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**Marc Laderman** <marc.laderman@gmail.com>

Sat, Jan 24, 2015 at 8:23 AM

To: Richard Giordano <RGiordano@fenwaycdc.org>

Cc: "Phil Cohen (Phil.Cohen@boston.gov)" <Phil.Cohen@boston.gov>, "Erico Lopez (erico.lopez@boston.gov)" <erico.lopez@boston.gov>

Richard,

Samuels & Assoc has build several great projects in the West Fens. Each is transit oriented and, I believe, advances the Urban Village vision. For this proposal I most especially appreciate the new housing and the constraint imposed on the parking supply. Samuels has demonstrated through their own experience that transit oriented development allows a trip mode split away from automobiles.

For this PNF modification an additional 20% of new development program is being requested. I sat on the Fenway Planning Task Force which has informed the current zoning. My views back then were clear. Extra development rights would only be considered in additional value were returned to the Fenway community. Additional affordable housing was the chief benefit I am hoping to see. Since this is a PDA it is up to the BRA to negotiate these benefits. I encourage them to produce these affordable housing benefits as possible to help my community.

Granting additional development rights without a corresponding increase in benefit to the community has a pernicious effect. The value of all developable land will rise in anticipation of being granted additional rights above the zoning allowances. This will limit future development by cost constraint. I urge the BRA to respect the zoning while negotiating any PDA agreement.

*Marc Laderman*

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**From:** Richard Giordano <RGiordano@fenwaycdc.org>

**Date:** Friday, January 23, 2015 at 2:13 PM

**To:** Richard Giordano <RGiordano@fenwaycdc.org>

**Cc:** "Phil Cohen (Phil.Cohen@boston.gov)" <Phil.Cohen@boston.gov>, "Erico Lopez (erico.lopez@boston.gov)" <erico.lopez@boston.gov>

**Subject:** email the BRA and say Fenway Point must have 15% of the units affordable on site; IDP \$ should stay in the Fenway

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