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Date: November 15, 2021 at 1:05:07 PM EST
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Cc: Sheila Barney <s.barney@quadiant.com>, Terry Adams <terryadam@optonline.net>, Psalm91 Snell <igtthvctrydawn@aol.com>, Nydia Brown <Nbrown6733@aol.com>, Elizabeth McCauley <McCauleyeliz3@yahoo.com>
Subject: Pacific St properties on Tuesday night agenda.

Good afternoon Ms. Dell and Planning Board members,

These photos are from a presentation that Ray Mazzeo presented to members of the South End NRZ.

You can see the new 61 unit apartment building that looms over Grace Church and Nydia Browns' blue multifamily house.

The property involved was changed to NX-D in 2020 and then changed to a V-C district last year. Before these changes, it was Category 4 and 6. Changing to V-C district provides an extra story of height as well as use of the Section 7.3 bonus, which allows even more height and density.

We appreciate Mr. Hogg working with the neighborhood and our desire for balanced development and the importance of historic preservation. He and his team have been open and have listened to our concerns.

It is my understanding that Mr. Hogg has presented his plan to HPAC and they had made recommendations to soften the look of the building and had other ideas, however, we have not seen any new plans as yet.

As Chairperson of local historic district study committee, I would like to comment that the proposal is not all that compatible with Grace Church and the firehouse. The building comes directly out to the sidewalk and seems somewhat imposing to the neighborhood. However, patios are wonderful as it provides eyes on the street.

The property owners on Henry St behind this building have expressed concern about loss of light to their homes and of course, green space and parking is always of concern.

Again, I want to stress how appreciative we are in the South End that a developer has shared their ideas and has listened to ours. Hopefully, we can all work together to make this development work and it enhances what's left of our National Registered Historic district. There has been 7 historic multi-family homes demolished in this year alone that have also provided affordable housing.

Thank you for your assistance going forward, in encouraging renewal and reuse of buildings and balanced development.

Sincerely,
Sue Halpern

Sent from my iPhone

