

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

March 27, 2017

Michael Rooney
Boston Planning & Development
One City Hall Square
Boston, MA 02201

Re: 159-201 Washington Street (St. Gabriel's) DPIR

Dear Mr. Rooney:

The Boston Water and Sewer Commission ("BWSC" or the "Commission") has reviewed the Draft Project Impact Report ("DPIR") for the proposed 159-201 Washington Street (St. Gabriel's) Project (the "Project"). The Project site is located in the Brighton neighborhood of Boston. The Project site abuts Washington Street to the south, St. Elizabeth's Hospital and associated parking garage to the west, Brighton High School to the north, and St. John's Seminary and multi-family residential buildings to the east. The site currently consists of St. Gabriel's Church, Monastery, and an attached dormitory. The site also includes a wooded buffer along Washington Street, a cemetery, a Shrine, a private residence, and a large surface parking lot.

The Project includes four new residential buildings and restoration of the Church to be used as amenity space for the residents, and the preservation of the Fatima Shrine in its current location. The Project includes approximately 641 units of housing, 556 of which will be rental units, and 85 of which will be condominiums. There will be approximately 447 parking spaces, with approximately 360 spaces dedicated to the rental units and 87 spaces dedicated to the condominium units.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission. For water service the Project site is served by 12-inch water main on Washington Street. Water demand for the Project is estimated at 113,861 gallons per day (gpd). It is initially anticipated that the Project will be served by a single 10-inch water main connection from the 12-inch main in Washington Street. The 10-inch water main will loop around the site connecting service to each building and tying into a master meter.

The Project site is served by separate sanitary sewers and storm drains. For sanitary sewer service the Project site is served by a 15-inch sanitary sewer on Washington Street. Sanitary sewage generation for the Project is estimated at 103,510 gpd. It is initially estimated that one 8-inch and one 10-inch sewer service connection to the existing 15-inch sanitary sewer on Washington Street will be constructed to service the Project.

According to the ENF there is a privately owned 12-inch storm drain flowing northeast on Monastery Road. This private drain increases to a 15-inch drain on Monastery Road, and then connects to an 18-inch BWSC owned drain on Washington Street. On Washington Street, along the western end of the Project site frontage, a 15-inch storm drain begins approximately at the intersection of Washington Street and Snow Street. There are also privately owned storm drains located at the northwest corner of the Project

site. It is currently anticipated that the site will incorporate underground infiltration systems to detain, treat, and infiltrate stormwater. Overflow from the underground infiltration areas due to larger, less frequent storm events will be routed to the BWSC drain system. It is anticipated that the site will incorporate three drain pipe connections. One overflow connection will be made near the intersection of Monastery Road and Washington Street. A second connection will be made in Washington Street near the southwest corner of the property. The third connection will be made to the existing (privately owned) drain manhole located on the edge of the utility and drainage easement on the northwest corner of the site.

The Commission has the following comments regarding the proposed Project:

General

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. The site plan must show the location of the water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections. To assure compliance with the Commission's requirements, the Proponent should submit the site plan and General Service Application to the Commission's Engineering Customer Service Department for review when the design for the Project is at 50 percent complete.
2. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans.
3. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscaping), wastewater generation, and stormwater runoff for the Project.
4. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
5. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
6. Before the Proponent demolishes the existing structures existing water and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

Sewage/Drainage

7. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage

Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.

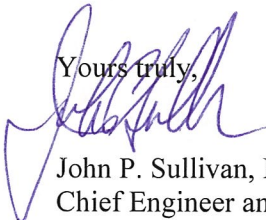
8. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.
9. The Proponent must fully investigate methods for infiltrating stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. A feasibility assessment for infiltrating stormwater on-site must be submitted with the site plan for the Project.
10. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
11. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
12. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
13. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

Water

14. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
15. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.

16. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,


John P. Sullivan, P.E.
Chief Engineer and Operations Officer

JPS/as

cc: Jay Doherty, CCR-BVSHSSF Washington 1 LLC
Marianne Connolly, Mass. Water Resources Authority
Maura Zlody, Boston Environment Department
Phil Larocque, Boston Water and Sewer Commission



Michael Rooney <michael.rooney@boston.gov>

Comments on St. Gabriel's Project

1 message

John Bligh [REDACTED]

Mon, Mar 27, 2017 at 8:52 AM

Reply-To: John Bligh [REDACTED]

To: "Michael.Rooney@Boston.gov" <Michael.Rooney@boston.gov>

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

1. Less density. There is still too many units at 610.
2. More homeownership units and less rental units.
3. An increase of affordable units.
4. More parking for residents and visitors. This is not good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to be addressed prior to any development.

I know this letter seems to be very generic; however it's tough to comment in depth about most of the issues above because the developer said they understand our concerns and that they are working on different solutions but so far nothing concrete has been done.

Sincerely,

John Bligh



Michael Rooney <michael.rooney@boston.gov>

159-201 Washington Street

1 message

DANIEL DALY

Sun, Mar 26, 2017 at 8:06 PM

Reply-To: DANIEL DALY

To: michael.rooney@boston.gov

Dear Mr. Rooney ,

I am writing this comment letter regarding the St. Gabriel's Development Project . This site is truly a game changing , important project for our Allston- Brighton neighborhood ! I am a proud member of this particular IAG team , and I would like to echo many comments that have been presented to me through many meetings and conversations with neighbors .

First , I would like to focus on the positive aspects of this project .

1) The commitment to use Union Labor for construction of St.Gabriels . I commend the development team in affording Allston -Brighton Resident as well as fellow Boston Trades people , proudly rebuilding our neighborhood ! This commitment is a community benefit that will ensure jobs for young apprentices , returning veterans , female and minority workers that live and share our neighborhood .

2) The creation of home ownership . Our neighborhood is severely lacking a strong home ownership ratio , compared to other neighborhoods . Unfortunately the amount of condominium to rental units is greatly disproportioned . We need more Condominium units !

3) In order for existing neighbors to afford home ownership opportunities , we need an increase in Affordable Units .

4) Parking . There is a severe lack of visitor parking to accommodate the large amount of influx of new residents .

5) A real commitment from neighboring St.Elizabeths hospital regarding a comprehensive shared parking plan . This needs to be completely finalized to be able to continue planning this project . A complete parking mitigation plan for this project must be clear and concise .

Sincerely ,

Daniel Daly

14 Madeline Street

Brighton , Massachusetts



Michael Rooney <michael.rooney@boston.gov>

ST. GABRIEL'S COMMENT LETTER

1 message

Diane Kline [REDACTED]

Sat, Mar 25, 2017 at 2:09 PM

To: Michael Rooney <michael.rooney@boston.gov>

Michael Rooney, Project Assistant
Boston Planning and Development Agency

Dear Mike:

CC&F has made some important changes to the proposed development of the St. Gabriel's property at 139-159 Washington Street. The total number of units has decreased from 679 to 641 and 87 of those units are now condos. In response to the community's concern, parking spaces have increased from 395 to 447. The developer has included preservation of the St. Gabriel's Church along with the Landmark Monastery building and the Farima Shrine. From a preservation standpoint, this project is outstanding.

Yet there are many other concerns, and the following issues need to be addressed and resolved before this project can move forward:

- While the rezoning is being addressed by the City, it still has not been resolved.
- The vehicles that currently park on the property need to have a place to relocate not only for the present but for the long term.
- A transportation plan needs to be in place. CC&F has had discussions with Bridj, but more information should be available about how the increase in traffic will be mitigated.

The developers have stated that they intend to charge for parking, which may result in some residents of St. Gabriel's trying to park on already overcrowded surrounding streets. In order to prevent that, the developer and the City need to find a way to restrict those living in St. Gabriel's from parking in the neighborhood and assure residents that this will not happen.

Even though the number of condos has gone from zero to 87 units, I believe that the opportunity for home ownership should be greater. Building #2 would be a larger and more suitable location for condos as the view at the top of the property is magnificent. The current location looking at Brighton Center does not have the same appeal.

Rental of condo units is a big concern for neighbors, and an understanding that 75% of the condos will remain owner occupied should be included as a benefit to the community.

This development is still too dense. Increasing the size of the units would not only decrease the total number of units but would attract more families and encourage long-term residents.

Because of the size of this project and its impact on our neighborhood, I believe that a 13% IDP is far too small. The market rental rates that the developer intends to charge will prevent many people from living at St. Gabriel's. Increasing the IDP to 25% would allow for greater diversity. Many IDP units are marketed at 70% AMI, and I would like to see a greater range so that those earning 40%, 50% and 60% AMI are also given an opportunity to live in this development.

While there have been significant changes and improvements to this proposal, I believe much remains to be done before this project is allowed to go forward.

Thanks and regards,
Diane

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

1. Less density. There is still too many units at 610.
2. More homeownership units and less rental units.
3. An increase of affordable units.
4. More parking for residents and visitors. This is not good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to be addressed prior to any development.

Sincerely,

Chu Huey Soohar
59 Leamington Road

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

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4. More parking for residents and visitors. This is not a good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to be addressed prior to any development.

Sincerely,

Diane Hughes
60 Lincoln Rd

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

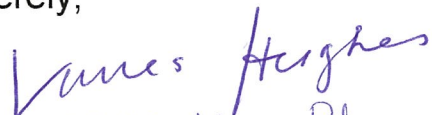
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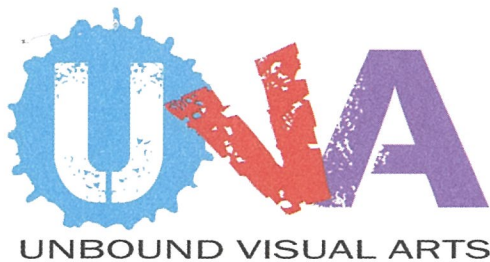
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5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to be addressed prior to any development.

Sincerely,


68 Undine Rd



UNBOUND VISUAL ARTS

10 Guest Street, Suite 295
WGBH/Brighton Landing West
Brighton, MA 02135

www.unboundvisualarts.org

617-657-4ART

exhibiting, educating, sharing art

February 16, 2017

Michael Rooney
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

RE: 159-201 Washington St., Brighton, St. Gabriel's

Dear Mr. Rooney,

Unbound Visual Arts is a non-profit based in and serving the Allston-Brighton community that enriches the community with educational and inspiring exhibitions.

Over the past several months we've had numerous discussions with Cabot, Cabot & Forbes about the St. Gabriel's development and we are pleased to report that we have found them to be very responsive to our suggestions and recommendations for improving the plan. As such, we feel that the developers have made substantial improvements since it was originally proposed. The newly revised plan for the redevelopment shows that the developers have been listening to and responding to neighborhood residents. The new proposal is now even more beneficial to the community and the City than the original plan.

The historic rehabilitation of the Monastery, one of only of five City of Boston Landmarks in Allston-Brighton, is especially exciting. It is also the best examples of the Mission style in the City of Boston. That combined with the historic rehabilitation of the Renaissance Revival St. Gabriel's church will take two derelict historic structures and bring them back to their original glory. Further, much of the historic character of Monastery Hill (also known as Nevins Hill) will be preserved for many generations. This new development will truly be a cultural asset for all of Boston and Massachusetts, but especially for the residents of

Allston-Brighton. It will also be a great addition to the Boston Creates Cultural Plan.

Additionally, this development will provide much needed rental apartments and homeowner condominiums in a very desirable residential neighborhood. Further, it will make available 7.3 acres of open space that will become publicly accessible on one of Boston's highest hills. This will allow both the new residents and the public the opportunity to enjoy passive recreation on this newly landscaped scenic and natural vista.

The inclusion of an art gallery into the project, that will be managed by Unbound Visual Art, will allow many local artists to benefit and allow them to share their art with the local community.

Sincerely,



John Quatrale
Executive Director
Unbound Visual Arts, Inc.

cc:

Ruth Rieffanaugh, President, Unbound Visual Arts
Mark Ciommo, Boston City Council
Senator William Brownsberger
Rep. Kevin Honan
Rep. Michael Moran
Julie Burros, Chief of Arts and Culture, City of Boston
Brona Simon, Massachusetts Historical Commission
Roxanne Foley, Boston Landmarks Commission
Anita Walker, Executive Director, Massachusetts Cultural Council
Greg Galer, Boston Preservation Alliance
John Sullivan, Cabot, Cabot & Forbes

February 22, 2017

Mr. Michael Rooney
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA 02210

Dear Mr. Rooney,

As a family that has had four grandchildren born at St. Elizabeth's Hospital, we have had the privilege of using the park area along Washington St. to relieve the tension and anxieties that come with waiting for the results of medical procedures. The finding of the Shrine of Our Lady of Fatima at the time of our first visit, seemed almost miraculous to us at the time. I later became involved with the operation of the Shrine and have been doing so for over forty years.

When we first learned of the sale of the property for development, we were, naturally, concerned. Upon seeking more information, we were told that the area along Washington St. and the beautiful Monastery with its adjacent shrine would be retained as part of the "park" area.

All who appreciate the beauty of the architecture on this site should be rejoicing that the decay that has been ongoing since these buildings were closed, will be halted and the buildings will become "Living" monuments to the great works that the Passionists did for sevenfifty yrs. in Boston. We feel that the developer, Cabot, Cabot, and Forbes should be commended for coming up with a plan that balances the obvious need for more housing in Brighton, with the equally important needs of having "green areas in our cities, and retaining what has historic value

6 Gray St.
Arlington, MA 02476

Respectfully yours,
Edward E. McDevora

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

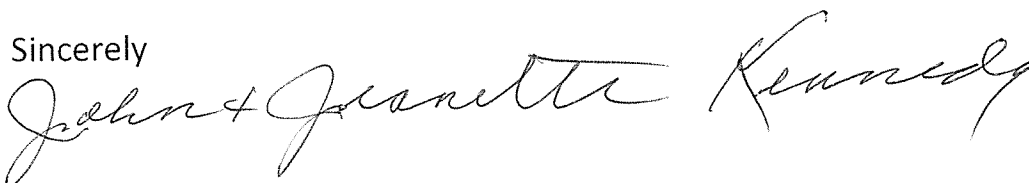
Dear Mr. Rooney:

The developer has made some positive changes to this project. The increase in home ownership and lowering the unit count are a good start. However there are still major concerns that need to be addressed prior to this project moving forward. The following are a few of our most important concerns regarding this Project:

1. Less Density. There are still too many units.
2. Increase the homeownership units and decrease the rental units.
3. Increase the number of affordable units.
4. Provide more parking for residents and visitors. This is not a good transit area.
5. A permanent transportation mitigation program must be in place and presented to the community for review.
6. St. Elizabeth's parking issues need to be addressed and solutions in place prior to any development of the site.

We appreciate your cooperation in these matters.

Sincerely

A handwritten signature in cursive script that reads "John + Jeanette Kennedy". The signature is written in dark ink and is positioned below the word "Sincerely".



Michael Rooney <michael.rooney@boston.gov>

St Gabriel's

1 message

Bob Buchanan [REDACTED]

Fri, Mar 24, 2017 at 1:46 PM

To: Michael.Rooney@boston.gov

Mile

I live in Allston

Last year they put 6 town houses on Adamson Street

THERE WERE 11 PARKING SPACES REQUIRED. Almost a 2 for 1 so each adult has a space for his/her car

If there is going to be over 600 units there must be 600 parking spaces. unless it is expected section 8 or students would be the primary residents

Robert Buchanan

Sent from my iPod



Michael Rooney <michael.rooney@boston.gov>

Comment on 159-201 Washington Street DPIR

1 message

Michael Clark

Fri, Mar 24, 2017 at 1:47 PM

To: michael.rooney@boston.gov

Hello Mr. Rooney,

I am writing in regards to the Draft Project Impact Report for the 159-201 Washington Street effort. I have been following this project as such a large site so close to a commercial center like Brighton Center provides a unique opportunity to bring much needed residents and vitality to the Washington Street corridor. Introducing 641 new units of housing, including 85 condominium units, will contribute to the stabilization of rent and home prices affecting the Allston/Brighton area, the City of Boston, and the region as a whole. I would like to contribute comments on the following subjects:

1) The ability to introduce hundreds of new housing units to a housing hungry market like Greater Boston, in a location with abundant transit, walking, and bicycling access to areas nearby and to the city as a whole, simply cannot be passed up. Boston is facing an affordability crisis and the easiest solution is to introduce more housing, at any price point, to help stabilize rising rents and increase home-ownership. I'm optimistic we're now seeing in Boston, as has been shown in a positive manner in cities like Seattle, that matching housing demand with housing supply works to promote affordability of housing across the board. People want to live here and will come regardless of what we build - I'd rather have them not compete for my apartment. One only has to look at San Francisco for how inaction in the face of a housing crisis only exacerbates it.

That said, I would like to encourage BPDA to ensure that as many affordable units are extracted from this project as is financially feasible for the developer. As always, we should be striving for more than the bare minimum when possible.

2) I was disappointed to see more parking added to the site plan from the initial PNF, and must say I'm especially disappointed in the Allston-Brighton CDC's apparent advocacy for this. Devoting space for parking works to raise rents and condo prices for all of the housing units, whether a tenant or homeowner owns a car or not. Although the B Line is certainly bursting at the seams in peak hours, opportunities to upgrade the power system for three-car trains are in-hand and possible within the upcoming future. The 501, 503, 65, and 57 buses also serve to supplement the transit options available to tenants. Bicycling is becoming a more comfortable option for commuters into the city, and will become even safer once improvements on Commonwealth Avenue are implemented. And the developments recently opened and under construction at Boston Landing are within walking distance of this site.

Go Boston 2030 talks a big game about improving Boston's walkability and ensuring residents don't need to own cars. Allowing more people to take advantage of these options is how we make this a reality. More and more city residents are forfeiting the chance to own a car, so why should they be paying for the car storage of others? I am in full support of any reduction in the parking built for this project.

3) Historic preservation and landscape architecture are not my forte but I am heartened to see renovation and adaptive reuse of the St. Gabriel's Monastery and Church be a centerpiece of the development.

Thank you for the opportunity to comment.

Michael Clark
11 Commonwealth Court



Michael Rooney <michael.rooney@boston.gov>

St. Gabriels Brighton

1 message

Bruce Kline [REDACTED]

Fri, Mar 24, 2017 at 1:54 PM

To: Michael.Rooney@boston.gov

Dear Mr. Rooney,

While the developer has responded to some extent to the concerns of the community regarding this project, there are still some major issues that need to be addressed prior to the approval of this project. These issues include resolution of parking and traffic issues with St. Elizabeth's Hospital and the adjoining project being proposed by Avalon Bay; additional opportunities for home ownership are needed; lower density is still a major concern.

We still consider this project a major step in the improvement of the Brighton Center area and want it to be done well.

Very truly yours,

Bruce Kline, Chair
Radnor Neighborhood Association

March 23, 2017

Regarding: 159-201 Washington Street (St. Gabriel's)

Mr. Rooney,

Thank you for the opportunity to comment on this project. I must give credit to the developer Cabot Cabot and Forbes, for taking action on the many concerns expressed by the community (saving and repurposing the church, lowering the density by scaling back the rental units and the creation of homeownership opportunities). However, I continue to have concerns regarding this project:

- The issue of parking for St. Elizabeth's employees has not been settled. Where will those 400 vehicles be accommodated without impacting neighborhood streets?
- Parking within the project is insufficient – it needs more parking for visitors.
- The number of affordable is at the bare minimum and does little to address the need for more affordable housing in Allston Brighton.
- In a project this size I would like to see more condominium units, to provide more opportunities for home ownership in a neighborhood with very low owner occupancy.

Sincerely,
Elizabeth Breadon
'33 Champney Street
Brighton MA 02135



Michael Rooney <michael.rooney@boston.gov>

St Gabs development

1 message

Marianne Moore [REDACTED]

Fri, Mar 24, 2017 at 7:19 PM

To: Michael.Rooney@boston.gov

Hello Michael

I was hoping we could address the lack of artist housing and work space when developing a project this size.

As a resident of Allston for over thirty years I've witnessed a lot of changes but my concern is lack of designated space for artists. After all our section was named for a artist and I wanted to preserve his legacy.

Thank you for this consideration

Marianne Moore

22 High Rock Way

Allston



Michael Rooney <michael.rooney@boston.gov>

159-201 Washington Street (St. Gabriel's site)

1 message

Gregory Rideout [REDACTED]
Reply-To: Gregory Rideout [REDACTED]
To: "Michael.Rooney@Boston.gov" <Michael.Rooney@boston.gov>

Sat, Mar 25, 2017 at 4:39 PM

Dear Mr. Rooney:

I am writing with comments regarding the St. Gabriel's site at 159-201 Washington Street.

The total number of units proposed for this site is excessive and well over what current zoning allows. The total number of units should be greatly reduced. The portion of units that are condominiums should be significantly increased. The portion of units that are affordable should be increased.

I am opposed to the on-going over development of Brighton and this project over builds our community. Over riding existing zoning damages our neighborhood.

Gregory Rideout
85 Undine Road
Brighton, MA 02135



March 20, 2017

Michael Rooney
Project Assistant
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Dear Mr. Rooney,

I am writing to comment on the redevelopment of the property located at 159-201 Washington Street, known as St. Gabriel's, in Boston's Brighton Neighborhood.

I am the Director of A Better City Transportation Management Association (ABC TMA) and Allston Brighton Transportation Management Association (AB TMA). We are two non-profit membership organizations that work closely with major employers and properties in downtown Boston, Allston and Brighton. We represent approximately 70 institutions, employers and property managers and collectively serve more than 100,000 employees to address transportation issues, improve air quality, and reduce congestion.

Several Allston Brighton TMA members are located near the project site including Boston University, St. Elizabeth's, Brighton Landing, Boston Landing and Harvard Real Estate. The TMA's mission is to work with our members to enhance the economic vitality of the areas by improving mobility and air quality through providing services that promote the use of sustainable transportation options such as public transit, private shuttles, carpooling, ridesharing, biking, and walking. We aim to reduce single occupant driving, reduce the need for parking, improve transportation access and relieve traffic congestion.

Studies have shown one very effective method of reducing single occupant driving is to limit parking or charge a fee for parking. Boston University, for example, in response to loss of substantial parking resources, recently increased its transit subsidy while also increasing parking fees for employees. As a result, the university saw a notable increase in transit use and carpooling. We support Cabot, Cabot and Forbes' commitment to limiting parking at the new development as a means to manage congestion and discourage driving. Their commitment to alternative modes of transportation such as operating a shuttle service, Uber, Lyft, Bridj, Hubway and Zipcar make this Project consistent with the type of development we support. The prospect of not needing a car in the city is more viable than ever before and limiting the number of parking spaces developers provide at properties is one way to achieve this goal. Cabot, Cabot & Forbes has shown that they are aware of the needs of a sustainable transportation and improving mobility in the Brighton neighborhood and for that we support this Project.

Sincerely,

Melissa Zampitella

Melissa Zampitella
Director of Transportation
A Better City TMA & Allston Brighton TMA



Michael Rooney <michael.rooney@boston.gov>

St. Gabriel's Site

1 message

susan [REDACTED]

Thu, Mar 23, 2017 at 1:34 PM

To: "Michael.Rooney@boston.gov" <Michael.Rooney@boston.gov>

Dear Mr. Rooney,

I am a member of the Board of Directors (Council of Advisors) for Unbound Visual Arts (UVA).

As a result of much community input, the revised plan to redevelop the St. Gabriel's Monastery site is very exciting. The new plan will provide much needed rental and homeowner housing, the historic preservation of two major structures, and landscaped open space for the new residents and the public. Additionally, the inclusion of an art gallery, managed by Unbound Visual Arts, will allow local artists to share their art with the local community.

Thank you for your consideration!

Sincerely,

Susan Loomis-Wing



[Facebook](#)
[Twitter](#)
[LinkedIn](#)
[Join Our Email List](#)

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

1. Less density. There is still too many units at 610.
2. More homeownership units and less rental units.
3. An increase of affordable units.
4. More parking for residents and visitors. This is not a good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to be addressed prior to any development.

Sincerely,

*Annie Hrelish
4 Lake Street*

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

Dear Mr. Rooney,

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Sincerely,

 
Soo Hoo
59 Leamington Rd

March 27, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA
Michael.Rooney@Boston.gov

RE: 159-201 Washington St. (St. Gabriel's Development Project)

Dear Mr. Rooney,

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Sincerely,

Jim De Souza
55 Shannon St

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

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Sincerely,



BRUNO

195 Hoped S

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,



Ian Maxwell
immaxwell157@gmail.com

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,

Scott Rosario


February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,

A handwritten signature in black ink, appearing to read "Michael Rooney", followed by a long horizontal line extending to the right.

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA


RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,


19 Shepard St
Brighton

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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6. St. Elizabeth's parking issues need to be addressed and solutions in place prior to any development of the site.

We appreciate your cooperation in these matters.

Sincerely,

Anthony Antonella
24 La Rose Place
Brighton, Mass 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney:

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We appreciate your cooperation in these matters.

Sincerely

MARJORIE M. ROLO
159 NANTASKET AVE
BRIGHTON, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney:

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We appreciate your cooperation in these matters.

Sincerely

John Kamm
21 SNOW ST
BOSTON MA

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,

John F McAnnis
23 Shannan St
Brighton MA

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project


Dear Mr. Rooney:

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We appreciate your cooperation in these matters.

Sincerely


71 Union St

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

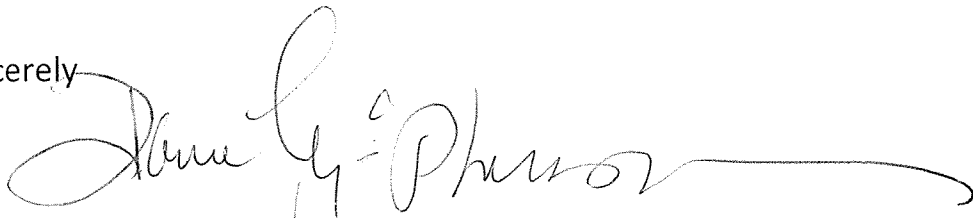
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We appreciate your cooperation in these matters.

Sincerely


29A Nantasket Ave #1

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney:

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We appreciate your cooperation in these matters.

Sincerely

Judy Rufo
JUDY RUFO
200 Washington Street
Brighton, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

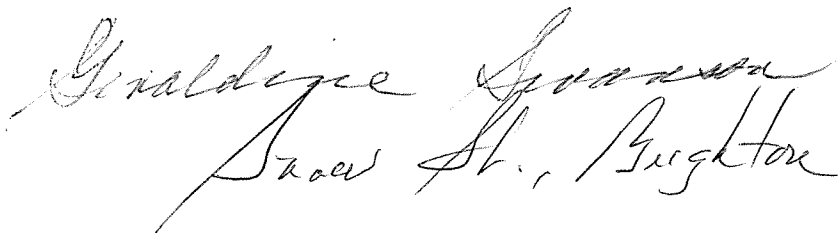
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Sincerely



Geraldine Swanson
Board St., Brighton

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely

Marianne Bacon
40 Shannan St
Brighton 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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We appreciate your cooperation in these matters.

Sincerely



200 Washington St.
Brighton, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA


RE: 159 St. Gabriel's Development Project


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Sincerely,


Brandy Henry
4 Nantasket Ave.
Brighton, MA 02135


BRIAN HENRY
4 NANTASKET AVE
BRIGHTON MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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We appreciate your cooperation in these matters.

Sincerely

Bessie Pavere
40 Shannan St.
Brighton, MA

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

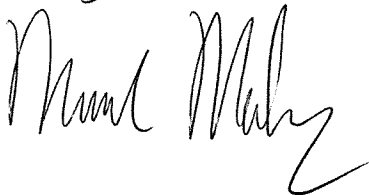
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Sincerely,

Michael Maloney
33 Wantaske Ave
Brighton, Ma 02135



February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely,

Anthony J. Rep. Jr.
29 Snow St
Brighton MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely

Deanne Gentilucci
44 Shannon St.
Brighton, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely,

Carmella Savarese
29 Nantasket Ave, Bja.

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

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Sincerely,

Vilma Rufo
19 Nantasket Ave
Brighton, Ma. 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely,

Paula Dewar 196 Washington St

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely,

Alfred V. Rupp
19 NANTUCKET AVE.
BRIGHTON, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely,

Dennis De Mello
23 Shannon St
Brighton, Mass 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely *PAUL RUFO*

Paul Rufo
200 WASHINGTON ST
BRIGHTON, MA 02135

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

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Sincerely

Deborah E. Tempeta
49 Sherron St.
Brighton, MA

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

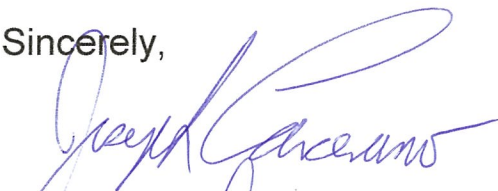
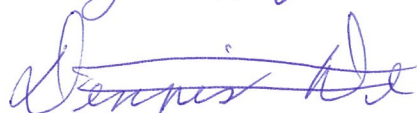
RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

1. Less density. There is still too many units.
2. More homeownership units and less rental units.
3. An increase of affordable units.
4. More parking for residents and visitors. This is not good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to addressed prior to any development.

Sincerely,


23 Shannon St.
Brighton, MA 02135


February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney:

The developer has made some positive changes to this project. The increase in home ownership and lowering the unit count are a good start. However there are still major concerns that need to be addressed prior to this project moving forward. The following are a few of our most important concerns regarding this Project:

1. Less Density. There are still too many units.
2. Increase the homeownership units and decrease the rental units.
3. Increase the number of affordable units.
4. Provide more parking for residents and visitors. This is not a good transit area.
5. A permanent transportation mitigation program must be in place and presented to the community for review.
6. St. Elizabeth's parking issues need to be addressed and solutions in place prior to any development of the site.

We appreciate your cooperation in these matters.

Sincerely

Mary Tempesta
51 Shannon St.
Brighton, MA

February 28, 2017

Michael Rooney
Boston Planning & Development Agency
Boston City Hall
Boston, MA

RE: 159 St. Gabriel's Development Project

Dear Mr. Rooney,

The developer has made some positive changes to this project. The increase of homeownership and lowering the unit count are a great start. But, there is still major concerns that need to be addressed prior to this project moving forward. The following are a few of most important concerns of this project:

1. Less density. There is still too many units.
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3. An increase of affordable units.
4. More parking for residents and visitors. This is not good transit area.
5. A permanent transportation mitigation program in place.
6. St. Elizabeth's parking issues need to addressed prior to any development.

Sincerely,

Loretta Cedrone
29 Nantasket Ave. Bie
(2nd fl.)

March 27, 2017

Mr. Michael Rooney
Project Manager, Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

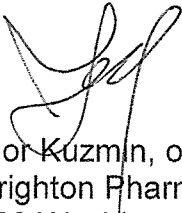
Dear Mr. Rooney,

I write to support Cabot Cabot & Forbes' revised redevelopment plan for the St. Gabriel's property located at 159-201 Washington Street.

This project will preserve the historical nature of the site, while bringing in a mixture of housing options that will benefit the community. It's location, within walking distance of the Brighton business district, will be a significant selling point for potential residents. And as a small businessowner, I welcome the opportunity for nearly 1,000 new customers just a short distance away.

I hope the Boston Planning & Development Agency will approve this project.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Igor Kuzmin', with a stylized, flowing script.

Igor Kuzmin, owner
Brighton Pharmacy
388 Washington Street
Brighton, MA 02135

March 27, 2017

Mr. Michael Rooney
Project Manager, Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201

Dear Mr. Rooney,

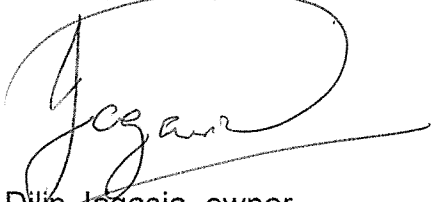
I write in support of the St. Gabriel's redevelopment plan as proposed by Cabot Cabot & Forbes.

As a businessowner in Brighton, I am in favor of private investment in the community that will bring new residents and economic activity to the area. The redevelopment plan as currently proposed could result in nearly 1,000 new residents to the neighborhood interested in walking down the street and making purchases at retail stores such as mine.

I understand some of the concerns raised by abutters regarding density, traffic and parking. These are issues that impact my business as well. However, I think the proponents have done a good job addressing these issues, including reducing the number of units, and increasing onsite parking.

Overall I believe this project will be a benefit to the community and hope that it is approved.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Dilip Jagasia', with a long horizontal flourish extending to the right.

Dilip Jagasia, owner
Walsh Wine & Spirits
313 Washington Street
Brighton, MA 02135

March 28, 2017

Mr. Michael Rooney
Project Manager, Boston Planning & Development Agency
One City Hall, Ninth Floor
Boston, Massachusetts 02201


Dear Mr. Rooney,

As a small businessowner in Brighton, I write to support the proposed redevelopment of the St. Gabriel's property, as currently proposed by Cabot Cabot & Forbes. The site is located at 159-201 Washington Street, which is a quick walk to a large business district, including markets, restaurants, banks, salons, and hardware stores, as well as public transportation.

I believe Cabot Cabot & Forbes is proposing a project that fits with the character of the neighborhood, protects the site's historical features, and would overall be a benefit to the community.

I encourage the Boston Planning & Development Agency to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary Pat Dauria". The signature is fluid and cursive, with a large loop at the end.

Mary Pat Dauria, owner
Abbott's Frozen Custard
360 Washington Street
Brighton, MA 02135



**Saint Gabriel's
Comment Summary**

September 28, 2016 - April 4, 2017

“Welcome”

September 28, 2016 | **Cabot, Cabot & Forbes**

“Welcome to our project page! Our team looks forward to discussing the Saint Gabriel's project and we welcome your ideas and feedback. Please feel free to leave a comment here, and we'll respond as soon as we can.”

Re: “Welcome”

November 9, 2016 | Jim M.

“As a neighbor on and condo-owner on Washington St., I respectfully ask that you please consider including some condos as part of this development. Brighton is full of all-apartment developments, and it would substantially benefit the community if there were more opportunities for people to put down ownership roots in this area. Brighton is transient-heavy (due to all of the college and grad student renters); we welcome these renters in our community, but I ask that you consider just adding a few condos into the mix (even just a few would help). Regarding transportation/parking, I have a slightly different opinion than others. Clearly transit matters, but I think including more parking encourages residents to drive more which could increase traffic. I suggest a balanced approach. Please consider investment or partnering w/ local transit authorities to improve public transit in the area. For example, reducing ride times on the Green line B-branch and increasing trolley frequency/capacity would go a long way, as would improving bus routes and bus frequency. Such investments could make the commuting experience much better for the future residents of this development. Clearly it can't all fall on one developer, but developers can be a part of the solution & associated advocacy to the MBTA, etc.”

Re: “Welcome”

November 9, 2016 | Jim M.

“Apologies, I did not notice the developer's earlier reply about including condo units in the development. Thank you for addressing that!”

Re: “Welcome”

November 15, 2016 | **Cabot, Cabot & Forbes**

“Hi Jim, Thank you for visiting our project page. Regarding your concerns:- We continue to look at increasing the condo count and will work with the community to come to the appropriate number. - We just had our third IAG meeting on transportation and parking with Bridj present - a shuttle service with an on-demand phone application that has been

working successfully in Brighton and is looking to expand. With our partnership with Bridj we hope to bring increased transportation opportunities to the area and reduce traffic, in addition to keeping the parking ratio at a number that allows for fewer cars crowding the street. You can see our presentation in the Project Info section. We look forward to continuing our discussion with the neighborhood and improving the Project. Best, CCF”

“!!”

September 29, 2016 | Amaad Mahmood

“Great job by the CC&F team - excited to see the final product! Hope you continue to keep the local community engaged!”

Re: “!!”

September 30, 2016 | **Cabot, Cabot & Forbes**

“Thank you for your comments Amaad. We look forward to continue working with the community as the Project develops.”

“Revised New Plans”

September 29, 2016 | Ned Greene

“It looks like there has been some changes from the original plans which I thought were awesome. A concern I have is in keeping the church structure. I have been involve in the property for almost 30 years and My impression of St. Gabriel's church was one of the nicest churches in Boston, However since it has been decommissioned and in tough shape, I see no value in keeping it. To me, keeping the church for sentimental reasons is always bad design. The remaining structure becomes a memorial of the fact that there once was a vibrant catholic community here, a mere tombstone of once thriving Catholic church. Using old churches for something other than what they are designed for is not only sad, but for me almost sacrilegious. Unlike the monastery which has characteristics for all kinds of reuse other than the chapel windows. Not to mention the historical and architectural context. I love what is being proposed for instance in restoring the front porch of the monastery especially. Since the shrine is staying in its original location it is in badly need of renovation, and I don't see any parking for the shrine. I am not crazy about the location of the Condo's and the reduction in building 1. Over all it is a great improvement to the sight, and I am looking forward to seeing this project as it develops. Thanks,”

Re: “Revised New Plans”

September 30, 2016 | **Cabot, Cabot & Forbes**

“Ned, thank you for taking the time to visit our project page. Relative to your concerns:- We received several comments from community members who would like to see the Church repurposed and rehabilitated and we have tried to accommodate that request. We propose to keep the original character of the Church intact. The Project amenities will be located within the Church and we will maintain the vaulted ceiling and grand space within the Church as is. Hopefully it will become a space that the community can once again use and enjoy. - We understand your concerns regarding the Shrine and will continue to work with the Shrine to bring improvements to the site.”

“Looking Forward to it!”

September 30, 2016 | Nick Douglas

“As a resident of Brighton, I am truly looking forward to seeing the finished product. I believe that this is a fantastic space for the type of facilities planned, and will further the type of community environment which we as residents love. I have the utmost faith the the CC&F; team will deliver the best.”

Re: “Looking Forward to it!”

September 30, 2016 | **Cabot, Cabot & Forbes**

“Thank you for your comments Nick. We hope that St Gabriel's development becomes a vibrant part of the Brighton neighborhood and look forward to continue working with residents to deliver a successful Project.”

“Positive Improvements”

October 3, 2016 | Charlie Vasiliades

“Although I definitely had concerns about the number of total units and the original lack of home ownership, I was always pleased with the respect to preservation the original plan had- saving most of the open space, particularly the greenspace that fronted on Washington Street, and a plan that placed much of the development behind the Monastery, away from the lower scale neighborhood across the street. I was also appreciative of the constant communication with the neighborhood by the developers.

I am VERY pleased that this plan now saves and reuses St. Gabriel's Church- a very important point to the neighborhood. I am also pleased that there is now a homeownership component to the program- also very important. I would frankly like to see that ownership ratio be an even higher % of the project- but overall I do like the way this is progressing.”

Re: “Positive Improvements”

October 13, 2016 | **Cabot, Cabot & Forbes**

“Thank you for your feedback Charlie. We are committed to preserving the historic nature of the site and maintaining the greenspace fronting Washington Street. We have heard feedback from the neighborhood on both the need for home ownership as well as those who do not want condominiums. Our latest site plan now includes a significant number of home ownership units along with a decrease in the number of rental units. We will continue to look at the level of home ownership and work diligently with the neighborhood as the site plan develops.”

“Historic Preservation”

October 4, 2016 | John Quatralo

“Preserving the Monastery Building, a City Landmark, and the historic church will be major contributions to the community and the City. Unbound Visual Arts is pleased to support this

preservation effort and to partner with Cabot, Cabot & Forbes to bring community art into the project as well.”

Re: “Historic Preservation”

October 13, 2016 | **Cabot, Cabot & Forbes**

“Thank you for your comments John. We are very excited to be partnering with Unbound Visual Arts to help bring a community arts space to such a unique site.”

“Not doing this”

October 12, 2016 | Peter M. Loftus

“what about turning something other than a decades old religious institution into condos that only the very wealthy could afford?”

Re: “Not doing this”

October 13, 2016 | **Cabot, Cabot & Forbes**

“Hi Peter. We appreciate your concerns regarding the condominium units in the project. We received feedback from the community earlier regarding the need for home ownership and hence decided to include it in our revised site plan along with a decrease in the number of rental units. The church will not be converted to condos and will remain as a community gathering space and will house the amenities for the project. There will also be a mix of market and inclusionary units, as well as a mix of unit types and sizes, ranging from 1 to 4 bedrooms that a variety of demographics can afford. Thank you!”

“The land and buildings @St. Gabe's”

October 13, 2016 | Mary Ann S.

“St. Gabriel's holds a special place in my heart as its where I went to school and church. I'm very saddened that the grounds have been set aside for more student and young professional housing. VERY. It's one of the last particles of land anywhere in the Boston area that had not yet been taken over by transplants who have no history or interest in Brighton or Boston. The very last thing that town needs is more students. It's evident when you drive through the neighborhood.”

Re: “The land and buildings @St. Gabe's”

October 14, 2016 | **Cabot, Cabot & Forbes**

“Hi Mary Ann,

Thank you for your comments. We understand your concern regarding the historic use of the site. We are trying to maintain as much as possible the original character of the site. The rental housing allows us to fund a significant and costly restoration of the grounds and buildings which are currently in a state of extreme disrepair. Without this investment the buildings would be left to the elements and their condition would worsen. In our revised site plan we have tried to accommodate requests from the neighborhood for more family units as well as condominiums. You will see in our first IAG presentation there are plans for units that allow for a variety of types from 1 to 4 bedrooms, both market rate

and inclusionary, that a variety of demographics would live in. We will continue to look at the level of home ownership units and work diligently with the neighborhood as the site plan develops.”

“Cemetery and Statues”

October 14, 2016 | B. Walsh

“Unfortunately I have been unable to attend meeting(s) and want to thank you for listening to the community in respect to rental vs homeownership as well as the preservation of Brighton's / St. Gabriel's history.

In review of notes - what is the plan for the cemetery and various religious statues on the property? I have read the plan in respect to the shrine but other than what is noted in section 6.1.7 of the outlined plan I did not notice any other plan. I could be mistaken. Thank you.”

Re: “Cemetery and Statues”

October 14, 2016 | **Cabot, Cabot & Forbes**

“Hi B Walsh. Thank you for your comments. With regards to the cemetery we intend to maintain it and improve the landscaping around it. The religious statues will be incorporated in to the landscape.”

“Concerned Resident”

October 14, 2016 | Chris Parisi

“Respectfully , I am not in favor with the current proposed scope or scale of the project for many of the reasons stated in community meetings. Most importantly, I am concerned with the considerable adverse impact to the residential areas immediately surrounding the site.

These impacts will manifest themselves in terms of increased parking competition and conflicts over too few spots; an increase of traffic that will overwhelm an already over-capacity road system, and a two-or-threelfold increase in public transportation demand - an increase that the current level cannot accommodate, taxed as already it is with current usage.

The proposal also does nothing to address one of the biggest issues in Brighton, the lack of affordable housing inventory for purchase. Of the proposed near 700 units, none are earmarked for owner-occupancy.

Some considerations that might lend to acceptance by the residents could be to reduce the scale of units by 50%, increase onsite parking to 1 space per bedroom, and require 50% owner occupancy. These adjustments would begin to alleviate some of the major concerns, although the impact to transportation systems, parking, and community involvement would still need to be addressed.

I do not support the proposal as it currently stands; I might consider it if the above adjustments were made.

Regards”

Re: “Concerned Resident”

October 26, 2016 | **Cabot, Cabot & Forbes**

“Hi Chris,

Thank you for taking the time to visit our project page.

Relative to your concerns:

- We are working avidly with the community and the Boston Transportation Department to achieve a parking ratio that will not put pressure on traffic in the neighborhood.
- We are also providing alternative modes of transportation such as partnering with Bridj to allow for shuttles to the site that will reduce existing traffic issues.
- 13% of our units will be affordable.
- A percentage of the condominiums will be restricted to owner-occupancy.

Best Regards”

“Retail Space”

November 24, 2016 | Cher Kore

“That is awesome. Might you add a few small retail shops for local businesses too?”

Re: “Retail Space”

January 16, 2017 | **Cabot, Cabot & Forbes**

“Hi Cher,

Thank you for taking the time to visit our project page! We have considered retail previously, however in conversation with the neighborhood and the close proximity of the site to Brighton Center, which has a variety of retail stores, we have decided against incorporating stores on site at this time. We look forward to continue our work with the neighborhood.

Best.”

“Great Ideas”

November 25, 2016 | Stephanie Joseph

“very interested in a condo. One very nice spot in Brighton to have one.”

Re: “Great ideas”

January 16, 2017 | **Cabot, Cabot & Forbes**

“Hi Stephanie,

Thank you for taking the time to visit our project page and explore various aspects of the project. We are very excited to bring more home ownership to the Brighton neighborhood. Stay tuned for further updates as we move forward.

Best Regards.”

Re: “Great ideas”

March 26, 2017 | **Cabot, Cabot & Forbes**

“Stephanie, thanks again for your interest in our project. As an update on upcoming events, the BPDA is hosting a meeting this Tuesday (3/28) at 6 p.m. at Brighton Marine Health Center to discuss project zoning. All community members are welcome to join to learn more and share their thoughts. More info is available on our Timeline. Hope to see you there!”

“Very excited”

January 17, 2017 | Amaad Mahmood

“I've been following this for a while and I'm very excited that you've kept the community involved. This is exemplary partnership and ownership between CC&F and the community. We thank you for being here.

It is very exciting to see the church being restored to its former glory and being re-incorporated into the community as a hub. As a Boston resident I look forward to the rejuvenation and the role this will now play in the community.”

“Ownership vs renters”

January 24, 2017 | Mary Regan

“While I think this plan is much better than the original one, I would like to see more units for sale. When people own a place they are more apt to become part of the community.”

Re: “Ownership vs renters”

January 24, 2017 | **Cabot, Cabot & Forbes**

“Hi Mary,

Through conversations with the neighborhood, and community input, we have more than doubled the number of for sale units in this plan. While previously 40 units were proposed we have now increased that to 85. These will be in a condominium building at one of the tallest parts of the site, with close proximity to the landscape and views out to Brighton Center. We look forward to continue working with the neighborhood on various aspects of the plan.

Best.”

Re: “Ownership vs renters”

January 24, 2017 | Mary Regan

“Thank you for your response. I did not realize that the units for sale had increased to 85.”

“Revised Pan”

February 2, 2017 | John Quatrala

“The newly revised plan for the redevelopment of St. Gabriel’s shows that the developers have been listening and responding to neighborhood residents. The new proposal is even more beneficial to the community and the City as a whole than the original plan. The historic rehabilitation of the Monastery, one of only of five City of Boston Landmarks in Allston-Brighton is especially exciting. It is also the best example of the Mission style in the City of Boston. That combined with the historic rehabilitation of the Renaissance Revival St. Gabriel’s church will take two derelict historic structures and bring them back to their original glory. Additionally, this development will provide much needed rental housing and homeownership condominiums. Further, it will make available 7.3 acres of open space that will publicly accessible on one of Boston’s highest hills. This will allow both the new residents and the general public the opportunity to enjoy passive recreation on this newly landscaped scenic vista.

The inclusion of an art gallery into the project that will be managed by Unbound Visual Art, a local arts non-profit, will allow many local artists to benefit and allow them to share their art with the local community.”

Re: “Revised Pan”

February 2, 2017 | **Cabot, Cabot & Forbes**

“Thank you for your support John!

We are committed to developing a project that is sensitive to this beautiful landscape and preserves its historic character.

We look forward to working with Unbound Visual Arts as we move forward.”

“Wonderful!”

February 23, 2017 | Dom Kolo

“I absolutely love the idea of this project! This is exactly what our neighborhood needs to revitalize that area that has, sadly, seen better days. I am extremely excited by the plans for this, and I can't wait to see it in person some day! Projects like this are critical for the long term evolution of smaller neighborhoods like Brighton. I'm extremely excited by this vision: it helps to preserve the heritage and history of the area, while seamlessly introducing wonderful housing with tremendous aesthetic appeal, and still managing to incorporate a great deal of greenery and open spaces that will serve to nourish the community aspect of the area. Anything I can do to help with this project, I'm on board!”

Re: "Wonderful!"

February 23, 2017 | **Cabot, Cabot & Forbes**

"Hi Dom,

Thank you for visiting our project page! We are excited to bring this project to life and help revitalize the Brighton Neighborhood. Stay tuned for updates on our timeline for our next Public Meeting and Open House dates."

Re: "Wonderful!"

March 26, 2017 | **Cabot, Cabot & Forbes**

"Dom, thanks again for your feedback. Reaching out to share an update on upcoming events - the BPDA is hosting a meeting this Tuesday (3/28) at 6 p.m. at Brighton Marine Health Center to discuss zoning. Community members are encouraged to attend to learn more and share their thoughts. More info can be found on our Timeline. Hope to see you there!"

"Very cool idea"

February 23, 2017 | Anicia Arredondo

"This sounds like a neat project! Very interested in seeing how it ends up."

Re: "Very cool idea"

February 23, 2017 | **Cabot, Cabot & Forbes**

"Hi Anicia,

Thank you for visiting our project page. We are excited to bring this project to life."

Re: "Very cool idea"

March 26, 2017 | **Cabot, Cabot & Forbes**

"Anicia, to keep you up to date on the project - the BPDA is hosting a meeting this Tuesday (3/28) at 6 p.m. at Brighton Marine Health Center. Members of the community are welcome to attend to learn about project zoning and share their thoughts. Full details are available on our Timeline."

"St. Gabes Housing - Affordable?"

February 23, 2017 | Conor Malcolm Crockford

"If we're going to have a new housing project what Allston/Brighton BADLY needs is housing that is actually, truly affordable *and* competently designed and made, not just cheap and declining because no one wants to actually put work into affordable housing. No fraying wires, no slum lord style apartments. I currently pay for example 722 a month for a room without a door, thats outrageous.

I'd also love say an art space around this area or somewhere to put a mural."

Re: "St. Gabes Housing - Affordable?"

February 23, 2017 | Cabot, Cabot & Forbes

"Hi Conor,

Thank you for visiting our project page. 13% of our units will be affordable as per the Inclusionary Development Policy in Boston. All units are attractively designed with full stainless steel kitchens and bathrooms. The project will also be built to LEED standards.

We have also partnered with Unbound Visual Arts in providing an art space for the project. There will be a gallery space within the project that will provide space for community art exhibits. The Info section under Public Benefits describes this in further detail.

Thank you for your feedback."

"Brighton Resident Interested in Following Project"

February 24, 2017 | Corey Loeb

"Sounds like an interesting idea....excited to follow."

"Making an inclusive space"

February 27, 2017 | Melissa Jo

"It is nice to see a housing project that is not only restoring a (potentially) currently unusable space but also creating opportunities for the members of the community to come together through the common spaces and public park."

"Housing"

March 1, 2017 | Jeannette Ryan

"Am searching for affordable low income 60+ apartment. Am life long resident of Brighton. I would love to be one of the 13 percent of those included in housing. Please keep me informed of your progress."

Re: "Housing"

March 7, 2017 | Mary Tocci Regan

"It would be great to know how people can apply for the affordable apartments."

"Community Space"

March 6, 2017 | Ashley Carroll

"On the renovation of the historic church becoming a community gathering space: Is this a space that will be available to host public events, and is this going to be open to be used by the local community at large. It wouldn't truly be a great addition to the Brighton Neighborhood without making the space accessible. I also appreciate that you are partnering with Unbound Visual Arts. Will there be room to work with other local artist organizations in the future? Thanks for the great work! And I appreciate that you're using a forum to have a larger discussion."

Re: “Community Space”

March 7, 2017 | **Cabot, Cabot & Forbes**

“Hi Ashley,

Thank you for visiting our project page! We intend to renovate the church in a way that preserves maintains it as a large and open floor plan. By doing so, the space will remain flexible for a number of different programming options, including the possibility of host public events. We are very interested in partnering with local groups to find ways to lets others in the community to share in the use of the space.

There will also be a dedicated art space for local artists. We are working to identify the specifics of that partnership, but intend for it to include not only the management of the dedicated gallery space, but also opportunities to place art throughout the common areas of the building and in the outdoor spaces that we’ve programmed throughout the site. The site plan has over 7 acres of open space, which will provide for numerous outdoor opportunities.

We look forward to continue talking to you on coUrbanize!”

“Great reuse of a beautiful building”

March 28, 2017 | Michelle Landers

“This development does a great job of historic preservation while also providing much needed housing to the neighborhood. As a resident of Brighton, I am glad to see both rental and homeownership units included in the project and I think this will be a big improvement to the area. Excited to see the monastery restored and put to use. The affordability is crucial as there is a lack of housing options for middle income residents in the city.”

“Monastery Road Resident Feedback”

April 1, 2017 | William Smith

“Some suggestions from a Monastery Road resident:

- Provide for local area snow emergency parking
- Provide for a public dog park area
- Provide for local access to the BRIDG service (ie: Wash St stop)
- Allow local residents first preference on rentals & Condo sales (many Hospital prof in area)”



MARK CIOMMO
BOSTON CITY COUNCIL
DISTRICT 9

Re: 159-201 Washington Street (Saint Gabriel's) Draft Project Impact Report

Dear Mr. Rooney,

We, the undersigned elected officials representing the Allston-Brighton community, offer the following comment letter regarding changes made by Cabot, Cabot & Forbes to the proposed development at 159-201 Washington Street, as submitted in their Draft Project Impact Report and subsequent community meetings.

The developer has made positive changes to their proposal in response to the input of the community, the Impact Advisory Group, and elected officials. Increased homeownership and reduced density are the most important changes. We would like to further comment on parking, access, and historic preservation.

Parking and Access

The developer has yet to present plans for parking spaces that will be lost at the start of construction. These spaces are very important to the community. We are eager to see the Saint Elizabeth's Hospital IMP process produce a plan for these parking spots. Until this matter is resolved, we are unable to support 159-201 Washington Street in its current form.

We are also interested in exploring the feasibility of Nevins Street as a possible means of entry or egress. This would help to relieve traffic congestion on Washington Street.

Historic Preservation

The developer plans to demolish three buildings of historic significance: the Garage (1960), Retreat House (1927, 1950s) and the Carriage House (1870). All buildings are in a state of disrepair, and we feel the developer has considered all possible alternatives to demolition. Demolition of the Carriage House is especially needed to ensure fire truck access to the site. We are pleased to see the adjacent house preserved and converted into a condominium unit.

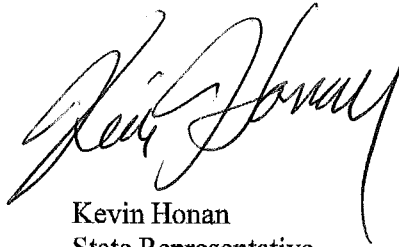
Conclusion

The developer has made many encouraging changes to their proposal. However, we are unable to support this project in its current form until the developer, in cooperation with Steward Health Care, can resolve the current parking issue.

Sincerely,



Mark Ciommo
Boston City Councilor
District 9



Kevin Honan
State Representative
17th Suffolk District



Michael Moran
State Representative
18th Suffolk District