



February 25, 2019

Michael A. Sinatra, project manager  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Via Email: michael.a.sinatra@boston.gov

Re: NEWRA comment letter in opposition to the proposed Dock Square Project

Dear Mr. Sinatra,

I am writing on behalf of the North End/Waterfront Residents' Association (NEWRA) regarding the proposed redevelopment of the Dock Square Garage. At NEWRA's February 14, 2019 monthly meeting the membership voted to oppose the project as now proposed. Prior to the vote, the following points in opposition were raised:

- The height and massing of the proposed building, as shown on the attached 'before' and 'after' photo and rendering, will obstruct views of the Custom House Tower and the downtown skyline, making the structure unacceptable.
- The Greenway District Planning document and Greenway District Building Design Guidelines were discussed and the project's failure to meet the design standards required by those documents was noted with disapproval.
- NEWRA agreed with the Design Review Committee of the Boston Civic Design Commission's disapproval of the project, because the height and massing of the proposed building had the undesirable effect of breaking apart the low-rise historic area that now extends from Blackstone Street to Faneuil Hall Marketplace, thereby creating two separate districts.
- The developers intention of building up to 250 luxury condominiums in the downtown area adjacent to the North End/Waterfront community does nothing to address the lack of affordable housing in the area and was deemed unacceptable and of paramount importance.

During the discussion a NEWRA member who attended the Dock Square Project meeting on February 6 noted that he had asked about the possibility of including underground parking as part of this project. It was noted that parking adjacent to Faneuil Hall is required to serve the needs of the merchants. If parking were put underground, as has been done in several other downtown redevelopment projects, the existing garage might be substantially altered or demolished and replaced by a new low-rise building of more attractive design and acceptable use. His suggestion was summarily dismissed as being too expensive, with no further details given.

NEWRA requests that the developer be asked to pursue an engineering survey and report on the feasibility of underground parking as part of the development plan. We respectfully request that the redevelopment of the Dock Square Garage be put on hold until an underground parking assessment report is complete and reviewed with the community.

Thank you for your attention to community concerns and for agreeing to Victor Brogna's request to file our letter today.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Delgreco', with a long, sweeping horizontal line extending to the right.

Cheryl Delgreco, president  
North End/Waterfront Residents' Association  
cdelgreco@comcast.net