



July 17, 2018

Bruce A. Percelay
Chairman
37-43 North Beacon LLC
c/o The Mount Vernon Company, Inc.
1200 Soldiers Field Road, Suite 102
Boston, MA 02116

Re: **Request for Supplemental Information for Proposed 37-43 North Beacon Street Project**

Dear Mr. Percelay:

Please find enclosed the Request for Supplemental Information for the proposed residential project located at 37-43 North Beacon Street, in the Allston-Brighton neighborhood of Boston. The Request for Supplemental Information describes information required by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency in response to the Project Notification Form, which was submitted under Article 80B of the Boston Zoning Code on March 7, 2018. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Request for Supplemental Information or the review process, please contact me at (617) 918-4311.

Sincerely,

A handwritten signature in dark ink that reads "Lance Campbell".

Lance Campbell
Senior Project Manager

CC: Brian Golden, BPDA
Sara Myerson, BPDA
Jonathan Greeley, BPDA
Michael Christopher, BPDA
Marie Mercurio, BPDA
Lauren Shurtleff, BPDA
Warren O'Reilly, Mayor's Office of Neighborhood Services

BOSTON PLANNING & DEVELOPMENT AGENCY

**REQUEST FOR SUPPLEMENTAL INFORMATION
37 NORTH BEACON STREET PROJECT**

**SUBMISSION REQUIREMENTS
FOR SUPPLEMENTAL INFORMATION REQUEST**

PROPOSED PROJECT: 37 NORTH BEACON STREET PROJECT

PROJECT SITE: 37-43 NORTH BEACON STREET, ALLSTON

PROPONENT: THE MOUNT VERNON COMPANY, INC.

DATE: JULY 13, 2018

The Boston Redevelopment Authority (“BRA”) d/b/a The Boston Planning & Development Agency (“BPDA”) is issuing this Supplemental Information Request in response to the Project Notification Form (“PNF”) which The Mount Vernon Company, Inc., (the “Proponent”) filed for the 37 North Beacon Street project on March 7, 2018. Notice of the receipt by the BPDA of the PNF was published in the Boston Herald on March 7, 2018 which initiated a public comment period ending on April 20, 2018. Comments received since then have subsequently been added as well.

This document is not a Scoping Determination as we are not requesting a Draft Project Impact Report (“DPIR”). This document is only requesting that the Proponent provide more details around the information that was submitted in the PNF and respond to all comments and feedback received during the initial comment period. When the Proponent files a response to this request we will start a new comment period and continue the public review process.

On January 3, 2018, the Proponent filed a Letter of Intent in accordance with the Executive Order regarding Provision of Mitigation by Development Projects in Boston. On July 25, 2017 the Proponent filed a Project Notification Form (“PNF”) pursuant of Article 80 Large Project Review for a proposal which includes the construction of a new residential complex at 37-43 North Beacon Street in Allston comprised of a five-story (5) building at the corner of North Beacon Street and Everett Street containing 74 rental apartments (“Rental Building”) as well as a separate four-story building on Sinclair Road consisting of nine for sale condominiums (“Condo Building”). Including covered and secure bike storage for each unit; a transit screen in the lobby providing schedules for local transit options and on site ride sharing service.

On April 9, 2018, the BPDA hosted a publically-advertised public meeting regarding the PNF at Charlesview Community Center, 123 Antwerp Street in Allston. An IAG meeting was also held an hour before the public meeting on the same night. On June 19, 2018, the BPDA hosted a second Impact Advisory Group (“IAG”) meeting at Charlesview Community Center, 123 Antwerp Street in Allston. The public comment period concluded on April 20, 2018.

Written comments in response to the PNF received by the BPDA from agencies of the City of Boston and elected officials are included in **Appendix A** and must be answered in their entirety. Written comments in response to the PNF received by the BPDA from the public are included in **Appendix B** and must be answered in their entirety. Written comments in response to the PNF received by the BPDA from the Impact Advisory Group are included in **Appendix C** and must be answered in their entirety.

Special attention should be given to the comment letters. The letters represent the opinions of the active residents, business leaders and elected officials of the community in which the Proponent intends to develop the Proposed Project. Much of the discussion during the development review process as evidenced in the comment letters has been centered on two main themes: (1) reduction in density; and (2) preference for homeownership. The Agency requests the Proponent address these primary concerns in the Supplemental Information response. Develop and present potential reprogramming alternatives effectively addressing the community feedback. In addition to a written response to the comment letters, in order to minimize and mitigate the Proposed Project's impacts, the BPDA encourages the Proponent to continue to work with those parties, including the IAG and community, who have expressed concern.

Supplemental Information is requested that the BPDA requires for its review of the Proposed Project in connection with Article 80 of the Code, Development Review and Approval and other applicable sections of the Code.

I. PROJECT DESCRIPTION

The Mount Vernon Company proposes to construct a new residential complex at 37-43 North Beacon Street on a 0.7-acre lot (the "Project Site") located in Allston.

The Project will consist of a five-story building at the corner of North Beacon Street and Everett Street containing 74 rental apartments ("Rental Building") as well as a separate four-story building on Sinclair Road consisting of nine for sale condominiums ("Condo Building"). The Project will capitalize on its urban setting by providing a series of amenities to encourage the use of alternative methods of transportation, including; covered and secure bike storage for each unit; a transit screen in the lobby providing schedules for local transit options; and on site ride sharing service.

II. PREAMBLE

The Proposed Project is being reviewed pursuant to Article 80, Development Review and Approval, which sets forth a comprehensive procedure for project review of the following components: transportation, environmental protection, urban design, historic resources, infrastructure systems, site plan, tidelands, and Development Impact Project, if any. The Proponent is required to prepare and submit to the BPDA a filing with supplemental information that meets the requirements of this request by detailing the Proposed Project's impacts and proposed measures to mitigate, limit or minimize such impacts. After submitting the supplement information filing, the Proponent shall publish notice of such submittal. Public comments, including the comments of public agencies, shall be transmitted in writing to the BPDA after the public notice has been published. If the BPDA determines that the filing of supplement information adequately describes the Proposed Project's impacts and, if appropriate, proposed measures to mitigate, limit or minimize such impacts, the PAD will announce such a determination and that the requirements of further review are waived pursuant to Section 80B-5.4(c)

(iv). Section 80B-6 requires the Director of the BPDA to issue a Certification of Compliance indicating the successful completion of the Article 80 development review requirements before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

III. REVIEW/SUBMISSION REQUIREMENTS

In addition to full-size scale drawings, 15 copies of a bound booklet and an electronic copy (PDF format) containing all submission materials reduced to size 8-1/2" x 11", except where otherwise specified are required. The electronic copy should also be emailed to Casey Hines at Casey.A.Hines@Boston.gov. The booklet should be printed on both sides of the page. In addition, an adequate number of copies must be available for community review. A copy of this request for supplemental information should be included in the booklet for reference.

A. General Information

1. Applicant/Proponent Information
 - a. Development Team
 - (1) Names
 - (a) Proponent (including description of development entity and type of corporation, and the principals thereof)
 - (b) Attorney
 - (c) Project consultants and architects
 - (2) Business address, telephone number, FAX number and e-mail, where available for each
 - (3) Designated contact for each
 - b. Legal Information
 - (1) Legal judgments or actions pending concerning the Proposed Project
 - (2) History of tax arrears on property owned in Boston by Applicant
 - (3) Evidence of site control over Project Site, including current ownership and purchase options, if any, for all parcels in the Proposed Project, all restrictive covenants and contractual restrictions affecting the Proponent's right or ability to accomplish the Proposed Project, and the nature of the agreements for securing parcels not owned by the Applicant.
 - (4) Nature and extent of any and all public easements into, through, or surrounding the site.
2. Project Site

- a. An area map identifying the location of the Proposed Project
 - b. Description of metes and bounds of Project Site or certified survey of the Project Site.
 - c. Current zoning
- 3. Project Description and Alternatives
 - a. The filing of supplement information shall contain a full description of the Proposed Project and its components, including, its size, physical characteristics, development schedule, costs, and proposed uses. This section shall also present analysis of the development context of the Proposed Project. Appropriate site and building plans to illustrate clearly the Proposed Project shall be required.
 - b. A description of alternatives to the Proposed Project that were considered shall be presented and primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions, shall be discussed.
- 4. Public Benefits
 - a. Anticipated employment levels including the following:
 - (1) Estimated number of construction jobs
 - (2) Estimated number of permanent jobs
 - b. Current and/or future activities and program which benefit adjacent neighborhoods of Boston and the city at large, such as, child care programs, scholarships, internships, elderly services, education and job training programs, etc.
 - c. Other public benefits, if any, to be provided.
- 5. Community Process
 - a. A list of meetings held and proposed with interested parties, including public agencies, abutters, and business and community groups.
 - b. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.

B. REGULATORY CONTROLS AND PERMITS

An updated listing of all anticipated permits or approvals required from other municipal, state or federal agencies, including a proposed application schedule shall be included in the filing.

A statement on the applicability of the Massachusetts Environmental Policy Act (MEPA) should be provided. If the Proposed Project is subject to MEPA, all required documentation should be provided to the BPDA, including, but not limited to, a copy of the Environmental Notification Form, decisions of the secretary of Environmental Affairs, and the proposed schedule for coordination with BPDA procedure.

C. PUBLIC NOTICE

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a Public Notice of the submission of the filing of supplemental information to the BPDA. Following publication of the Public Notice, the Proponent shall submit to the BPDA a copy of the published Public Notice together with the date of publication.

APPENDIX A
COMMENTS FROM CITY PUBLIC AGENCIES

Excerpted from the minutes of the April 3, 2018 BCDC meeting:

The next item was a presentation of the **37-43 Beacon Street Project**. Linda Eastley (LE), Deneen Crosby (DC), and Andrea Leers (AL) arrived. David Hacin (DH) arrived a bit later. Architect David Snell presented the design, first noting the locus and then focusing on an aerial photo to define the site, noting the bounding roads. He showed context photos, program numbers, and then the site plan, noting garage access off of Harvester and Sinclair streets. Landscape architect Rebecca discussed plantings and tree species, and plantings with art along the North Beacon 'Zen Walk.' Snell noted street setbacks, then went through floor plans of both buildings. He showed an axonometric view, noting the Project's relationship to - and the eclectic nature of - the surrounding neighborhood. He showed sections. Snell: We've branded the Project as the 'Arthaus.' We're developing the notion of the building as a folded piece of canvas, organized horizontally and vertically, both coming together at the front. (Shows perspective.) You can see how the ideas are coming together. Snell then showed a series of views: down Everett, up Harvester, the corner of Harvester and Sinclair (art in the windows, framing the garage), the corner of Sinclair and North Beacon (where the more quiet and active come together), then a pedestrian vignette of the curated space inside and along the sidewalk. Snell pointed out the sidewalk and setback zones, with the latter becoming a plaza with art, gathering elements. This was an attempt to balance between the high traffic and energy and the more peaceful. He ended by showing the rooftop.

David Manfredi (DM): There's a lot to like here, infilling urban sites. I would like to see more of the condo building. And explain more of the curated space - I'm worried that this becomes simply an amenity space. You say it is, but public space seems appropriate here, going toward the [Union] Square. The north side of the building feels like it's the back of the building. DC: Everett is less of a residential street, more a connector. Think about the landscape as it goes around the corner.... Give us more information on the spaces along North Beacon. Kirk Sykes (KS): More context. I don't have a strong sense of how this fits into the surroundings. If the space at the front is active, is there a way of, say, opening it up, lifting up the glass? DH: I'm curious about Harvester and Everett street - that house there. Will such houses remain? Will this area be densified? If not, how does the Harvester side relate, with the garage, etc. MD: I want to understand the context a little better, but this is a fabulous project. Bill Rawn (WR): The folded piece is very nice. I assume you had opposition from the neighborhood...? Snell: We looked at how far it should go. It took its presence away, to extend it. WR: I'm curious about how your team envisions the area, connecting to Stop'n'Shop, etc. It's more a curiosity [than an issue]. Paul McDonough (PM): Have you reached out to BLC on the demolition? Snell: We did. It's deemed non-contributing. AL: I appreciate the tension on North Beacon. On Harvester, look at the whole street, and how the condo building relates across Sinclair.

With that, and hearing no public comment, the 37-43 North Beacon Project was sent to Design Committee.



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

July 11, 2018

Mr. Bruce A. Percelay
37-43 North Beacon, LLC
c/o The Mount Vernon Company, Inc.
1200 Soldiers Field Road, Suite 102
Boston, MA 02116

Re: 37-43 N Beacon Street - Article 37 Green Building Comment Letter

Dear Mr. Percelay,

The Boston Interagency Green Building Committee (IGBC) has reviewed for compliance with Boston Zoning Article 37, Green Buildings, the March 7, 2018, Expanded Project Notification Form (the "EPNF") with includes a LEED Checklists, Sustainability Narratives, Climate Change Preparedness and Resiliency Checklist and Preliminary Energy Report (the "Initial Filing").

The Boston Planning and Development Agency (the "BPDA") Climate Change Preparedness and Resiliency Checklist (the "Checklist") format was updated and is now an online form; please complete the new online Checklist.

The Initial Filing indicates that the project will use the LEED BD + C Homes Multifamily and Lowrise rating systems and commits to earning 58 and 55.5 points respectively, both LEED Silver rating. The IGBC accepts the LEED BC + C for Homes Multifamily and Lowrise rating systems selections and encourages the pursuit of additional credits.

The IGBC requests that contact be made with the utility and state DOE and CEC representatives to maximize utility and state-funding for energy efficiency and clean/renewable energy support of the project.

In support of the City of Boston's Resiliency and GHG emissions reduction goals including Carbon Neutral 2050 the IGBC requests that the project:

- Include solar photovoltaic (PV). Please provide system(s) location, size, and output information. At a minimum, the system shall be sized to meet common area and load requirements.

Article 37 Interagency Green Building Committee

- Provide specific information on all utility and state energy efficiency and renewable / clean energy assistance including energy modeling that will be afforded to the project.

Please follow up with your BPDA Project Manager, in responding to IGBC comments and the provision of the requested information and items including an updated Climate Resiliency Report. The IGBC would be happy to facilitate discussions with utility and State representatives focusing energy efficiency support.

As the project progresses, but prior to seeking a building permit, please check the [Article 37 Green Building and Climate Resiliency Guidelines](#) page for updated information. In order to demonstrate compliance with Zoning Article 37, the following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval:

- Design / Building Permit Green Building Report, including an updated LEED Checklist, final building energy model, and supporting information as need to demonstrate how each prerequisite and credit will be achieved.
- Excel version of the updated LEED Checklist.
- Signed Design Affidavit.
- Updated Climate Resiliency Checklist (please populate the online Climate Resiliency Report).

Sincerely,

Katie Pedersen
On behalf of the Interagency Green Building Committee

Cc: Lance Campbell, BPDA
IGBC

**Boston Water and
Sewer Commission**



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

March 29, 2018

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square
Boston, MA 02201

Re: 37 North Beacon Street, Expanded Project Notification Form

Dear Mr. Campbell:

The Boston Water and Sewer Commission (the "Commission") has reviewed the Expanded Project Notification Form ("EPNF") for the proposed 37 North Beacon Street Project (the "Project"). The Project site is located at the corner of North Beacon Street and Everett Street, in Boston's Allston neighborhood.

Currently on the Project site are four existing structures that will be demolished to support the Project. The Project will consist of the development of a five-story building containing 74 rental apartments as well as a separate four-story building on Sinclair Road consisting of nine for sale condominiums. The Project will include 42 parking spaces located partially below grad.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission. It is anticipated that the Project will require new water, sewer and drain service connections to the Commission's respective systems. For water service the Project site is currently served on Everett Street by a 12-inch ductile iron water main installed in 1999, and on North Beacon Street by a 12-inch ductile iron cement lined main which was installed in 2006. Also, on Sinclair Avenue and Harvester Street there are 8-inch cement lined water mains which were installed in 1931. Domestic water demand for the Project is estimated at 12,179 gallons per day (gpd), based on the estimated sewer flow calculated using 310 CMR 15.203.

For sanitary sewer service the Project site is served by a 10-inch sewer main on Everett Street; a 10-inch sewer main on Harvester Street; and by a 12-inch sewer main on North Beacon Street. Total sewage generation for the Project is estimated at approximately 11,072 gpd, based on 310 CMR 15.203.

For drainage the Project site is served by a 12-inch storm drain on Harvester Street which connects to a 12-inch drain flowing North in Everett Street. The drain in Everett Street expands to become a 66 by 76-inch storm drain which ultimately discharges to the Charles River.

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. Prior to the initial phase of the site plan development, the Proponent should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the Project's development.

2. 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.
3. 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.
4. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscape irrigation), wastewater generation, and stormwater runoff for the Project. The Proponent should provide separate estimates of peak and continuous maximum water demand for residential, commercial, irrigation and air-conditioning make-up water for the Project.
5. 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.
6. 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.
7. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in stormwater discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in accordance with DEP requirements. With the site plan the Proponent must submit a phosphorus reduction plan for the Project.
8. The design of the project must comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
9. Before the Proponent demolishes the existing structure 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

10. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.
11. Oil traps are required on drainage systems discharging from enclosed parking garages. Discharges from the oil traps must be directed to a building sewer and must not be mixed with roof or other surface runoff. The requirements for oil traps are provided in the Commission's Requirements for Site Plans.
12. Grease traps will be required in any food service facility in the new development in accordance with the Commission's Sewer Use Regulations. The proponent is advised to consult with the Commission before preparing plans for food service facilities.
13. 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.
14. The proponent must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's drainage system.
15. 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.
16. 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.
17. 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.

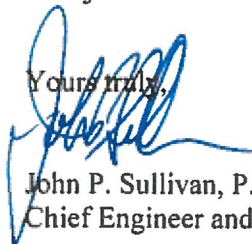
- Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns 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.
18. 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.
 19. 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

20. 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.
21. 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.
22. 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: Bruce A. Percelay, Mount Vernon Company
Katherine Ronan, Mass. Water Resources Authority
Maura Zlody, Boston Environment Department
Mike Nelson, Boston Water and Sewer Commission
Phil Larocque, Boston Water and Sewer Commission



Lance Campbell <lance.campbell@boston.gov>

BPRD comments for 37-43 North Beacon Street in Allston

Carrie Marsh <carrie.marsh@boston.gov>

Tue, Apr 24, 2018 at 3:35 PM

To: Lance Campbell <lance.campbell@boston.gov>

Sorry - please see the comment below with the corrected address. Thank you.

The development at 37-43 North Beacon will provide units for 83 households, but virtually no open space. The residents of this building will therefore rely on the existing open spaces in the neighborhood for their active recreational uses. BPRD respectfully requests that impact mitigation commensurate with the scale of the development be provided to the Fund for Parks and Recreation, to be used on the improvement of parks and playgrounds in the Allston neighborhood. Further, if dogs are to be allowed in the building, there should be a pet recreation space provided onsite, to eliminate impacts to public open spaces. Thank you for this consideration.



CARRIE MARSH

Executive Secretary

Boston Parks and Recreation Commission

1010 Massachusetts Avenue, 3rd floor

Boston, Massachusetts 02118

617-961-3074 (direct) 617-635-4505 (main)

[Quoted text hidden]

APPENDIX B
COMMENTS FROM THE PUBLIC

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston-Brighton resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon St. Please ensure this development happens.

Sincerely,

A handwritten signature in blue ink, appearing to read "Curtis Tripp".

Curtis Tripp

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston-Brighton while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, as a resident of the Allston-Brighton community I support this proposed development and ask that you approve it.

Thank you,

Lawen Shear
Lawen Shear

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development


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Thank you,


Lucy Abby Gray

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

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Sincerely,

Richard Moran

35 Bothwell Rd
Brighton MA 02135

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston-Brighton resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

Fatima Saidi

*67 Brighton Ave
Allston MA, 02134*

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston-Brighton resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

A handwritten signature in blue ink, appearing to be 'Emma Hodges', written in a cursive style.

Emma Hodges

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston-Brighton resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon St. Please ensure this development happens.

Sincerely, 
William G. White

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston-Brighton resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

A handwritten signature in blue ink, appearing to read "Audine Ike". The signature is stylized with a large, looped initial "A" and a distinct "Ike" at the end.

Regards,



Lance Campbell
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Lance,

I am writing regarding the ArtHaus project at 37 North Beacon St. I own a commercial space (15 N Beacon St) and operating my business at Allston for couple years and are one of those people who are excited by these new projects.

As a real estate broker, I have seen a shortage of housing in Allston/Brighton, especially for good quality housing. The situation is getting worse every year. Creates both brand new apartments and owner-occupied condos in this location definitely will help improving the situation.

The ArtHaus is the type of development that should make other developers up their game and would love to see a good quality building in our neighborhood and support it being built.

Thank you,

Rose Hall

President and CEO
Blue Ocean Realty LLC
15 N Beacon St, STE NR1A
Boston MA 02134
[REDACTED]

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely, 

Name: *CHARLES W. LYDON*

Address: *6 DURLAND Street
Brighton, MA*

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,



Name:

JAMES J. O'LEARY

Address:

22 MAPLETON STREET
BRIGHTON, MA 02131

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,

1302 Comm

1302 Comm

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards, Faith Plazarin


Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,



~~Derek~~

Derek Anderson

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

FEDERICO D'OLEIRE UQUILLAS

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

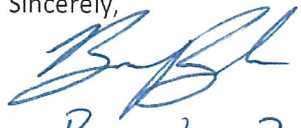
RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,



Brandon Barba

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

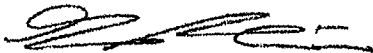
Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

Gabriella Roostare



1661 Commonwealth Ave.
Brighton, MA 02135

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston-Brighton while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, as a resident of the Allston-Brighton community I support this proposed development and ask that you approve it.

Thank you,

Patricia McCarthy

~~Patricia~~

*148 Nonantum St
Brighton MA 02135*

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

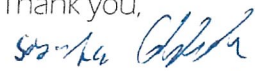
Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,


Sebastian Gable

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,

1298 Comm

1298 Comm

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,

Sara Smolevitz

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Brenner', with a stylized, flowing script.

Matthew Brenner

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201


Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,



Jacob Candell

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,


Theresa Ferran

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

A handwritten signature in blue ink, appearing to read 'B. P. Bookes', with a long horizontal flourish extending to the right.

Blake P. Bookes

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201


RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,


Alicia Dabek

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

Courtney Elliott
Courtney Elliott

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,

Brighton Ave

Mr. Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

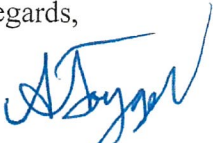
Re: Proposed Development at 37 North Beacon Street

Dear Mr. Campbell,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community.

Accordingly, I am strongly in favor of this project being developed.

Regards,



ALEX FOYGEL

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "Yifan Z.", written in a cursive style.

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

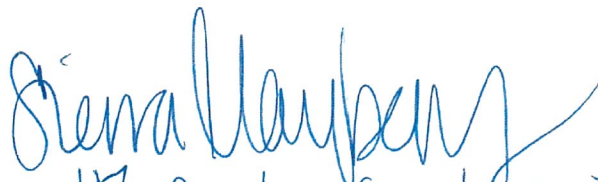
RE: 37-43 North Beacon Street Development

Dear Lance,

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Thank you

Sincerely,


101 Gordon Street, Brighton

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development

Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,


Helina Johannes

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37 N Beacon St. Development


Dear Lance,

I'm writing to give my support for the development at 37 North Beacon Street. The project will help the artist community here in Allston while also improving a site that has been an eyesore for many years.

Some of the newer developments appear to be similar box construction but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live.

Again, I support this proposed development and ask that you approve it.

Thank you,

A handwritten signature in black ink, appearing to read "Kamil", enclosed within a large, loopy oval stroke.

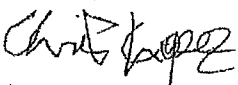
Lance Campbell
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Lance,

I am writing regarding the ArtHaus project at 37 North Beacon St. I have lived in the Allston/Brighton area for many years and am one of those people who are excited by these new projects.

The ArtHaus is the type of development that should make other developers up their game and would love to see a building this interesting in my neighborhood and support it being built.

Thank you,


Christopher Lopez
Allston, Ma

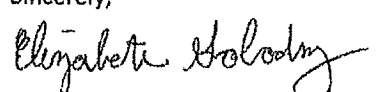
Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston-Brighton resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon St. Please ensure this development happens.

Sincerely,

 Elizabeth Golodny
11 Royce Rd #19
Allston MA 02134

----- Forwarded message -----

From: Eric Shinrock [REDACTED]
To: Morgan Pierson [REDACTED]
Cc:
Bcc:
Date: Wed, 18 Jul 2018 22:39:01 +0000
Subject: Fwd: 37 -43 Beacon St, Allston, MA ---Support Project

----- Forwarded message -----

From: **Bonnie Lai** [REDACTED]
Date: Thu, Apr 12, 2018 at 3:56 AM
Subject: 37 -43 Beacon St, Allston, MA ---Support Project
To: lance.campbell@boston.gov

Hi Lance,

My name is Bonnie Lai and I am currently a resident at [533 Cambridge Street, unit 202, Allston, MA 02134](#). I have been living in that condo since 2008, and I have learned that there is a proposal on the table regarding to [37-43 Beacon St, Allston, MA 02134](#). This project is within a close proximity to my home and I would like to fully support it and hoping that it will go through.

I am also a realtor, and I am very involved with the local communities, I have been teaching first time home buyer classes through CHAPA at locations such as ACDC (Chinatown), Allston Brighton CDC, NOAH (East Boston), and QARI (Quincy Asian Resource Inc). I am a big advocate on promoting projects that would bring in additional affordable units to the city. From what I know this project will bring in 2 affordable condo units, and numerous affordable apartment units as well. The unit that I bought at [533 Cambridge](#) was also an affordable unit, that's why this issue is very close to my heart.

I am also an executive board member at the Asian Real Estate Association of America, the mission of our non profit organization is to also promote home ownership to the general population as well (not limiting to just Asian Americans).

Please consider this email as my endorsement of the [37-43 Beacon St](#) project. As Boston has become more and more unaffordable, it is important that we put in more inventories on the market so we can alleviate the pace of increasing rate of rent in the Allston/Brighton area and more condo options for buyers.

I appreciate your time and consideration, please don't hesitate to contact me directly if you would like to discuss further. Thank you.

Bonnie Lai

Broker/Realtor, RE/MAX UNLIMITED

[A 45 Bartlett Crescent, Unit 1 Brookline, MA 02446](#)

M [REDACTED]

E [REDACTED]

W <https://homeasap.com/bonnieilai>

~ AREAA Executive Board of Director-Treasurer 2018

~ AREAA Board of Director 2017

~ AREAA Event Planning Committee Chair 2017

Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: The 37 North Beacon St. Development

Dear Mr. Campbell,

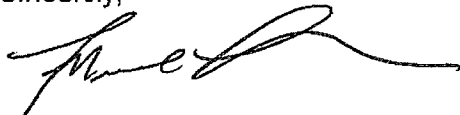
As a longtime resident and business owner in Brighton I want to lend my support for Mount Vernon's proposed residential development on North Beacon Street. This corner has too long been an unsightly used car lot with so much more potential. The proposal is in keeping with nearby buildings throughout the neighborhood and should be approved.

Although certain resident, when in opposition of a project, can be more vocal and better able to attend meetings, I wanted to make sure my voice was heard in support. As a growing and expanding city we must build for the future. Local businesses like mine depend on such growth and when it comes in the form of a unique and thoughtful design as the one proposed we should all work to approve it.

Please support and approve this project.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Hynes', with a long, sweeping horizontal line extending to the right.

Michael Hynes



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon Street, Allston

John Quatrale [REDACTED]

Wed, Jun 20, 2018 at 2:05 PM

To: lance.campbell@boston.gov



Educational exhibitions and programs

617.657.4278

320 Washington Street, Suite 200
Brighton, Massachusetts 02135

www.unboundvisualarts.org
info@unboundvisualarts.org

Hi Lance,

Thanks for the opportunity to say a few words last night. Here's a little longer version of our thoughts on the proposed development:

I'm with Unbound Visual Art. Unbound Visual Arts is a 5 year old non-profit serving Allston-Brighton with 150 members that enriches the community with educational and inspiring exhibitions and programs. We're also the only community based 501(c)(3) visual art organization in Allston-Brighton. We support this proposed housing development and here are a few of the reasons for that support:

- Includes a structure with a stunning design that will become an instant neighborhood landmark. It has been very carefully thought out and has a very strong aesthetic flare. Its name "Arthaus" is a very appropriate name.
- Encourages the use of non-auto trips by bike, transit and walking.
- Includes affordable units reserved for local artists, something that is very much in demand. There will also be artist work spaces inside the complex that those artists will find very useful.
- Includes the first dedicated and secure art gallery in Allston for displaying local art and promoting local artists.
- Provides several public art opportunities for artists

All the best,

John Quatrale

Unbound Visual Arts
320 Washington St., Suite 200
Brighton, MA 02135
UnboundVisualArts.org
[REDACTED]
[REDACTED]

UVA's Lesley University Alumnae Exhibition at the Marran Gallery, Cambridge, MA. The Gallery is located in the Student Center at 34 Mellen St., Cambridge MA 02138. **The public**



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon St, Allston, MA

Ryan McNerney [REDACTED]

Thu, Apr 26, 2018 at 6:50 PM

To: lance.campbell@boston.gov

Lance Campbell
Boston Planning and Development Agency
One [City Hall Square](#), 9th Floor
Boston, MA 02201

RE: [37-43 North Beacon St, Allston, MA](#)

I am writing to express my support for the proposed development at [37 North Beacon Street](#). As a long time Allston/Brighton resident, I welcome the opportunity to rehabilitate the streetscape on an underutilized lot. The proposal not only proposal creates apartments and condos in a location that is in need of housing, but will feature a public gallery on the first floor exterior murals by local artists. This development is a much-welcomed improvement to the neighborhood and as a resident of Allston/Brighton, I ask that you approve it.

Sincerely,

Ryan McNerney
[182 Allston St](#)
[Allston, MA 02134](#)

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201


RE: Proposed Development at 37-43 North Beacon Street


Dear Lance,

I am an Allston resident and want to express my strong support for the ArtHaus project on North Beacon Street. The building will activate a barren streetscape, provide exhibition space for local artists and create more entry level housing in this community. Some of the newer developments appear to be similar box constructions but not this one. I support the original and unique design and welcome it as an improvement to the neighborhood where I live. Accordingly, I am strongly in favor of this project being developed.

Please accept this letter as my full support for the proposed Proposed Development at 37-43 North Beacon Street. As an Allston-Brighton resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon St. Please ensure this development happens.

Sincerely,



Kristian Kotov
Resident
26 Glenville Ave #3 Allston, MA 02134


4/26/2018

Date

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. As an Allston-Brighton Business owner for 23 + years I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like 37 N Beacon St. Please ensure this development happens.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Lehrer', with a long horizontal stroke extending to the right.

Kevin Lehrer
Broker / Owner
Boston's Best Realty
1149 Commonwealth Ave.
Allston, MA 02134



Lance Campbell <lance.campbell@boston.gov>

37-43 N. Beacon Development

Bryan Kingsbury [REDACTED]

Tue, Apr 24, 2018 at 3:35 PM

To: lance.campbell@boston.gov

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,

Bryan Kingsbury



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon Street Development

SK [REDACTED]
To: lance.campbell@boston.gov

Tue, Apr 24, 2018 at 5:12 PM

Lance Campbell
Boston Planning & Development Agency
One [City Hall Square](#), 9th Floor
Boston, MA 02201

RE: [37-43 North Beacon Street](#) Development

Dear Lance,

Please accept this letter as my full support for the proposed [37 North Beacon Street](#) residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like [37 N Beacon Street](#). Please ensure this development happens.

Thank you.

Sincerely,

Stacey Kane
Brighton Resident



Lance Campbell <lance.campbell@boston.gov>

37 N Beacon Support Letter

Jin Huh [REDACTED]

Wed, Apr 25, 2018 at 10:21 AM

To: "lance.campbell@boston.gov" <lance.campbell@boston.gov>

Lance Campbell

Boston Planning & Development Agency

One [City Hall Square](#), 9th Floor

Boston, MA 02201

RE: [37-43 North Beacon Street](#) Development

Dear Lance,

Please accept this letter as my full support for the proposed [37 North Beacon Street](#) residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like [37 N Beacon Street](#). Please ensure this development happens.

Thank you

Sincerely,

Jin Huh



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon Street Development

Kris Hinds [REDACTED]

Wed, Apr 25, 2018 at 12:36 PM

To: lance.campbell@boston.gov

Lance Campbell
Boston Planning & Development Agency
One [City Hall Square](#), 9th Floor
Boston, MA 02201

Dear Lance,

Please accept this letter as my full support for the proposed [37 North Beacon Street](#) residential development. As an Allston resident I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might be the most vocal, please know there are many who support and desire thoughtful projects like [37 N Beacon Street](#). Please ensure this development happens.

Thank you

Sincerely,

Kris Hinds
[REDACTED]

[29 Brainerd Rd. Apt. 103](#)
Allston, MA 02134



Lance Campbell <lance.campbell@boston.gov>

Letter

Claudia Solares [REDACTED]

Tue, Apr 24, 2018 at 11:17 AM

To: lance.campbell@boston.gov

Lance Campbell
Boston Planning & Development Agency
One [City Hall Square](#), 9th Floor
Boston, MA 02201

RE: [37-43 North Beacon Street](#) Development

Dear Lance,

Please accept this letter as my full support for the proposed [37 North Beacon Street](#) residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like [37 N Beacon Street](#). Please ensure this development happens.

Thank you,

Claudia Solares-Gonzalez
[86 Harvard Street, Apartment 3A](#)
[Chelsea, MA 02150](#)
[REDACTED]



Lance Campbell <lance.campbell@boston.gov>

Fwd: Request for email to BPDA

mel bradfordcarpet.com [REDACTED]

Mon, Apr 23, 2018 at 3:15 PM

Reply-To: [REDACTED]

To: lance.campbell@boston.gov

----- Original Message -----

From: Kenneth Vennard [REDACTED] >

To: undisclosed-recipients::;

Date: April 20, 2018 at 4:44 PM

Subject: Request for email to BPDA

Hello All,

I hope this email finds you well. I'm writing to ask if you would consider taking a brief moment to copy & paste the message below and email it directly to lance.campbell@boston.gov? We are specifically hoping for letters of support from folks who reside or work within Boston city limits. I'd ask that you send the below message from a personal email address and sign it with your name and mailing address (if it is a local address).

Long story short, our company is at a pivotal point in a development proposal with the city's planning & development authority and we need all the support we can get. Thanks for your attention and consideration! Have a great weekend.

Kenneth Vennard | Sr. Property Manager
The Mount Vernon Company
1200 Soldiers Field Road, Suite 102 | Boston, MA 02134

Direct: [REDACTED]

Office: [REDACTED]

Fax: [REDACTED]

www.mvernon.com

Lance Campbell

Boston Planning & Development Agency

One [City Hall Square](#), 9th Floor

Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you

Sincerely,



INTEGRATED PEST MANAGEMENT SERVICES
1320 MIDDLESEX STREET LOWELL, MA 01851-1297 TEL 978 452-9621 FAX 978 459-3184

April 23, 2018

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: 37-43 North Beacon Street Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population.

As a parent of young adult children who live in the city, finding quality housing in Boston proper has become very difficult in the past several years.

While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like 37 N Beacon Street. Please ensure this development happens.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "JL Bain", with a long horizontal line extending to the right.

Jeffrey L. Bain
President
Bain Pest Control Service



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon Street Development

[REDACTED]

Fri, Apr 20, 2018 at 7:18 PM

To: lance.campbell@boston.gov

Lance Campbell
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

RE: [37-43 North Beacon Street](#) Development

Dear Lance,

Please accept this letter as my full support for the proposed 37 North Beacon Street residential development. I welcome the replacement of a used car lot with housing that fits in with the surrounding buildings and structures. It is already too hard to find a place to rent or buy and limiting the size of underutilized sites like this is not forward thinking for a growing city and population. While opposition might shout the loudest, please know there are many who support and desire thoughtful projects like [37 N Beacon Street](#). Please ensure this development happens.

Thank you

Sincerely,
Steven Gosdanian, Boston Resident and Property Owner



Lance Campbell <lance.campbell@boston.gov>

I support the project on 37-43 North Beacon street.

Chris Bransfield [REDACTED]

Thu, Apr 12, 2018 at 3:41 PM

To: lance.campbell@boston.gov

As a resident of Allston living on Sutherland Rd. I wanted to send you an email to voice my support for the proposed project on [37-43 North Beacon St.](#) I think this is a positive and helpful project for our community. I believe very strongly this project will improve the area.

-Chris Bransfield



Lance Campbell <lance.campbell@boston.gov>

Art Haus in Allston

maura k johnston [REDACTED]
To: lance.campbell@boston.gov

Thu, Apr 19, 2018 at 7:40 PM

Good evening Lance,

I've been meaning to send a quick note in support of the development at [37-43 North Beacon Street](#) in Allston. I've been a resident of the neighborhood for five years, and I've definitely experienced a bit of wariness toward certain developments going up around Boston. But this one in particular seems like a nice addition to Lower Allston's up-and-coming Boston Landing area – the design fits in with the neighborhood's scale nicely, and the inclusion of a gallery / showcase space on the ground floor will promote foot traffic in the area.

I hope that you consider this letter of support when making your decision on letting its development and construction proceed.

Thanks for your time, and please let me know if you'd like to discuss this further.

Best,
Maura Johnston

--

maura k johnston :: [REDACTED] :: [REDACTED]



SUPPORT: 37-43 North Beacon Street

Drew Chamberlin [REDACTED]
To: lance.campbell@boston.gov

Tue, Apr 17, 2018 at 6:53 PM

Good afternoon Mr. Campbell,

My name is Drew Chamberlin, I am an Architect living at [182 Allston Street](#). I just graduated from the BAC with my Masters of Architecture. I am working in the Boston at Wilson Butler Architects.

I want to voice my support for the project at [37-42 North Beacon Street](#), this area is developing and blossoming slowly and deliberately, and is in need of new housing and in larger quantities. This project replaces several residences which were not making effective use of the land they were on, and will also provide some affordable units. This will help to maintain the rich and diverse demographics of Allston and the neighborhood in which it is built.

The scale of the building will not only help provide the quantity and modern quality of housing the area needs to grow with the rest of the city, but will also blend in with the other adjacent properties on North Beacon street which are building upwards of 5 stories.

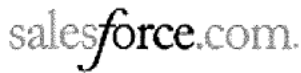
Also the street level art gallery and exhibition will provide an outlet of neighborhood expression, and can become an attraction fostering future positive developments that enrich the neighborhood quality and increase social engagement of the residents and surrounding context. The current streetscape at this corner is not activated currently, while Everett Street provides one of the few bridges over 90 to access the Charles River. This project stands to activate this corner and contribute substantial valuable cultural resources to the community.

I hope that this letter finds you well and you will seriously consider factors and share them with other Board Members, making determinations regarding this project.

I look forward to working with you in the future in this area as my career blossoms.

Have a great evening,

Drew Chamberlin



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Comment-00001273

Comment Name	Comment-00001273	Opinion	Support
Organization		Project	37-43 North Beacon Street
First Name	Sam	Contact	Sam Burgess
Last Name	Burgess	Email	[REDACTED]
Street Address	1284 Commonwealth Ave	Phone	[REDACTED]
Address Line 2	Apartment #1	Approval Status	Submitted
City	Allston	Display on Web	
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,026		

Comment Information

Comments I urge the BPDA to approve and streamline this project. It is no secret that Boston is starved for housing and any new projects (especially ones that de-emphasize cars like this one!) are welcome. Allston is experiencing tremendous growth and economic development with the opening of Boston Landing and Harvard's campus expansion - medium-sized projects like this are a great way to help ensure the neighborhood can accommodate new residents without displacing existing ones!

This parcel in particular is underutilized currently and will benefit from the synergy of being located so close to Boston Landing and the Allston Yards project (if approved).

I once again urge the BPDA to approve this excellent project! We want more housing in Allston and we want it as quickly as possible!

Created By Data User, 4/20/2018 7:30 PM

Last Modified By Data User, 4/20/2018 7:30 PM

Approval History

4/20/2018 7:30 PM

Status	Pending
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/20/2018 7:30 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Comment-00001271

Comment Name	Comment-00001271	Opinion	Support
Organization		Project	37-43 North Beacon Street
First Name	Cyrus	Contact	Cyrus Tehrani
Last Name	Tehrani	Email	[REDACTED]
Street Address	237 Dorchester Street	Phone	[REDACTED]
Address Line 2	1	Approval Status	Submitted
City	Boston	Display on Web	
State	MA		
Zip	02127		
CommentsSubmissionFormID	3,024		

Comment Information

Comments I fully support this project as proposed. This area is experiencing significant growth and we need to be building housing to accommodate that growth or else housing costs will skyrocket. In addition, this area is already competitive with so many students living in the neighborhood. We need to build housing to accommodate all of these residents. Lastly, it's great that the project encourages alternate means of transportation. We should not be encouraging car usage by adding more parking, especially being so close to Boston Landing Commuter Rail stop. Please approve this project as proposed.

Created By Data User, 4/20/2018 5:11 PM

Last Modified By Data User, 4/20/2018 5:11 PM

Approval History

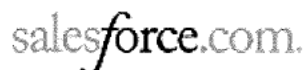
4/20/2018 5:11 PM

Status **Pending**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

4/20/2018 5:11 PM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

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Comment-00001270

Comment Name	Comment-00001270	Opinion	Support
Organization		Project	37-43 North Beacon Street
First Name	Thomas	Contact	Thomas Farley
Last Name	Farley	Email	[REDACTED]
Street Address	129 Lake shore Road	Phone	[REDACTED]
Address Line 2		Approval Status	Submitted
City	Brighton	Display on Web	
State	MA		
Zip	02135		
CommentsSubmissionFormID	3,023		

Comment Information

Comments I fully support this project. I am a Brighton resident speaking as someone fresh out of college we need more housing available so we can afford to live in the city we love.

Created By Data User, 4/20/2018 4:33 PM Last Modified By Data User, 4/20/2018 4:33 PM

Approval History

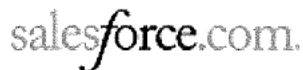
4/20/2018 4:33 PM

Status	Pending
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/20/2018 4:33 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Comment-00001223

Comment Name	Comment-00001223	Opinion	Support
Organization		Project	37-43 North Beacon Street
First Name	Pawel	Contact	Pawel Latawiec
Last Name	Latawiec	Email	[REDACTED]
Street Address	15 Gardner St Apt 10	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	2,976		

Comment Information

Comments	<p>I am writing in strong support of the proposal at 37-43 North Beacon Street. The proposal pays thoughtful attention to neighborhood scale and provides much-needed density in a transit-oriented location. The massing, architectural form, and mixture of ownership and rental opportunities provide a building that will serve the Allston-Brighton community as a whole. As Boston grows, its current zoning is rapidly becoming outdated, which is why a variance should be granted to provide housing to new neighbors and families.</p> <p>The proposed parking ratio of 0.5 and ample bike storage space ensure that this project will minimally impact congestion and is developed with an eye toward modern transportation modalities.</p>		
Created By	Data User, 4/13/2018 3:04 PM	Last Modified By	Lance Campbell, 4/20/2018 11:35 AM

Approval History

4/20/2018 11:35 AM

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/13/2018 3:04 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Lance Campbell
Development Review Department
Boston Redevelopment Authority
1 City Hall Plaza Boston, MA

Re: 37-43 North Beacon Street, Allston

Dear Mr. Campbell,

I am writing to express my concerns about the proposed development at 37-43 North Beacon Street. I am a longtime resident of Brighton (since 1980). I have lived and worked in the area for many years, thus I travel regularly on North Beacon St. I think this project will have a negative impact on the neighborhood for the following reasons:

- **Density:** This development is much too large, almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be small and unlikely to attract long-term homeowners. Based on Article 51 zoning, this area would have seven 3-family homes or the equivalent of 21 apartments rather than the proposed 83 units. It would be best for the neighborhood if this entire project could be scaled down and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals. **Why should the developers be allowed to exceed zoning requirements at a cost to the local residents ?**
- **Height:** The proposed building is **twice** the 35-foot height allowed by zoning. It would block the light from neighboring buildings which will greatly diminish current resident's quality of life. It is a violation of the 2012 Guest Street Planning Study, which was an agreement with the Allston Community. **Why allow developers to build a project that is detrimental and in violation ?**
- **Traffic:** The developers request to narrow the two way, one lane road is not feasible and would increase congestion. This would be unfair to neighbors and block the garage entrance for 1 abutting neighbor. **This excessive project will lead to increased traffic and parking problems which is unreasonable.**

The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

- **Public Transit Capacity**

There is an exponential development underway in this corner of Allston-Brighton with 1800+ units of housing in the pipeline within one-quarter mile of this location. The current MBTA service is already slow and inadequate for this densely populated residential area. **Allowing this overdevelopment will impact current residents by extending their commutes due to overcrowding/wait times.**

I am opposed to this project as is currently proposed. This continual piece meal approach to development in Allston Brighton is detrimental to the quality of life in the neighborhood. Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole. There is a great need for more affordable housing and opportunities for home ownership in our neighborhood. **This project should not be allowed to exceed zoning regulations.**

Sincerely,

Pamela Stewart
15 Braemore Rd. #4
Brighton MA 02135

Lance Campbell
Development Review Department
Boston Planning and Development Agency
1 City Hall Plaza Boston, MA

Dear Mr. Campbell,

I am a long time resident of Allston and I am writing to express my opposition for the planned development at 37-43 North Beacons St, Allston. I am copying Mr. Gary Webster who is responsible for the nearby proposal at 44 North Beacons St., which is just as flawed as this proposal, for many of the same reasons. It would be more useful if the BPDA considered these proposals jointly in the spirit of treating Allston as neighborhood, but it appears that you view each proposal independently even when they jointly impact and the area and amplify the problems they each create independently.

As someone who lives near this proposed project, support local businesses, walks the area, and and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

Density: The FAR of this building is 4 times that which is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals, exacerbating the effect of low home ownership rates in Allston. It is also critical that this proposal be structured to prohibit short term rentals— too many developments in this community are already using a significant number of units as de facto hotels.

Height: The proposed building far exceeds the height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. Since it is near to the 2012 Guest Street Planning Study which was an agreement with the Allston Community, this project should also abide by similar guidelines because the 2012 agreement took urban planning into consideration.

Traffic: The proposed building sits upon a major intersection of Allston, where one of the few streets that crosses the highway connects to the rest of the neighborhood. As it is, this intersection is regularly backed-up in all three directions during peak traffic times. The current traffic infrastructure cannot support the number of vehicles this development would attract, especially in light of the numerous other development projects on North Beacon and Everett and near Hano st. and Penniman St. Additionally, any multi-unit development on this corridor absolutely needs ample , well designed space for deliveries, taxis, and trash pickup to pull off the street; this area is quite near our local fire station and the ability to get fire trucks through this section will be seriously compromised. The proposal plans for Sinclair St. see, preposterous, and truly terrible for building residents and abutters.

Parking: it is getting quite tiresome to remind BPDA that “transit oriented” proposals requesting variances from parking requirements are totally inappropriate without effective public transportation. If the developers really believed this, they would readily agree to conditions that prohibit resident parking permits for anyone living in this building. Reserving any spaces for zip cars in the proposed limited parking plan really exacerbates the traffic and parking problems. Zip cars ensure that people other than building residents get to use these limited spaces.

Setbacks: The developer is requesting a variance for a reduced setback. The developer feels this location will attract pedestrian residents who rely on the nearby train station to commute. If this is to be a pedestrian-friendly project then the design should have a generous front setback for decent landscaping to improve the pedestrian environment for all seasons , including winters with heavy snowfall.

It is time for the BPDA to take its mission more seriously and start approving projects that build community rather than just add to the tally for building units to meet a goal for units built, regardless of their negative impact.

Sincerely,

Karen Smith

70 Athol St, Allston

13 April 2018

Lance Campbell
Boston Planning and Development Agency
1 City Hall Plaza

Dear Mr. Campbell:

I write to express my serious reservations concerning the proposed development at 37-43 North Beacon Street.

I develop these concerns in the discussion that follows.

I have concerns about the density and height of the planned development. It is too dense and too high for the size of the site.

Given the need for more owner-occupied housing in Allston-Brighton, I recommend that additional owner-occupied condominium units be added to the project, reducing the number of rental units. These condo units should be deed-restricted, thus ensuring owner-occupancy. In addition, I have concerns that the planned condo units are too small, and, therefore, will not attract long-term residents.

The project should include 20 percent affordable units (a combination of affordable rentals and condo units). This is an especially significant issue given that Brighton's median household income is \$56,729 and Allston's is \$42,722.

The BPDA should ensure that the development has ample space for deliveries, taxis, and Ubers in order to reduce traffic congestion.

The BPDA should ensure a binding written commitment from the developer that prevents the use of rental apartments and condo units for Airbnb and similar uses. Given the severity of the housing crisis in Allston-Brighton, we cannot afford to have units be converted into short-term rentals.

I also advance a number of broader recommendations.

The BPDA, working with the MBTA, needs to ensure that increased residential developments are linked to improved **public transportation**. Our streets are clogged with car traffic, and our public bus system does not provide reliable service.

Given the scale and pace of residential housing development in Allston-Brighton, the BPDA needs to abandon its current piecemeal approach to development, an approach that examines each individual development in isolation. We need a more integrated and comprehensive approach to planning. This broader approach would allow us to create more affordable housing, produce more owner-occupancy housing, link development to improvements in public transportation, and create additional green space.

I appreciate your attention to this letter.

Cordially,

Kevin M. Carragee
58 Cresthill Road
Brighton, MA 02135



Opposition to 37-43 North Beacon Street

Thu, Apr 12, 2018 at 5:06 PM

To: Lance.Campbell@boston.gov, mark ciommo <mark.ciommo@cityofboston.gov>, William.Brownsberger@masenate.gov, HomeownersUnionAB [REDACTED]

Lance.Campbell@Boston.gov

Development Review Department

Boston Redevelopment Authority

1 City Hall Plaza Boston, MA

Dear Mr. Campbell,

I am a Brighton property owner and am writing to express my opposition for the planned development at 37-43 North Beacon street. As someone who lives, does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Kenneth Crasco

78 Fairbanks Street



Lance Campbell <lance.campbell@boston.gov>

Opposition to: 37-43 NORTH BEACON STREET; 44 NORTH BEACON STREET; 1550 SOLDIERS FIELD RD / 21 SOLDIERS FIELD PL

Philip Tackel <[REDACTED]>

Fri, Apr 13, 2018 at 11:00 AM

To: Lance.Campbell@boston.gov, gary.j.webster@boston.gov, Mark.Ciommo@boston.gov, William.Brownsberger@masenate.gov

Cc: [REDACTED]

Let the position of the Homeowners-Union-of-Allston-Brighton speak on my behalf.

I agree on their position on all points.

I am in opposition to:

37-43 NORTH BEACON STREET;

44 NORTH BEACON STREET;

1550 SOLDIERS FIELD RD / 21 SOLDIERS FIELD PL

-
PLEASE CONSIDER THIS EMAIL AS A SIGNATURE TO A PETITION TO STOP AND ALTER EACH OF THE 3 PROJECTS MENTIONED ABOVE.

-
These developers spend their time and money on these projects. This is what they do for a living. This is their job. Their payment is the huge profit they will make after they've created havoc in the community with their overdevelopment. Altering our quality of life in our neighborhood IS FOREVER.

I moved here in 1977 and the exploitation of the neighborhood is at an all-time high because selfish, greedy, developers want to squeeze every damn nickel out of their projects. They lie, misrepresent, and obfuscate the facts. They purchase property full well knowing the zoning codes and planning on a multi-year pipeline of getting approvals and wearing down the community activists and neighbors. It's actually a 'built-in' cost of their business model – discussed in real estate development courses.

Thank you.

Philip Tackel

8 Kilsyth Terr

Brighton



Opposition to 37-43 North Beacon St. Project

1 message

Susan Rufo [REDACTED]

Fri, Apr 13, 2018 at 5:00 PM

To: Lance.Campbell@boston.gov, Mark.Ciommo@boston.gov, william.brownsberger@masenate.gov

Dear Mr. Campbell,

I am writing you this letter in opposition for the proposed development at 37-43 North Beacon Street. As a property owner in Brighton, as well as someone who was born and brought up in Brighton, and who continues to work in

our family business established over 50 years ago the ongoing permitting of projects that have become excessive in scope, height and density and the proposed project at 37-43 North Beacon Street is just an example of that.

Zoning is being trampled on and exploited to such extents that it compromises the quality of life for the residents of

Brighton and Allston. This proposed building is almost four times as large as what the zoning code allows. Where

21 units would and should be reasonably built this project calls for 83 units. Where building heights are allowed

at 35 feet this project calls for more than twice the allowed height. This type of development is one sided allowing developers the luxury of excessive development to the detriment of the abutting neighbors and neighborhood.

It becomes a travesty to those residents and homeowners who invested in their homes and properties with the

belief there was a level playing field and that everyone would have to abide by the same rules and zoning codes.

Unfortunately, our government agencies and representatives are letting us down, and the voices that seem to count most are those with the deepest pockets.

There has been an on slot of development in Brighton/Allston without the benefit of a master plan of what our

neighborhood/community goals are in achieving thoughtful and beneficial development that allows responsible

growth. The traffic becomes worse, the public transportation system over burdened, and our fire and police stretched

to limits beyond what is reasonable. Public safety is being compromised.

With so many projects already approved or in the construction phase, all well beyond the Article 51 guidelines which

was established to protect and advance development in Brighton and Allston it is time for a reality check.

Please look at this project with consideration of its impact on the quality of life for its neighbors, the neighborhood and

community. I appreciate your time in reading my letter of opposition.

Many thanks,

Susan Rufo

465 Washington Street

Brighton, MA 02135

Lance Campbell
Development Review Department
Boston Redevelopment Authority
1 City Hall Plaza Boston, MA

Re: 37-43 North Beacon Street, Allston

Dear Mr. Campbell,

Thank you for the opportunity to comment on this project. I am a resident of Allston Brighton, and am writing to express my opposition to the proposed development at 37-43 North Beacon Street. As someone who lives, does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. Based on Article 51 zoning, this area would have seven 3-family homes or the equivalent of 21 apartments rather than the proposed 83 units. It would be best for the neighborhood if this entire project could be scaled down and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35-foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study, which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible.
- **Short term Parking** Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull

off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

- **Public Transit Capacity**

There is an exponential growth in development in this corner of Allston-Brighton with 1800+ units of housing in the pipeline within one-quarter mile of this location. There are too many assumptions being made about the capacity of our crumbling mass transit system to handle the scale and speed of growth in ridership. The Brighton Landing rail stop is on a commuter line with good morning and evening service, but infrequent service during the day and on week-ends which is not adequate to service this burgeoning residential neighborhood. The MBTA bus lines in this area are already above capacity.

- If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

In conclusion, I am opposed to this project as it stands. This continual piece meal approach to development in Allston Brighton is detrimental to the long-term livability and quality of life in the neighborhood. Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole. Taking into consideration: the need for more truly affordable housing that reflects our economic diversity, properly planned business and residential areas, improved roads, upgraded mass transit, upgraded utilities, creation of green space, improvements of safety issues, family friendly growth, and attention to the needs of people at all ages of life and economic status.

Sincerely,

Liz Breadon
33 Champney Street,
Brighton MA 02135

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA

Dear Mr. Campbell,

I am writing to urge the BPDA to reject the proposal for 37-43 North Beacon Street in Allston. I am a home owner and resident of Allston, having lived at 51-D North Beacon Street (abutting the proposed project) for the past 30 years. I attended the project presentation on 9 April 2018. The proposal is far too large, with too many adverse effects on us as immediately adjacent neighbors, and I am writing to voice strong opposition.

Immediate and Critical Concerns

The condo building that is proposed as the rear part of this project, at the corner of Sinclair Road and Harvester Street is of great immediate concern to those of us who own and live in the abutting Sinclair Park Townhouses. The proposal seeks to build all the way to our property line (requesting complete elimination of the required 5 foot side yard setback). It also seeks to build on top of, and eliminate, a driveway that parallels a fenced-in part of Harvester Street. All of us have used that driveway daily for thirty years (since 1988) to access the intersection of Sinclair Road and Harvester Street, and thereby Everett Street. This access is crucial to us. Besides our frequent use every day, if this access were blocked we would no longer have a way for our snow plow to make a circuit to clear snow from our driveway, which runs south from the back of our property to North Beacon Street. Each of our six units has a two-car garage and, without the ability to plow our driveway, our cars would be stranded for four to five months each year. Obviously, this would have a dramatic effect on our property and our lives.

The proposal also includes an outdoor rooftop “gathering space” and dog walk area immediately adjacent to and overlooking our homes, which would greatly increase activity and noise levels just outside our windows.

We are also concerned that heavy construction just a few feet from our homes could cause damage to our foundations.

Variances

The proposal requests variances of all kinds that are extreme. Lot area and usable open space per dwelling unit for both the rental and condo building are dramatically reduced to tiny fractions of the required minimums.

For the rental building, requested variances are for nearly quadruple the maximum FAR, double the maximum height, a ten foot reduction in minimum rear setback, and slashing of parking spaces to a small fraction of what’s required (only 0.5 spaces per unit).

For the condo building, requested variances are for nearly triple the maximum FAR, 50% higher than the maximum height, a ten foot reduction in minimum front setback, a 20 foot reduction in minimum rear setback, a complete elimination (!) of the minimum side yard setback (0 feet rather the required 5 feet), and slashing of parking spaces to just 0.4 spaces per unit.

General

This proposal adds far too many people with too little parking – both long-term and short-term. It would add to the already extremely congested traffic on North Beacon and Everett Streets. Developers always point to the Brighton Landing commuter rail stop as the solution to the problem, but that station is not a panacea. With 1800+ housing units planned within one-quarter mile of this location, too many assumptions are being made regarding the capacity of our already inadequate mass transit system to handle the scale and speed of growth in ridership. Compared to the commuter rail, which addresses rather specialized schedules and destinations, far more people use the streets and buses for transportation. These are already overburdened, and no improvement to either is planned. Indeed, personal experience indicates that traffic has increased and become more congested in the past year. Bicycling, another oft-sited panacea, is greatly reduced in winter months.

If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

The proposed project is completely out of character with the houses and townhouses next to it. It does not address the crucial need to build a more stable community in Allston by failing to meet the need for more home ownership rather than transient rentals. Even the few owner units offer no guarantee that they will be owner occupied rather than rented out.

Construction

Besides the permanent changes proposed, the construction phase would be very disruptive to neighbors and commuters, especially coupled with the other projects underway and proposed for that same corner, and the continuing construction over the past year at 61 North Beacon Street.

Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole, taking into consideration the need for more truly affordable housing that reflects our economic diversity, properly planned business and residential areas, improved roads, upgraded mass transit, upgraded utilities, creation of green space, improvements of safety issues, family friendly growth, and attention to the needs of people at all ages of life and economic status. This proposal would diminish the quality of life for us, as abutters, and for all residents of Allston Brighton. It should be rejected in favor of a proposal more limited in size, a shift from mainly rentals to owner-occupied units, and less adverse impact on abutters.



37-43 North Beacon St. Opposition

Sharon Cayley [REDACTED]

Fri, Apr 27, 2018 at 10:56 AM

To: "Lance.Campbell@Boston.gov" <Lance.Campbell@boston.gov>

Mr. Campbell:

The project as presented at the developers' meeting earlier this month has multiple flaws. To the points raised by other letters from the community and abutters, I add:

- Of the 74 units proposed for the rental building, 40 are studio & another 21 one bedroom. These appear to be dormitories. Surrounding universities, Harvard, Boston College, and Boston University specifically, must take responsibility for housing more of their admitted students. This is not the obligation of Allston-Brighton or the City of Boston.
- The plans appear to include the width of the sidewalk, thereby allowing greater height and density. Not a valid criteria for requesting "zoning relief." How long will the sidewalk remain public?
- Housing condominium owners/residents/affordables in a separate building carries a smell of "segregation," insuring that the two groups will have minimal interaction. Since the developer of [1550 Soldiers Field Rd.](#) proposes a similar plan, I am concerned that the trend allows fosters a very unpleasant social change.
- The site is directly across North Beacon Street for another 54 unit proposed building from a different developer. The intersection of No. Beacon St. and Everett St. is ½ a block from Union Sq. and the Jackson Mann School and is extremely busy most of the time. All proposed plans are far too dense to be erected separately. The BPDA and City of Boston must take a more assertive role in coordinating this before total gridlock becomes a constant state.

Sincerely,

Sharon Cayley

[137 Chiswick Road](#)

[Brighton, MA 02135](#)

Sent from [Mail](#) for Windows 10



Lance Campbell <lance.campbell@boston.gov>

Fwd: 37-43 North Beacon Street (Allston) Project

Jonathan Greeley <jonathan.greeley@boston.gov>

Fri, Jun 22, 2018 at 7:05 PM

To: gary.j.webster@boston.gov, lance.campbell@boston.gov, michael.christopher@boston.gov

Jonathan Greeley
Director of Development Review
BPDA

Sent from my iPhone

Begin forwarded message:

From: Steve Scott [REDACTED] >
Date: June 22, 2018 at 3:56:25 PM PDT
To: "Jonathan.Greeley@boston.gov" <Jonathan.Greeley@boston.gov>
Subject: 37-43 North Beacon Street (Allston) Project

Dear Jonathan,

I have attended each of the two recent open meetings about the 37-43 North Beacon Project. I would first like to say that I appreciate the open communication and regret some of my neighbors' lack of courtesy at these meetings. I believe strongly in respectful communication even when we sometimes disagree. I am hopeful some of my neighbors' valid points were not overshadowed by their at times rude behavior.

BACKGROUND: PROPERTY OWNER & MUSICIAN

My name is Steven Scott, unit owner at [12 Everett St.](#), which is the red house next door to the proposed project. My wife and I bought our condo in 2007 and have enjoyed our home for the last 11 years. I have been a property owner in the Allston/Brighton neighborhood since 2001 when I bought my first 1-bed at 65 Chester St, then a few years later a 2-bed at [1754 Commonwealth Ave](#), and finally our 2-bed at [12 Everett St](#). We continue to own and run the first two units as rentals. I am also a professional musician in a successful Boston band called Air Traffic Controller -- we will be performing on Boston Common in August along with local legends Juliana Hatfield and Buffalo Tom. I have regularly rehearsed at The Sound Museum Rehearsal Studio on North Beacon Street and Studio 52 at [52 Everett St](#). I find myself on one hand excited about the new developments that are bringing energy and vitality to the Allston Neighborhood (and raising the value of my rental units), while also being very concerned about the immanent loss of artist's space and the quality of life my wife and I have enjoyed in our home at [12 Everett St](#).

CONCERN: HEIGHT, SHADOWS, LOSS OF NATURAL VIEWS

I am particularly dismayed about the size and height of the proposed [37-43 North Beacon](#) Project. Our unit is on the 1st Floor on the south side of house, so any light we receive comes from our windows that are along the property line with [37 North Beacon](#). The height of the proposed building and its proximity to the property line will essentially take away our sunlight and any view of the several trees, sky, and neighborhood we currently have. We will simply see a dark, tall wall out our window. None of our windows will see anything other than the massive [37-43 N Beacon](#) building.

CONCERN: TRAFFIC at EVERETT/NORTH BEACON INTERSECTION

When we purchased our unit in 2007, the traffic on Everett Street would back up between the hours of about 7-9 AM and 4-6 PM on weekdays. As the years have progressed this intersection has continued to become more of an issue. We currently see longer periods of backups and longer lines of cars that are becoming increasingly aggressive as drivers lose patience. It takes us several minutes to find a generous-enough driver who will allow me or my wife to back up out of our driveway each day. The proposed project will not only further exacerbate the traffic issue, but now our VIEW will be a dark wall and our front yard will be a NOISY traffic jam for longer periods of the day. Our quality of life is being greatly eroded.

CONCERN: PARKING

My wife and I share a single deeded tandem space in our driveway, and one of us parks on Harvester Street. With the increased population density at this site, there is no doubt that parking on Harvester will become increasingly difficult and we will find ourselves needing to park further away from our home, or needing to rent another space.

Who would want to live in our home if this project goes forward? My wife and I regularly say to each other that we feel like the old man in the popular Pixar film, "Up." I think this short clip says it perfectly:

<https://www.youtube.com/watch?v=p69SNq2UrRs>

We obviously can't fly our home to a better location. We need the City of Boston and the Mount Vernon Company to see that the quality of life for our condo would be taken away by any project that is so tall and so close to our property line. Simply stepping down the 5th floor is not nearly enough of a concession to the families that live in our condo. In order to respect our property, the [37-43 North Beacon](#) Project needs to be much smaller and further away from our property line. There is supposed to be a STEPPING DOWN of height coming away from the Mass Pike. Our house is three stories, so it follows that this project should also be no more than three stories.

I appreciate your taking the time to consider our concerns. Please do not hesitate to contact me if I can offer any more input or information about our property. Please also feel free to forward my letter to anyone else you feel can help address these concerns.

Sincerely,

Steven & Amanda Scott

12 Everett St, Apt. 1

Allston, MA 02134

[REDACTED]

[REDACTED]



37-43 N Beacon St Comments

Mike [REDACTED]
Reply-To: Mike [REDACTED]
To: Lance Campbell <lance.campbell@boston.gov>
Cc: "william.conroy@cityofboston.gov" <william.conroy@cityofboston.gov>

Thu, Apr 26, 2018 at 9:46 PM

Mr. Lance Campbell
Senior Project Manager
Boston Planning & Development Agency
One City Hall Square
Boston, MA. 02201
lance.campbell@boston.gov
617.918.4311

Subject:
37-43 N Beacon St Comments

Mr. Lance Campbell;

I have cc Boston's Senior Transportation Planner, Bill Conroy as a courtesy because I use him as a reference in my comments.

I am a resident of Portsmouth St, Brighton, MA. I am often in the area of 37-43 N. Beacon St, including attending events at the Jackson/Mann Center.

Parking

Parking should be at least one per bedroom. However this project is unwilling to attempt this goal. The proponent assumes most of the people will be using public transportation, bikes, or walk.

Therefor the proponent will have no issues with a condition for approval that the **BTD commits not to issue street parking permits** to anyone living in the buildings. The precedent has already been set by BTD doing the same for other areas within Boston. Boston's Senior Transportation Planner, Bill Conroy, is my reference.

Sinclair Road

Sinclair Road is a shared private way that the developer wants to use in ways that are harmful to the other owners. This clearly infringes on their property rights and their quality of life.

Traffic

Traffic is always an issue, however some areas have suffered long before the rapid development within Austin/Brighton. This project already has over burden traffic. It is on the intersection with one of the few streets that crosses I-90. It is also across the street from the 44 North Beacon Street project and very near the Allston Yard project.

Additional, traffic from **all projects** need to be considered together, not just individually. This includes during demolition, construction and built. Traffic issues and possible solutions needs to

be transparent with community input. Construction vehicles must never use residential streets unless the residential street is on the construction site.

The growth rate used to predict future traffic needs to be updated to a realistic value.

There should be a moratorium on building projects should the BPDA be unable to do this in the timely matter.

Three to six moratorium

The rapid expanding number of projects in the Allston/Brighton area is overwhelming. The public is unable to keep up. I expect the BPDA staff is also overwhelm. There should be a three to six month moratorium for any new projects in Allston/Brighton. This will allow both the public and BPDA time to review and implement great projects which will be a longtime benefit the community.

Additional Comments

Because of all of the above plus the density, height, limited open space among other issues, this project should not be approved in its present design.

Thank you for your time and consideration,
Michael Dziedzic
14 Portsmouth St
Brighton, MA



37-43NBeacon Comments.docx

15K

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
1 City Hall Plaza
Boston, MA

Dear Mr. Campbell,

I am writing to urge the BPDA to reject the proposal for 37-43 North Beacon Street in Allston. I am a home owner and resident of Allston, having lived at 51-F North Beacon Street (abutting the proposed project) for the past 30 years. I attended the project presentation on 9 April 2018. The proposal is far too large, with too many adverse effects on us as immediately adjacent neighbors, and I am writing to voice strong opposition.

Immediate and Critical Concerns

The condo building that is proposed as the rear part of this project, at the corner of Sinclair Road and Harvester Street is of great immediate concern to those of us who own and live in the abutting Sinclair Park Townhouses. The proposal seeks to build all the way to our property line (requesting complete elimination of the required 5 foot side yard setback). It also seeks to build on top of, and eliminate, a driveway that parallels a fenced-in part of Harvester Street. All of us have used that driveway daily for thirty years (since 1988) to access the intersection of Sinclair Road and Harvester Street, and thereby Everett Street. This access is crucial to us. Besides our frequent use every day, if this access were blocked we would no longer have a way for our snow plow to make a circuit to clear snow from our driveway, which runs south from the back of our property to North Beacon Street. Each of our six units has a two-car garage and, without the ability to plow our driveway, our cars would be stranded for four to five months each year. Obviously, this would have a dramatic effect on our property and our lives.

The proposal also includes an outdoor rooftop “gathering space” and dog walk area immediately adjacent to and overlooking our homes, which would greatly increase activity and noise levels just outside our windows.

We are also concerned that heavy construction just a few feet from our homes could cause damage to our foundations.

Variances

The proposal requests variances of all kinds that are extreme. Lot area and usable open space per dwelling unit for both the rental and condo building are dramatically reduced to tiny fractions of the required minimums.

For the rental building, requested variances are for nearly quadruple the maximum FAR, double the maximum height, a ten foot reduction in minimum rear setback, and slashing of parking spaces to a small fraction of what’s required (only 0.5 spaces per unit).

For the condo building, requested variances are for nearly triple the maximum FAR, 50% higher than the maximum height, a ten foot reduction in minimum front setback, a 20 foot reduction in minimum rear setback, a complete elimination (!) of the minimum side yard setback (0 feet rather the required 5 feet), and slashing of parking spaces to just 0.4 spaces per unit.

General

This proposal adds far too many people with too little parking – both long-term and short-term. It would add to the already extremely congested traffic on North Beacon and Everett Streets. Developers always point to the Brighton Landing commuter rail stop as the solution to the problem, but that station is not a panacea. With 1800+ housing units planned within one-quarter mile of this location, too many assumptions are being made regarding the capacity of our already inadequate mass transit system to handle the scale and speed of growth in ridership. Compared to the commuter rail, which addresses rather specialized schedules and destinations, far more people use the streets and buses for transportation. These are already overburdened, and no improvement to either is planned. Indeed, personal experience indicates that traffic has increased and become more congested in the past year. Bicycling, another oft-cited panacea, is greatly reduced in winter months.

If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

The proposed project is completely out of character with the houses and townhouses next to it. It does not address the crucial need to build a more stable community in Allston by failing to meet the need for more home ownership rather than transient rentals. Even the few owner units offer no guarantee that they will be owner occupied rather than rented out.

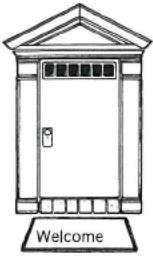
Construction

Besides the permanent changes proposed, the construction phase would be very disruptive to neighbors and commuters, especially coupled with the other projects underway and proposed for that same corner, and the continuing construction over the past year at 61 North Beacon Street.

Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole, taking into consideration the need for more truly affordable housing that reflects our economic diversity, properly planned business and residential areas, improved roads, upgraded mass transit, upgraded utilities, creation of green space, improvements of safety issues, family friendly growth, and attention to the needs of people at all ages of life and economic status. This proposal would diminish the quality of life for us, as abutters, and for all residents of Allston Brighton. It should be rejected in favor of a proposal more limited in size, a shift from mainly rentals to owner-occupied units, and less adverse impact on abutters.

Thank you.

Yvonne Loke
51-F North Beacon Street
Allston, MA



Homeowners Union of Allston- Brighton

HUAB

[REDACTED]@g [REDACTED]

April 20, 2018

By electronic mail

Mr. Lance Campbell
Senior Project Manager
Boston Planning and Development Agency
Boston City Hall, Boston, Mass.

Re. Opposition to development proposal for 37-43 North Beacon Street

Dear Mr. Campbell:

Our organization is strongly opposed to the above referenced development plan (for both buildings that are a part of this proposal) due to the project's overly ambitious size/density and lack of open space.

We offer the following specific comments:

BUILDING MASSING, HEIGHT & DENSITY:

As homeowners and permanent residents in Allston-Brighton, we find it disappointing and disturbing that the BPDA is allowing developers to file proposals that blatantly violate planning for the Guest Street Area, which the BPDA sponsored and approved (see link below) only six years ago, especially now that the agency has the word "Planning" in its name:

<http://www.bostonplans.org/getattachment/dc935a9c-f754-492c-a07b-baa22f912037>

On Page 45 in the GSA Plan, under the illustration showing various development zones within the Plan, the following words can be found:

"...the blocks along North Beacon Street will have a height limit of 40' and an FAR of 0.75 to 1.5 – gradually stepping down in height and density to meet the adjacent Brighton neighborhoods across North Beacon Street. Throughout the Study Area, street walls should not exceed 40' in height. Stepbacks of 15' at 40' heights will ensure a human scale to the streets."

The height of both proposed buildings (60-70 ft./5-6 stories for the rental bldg., and 53 ft. / 4 stories for the condo bldg.), their excessively large footprints (both buildings fill the entire parcels, leaving no open space), and the overwhelming massing of the rental building (which surrounds and walls off two sides of the condominium building at 12-14 Everett Street), are clearly very harmful to residential abutters who all live in structures that are 3 stories high, and would find themselves in the shadows of a very broad and tall (70 ft.) structure.

Additionally, the project creates excessive density that is inappropriate at this location in general, due to very serious existing traffic problems.

NUMBER OF UNITS:

The number of units (as well as FAR) in the proposed rental building should be proportionally the same or lower than what the BPDA approved and is currently getting built directly across the street, at 31 No. Beacon St. That project has 20 units on a parcel of 9,895 SF (data from the BPDA website), which amounts to 495 SF of land per unit.

By that measure, the 37-43 No. Beacon St. parcel of 24,385 SF, should have no more than 49 units (24,385 divided by 495) – definitely not 74 units. Many people would argue that even a project with 49 rental units would be excessive, because large rental buildings, with their frequent move-ins and move-outs, have a heavier impact on the neighborhood than stable owner-occupied housing.

The proposed condo building (9 units with 4 pkg. spaces) on a parcel of only 5,165 SF, also has too many units.

SETBACKS & OPEN/GREEN SPACE:

The plans for both buildings do not provide the dimensions for setbacks and sidewalks along Sinclair St. Everett St., and Harvester St. However, it is clear from the plans, that neither building has any green space whatsoever.

We object to the concept that roof decks can be counted as open space (by that logic, even balconies could be considered open space) – this violates the spirit of Article 51.

Additionally, since this project proposes to excavate the entire site for parking, it severely limits the parcel's ability to sustain trees or any other substantial greenery that could be seen and enjoyed by neighbors and passers-by.

We feel very strongly that both buildings should have ground-level green/open space. To achieve that, the rear part of the rental building – the part that envelopes the existing condominium building at 12-14 Everett Street, should be removed (incl. that part of the underground garage) to create green space for residents and their dogs.

RESIDENTIAL PROGRAM:

For reasons stated many times before, we think that new housing construction in Allston-Brighton should be adding quality, owner-occupied housing – to address the persistent problem of low and still dropping owner-occupancy rates, both in Allston and Brighton – even as the neighborhood is growing in popularity.

Of the thousands of housing units that are getting built and will be built in the near future in Allston-Brighton, only a small percentage are homeownership units. This imbalance has to be corrected.

We ask that this project be built for homeownership, and that the condominium documents be structured to ensure that both buildings are going to be primarily owner-occupied.

PARKING FOR RESIDENTS OF THE BUILDING:

A residential building in this location should have at a minimum 1:1 unit to parking ratio (and preferably higher for multi-bedroom units), in addition to visitor and service parking.

Adequate parking is necessary to minimize impact on on-street parking in the neighborhood, and to ensure that the building has stable occupancy (residents without a parking space are often forced to move if their employment or other circumstances require that they have a car).

PARKING FOR DELIVERIES, SERVICE VEHICLES, and MOVING TRUCKS/VANS:

This project needs to accommodate all commercial vehicles, including large moving and delivery vehicles, as well as passenger pick-ups and drop-offs, on Sinclair Street, which is currently very narrow. That street, a private way, needs to be widened to accommodate heavier use, both vehicular and pedestrian.

CONCLUSION:

The 37-43 North Beacon Street project is simply too big. Both proposed buildings are too large for the lots on which they would be built. As such, the project has negative impacts that would be impossible to mitigate. We ask for a significant reduction in density, height, number of units, and for other necessary changes as indicated above.

Please ensure that our comments are thoughtfully considered in the BPDA internal project review process.

Thank you.

Kirsten Ryan
HUAB Board Member and Secretary

CC.: Councilor Mark Ciommo, Councilor Annissa Essaibi George, Councilor Mike Flaherty, Councilor Ayanna Pressley, Councilor Michelle Wu, Representative Kevin Honan



Opposition to 37-43 North Beacon St.

james schissler [REDACTED]

Fri, Apr 20, 2018 at 12:14 PM

To: Lance.Campbell@boston.gov, Mark.Ciommo@boston.gov, [REDACTED]

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
1 City Hall Plaza Boston, MA

Dear Mr. Campbell,

I am a next door resident, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As someone who lives and does business here and this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off my views and sun light, and diminish my quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow me to use the street and outright block my garage entrance. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.
- **Safety:** A fire truck and ambulance would not be able to get down Sinclair St much of the time.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

James Schissler

45 N. Beacon



Both my wife and I are submitting letters. Please be sure to count each of our votes separately. Thank you.

Richard Sharp
51-D North Beacon Street
Allston, MA



Lance Campbell <lance.campbell@boston.gov>

Opposition to development at 37-43 North Beacon Street

Sarah Rodrigo [REDACTED]

Fri, Apr 13, 2018 at 10:44 AM

To: lance.campbell@boston.gov

Cc: Mark Ciommo <Mark.Ciommo@boston.gov>, A.E.George@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Michael.Flaherty@boston.gov, kevin.honan@mahouse.gov, michael.moran@mahouse.gov, William.Brownsberger@masenate.gov, Warren O'Reilly <warren.oreilly@boston.gov>

Dear Mr. Campbell,

As a long time resident of Brighton I am writing to express my opposition for the planned development at [37-43 North Beacon street](#) as currently designed. I believe this project will be detrimental to the neighborhood for the following reasons:

- The FAR of this building is about four times that of what is allowed by zoning.
- The proposed building is twice the 35 foot height allowed by the zoning. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- The proposed building is asking to narrow the two way, one lane Sinclair Road, which seems highly problematic in terms of both ingress and egress for residents and neighbors. Additionally, there is no space provided for deliveries and private transportation options like cabs or Uber on a road that is already congested and difficult to navigate.

Allston Village and North Brighton are great neighborhoods that could be made even better through proper improvements that follow the Article 51 guidelines, the 2012 BRA Guest Street Planning Study and basic principles of good urban planning.

It is baffling to me that the guidelines put in place by dedicated groups of professionals, city representatives, and neighborhood volunteers are being essentially ignored in so many recently proposed A-B developments. I strongly encourage the City of Boston to stop allowing projects that ask for multiple variances to get to this stage of development.

Sincerely,

Sarah Rodrigo
[6 Duval Street](#)
[Brighton MA 02135](#)
[REDACTED]

Dear Mr. Campbell,

I am a property owner of Brighton, and am writing to express my opposition for the planned development at 37-43 North Beacon street. As someone who does business and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Sharon Daley

22 Saybrook Street
Brighton, MA 02135



Lance Campbell <lance.campbell@boston.gov>

North Beacon Street

Annette Pechenick [REDACTED]

Thu, Apr 12, 2018 at 9:50 AM

To: Development Review at the BPDA <Lance.Campbell@boston.gov>

Lance.Campbell@Boston.gov

Development Review Department

Boston Redevelopment Authority

1 City Hall Plaza Boston, MA

Dear Mr. Campbell,

I am a property owner and resident of Brighton, and am writing to express my opposition for the planned development at 37-43 North Beacon street. As someone who lives, does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view or vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Annette Pechenick

97 Colborne Road

Brighton, MA 02135



Opposition for North Beacon Street Development in Allston

Cindy Liu [REDACTED]
Reply-To: cindylui@gmail.com
To: Lance.Campbell@boston.gov

Thu, Apr 12, 2018 at 9:49 PM

Dear Mr. Campbell,

I am a resident of Allston, and am writing to express my opposition for the planned development at [37-43 North Beacon Street](#). As someone who lives, does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

Density: The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.

Height: The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.

Traffic: The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Cindy Liu
[533 Cambridge St. Allston, MA](#)



Lance Campbell <lance.campbell@boston.gov>

Opposition to 37-43 North Beacon St.

Wetterstrom, Wilma E [REDACTED]

Thu, Apr 12, 2018 at 2:13 PM

To: "Lance.Campbell@Boston.gov" <Lance.Campbell@boston.gov>

Cc: "Mark.Ciommo@boston.gov" <Mark.Ciommo@boston.gov>, "Brownsberger, William (SEN)"

<William.Brownsberger@masenate.gov>, lizbreadon via Homeowners Union of Allston-Brighton [REDACTED]
[REDACTED]

Dear Mr. Campbell,

I am writing to urge the BPDA to reject the proposal for 37-43 North Beacon St. I have lived in Brighton for almost 40 years and would like to call it home for many more years. I have appreciated positive changes in Brighton over the years, but the proposed N. Beacon St. project would decidedly not bring about any positive change. Rather, those changes would all be negative.

First, the project is way too much for this small parcel of land. The five-story building is way too tall, soaring well above the 35-foot height limit zoned for this area. As others have pointed out, this violates the 2012 Guess Street Planning Study. This was supposed to an agreement with the community. Why has this been disregarded?

The project is far too dense, cramming in 83 units, where zoning would allow 21 apartments in seven three-family homes. With the height and the densely packed little units, the building would set a precedent for similar oversized, out-of-place structures to be crammed into Allston Village. If the goal of current planning is to destroy the character and charm of the community, the North Beacon Street project will certain further that goal.

Another concern is traffic and congestion. North Beacon and Everett Streets are already horrendously congested during rush hour. No one welcomes more traffic to tie up traffic even further. Public transit is not a solution. The MBTA buses and the T are already packed during rush hour. The system cannot accommodate a flood of new riders. Nor are there concrete plans, nor apparently funding, to increase the number of buses and improve service.

The 37-43 North Beacon St. project will diminish the quality of life for residents of Allston Brighton. The developer may walk away with a profit; we will undoubtedly bear the consequences: increased traffic and congestion, degraded T and bus service, and the visual blight of a massive, generic boxy tower soaring over a 35-foot-high mostly residential skyline. This proposal can only be allowed to go forward after massive reworking, including a great reduction in size and a shift from mainly rentals to home ownership.

Sincerely yours,

Wilma Wetterstrom
9 Glenley Ter
Brighton, MA 02135

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
[1 City Hall Plaza Boston, MA](#)

Dear Mr. Campbell,

I have been a resident of Brighton for over fifty years, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As someone who lives, does business, and commutes in this neighborhood, I think this project will be harmful to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the considerations made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Lauren McGrath

Lauren Minihane-McGrath
Ranelegh Road, Brighton, MA.



37-43 North Beacon Street - Oppose current proposal

Kirsten Ryan [REDACTED]

Thu, Apr 12, 2018 at 8:18 PM

To: Lance.Campbell@boston.gov, Mark Ciommo <Mark.Ciommo@boston.gov>

Cc: HomeownersUnionAB@gmail.com, "Brownsberger, William (SEN)" <William.Brownsberger@masenate.gov>, kevin.honan@mahouse.gov

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
[1 City Hall Plaza Boston, MA](#)

Dear Mr. Campbell,

I am a homeowner and resident of Brighton, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As someone who lives, does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

- **Density:** The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- **Lack of Diverse Housing Options** - a whopping 68 of the units are either studio or 1 bedroom. There are only TWO 3 bedroom units proposed. Allston and Brighton are losing family friendly housing options at an incredible rate. A strong neighborhood protects and provides options for families to stay and for young couples to raise families here.
- **Height:** The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- **Traffic:** existing rush hour traffic on N. Beacon and Everett Street is horrible. The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the considerations made by urban planners to benefit the whole community rather than the random parcel development that is being undertaken at an alarming pace.

In conclusion, I am opposed to this project due to the negative impact on our neighborhood. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,



Lance Campbell <lance.campbell@boston.gov>

Opposition to 37-43 North Beacon St.

Crittendon, Rollin [REDACTED]

Thu, Apr 12, 2018 at 8:52 PM

To: Lance.Campbell@boston.gov

Cc: Mark Ciommo <Mark.Ciommo@boston.gov>, William.Brownsberger@masenate.gov, [REDACTED]

Dear Mr. Campbell,

I oppose the development at [37-43 North Beacon Street](#). That street is very close to where I work and live.

The density is nearly four times what zoning allows. The rental makeup of much of the building is an issue. The few crowded condos will probably become investor units if not deeded.

The building is too tall, and the traffic is already an issue there today. I have walked that area and driven as a commuter.

Sincerely,

Rollin D. Crittendon
[2003 Commonwealth Avenue](#)
#22
Brighton MA
02135



Opposition to 37-43 NORTH BEACON STREET

Diana Arsenault [REDACTED]

Sun, Apr 15, 2018 at 11:14 AM

To: Lance.Campbell@boston.gov, Mark.Ciommo@boston.gov, William.Brownsberger@masenate.gov,
[REDACTED]

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
[1 City Hall Plaza Boston, MA](#)

Dear Mr. Campbell,

I am a property owner of Allston, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As someone who does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

Density: The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.

Height: The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.

Traffic: The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Diana Arsenault
[11 Reedsdale Street](#)
[Allston, MA 02134](#)



Lance Campbell <lance.campbell@boston.gov>

Opposition to 37-43 NORTH BEACON STREET

Kevin Arsenault [REDACTED]

Sun, Apr 15, 2018 at 10:52 AM

To: Lance.Campbell@boston.gov, Mark.Ciommo@boston.gov, William.Brownsberger@masenate.gov,
[REDACTED]

Lance.Campbell@Boston.gov
Development Review Department
Boston Redevelopment Authority
[1 City Hall Plaza Boston, MA](#)

Dear Mr. Campbell,

I am a property owner of Allston, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As someone who does business, and commutes in this neighborhood, I think this project will be detrimental to the neighborhood for the following reasons:

Density: The FAR of this building is almost four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.

Height: The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.

Traffic: The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Sincerely,

Kevin Arsenault
[604 Cambridge Street](#)
[Allston, MA 02134](#)



Opposition to 37 North Beacon St project

Zhang Liu [REDACTED]

To: Lance.Campbell@boston.gov

Thu, Apr 5, 2018 at 11:00 PM

Dear Mr. Campbell,

I am a property owner of Allston, and am writing to express my opposition for the planned development at [37 North Beacon Street](#).

I live in Allston for few years and really like this area. The building of [37 North Beacon Street](#) is right facing my apartment, so I'm interesting in this project. I learn some facts about this project, think this project is detrimental to the neighborhood because of the high density, low homeownership and doubling the allowable height of Article 51.

Here are a few of the reasons I am expressing my opposition:

- Height: The height of building in the proposed project is more than double the height of Article 51 allowed. It will severely affect the lighting of other buildings around it. I know your department recently granted excessive variances exceed the city's own rules to large projects, but it's not lawful/reasonable and do hurt the current residents' rights.
- Homeownership: The proposed project only requests homeownership lower than 30%, which is too low even for Allston, an area already suffered enough with high turnover of tenants. My building has about 50% of homeownership but we, the owners, already think it's too low to manage a good living environment, and try to improve it during recent HOA meetings. As the Development Review Department, your team has the responsibility to urge developer enhance the homeownership, to maintain and improve the whole environment of local community.

In conclusion, I am opposed to this project, it hurts me, my neighbors and many others in the community. Allston is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done.

Thanks for your time.

Sincerely,

Jo ZHANG

Comment-00001359

Comment Name	Comment-00001359	Opinion	Oppose
Organization	Resident	Project	37-43 North Beacon Street
First Name	Clare	Contact	Clare Bouzan
Last Name	Bouzan	Email	[REDACTED]
Street Address	47 North Beacon Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,112		

Comment Information

Comments Dear Project Manager Lance Campbell,

As resident of North Beacon Street in Allston I am writing to express my opposition to the proposed development of 37-43 North Beacon Street. I have jotted down a few thoughts as to why I am opposed to the project in its current form and hope to be able to participate in future discussions as the proposal makes its way through the review process. I thank you in advance for reading my letter.

1. Height and Density - The majority of this proposed development exceeds the height allowed by zoning in both the Article 51 guidelines and the Guest Street Planning study of 2012. It proposes 83 units, with the majority of them being rentals, including 40 studio apartments. The high number of studios seems ironic considering that the term multi-family is used often throughout the EPNF. The extreme height of the building proposes to be alienating and intimidating to pedestrians, while the tiny apartments envisioned in this proposal are antithetical to family living. Furthermore if this development is allowed to continue in its present form it sets a dangerous building precedent for future projects in an area which serves as a gateway to a more residential section of the city.

2. Sinclair Road - The developers propose to take Sinclair Road, which is currently a small two way private road, narrow it to twelve feet with a ten foot sidewalk, including a truck length curb less area, and make it a one way street. This tiny road would then become the hub for all moving and delivery trucks for the building. Not only would this proposal decrease the quality of life for the abutters, narrowing the road would place both emergency and non-emergency city vehicles in a precarious position should they need to navigate that road. The garbage truck currently backs down the street and often has problems taking the corner even at the road's current width. Finally, this is a private way and certainly that means that more needs to be taken into consideration when deciding its fate.

3 Traffic and Parking - This development will bring more traffic to the area and create more parking problems. Boston Landing is a wonderful addition to the area, but it's really only helpful for people who are commuting from the neighbor to downtown during business hours. As the evening approaches the commuter rail trains get less and less frequent and are of limited use, as the name would suggest. Meanwhile many of the buses, the primary mode of accessible public transportation in the area, do not run as frequently as necessary and the ones that do are packed with people during high volume times. Also, people drive cars, they do. It is my understanding that the Boston Transportation Dept. guideline is .75 parking spaces per unit, which would leave the building under parked by about half. Parking is already at a premium and half of North beacon Street in front of the proposed site is already restricted parking between the hours of 4-6 on week days. Cars services like Uber and Lyft would not even be allowed to stop in front of the building during that time. Similarly, there have many multiple studies done on how car apps like Uber and Lyft are responsible for busier city streets. If this project were to move forward it would need a dedicated pull in section for cars in front of the building.

4. The future of Boston - I have been thinking about the city's goal to increase the amount of livable housing units in Boston and keep trying to figure out what the planners envision for the city as it heads into the future.

It seems to me that within that goal there should be significant consideration to inclusion - affordable living spaces for all economic and social walks of life focusing on multiracial neighborhoods where families and singles can grow, feel part of the community and in turn feel invested in that community. The developments that are currently springing up around Allston, including 37-43 North Beacon Street, do not seem conducive to inclusion. They appear to be directed toward an affluent student or Boston worker who makes far higher than the median income in Allston/Brighton - someone who can afford a luxury apartment, a fancy gym and has the money to support higher priced restaurants and shops than the ones that have historically occupied the area. I believe that these developments contribute to the idea of the distinct separation between the haves and the have nots. The wealthy in luxury high rise apartments and the poor in the projects, with everyone else pushed out of the city. While it may seem attractive to some from a financial perspective it misses the mark when it comes to creating a truly vibrant and inclusive city.

Clare Bouzan

Created By Data User, 4/27/2018 10:42 PM

Last Modified By Lance Campbell, 5/1/2018 2:35 PM

Approval History

5/1/2018 2:35 PM

Status **Approved**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

4/27/2018 10:42 PM

Status **Submitted**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

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Comment-00001356

Comment Name	Comment-00001356	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Ronald	Contact	Gabriel Goon
Last Name	Goon	Email	[REDACTED]
Street Address	51 North Beacon St	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,109		

Comment Information

Comments Looking at the zoning regulations the condo building exceeds the set maximum requirements.

Created By Data User, 4/27/2018 4:13 PM

Last Modified By Lance Campbell, 5/1/2018 2:40 PM

Approval History**5/1/2018 2:40 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/27/2018 4:13 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Comment-00001355

Comment Name	Comment-00001355	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Eileen	Contact	Eileen Houben
Last Name	Houben	Email	[REDACTED]
Street Address	195 Corey Rd	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Brighton	Display on Web	✓
State	MA		
Zip	02135		
CommentsSubmissionFormID	3,108		

Comment Information

Comments see email letter

Created By Data User, 4/27/2018 4:08 PM

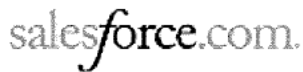
Last Modified By Lance Campbell, 5/1/2018 2:40 PM

Approval History**5/1/2018 2:40 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/27/2018 4:08 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	



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Comment-00001354

Comment Name	Comment-00001354	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Gabriel	Contact	Gabriel Goon
Last Name	Goon	Email	[REDACTED]
Street Address	51 North Beacon St	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,107		

Comment Information

Comments I presently live at 51 North Beacon St, I oppose the building of the condo building, which will be beside and behind me. It will hinder my access to Everett St, also during the winter months snow plowing. It will add to the already congested traffic on North Beacon St and Everett St.
I Oppose the building of the condo unit.

Sincerely,

Gabriel Goon

Created By Data User, 4/27/2018 3:55 PM

Last Modified By Lance Campbell, 5/1/2018 2:39 PM

Approval History

5/1/2018 2:39 PM

Status **Approved**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

4/27/2018 3:55 PM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

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Comment-00001353

Comment Name	Comment-00001353	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Mun	Contact	Mun Yi
Last Name	Yi	Email	[REDACTED]
Street Address	51 North Beacon Street #G	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,106		

Comment Information

Comments To whom this may concern,

The proposed plan will not improve the community. It is irresponsible and dangerous to the neighborhood. The plan will eliminate emergency access to our property, located at 51 North Beacon Street, by constructing over a daily used access road. We have been using the access road, connecting our driveway to both harvester and Sinclair road for the past 20 years on a daily basis, along with emergency vehicles, snow plows and neighbors. Eliminating this access would be harmful to the neighborhood. Our driveway is down a hill, making it impossible for plows and emergency vehicles to access our unit in the winter or in case of any emergencies, without this access.

Proposing these units without proper parking is irresponsible. Tenants will have cars along with their guests. Please explain how you expect 80+ units will be able to provide sufficient parking without disrupting the neighborhood. Simply there is no parking for the neighborhood and you expect to add 80+ units by providing bicycle storage.

The proposed plan will not improve the community but create a dangerous situation for my property and our neighbors.

Sincerely,

Mun Yi

Property owner: 51 N. Beacon Street #G Allston, MA 02134.

Created By Data User, 4/27/2018 3:16 PM

Last Modified By Lance Campbell, 4/27/2018 3:18 PM

Approval History

4/27/2018 3:18 PM

Status **Approved**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

4/27/2018 3:16 PM

Status **Submitted**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

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Comment-00001352

Comment Name	Comment-00001352	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Jenny	Contact	Jenny Lio
Last Name	Lio	Email	[REDACTED]
Street Address	51A N Beacon Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,105		

Comment Information

Comments I Oppose this project because:

It will cut off drive way access and eliminate our snow plow ability.

Created By Data User, 4/27/2018 3:09 PM

Last Modified By Lance Campbell, 4/27/2018 3:19 PM

Approval History

4/27/2018 3:19 PM

Status **Approved**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

4/27/2018 3:09 PM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

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Comment-00001274

Comment Name	Comment-00001274	Opinion	Oppose
Organization	homeowner and voter	Project	37-43 North Beacon Street
First Name	Dustina	Contact	Dustina Bennett
Last Name	Bennett	Email	[REDACTED]
Street Address	51 Hobson St	Phone	[REDACTED]
Address Line 2		Approval Status	Submitted
City	Brighton	Display on Web	
State	MA		
Zip	02135		
CommentsSubmissionFormID	3,027		

Comment Information

Comments I strongly OPPOSE this project.

This development is really too big for the location — 83 units, clearly transient housing, 0.5 pkg space per unit, no meaningful green space, and will completely blocks light to two sides of a nice existing 3-story condo building. And also create significant traffic problems.

Created By Data User, 4/20/2018 9:06 PM

Last Modified By Data User, 4/20/2018 9:06 PM

Approval History**4/20/2018 9:06 PM**

Status	Pending
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/20/2018 9:06 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001272

Comment Name	Comment-00001272	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	William	Contact	William Wang
Last Name	Wang	Email	[REDACTED]
Street Address	51A N Beacon Street	Phone	[REDACTED]
Address Line 2		Approval Status	Submitted
City	Allston	Display on Web	
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,025		

Comment Information

Comments I strongly oppose this project because:

1. It will take away our drive way
2. There is no enough parking space in the area
3. The outdoor roof top gathering space and dog walk are too close to our properties.
4. The area road traffic is very congested, will more developments in the area, the situation will become even worse.
5. No enough green space and open space in the area for growing number of residents.

Created By Data User, 4/20/2018 5:18 PM

Last Modified By Data User, 4/20/2018 5:18 PM

Approval History

4/20/2018 5:18 PM

Status	Pending
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/20/2018 5:18 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001108

Comment Name	Comment-00001108	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Jenelle	Contact	Jenelle Valencia
Last Name	Valencia	Email	[REDACTED]
Street Address	127 Washington Street	Phone	[REDACTED]
Address Line 2	44	Approval Status	Approved
City	Brighton	Display on Web	✓
State	MA		
Zip	02135		
CommentsSubmissionFormID	2,861		

▼ Comment Information

Comments While the new building's amenities do sound like great perks to have, who are they for, really? The young professional struggling to pay off student loans while working two jobs and living in a creaky Brighton apartment with three other people splitting rent? Or some yuppie coming off his Silicon Valley internship with mommy and daddy's credit cards in his pockets?

When these fancy apartment complexes keep popping up, the rent value for the rest of the city increases - this includes Allston, a section of Boston known for its offbeat, lively, DIY personality. The people who inhabit this particular part of the city are usually full time students, young professionals, young professionals who have to work two jobs or more, and low income families. As the construction of these high rises go up, everyone struggles coming to terms with whether or not they can afford to live in their homes. You should know this story by now.

I've seen this happen in many parts of Boston and I've concluded that you are intentionally pushing poor people out of the city. This becomes hard to swallow when you are so poor that you could easily be priced out of the place where I and many of my peers have built their lives in.

Many iconic establishments in Allston have already shut down because of increasing rent. What made Allston so special is beginning to slip away and at this rate, will transform into the antithesis of what it was.

Adding more luxury apartments isn't going to solve the housing crisis if no one can afford them. We don't need any more going up. What we need are more affordable housing options for the rest of us who didn't choose to be poor, and didn't ask for glassy facades looming over a row of decrepit multi family homes.

Created By Data User, 3/28/2018 4:53 PM

Last Modified By Lance Campbell, 3/29/2018 9:30 AM

Approval History**3/29/2018 9:30 AM**

Status **Approved**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

3/28/2018 4:53 PM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

Comment-00001149

Comment Name	Comment-00001149	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Joseph	Contact	Joseph Zina
Last Name	Zina	Email	[REDACTED]
Street Address	45 Hano Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	2,902		

▼ Comment Information

Comments There must be 75% parking spaces and four stories maximum height. Building must not be only rental units but have 13% owner occupied units of affordable price in addition to additional owner occupied building on Sinclair Street. A loading dock and parking entrance must be provided on Everett or Sinclair street to service tenants, move in/out, and avoid congestion on North Beacon and Everett Street. A dog walk/poop area needs to be provided or buildings must be pet free.

Created By Data User, 4/3/2018 7:47 AM

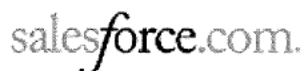
Last Modified By Lance Campbell, 4/3/2018 12:43 PM

Approval History**4/3/2018 12:43 PM**

Status **Approved**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

4/3/2018 7:47 AM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments



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Comment-00001229

Comment Name	Comment-00001229	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Marian	Contact	Marian McLane
Last Name	McLane	Email	[REDACTED]
Street Address	16 Gordon Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	2,982		

Comment Information

Comments Too high, too dense

Created By Data User, 4/14/2018 12:48 PM

Last Modified By Lance Campbell, 4/20/2018 11:34 AM

Approval History

4/20/2018 11:34 AM

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/14/2018 12:48 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Comment-00001230

Comment Name	Comment-00001230	Opinion	Oppose
Organization	Ms.	Project	37-43 North Beacon Street
First Name	Laura	Contact	Laura Bethard
Last Name	Bethard	Email	[REDACTED]
Street Address	15 Alcott St	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	2,983		

Comment Information

Comments	This project is too tall to fit with the surrounding area and stylistically looks nothing like the buildings nearby. I dislike it intensely.		
Created By	Data User, 4/16/2018 12:17 PM	Last Modified By	Lance Campbell, 4/20/2018 11:59 AM

Approval History
4/20/2018 11:59 AM

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

4/16/2018 12:17 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

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Comment-00001268

Comment Name	Comment-00001268	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Chu-Mei	Contact	Chu-Mei Cheng
Last Name	Cheng	Email	[REDACTED]
Street Address	51-D Noth Beacon Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,021		

Comment Information

Comments Dear Mr. Campbell,

I am writing to urge the BPDA to reject the proposal for 37-43 North Beacon Street in Allston. I am a home owner and resident of Allston, having lived at 51-D North Beacon Street (abutting the proposed project) for the past 30 years. I attended the project presentation on 9 April 2018. The proposal is far too large, with too many adverse effects on us as immediately adjacent neighbors, and I am writing to voice strong opposition.

Immediate and Critical Concerns

The condo building that is proposed as the rear part of this project, at the corner of Sinclair Road and Harvester Street is of great immediate concern to those of us who own and live in the abutting Sinclair Park Townhouses. The proposal seeks to build all the way to our property line (requesting complete elimination of the required 5 foot side yard setback). It also seeks to build on top of, and eliminate, a driveway that parallels a fenced-in part of Harvester Street. All of us have used that driveway daily for thirty years (since 1988) to access the intersection of Sinclair Road and Harvester Street, and thereby Everett Street. This access is crucial to us. Besides our frequent use every day, if this access were blocked we would no longer have a way for our snow plow to make a circuit to clear snow from our driveway, which runs south from the back of our property to North Beacon Street. Each of our six units has a two-car garage and, without the ability to plow our driveway, our cars would be stranded for four to fives months each year. Obviously, this would have a dramatic effect on our property and our lives.

The proposal also includes an outdoor rooftop "gathering space" and dog walk area immediately adjacent to and overlooking our homes, which would greatly increase activity and noise levels just outside our windows.

We are also concerned that heavy construction just a few feet from our homes could cause damage to our foundations.

Variances

The proposal requests variances of all kinds that are extreme. Lot area and usable open space per dwelling unit for both the rental and condo building are dramatically reduced to tiny fractions of the required minimums.

For the rental building, requested variances are for nearly quadruple the maximum FAR, double the maximum height, a ten foot reduction in minimum rear setback, and slashing of parking spaces to a small fraction of what's required (only 0.5 spaces per unit).

For the condo building, requested variances are for nearly triple the maximum FAR, 50% higher than the maximum height, a ten foot reduction in minimum front setback, a 20 foot reduction in minimum rear setback, a complete elimination (!) of the minimum side yard setback (0 feet rather the required 5 feet), and slashing of parking spaces to just 0.4 spaces per unit.

General

This proposal adds far too many people with too little parking – both long-term and short-term. It would add to the already extremely congested traffic on North Beacon and Everett Streets. Developers always point to the Brighton Landing commuter rail stop as the solution to the problem, but that station is not a panacea. With 1800+ housing units planned within one-quarter mile of this location, too many assumptions are being made regarding the capacity of our already inadequate mass transit system to handle the scale and speed of growth in ridership. Compared to the commuter rail, which addresses rather specialized schedules and destinations, far more people use the streets and buses for transportation. These are already overburdened, and no improvement to either is planned. Indeed, personal experience indicates that traffic has increased and become more congested in the past year. Bicycling, another oft-cited panacea, is greatly reduced in winter months.

If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

The proposed project is completely out of character with the houses and townhouses next to it. It does not address the crucial need to build a more stable community in Allston by failing to meet the need for more home ownership rather than transient rentals. Even the few owner units offer no guarantee that they will be owner occupied rather than rented out.

Construction

Besides the permanent changes proposed, the construction phase would be very disruptive to neighbors and commuters, especially coupled with the other projects underway and proposed for that same corner, and the continuing construction over the past year at 61 North Beacon Street.

Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole, taking into consideration the need for more truly affordable housing that reflects our economic diversity, properly planned business and residential areas, improved roads, upgraded mass transit, upgraded utilities, creation of green space, improvements of safety issues, family friendly growth, and attention to the needs of people at all ages of life and economic status. This proposal would diminish the quality of life for us, as abutters, and for all residents of Allston Brighton. It should be rejected in favor of a proposal more limited in size, a shift from mainly rentals to owner-occupied units, and less adverse impact on abutters.

Both my husband and I are submitting letters. Please be sure to count each of our votes separately. Thank you.

Chu-Mei Cheng
51-D North Beacon Street
Allston, MA

Created By Data User, 4/20/2018 1:36 PM

Last Modified By Lance Campbell, 4/20/2018 2:02 PM

Approval History

4/20/2018 2:02 PM

Status **Approved**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

4/20/2018 1:36 PM

Status **Submitted**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

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Comment-00001269

Comment Name	Comment-00001269	Opinion	Oppose
Organization		Project	37-43 North Beacon Street
First Name	Ying	Contact	Ying Loke
Last Name	Loke	Email	[REDACTED]
Street Address	51 North Beacon Street	Phone	[REDACTED]
Address Line 2	Unit F	Approval Status	Submitted
City	Allston	Display on Web	
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,022		

Comment Information

Comments Dear Mr. Campbell,

I am writing to urge the BPDA to reject the proposal for 37-43 North Beacon Street in Allston. I am a home owner and resident of Allston, having lived at 51-F North Beacon Street (abutting the proposed project) for the past 30 years. I attended the project presentation on 9 April 2018. The proposal is far too large, with too many adverse effects on us as immediately adjacent neighbors, and I am writing to voice strong opposition.

Immediate and Critical Concerns

The condo building that is proposed as the rear part of this project, at the corner of Sinclair Road and Harvester Street is of great immediate concern to those of us who own and live in the abutting Sinclair Park Townhouses. The proposal seeks to build all the way to our property line (requesting complete elimination of the required 5 foot side yard setback). It also seeks to build on top of, and eliminate, a driveway that parallels a fenced-in part of Harvester Street. All of us have used that driveway daily for thirty years (since 1988) to access the intersection of Sinclair Road and Harvester Street, and thereby Everett Street. This access is crucial to us. Besides our frequent use every day, if this access were blocked we would no longer have a way for our snow plow to make a circuit to clear snow from our driveway, which runs south from the back of our property to North Beacon Street. Each of our six units has a two-car garage and, without the ability to plow our driveway, our cars would be stranded for four to five months each year. Obviously, this would have a dramatic effect on our property and our lives.

The proposal also includes an outdoor rooftop "gathering space" and dog walk area immediately adjacent to and overlooking our homes, which would greatly increase activity and noise levels just outside our windows.

We are also concerned that heavy construction just a few feet from our homes could cause damage to our foundations.

Variances

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For the rental building, requested variances are for nearly quadruple the maximum FAR, double the maximum height, a ten foot reduction in minimum rear setback, and slashing of parking spaces to a small fraction of what's required (only 0.5 spaces per unit).

For the condo building, requested variances are for nearly triple the maximum FAR, 50% higher than the maximum height, a ten foot reduction in minimum front setback, a 20 foot reduction in minimum rear setback, a complete elimination (!) of the minimum side yard setback (0 feet rather the required 5 feet), and slashing of parking spaces to just 0.4 spaces per unit.

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If residents in these new units do not have cars but use Uber or Lyft instead this will in no way decrease the numbers of cars on our roadways. The traffic intersections at Everett/ North Beacon and Cambridge Street/ North Beacon Street are already problematic without the increased number for cars generated by this and the other new developments in the immediate area.

The proposed project is completely out of character with the houses and townhouses next to it. It does not address the crucial need to build a more stable community in Allston by failing to meet the need for more home ownership rather than transient rentals. Even the few owner units offer no guarantee that they will be owner occupied rather than rented out.

Construction

Besides the permanent changes proposed, the construction phase would be very disruptive to neighbors and commuters, especially coupled with the other projects underway and proposed for that same corner, and the continuing construction over the past year at 61 North Beacon Street.

Allston Village is a great neighborhood that would be made even better through proper improvements that follow the BPDA Article 51 guidelines, the 2012 BRA Guest Street Planning Study. We need an integrated, comprehensive, urban planning approach that looks at Allston Brighton as a whole, taking into consideration the need for more truly affordable housing that reflects our economic diversity, properly planned business and residential areas, improved roads, upgraded mass transit, upgraded utilities, creation of green space, improvements of safety issues, family friendly growth, and attention to the needs of people at all ages of life and economic status. This proposal would diminish the quality of life for us, as abutters, and for all residents of Allston Brighton. It should be rejected in favor of a proposal more limited in size, a shift from mainly rentals to owner-occupied units, and less adverse impact on abutters.

Thank you.

Yvonne Loke
51-F North Beacon Street
Allston, MA

Created By Data User, 4/20/2018 4:04 PM

Last Modified By Data User, 4/20/2018 4:04 PM

Approval History

4/20/2018 4:04 PM

Status **Pending**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

4/20/2018 4:04 PM

Status **Submitted**

Assigned To **Lance Campbell**

Actual Approver **Lance Campbell**

Comments

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Fwd: Opposition to 37-43 North Beacon St.

Gary Webster <gary.j.webster@boston.gov>
To: Lance Campbell <lance.campbell@boston.gov>

Thu, Apr 12, 2018 at 3:53 PM

----- Forwarded message -----

From: AngelaT [REDACTED]
Date: Thu, Apr 12, 2018 at 1:49 PM
Subject: Opposition to 37-43 North Beacon St.
To: "gary.j.webster@boston.gov" <gary.j.webster@boston.gov>, "Mark.Ciommo@boston.gov" <Mark.Ciommo@boston.gov>, "William.Brownsberger@masenate.gov" <William.Brownsberger@masenate.gov>, [REDACTED]
[REDACTED]

Hello,

I am Angela Tang, resident of Brighton, and am writing to express my opposition for the planned development at [37-43 North Beacon street](#). As I commute through this neighborhood on a daily basis, this project will be detrimental to the neighborhood for the following reasons:

- The FAR of this building is about four times that of what is allowed by zoning. The majority of units will be rentals, and the few condos that the building includes will be too small and crowded to attract long-term homeowners. This is a 3F4000 zoning district and based on article 51 they could have seven 3-family homes or the equivalent of 21 apartments rather than their proposed 83 units. It would be best for the neighborhood if this entire project was much smaller and built for homeownership, since the vast majority of new projects proposed and being built in the neighborhood are rentals.
- The proposed building is twice the 35 foot height allowed by the zoning. This will wall off immediate neighbors and diminish their quality of life and set a precedent that will encourage further building of tall buildings along this corridor. It is a violation of the 2012 Guest Street Planning Study which was an agreement with the Allston Community.
- The proposed building is asking to narrow the two way, one lane road of Sinclair and also proposes to regularly have moving trucks block this street which would not allow neighbors to use the street and outright block the garage entrance for 1 abutting neighbor. This is completely unreasonable and not at all feasible. Additionally, any multi-unit development on this corridor absolutely needs ample space for deliveries and taxis to pull off since there is very little room to maneuver around stopped vehicles currently in addition to snow removal.

I am opposed to this project, it hurts my family, my neighbors and many others in the community. Allston Village is a great neighborhood that would be made even better through proper improvements that follow your own Article 51 guidelines, the 2012 BRA Guest Street Planning Study and proper urban planning that looks at the whole area in terms of economics diversity, properly planned business and residential areas, improved roads, upgraded mass transit, ungraded utilities, the improvements of safety issues, allow for family growth, and to consider the needs of people at all ages of life and economic standings. These are the consideration made by urban planners to benefit the whole community rather than the random parcel development as you have been allowing to be done. Please do not combine my opposition view/vote with anyone else in my household or on my street – 1 person should be 1 vote.

Best,

Angela Tang

Foster Street in Brighton.



Lance Campbell
Boston City Hall
1 City Hall Square
Boston, MA 02201

Dear Mr. Campbell,

My name is Christine Varriale, and I am the editor-in-chief of Allston Pudding, a local music and arts blog based in Allston. I am writing to you in regard to the proposed development at 37 North Beacon Street in Allston, MA called "Arthaus." Allston has long been a neighborhood welcome to a diverse range of artists, makers and musicians. As exciting as it is to see a developer interested in celebrating the "local artisan culture and history of Allston," **the development itself must provide the services and affordable space necessary for artists to live, create, and show their work in the neighborhood.** As someone who is very active in the local arts and music scenes in Boston, it is disheartening to see our venues and spaces' doors close each and every day. With every passing year, there are fewer small spaces for our community to showcase our work.

The addition of gallery space on the first floor, although welcome, is not enough to warrant designating this building as a space for local artists. **All affordable units on site must be live-work units that are permanently dedicated to artists, the gallery space must be run by a local non-profit partner, and the opportunity of public art on the facade must be granted to local artists.**

As our neighborhood continues grow, we must work as hard as possible to keep Allston a dynamic center for artistic creation. To do this, we must set aside affordable and functional spaces for artists. I love Allston/Brighton and have been lucky to call it home over the last seven years. I want to continue to give artists and musicians in our city a voice and place to showcase it. That has always been our mission at Allston Pudding. Thank you for taking the time to read my letter, and I would gladly help continue the conversation as the building is approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Varriale", with a stylized, flowing script.

Christine Varriale
Editor-in-Chief, Booking

Allston Pudding



Arthaus

Greg Marquis [REDACTED]
To: lance.campbell@boston.gov

Tue, Jul 10, 2018 at 3:47 PM

Dear Mr. Campbell,

My name is Greg Marquis, and I am a professional musician and Allston resident concerned about resources for artists in our community. I am writing to you in regard to the proposed development at [37 North Beacon Street](#) in Allston, MA called "Arthaus". Allston has long been a neighborhood welcome to a diverse range of artists, makers, and musicians. As exciting as it is to see a developer interested in celebrating the "local artisan culture and history of Allston", **the development itself must provide the services and affordable space necessary for artists to live, create, and show their work in the neighborhood.**

The addition of gallery space on the first floor, although welcome, is not enough to warrant designating this building as a space for local artists. **All affordable units on site must be live-work units that are permanently dedicated to artists, the gallery space must be run by a local non-profit partner, and the opportunity of public art on the facade must be granted to local artists.**

As our neighborhood continues grow, we must work as hard as possible to keep Allston a dynamic center for artistic creation. To do this, we must set aside affordable and functional spaces for artists.

Sincerely,
Greg Marquis



Arthaus

matthew woellert [REDACTED]
To: lance.campbell@boston.gov

Fri, Jul 6, 2018 at 4:50 PM

Dear Mr. Campbell,

My name is Matthew Woellert, I am an Artist and Musician who has lived in Allston for the past 9 years. I have worked as an artist for years I taught in public schools, traveled the country teaching/performing puppetry, as well as playing music. Allston has been a wonderful place to call my home for the past 9 years, and as much as I enjoy seeing the neighborhood grow and flourish it also brings with it a handful of negative things: the spikes in rent, as well as the loss of long standing community art spaces. It is so very unfortunate that as an artist the number one threat to your ability to live in a neighborhood is when people start spending money to fix up old buildings or cracked sidewalks. I have been priced out of every apartment I have lived in in this city, and I know it is only a matter of time before it happens again. I am writing to you in regard to the proposed development at [37 North Beacon Street](#) in Allston, MA called "Arthaus". Allston has long been a neighborhood welcome to a diverse range of artists, makers, and musicians. As exciting as it is to see a developer interested in celebrating the "local artisan culture and history of Allston", **the development itself must provide the services and affordable space necessary for artists to live, create, and show their work in the neighborhood.**

The addition of gallery space on the first floor, although welcome, is not enough to warrant designating this building as a space for local artists. **All affordable units on site must be live-work units that are permanently dedicated to artists, the gallery space must be run by a local non-profit partner, and the opportunity of public art on the facade must be granted to local artists.**

As our neighborhood continues grow, we must work as hard as possible to keep Allston a dynamic center for artistic creation. To do this, we must set aside affordable and functional spaces for artists.

Sincerely,

Matthew Woellert



Lance Campbell <lance.campbell@boston.gov>

37-43 North Beacon ARTHAUS letter of concern

Nick Grieco [REDACTED]

Fri, Jul 13, 2018 at 1:20 PM

To: lance.campbell@boston.gov

To Whom it may concern at Mt. Vernon Company

My name is Nick Grieco, and I am a working musician in Allston. I have been a part of this community for well over a decade, and I have seen my neighborhood undergo many changes in my time here, and recently more and more of them are worrisome, which brings me to the purpose of my letter. ARTHAUS has recently been brought to my attention and while there is much to be excited about, I have many concerns about how much of a house for the arts this actually is.

Having been involved in arts and music for as long as I have, I have seen many developments like this in the past, and I believe there are some massive oversights that repeatedly happen to artists that push them further and further away from where they need to be, in terms of their housing, workplaces, and their places as part of the community they reside in.

Given the title and marketing going into your ARTHAUS, I would imagine that you actually want to make things better for the artists that might end up living there, as opposed to contributing to their struggles. I have a long list of things that worry me about what you have proposed, but I have summed up a few of the concerns in this [Public Open Letter](#), both to you and to the residents of Allston that are affected by such a development. I will be using this letter to urge other artists to contribute their expertise to offer suggestions, and pose potential problems, and I sincerely hope that you can address our collective concerns and offer actual solutions instead of brushing us off as an annoyance.

You have a unique opportunity to make a name for yourself as a company prepared to do what it takes to support the artist population, and we are prepared to assist you in that goal if you are willing to work with us. I for one am excited at the prospect, but that excitement is hinged directly to the adamancy of your commitment to the arts. If you would like to further develop this conversation, I would be happy to continue it with you, and I look forward to it.

Sincerely,

-Nick Grieco

[REDACTED]

APPENDIX C
COMMENTS FROM THE IMPACT ADVISORY GROUP

April 30, 2018
Lance Campbell
Boston Planning and Development Agency
One City Hall Plaza
Boston, MA 02201

RE: 37 – 43 N. Beacon Street Allston, MA

Dear Lance:

37 - 43 North Beacon is another pivotal project that will set a precedent for the future development of North Beacon and Everett Street. This development will be setting the standard for sidewalk appeal, setbacks, open space definition, FAR, height, parking, affordability, and community benefits. It is a pivotal project that will drive the design of North Beacon and Everett Street development in the future. Much work was done by the community in the Guest Street Planning Study to create guidelines for development that were adopted by the BPDA Board and the community. As proposed, this development does not meet the standards set by the Guest Street Planning Study.

Given the number of community and IAG concerns on this project, the IAG **cannot** support the project as currently proposed. We hope our comments below help create a project that better reflects the needs and interests of the Allston-Brighton community. We look forward to continued work with the developer and BPDA.

Below we have listed a number of concerns and suggestions related to the building itself, the impact on the immediate community, and the impact on the broader Allston-Brighton neighborhood.

Transportation

The explosive development at North Beacon/Everett Street (with four developments currently under review and more to be approved) has created a great deal of concern about increased traffic and the lack of adequate traffic planning. The GSP states “With near term development assuming that automobile load share decreases from seventy percent to fifty percent, it is estimated that the average increase in traffic, at the six intersections whose level of service is below C, will be eight percent.” The North Beacon/Everett intersection is already rated D and a half block away Union Square is rated F. It is imperative that the projects should not be approved without reviewing the BTB Transportation Study for the area.

Great numbers of pedestrians and bikes cross Everett Street and the bridge at all hours of the day and evening, including school children and elderly. It is essential that transportation safety improvements to Everett Street and Union Square be addressed.

We also recommend that the proponent become an active member and participant in the Allston Brighton TMA to support a publicly accessible shuttle in Allston/Brighton.

Massing/Density/Height

The Guest Street Planning Study is very clear that four stories (40') is the maximum height on N. Beacon Street with 15' setbacks to create "Human Scale". Many IAG members and community residents have expressed concern about the proposed height and setbacks, however there is currently no consensus on the IAG regarding final height and setback recommendations.

Affordability & Homeownership

With only a ten percent homeownership rate in Allston, the IAG believes the project should provide more deed restricted homeownership units to increase stability in the neighborhood.

As the median income in Allston/Brighton is between \$46K and \$52K (well below the 70% AMI threshold for IDP units) the IAG believes there should be both an increase in affordable units from thirteen to twenty percent and a mix of affordability between 50 - 70% of the AMI.

The project currently only identifies one LIVE/WORK space. Additional LIVE/WORK space sits living in the building.

Ground Floor Gallery/Flexible Space

An agreement between the City and the proponent needs to be put in place to secure the artistic and creative use of the ground floor amenity space in the case of a property transfer. This could take shape as an MOU or deed restriction.

Building Access & Parking

The abutter west on N. Beacon Street (blue 2 family) shares private way rights to Sinclair Rd. Representatives for this abutter stated that they regularly used that property's driveway as an additional access point. The proponent needs to work with abutting property owners to create similar access during and after construction.

Design

There were mixed opinions regarding the Architectural design of the development. Several IAG members thought the dark grey facing of the building could be broken up and enlivened by extending the mural or adding additional art features.

Community Benefits

To complete the transformation of North Beacon from a commercial/industrial area to predominately residential will require beautification in Union Square. This can be accomplished by planting trees, lighting, wider promenade type sidewalks, setbacks, curb landscaping to enhance the liveability of the area.

A fund for the beautification of Union Square and its community spaces should be established and a more holistic plan for enhancements to the area should have time for discussion with the IAG and community residents.

Signed by 37 - 43 N. Beacon IAG Members,

Jane McHale
Emma Walters
Joanne LaPlant
Joann Barbour
Rosie Hanlon
Peter Leis
Benjamin Tocchi
Galen Mook
Daniel Martinez
Dan Daly

IAG Comment Letter - Proposal 2 June 19, 2018

37- 43 North Beacon Allston MA

July 24, 2018
Lance Campbell
Boston Planning and Development Agency
One City Hall Plaza
Boston, MA 02201

RE: IAG Comments re: 6/19/18 proposal #2 37 – 43 N. Beacon Street Allston, MA

Dear Lance:

The IAG has reviewed the 6/19/18 proposal and although the developer has made some positive changes such as condo affordability for artists, and stepped the building down to 4 stories on ¼ of the 5th story, the key issues of density, height, setbacks, green space, affordability, expanded home ownership with deed restriction and transportation safety have not.

The IAG for 37 - 43 North Beacon stands by its opinion that this is a pivotal project that will drive the design and set the standard of North Beacon and Everett Street development for sidewalk appeal, setbacks, open space definition, FAR, height, parking, affordability, and community benefits. The Guest Street Planning Study created guidelines for development that were adopted by the BPDA Board and the community for this and all development within its bounds.

Below we have listed the continued concerns and suggestions related to the building itself, the impact on the immediate community, and the impact on the broader Allston-Brighton neighborhood.

Transportation

The explosive development at North Beacon/Everett Street (with four developments currently under review and more to be approved) has created a great deal of concern about increased traffic and the lack of adequate traffic planning. The GSP states “With near term development assuming that automobile load share decreases from seventy percent to fifty percent, it is estimated that the average increase in traffic, at the six intersections whose level of service is below C, will be eight percent.” The North Beacon/Everett intersection is already rated D and a half block away Union Square is rated F. Great numbers of pedestrians and bikes including school children and elderly cross Everett Street and the bridge at all hours of the day and evening. It is imperative that the project should not be approved without reviewing the BTM Transportation Study for the area. If this study is not ready, the developer should work with

BTD to obtain all information and report back on how the Everett Street/North Beacon intersection and the Union Square will be made safer as a result of this project.

We also recommend that the proponent become an active member and participant in the Allston Brighton TMA to support a publicly accessible shuttle in Allston/Brighton.

Massing/Density/Height

The Guest Street Planning Study is very clear that four stories (40') is the maximum height on N. Beacon Street with 15' setbacks to create "Human Scale." Many IAG members and community residents have expressed concern about the project's proposed height and setbacks, however there is currently no consensus on the IAG regarding final height.

Setbacks & Green Space

The lack of green space due to the variance required for narrow setbacks around the building is unacceptable and not fitting with the complete streets guidelines. The setbacks all around the building need to accommodate the "human scale" the community is looking for (per Guest Street Planning Study).

Affordability & Homeownership

With only a ten percent homeownership rate in Allston, the IAG believes the project should provide more deed restricted homeownership units to increase stability in the neighborhood. IAG recommends that the project add more condos to the mix.

In regard to the rentals, as the median income in Allston/Brighton is between \$46K and \$52K (well below the 70% AMI threshold for IDP units) the IAG believes there should be both an increase in affordable units from thirteen to twenty percent and a mix of affordability between 50 - 70% of the AMI.

- Note: We suggest developer pursues the availability of Community Preservation Act (CPA) funding that may provide private developers funds for increasing the percentage of affordable units upward from the required 13%. A recent project funded the increase in affordable units to 28%. The contact

Artist Space and Use/Ground Floor Gallery

- **Note - It has come to our attention that a number of letters in favor of ARTIST recommendations are not included in the comments on the BPDA site. Lance at BPDA has been notified of this and will forward all letters to developer.**

Allston has long been a neighborhood welcome to a diverse range of artists, makers, and musicians. As exciting as it is to see a developer interested in celebrating the "local artisan

culture and history of Allston,” the development itself must provide the services and affordable space necessary for artists to live, create, and show their work in the neighborhood.

The addition of gallery space on the first floor, although welcome, is not enough to warrant designating this building as a space for local artists. All affordable units on site must be live-work units that are permanently dedicated to artists, the gallery space must be run by a local non-profit partner, and the opportunity of public art on the facade must be granted to local artists.

Furthermore, an agreement between the City and the proponent needs to be put in place to secure the artistic and creative use of the building in the case of a property transfer. This could take shape as an MOU or deed restriction.

As our neighborhood continues grow, we must work as hard as possible to keep Allston a dynamic center for artistic creation. To do this, we must set aside affordable and functional spaces for artists.

Building Access & Parking

The developer reported that they have worked out use of Sinclair Rd. with they abutter west on N. Beacon Street (blue 2 family) who shares private way rights to Sinclair Rd.

Community Benefits

To complete the transformation of North Beacon from a commercial/industrial area to predominately residential will require beautification in Union Square. This can be accomplished by planting trees, lighting, wider promenade type sidewalks, setbacks, curb landscaping to enhance the liveability of the area.

A fund for the beautification of Union Square and its community spaces should be established and a more holistic plan for enhancements to the area should have time for discussion with the IAG and community residents.

Signed by 37 - 43 N. Beacon IAG Members,

Jane McHale

Emma Walters

Joanne LaPlant

Joann Barbour

Rosie Hanlon - in absentia

Peter Leis

Benjamin Tocchi

Galen Mook

Daniel Martinez

Dan Daly