

Residences at Woodland Grove Condominium
Comments to Riverside Station Special Permit: 11.27.2012

My name is Lynne Sweet, I live at 416 Grove Street, Unit A-3. I am the business manager of the nine residences at Woodland Grove Condominium. I was joined earlier by unit owners Tom Rezendes, Lois Crandall, Helen Adelman, Randy Messer, Duncun Po and Liqun Yu but due to the lateness of this hearing, have sent them home.

MBTA

1. The MBTA has been added along with BH Normandy on the some of the filings. What does this mean? Is the MBTA now a petitioner? Will there be a site plan approval of their building? What does "vetting" by the neighborhood mean?
2. The following questions were submitted prior to this public hearing as requested by alderman Ted-Hess Mahan:
 - a. Timing for completion and opening for use of the MBTA garage and amenities;
 - b. Traffic pattern for entering and exiting the garage;
 - c. Total capacity for the garage (cars, trucks, bicycles, buses);
 - d. How will parking for Red Sox games be accommodated during construction and on an on-going basis (see larger discussion on this matter below in construction item 6)?;
 - e. Confirm that all construction vehicles will be entering and exiting the site from a new entrance to be constructed behind the Hotel Indigo and from the CD connection road.
 - f. Confirm construction hours, only weekdays, 8am-5pm, no nights, no weekends, no holidays.
 - g. Confirm that the MBTA will agree that all contracts with service vehicles and busses will state that all such vehicles will enter and exit the property through the new B-2 CD road entrance, and not utilize Grove Street.
 - h. Identify loading areas to the building for service delivery vehicles.
 - i. Has the MBTA entered into negotiations with the developer or have negotiations been concluded concerning parking spaces in the ICF/MBTA garage to be dedicated to the mixed-use project? If yes, what are the terms of the contract and how will reserve of those spaces be assured? What is the duration of the contract? If not, when will negotiations be completed?
 - j. What are the plans for Red Sox game days both during construction and after the ICF/MBTA garage has been completed?

Building Architecture:

1. There is mention in the developer's documents that there is a new plan being created for the Residential building façade for a working session. The location and look of this building is very important to the neighborhood and should be available for public review and comment and also relates directly to the request for a side yard setback waiver which the Residences oppose.
2. The shadow presentation left out a few slides that would have shown the shadows on the condominium. This is one reason why the side setback should not be waived between the hotel and the residential building.
3. We still have not seen a tree and screening plan for Grove Street.
4. Many of the slides show what appear to be very mature trees around the site and screening buidlings like the office building. Can you show what it would look like the day the trees are planted and then explain how many years it would take for them to reach the height in the drawings? I was particularly struck by the lack of screeing of the garage on the office building by Route 128 and facing the neighborhood.
5. There was mention of outcropping, perhaps show picture with outcropping and one without?

Roadway Construction:

- The City must require the B-2 option. The conflicts that will be created with vehicles exiting the Equity building, vehicles trying to enter the Hotel Indigo, and vehicles trying to enter the MBTA during red sox game nights will put an unfair burden on the residences and other property owners along Grove Street. Statements throughout the development process by the development team were that they would take traffic off of Grove Street and the B-2 option would accomplish this. Not having the B-2 option will put all trucks, buses, vans and passenger cars that wish to go South on Route 128 onto Grove Street.

Construction and timing.

1. The construction entrance must be on the CD connector road, and put into place prior to any on site building construction. Members of the development team have stated throughout the process in public forums, at RSNC meetings and in meeting with owners of the residences that the first thing they will do is create a construction entrance on the CD road and that all construction vehicles will enter and exit the Riverside station from this location. They have indicated that the parking garage will be built from large cement slabs and that they will create a staging area behind the Hotel Indigo to accomplish this. The traffic engineers have stated continuously that there is a need today for a second entry to the MBTA lot. A Grove Street construction entrance is not acceptable.
2. The only acceptable order of construction is as previously stated by the development team:
 - a. CD Road B-2 roadway permitting and all other state and federal permits.
 - b. CD road construction entrance.
 - c. MBTA garage construction concurrent with Grove Street improvements.
 - d. Residential building construction with no C/O issued until the public entry to the CD road is open.
 - e. Office constructions with no C/O issued until the public entry to the CD road is open.
3. The same discussions have taken place regarding construction hours. Construction hours on site and on roadway areas other than Grove Street must be limited to 8 am – 5 pm weekdays, no nights, no weekends, no holidays. If there is an exception to be made for emergencies, a definition for what constitutes an emergency should be outline.
4. Again, as stated by Kevin the construction manager at numerous meetings, construction hours for the Grove Street roadway improvements need to be limited to weekdays, from 10 am – 4:00 pm to accommodate for commuters entering the T lot in the morning and exiting the T lot in the afternoon.
5. No Grove Street roadway construction should be allowed during Red Sox weekday, daytime home games.
6. Has someone confirmed that the Woodland T can handle 365 more vehicles? What are the details on how the developer will notify vehicles that the MBTA lot is full and that there is another option? Please request a commitment from the developer to commit to highway signage during the construction process informing people of the roadway and parking situation at Riverside Station.
7. Will the developer work with the Boston Convention Center, Hynes Convention Center and other large developers to learn of when big events will take up parking on the MBTA? For example, fourth of July, Patriots day, earth day and the Anime Festival?

Traffic and Pedestrian Matters

1. When we will be provided with an example of two roundabouts that are in this close proximity with this heavy a traffic pattern?
2. Regarding the roundabout closest to the Residences and Hotel:

- a. Will any part of the roundabout be raised? It appears from the picture that some of it will be paved in bricks. If nothing is raised, how will drivers see the limits of the roundabout during snow storms?
- b. Why is there no signage for the CD road on the Indigo side of Grove Street showing drivers that that is where the main entrance to the site is?
- c. What is the justification for two lanes going West on Grove at this roundabout? If the majority of the Route 128 is going southbound, then why is this second lane needed? The only traffic using the right turn onto the Route 128 ramp would be existing local traffic. This second lane is another lane the owners at the residences will have to navigate to cross Grove Street.
- d. There appears to be a landing area for the cross walk on the condominium property. Is this the existing sidewalk? The concern is that there is a retaining wall at this location that cannot be impacted since it holds our septic system leaching area.
- e. The location of the sidewalk appears different than on other drawings. It is still a big intersection for pedestrians to navigate and additional traffic calming measures need to be imposed to ensure the safe crossing of residents such as a raised or scored crosswalk and flashing lights to warn vehicles that pedestrian are crossing.
- f. The development team mentioned in their presentation that there is no sidewalk today in front of the condominium, that is untrue.
- g. Snow removal: Hauling should be required at regular intervals during the winter on site given the limited setbacks.
- h. What party(ies) are responsible to snow removal and sidewalk plowing on Grove Street?

Fiscal Impact

- There is no peer review of the fiscal impact analysis.

Please explain why you want to close the public hearing when there are still so many details and information that have not been presented to the public for review and comment? There are still so many open items and unresolved issues that need to be pinned down prior to the close of the public hearing.