense size of the proposed building (three different projects combined into one) is out of character with the neighborhood and would cause significant deterioration of quality of life here in the South End. The developers' proposal to build a massive, 150 foot high, dense structure would represent a significant departure from the existing character and scale of the neighborhood and could be the beginning of a negative change in the area through oversized and inappropriate development. There is no benefit provided to the South End community from this proposed project as there is almost zero green space provided for in the plans with the very large group of combined buildings taking up nearly the entire footprint of the buildable area of the lots. The proposal does not include green space that would benefit the community or, most importantly, that would meet open space requirements. There would be an intense increase in traffic in our quiet neighborhood as a result of this massive building project, and the area is not equipped to deal with that in any constructive or safe way. Our building, the recently restored building known as The Lucas (formerly the Trinity Catholic Church built in 1876), is a neighborhood landmark and would, if this proposed building were to happen, be dwarfed by a massive 150 foot high wall just feet away, casting the former church building into dark shadows. Our community strongly opposes this proposed project and we wish for our concerns to be heard. Please do not let this project go forward as proposed.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Proposed construction - 112 Shawmut Avenue

1 message

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**Lauren P. Della Monica** <laurendellamonica@yahoo.com>  
Reply-To: "Lauren P. Della Monica" <laurendellamonica@yahoo.com>  
To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Mon, Jan 29, 2018 at 12:01 PM

Dear Ms. Hines:

I write to you today to register my objection to the proposed development of [112 Shawmut Avenue](#) directly abutting my building at [140 Shawmut Avenue](#). The comment period for the proposed construction is now open, and our community is very upset about the proposal.

The immense size of the proposed building (three different projects combined into one) is out of character with the neighborhood and would cause significant deterioration of quality of life here in the South End. The developers' proposal to build a massive, 150 foot high, dense structure would represent a significant departure from the existing character and scale of the neighborhood and could be the beginning of a negative change in the area through oversized and inappropriate development.

There is no benefit provided to the South End community from this proposed project as there is almost zero green space provided for in the plans with the very large group of combined buildings taking up nearly the entire footprint of the buildable area of the lots. The proposal does not include green space that would benefit the community or, most importantly, that would meet open space requirements.

There would be an intense increase in traffic in our quiet neighborhood as a result of this massive building project, and the area is not equipped to deal with that in any constructive or safe way.

Our building, the recently restored building known as The Lucas (formerly the Trinity Catholic Church built in 1876), is a neighborhood landmark and would, if this proposed building were to happen, be dwarfed by a massive 150 foot high wall just feet away, casting the former church building into dark shadows.

Our community strongly opposes this proposed project, and we wish for our concerns to be heard. Please do not let this project go forward as proposed. I very much appreciate your attention to this matter.

Thank you.

Sincerely,

Lauren Della Monica  
[140 Shawmut Avenue](#), 6B  
Boston, MA 02118  
917-697-0591  
[laurendellamonica@yahoo.com](mailto:laurendellamonica@yahoo.com)



## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Mon, Jan 29, 2018 at 10:12 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2592

Form inserted: 1/29/2018 10:11:22 AM

Form updated: 1/29/2018 10:11:22 AM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/112 Shawmut Avenue

Origin Page Url: /projects/development-projects/112-shawmut-avenue

First Name: Armand

Last Name: Della Monica

Organization:

Email: [adm10028@gmail.com](mailto:adm10028@gmail.com)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: Apt. 6B

City: Boston

State: MA

Phone: (917) 509-0495

Zip: 02118

Opinion: Oppose

Comments: Dear Casey Hines: I would like to register my objection to the proposed development of [112 Shawmut Avenue](#) directly abutting my building at [140 Shawmut Avenue](#). The immense size of the proposed building (three different projects combined into one) is out of character with the neighborhood and would cause significant deterioration of quality of life here in the South End. The developers' proposal to build a massive, 150 foot high, dense structure would represent a significant departure from the existing character and scale of the neighborhood and could be the beginning of a negative change in the area through oversized and inappropriate development. There is no benefit provided to the South End community from this proposed project as there is almost zero green space provided for in the plans with the very large group of combined buildings taking up nearly the entire footprint of the buildable area of the lots. The proposal does not include green space that would benefit the community or, most importantly, that would meet open space requirements. There would be an intense increase in traffic in our quiet neighborhood as a result of this massive building project, and the area is not equipped to deal with that in any constructive or safe way. Our building, the recently restored building known as The Lucas (formerly the Trinity Catholic Church built in 1876), is a neighborhood landmark and would, if this proposed building were to happen, be dwarfed by a massive 150 foot high wall just feet away, casting the former church building into dark shadows. Our community strongly opposes this proposed project, and we wish for our concerns to be heard. Please do not let this project go forward as proposed. Thank you. Armand Della Monica

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Proposed Development Plan for 112 Shawmut Ave.

1 message

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ADM <adm10028@gmail.com>

Mon, Feb 5, 2018 at 10:34 AM

To: casey.a.hines@boston.gov

Dear Ms. Hines:

I write to you today to register my objection to the proposed development of 112 Shawmut Avenue, which directly abuts my residence in a newly opened building called The Lucas located at 140 Shawmut Avenue. I appreciate the reopening of the comment period for the proposed construction in light of the fact that those of us who reside in The Lucas did not have the opportunity to comment earlier.

Although I am supportive of the responsible, reasonable development of the neighborhood, the proposed plan for 112 Shawmut falls well short of that. It is too large, it is too tall, it lacks green space, it does not provide for improved traffic flow (in an already heavily trafficked corner), and to my knowledge it does not include affordable housing opportunities.

In an area where most building heights top out in the range of 4-8 stories, 13 stories is simply too tall for this street, especially along the Shawmut Avenue side where it will directly abut The Lucas. The developer should be required to improve the streetscape along the section of Herald street where the building is. The developer should include a provision for affordable or below market rate housing, and they should be required to support greenspace along Shawmut Avenue, in particular support for a public garden at 142 Shawmut street. With the increasing density of the neighborhood, it is critical to incorporate as much greenspace as possible into new projects, as well as supporting whatever possibilities there are for public greenspaces.

The continued development of the neighborhood is a good thing for all of us. But it needs to be responsible and responsive to the community's reasonable demands. It needs to take a long term view of improving the infrastructure and enhancing the habitability and quality of life in the area long after the developers pack up their toolboxes and go home.

In addition, I am also concerned about the legality of having three separate adjacent property owners combining their sites to be permitted under a single PDA in excess of their as-a-right development rights. I have not seen anything on the BPDA website nor have I seen any public hearings on such a PDA. To my knowledge there is no single ownership of the three parcels nor any legally binding agreement for the three parties to each develop their parcels according to an approved PDA. I am not aware of any building plans to review with respect to two of three parcels - only block drawings referenced in materials on the 112 Shawmut page. This does not seem to meet the requirements for a PDA and should not be permitted to proceed as such.

In closing, I strongly oppose the project at [112 Shawmut](#) as currently proposed and request your office's assistance in hearing out the community and ensuring a balanced, thoughtful, green development plan. I very much appreciate your attention to this matter.

Sincerely,

Armand Della Monica  
[140 Shawmut Ave., Unit 6B](#)  
Boston, MA. 02118



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Project Comment Submission: 112 Shawmut Avenue**

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Mon, Nov 27, 2017 at 12:40 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2370

Form inserted: 11/27/2017 12:39:35 PM

Form updated: 11/27/2017 12:39:35 PM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: David

Last Name: Goldman

Organization:

Email: [dlgoldman@aol.com](mailto:dlgoldman@aol.com)Street Address: [140 Shawmut Avenue](#)

Address Line 2:

City: Boston

State: MA

Phone: (617) 407-9353

Zip: 02118

Opinion: Oppose

Comments: As a direct abutter I believe that the proposed project is much to large and is being built too close to the building that I live in and that there is a need for light and air space that this proposal ignores. The neighborhood is in need of more open and green space .

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## I apologize for the previous draft

1 message

David Goldman <dgoldman@aol.com>

Fri, Jan 26, 2018 at 3:00 PM

To: casey.a.hines@boston.gov

Cc: Tom Hemness <themnes@gtclawgroup.com>, Adeo Alday <adeopcalday@yahoo.com>, jacquieca1052@gmail.com, michelle.wu@boston.gov, Ayanna.pressley@boston.gov, Ed.Flynn@boston.gov

Casey Hines, Project Manager  
BPDA  
1 City Hall Square  
Boston, Massachusetts

Re; Proposed development at 112 Shawmut , Herald Street and Washington Street.

Dear Ms. Hines,

Thank you very much and the BPDA for opening up the public comment period for this proposed development . It is very important that all the residents in the immediate area of this development be heard from . I am a direct direct abutter and want to express my strong opposition to the proposed PDA as it seems very clear to me that this proposal does not comply with the intended purpose of a PDA but rather an attempt to avoid current zoning with blue smoke and mirrors . There are three unrelated parcels of land , Three different owners , three different architects , three different attorneys . There is no indication that there is any financing in place for all three of the owners. This is very troubling because it is entirely possible that one or more of the owners may not build in the near future and potentially may never build. If that were to happen the affordable housing that is being promised might never be built leaving us with a one hundred percent market rate project that benefits from the extra height and massing allowed under the PDA but zero percent of much needed affordable housing ever being built . The C-Mart store on Washington Street has a seven year lease in place and we have no guarantee what market conditions or financing might be available for affordable housing that far off into the future . If the C-Mart parcel is not developed the pedestrian passageway and parking that is being promised may never be built either .

As a twenty five year resident of this neighborhood I can tell you from first hand experience that Herald Street is one of the most traveled and congested streets in the entire City of Boston adding this many additional housing units to this overburdened street and to the intersections of Tremont Street, Shawmut Avenue , Washington Street and Harrison Avenue will create a nightmare for the residents and commuters who travel on Herald Street alike. Allowing this would only make a bad situation worse. The addition of the proposed coffee shop on Herald street is a bad idea coffee shops frequently means short term double parking that would be an unmitigated disaster on Herald Street .

The proposal is calling parking lots and decks open space and is not creating any real open space adding virtually creating no green space there with zero benefit to the greater South End neighborhood . This is a very self serving approach .

The height and massing are totally out of character for this part of the city it would not fit in with the existing architecture it will cast massive shadows on many of its neighbors including the residents at Castle Square . To the best of my knowledge there is not one single building on Shawmut Avenue comes even close to the one hundred fifty foot height they are seeking , it is just too big in its current form . If they were to come to with a reasonable proposal I would be very supportive.

I appreciate your taking the time and thank you .

Sincerely

David Goldman  
140 Shawmut Avenue  
1F  
Boston Massachusetts 02118





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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Thu, Jan 25, 2018 at 10:23 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2574

Form inserted: 1/25/2018 10:22:42 PM

Form updated: 1/25/2018 10:22:42 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Catherine

Last Name: Farrow

Organization: South End resident

Email: [crobbs@gmail.com](mailto:crobbs@gmail.com)

Street Address: [27 Union Park](#)

Address Line 2: Apt 1

City: Boston

State: MA

Phone: [\(336\) 817-2696](tel:(336)817-2696)

Zip: 02118

Opinion: Oppose

Comments: I oppose the development at 112 Shawmut and the establishment of the associated PDA. The intent of a PDA is for a suitable lot to properly incorporate density, and this parcel does not qualify with three separate buildings that lack coordination and that merit individual development view. The proposal to allow buildings up to 150 feet tall is not in character with the historic buildings on the street and with the recent developments that have incorporated the historic integrity of the South End into their design.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570

Carole Hennes  
140 Shawmut Ave. #4A  
Boston, MA 02118  
617 543 9816  
[themnes@gmail.com](mailto:themnes@gmail.com)  
[chemnes@gmail.com](mailto:chemnes@gmail.com)

January 21, 2018

Casey Hines, Project Manager  
Boston Planning and Development Agency  
One City Hall, Ninth Floor  
Boston, MA 02201

Dear Ms. Hines,

I want to express to you directly how strongly I oppose the proposed development called "112 Shawmut Ave," which I would overlook from my condominium on the north side of the Lucas.

My husband and I moved here from Belmont in part to be closer to our daughter Abigail and her family (husband Max Stepanuk and baby daughter Isabella Rose), who are long-time residents of the South End, and also because we love the neighborhood. We like its diversity, its shops, its restaurants, and most of all the sense of community we are already sharing in. We want to preserve all these, and I strongly feel that this proposed development would not.

On the sense of community issue, nobody in the development group ever reached out to me or to any other of the Lucas residents to seek our support, until one of our residents reached out to them and requested a meeting. I attended a meeting with the Davis Companies, when we were basically told that the project was a done deal, and that your comment period had already expired in any event. This is not in my opinion the kind of community outreach that you would expect of a good neighbor; I can only imagine what it would be like if this development actually proceeded.

I understand that two of the big reasons that have been put forth to support this project is that it would provide moderate income housing, especially for the Boston Chinese community, and improved Boston Chinese Evangelical Church facilities. I also understand that the Boston Chinese Progressive Association and Castle Square Tenants Association, both of whom represent this constituency, actually oppose the project for the very sensible reason that it does not provide adequate moderate income housing. I would note that the project actually segregates the moderate income housing in a corner of the CCBA parcel, far away from its market-rate condominiums. This is not consistent with the purposes of an integrated moderate/market rate development. Speaking for myself, one of the reasons we moved to the South End was to take advantage of its diversity and integration of persons from many walks of life. This project fails to achieve that goal. As to the church facilities, they would be completely lost during development of the project and in any event do not require the construction of a 150' wall directly outside my bedroom, living room and kitchen.

I have reviewed the submissions made in support of the project, and I'm struck by the fact that virtually all of them come from people who do not live in the neighborhood and none from abutters like me and my husband. Neighborhood residents – the Dover Neighborhood Association, the Castle Square Tenants Association, the Lucas residents – are unanimously opposed.

I know that many others in the neighborhood have listed many deficiencies in the project – too massive, lack of usable greenspace, traffic congestion, pollution. I will not try to repeat all of them here, but firmly believe that they all deserve to be very carefully considered before this terrible project is allowed to proceed.

Thank you very much for your consideration of these very serious concerns.

Sincerely,

  
Carole Hemnes



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**Fwd: Opposition to PDA proposed for 112 Shawmut Ave.**

1 message

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**Faiza Sharif** <faiza.sharif@boston.gov>  
To: Casey Hines <casey.a.hines@boston.gov>

Mon, Jan 29, 2018 at 12:22 PM

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

From: **Thomas Hemnes** <themnes@gmail.com>  
Date: Mon, Jan 29, 2018 at 11:42 AM  
Subject: Opposition to PDA proposed for 112 Shawmut Ave.  
To: [faiza.sharif@boston.gov](mailto:faiza.sharif@boston.gov)

Dear Ms. Sharif,

We are direct abutters to the proposed PDA at 112 Shawmut Ave. We are writing to add our voices to the many people and organizations opposing the proposed development at 112 Shawmut Avenue. We think that this development, as currently proposed, would be terrible for the South End. The buildings are too big, there is little or no public space, it would make the traffic situation on Herald Street even worse, and would provide completely inadequate moderate income housing -- if the housing were built at all.

We have attached copies of the letters we sent to Casey Hines expressing our opposition. We would welcome the chance to discuss this with you directly at any mutually convenient time.

Thank you most kindly for your attention to this important matter.

Sincerely,

Carole & Tom Hemnes  
140 Shawmut Ave. #4A  
Boston MA 02118  
617 543 9816  
[themnes@gmail.com](mailto:themnes@gmail.com)

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**Faiza Sharif**  
South End/Bay Village and Somali Community Liaison for  
Mayor Martin J. Walsh  
Office of Neighborhood Services  
617-635-4917  
Sign up for neighborhood news [here](#)

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**2 attachments**

-  **Thomas Hemnes to Casey Hines.pdf**  
115K
-  **Carole Hemnes to Casey Hines.pdf**  
116K

Thomas Hemnes  
140 Shawmut Ave. #4A  
Boston, MA 02118  
617 543 9816  
[themnes@gmail.com](mailto:themnes@gmail.com)  
[chemnes@gmail.com](mailto:chemnes@gmail.com)

January 21, 2018

Casey Hines, Project Manager  
Boston Planning and Development Agency  
One City Hall, Ninth Floor  
Boston, MA 02201

Dear Ms. Hines,

I am writing to express to you directly my opposition to the proposed development called "112 Shawmut Ave."

Let me begin by saying that my wife and I are very new residents in the South End. We strongly support further development of the South End, but it has to be the right development, and development that builds on the distinct virtues and characters of the South End. This project would defeat, not support, those objectives.

We closed on our condo late in November and did not move in until December. No-one from the developer group attempted to contact us about the proposed development, even though our unit, 4A, directly overlooks the BCEC property that is part of the development and would be very directly and adversely impacted by construction of the proposed 150' tower only feet away from our terrace.

We believe that the project has many flaws that greatly outweigh its purported benefits to the community. At the most basic level, it is not a unified project, but really three projects with three separate parcels, owners, attorneys and architects, no one of which would meet the 1 acre minimum requirements for a PDA. We do not understand how this can qualify for the special exemption from zoning and other requirements that are accorded to PDA projects. This is not in our view merely a technical flaw. There is no assurance that all three of the projects will actually be completed; indeed, it seems likely to us that the TDC property, which we understand is owned by the David Companies, an experienced developer with established financing, will be developed while the BCEC and CCBA properties, both of which are owned by organizations with no real estate development experience and no known sources of project financing, will not be. The result will be construction of a 150' building without any moderate income housing, no passageway between Shawmut Ave and Washington Street, no church or community facilities and no open or greenspace, that by itself violates zoning laws. We do not believe that this is a result that is consistent with the purposes of a PDA approval.

Even if the project were actually completed it would be completely inconsistent with the South End community in which it sits. As direct abutters, it would create a 150' wall directly outside all the condominiums on the north side of the Lucas. It is enormously massive. Its proposed open/green space is inaccessible and includes things like parking lots and rooftop spaces inaccessible to the surrounding community. Its proposed parking lot would dump cars directly onto Herald Street, which is already a parking lot for much of the afternoon.

I strongly feel that being next to such an uncoordinated collection of enormous buildings is not why we moved into the South End. This project must be rejected.

I thank you in advance for your consideration of these very serious concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Hemnes", with a long horizontal flourish extending to the right.

Thomas Hemnes



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Mon, Jan 22, 2018 at 6:25 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-zzlaqa64yog14nfnqzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2551

Form inserted: 1/22/2018 6:24:17 PM

Form updated: 1/22/2018 6:24:17 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Thomas

Last Name: Hemnes

Organization:

Email: [themnes@gmail.com](mailto:themnes@gmail.com)

Street Address: [140 Shawmut Ave. #4A](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(857\) 233-2658](tel:(857)233-2658)

Zip: 02118

Opinion: Oppose

Comments: My wife Carole and I are direct abutters. Our condominium is on the North side of the Lucas, directly overlooking the proposed development site. The proposed development has multiple deficiencies, including excessive density, lack of open space that is accessible to the neighborhood, excessive height, inconsistency with the South End neighborhood, inadequate moderate income housing, and deprivation of light and air to us as abutters. The proposed project is really three projects artificially combined in a single application. None of the supposed benefits to the community -- moderate income housing, church and community facilities, a walkway between Shawmut and Washington -- will be achieved if, as is likely, two of the three parcels are not developed. This project is bad for the neighborhood, does not qualify for PDA treatment, and should not be permitted to proceed.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Fri, Jan 19, 2018 at 7:06 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2542

Form inserted: 1/19/2018 7:05:36 PM

Form updated: 1/19/2018 7:05:36 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Marilyn

Last Name: Heng

Organization:

Email: [marilynheng@hotmail.com](mailto:marilynheng@hotmail.com)

Street Address: [136 Shawmut Avenue](#)

Address Line 2: 3C

City: Boston

State: MA

Phone: [\(617\) 602-2688](tel:(617)602-2688)

Zip: 02118

Opinion: Oppose

Comments: As a direct neighbor of the proposed construction, I am concerned that this proposal and particularly the planned height of the building will ruin the character of this part of the South End. The pace of development with tall, soulless buildings seems much like what occurred with the Seaport district - I do not want the South End to develop in to the impersonal, sterile character of the Seaport. Secondly, I am concerned that the PDA proposed in order to qualify for the taller buildings is an obvious scheme of the prime developer to take advantage of the neighboring buildings - it is not one developer on one application, but rather seems like 3 developers so should be treated as 3 applications each to be measured in their own merits. I fear that once 112 Shawmut gets their taller building, they will leave the BCEC and CCBA with unfinished projects that will be an eyesore to the neighborhood.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



October 30, 2017

Casey Hines  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Ms. Hines,

My name is Chu and I am a resident at Castle Square which is directly across to this development proposal. My concerns are focused on the following issues:

- Lack of affordable housing and homeownership
- Prohibit short term rentals like AirBnb
- Overshadow cast upon the Castle Square residences
- Impact on quality of life (increase of traffic and air pollution to the environment by cars)
- Lack of public access to benefit community

Every day, I am thinking about how to stay in my hometown as every other street is popping up with luxury condominiums. The increase of luxury condominiums and hotel developments are causing families like mine into displacement. There used to be childcare services and an elderly nursing home which are critical services delivered to families and the most vulnerable groups (babies and elders) in this neighborhood. There are great local ethnic supermarkets that are located nearby and by relocating the supermarket to this parcel appears to be unnecessary. I am very concerned in regards to a potential shadow casting over Castle Square where it will completely cover the neighbors to natural sunlight. The socioeconomic divide is only growing amongst Boston and not enough is being done to bridge neighbor relationships and community solidarity.

If there had to be development, I am advocating for a maximum amount of affordable housing and homeownership on the parcel. Please restrict and prohibit short term rentals like AirBnb. I would like to see more alternative structures and ideas that would be more inclusive and diverse to support the community members who have called this place home. Those community members are also the ones who are working in manual labor for minimum wages and or less. They are the people who have made sacrifices to bring in economic growth to the neighborhood and strongly rely on the social services organizations that are nearby. If there can be a mixed use space for grassroots performances, work space and play space, it will be helpful for the community members. I hope that you will take into such consideration.

I hope that there will be an extension of community input period to gather more voices in the surrounding neighborhoods. Please remain open and encourage more ideas to come. I appreciate your time and consideration.

Best,  
Chu Huang



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Thu, Jan 25, 2018 at 6:07 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2568

Form inserted: 1/25/2018 6:07:33 AM

Form updated: 1/25/2018 6:07:33 AM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Julie and Barry

Last Name: Jaye

Organization: Residents of the Lucas

Email: [julieriven@comcast.net](mailto:julieriven@comcast.net)

Street Address: [134 Shawmut Ave.](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(508\) 942-9755](tel:(508)942-9755)

Zip: 02118

Opinion: Oppose

Comments: We strongly oppose the building of [112 Shawmut Avenue](#) for many reasons. We are extremely concerned about the traffic congestion in the area as it is. By adding another large complex to the one that was just built at [425 Harrison Ave](#) will be a huge deterrent to the neighborhood. As it is it's impossible to drive down Herald Street from Tremont between 1pm and 7pm any day of the week but especially on weekdays. There is noise, pollution, and a detraction from what is a thriving residential area. We presently have a beautiful quiet street which will be turned into a heavily trafficked one. It is impossible for children coming to and from school, elderly people, and homeowners to cross Herald St. because of the gridlock created by an insurmountable number of cars log jamming intersections, honking horns, to get through lights that are totally unsynchronized. This will create a nightmare.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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**the proposed construction at 112 Shawmut Ave**

1 message

Julie Riven Jaye <rivenjaye@gmail.com>  
To: casey.a.hines@boston.gov

Thu, Jan 25, 2018 at 6:18 AM

Dear Mr. Hines,

As a South End resident for the past 16 years, and a resident of Ink Block the last 2 1/2 (former residents of Atelier on Tremont for 12 years), we have noticed a strident uptick in traffic over the last 4 years. We have purchased at The Lucas on Shawmut Ave and will be moving in on Monday January 22nd. We love the South End neighborhood because of its heterogeneous community, the positive communal feeling and energy, and all the wonderful local small businesses in the area.

Since the construction of 345 Harrison, with 500 residential units, and some of the building proposals on the drawing board, such as 112 Shawmut and the Beal Brothers' project on Harrison, we have grave concerns over the automobile traffic in the area. As it is, without 345 Harrison even having opened, starting at 1pm every weekday afternoon, it is impossible to drive down Herald Street from the corner of Tremont to the entrance to 93. The traffic congestion is insurmountable and is only going to get immeasurably worse if 112 Shawmut building project is approved.

We can't begin to tell you how difficult it's been in the last couple of years with huge trucks bringing loads of equipment and supplies to 345 Harrison, which, as a commuter, has made living at Ink Block extremely frustrating. It has added so much time getting to and from home, sitting in bumper to bumper traffic every single day. Drivers are trying to get to 93, Whole Foods, their homes, and restaurants jockeying with the construction trucks that 345 Harrison has brought. We're so worried about the prospect of 3 buildings with 500 units being built at 112 Shawmut.

We want desperately to continue living in the city, pay our taxes, and support the small local businesses. We are afraid that added congestion will ensue with the proposed projects. Herald is too narrow a street to accommodate all the cars. If the planning board doesn't take this into consideration we think this will deter prospective residents, not encourage them, to move into the city.

As we sit in traffic day after day, we wonder if any city officials have spent any time on Herald during this time frame. I know I've spoken to a number of policemen on duty and they certainly seeing this as a huge problem. Regardless of the number of traffic cops or light synchronizations, it doesn't improve the problem, because you can't put 10 pounds of concrete in a 5 pound bag. The streets around 112 Shawmut can't, and will never be able to, accommodate all the motorists this project will bring. It is so sad to see young children, their parents, elderly members of the Asian community, and local residents trying to safely negotiate the crossings when there are angry, frustrated drivers blocking the crossings trying to push their way through jammed intersections to get to their destinations. This doesn't make for safe, congenial city living.

We thank you for all the work you've done for our city, but are concerned that if 112 Shawmut is approved it will not bring any benefits to the residents of the South End. Although it will make the developers richer, it won't make Boston the bright city we have come to love.

Our son, Tony Rosenfeld and one of his good friends and partners Jon Olinto (along with Anthony Ackil), are founders of the healthy fast food B.Good restaurants, which have brought so much that is creative and positive to this thriving city. We hope and pray that our city elders won't sacrifice all that's positive to these outside developers who are mostly interested in greasing their own coffers, and not to contributing good to the community.

Respectively submitted,

Dr. Barry and Julie Jaye



Casey Hines <casey.a.hines@boston.gov>

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**112 shawmut ave**

1 message

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**Julie Riven Jaye** <rivenjaye@gmail.com>

Sat, Feb 17, 2018 at 10:10 AM

To: casey.a.hines@boston.gov

Dear Casey Hines

I am a Lucas resident and wanted to know if at any point the issue of vehicle traffic congestion will be addressed by the city. As it is there is a huge traffic nightmare on Herald Street every weekday starting around 1 or 2pm and lasting until 7pm. As a long time resident of the South End I see the traffic situation deteriorating year by year, day by day. Can you reassure the residents of the South End that this problem will be taken care of. The city keeps adding buildings which is lovely but for some reason the issue of traffic in the neighborhood is never mentioned.

Thank you, Julie Jaye



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Fri, Jan 26, 2018 at 1:24 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2575

Form inserted: 1/26/2018 1:24:04 PM

Form updated: 1/26/2018 1:24:04 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Casey

Last Name: Littlefield

Organization:

Email: [clittlefield@socialfinance.org](mailto:clittlefield@socialfinance.org)

Street Address: 1 Bond Street

Address Line 2:

City: Boston

State: MA

Phone: [\(617\) 939-9900](tel:(617)939-9900)

Zip: 02118

Opinion: Oppose

Comments: I oppose the development at [112 Shawmut Avenue](#). The building does not meet affordable housing requirements or incorporate sufficient open space for the surrounding community. The idea that affordable housing is promised in the PDA by buildings that do not have identified developers or financing should not pass muster. The building as proposed should not be granted zoning relief. These buildings will bring too much density to the neighborhood, traffic to an already jammed area of the city (Herald Street), and not provide any community benefit.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Thu, Jan 18, 2018 at 2:16 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqzmbbrpfox00q4is2vvpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2537

Form inserted: 1/18/2018 2:15:49 PM

Form updated: 1/18/2018 2:15:49 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: David

Last Name: Mahlowitz

Organization: The Lucas Unit Owner

Email: [DAVID@MAKALAW.COM](mailto:DAVID@MAKALAW.COM)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: Unit 2D

City: Boston

State: MA

Phone: [\(617\) 230-7200](tel:(617)230-7200)

Zip: 02118

Opinion: Oppose

Comments: my response: I strongly oppose the development as it now stands as a real estate/zoning attorney and unit owner directly abutting the proposed project. Currently, I face north looking into the parking lot of the Chinese Church. The current plan has the building rising only feet from our windows which will effectively be a 150 foot wall blocking out light and air completely from my only windows. In addition, the submission of "one development" is really 3 smaller developments with no common owners, architects or design. This is a subversion of the zoning laws and the requirement for a variance; It will set a very dangerous precedent. This development does not fit in with the surrounding area and will be a giant compared to its neighbors rising 150 feet on a 1/3 acre lot (effectively using every square inch for the building) which is 50 feet over the allowed height as it is. We need more green space (especially between buildings) as the South End has a particular look and feel and this building certainly does not fit in with the character of the neighborhood; This is not State Street. Using interior and inaccessible space as "green space" is a farce and does not benefit anyone in the community. Herald Street is already one of the most congested streets in all of Boston as it is almost impossible to drive anywhere near it between 230-730pm. This will exacerbate the traffic problem, not solve it. Lastly, I am pro-development when a project being built enhances the neighborhood and benefits the community. This development, in its current plan, does absolutely nothing to benefit the surrounding community (not to mention there are no affordable units). In fact, it diminish the quality of the neighborhood with an oversized eye sore far too big for its lot and will ruin the character and charm this area of the South End had, effectively negating many of the reasons I chose to live here. I look forward to an updated proposal to be reconsidered.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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**Project Comment Submission: 112 Shawmut Avenue**

1 message

**kentico@boston.gov** <kentico@boston.gov>

Wed, Jan 24, 2018 at 2:38 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2563

Form inserted: 1/24/2018 2:37:39 PM

Form updated: 1/24/2018 2:37:39 PM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: JT

Last Name: McGrath

Organization:

Email: [jtmcgrath@gmail.com](mailto:jtmcgrath@gmail.com)Street Address: [1154 Washington St.](#)

Address Line 2:

City: Boston

State: MA

Phone: (703) 989-3812

Zip: 02118

Opinion: Oppose

Comments: 1) The proposed development appears to be unfitting for BPA treatment. It is really three separate projects with three separate owners, three separate counsel, and three separate architects that has been artificially combined to create the one-acre minimum required for BPDA action. Although the proposal was submitted as a single document and application, it contemplates the construction of three separate buildings by three separate owners, each on its own parcel. No one of these buildings could be approved as a separate project without a zoning variance. If this process were allowed, it could create a precedent under which any number of contiguous but independent developers and owners could file a joint application and obtain approval for projects that do not comply with the zoning laws which entirely defeats the purpose of the zoning laws. 2) It is quite clear that the principal mover for the project is the Davis Companies ("Davis") who want to develop 112 Shawmut to a height of 150' beyond the 100' city guideline in South End, with no affordable housing and no usable greenspace, on the premise that the other buildings in the project might one day be developed, despite the fact that they are neither financed, owned or controlled in any way by Davis. We believe that this is what will almost certainly happen if the plan is approved, leaving the neighborhood with a very large building, with no compensating greenspace, or new affordable housing. 3) Even if the project as a whole were developed, it would lack real and useful greenspace. It counts interior and inaccessible courtyards, an accessible roof space and parking lots as "open space." This provides no benefit to the surrounding community and fails to meet open space standards. 4) The project contemplates a through-street between Shawmut Avenue and Washington Street. A through-street is a necessary element required for approval of a project of this kind, but it would depend entirely on the successful development of the CCBA parcel. There is absolutely no assurance that this parcel would be developed even if one or both of the other parcels were. As a result, there is no assurance that an essential element for approval of the project would ever be fulfilled. 5) The project segregates its affordable housing in to one corner of Herald and Washington Street, on a parcel that might never be developed. This means that Davis could build his large building without either providing affordable income housing or compensating the City for failing to provide it. In the unlikely event that the affordable housing were ever built, it would be segregated from the market rate housing, defeating one of the essential purposes of the affordable housing requirement. 6) The project is excessively dense. It is really three buildings, each 150' in height and each sitting on 1/3 acre, with minimal useful greenspace. This is completely inconsistent with the relevant zoning laws which should apply because the project does not qualify for BPDA treatment. 7) The traffic pattern proposed in the project is nonsensical. Among other things, it has an exit from a parking garage directly onto Herald Street, which is already highly congested during most of the afternoon early evening. 8) The project contemplates a coffee shop and parking lot exit on Herald Street, which would surely exacerbate an already terrible traffic situation on that street.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Thu, Jan 18, 2018 at 2:45 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2538

Form inserted: 1/18/2018 2:45:41 PM

Form updated: 1/18/2018 2:45:41 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Keith

Last Name: Melanson

Organization:

Email: [melansonkpm@gmail.com](mailto:melansonkpm@gmail.com)

Street Address: [140 shawmut ave](#)

Address Line 2: Apt 4b

City: Boston

State: MA

Phone: [\(617\) 854-1936](tel:(617)854-1936)

Zip: 02118

Opinion: Oppose

Comments: I oppose adding stories to the existing building. By adding stories it changes the architectural character of shawmut ave. The increase density on a highly congested street creates more traffic and safety hazard to children in the neighborhood that access the cross walk in front of building to attend elementary school. The current filing circumvents current requirements by grouping the permit with adjacent owners to get above minimum land requirements. I welcome neighborhood improvements , but not at expense of architectural character in the shawmut and south end area. The proposed change in density will cause unsafe traffic conditions on shawmut and herald street.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570





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**Project Comment Submission: 112 Shawmut Avenue**

1 message

**kentico@boston.gov** <kentico@boston.gov>

Wed, Jan 31, 2018 at 3:31 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2630

Form inserted: 1/31/2018 3:31:04 PM

Form updated: 1/31/2018 3:31:04 PM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Catherine B

Last Name: Paris

Organization:

Email: [cathybparis@gmail.com](mailto:cathybparis@gmail.com)Street Address: [140 Shawmut Ave.](#) 2E

Address Line 2:

City: Boston

State: FL

Phone: (617) 922-5147

Zip: 02118

Opinion: Oppose

Comments: Thank you to Casey Hines for reopening the Comment Period to give voice to new abutters residing at The Lucas ([136/140 Shawmut Ave](#)). Having looked at the South End Neighborhood District (Zoning Map 1P) it appears that [112 Shawmut Street](#) is in an Economic Development Area but not specifically in a PDA designated nor permitted area (unless zoning has changed since April 20, 2017). Does this require a special permit? Who designated this area: Planned Development Area No. 114, Shawmut Avenue/Washington Street, South End neighborhood, Boston (reference to Fact Sheet of 112 Shawmut Ave submitted to city by proposing developer) The Davis Companies (TDC) appears to be leading the proposed development but the other two entities are largely silent. The letter of Intent (LOI) on 5/22/2017 proposed development for TDC parcel. As did the Project Notification Form (PNF) of 8/29/2017. Then on 9/28/2017 Supplemental Information (SI) reflected the birth of a "To Build" parcel including DIV Shawmut, LLC (a division of TDC) and "NO Build" Boston Chinese Evangelical Church (BCEC) and Chinese Consolidated Benevolent Association (CCBA) as "project entities". And so on...The BCEC and CCBA submit Conceptual Plans - ostensibly put together in a month's time (betw PNF and SI). It is stated in the S I that these entities (BCEC and CCBA) have to build consensus and raise funds to go forward with a sophisticated development. There are many unanswered questions for this piece of the proposed project as a whole. Their category would be better stated, "might be built". It is NOT the intent of a PDA to create a false sense of unity and partnership for the betterment of the greater neighborhood good. How are we assured that the project will go forward as a proper PDA? There seems to be no unifying factor. As a concept PDA creates a developable parcel for one project. This parcel is clearly not unified by anything other than the granting of the PDA. These three parcels contained in the PDA are independent of each other and seemingly contrived. If DIV Shawmut, LLC (TDC) current proposal is the only one to be built, then the requirements for green space and enhanced transportation access in the spirit of PDA as well as affordable housing units would not meet the requirements. The 150' building height is mitigated by PDA. I challenge DIV Shawmut, LLC (TDC) to find a way to work out development of their own parcel and let its abutters work out their plans for development on their own time line. Let's not have buildings looming 150' (with the possibiiy of a blank wall (BCEC) facing [136/140 Shawmut Ave](#)) while BCEC and CCBA go through their own processes for development. What's the big rush? Let's not ruin a grand opportunity to grow this vibrant part of historic Boston responsibly. Respectfully, Catherine B Paris

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



Casey Hines <casey.a.hines@boston.gov>

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## 112 Shawmut Avenue

1 message

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Bill Peressini <BPeressini@hnrng.com>

Mon, Jan 29, 2018 at 8:24 AM

To: "casey.a.hines@boston.gov" <casey.a.hines@boston.gov>

Thank you for giving us the new residents of [140 Shawmut Avenue](#) an opportunity to provide comment. I am very disappointed that the developer could be allowed to propose such a development without providing notice to homeowners who just closed on what would be a neighboring property. Very disappointed that the proposed developer and their counsel would attempt that, which for me is an early warning sign of a developer who does not care about the City, his neighbors and apparently the rules.

Thank you again for allowing us to comment, appreciated.

Regards,  
Bill

William E. Peressini  
President and Chief Executive Officer  
Hancock Natural Resource Group  
[197 Clarendon Street](#)  
C-08-99  
Boston , MA 02117  
[617-747-1544](tel:617-747-1544) Office  
[617-816-8627](tel:617-816-8627) Cell  
[Bperessini@hnrng.com](mailto:Bperessini@hnrng.com)

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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Mon, Jan 29, 2018 at 8:20 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2588

Form inserted: 1/29/2018 8:20:41 AM

Form updated: 1/29/2018 8:20:41 AM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Patti

Last Name: Peressini

Organization:

Email: [Pattipere@gmail.com](mailto:Pattipere@gmail.com)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: Unit 7A

City: Boston

State: MA

Phone: [\(503\) 704-0477](tel:(503)704-0477)

Zip: 02118

Opinion: Oppose

Comments: I am very disappointed this developer tried to avoid allowing the neighborhood who would impacted by this development not having the ability to comment. I am thankful that the BPDA allowed us to comment. We just purchased our new home on 140 Shawmut Avenue, reside on the 7th floor, facing west. This proposed new development would dramatically impact our views of the City and deprive our unit of natural sunlight. The proposed design is not consistent with the designs in the neighborhood as well. It is unclear that the developer has in mind for retail use but I don't believe the neighborhood needs another 18 story apartment building to be built in front of a newly redeveloped former church that will be iconic for the neighborhood. Again, thank you for the opportunity to comment after the proposed developer tried to sneak by in the middle of night. Is this the kind of developer the City of Boston wants, one that apparently played very loose by the rules designed to protect citizens like me. Regards, Patti

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Wed, Jan 24, 2018 at 2:02 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2562

Form inserted: 1/24/2018 2:01:31 PM

Form updated: 1/24/2018 2:01:31 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Gregory

Last Name: Sheehan

Organization:

Email: [gregory.sheehan@ropesgray.com](mailto:gregory.sheehan@ropesgray.com)

Street Address: [1 Cumston Street](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(617\) 951-7621](tel:(617)951-7621)

Zip: 02118

Opinion: Oppose

Comments: I oppose the proposed development at 112 Shawmut as associated PDA. The three buildings are too high for the neighborhood, too dense, and do not offer enough open space for the community. This is not a coordinated development that considers the impact on the neighborhood, traffic, or which brings amenities to the community. The entire footprint of the PDA should be well-coordinated with one only building that considers the impact on neighbors and traffic. There should also be much more pedestrian features and access.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Sun, Jan 28, 2018 at 9:49 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vviqd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2587

Form inserted: 1/28/2018 9:48:33 PM

Form updated: 1/28/2018 9:48:33 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Stephen

Last Name: Tisdalle

Organization: Resident of The Lucas

Email: [tisdalles@hotmail.com](mailto:tisdalles@hotmail.com)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: Unit 3G

City: Boston

State: MA

Phone: [\(917\) 971-1426](tel:(917)971-1426)

Zip: 02118

Opinion: Oppose

Comments: We appose the [112 Shawmut Avenue](#) proposed development which is just beside our current residence [140 Shawmut Avenue](#). The height and scale of the development will negatively impact the quality of residents and owners in the surrounding neighborhood of the South End. The traffic on Herald is already overcrowded and is not designed for several hundred additional residential units. In addition, as a new owner at The Lucas with a young family in a land marked building that has been preserved, we feel that any proposed designs of adjacent properties should take into consideration that the former Trinity Church erected in the 1800s should remain visible from the 93 HWY given its historical past in what is now a renewed residential area. There is no need for special permitting beyond the currently designated zoning for this location if we wish to maintain a high quality of living for residents of The South End of Boston and specifically the New York Streets area. We strongly oppose this development as it is currently proposed.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Project Comment Submission: 112 Shawmut Avenue**

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Wed, Oct 25, 2017 at 12:45 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2229

Form inserted: 10/25/2017 12:45:21 PM

Form updated: 10/25/2017 12:45:21 PM

Document Name: [112 Shawmut Avenue](#)Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Carolyn

Last Name: Wintner

Organization:

Email: [carolyn.wintner@gmail.com](mailto:carolyn.wintner@gmail.com)Street Address: [1 Cumston Street](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(781\) 801-3742](tel:(781)801-3742)

Zip: 02118

Opinion: Oppose

Comments: - Pedestrian walkway across the PDA in area should be larger, better lit, with a priority on safety at night and deterrent of potential loitering.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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## Comment Period for 112 Shawmut Avenue

1 message

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**Carolyn Sheehan Wintner** <carolyn.wintner@gmail.com>

Tue, Jan 16, 2018 at 11:34 AM

To: casey.a.hines@boston.gov

Casey,

I am reaching out in regards to the proposed development and associated PDA with [112 Shawmut Avenue](#). I recently moved into 140 Shawmut Avenue and am a direct abuttor to the PDA. Because of when our building was completed, we were given no notices of the development and the open comment period. As a result, we missed the ability to share our concerns about the size and lack of coordination for the development. I would appreciate if you could re-open the comment period so that my building, which is most impacted by the development and PDA, can have our voices and concerns heard.

Thank you for your consideration. I would be happy to discuss this further with you and have also reached out to my local representatives to put this serious concern on their radar.

Best,  
Carolyn Wintner  
[781 801 3742](tel:7818013742)



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## Public Comment Period for proposed 112 Shawmut Development

1 message

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**Anton Wintner** <anton.wintner@gmail.com>  
To: Casey.A.Hines@boston.gov

Wed, Jan 17, 2018 at 11:26 AM

Dear Casey,

I wanted to ask for your help regarding the proposed development at [112 Shawmut Ave.](#) The building where I live ([140 Shawmut Ave.](#)) was recently completed and I have just moved in only to find the proposed development next door at [112 Shawmut Ave](#) under review with the official comment period closed.

I am writing to ask you to reopen the public comment period. **We were not given any notice and as abutters are directly affected by this plan** for a massive development. As such I am asking that the public comment period be reopened so that as next door residents we may have some say in matter.

Thank you for your consideration.

Sincerely,

Anton Wintner





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**Fwd: Proposed Development at 112 Shawmut Ave**

1 message

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**Faiza Sharif** <faiza.sharif@boston.gov>  
To: Casey Hines <casey.a.hines@boston.gov>

Wed, Jan 17, 2018 at 11:46 AM

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

From: **Anton Wintner** <anton.wintner@gmail.com>  
Date: Wed, Jan 17, 2018 at 11:40 AM  
Subject: Proposed Development at [112 Shawmut Ave](#)  
To: [faiza.sharif@boston.gov](mailto:faiza.sharif@boston.gov)

Dear Faiza,

I am reaching out to ask for your help and consideration on a community matter that is very important to me and the residents of my building in District 2. I recently moved into a new building at [140 Shawmut Avenue](#), and because of when the building was completed, we were not given any notice or abutters indications of a proposed development at [112 Shawmut Avenue](#) and associated planned development area. As a result, there is a plan for a massive development that will significantly impact our residences and we have had no voice in the matter. I would appreciate your help in blocking the proposal so that the comment period can be re-opened and our voices can be heard.

After looking at the proposal in detail, it is clear to me that Davis Companies' proposal to develop 112 Shawmut and get zoning relief through the creation of a planned development area is exploiting a loophole. Davis is only planning to develop 112 Shawmut – with no affordable housing – under the promise that the other buildings in the area will eventually develop some (yet they are not financed or backed by Davis).

The proposal is submitted as a planned development area in order to gain zoning relief and maximize the number of luxury condominiums. However I do not believe this should be considered a PDA since all three parcels of land retain separate owners with no buildings crossing the parcel boundaries and no cohesive financing or building plan.

It seems clear to me that this is an exploitation of the neighborhood's interest as there is no actual community to have coordinated development with affordable housing and open greenspace that benefits the entire community. I think this is an important issue for City Counsel and that the proposal, as currently presented, should be blocked.

I greatly appreciate you helping my neighbors and me get a voice on this matter when we currently are not being heard. Thank you in advance for your consideration, and I would be happy to discuss this further if your schedule allows.

At the very least I would appreciate if the public comment period was extended to allow input from local residents in the area.

Sincerely,

Anton Wintner  
140 Shawmut Ave



**Faiza Sharif**  
South End/Bay Village and Somali Community Liaison for  
Mayor Martin J. Walsh  
Office of Neighborhood Services  
[617-635-4917](tel:617-635-4917)  
Sign up for neighborhood news [here](#)



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## Project Comment Submission: 112 Shawmut Avenue

1 message

kentico@boston.gov <kentico@boston.gov>

Fri, Jan 19, 2018 at 1:18 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2541

Form inserted: 1/19/2018 1:18:01 PM

Form updated: 1/19/2018 1:18:01 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Anton

Last Name: Wintner

Organization:

Email: [Anton.wintner@gmail.com](mailto:Anton.wintner@gmail.com)

Street Address: [140 Shawmut Ave](#)

Address Line 2:

City: Boston, MA

State: MA

Phone: [\(617\) 875-1101](tel:(617)875-1101)

Zip: 02118

Opinion: Oppose

Comments: After carefully reviewing the plan for 112 Shawmut Ave and associated PDA, I have serious reservations about the project as proposed currently by Davis companies as ask the the project NOT be approved. The reasons for this are as follows: The proposed development appears to be unfitting for BPA treatment. It consists of three separate projects with three separate owners on three separate parcels of land that has been artificially combined to create the one-acre minimum required for BPDA action, in order to allow for increase in the height of each project. Not one of these buildings could be approved as a separate project without a zoning variance. In addition, there is no crossing of current property boundaries by any building within the project so I do not see why it should necessitate a designation as a PDA. If this process were allowed, it will create a precedent under which any number of contiguous but independent developers and owners could file a joint application and obtain approval for projects that do not comply with the zoning laws which entirely defeats the purpose of the zoning laws. Second, the project buy Davis Companies at 112 Shawmut provides no affordable housing and no usable greenspace, on the premise that the other buildings in the project might one day be developed, despite the fact that they are neither financed, owned or controlled in any way by Davis. Moreover the greenspace in the PDA is in the form of inaccessible courtyards, an inaccessible roof space and parking lots as "open space," leaving essentially no true community green space. Thirdly, the project segregates its affordable housing in to one corner of Harald and Washington Street, on a parcel that might never be developed. And in the case that it would be, the housing would be segregated from market rate housing defeating the purpose. Fourth, there is essentially no new commercial space in the projet to benefit the community in the form of shots. Rather the project adds a garage exit onto herald street which is already backed up and over capacity particularly in the evenings as throughway to I93. As a member of the neighborhood for the last 10yrs, I welcome development and improvement, however development should be carefully considered and should benefit the community as a whole. I believe that the project at [112 Shawmut Ave](#) does not sufficiently benefit the community to merit approval. Sincerely, Anton Wintner

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

**kentico@boston.gov** <kentico@boston.gov>

Wed, Jan 24, 2018 at 1:49 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2561

Form inserted: 1/24/2018 1:48:48 PM

Form updated: 1/24/2018 1:48:48 PM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Carolyn

Last Name: Wintner

Organization:

Email: [carolyn.wintner@gmail.com](mailto:carolyn.wintner@gmail.com)

Street Address: [140 Shawmut Avenue](#)

Address Line 2: 5A

City: Boston

State: MA

Phone: [\(781\) 801-3742](tel:(781)801-3742)

Zip: 02118

Opinion: Oppose

Comments: I am writing my strong opposition to the 112 Shawmut building, zoning relief, and PDA as proposed. - The PDA, as opposed, is asking for zoning relief with no integrity to the neighborhood, consideration or neighbors, or coordination between the three developments. I support development in this area but to give height relief for three buildings without any coordination is not good for community or the area. If there is to be increased height and land coverage on this PDA it should be in one building that is set back from respective property lines and which makes sense for the neighborhood. The plan, as currently proposed, does not and looks like it is exploiting a zoning regulation to max out three buildings with no benefit to the community. - The proposed buildings do not take into consideration the impact on abutting residences. The building at 140 Shawmut, of which I am a resident, would be boxed in with no light or air for the residences adjacent to the PDA. It is not good neighborhood planning to allow a 150" high wall to rise so close to adjacent properties when it is the only source of air and light. There needs to be tiered planning and more setback from the property line to allow this kind of height. This is not about views but about coordinated spaces that do not impose on one another. - The PDA does not offer enough open or community space. Counting balconies and private roof decks as open space is bogus. - Affordable housing should be spread across the entire development, not concentrated in one building. It seems like Davis is exploiting the use of the other two plots to get zoning relief with no commitment to affordable housing. I am very pro-development and support new buildings in the neighborhood. What I am opposed to is that this plan is abusing the neighborhood's integrity, not considering neighbors, and adding no value to the community. I strongly oppose this plan.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



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## Project Comment Submission: 112 Shawmut Avenue

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Tue, Jan 30, 2018 at 5:00 AM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2605

Form inserted: 1/30/2018 4:59:46 AM

Form updated: 1/30/2018 4:59:46 AM

Document Name: [112 Shawmut Avenue](#)

Document Name Path: /Development/Development Projects/[112 Shawmut Avenue](#)

Origin Page Url: /projects/development-projects/[112-shawmut-avenue](#)

First Name: Qian

Last Name: Zhang

Organization:

Email: [qiandartmouth@gmail.com](mailto:qiandartmouth@gmail.com)

Street Address: [140 Shawmut Ave Unit 2B](#)

Address Line 2:

City: Boston

State: MA

Phone: [\(603\) 277-0024](tel:(603)277-0024)

Zip: 02118

Opinion: Oppose

Comments: Dear Casey Hines, As a resident in the Lucas (the condo building right next door), I am strongly against this proposal. I am more than happy to see development in my neighborhood, but this one is a bad idea in a variety of ways. 1. On a fundamental level, these are three different projects. They should not be considered as one and do NOT qualify for BPA consideration. If approved, it would be unfair to previous projects and setting a bad precedent for future ones. In almost no way are the three projects integrated, similar, or comparable. For a project this massive, letting them pass as one and qualify for BPA treatment is all the more dangerous. 2. Anyone who is familiar with this corner of South End will easily see, that the area is very tight, congested, and lacking green space already. The proposed project claims to add open space but in fact counts unusable and inaccessible spaces (and parking lots!) as "open space". It fails to meet open space standards and shows bad form. 3. This proposed project is almost offensive to the Lucas residents, and in many ways, greatly harms the surrounding community. The proposed project is so close to the north wall of the Lucas building (a protected landmark), that the Lucas residents on that side will never ever get any natural light ever again. Any resident in the nearby impacted community will feel similarly about the traffic and massive density this proposed project will bring. 4. This proposed project does not comply with affordable housing requirements. Please stop this project from going forward. Qian Zhang The Lucas Resident ([140 Shawmut Ave](#))

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570



波士頓華埠居民會  
BOSTON CHINATOWN RESIDENT ASSOCIATION  
90 Tyler St. Suite 3, Boston, MA 02111  
Email: [Chinatownresidents@gmail.com](mailto:Chinatownresidents@gmail.com)  
Website: <http://www.chinatownresident.org>

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October 30, 2017

Casey Hines  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

Dear Ms. Hines,

The Boston Chinatown Resident Association appreciates for the period of community input. The mission is:

1. Promote resident decision-making over the future of Chinatown
2. Protect and expand affordable housing and preserve Chinatown as a neighborhood for working families and the elderly.
3. Work for a safe and healthy living environment.
4. Cooperate with community organizations and businesses to strengthen Chinatown as a social, cultural, political and economic community center.

The 112 Shawmut Ave. project raises concerns to the community and surrounding residents. There is a need for homeownership and affordable housing for working class families. There is an oversaturation of AirBnb in Chinatown that spreads into the South End. These are all major concerns which impacts the families and marginalized groups in the neighborhoods. Families are displaced due to gentrification, AirBnb and lack of affordable housing. These need to be taken into consideration as lands are scarce. This is an urgent letter to push for developers and proponents to re-evaluate their proposals. There can not be support for this project unless there have been demonstrations of careful considerations in how to address these urgent community concerns.

Sincerely,  
Hin Sang Yu, Michael Wong, Chu Huang  
Co-chairs  
Boston Chinatown Resident Association

90 Tyler St. #3, Boston, MA 02111 [Chinatownresidents@gmail.com](mailto:Chinatownresidents@gmail.com)



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Project Comment Submission: 112 Shawmut Avenue**

1 message

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**kentico@boston.gov** <kentico@boston.gov>

Mon, Oct 9, 2017 at 11:36 PM

To: BRAWebContent@cityofboston.gov, casey.a.hines@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-zzlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

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First Name: Deborah

Last Name: Backus

Organization: Castle Square Tenants Organization

Email: [dbackus@cstoboston.org](mailto:dbackus@cstoboston.org)Street Address: [476 Tremont Street](#)

Address Line 2:

City: Boston

State: MA

Phone: (617) 357-8548

Zip: 02116

Opinion: Oppose

Comments: I am writing on behalf of the Castle Square Tenants Organization and its resident members (1300) who reside directly across the street (direct butter) to [112 Shawmut Avenue](#). We oppose the redevelopment application for the following reasons: density Davis units 130, CCBA 300 units and the South Cove Nursing Home 72 units, height, noise, air pollution, shadow, no additional green space, traffic flow to access parking garage from Herald Street that is already congested with cars to access 93 North & South. The overall design of three separate housing and retail buildings will have an adverse affect on our community and the overall design does not fit in with the rest of the community. The Owners of the newly constructed The Lucas (formerly known as Holy Trinity Church) located on Shawmut Ave next door to South Cove Nursing Home are moving in this month and are probably not aware of 112 Shawmut Ave Redevelopment project. We look forward to hearing from BRA regarding our concerns.

PMContact: [casey.a.hines@boston.gov](mailto:casey.a.hines@boston.gov)

Project ID: 2570

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

From: **Deborah Backus** <dbackus@cstoboston.org>

Date: Fri, Jan 5, 2018 at 2:37 PM

Subject: Re: 112 Shawmut Avenue

To: Casey Hines <casey.a.hines@boston.gov>

Cc: Debbie Campbell <dcampbell@cstoboston.org>, Ann Moy

<amoy@cstoboston.org>, Cherry Wu <CWu@cstoboston.org>, twoolfork@aol.com

This email is written on behalf of Castle Square Tenants Organization (CSTO) in support of [112 Shawmut Avenue](#) we look forward to working with Davis Companies to create construction impact plan to minimize construction noise, dust, traffic, rodents, construction vehicle parking and etc. We are scheduled to meet with Davis Companies next week to begin dialogue to resolve our concerns.

At this time, CSTO will withhold its support for CCBA and BCEC development plan until we have an opportunity to meet with both companies and we need more information about their financing and construction plan to provide much needed affordable housing.

Debbie Backus  
Executive Director  
CSTO

  
CASTLE SQUARE  
TENANTS ORGANIZATION

February 15, 2018

Casey Hines  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

RE: 112 Shawmut Avenue project Oppose Letter

Dear Ms. Hines,

On behalf of the 1300 residents at Castle Square Apartments, we are writing in opposition to the PDA project that has been proposed at 112 Shawmut Avenue. We are concerned on many issues: The Davis Companies appears to be leading the proposed development but what about the other two entities. We haven't heard from them and we would like to hear what the Boston Chinese Evangelical Church (120 Shawmut Ave.) and the Chinese Consolidated Benevolent Association (50 Herald Street) are proposing. The PDA project is presented as three separate projects with three separate owners which appear that only one developer (Davis Companies) is ready to start construction, yet we are asked to approve all three projects at the same time. The Castle Square Tenants Organization oppose the project in its current form.

This project offers no benefit to the community, no affordable housing, no open space/green space, counting interior and inaccessible courtyards, an accessible roof space and parking lots as "open space", is not what our community consider good neighbor. We welcome development and improvements to the neighborhood; however we strongly feel the design and 150' height of 112 Shawmut Avenue does not fit the neighborhood especially our neighbors living at the Lucas. The structure will deprive them of valuable light and air. Also, we urge the city to consider the impact the project will impose on traffic and congestion.

We thank you for allowing us to voice our concerns regarding this very important matter. We welcome the opportunity to discuss our concerns with you.

Sincerely,

  
Deborah Backus, Executive Director

Castle Square Tenants Organization, Inc.  
Cc: CSTO Board of Directors



Chinatown Community Land Trust 華埠土地信託會

c/o 28 Ash Street, Boston, MA 02111 T: 617.259.1503 E: ChinatownCLT@gmail.com

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October 30, 2017

Casey Hines  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines:

I am writing on behalf of the Chinatown Community Land Trust. Our mission is to stabilize the future of Chinatown as a neighborhood for working class families and the elderly, and a regional hub for the Greater Boston Chinese community through community control of land and in partnership with other community residents and stakeholders.

Davis Companies, the Chinese Consolidated Benevolent Association (CCBA), and Boston Chinese Evangelical Church (BCEC) have jointly filed an application for approval of a Planned Development Area (PDA) located at and in the vicinity of 112 Shawmut Avenue. While technically in an area that the City of Boston considers the South End, Chinatown has long considered this section of the South End to be integrally linked to Chinatown and in its Chinatown Masterplan 2010 has identified this as one of four key "anchor areas" which could play a role in stabilizing Chinatown's future. The 50 Herald Street site in particular, long ago transferred to CCBA for the community's benefit, is a site which is long overdue for development as affordable housing.

While we support the basic concept of a PDA to allow larger scale development in conformance with a community plan, we believe that the developers should set higher goals to address the severe housing crisis in Chinatown. A site which is already under a non-profit developer's control should seek to maximize affordability, including both low-income and deeply affordable units which are most needed by our community.

A subgroup of the Chinatown Master Plan Committee met last year to analyze the potential for affordable housing development here. It was the assessment of this group that it would be feasible to develop at least 100 units of affordable housing on the 50 Herald Street site without a PDA. Therefore, for community housing advocates to support a PDA, we would expect to see a proposal which significantly increases the levels of affordable housing development certainly at the 50 Herald Street site, but also at the Davis Companies and BCEC sites which will equally benefit from the PDA. Thank you, and we look forward to further discussions of this proposal.

Sincerely,



Lydia M. Lowe  
Director

*Community control of land, development without displacement, permanently affordable housing, and shared neighborhood spaces.*



## 華人前進會

*Chinese Progressive Association*

28 Ash Street, Boston, MA 02111

Tel. (617) 357-4499 Fax (617) 357-9611 [www.cpaboston.org](http://www.cpaboston.org)

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October 30, 2017

Casey Hines  
Boston Planning & Development Agency (BPDA)  
One City Hall Square  
Boston, MA 02201

RE: 112 Shawmut Avenue project

Dear Ms. Hines,

The Chinese Progressive Association (CPA) represent over 1200 members in the Greater Boston area. We seek to improve the living and working conditions of Chinese Americans and to involve ordinary community members in making decisions that affect their lives.

It has been well documented that Boston and particularly Chinatown has a housing affordability crisis. Boston has one of the most expensive housing markets in the country, and with Chinatown's proximity to downtown, housing prices have soared and pushed out working class residents. The problem is further exacerbated by the proliferation of short-term rentals, taking precious units off the housing market in the neighborhood. Over the past two years, CPA has helped well over a 100 residents with issues of displacement.

The proposed Planned Development Area (PDA) at 112 Shawmut Avenue has long been seen as a key site for the Chinatown neighborhood to build affordable housing and provide relief to working class residents looking to remain in their neighborhood. The 50 Herald Street site, which is included in the PDA, was given to the Chinese Consolidated Benevolent Area (CCBA) in 1983 as part of a land swap with Tufts Medical Center for the specific purpose of developing affordable housing. With decades of collecting commercial lease fees on the site along with the partnership with the Davis Companies, we expect to see a much more significant affordable housing component in the PDA than has been proposed. Based on the presentation at the BPDA public meeting for this project, there will be 515 total housing units with 25% of them being affordable. Looking at recent projects and proposals in Chinatown, more can be done to help create affordable housing. The One Greenway project, another for-profit/non-profit partnership, built more than 350 units of housing with 40% of it being affordable. In the request for proposal guidelines for Parcel 12, there is a minimum of 50% affordable housing.

It was also reported at the public meeting that the affordable units will be at the 60% area median income (AMI) level and higher. With many residents, still stuck in low-wage jobs this is too high. At the recent Affirmatively Furthering Fair Housing Forum in Chinatown, many residents named the high income requirements for "affordable units" as barrier to finding housing. We need housing at the 30% AMI level to properly serve local residents.

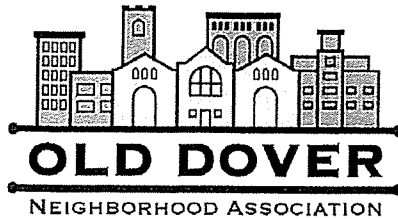
In addition to the above mentioned points, the proponents should also take the following actions to ensure that the project addresses the housing shortage and create economic opportunities for local residents. First, none of the housing units should not be allowed to be turned into short-term rentals. Second, to ensure that economic benefits reach regular workers, the developer and employers who rent commercial space should be required to pay a living wage and conduct first source hiring practices with the local community. Construction jobs should provide living wage, benefits, and a career pathway with particular attention paid to hiring community members.

Finally, as we raised in the community meeting, there also must be adequate outreach to non-English speaking residents for feedback on the project. With no translation at the public meeting and inadequate outreach to residents, many non-English speaking community members were unable to participate in the community meeting before the end of the comment period. Engaging the Chinatown Resident Association to present the project and solicit feedback would be an important to step to remediate this issue.

Sincerely,



Karen Chen  
Executive Director



October 30, 2017

Casey Hines  
Boston Planning and Development Agency  
One City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Casey:

At the October 2017 meeting of the Old Dover Neighborhood Association, we had a presentation from the three proponents of the project within Old Dover known as "112 Shawmut Avenue."

While Old Dover in general, and those commenting, are supportive of redevelopment of the sites in question and supportive of residential development and more affordable housing within our neighborhood, we cannot at this time support this project as presented.

Among the comments and concerns from our membership about this project:

There is concern about a lack of cohesion among the three different proponents and three distinct projects within this project. In addition to the lack of cohesion, there is the concern that key elements of the project were either not thought-through or not able to be described to the group's satisfaction.

Additionally, all three components seem to be on separate and very widely-varied timelines and potential impacts. While part of the project could commence immediately, the two other parts are projected to break ground years in the future, possibly as many as five years, and we realize that could extend even further. That presents as problematic. In general it is difficult to support a project with a protracted timeline; and difficult to consider a level of support today, knowing it will come to fruition in a different time, with different market conditions and community sentiments.

Another chief concern is the level of affordable housing and the explanations concerning that vital piece of the development. Given CCBA's mission of providing housing, given the history behind the disposition of that land parcel, and given that parcel's absorption of the Davis Company's affordable housing piece (if we understand all correctly), we would expect a much higher percentage of affordable housing for the site overall, and specifically for the CCBA parcel. It is vital for the community to have complete clarity and transparency regarding this, and to also have solid numbers overall, along with numbers specific to affordable ownership versus affordable rental units.

The interior pedestrian pathways raised concern. They seem to be pathways to nowhere, and with no retail frontage, safety and security concerns come to light.

The lack of community- or project-beneficial open space is another disappointment and concern. For a project of this size, the community should not be expected to accept large building blocks.

The dense blocks and accompanying height need to be broken up with space, ideally space with public realm amenities and use. It was pointed out that an area for children to play is a simple need that has not been met.

Lastly, the parking and traffic concerns are significant. In general, Old Dover expects the city will not put forth developments unless there is strong evidence that the existing or the immediate post-development infrastructure will support the project and the extant demands. We do not believe that evidence exists.

The onsite parking proposed will not support the proposed retail space or a thriving worship community at the numbers we heard. It is not acceptable to point to nearby parking facilities which may or may not be available for use as other development proceeds.

And the traffic congestion on Herald Street is problematic under current conditions. Adding hundreds of cars exiting onto Herald Street (directly or indirectly), and navigating to the site from Herald Street is a notable worry. The community needs to hear solid and workable plans with full specifics concerning parking and traffic before a project of this scope could be approved. We would urge the BPDA to apply such guidelines and principles to all projects.

While our meeting discussions did not get into the details of area improvements, we would expect that project's streetscape plan would address the northern side of Herald Street along the Mass Pike. The pedestrian way on both sides of Herald Street are much in need of improvement and beautification, and the area on the north side of the street could be an opportunity for public realm open space. We urge the developer, in partnership with the city and state, to think creatively and inclusively regarding that space.

In closing, while Old Dover greatly appreciates hearing from developers at any stage in their planning process, it becomes problematic to find so much lacking. Realizing that what gets decided upon now will have implications on the community for decades to come, we cannot support a project that is lacking in any significant way. Parking, traffic, affordable housing, and open space are vital pieces. Likewise, having a timeline that the community feels at-ease with is critical, as is finding comfort that the disparate pieces of a given project present as a cohesive unit regarding the various nuances and complications inherent in large project development.

With significant concerns about many elements of importance to us, Old Dover looks forward to hearing back from the developer when these concerns may be addressed.

Finally, while quite premature to have comprehensive conversations about community benefits, Old Dover has advocated for community benefits from all recent developments to be earmarked for Peters Park. Peters Park serves a diverse cross-section of residents from immediate abutters to those to travel from the outside to use its varied amenities. As the only sizable parkspace serving this part of the South End, Peters Park feels the effects of each new development. The park's infrastructure and maintenance needs are significant and unfailingly outpace Parks Department resources. New developments bring new residents who are immediately welcomed into the park, but who will further tap its fragile infrastructure. As such, it perfectly meets the criteria one would seek as the recipient of "community benefits funds." It is our sincere hope that the developer, the IAG, and the city will agree on the importance and appropriateness of

setting aside funds for Peters Park, as doing so is arguably the best way to see broad and multi-level benefits to the community in which this development will occupy.

Sincerely,  
On behalf of the board and our membership,

Ken Smith  
*President*  
*Old Dover Neighborhood Association*

cc: Mayor's Office, Faisa Sharif

February 16, 2018

*Via Hand Delivery and E-Mail*

Casey Hines  
Senior Project Manager  
Boston Planning and Development Agency  
Boston City Hall  
Boston, MA 02201  
Casey.A.Hines@boston.gov

Re: Comments Regarding Proposed Development Plan for Planned Development Area No. 114, Shawmut Avenue/Washington Street

Dear Ms. Hines:

This firm represents a group of new unit owners at the Lucas Condominium (the "Owners") located at 136 to 140 Shawmut Avenue (the "Lucas") and an abutter to the proposed Planned Development Area No. 114 (the "PDA") located in the South End Neighborhood District and bounded by Shawmut Avenue, Herald Street and Washington Street. Many residents of the Lucas have submitted comments to the Boston Planning and Development Agency ("BPDA") expressing their concerns relative to the proposed 112 Shawmut Avenue project ("112 Shawmut") and the PDA. As counsel to the Owners, we provide these comments and requests setting forth fundamental failures to comply with the letter and the spirit of Boston's zoning by-laws.

As noted in the comment letters from the residents of the Lucas, the PDA Plan is incomplete and imposes a speculative and oversized zoning envelope on an almost two (2) acre parcel directly abutting the Lucas. The proposed PDA contains three (3) separate parcels of land with three (3) separate owners, but only one of the parcels (112 Shawmut) is even remotely close to moving forward with an actual real estate development project. The proposed projects and locations within the PDA are as follows:

1. 112 Shawmut Avenue, owned by The Davis Companies:
  - a. Proposed residential-only building;
  - b. Submitted full schematic plans;
  - c. The only parcel ready to move forward; and
  - d. Expected to commence construction in second quarter of 2018.
2. 120 Shawmut Avenue, owned by the Boston Chinese Evangelical Church ("BCEC")
  - a. Proposed to include religious sanctuaries, ground floor commercial and residential units;
  - b. Submitted limited schematic plans;
  - c. Represented in the Supplemental Information submitted to BPDA on September 28, 2017 ("Supplemental Information") as a gargantuan blank blue box; and
  - d. No proposed commencement date.
3. 50 Herald Street, owned by the Chinese Consolidated Benevolent Association of New England, Inc. ("CCBA")
  - a. Current sight of CMart grocery store and surface parking;

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Casey Hines  
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- b. Currently under long-term lease to CMart;
- c. Proposed to include residential units and ground floor retail, commercial and/or community space;
- d. Submitted limited floor plans with no design features or elevation views;
- e. Represented in the Supplemental Information as a gargantuan blank brown box; and
- f. No proposed commencement date.

The incomplete PDA Plan reflects an unfinished vision of the PDA with no actual assurance that the remainder of the PDA will be built. In addition, the proposed height for all three (3) proposed development parcels reaches the maximum allowed for a PDA in this zoning district at 150 feet, which is well above the scope and character of other buildings in the neighborhood. This portion of Shawmut Avenue serves as a link between the old South End and the new South End and the height should be gradually stepped up in the direction of the new taller buildings closer to the Expressway. The Owners ask the BPDA to consider postponing their vote on the PDA until more information about the entirety of the project is available.

For the reasons that follow, the BPDA cannot reasonably determine that the PDA Plan satisfies the standards for Planned Development Areas set forth in Sections 3-1, 64 and 80C-4 of the Boston Zoning Code (the "Code"). Approval of the PDA Plan under these circumstances is unjustified, unlawful and unfair to the neighbors.

**1. The PDA Plan Does Not Meet the Requirements of Section 3-1Aa of the Code.**

**a. The PDA Plan will be injurious to the neighborhood**

Under Section 3-1Aa of the Code "Planned Development Areas," the BPDA can only approve a development plan for a PDA if they find that "such plan conforms to the general plan for the city as a whole and that nothing in such plan will be injurious to the neighborhood." The PDA, as proposed, is just another big block of buildings similar to those that have been roundly criticized in the Seaport neighborhood as poor urban planning and design. It is premature to establish three (3) big blocks of excessive height on three (3) parcels, where only one actual real estate project exists and collaterally grants oversized zoning envelopes for two (2) speculative future projects that may or may not be built.

The PDA Plan states that the PDA shall provide certain affordable housing units, pedestrian walkways and open spaces, but these cannot and will not be realized until all three (3) parcels are developed. These important public benefits are not realized with the 112 Shawmut Avenue parcel, but are postponed far into the future, if at all. This windfall for 112 Shawmut Avenue is unjustified. Leaving these crucial elements of the project open ended is injurious to the neighborhood. The PDA Plan should include a cohesive project that the neighborhood can be reasonably sure will be completed.



**b. The PDA Plan does not set forth the appearance of structures**

Section 3-1Aa requires that the PDA Plan “shall set forth the proposed location and appearance of structures” within the PDA. While the tentative location of the structures is set forth in the PDA Plan, the appearance of those structures is wholly undefined and block-like. The PDA Plan contains a fully developed schematic plan of 112 Shawmut, but contains no detail for the other two (2) buildings other than two big blocks, one of which towers over the Lucas and is just feet from the Lucas windows. In fact, the description of the proposed building to be developed BCEC, located at 120 Shawmut Avenue, contains an option to either demolish a portion of the building and add a vertical addition thereto or demolish the entire structure and build the project with entirely new construction. The last and third parcel of land contained in the PDA is owned by CCBA and located at 50 Herald Street is the current site of the extremely popular CMart grocery store, which is still under long-term lease. It is clear that there is no current plan to develop either of the BCEC or CCBA properties and that the PDA is an attempt to circumvent the zoning review that the 112 Shawmut project would require on its own.

**c. A PDA Master Plan is not available for this site**

Section 3-1Aa does allow for the creation of a PDA Master Plan, which allows for the submission of a development concept, with the proponent having to later come back to the BPDA with a development plan for the entire area or portion of the area before any work is to proceed. In order to submit a PDA Master Plan, the proponent must have an area of at least five (5) acres. Since the PDA area is only a little under two (2) acres, a PDA Master Plan process is not available and the CCBA and BCEC projects should be further along in planning before the PDA Plan should be approved.

**2. The PDA Plan Does Not Meet the Purpose for Allowing PDAs in the South End Neighborhood District pursuant to Section 64-28 of the Code.**

According to Section 64-28 of the Code, “[t]he purposes of permitting PDAs ... are to provide for a more flexible zoning, law; to *provide public benefits* to the South End community, including the creation of new job opportunities and *housing for individuals and families of all economic groups*; to allow for the diversification and expansion of Boston's economy through manufacturing, commercial, and scientific research and development uses; to encourage economic development while ensuring quality urban design by providing planning and design controls; and to provide connections for the South End to the downtown economy.” (emphasis added).

**a. The public benefits for the PDA may never be realized**

One of the major public benefits promoted by the PDA Plan is a new east-west pedestrian connection established at the southern boundaries of the CCBA and BCEC properties allowing for pedestrian connectivity between Washington and Shawmut Avenue. With the existing CMart still under long term lease agreement, it is difficult to envision when and whether this east-west pedestrian connection will come to fruition. While this proposed public benefit would be a welcome addition to the neighborhood, it does not happen coincident with the 112 Shawmut Avenue parcel and is pushed far into the future, if at all. The uncertainty of the development of

the BCEC and CCBA parcels illustrates another reason that this PDA Plan is not ready to move forward.

- i. There will be no on-site affordable units in two (2) of the three (3) proposed projects and none in 112 Shawmut Avenue.

While part of the purpose of allowing PDAs in this neighborhood is to allow for the housing of individuals and families of all economic groups, the PDA Plan only provides for on-site affordable units in one of the three (3) buildings in the PDA – specifically in the CCBA parcel which is speculative only. Section 64-29(a) and (c) of the Code set forth specific requirements for Proposed Projects including only residential uses and mixed uses, respectively. According to the PDA Plan, 112 Shawmut will be residential only and the BCEC and CCBA projects will be mixed use, both including residential. Section 64-29(a) and (c) require that a proposed project within a PDA must include either: (i) on-site affordable housing in an amount equivalent to no less than 20% of the residential units within the proposed project; or (ii) a combination including 10% on-site affordable units and an equivalent contribution to the Inclusionary Development Program Fund.(emphasis added). Therefore, each proposed project in the PDA should contain a minimum to 10% on-site affordable units. This lack of affordable housing is a fatal flaw that should not be supported by the BPDA.

It is worth noting that the PDA Plan contains no actual conceptual plans for the only proposed project that will contain on-site affordable units, the CCBA parcel. It only contains limited floor plans with no view of the design of the building and how it will fit into the context of the neighborhood. The CCBA is clearly not close to prepared to develop their parcel, which leads to an uncertain future, at best, for this integral component of the PDA. The lack of affordable units on-site in 112 Shawmut, which is the only project ready to move forward at this time, is deeply troubling. The City of Boston has a dire need for affordable housing and it could be a number of years before any affordable units are created as a result of this PDA, if ever.

**3. The PDA Plan Does Not Meet the Use and Dimensional Requirements of Section 64-29 of the Zoning Code.**

- a. The PDA Plan does not include Affordable Cultural Space

The PDA Plan contains no mention of Affordable Cultural Space and therefore the PDA Plan is not compliant with the requirements of Section 64-29(c)2 of the Code. Section 64-29(c)2 of the Code requires that any proposed project within a PDA including non-residential uses must build or cause to have built either: (i) "Five percent (5%) of the total Gross Floor Area allocated to non-residential uses of any and all Proposed Project(s) within an approved PDA, above that allowed as-of-right in the underlying zoning subdistrict, for on-site use by an existing or start-up business, or not-for-profit Affordable Cultural Space"; or (ii) a combination of such Affordable Cultural Space consisting of up to 2½% of the total Gross Floor Area and an additional contribution to the Harrison/Albany Corridor Business and Cultural Loan Fund, totaling an amount equivalent to 5% of the total Gross Floor Area allocated to non-residential uses. The lack of Affordable Cultural Space is another example of this PDA Plan lacking in planned community benefits and fundamentally flawed.

Casey Hines  
February 16, 2018  
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b. The Lot Coverage in the PDA Plan is unclear

Section 64-29(c)3 of the Code requires that all proposed projects within a PDA have a development footprint that does not exceed 80% of the lot area. The remaining 20% of the lot must be dedicated to ensure public access or enhance the public realm. Looking at the PDA Plan, it is impossible to determine how and if this important requirement is being met, especially on the 112 Shawmut parcel. We request that the Owners and the neighborhood be provided with a more detailed explanation as to how the PDA Plan may meet the requirements of Section 64-29(c)3.

**4. The Proposed Project Would be More Injurious than Beneficial to the Neighborhood, Because Too Much About the PDA is Uncertain.**

Section 80C-4 of the Code states that the BPDA shall not approve a PDA Plan that “on balance, nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.” The uncertainty alone surrounding the development of both the CCBA and BCEC parcels has the potential for a profound impact on the neighborhood. The proponents have pushed all of the public benefits to the future portions of the PDA with very little to be included in 112 Shawmut. This reliance on the future portions of the PDA could lead to a lot of unfulfilled promises to the neighborhood.

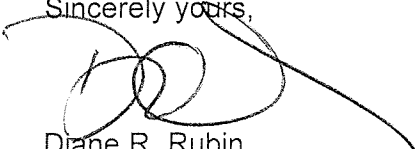
The project is also injurious to the neighborhood in that it would allow for unprecedented height in this neighborhood, especially considering that two (2) of the proposed projects are nowhere near ready for development. If the proponent truly wants a PDA for this area, they should have a more concrete plan for the development of 2/3 of the PDA and lower the height of the buildings to a more neighborhood-appropriate level.

**Conclusion**

As set forth above, the PDA Plan does not meet the relevant requirements of the Code. For these reasons we ask that the BPDA require the proponent to resubmit the plan with a more definite approach to the CCBA and BCEC parcels.

Thank you for your consideration.

Sincerely yours,

  
Diane R. Rubin

DRR/dmo

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February 16, 2018  
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cc: Brian Golden, BPDA Director  
Jonathan Greeley, BPDA Director of Development Review  
Sheila Dillon, Chief of Housing  
Ed Flynn, Boston City Council  
Michelle Wu, Boston City Council  
Rebecca A. Lee, Esq., Counsel for The Davis Companies  
Lawrence S. DiCara, Esq., Counsel for BCEC  
Cynthia B. Keliher, Esq., Counsel for CCBA  
The Trustees of the Lucas Condominium

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10/27/2017

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

I have the privilege and opportunity to volunteer to teach a citizenship class at BCEC for over 12 years to immigrants from Boston and the surrounding communities. Through the class, we help them not only become naturalized citizens, but also learn their civic responsibilities and duties, American values and history. As a result, they become more closely knit to the fabric of our society. Also, they become more active and productive citizens of our great city. It is our desire to reach out to many more people who need this kind of service. But we have been hindered by the lack of space to start more classes. This project will allow us to build a larger facility to provide the many services that our community so desperately need. I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,

Tony Chen  
676 Pleasant St., Canton, MA 02021

The Druker Company, Ltd., Suite 1000, 50 Federal Street, Boston, Massachusetts 02110-2585

November 20, 2017

Ms. Casey Hines  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: 112 Shawmut Avenue

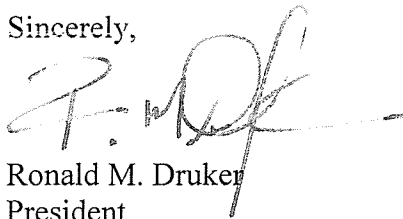
Dear Ms. Hines:

I write in support of The Davis Companies' proposed development at 112 Shawmut Avenue. As a direct abutter, I have appreciated the city's focus on creating a more vibrant and economically healthy South End. The Davis Companies' project is consistent with the recent Harrison Albany Street Strategic Plan, a two and one half year planning study.

I particularly applaud the residential uses, with a ground floor that incorporates active retail. The Harrison Albany Street Strategic Plan recommended exactly this mixed use as the gateway and connection back to downtown. This project will enhance the retail corridor on Washington Street and will invigorate and activate both Washington Street and Shawmut Avenue.

The BRA and its Board of Directors should endorse this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. M. Druker', with a horizontal line extending to the right.

Ronald M. Druker  
President

cc: Brian Fallon, The Davis Companies  
Dante Angelucci Jr., The Davis Companies

October 30, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

I am an ESL student at the Boston Chinese Evangelical Church. I am writing to support the Shawmut Ave./Washington Street Block Project.

It has been 20 plus years since my family and I immigrated to the US from Hong Kong. When I first came, I did not know much English and the culture of this country. I did not have much money and I had no friends. Life was tough. It was very difficult for me to find a job. When I was in Hong Kong, I worked in the advertising business. Not knowing English, I was forced to work very long hours in the kitchen of Chinese restaurants for a few years. Later, I found the ESL class at BCEC. It is very affordable. It was only \$15 a semester at that time. Gradually I picked up the English language. It helped me a lot with my daily living and work. I was able to find a job that is similar to my job in Hong Kong. It matches with my interests and abilities. The best part is without working long hours in the evenings at the restaurant, I can see my daughter at home and spend more time with my family. I am very grateful to the church. I thank God for all the teachers who helped me. They mean a lot to me. I fully support the Shawmut Ave./Washington Street Block Project. I think it will greatly benefit the city and the community.

Sincerely,

Chi Ming Fung  
Quincy, MA

October 29th, 2017

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church and a Project Destiny Autumn to Spring counselor, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Key improvements will include:

- Approximately 515 units spread across the three buildings, including at least 103 affordable units.
- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.
- The project will create a useful pedestrian cut-through between Washington Street and Shawmut Avenue, connecting residents to businesses and public transportation.
- The development provides public realm improvements including new street trees, and sidewalk and street paving around the site.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.
- New retail space at the site will bring permanent jobs to the neighborhood.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,

Gretchen Ho  
277 Babcock st.,  
mailbox# 1179  
Boston, MA



10/29/17

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Key improvements will include:

- Approximately 515 units spread across the three buildings, including at least 103 affordable units.
- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.
- The project will create a useful pedestrian cut-through between Washington Street and Shawmut Avenue, connecting residents to businesses and public transportation.
- The development provides public realm improvements including new street trees, and sidewalk and street paving around the site.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.
- New retail space at the site will bring permanent jobs to the neighborhood.

As a youth worker who serves at Boston Chinese Evangelical Church's afterschool and summer program, Project Destiny, I only hope to see an expansion in the education and religious growth that I have seen in the students that I work with. I feel that improving the facilities can only increase the number of youth we can serve and hopefully the quality of our care as well.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large

city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,  
Jeremiah Lam  
728 Commonwealth Ave, Boston, MA 02215

October 29, 2017

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As members of the Boston Chinese Evangelical Church (BCEC), we write in support of the Shawmut Ave./Washington Street Block Project. Our church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. As volunteers of BCEC's Community English program, we see many benefits of having a devoted space for such offerings. We chose to serve together as a couple in this meaningful program for the last 15 years as it has a direct impact on the Chinatown community.

BCEC has been providing weekly ESL/Citizenship classes and summer phonics class for 27 years. Our teachers develop close relationships with the cohort in the four years that it takes to complete our current ESL program. Through this program, we had the opportunity to help hundreds of newcomers and immigrants to become productive members of the greater Boston area. This program helps students to develop confidence in the English language and continue further studies in job training programs if they so choose. Furthermore, we teach them survival English and how to acclimate to a new environment.

The Community English program is one of the many outreach programs of the church. We see many great benefits of this project. This project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but will also transform this large city block into an active neighborhood space that will fit in with the surrounding community. We ask that the BPDA to approve the Shawmut Ave./Washington Street Block Project.

Sincerely,

Lung and Isabella Lau  
BCEC ESL Teachers  
251 Safford Street  
Quincy, MA 02170



**Kwong Kow Chinese School**  
**中華廣教學校**

Address: 87 Tyler Street, Boston MA 02111  
Phone: (617) 426-6716  
Email: kwongkow@gmail.com  
Website: www.kwongkowschool.org

October 30, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Support and Recommendation for the  
112 Shawmut Avenue Project

Dear Ms. Hines:

Thank you for inviting me to the 112 Shawmut Ave. Project meeting as a member of the Impact Advisory Group. I have also attended the public meeting on the same issues.

This development project provides beneficial impact to our neighborhood and the Chinatown community. I am expressing my strong support and wishing the project to proceed in the near future.

Sincerely,

Felix Lui  
Vice Board Chairman



Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**Shawmut Ave. / Washington Street Block Project**

1 message

**Lok, Timothy, Contractor** <Timothy.Lok.ctr@msc.navy.mil>

Sat, Oct 28, 2017 at 10:00 AM

To: Casey.A.Hines@boston.gov

Cc: Timothy Lok &lt;mr.timothylok@gmail.com&gt;

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church (BCEC) and a volunteer at Project Destiny Autumn through Spring (PDAS) I am writing to you in support of the Shawmut Ave. / Washington Street Block Project. BCEC, the largest Asian church in New England, has been a part of the community since 1962, and has since established volunteer based educational programs and community groups over the years. Not only have I been able to participate in the various youth programs growing up, but I have had the honor to serve in some of the programs including English as a second language, citizenship class, and presently as a counselor at PDAS. This project is dear to my heart because growing up and using / serving in the spaces provided, I have had the great joy of meeting / working with the community. This development would not only allow for the church to grow and give back to the community, but also increase the housing stock including much needed affordable housing, and better services, and community spaces for the surrounding neighborhood.

Key Improvement will include

- Approximately 515 units spread across the three buildings, including 103 affordable units.
- Improving BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, education class rooms, and space for social services
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.
- The project will create a useful pedestrian cut-through between Washington Street and Shawmut Avenue, connecting residents to businesses and public transportation.
- The development provides public realm improvements including new street trees, and sidewalk and street paving around the site.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.
- New retail space at the site will bring permanent jobs to the neighborhood.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,

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Timothy Lok  
2nd Assistant Engineer  
USNS 2nd Lt. John P. Bobo  
159 Ravenswood Road  
Waltham, MA 02453

*October 27, 2017*

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a social worker in the Asian community, as well as a member of the Boston Chinese Evangelical Church, and also a volunteer for the summer middle school program *Project Destiny* (which our church hosts every summer), I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes, as well as an afterschool middle school program *Project Destiny After School*. As a licensed independent social worker serving the Asian community in Quincy, MA, I recognize that this project would allow our Church to continue to grow and give back to our neighbors. You may already know that the church purchased the 120 Shawmut building from South Cove Manor, which is a nursing and rehabilitation center that left Chinatown and moved to Quincy, MA. This left a gap in outreach to the senior community in Chinatown. Therefore, services provided by our church (such as ESL) and also senior citizen fellowships, can greatly provide the social engagement that these seniors need in the community. The proposed development would allow BCEC to increase its outreach to populations like the senior population and have room to expand. The development also offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Key improvements will include:

- Approximately 515 units spread across the three buildings, including at least 103 affordable units.
- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.
- The project will create a useful pedestrian cut-through between Washington Street and Shawmut Avenue, connecting residents to businesses and public transportation.
- The development provides public realm improvements including new street trees, and sidewalk and street paving around the site.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.
- New retail space at the site will bring permanent jobs to the neighborhood.
- A connecting point for children, adults, and seniors in the community of Chinatown and the South End.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,

*Virginia Ngai, LICSW*  
*18 Grand View Avenue, #1, Quincy MA 02170*

二零一七年十月卅日

致波士頓計劃及發展局高級工程經理 Casey Hines

我是波士頓華人佈道會英文班學生，住在南波士頓。初來美沒有朋友，十分孤獨。在班內接觸到其他移民，老師又很有愛心。同學們及老師互相支持鼓勵及幫助，又學習到基本實用生活英語，豐富了我的人生，幫助我融合美國社會及文化。我有兩個女兒及一個兒子，他們在教會青少年活動及課餘補習亦得到很大的幫助。我十分感恩。我完全支持這個工程計劃。它能提供更多低收入居住單位。又讓教會能有更多的地方及設施去提供更多及全面的社區服務，造福波士頓城市及居民。

司徒艷華上

27 McDonough Way #678, S. Boston, MA 02127

*(Translated version)*

October 30, 2017

To: Casey Hines, Senior Project Manager

Boston Planning and Development Agency

I am an ESL student at the Boston Chinese Evangelical Church. I live in South Boston. When I first came to the US, I did not have any friends and was very lonely. In the ESL class, I met other immigrants. The teacher is very loving. The students and the teacher support, help and encourage each other. I learned the basic practical daily English. It enriches my life and helps me adjust to the US society and new culture. I have two daughters and a son. They benefited greatly from the youth program and after school program of the church. I am very grateful. I fully support this project. It will provide many housing units for low income families. It will also allow the church to have more space and better facilities to offer more and comprehensive community services to benefit the residents of the City of Boston.

Yan Hua Situ

27 McDonough Way #678, S. Boston, MA 02127





Casey Hines &lt;casey.a.hines@boston.gov&gt;

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**BCEC Expansion Project**

1 message

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**Evangeline Tsai** <etsai3@bu.edu>

Fri, Oct 27, 2017 at 1:09 AM

To: casey.a.hines@boston.gov

*28 October 2017*

Casey.A.Hines@boston.gov

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

Hi! My name is Evangeline Tsai and I am sending you this letter not only as a college student currently studying at Boston University, but also as a member and volunteer of the Boston Chinese Evangelical Church. As a member of the Boston Chinese Evangelical Church, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Some key improvements will include:

- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
  - As a volunteer in both BCEC's after school program and summer camp for middle school students, I have seen how important it is to have spaces for education and for community. To give children a space to grow and learn is especially important in their growing stage because this is when they start to develop and discover what their identities are. Not only as perhaps a child to their parents, but also in society. Having people as mentors or having people giving attention is essential during this time. With the improvement of the building, children are able to develop not only as the future generation to help improve this country, but the society as a whole.
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.
  - As a college student from California, I have also seen the importance of crossing over cultures, economic classes, and generation gaps. With the building serving as a connecting point, people are hopefully more exposed to the differences and are willing to cross those borders. This will serve as the first of many efforts to connect people from perhaps different backgrounds and statuses, changing the community for the better.
- The project will create a useful pedestrian cut-through between Washington Street and Shawmut Avenue, connecting residents to businesses and public transportation.
  - Wishing of the safety of not only middle school students, but also for others, I hope the cut-through would help reduce pedestrian accidents.

- The development provides public realm improvements including new street trees, and sidewalk and street paving around the site.
  - Similar to the previous statement, I hope the improvements would help reduce pedestrian accidents.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project. Thank you for taking your time to read this and I hope that you would be able to take this letter into consideration. Have a wonderful day!

Sincerely,

*Evangeline Tsai*  
*728 Commonwealth Avenue, Boston, MA 02215*

10/29/2017

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

I am a regular attendee of Boston Chinese Evangelical Church for the past 23 years. I have participated in BCEC's summer camp as a camper and volunteer staff. Currently, I am one of the volunteer leaders for the adult programs and I live in the Chinatown neighborhood supporting the church as a resource where possible by my living situation.

As a member of the Boston Chinese Evangelical Church, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1961, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Key improvements will include:

- Approximately 515 units spread across the three buildings, including at least 103 affordable units.
- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
- Through increased and improved facilities, the BCEC can continue to reach out to the Chinatown community and be a resource to those where English is not their native tongue.
- The project will serve as a connecting point between the newly completed Ink Block development to the east, Chinatown to the north, and South End to the south and west.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,  
Jonathan Wong  
5E Oak St  
Boston, MA 02111

October 26, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

I have been volunteering to serve the community as a teacher of our Community English Program for the past three years. Each year over a hundred students (new immigrants, workers, job seekers, retirees, etc.) take these English classes at our building at 120 Shawmut Ave. I still maintain contact with many students who have graduated from my class. Many of them have found success in their careers or education. A few have returned to China and become leaders in their fields. We need more space so that our Church may be able to teach more students and help them succeed.

I am also the co-chair of the Social Responsibility Ministry of our church for the past two years. We periodically use our facility to give away household items to the community and host seminars on various topics to educate our neighbors. In addition, we regularly recruit volunteers to serve at various non-profit organizations nearby including the American Chinese Christian Education & Social Services, Boston Rescue Mission, Boston Center for Pregnancy Choices, and Rice Sticks & Tea Asian Food Pantry. We also support and provide activity space for Chinatown Respite Care to serve children with special needs and their parents. Two years ago, we even got permission from the City of Boston to use our facility to provide temporary housing for many Chinatown residents displaced by a fire. We need more space so that our Church may organize more activities to provide similar services.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,  
John Wong, Ph.D.  
114 Pleasant St. #201, Arlington, MA

Thursday, October 26<sup>th</sup>, 2017

[Casey.A.Hines@boston.gov](mailto:Casey.A.Hines@boston.gov)

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

I am Karen Wong, one of the members at Boston Chinese Evangelical Church (BCEC). Specifically, I serve as an Assistant Director and a Planning Board member at BCEC's summer camp and afterschool program, respectively. I write in support of the Shawmut Ave./Washington Street Block Project. BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a Second Language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

Key improvements will include:

- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also expand to have recreational space, educational classrooms, and space for social services.
- Serving as a connecting point between the Ink Block development, Chinatown, and South End.
- Developing a useful pedestrian cut-through between Washington Street and Shawmut Avenue and connecting residents to businesses and public transportation.
- Including ground floor retail space that will increase street level activity and enliven the neighborhood.
- Bringing permanent jobs to the neighborhood from new retail space at the site.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project. Thank you for your consideration.

Sincerely yours,

Karen Wong  
51 Colborne Rd. #1  
Boston, MA 02135  
Kwong402@gmail.com

October 29, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church and a Chinatown activist who has directed nonprofit programs in the community, I write in support of the Shawmut Ave./Washington Street Block Project. Since my first arrival to Boston in 2012 to attend Wellesley College, I have been actively involved in this Chinatown community and recognize the importance of the preservation of this space and the people who have been living here for decades. I have served as a volunteer afterschool tutor/mentor and executive board member at BCEC's afterschool and summer programs and also have directed a nonprofit summer program called Chinatown Adventure through Harvard University's Phillips Brooks House Association which takes place at CCBA, another community organization and meeting place. I write to you urging you to approve the permit to allow BCEC's positive impact on the community to expand.

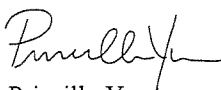
The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language and citizenship classes. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood, which is of particular importance given the many changes that are happening in the Chinatown community driving its residents away and forcing them to move elsewhere.

Key improvements will include:

- Approximately 515 units spread across the three buildings, including at least 103 affordable units.
- Improving the BCEC's building at 120 Shawmut Ave. to not only include religious space, but also recreational space, educational class rooms, and space for social services.
- The project will include ground floor retail space that will increase street level activity and enliven the neighborhood.
- New retail space at the site will bring permanent jobs to the neighborhood.

For the reasons stated above, including how this project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project. Thank you so much for your time and consideration.

Sincerely,



Priscilla Yu  
69 Central Ave  
Braintree, MA 02184  
[Pry218@mail.harvard.edu](mailto:Pry218@mail.harvard.edu)

10/30/2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Ms. Hines,

As a member of the Boston Chinese Evangelical Church (BCEC) and a volunteer Coordinator of the Community English program of the church for the last 26 years, I write in support of the Shawmut Ave./Washington Street Block Project. The BCEC, established in 1962, is the largest Asian church in New England, with a congregation over 1,200 members. Our Church provides social services to the surrounding community, including educational programs such as English as a second language, citizenship classes and after school program. This project would allow our Church to continue to grow and give back to our neighbors. The development offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

It has been 27 years since the Community English classes were started in 1990 at BCEC. When it was first started, we had about 30+ students. Today, we serve about 140 students in 10 ESL classes and 2 citizenship classes each semester. Our teachers and I are all volunteers from the church. This makes it possible for us to charge a very low fee to our students. Fees may also be reduced or waived for those students with financial hardship. Classes are offered once a week on Saturday mornings for 3 hours. We help immigrants learn survival English so that they can better adjust to the new life and culture in this country. We also help those who want to become US citizens to prepare for the naturalization interview. Our program also provides an opportunity for new immigrants to make new friends and offer support and help to each other.

In the past, we rented classrooms from Quincy Upper School and other agencies in Chinatown. Having classes scattered in multiple facilities make it difficult to manage. With the 120 Shawmut Avenue facility, all our classes are now in one building. We offer ESL classes at the beginning and low intermediate levels. Many students would like to

stay at our program longer to learn more, but without space for starting upper level classes, we have to “graduate” them to allow other people to join our classes. As much as we want to help more immigrants, due to the lack of space, we dare not publicize our program even though we know that there is a great demand out there. The fall semester was started in September. Every Saturday, people are still coming to apply. We have to put them on the waiting list for the next semester.

There are students who ask about weekday ESL and citizenship classes. Some ask about vocational ESL classes and computer classes to help them learn the skills to prepare for jobs in restaurants, hotels, healthcare and offices. Having a larger building and better facility will allow us to meet the growing needs of the people in our community. This project will make this dream become a reality.

There are many other community services that the church would like to expand or start to benefit the community. This project will not only benefit our church by allowing it to grow and better serve our congregation and the community at large, but also will transform this large city block into an active neighborhood space that will fit in with the surrounding community, I ask that the BPDA approve the Shawmut Ave./Washington Street Block project.

Sincerely,

Siu Yu  
9 Roosevelt Rd  
Billerica, MA 01821





Casey Hines &lt;casey.a.hines@boston.gov&gt;

---

**RE: Support and recommendation for the 112 Shawmut Ave project**

1 message

---

**Pasang Drolma** <ed@chinatownaccess.org>  
To: Casey.A.Hines@boston.gov

Thu, Oct 26, 2017 at 6:35 PM

*10/27/2017*

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One [City Hall Sq.](#), 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Support and recommendation for the [112 Shawmut Ave](#) project

Dear Ms. Hines,

The American Chinese Christian Educational and Social Services, INC (ACCESS) is pleased to give our enthusiastic support to the Boston Chinese Evangelical Church for its role in the [112 Shawmut Ave](#) project. We have reviewed the project concepts, program and benefits to the community and we give our full endorsement to the project. We will plan to send representatives to the BPDA meeting when it is held, and we ask in advance that the BPDA give its approval to the Shawmut Ave./Washington Street Block project.

Sincerely,

Pasang Drolma  
Executive Director

244 Harrison Avenue, Boston, MA 02111  
Phone & Fax: 617-426-1070  
[www.chinatownaccess.org](http://www.chinatownaccess.org)





波士頓華埠商會  
*Chinatown Business Association*  
20 Hudson Street, 4<sup>th</sup> Floor, Boston, MA 02111

October 11, 2017

Brian Golden, Director  
Boston Planning and Development Authority  
Boston City Hall  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02205

Re: PDA Application – 112 Shawmut Avenue

Dear Mr. Director:

I am pleased to write in support of the PDA application in general and efforts by the Chinese Consolidated Benevolent Association of New England (CCBA) to provide affordable housing on the property at 50 Herald Street in particular.

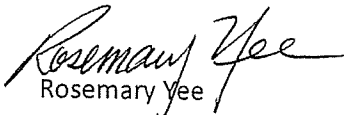
Our organization is a community public charity and many of our members are Chinatown residents.

For over a century, CCBA has been the umbrella organization for Boston's Chinese community whose mission includes preserving Chinese heritage and culture, enhancing welfare of community members and providing affordable housing. For years, it has been the goal of the community to develop affordable housing on the 50 Herald site.

We are happy that CCBA has taken the initiative to redevelop the site into housing, reserving at least 40% of the units for low and moderate income families.

We assure you that the community will monitor the progress closely to insure that the housing goal of the community will be reached.

Respectfully,

  
Rosemary Yee  
Officer

# 波士頓安良工商會

## ON LEONG

**Chinese Merchants Association of Massachusetts**

20 Hudson Street

Boston, MA 20111

Tel.617 482-3972; Fax.617 482-2409

October 11, 2017

Brian Golden, Director  
Boston Planning and Development Authority  
Boston City Hall  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: PDA Application – 112 Shawmut Avenue

Dear Mr. Director Golden:

Chinese Merchants Association of Massachusetts is pleased to write in support of the PDA application in general and efforts by the Chinese Consolidated Benevolent Association of New England (CCBA) to provide affordable housing on the property at 50 Herald Street, in particular.

Our organization is one of the oldest associations in Chinatown, located at 20 Hudson Street and many of our members are Chinatown residents.

For over a century, CCBA has been the umbrella organization for Boston's Chinese community whose mission includes preserving Chinese heritage and culture, enhancing welfare of community members and providing affordable housing. For years, it has been the goal of the community to develop affordable housing on the 50 Herald site.

We have many new high rise building developments in and around the South End and downtown Boston areas but none for low and moderate income families. We are ecstatic that CCBA has taken the initiative to redevelop the site of 50 Herald Street into housing, reserving at least 40% of the units for low and moderate income families for the community.

We assure you that the community will monitor the progress closely to ensure that the housing goal of the community will be reached.

Respectfully,



Chairmen Philip Huang

Roman Chan

紐英崙至孝篤親公所  
GEE HOW OAK TIN ASSOCIATION  
OF NEW ENGLAND

77 HARRISON AVENUE BOSTON, MASS. 02111-1909  
TELEPHONE (617) 542-1585 FAX (617) 542-1585

Brian Golden, Director  
Boston Planning and Development Authority  
Boston City Hall  
1 City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

October 11, 2017

Re: PDA Application – 112 Shawmut Avenue

Dear Mr. Golden,

On behalf of the Gee How Oak Tin Association of New England, I am pleased to write in support of the PDA application in general and efforts by the Chinese Consolidated Benevolent Association of New England (CCBA) to provide affordable housing on the property at 50 Herald Street, in particular.

The Gee How Oak Tin Association of New England is one of the oldest associations. We are a family association and many of our members are residents in Chinatown. Together we all are supportive of the efforts by CCBA for this application.

For over a century, CCBA has been the umbrella organization for Boston's Chinese community whose mission includes preserving Chinese heritage and culture, enhancing welfare of the community members and providing affordable housing. For years, it has been the goal of the community to develop affordable housing on the 50 Herald site.

We have many new high rise building developments in and around the South End and downtown Boston areas but none for low and moderate income families. We are ecstatic that CCBA has taken the initiative to redevelop the site of 50 Herald Street into housing, reserving at least 40% of the units for low and moderate income families for the community.

We assure you that the community will monitor the progress closely to ensure that the housing goal of the community will be reached.

With regards,



Helen Chan  
President



**The American Legion, Boston Chinatown Post No. 328**

*We Do Everything For The Love of God, Country, and Humanity Since 1945*

波城華裔退伍軍人會

C/o David Ching, Adjutant  
181 Brighton Street  
Belmont, MA 02478-4110

BRA

October 21, 2017

'17 NOV 15 PM 12:36:38

Brian Golden, Director  
Boston Planning and Development Authority  
Boston City Hall  
1 City Hall Square, 9<sup>th</sup> Floor

Re: PDA Application – 112 Shawmut Avenue

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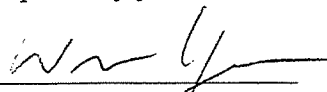
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We assure you that the community will monitor the progress closely to insure that the housing goal of the community will be reached.

Respectfully yours,

  
Warren Yee, Commander

December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Casey.A.Hines@boston.gov

Dear Ms. Hines,

Re: Shawmut Avenue/Washington Street Block Project

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The project creates a multi-use site, and will provide many benefits for the community, particularly through its affordable housing components. I ask that the BPDA approve the Shawmut Ave./Washington St. Block Project.

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Name 姓名	Address 地址
Guo Kiang Chan	7 Warren Ave #2 Boston MA 02111
Ng duo Chen	324 Mtss Ave #8 Boston MA 02115
Tim lung	100 Castle St
To anny Chow	247 Tremont St #63
Huang Yame	494 Tremont St #14 Boston MA 02116
Alan Chan	37A Village Boston MA 02116
Hao Chan He	37A Village Boston MA 02116
Hern Wang Chan	300 Tremont St. Boston 02116
Eric Chan	300 Tremont St Boston 02116
SUSAN	446 Tremont St Boston

December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

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Name 姓名	Address 地址
<del>李 嘉 培</del>	<del>17 Memorial St Boston</del>
youkiong' Liao	17 Memorial St Boston
陳 志 峰	75 Harrison Ave 4FL Boston MA 02111
陳 信 峰	10 MAPLE DL. APT. 5G BOC. MA. 02111
James Chan	450 TREMONT MA 02116 BOSTON 02116
Ken Chan	79 Hudson street. 02111
Rinbing zhen	24A Oxford Street, Boston MA 02111
Zu Lian Wu	75 Harrison Ave 37C MA 02111
shihao Hu	44 Beach St 27L Boston MA 02111
	75 Harrison Ave Boston MA 02111

December 1, 2017

Casey Hines, Senior Project Manager  
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Name 姓名	Address 地址
DAVID f. moy	338 TREMONT APT B808 Boston
Sybilan itana	2 Rollins St. Apt D 403 Boston, MA 02118
Alex Hagg	330 HARRISON AV. Apt B 202 Boston MA 02111
ERIC HE	330 Tremont St Apt B008 Boston, MA 02116
Chun yo id	330 Tremont St Apt B907 Boston MA 02116
Yan Liong Kwong	330 Tremont St Apt 203 Boston MA 02116
Hong Yag Mai	330 Tremont St B1304 Boston, MA 02116
Sir Wong	330 Tremont St Boston MA 02116
Jo Yun Chih	330 Tremont St Boston MA 02116
Hu Qiong	330 TREMONT ST Boston MA 02116



December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Casey.A.Hines@boston.gov

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Name 姓名	Address 地址
SHERITA YEE	23 LONG AVB. ALLSTON, MA 02134
Jin xiu yu	19 Castle Ct # C, MA 02118
Pei Ying Yu	890 UNWIN PK #306 02118
Wen Ng	5 oak St. W. Boston, MA 02116
PO Lam	230 Harrison Ave. MA BOSTON 02111
NG LAU	5 oak St. W. #1601 BOSTON MA 02116
Wing Ho	81 Harrison Ave Boston 02111
Amey Lam	17 Harrison St Boston 02011
Kee So	73 Priscilla Rd Brighton MA 02135
PO C R. Cheng	Washington MA 02111

December 1, 2017

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Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

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Name 姓名	Address 地址
Wendy Eng	5 oak ST. W. #401 Boston MA 02116
Rebecca Wan	11 Oxford Place # 2 Boston MA 02111
an Chan	11 Oxford Place # 2 Boston MA 02111
Simon Wong	32 Oxford St Boston MA 02111
ZHOU WEN DIE	61 Beach St 2B Boston MA 02111
GET HUA T MAMIL	9 Oxford Place # 1 Boston MA 02111
LI LIU	15 Beach St. #6 Boston, MA
Juoren Chen	6 Beach St Apt 4A, Boston, MA 02111
DORIS YUNG	6 TYLER ST, Boston, MA 02111
SON WAN YUNG	9 WENHAM ST, JAMAICA PLAIN, MA 02130

December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Casey.A.Hines@boston.gov

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Name 姓名	Address 地址
Jian Ling 240	98 Tyler St. #3 Boston MA 02111
man zhu zhu	27 Tyler St #3 Boston MA 02111
YIA JAI KWANG	203 Harrison Ave Boston MA 02111
Dennis Lui	61 Harvard St Boston MA 02111
Ken Chia	98 Harrison Ave Boston 02111
Po Yuk Lee	230 Harrison Ave Boston 02111

December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Casey.A.Hines@boston.gov

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Name 姓名	Address 地址
Benjamin Yu	20 Braemore Rd. Boston MA 02135
Andy Wu	230 Harrison Ave. Apt. D1107 Boston, MA 02111
Miriam Wang	52 Mullin Ave Quincy, MA 02169
Bernice Lo	130 Harrison Ave. Apt A906 Boston, MA 02111
Jianhui Lin	5 Oak St W Apt 1611 Boston MA 02116
Ruiyuan Yu	31A T-bherts town Way. Boston, MA 02129
Henneth Ho	3 Tara Dr Unit 2 Weymouth, MA 02188
Ken Yee May	230 HANSON AVE 02111
Wicky Fan	80 Fenwood Rd #207 Boston MA 02115

December 1, 2017

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Name 姓名	Address 地址
Yu Feng Lin	63 Beach St APT 2B Boston MA 02111
Justin Chan	66 Hudson St Apt 711 Boston MA 02111
Yannan Chan	17A Hudson St Boston MA 02111
Shao ai Wei	17 Hudson St Boston MA 02111
Dunpei Liu	63 Beach St APT 2A Boston MA 02111
Wen Huang Chen	15 Hudson St Boston MA 02111
Allen Jim ai	17A Hudson St Boston, MA 02111
Jian Shi	83 Main street, Durham NH 03824
Wei Song Lin	5 Hudson St - Boston, MA 02111
Xiuling Chen	17 Hudson St APT#3 Boston MA 02111

December 1, 2017

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Name 姓名	Address 地址
Weiping Situ	17 Hudson St Apt #3 Boston MA 02111
Shiraine Tradoy	68 Kneeland St Boston MA 02111
Angel Peng	70 Kneeland St Boston MA 02111
Hui Mei	16 Tyler St Boston MA 02111
Jin	16 Tyler St Boston MA 02111
Raymond	Oak St Boston MA 02111
Manhua Mei	5 Oak St Boston MA 02111
Wei Bian	13 Hudson #3 Boston MA 02111
Xing Cao	63 Beach St Boston MA 02111
Anna Guan	63 Beach St Boston MA 02111

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Name 姓名	Address 地址
Paul Chan	1 Nassau St. #1901 Boston MA 02111
Wanda Chan	71 Hudson St Boston MA 02111
Y. Kwai Chan	10 Temple Pl. #514 Boston MA 02111
Bill Chan	95 Harrison Ave Boston MA 02111
Roman Chan	96 Commonwealth 2 <sup>nd</sup> Oxford St Boston
Ting Ting Zeng	17 Hudson St 2FL Boston MA 02111
Wendy Liao	1399 Commonwealth Ave Apt # B2 Allston MA 02133
Wendy Yu	11 New Whitney St #80 Boston MA 02115
Yuanhao Chen	61 Beach St 47L Boston MA 02111
Haitang Xu	75 Harrison Ave 4FL Boston MA 02111

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	Name 姓名	Address 地址
1	TAT WEI CHAN	2305 TUWENT ST 306
2	[Signature]	140 WASHINGTON ST BRIGHTON
3	[Signature]	40 WASHINGTON RD. BRIGHTON
4	Son San Chan	336 Tremont St B 908 BOSTON MA 02116
5	shu wing lam	330 [unclear]
6	Angela Mee	1 Nassau St 1607 Boston MA 02116
7	SUN JIAN CHAN	7 Warren Ave #2 Boston MA 02116
8	Bobby Hong Mee	1 Nassau St 1607 Boston MA
9	Billie Chan	77 Harrison Ave Boston MA 02118
10	Angela Mee	1 Nassau St Boston Mass,



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Name 姓名	Address 地址
Yan Fen Huang	63 Beach #2B Boston MA 02111
Hui Fen Huang	63 Beach #2B Boston MA 02111
Bing H. May	77 Westland Ave Boston MA 02115
Fong ER Liu	63 Beach St APE 4A Boston MA 02111-2130
Jenny Gens Zeng	260 Harrison Ave C202 Boston MA 02114
SM Mary Chen	330 TREMONT ST APT B1301 BOSTON MA 02116
Tao Chen	141 Kelton St. 721, Allston, MA 02134
CHIXIN YE	63 BEACH ST APT 2A
Hung Hon Leung	53 East 6th St South Boston
Fong Lok Keung	62 Woodward Ave Quincy Ma 02169

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Shun Tao Li	17 Estey St Boston MA 02120
Zhuo Qun Li	17 Estey St Boston MA 02120
Man Zhu	104 Tyler St Apt 2 Boston MA
MAN HUB M22	5 Oak St W Apt 9/10 Boston 02116
Lang Kong Chen	3 Oak St W Apt 10/10 Boston 02116
Vickie Li	174 Hallack Drive, NY, 11795
Sergina Liu	174 Hallack Drive, NY 11795
Kelly Tracy	27A Tyler St Boston MA 02111
Yue Hwa Huang	115 Chalney St Apt 207
1730 NAM ZHANG	200 E 73rd St Middleburg

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Name 姓名	Address 地址
Ph. Zhu 1145 Shawmut Ave / 9th Fl	104 Laurel St
Mei Na Lin	77 Harrison Ave Boston 02111
Runbing Zhen	11 Cornhill Street
Ting Chen	272 Washington Street #
Yin Guo	805 Huntington Ave
Yuhao Zhang	6 Clifton Ave
Hao Wang	665 Washington St
Rebecca Zeng	70 Hope Ave Waltham
Ai Zhu Huang	27 Middlesex Circle Waltham
	330 Tremont St #1022

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JUECI Li	330 Tremont St A1002 Boston, MA 02116
John Lee	2307 Rensselaer St
Tianmi	13 Faxon Rd
Xuexun Li	1079 Commonwealth Avenue
Mengyang Gu	199 N Harvard Street
John	306 R NORTH ST Cambridge
Yuan	660 Washington St.
Xiao Hong	10 Oxford Pl Apt 3 Boston MA 02117
Chuan Huang	45 B ST South Boston MA 02127
Arson Yang	One Nassau St #614 Boston MA 02111

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Xing Li Cao	63 Beach Street, Boston, MA 02111
PETER FRANK	218 HARRISON AVE Boston ma 02111
WEL GUAN-HUI	49 BEACH ST APT 4C BOSTON MA 02111-2011
James Ma	100 DUNDY ST APT 2A Boston MA 02111
Yuemai Lin	16 Miner St #202 Boston MA 02111
Zhao Guan Weng	230 Harrison Ave #1405 Boston MA 02111
Yanli Chen	161/2 Emerald Ct Boston MA 02118
Lin Tu Ma	161/2 Emerald Ct Boston MA 02118
Chang Li	102 TYLER ST #3 BOSTON MA 02111
WEN XIAN HUO	66 Hudson St #611 Boston MA 02111

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Name 姓名	Address 地址
Diana Lee	151 Tremont St #9D Boston, MA 02111
Bing Sze Jit	5 Bouchard Dr Middleton, MA 01905
Cristina	49 Beach St, Apt 27 Boston
Miss Hong Yun	61 Beach St 3F Boston MA 02111
Jian Rui Huang	456 Pleasant Street Apt 1 Malden
Big Big Zeng	398 Highland Ave Quincy MA 02170
Guiping Chen	63 Beach St Apt 2a Boston Ma
Lok Wing Chan	25 Mission Park Dr APT 807 MA 02115
PN Zeng	330 Tremont St APT B605 Boston
Xuelin Chen	49 Beach St Apt 27 Boston MA 02111

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Name 姓名	Address 地址
	32 ORPOND ST Boston MA 02111
Michelle Tang	27A Tyler Boston MA 02111
Chi To	510 Beach St. Dorland MA 02131
Fee Moy	1-B Castle Court Boston MA 02118
Kelly Thong	27A Tyler St Boston MA 02111
Hui Ling / C/O	14 EMERALD CT #C Boston MA 02118
Li Yag Li	330 WASHINGTON ST APT B703 Boston MA 02118
Qi Wen Wu	115 Chauncy Street #806 Boston MA 02111
Wan Wen Hui	115 Chauncy St #364 Boston MA 02111
Heng Jin MA	46 C SAN JUAN Boston MA 02118

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Name 姓名	Address 地址
Mei Kuen Chan	5 OAK ST W #1309 Boston
Dai Wang Chen	5 OAK ST W #1308 Boston MA 02111
Xuan Min Wan	5 OAK ST W #1411 Boston MA 02116
Man Tong Tan	5 OAK ST W #1411 Boston MA 02116
Alvin	5 OAK ST W #1406 Boston MA 02116
Shing Chow	5 OAK ST W #1407 Boston MA 02116
Yubang Nie	5 OAK ST W #1506 Boston MA 02116
Xivzhen Li	5 OAK ST W #1506 Boston MA 02116
Sam Ted	5 OAK ST W #1503 Boston
Wang Kam	5 OAK ST W #1501 Boston MA



December 1, 2017

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Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
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Hui Zhu Wang	5 OAK ST W - APT 1303 MA 02116 1203
Shu Jun Siu	5 OAK ST W. APT 1303 MA 02116
JIE FULIANG	5 OAK ST W. # 1305 MA 02116 1305
Xu zi Mei	5 OAK ST W. # 1305 MA 02116
Shude Liu	5 Oak St W. # 1606 Ma. 02116
Shankua Chen	5 Oak St. W. # 1606 Ma. 02116
Yong Jun Tan	5 Oak St W # 1610 Ma 02116
Yong Jun Tan	5 Oak St W # 1610 Ma 02116
Shu Qing Mei	J OAK ST W 1009 SAOHO BOSTON 02116
YH J492L W 1009	J OAK ST BOSTON 22116

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Name 姓名	Address 地址	
Ma Yue	5 Oak St Boston Ma 02116	apt. 1202
JEJUAN FONG QUAN	5 Oak St Boston ma 02116	apt 508
Liang Qian	5 OAK S W	02116 1005
Li wan x	5 OAK S W	02116 1005
Ran zhen Han	5 OAK S W	02116 1005
Chia M Lee	5 OAK S W	02116 1005
Gregg Nie	5 OAK S W	1001
Wu W An	5 OAK St W #1002	
Michael mandro	5 Oak St Boston MA 206	

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Qing Lan Wu	5 Oak St West #1107 Boston MA 02116
Qian Jun Zhou	5 Oak St W #509 Boston MA 02116
Xiao Mei Tan	5 Oak Street W #605 Boston MA 02116
Tsu K Chiu Lee	5 Oak Street W #607 Boston MA 02116
Luen Moy	5 Oak St W #204 Boston MA 02116
Wong Kei Hol	5 Oak St W #304 Boston MA 02116
Fu Xiu Li	5 Oak St W #301 Boston MA 02116
Mei Tian Sheng	5 Oak St W #302 Boston MA 02116
Xiu Hua Li	5 Oak St W #402 Boston MA 02116
Yui Feng Luo	5 Oak St W #506 Boston MA 02116

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Xi You Ma	5 OAK ST # 1108 BOSTON MA 02116
Shou Qiong Mei	5 OAK ST W 1009 MA 02116 Boston
Mee Yau	5 OAK ST W #1202 Boston MA 02116
Jun Ye Ma	5 Oak Street W #1465 Boston MA 02116
Shang Min Zhen	5 Oak St W #1509 Boston MA 02116
Ruo chong Mo	5 Oak St W #1464 Boston MA 02116
Miu Li	5 Oak Street W #1504 Boston MA 02116
Tianchen Lin	5 Oak St W #1611 Boston MA 02116
Shao hua Chen	5 OAK Street W #1600 Boston MA 02116
Mei zhen Li	5 Oak Street W #1509 Boston MA 02116

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BING HUAN TAN	5 OAK ST WEST APT 201 BOSTON MA 02116
JING LUN HUANG	5 OAK STREET W #1201 BOSTON MA 02116
Rong yao ZHANG	5 OAK ST WEST #07 BOSTON MA 02116
Jun X Li	5 OAK ST WEST #503 BOSTON MA
WAL QIU REN	5 OAK ST WEST #1105 BOSTON MA 02116
ZHONG KUAN YUET	5 OAK ST W #303 BOSTON MA 02116
TAI HAI WONG	5 OAK street w #807 BOSTON MA 02116
AN MA ZHANG	5 OAK STREET W #410 BOSTON MA 02116
Jin Yin Feng	5 OAK street W #809 BOSTON MA 02116

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Jeanette Chan	176 Tremont St #202 Boston, MA 02111
YONG MING CHEN	115 Charlestown St Apt 708 Boston 02111
Mei Juan Tan	117 Newcom St Apt 328 Boston MA 02118
CHUNMAN WU	28 OXFORD ST BOSTON MA 02111
YIZHI CHEN	28 OXFORD ST BOSTON MA 02111
Li Ping Huang	131 SHAWMUT AVE SEON MA 02118
DE CHANG	131 SHAWMUT AVE SEON MA 02118
Shunwuyi	54 Beach St Apt Boston MA 02111
ES YU	79 Harrison Ave 2nd Boston MA 02111
Mingyuan	285 Tremont St Apt 711 MA 02118

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Xu Yan Xiao (617-982-8688)	150 QUINCY SHOPS DR APT 20 QUINCY MA 02171
Yan zhen Tang (857-294-4325)	14 Beach St 4 Boston MA 02111
Lan mei zeng (857-308-7469)	15 DOLYCE TERRACE QUINCY MA 02169
Xue Rong Tang	730 Harrison Ave MA 02111
Li Ping Chen	213 EBERKLEY ST APT 3
YAO BO TAN 6174355633	49 Beach street APT #67 BOSTON MA 02111
Wei XIN GIBV 617 818 9905	9 YARD ARM LANE #1 QUINCY MA 02169
wan Hua Yu 857-234-0595	30 SULLIVAN ROAD #2 QUINCY MA 02169-633
DingXia Du 857-214-9562	6 Oxford PL #4 Boston MA 02111
ZhongHuan Yu 617-230-1921	6 Oxford Boston MA 02111

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Mam Li CHEN	835 Huntington Ave Apt 1204 Boston MA 02118
Zi Yan Rong	8 JOHNNY CT APT 1 BOSTON MA 02111-142
JIE XUN CHEN	22 Oxford St Apt 8 Boston MA 02111
GUI YAO CHEN	796 Old Ironsides Way Charlestown Ma 0212
Jing Min Mai	16 A Emerald Ct Boston MA 02118
Rong zhuzhu	15 Essex St Apt 612 Boston Ma 02111
YU YING CHE	15 Essex St Apt 616 Boston Ma 02111
Don Wai Hong	27 Village Ct Boston MA 02118
ZHEN LIANG HIANG	27-VILLAGE CT BOSTON MA 02118
MEI PING HUO	27-VILLAGE CT BOSTON MA 02118



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Cai Peng Huang	5 OAK ST WB 403 Boston MA 02116
Michelle Huang	27D Village Ct. Boston MA 02118
Yu mei li	162 MERTON ST # 286 Charlestown Ma 02129
YONGZHAN HUANG	63 Beach ST # 213 Boston, MA 02111
Jan mei Yang	75 Harrison AVE 3FL Boston MA 02111
Xu Li	75 Harrison AVE 3FL Boston MA 02111
Bella y chiu	75 Harrison Ave 3FL 617-552-1585
Limin Chen	39 W. Dedham ST. MA. 02118
Meiqun Zhang	32 DWIGHT ST APT #2 MA 02118
Jing mei Tang	88 Washington St APT 603 MA 02111

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這個發展方案居中貫連四方，東面是新完成的 Ink Block，北面接華埠，西南通至 South End。植樹與更新道路的設施將使公共環境改善。新商業店鋪將添加工作職位與促進鄰里活力。

這個發展方案創建一個多用途的地點。尤其是可負擔樓宇能作為一組合分子，華人社區得益。敬請簽名支持!

Name 姓名	Address 地址
ZHEN RU HUANG	230 Harrison Ave 1003 MA 02111
Xin hua Chen	71B old mans. yes way charleston ma 02129
per Yang	427 Old Colony Boston MA 02127
Kanmei zeng	49 Beach St #27 Boston MA 02111
Suling Luo	3 Tyler 2FL Boston MA 02111
Yan Xian Xu	230 Harrison Ave Apt 103 Boston MA 02111
Jin FANG Yu	230 STUART ST Boston Apt 203 Boston
Xi mei Lin	31 Beach St #203 Boston MA 02111
Yan HUA LI	230 HARRISON AVE APT 702 MA 02111
ZHUXIU CAI	15 Essex St #210 Boston MA 02111
JACK WONG	18 BEACON ST., 4C BOSTON MA 02111

December 1, 2017

Casey Hines, Senior Project Manager  
Boston Planning and Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

Casey.A.Hines@boston.gov

Dear Ms. Hines,

Re: Shawmut Avenue/Washington Street Block Project

We write in support of the Shawmut Ave./Washington St. Block Project. This project offers a unique opportunity to not only increase housing stock, including much needed affordable housing, but also provide services and community spaces for the surrounding neighborhood.

The project will serve as a connection between the newly completed Ink Block developments to the east, Chinatown to the north, and South End to the south and west. The development provides public realm improvements including new street trees, and sidewalk and street upgrades around the site. New retail space will bring permanent jobs and activity in the neighborhood.

The project creates a multi-use site, and will provide many benefits for the community, particularly through its affordable housing components. I ask that the BPDA approve the Shawmut Ave./Washington St. Block Project.

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Name 姓名	Address 地址
Fengzhen mai	40. Wallingford rd. apt 369. Brighton MA 02135.
Rebecca Lee	29 Kirkwood Rd Brighton MA 02135
Ming Chin	140 Washington St. Brighton, MA 02135
Ming Cheng	4 Esplanade Way Brighton MA 02135
Wendy	14 Park Pl. Boston MA 02118
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ANNA TAX	51 TAYLOR, BOSTON, MASS