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October 25, 2024

Via email: tyler.c.ross@boston.gov

Boston Planning Department
One City Hall, Ninth Floor
Boston, MA 02201
Attn: Mr. Tyler Ross, Senior Project Manager

Re: 98-100 Condor Street Small Project Review Application

Dear Mr. Ross,

Boston Harbor Now respectfully submits the following comments on the 98-100 Condor Street Small Project Review Application (SPRA) submitted by Thibeault Development.

Boston Harbor Now advocates for climate resiliency measures that contribute to district-scale flood protection and improve ecosystem services while activating the waterfront by facilitating public programming, ensuring equitable access, and supporting the regional economy. We are a long-time champion of working waterfronts, with their unique requirements for deep water access and specialized jobs, and are committed to ensuring that the waterfront we build today is designed for a more resilient and inclusive future. We envision that Designated Port Areas (DPAs) will support the existing and future marine industries that strengthen our region and prepare for the challenges climate change will bring. We expect robust port areas to work with their neighboring communities and provide residents with jobs, educational opportunities, and public access where safe and appropriate that allow both to flourish.

Our organization has reviewed the Small Project Review Application and the recording of the October 16th, 2024, virtual public meeting. We appreciate this opportunity to provide comments.

Designated Port Area

As longtime advocates of the working waterfront in Boston Harbor, we are concerned about allowing housing in the DPA, even if “the main structure is not located within the jurisdiction regulated by Chapter 91, and is therefore not subject to DPA regulations prohibiting residential use.” DPAs are created to promote and protect water-dependent industrial uses. Water-dependent industrial uses, though important to our regional economy, could be considered nuisances that would come into conflict with residents who may share space with them. Truck traffic, potentially loud noises, and odd hours could all be disruptive to those living within the DPA, and additional vehicular traffic and increased pedestrians in the area could hamper water-dependent industrial operations. Although this project is technically not subject to Chapter 91 and, perhaps, by extension, the DPA regulations, we are concerned that residents will experience disruptions from nearby water-dependent industrial uses, which are specifically protected in this area, and vice versa.

In conclusion, we have concerns about the land use being proposed by this project. Residential uses within a Designated Port Area set a poor precedent that may lead to conflicts between water-dependent industrial businesses and residents of this



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building in the future. Residents may be bothered by the operations of the businesses, and the businesses may be hampered by additional people in the area.

We appreciate the opportunity to comment on this project and would be happy to speak with you further if there are additional questions.

Sincerely,

A handwritten signature in black ink that reads "Kathy Abbott".

Kathy Abbott
President and CEO
Boston Harbor Now