



building a better neighborhood together in Fort Point & the South Boston Waterfront

Dylan Morris
Boston Planning Department
One City Hall Plaza
Boston, Massachusetts 02205

November 27, 2024

Re: 259 - 267 Summer Street Project

Dear Mr. Morris,

We are writing to provide feedback regarding the proposed plan to convert the existing office building at 259-267 Summer Street into a residential building with restaurant/retail uses. The project, as described, will include approximately 77 residential units, amenity spaces, and three commercial/retail units, as part of the City of Boston's Office to Residential Conversion Pilot Program.

The proponent met with our neighborhood on July 30, 2024, prior to initiating the City of Boston's Article 80 development process. During this meeting, and again at the public meeting hosted by the Planning Department on October 21, 2024, concerns were raised by neighbors regarding the importance of committing to the continued maintenance and operation of the Boston Wharf Sign located on the rooftop, including ensuring its evening illumination. This type of public benefit is typically formalized in one of the legal documents established between the Planning Department and the proponent, such as the Board Memo, Development Plan, or Cooperation Agreement.

As this project is being managed through the City of Boston's Office to Residential Conversion Program, and without the usual Article 80

The FPNA is dedicated to enhancing and preserving the quality of life in our community, to broadening citizen awareness and participation within our growing neighborhood, and to building a socially interactive civic life.

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Impact Advisory Group in place, we are conditionally supporting the project with the explicit provision that the continued maintenance and operation (including illumination) of the Boston Wharf Co. Industrial Real Estate sign be formally obligated in one of the prior mentioned agreements for the proponent and their successors.

Neighbors have also raised concerns about the limited availability of resident street parking within the neighborhood and we continue to see new development projects actually remove existing resident permit parking spaces. We request that the proponent make arrangements for parking for it's future residents at the Necco Street garage for an appropriate number of parking spaces.

We are available to provide further clarification or discuss this matter in greater detail if needed. Thank you for considering this feedback as part of the planning process.

Respectfully Submitted

Tom Ready

cc.

John Weil, Boston Planning Department
Ed Flynn, District 2 Boston City Councilor
Adam Burns, Burns Realty and Investors

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