



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards Comment Letter on Benefits

Tim McHale

Thu, Dec 12, 2019 at 4:55 PM

To: MICHAEL.A.SINATRA@boston.gov

Cc: mayor@boston.gov, mark.ciommo@boston.gov, michael.moran@mahouse.gov,
kevin.honan@mahouse.gov, conor.newman@boston.gov, brian.golden@boston.gov, sen.saldidomenico@sen.state.ma.us,
william.brownsberger@masenate.gov,

December 12, 2019, 4:55 PM

Dear Mr. Sinatra:

We, the undersigned are submitting this comment letter for the Allston Yards project. The attached document expresses our concerns regarding the community benefits that have been offered by this project.

While the current community benefits are substantial, they do not approach the magnitude other projects in our neighborhood have generated. The BPDA, IAG and Proponent have cultivated a diverse array of healthy benefits for the community, but as the attach document shows, these benefits do not stand up to other projects of similar size..

Together, with the BPDA, IAG, Community and Proponent, we respectfully request that the community benefit package be re-examined for its breath and scope, and renegotiated as necessary to be commensurate with other projects in the neighborhood.

Thank you very much,

Jo-Ann Barbour - E.D. Charlesview

Anthony Disidoro - Chair, Allston Civic Association

Anna Leslie - E.D. Allston Brighton Healthy Collaborative

Jane McHale - Board Member, McNamara House

Tim McHale - Member Harvard Allston Task Force, Board Member - Friends of Herter Park

**Allston Yard Benefits Comp.xlsx**

14K

12/11/2019

102 Litchfield St
Brighton, MA 02135

To: Michael Sinatra, BPDA

Fr: Tim McHale, Brighton Resident

Sub: Comment Letter, Allston Yards

The proponent has suggested the complete list of following items to fulfill their community benefit package under Article 80. In suggesting these items the proponent did not classify which item was either benefit or mitigation. Rather, they were lumped all together.

What follows is an attempt to break out what is either benefit or mitigation to determine if the benefits are commensurate with projects this size, based on precedence established by other projects in the neighborhood.

Community Benefits

MBTA Operational Study	2,500,000	
Shuttle Services TMA	1,200,000	
Subsidized T Passes	250,000	<i>placeholder</i>
EV Parking Spaces	500,000	<i>placeholder</i>
Maintain Community Green (10 yr)	1,000,000	<i>placeholder</i>
Park Fund	160,000	
Free WiFi in Community Green (10 yr)	15,000	<i>placeholder</i>
7000sf Community Space (10 units at 500k)	5,000,000	<i>placeholder</i>
5% increase over IDP Affordable Housing (35 units)	7,000,000	<i>placeholder</i>
Public Realm Fund	800,000	
Homeowner Fund	2,000,000	
Housing Trust	3,300,000	
Jobs Trust	700,000	
Total	<u>24,425,000</u>	\$20/sf

The precedence for community benefits is compared to Harvard's Science Center and IMP. The 600,000 sf Center yielded \$24,000,000 in benefits, or about \$40/sf. The IMP is about 1.4M sf of new construction that yielded about \$43,000,000, or roughly \$30/sf. The Allston Yards project of 1.2M sf is yielding about \$20/sf or about half of the benefits secured at the Science Center. The analysis above indicates that the community benefit packages falls significantly short.

Mitigation

The proponent claims these deliverables as part of the community benefit/mitigation package. This analysis attempts to compartmentalize these items as mitigation only. These items would be needed by the project to meet code, regulations, the requirement of the occupants and solving the challenges and problems inherent in a project of this size.

Enhance Boston Landing Stop
Braintree St. Extension
Dual Cycle Track on Braintree St.
New East and West Streets
Everett and Guest Street Intersection
Guest St. Extension

Arthur St. Extension and Intersection
New Bus Stop, Rt 64
Fund Braintree St. Connection
New Bicycle Infrastructure
Stormwater Management, BWSC I/I Contribution
LEED and Solar PV's

Conclusion: It is our conclusion that the community benefit package offered by the proponent does not meet the threshold of other projects in the community and the package should be renegotiated prior to a BPDA Board vote.

Respectfully submitted,

Jo-Ann Barbour	Executive Director, Charleview Housing
Anthony Disidoro	Chair, Allston Civic Association
Anna Leslie	Executive Director, Allston Brighton Health Collaborative
Jane McHale	Board member, McNamara House
Tim McHale	Member - Harvard Allston Task Force, Board - Friends of Herter Park

cc: Mayor Martin Walsh
Councillor Mark Ciommo
Councillor Elect Liz Breadon
Rep. Michael Moran
Rep. Kevin Honan
Sen. Will Brownsberger
Sen. Sal DiDomenico
BPDA Director Brian Golden
Allston Brighton Mayor's Rep. Conor Newman



**ANNISSA ESSAIBI-GEORGE
BOSTON CITY COUNCILOR
AT-LARGE**

December 12, 2019

Michael Sinatra, Project Manager
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: Allston Yards Development Proposal

Dear Michael,

I have heard an overwhelming amount of concern and opposition to the Allston Yards Project, mainly due to short period of time the Boston Planning and Development Agency (BPDA) is taking to consider remaining questions and concerns from the community before taking a vote. I am asking on behalf of residents for the BPDA to not take a vote on this at tonight's meeting and I stand with the community and my colleagues with the following unresolved issues:

- Given the scale and density of this project, the number of income restricted units needs to be increased to 20% on site, across all three residential buildings.
- The monetary value of the Homeowner Fund needs to be significantly increased and front loaded to address the housing challenges, particularly declining owner-occupancy that the community is facing now.

I hope that the BPDA really takes into consideration a delay on the vote in order to allow more time for a more thorough review of this proposal.

Sincerely,

Annissa Essaibi-George
Councilor At-Large
City of Boston



MARK CIOMMO
BOSTON CITY COUNCIL
DISTRICT 9

December 11, 2019

Michael Sinatra
Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

I, the elected City Councilor representing Allston-Brighton, submit the following comment letter regarding the proposed Allston Yards project. Due to changes made by the proponent, addressing the concerns outlined by the community, the Impact Advisory Group (IAG), and my June 14 comment letter opposing the project, I conditionally support the project as proposed, provided that the details surrounding the homeownership fund are finalized prior to permits being issued.

Project Background

The 10.6-acre site, located at 60 Everett Street, is currently owned by the Stop & Shop Supermarket Company, and is the location of a Stop & Shop Supermarket, Home Goods, and Dollar Tree. Part of the surrounding neighborhood has seen steady growth in recent years, transforming from what was formerly Barry Control Warehouse, Crystal Bus Terminal, Massachusetts Electric, and other commercial and industrial businesses into a neighborhood where residents can live, work, and shop. This growth is largely due to investments made by Jim Davis and NB Development, including the Boston Landing Commuter Rail station.

The project is proceeding through the Article 80 Project Review (outlined below), with numerous meetings with city departments, elected officials, the Impact Advisory Group (IAG), civic groups, and the public, and comment letters submitted by local residents. I am thankful to all those who have participated, especially the members of the IAG. They have volunteered their time and offer great insight in an effort to make this project one that benefits the community at large.

The Community Process to Date

February 10, 2017: Letter of Intent (LOI) submitted
January 22, 2018: Project Notification Form (PNF) submitted
March 12, 2018: Impact Advisory Group (IAG) meeting
March 14, 2018: Public meeting
April 23, 2018: Public meeting
April 30, 2018: Impact Advisory Group (IAG) meeting
May 9, 2018: Impact Advisory Group (IAG) meeting
May 29, 2018: Impact Advisory Group (IAG) meeting
August 3, 2018: Scoping Determination issued by Boston Planning and Development Agency
February 22, 2019: Draft Project Impact Report (DPIR) submitted
March 25, 2019: Impact Advisory Group (IAG) meeting
April 23, 2019: Public meeting
May 29, 2019: Public meeting
June 12, 2019: Impact Advisory Group (IAG) meeting
October 24, 2019: PDA Master Plan and individual Development Plans filed
November 13, 2019: Impact Advisory Group (IAG) meeting
November 21, 2019: Public meeting

Density, Affordability, and Homeownership

The developer has eliminated 27 units from the previous proposal and reduced total square footage by approximately 200,000 sq. ft. These reductions bring the total number of residential units to 868 with an FAR of 2.67, down from a previous FAR of 3.1 and below the 2012 Brighton/Guest Street Area Planning Study's recommendation of an FAR between 3.0 and 4.0 at the Pike. The developer has responded to the concerns of the amount of office space causing traffic and has reduced it by 25,000 sq. ft. The heights of three of the four buildings have been reduced, with improved setbacks and massing. Although the heights of three buildings exceed the Brighton/Guest Street Area Planning Study's recommendation of 150 feet, that recommendation was made when the Boston Landing Commuter Rail station was only a possibility, not a present reality. Given that Allston Yards will be making a new connection to the station, I believe this development is on the most transit-oriented site in all of Allston-Brighton, and is where increased density can have the least impact on the community.

The developer has committed to 148 affordable units, an increase of 32 units from the previous proposal. The percentage of affordable units has increased from 13% to 17%. Although the first building constructed (Building A) is at only 13% affordable units, with subsequent buildings at

18% affordable units, all traffic and open space improvements associated with the project will be completed concurrent with Building A.

In addition to 110 homeownership units, 70% of which are deed restricted to be owner-occupied, the developer has agreed to provide the funds to establish an Allston-Brighton homeowners fund to provide down payment assistance, gap funding, and home repair loans to neighborhood residents. This fund has recently been increased to \$4 million, with the first \$2.5 million released concurrent with the issuance of permits, and will provide as many as 200 additional homeownership opportunities. While all the details regarding this fund have not been provided, I am encouraged by the developer's commitment to have funds held and managed by a community steering committee comprised of Brighton Marine, Allston Brighton CDC, and Boston Home Center. If the homeownership fund has not been fully developed prior to permits being issued, I would support delaying permits.

Open Space and Community Space

The developer has addressed concerns regarding the preservation of the 1-acre community green by committing to a permanent deed restriction on development while also committing \$100,000 annually to maintenance. Additionally, the developer has committed \$160,000 to nearby parks, focusing on Ringer Park. More green space would be preferred, and I hope the developer follows through with their statement that they would like to increase the community green in the future by purchasing adjacent land to "square it off."

The developer has also recently agreed to increase community space from 7,000 to 10,000 sq. ft. This additional space can be critical for the neighborhood given the need for community space necessitated by potential plans for the displacement of Jackson and Horace Mann schools and the Jackson Mann Community Center.

Transportation

The developer has committed to various upfront improvements to transportation infrastructure, including improved intersections, extensions of Guest St. and Braintree St., widened sidewalks, new bus stops, and a new connection to Boston Landing with secured bike parking. Bicycle infrastructure improvements include bike lanes on Guest St., Arthur St., Braintree St., and Everett St. The Braintree St. connection of the site with the nearby New Balance development remains problematic, and I hope the developer and New Balance can reach a solution that not only benefits both sites, but the community as well. The 2012 Brighton/Guest Street Area Planning Study was clear that making Braintree Street a true full street would be critical for future development of the area. The developer is also required to pay \$2.5 million for MBTA operational subsidies targeted at improving capacity for commuter rail and bus service in Allston-Brighton. Lastly, the developer's support for prohibiting resident parking stickers for

their renters is encouraging. I hope that such a restriction is implemented in future leases and that infractions are adequately handled by the property manager.

Conclusion

It has been almost two years since the initial Project Notification Form for Allston Yards, and the proposal has improved. Each iteration of the project has changed in response to issues raised throughout the community process. Since our June 14 comment letter, the developer has reduced density, height, and office space; increased the number of affordable units; created more homeownership opportunities; put deed restrictions on owner-occupancy; and committed to protect and maintain the community green.

While Allston Yards has the opportunity to have a transformative impact on the neighborhood, a large amount of benefits accompany this transformation, including affordable units, homeownership opportunities, green space, transportation investments, and community space. For these reasons, I believe that this iteration of the Allston Yards project is ready to move forward to the Planned Development Area (PDA) discussion. Therefore, I support the proposed development, provided that the details surrounding the homeownership fund are finalized prior to permits being issued.

A handwritten signature in black ink, reading "Mark Ciommo". The signature is fluid and cursive, with the first name "Mark" and last name "Ciommo" clearly distinguishable.

Mark Ciommo

Boston City Council – District 9

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund, all while creating 2,500 new construction jobs and 2,000 new permanent jobs. The Project will also make Housing and Jobs linkage payments totaling approximately \$4,200,000, and the first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community. Finally, the Project will bring substantial net new tax revenue for the City and community.

For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Michael Mullen
Print name

285 Columbus Ave unit 402
Address

Boston, MA, 02116
City, State, Zip Code

M. Mullen
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Nick Costanza
Print name

31 Shannon St
Address

Brighton MA 02135
City, State, Zip Code

Nick Costanza
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

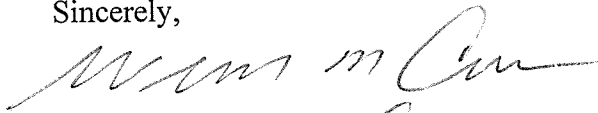
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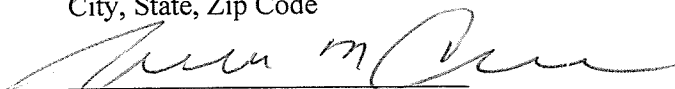
Sincerely,



William Ben
Print name

20 HARRIST ST
Address

Brighton Ma 02135
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Tahric Gardner
Print name

48 Bowdoin St
Address

Dorchester MA 02124
City, State, Zip Code

Tahric
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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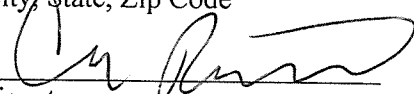
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Craig Ransom
Print name

86 Ballw Ave
Address

Dorchester, MA 02124
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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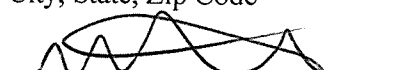
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

William Owens
Print name

55 Summer Street
Address

Hyde Park, MA 02136
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

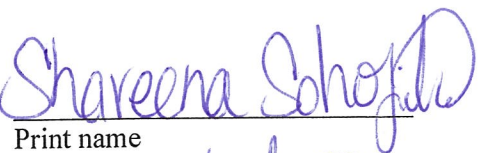
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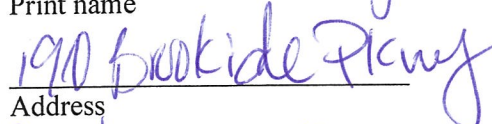
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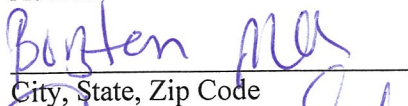
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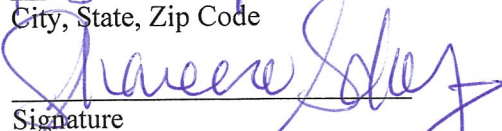
For the reasons stated above, I support the Allston Yards Project.

Sincerely,


Print name


Address


City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Joshua Cleaveland
Print name

1560 Commonwealth Ave
Address

Brighton MA 02135
City/State, Zip Code

Joshua Cleaveland
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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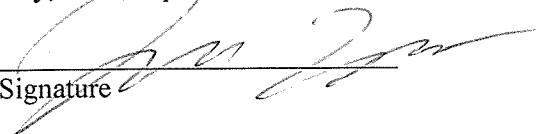
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Jocelyn Zayas
Print name

330 Shawmut Ave Apt #4
Address

Boston MA 02118
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

RICARDO KELLY

Print name

8 MONTANA ST

Address

DORCHESTER MA 02121

City, State, Zip Code

Ricardo Kelly

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kady Reid
Print name
26 Sargeant St
Address
Dorchester
City, State, Zip Code
[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Dear Mr. Sinatra,

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The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Enrique Auch
Print name

31 Cook St
Address

Charlestown, MA 02129
City, State, Zip Code

Enrique Auch
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

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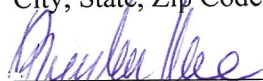
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

BRENDAN KEANE
Print name

29 FRANCONIA ST
Address

DORCHESTER MA 02122
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

HOWARD SINCLAIR

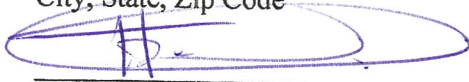
Print name

103 Woodhaven St

Address

Boston MA 02126

City, State, Zip Code



Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Conor Cavanagh
Print name

45 Chester St. Unit B1
Address

Allston, MA, 02134
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Alayne Grady
Print name

10 APPIAN WAY
Address

ALLSTON MA, 02134
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

MARTIN NOENICKY

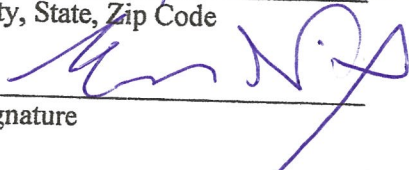
Print name

5 LEED ST

Address

BOSTON, MA 02127

City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Glen Considine

Print name

110 Dustin St.

Address

Brighton MA, 02135

City, State, Zip Code

Glen Considine

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Mike Campia
Print name

1125 Hyde Park Ave
Address

Boston 02136
City, State, Zip Code

Mark
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Derrick Thompson
Print name

34 Holiday St
Address

Dorchester, MA 02122
City, State, Zip Code

Derrick Thompson
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Brian Magee

Print name

54 Falkland St

Address

Brighton Ma 02135

City, State, Zip Code

Brian Magee

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kevin Daly

Print name

4 Rena ST

Address

ALLSTON 02134

City, State, Zip Code

Kevin Daly

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Christopher Daly
Print name

4 Rena St A
Address

Allston Ma 02134
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Debra McEster
Print name

10^B Lawrence St
Address

Brighton Ma 02135
City, State, Zip Code

Debra McEster
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Mary Daly
Print name

14 Madeline St
Address

Brighton, MA 02135-2121
City, State, Zip Code

Mary C Daly
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,


Print name


Address


City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Raheem Shepard
Print name

63 imbaro RD
Address

Hyde Park MA 02136
City, State, Zip Code

Raheem Shepard
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

RESMOND ROACH
Print name

#258 WESTVILLE ST
Address

BOSTON 02122
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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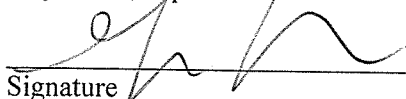
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Grady Eason
Print name

7 Glover Pl
Address

Boston MA 02122
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kristina Campbell
Print name

341 Hopewell Rd
Address

Hyde Park MA
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Christopher McDermott

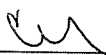
Print name

10 Floral Pl

Address

Hyde Park MA 02136

City, State, Zip Code



Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Elizabeth Skidmore
Print name

50 Atherton St
Address

Roxbury, MA 02119
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Digitte Bell
Print name

11 George Rd
Address

Mattapan, MA 02120
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund, all while creating 2,500 new construction jobs and 2,000 new permanent jobs. The Project will also make Housing and Jobs linkage payments totaling approximately \$4,200,000, and the first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community. Finally, the Project will bring substantial net new tax revenue for the City and community.

For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Peter Cagnon
Print name

628 Litchfield St
Address

Brighton MA 02135
City, State, Zip Code

Peter Cagnon
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Sameisha Smith
Print name

60 Kilmarnock St.
Address

Boston, MA 02215
City, State, Zip Code

Sameisha Smith
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Junaya Bennett
Print name

45 Farewell St
Address

Brighton MA 02135
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Treviaine Fung
Print name

26 Walton Street
Address

Dorchester MA 02124
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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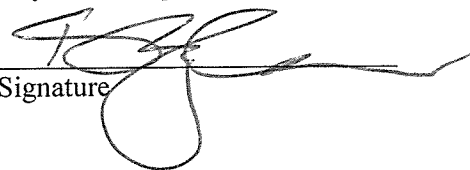
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Terence O'Connell
Print name

34 Train St.
Address

Dorchester, MA 02122
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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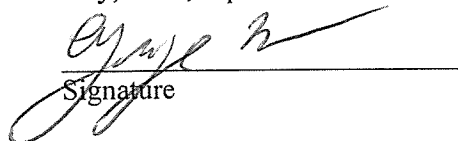
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

George Mor
Print name

31 Fairmount St
Address

Dorchester MA 02124
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Joe Aredo
Print name

23 King St Apt 1
Address

Rochester MA 02122
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

HENRY BRAH

Print name

41 MADELINE ST

Address

BRIGHTON MA 02135

City, State, Zip Code



Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Lawrence Hsu
Print name

154 E COTTAGE ST
Address

DORCHESTER MA 02125
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kamal Wallace

Print name

77 Spencer St

Address

Dorchester

City, State, Zip Code

K. Wallace

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Obdya Walla
Print name

78 Fuller st
Address

Dorchester
City, State, Zip Code

Obdya W
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Matt Daley
Print name

22 Saybrook St
Address

Brighton MA 02135
City, State, Zip Code

Matt Daley
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Patrick McDonough
Print name

12 Franklin St
Address

Dorchester Ma. 02122
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Wayne McLean

Print name

87 Longdale St

Address

Dorchester MA 02124

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Genaro hock
Print name
41 Olney St
Address
dorchester MA 02121
City, State, Zip Code
Genaro hock
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Giuseppe Mack
Print name

41 Olney St
Address

Dorchester MA 02121
City, State, Zip Code

Giuseppe Mack
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Norman A Salinas
Print name

1789 Brighton M
Address

MA 02135
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Steven Reddick
Print name

1 Charles St.
Address

Charlestown, MA, 02129
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Raffaele Lo Priore
Print name

210 Byron St
Address

E. Boston MA 02128
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Shannon Fallon

Print name

42 Frankfort St. #3

Address

East Boston MA 02128

City, State, Zip Code

Shu Fall

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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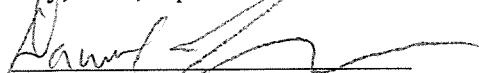
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Daniel Lynch
Print name

411 W 2nd St.
Address

S. Boston, MA, 02127
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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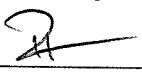
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

BERNARD JOHNSON JR
Print name

120 HUMBOLDT AVE #3
Address

DORCHESTER MA 02121
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

The project has undergone substantial changes to better align with the community's vision for the site. This project offers a unique opportunity to transform the site from a suburban-style grocery and retail site with a large parking lot, to an active mixed-use development including housing, office, retail, public open space, and a new grocery store. The project is consistent with the Guest Street Planning Guidelines and will enhance the neighborhood and city as a whole.

The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund, all while creating 2,500 new construction jobs and 2,000 new permanent jobs. The Project will also make Housing and Jobs linkage payments totaling approximately \$4,200,000, and the first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community. Finally, the Project will bring substantial net new tax revenue for the City and community.

For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Tony Madison
Print name

36 Aspenwall Rd.
Address

Boston MA 02124
City, State, Zip Code

Tony Madison
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Joe Byrne
Print name

322 West 4th St
Address

Boston Ma, 02127
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

ALAN LANGHAM
Print name

32 McLELLAN ST
Address

Boston MA 02121
City, State, Zip Code

Alan Langham
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

John Donchevich
Print name

25 Drayton #3
Address

Dorchester MA 02123
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Aariana Johnson

Print name

341 Park St

Address

Dorchester MA 02124

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Curtis Jackson
Print name

1539 CENTRA STREET
Address

W. Roxbury
City, State, Zip Code

Curtis Jackson
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Charles Cotter/D

Print name

11 TIVERTON RD

Address

MATTAPAN MA

City, State, Zip Code

Charles Cotter
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Michelle Wright

Print name

12 Wellington Hill St

Address

Mattapan MIT 02126

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Victoria Jackson
Print name

106 Chester St
Address

Allston MA 02134
City, State, Zip Code

Victoria Jackson
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Jennifer Rodriguez

Print name

156 Cape St

Address

Boston, MA, 0224

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Pedro Mendoza
Print name

4 Ford St
Address

East Boston
City, State, Zip Code

Pedro L Mendoza
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

RENALDO JAMES
Print name

7 Pierce St
Address

Hill Park Ma 02136
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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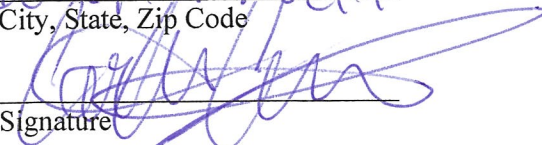
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Carlos Celorio
Print name

22 Hakullah St
Address

Boston MA 02119
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Cesar Rijo
Print name

77 Charles St.
Address

Boston MA 02136
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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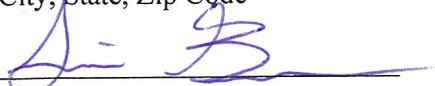
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Liam Browne
Print name

20 Avalon Rd
Address

Boston 02132 (West Roxbury)
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Michael West

Print name

17 Milton Ave

Address

Dorchester 02124

City, State, Zip Code

Michael West

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kristen Bang
Print name

163 E. Cottage St. #3
Address

Dorchester, MA 02125
City, State, Zip Code

Kristen Bang
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Julio Cooper

Print name

47 Hammond St #801

Address

Boston MA 02120

City, State, Zip Code

Julio Cooper

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

William Li

Print name

10 Dedham St

Address

Boston MA 02136

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Michael Ingram-Rubin
Print name

25/27 Rosewood St
Address

Boston, MA 02126
City, State, Zip Code

[Signature]
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

GORDON GILKS
Print name

11 RUSSELL ST
Address

CHARLESTOWN MA 02129
City, State, Zip Code

Gordon Gilks
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

DARREN J. MASCALL

Print name

85 Wilmington Ave

Address

Dorchester, MA. 02124

City, State, Zip Code

[Signature]

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund, all while creating 2,500 new construction jobs and 2,000 new permanent jobs. The Project will also make Housing and Jobs linkage payments totaling approximately \$4,200,000, and the first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community. Finally, the Project will bring substantial net new tax revenue for the City and community.

For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Andree Allen
Print name

58 Walnut St
Address

Dorchester 02122
City, State, Zip Code

GA
Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Re: Allston Yards

Dear Mr. Sinatra,

I am writing in support of the Allston Yards Project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kimberlee Iglesias

Print name

71 Chalkett Ave

Address

Dorchester MA 02124

City, State, Zip Code

Kimberlee Iglesias

Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Joshua Gomez
Print name

10 Quincefield St
Address

Dorchester MA 02124
City, State, Zip Code

Joshua Gomez
Signature

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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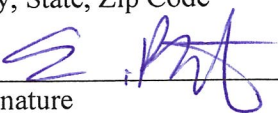
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Estevé Barrrientes
Print name

34 Imrie Rd
Address

Boston, Mass 02134
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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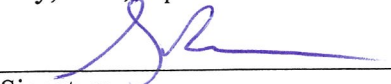
For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Greg Lounsbury
Print name

160 K ST UNIT 2
Address

SOUTH BOSTON, MA 02222
City, State, Zip Code


Signature

December 9th, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

Kevin Amara
Print name

28 Leyland St
Address

Dorchester MA 02125
City, State, Zip Code

Kevin Amara
Signature



Michael Sinatra <michael.a.sinatra@boston.gov>

Request to delay Allston Yards from the Dec 12 meeting Agenda1 message

Audra Sullivan 

Mon, Dec 9, 2019 at 11:56 AM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MARK.CIOMMO@boston.gov,
MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov,
MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov,
ALTHEA.GARRISON@boston.gov

I am writing to ask for your support in taking The Allston Yards project off the Dec. 12th Board of Directors of the Boston Planning and Development Agency meeting agenda.

The comment closing period for the 441 page plan does not end until December 9th. I don't believe it would be possible for anyone on the project team/mayor's office to review and summarize the feedback/concerns of the extreme project greatly impact the Allston & Brighton communities.

A summary of the resident concerns should be included in the meeting materials in order for the Board to have a meaningful discussion and eventually a vote on this Project.

Again I ask for your support in removing the Allston Yards project from the December 12th agenda.

Thank you for your consideration

The Sullivan Family

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

As a resident, I write in support of the Allston Yards project and advancing it without delay.

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- Transportation: The first phase of the project contains \$20,000,000 of infrastructure and transportation improvements including the creation of a new, complete street grid providing enhanced multimodal transportation benefits for the community.
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- Grocery: A brand new Stop & Shop will be created.
- Height Reduction: Buildings North of Guest have a variety of heights and better align with the rest of the Guest Street corridor, including stepping back from the neighborhood across Everett Street. Building heights South of Guest have been reduced to between 43 and 85 feet.
- Housing: The Project will create much needed housing, including 110 homeownership units.
- Tax Revenue: The Project will bring substantial net new tax revenue for the City and community.

For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME WILLIAM MORGAN

ADDRESS 35. Bothwellrd. Brighton. MA, 02135

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Brian Flaherty

ADDRESS

19 Holman St.
Allston, MA 02134

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Naeem Charles

ADDRESS

14 Coniston Rd
Roslindale MA 02131

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Edmund H. Connelly

ADDRESS

*163 King St.
Dorchester Ma.
02122*

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Brian Callahan

ADDRESS

1442 Centre St Boston

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Richard A. [Signature]

ADDRESS

*35 ANSONIA RD
Boston 02132*

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

ADDRESS

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME



ADDRESS

3 Maybrook St
Dorchester MA 02121

DATE 12/3/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME

MATT ELLIOTT

ADDRESS

68 BUTLER ST BOSTON
UNIT 2

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Don Hollander

ADDRESS

7 Ely Rd Boston

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

 (Matthew Sullivan)

ADDRESS

60 Ellison Ave
Boston, MA 02126

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

As a resident, I write in support of the Allston Yards project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Matthew McGonagly
170 Dorchester St
South Boston, MA 02127

ADDRESS

Matthew McGonagly

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME Daniel Flaherty
1100 UFW Parkway Unit 206
West Roxbury, MA 02132
ADDRESS 781-801-9293

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

Elaine McAnts
ELAINE MCANTS

ADDRESS

74 BAKER STREET
WEST ROXBURY, MA 02132

DATE

12/4/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

Adam White

ADDRESS

59 Loring St
Hyde Park, MA 02136

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

TAYLOR Mac Kinnon

ADDRESS

1442 CENTRE ST
ROSLINDALE MA 02131

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Daniel Mac Kinnon

ADDRESS

1442 Centre St
Roslindale MA 02131

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

FL Mac Kinnon

ADDRESS

1442 Centre St
Roslindale MA, 02131

DATE Dec. 4, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

Michael C. Connelly
41 Glide Street
Dorchester MA 02122-2111

ADDRESS

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Colleen Daley

ADDRESS

270 PARK ST WEST ROXBURY MA 02132

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Edward F. Sullivan Jr

ADDRESS

270 PARK ST WEST ROXBURY MA
02132

DATE

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One City Hall Sq., 9th Floor
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NAME

Stephen McKenna

ADDRESS

18 Ticknor St South Boston MA

DATE

12-4-19

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

David Colon

12/4/19

ADDRESS

296 Hyde Park Ave
Roslindale MA. 02131

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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NAME

Michael Glynn

ADDRESS

12 Coffey St. Apt. 20 Dorchester

DATE 12/4/19

Michael Sinatra, Project Manager
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NAME BRUNO COLANCUONI

ADDRESS 138 METROPOLITAN AVE
ROSWINDALE MA 02131

DATE

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Sincerely,

NAME

Kimberly Garside

ADDRESS

249 Savin Hill Ave
Boston, MA 02125

DATE

12-6-19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Joseph Kyme

ADDRESS

32 Franconia St Boston Ma. 02122

DATE

12/3/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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- **Housing:** The Project will create much needed housing, including 110 homeownership units.
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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Kevin Williams

ADDRESS

29 Stratton St Dorchester, MA 02124

DATE

12/4/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

TARAYAH BROWN

ADDRESS

319 GEORGETOWN
HYDE PARK MA 02136

DATE

12/4/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

Kevin Kirwin

ADDRESS

30 Moore St
Apt 1
Boston, MA 02128

DATE 12-4-19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME James Keenan - 

ADDRESS 22 Verdun St. #2 Boston, Ma. 02124

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Kevin W COSBY JR.

ADDRESS 31 Wren ST
West Roxbury MA
02132

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME

Joshua Blake

ADDRESS

127 Newburg Street Boston, MA 02131

DATE 12/4/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Janelle Corley

ADDRESS 80 Carruth St.
Dorchester, MA
02124

DATE 12/5/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Carl Lopez

ADDRESS 11 Ruffing St Hyde Park MA 02136

DATE 12-3-19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Keith Agostino

ADDRESS 277 Everett St. Allston Ma. 02134 apt 1A

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Greyory Potts

ADDRESS

354 Baker St West Roxbury MA 02132

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Christopher Hansen

ADDRESS

277 Everett St. APT. 1
Allston, MA 02134

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Dominic Kelly

ADDRESS 119 Train St Dorchester MA 02122

DATE

11/1
Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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NAME

RYAN O'SULLIVAN

ADDRESS

91 BLUE HILL AVE ROXBURY MA. 02129

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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Sincerely,

NAME Salvador Gmerra

ADDRESS
126 Sanborn Ave
West Roxbury MA 02132

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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Sincerely,

NAME Branelon Fraser

12/2/19

ADDRESS 62 Bostonia Ave
Brighton MA 02135



DATE 12/2/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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Sincerely,

NAME MICHAEL McLAUGHLIN

ADDRESS 21 SAINT BRENDAN RD
Boston

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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- Housing: The Project will create much needed housing, including 110 homeownership units.
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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

M. Branne

ADDRESS

14 Train St Unit 2 Boston MA

DATE 12/2/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

As a resident, I write in support of the Allston Yards project and advancing it without delay.

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME Shannon Blum

ADDRESS 169 Glenellen Rd
Boston Ma 02132

DATE 12/2/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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Sincerely,

NAME Judith Fy

ADDRESS 169 Glenallen Rd
~~2135~~ Boston, MA 02135

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME

Flang Britt

ADDRESS

1240 MASSACHUSETTS AVE
BOSTON, MA 02125

DATE 11-27-2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME Daniel W Canning

ADDRESS 24 Garfield Ave
Hyde Park, Ma 02136

DATE

12/6/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME

Thomas P. Flynn

ADDRESS

169 Glenview Rd
Boston MA 02132

DATE 12/2/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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Sincerely,

NAME STEPHEN KELLY

ADDRESS 20 HOMEWOOD ROAD

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

Gerard Potts

ADDRESS

354 Baker St West Roxbury Ma 02132

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME Patrick Riley

ADDRESS 16 Justin Rd, Brighton MA

DATE 11/2/19

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME Demetrius Aaron

ADDRESS 49 Judson St Boston, MA 02125

DATE 12-4-19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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For the reasons stated above, I support the Allston Yards Project.

Sincerely,

NAME Thomas Ed MacKinnon Jr
T.E. MacKinnon Jr

ADDRESS
1742 Centre St, Roslindale MA 02131

DATE

12/4/19

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

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NAME

Arron Mackinnon

ADDRESS

1442 Centre St
Roslindale MA 02131

DATE

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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Sincerely,

NAME


Peter Balestrey

ADDRESS

367 Adams St
APT B3
Dorchester Ma 02122

DATE

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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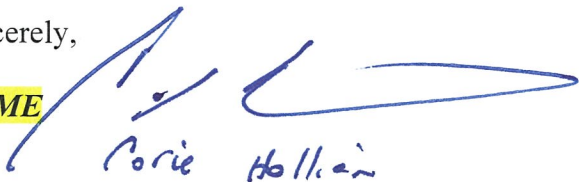
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Sincerely,

NAME


Corie Hollen

ADDRESS

20 polk st
Charlestown ma 02129



December 5, 2019

Michael.A.Sinatra@boston.gov

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

Dear Mr. Sinatra,

I write on behalf of the Allston Brighton Transportation Management Association to express support for the transportation-related improvements and commitments being made as part of the Allston Yards project.

Key transportation-related improvements and benefits from the Project include:

- Allston Yards' commitment to join the Allston Brighton TMA, not only the proactive speed at which New England Development took to make the initial outreach to us but also their indefinite commitment to being a member of the AB TMA which will allow for sustained, ongoing and focused mitigation of the transportation challenges facing the area long after permitting and occupancy have been reached.
- The \$1.2M contribution over time that will provide joint collaborative shuttle service to important transit connections for Allston Yards residents and tenant employees. We look forward to working together as we initiate this transportation option and feel confident that we will develop a system capable of responding dynamically to the changing needs of the area over time.
- The additional \$2.5M contribution to MBTA operations that will enhance and improve commuter rail and bus service.
- The thoughtful redesign of the street grid made in coordination with the community, Boston Transportation Department, and MBTA, which benefits all users whether they are residents, employees, students, or other visitors traveling to or through Allston Yards. We greatly appreciate that the street geometry, additional MBTA 64 bus stops, and the future option for a dedicated bus lane will facilitate more efficient public transit and shuttle operations. We believe that this design will not only accommodate all modes of transportation, but it will also create predictable traffic patterns that prioritize safe travel for vulnerable road users.

We look forward to seeing these transportation commitments realized in the near and long-term future and look forward to working in collaboration with the future tenants and residents of Allston Yards to provide these critical transportation benefits to the community. We thank New England Development for being an engaged and proactive partner in this process.

Sincerely,

A handwritten signature in cursive script, reading "Allison Simmons". The signature is fluid and elegant, with a large, sweeping "A" and a distinct "S" at the end.

Allison Simmons



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards Comment Re: Hearing on 12/12

1 message

Christine Varriale <christinevarriale@gmail.com>

Fri, Dec 6, 2019 at 1:13 PM

To: Mark.Ciommo@boston.gov, A.e.George@boston.gov, althea.garrison@boston.gov, CONOR.NEWMAN@boston.gov, kevin.honan@mahouse.gov, mayor@boston.gov, Michael Sinatra <michael.a.sinatra@boston.gov>, michael.f.flaherty@boston.gov, "Moran, Michael - Rep. (HOU)" <michael.moran@mahouse.gov>, michelle.wu@boston.gov
Cc: Liz Breadon <Liz.Breadon@aol.com>

Dear Elected and BPDA Representatives,

As the vote for the Allston Yards project approaches us, less than a week away, the concerns from the community have reached a tipping point. Almost three years of work from a project destined to change the landscape of our community, seems to lack its full potential. The potential in this case is how the project could best benefit the community. I as a concerned Brighton resident ask that you **do not allow** the Allston Yards project to be on the **BPDA's Dec. 12th** Agenda.

Additional housing on its own is a massive benefit. Yet accommodating the need for affordable options in a city where prices are high is an even more vital impact. The development team for S & S on this project speaks about 13% affordability in the first building, then an office building, then the next residential building they would finally build 17% (not an actual guarantee). We really need more than that. For several reasons.

1. The S & S team has saved millions by the benefits of this particular area. They bought the land for this project at a mere 10 million years ago. The land value has increased astronomically. Therefore, anything less than 20% affordability is unacceptable.
2. S & S did not invest in the Boston Landing station. They will directly benefit from it however. Folks who look at public transportation as their means of commuting will look to this development in a different light.
3. There needs to be a substantial increase in the community fund for this project. \$2 million is not even pocket change...it is comparative to loose change, lost in the couch cushion, and discovered randomly years later. \$2 million over a 10 year period is not remotely enough. Even \$4 million that some advocates push still seems low. A new figure needs to be re-accessed and the idea of an Allston Brighton joint community fund with various other developers needs to be taken into consideration.
4. The office space building in question, needs to see a massive reduction in parking spots allocated in the current proposal. I would go so far as to say half. To have nearly 500+ additional cars on Allston-Brighton streets, in a city with the worst congestion in all of the country, does not make sense. Once more, the addition of a Boston Landing station should have folks concentrated there. The company needs to not only invest in folks using the "T" but should consider shuttles from greenline stops and union square.

I am hopeful that you all will support a delay for the Allston Yards Project. We have to do it right considering how much this particular project, the largest in Allston-Brighton history would impact us as a community.

Thanks,

--

Christine Varriale

Editor-in-chief at Allston Pudding | Marketing at The Bowery Presents: Boston

LinkedIn



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards Development Project

1 message

Wilma Wetterstrom <wwetterstrom@aeraweb.org>

Fri, Dec 6, 2019 at 3:35 PM

To: MICHAEL.A.SINATRA@boston.gov

Cc: MAYOR@boston.gov, MARK.CIOMMO@boston.gov, MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov

Dear Mr. Sinatra and city officials,

You must delay the scheduled final review of the Allston Yards Development Project. The community must be given more information about this project before it can go forward and more opportunities to review and discuss it with the city and the developer. The project will be the largest development ever carried out in Allston Brighton and will have massive ramifications for quality of life for current and future residents. Yet, as it now stands, the project will simply be rammed through the approval process with very little community input.

Do you really want to repeat the mistakes of the Mass Pike extension and the urban renewal-ification of the West End? Do you have so little regard for our community, our residents, and for the future of Allston Brighton, that you will simply greenlight a foreign corporation's plans for massive development? Do you really want to allow a foreign corporation to decide the future of Allston Brighton?

I urge you to take the Allston Yards project off the agenda for December 12 and start planning community meetings. We need to know the specifics of the current plan, which are now vague, and have an opportunity to discuss the implications for Allston Brighton as well as offer ways to improve the project.

Respectfully yours,

Wilma Wetterstrom
9 Glenley Ter
Brighton, MA 02135



Michael Sinatra <michael.a.sinatra@boston.gov>

Request to delay Allston Yards from the Dec 12 meeting Agenda

1 message

Eileen Mahoney <emahoney4516@gmail.com>

Fri, Dec 6, 2019 at 4:23 PM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MARK.CIOMMO@boston.gov,
MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov,
MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov,
ALTHEA.GARRISON@boston.gov

I am writing to ask for your support in taking The Allston Yards project off the Dec. 12th Board of Directors of the Boston Planning and Development Agency meeting agenda.

The comment closing period for the 441 page plan does not end until December 9th. I don't believe it would be possible for anyone on the project team/mayor's office to review and summarize the feedback/concerns of the extreme project greatly impact the Allston & Brighton communities.

A summary of the resident concerns should be included in the meeting materials in order for the Board to have a meaningful discussion and eventually a vote on this Project.

Again I ask for your support in removing the Allston Yards project from the December 12th agenda.

Thank you for your consideration

The Mahoney Family



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

1 message

Annie Grealish <grealishannie@gmail.com>

Sun, Dec 8, 2019 at 3:38 PM

To: michael.a.sinatra@boston.gov

Dear Michael-

My name is Anne M. Grealish I live in Brighton and have most of my life. I am writing in support of the Allston Yards project. As a business owner in Brighton I feel we need more development in Allston and Brighton . In my eyes it is surely a win win for all of us!! Please take my opinion under consideration.

Thank You!

Anne M. Grealish

4 Lake Street

Brighton, MA. 02135

Recipient: New England Development, Boston Planning & Development Agency, Allston Yards Venture LLC, Stop and Shop, Boston Parks and Recreation Department

Letter: Greetings,

As part of the Allston Yards development, there is a plan for a one-acre community green space. We, the residents of Allston-Brighton, and Greater Boston at-large, respectfully petition the developers and city to name the park after Rita Hester.

Signatures

Name	Location	Date
Allston Rat City	Allston, MA	2019-11-28
GRADY CARDEIRO	Exeter, NH	2019-11-28
Lauren Pespisa	Brighton, MA	2019-11-28
Jean Powers	Boston, MA	2019-11-28
Ben Bressette	Boston, MA	2019-11-28
Christine Varriale	Brighton, MA	2019-11-28
Andrew Giannino-Curtis	Boston, MA	2019-11-28
Sarah Iwany	Bedford, MA	2019-11-28
Chris Iwany	Bedford, MA	2019-11-28
Dan Plu	Wayne, NJ	2019-11-28
Kyla Foster	Chicago, IL	2019-11-28
Dann Russo	Boston, MA	2019-11-28
Scott Janovitz	Arlington, MA	2019-11-28
Brian Riccio	Medford, MA	2019-11-28
James Attridge	Hooksett, NH	2019-11-28
KATHERINE LORELEI BIGFROG	Dracut, MA	2019-11-28
Jacqueline Swisshelm	Jamaica Plain, MA	2019-11-28
Alev Gustafson	Cambridge, MA	2019-11-28
remy maguire	Westfield, US	2019-11-28
Elizabeth Torres	Boston, MA	2019-11-28

Name	Location	Date
Lee Nave	Brighton, MA	2019-11-28
Brandon Bowser	Boston, MA	2019-11-28
Jahaira DeAlto	Pittsfield, MA	2019-11-28
Clare F	Mission Hill, MA	2019-11-28
Jordan Meehan	Allston, MA	2019-11-28
Olivia Deng	Brighton, MA	2019-11-28
Ethan Long	Allston, MA	2019-11-28
AJ Smith	Boston, MA	2019-11-28
Marshall Hansberry	BOSTON, MA	2019-11-28
Brenda Choi	Las Vegas, NV	2019-11-28
James Gosling	Jamaica Plain, MA	2019-11-28
Gage Martin	Brighton, MA	2019-11-28
Maddi Fichtner	Allston, MA	2019-11-28
Cameron Murvihill	Boston, MA	2019-11-28
Nazari Vivace	Allston, MA	2019-11-28
Lacey Lemander	Allston, MA	2019-11-28
austin ward	Albany, OR	2019-11-28
Tim Gagnon	San Mateo, CA	2019-11-28
Oscar Lopez	Boston, MA	2019-11-28
Delaney Woodford	Allston, MA	2019-11-28
Elizabeth Rucker	Boston, MA	2019-11-28
Zachary Ellsworth	Brighton, MA	2019-11-28

Name	Location	Date
Tiffany Montiza	Mount Orab, US	2019-11-28
Elizabeth McGuire	Boston, MA	2019-11-28
Christopher Arena	Roslindale, MA	2019-11-28
Yuqi Wang	Roslindale, MA	2019-11-28
Evie Arroyo	New York, NY	2019-11-28
Michael Driscoll	Riverside, RI	2019-11-29
Elijah Patterson	Boston, MA	2019-11-29
Colby Riordan	Brighton, MA	2019-11-29
Karen Osborne	Brighton, MA	2019-11-29
Colleen Koperek	Somerville, MA	2019-11-29
Stephanie Almasi	Allston, MA	2019-11-29
David Jackson	Allston, MA	2019-11-29
Victoria Jackson	Allston, MA	2019-11-29
Omari McLean	Nashville, US	2019-11-29
Demetrios Vozella	Braintree, MA	2019-11-29
Josh Jones	Boston, MA	2019-11-29
Jenna Connolly	Brighton, MA	2019-11-29
Jessica Almeida	Somerville, MA	2019-11-29
Kiwi Oof	Kissimmee, US	2019-11-29
Rob Allison	Allston, MA	2019-11-29
Marissa Itkowsky	Allston, MA	2019-11-29
Sierra Lanfranco	Boston, MA	2019-11-29

Name	Location	Date
Lee Clements	Jacksonville, US	2019-11-29
Kevin G. Honan	Brighton, MA	2019-11-29
Mairead Kelly	Jamaica Plain, MA	2019-11-29
Vijaya Rangu	Phoenix, US	2019-11-29
Jaya Jyothi	US	2019-11-30
Scout Perry	Brighton, MA	2019-11-30
Eleanor Montgomery	Roslindale, MA	2019-11-30
Michael Dunn	Boston, MA	2019-11-30
Jack McGrew	Brookline, MA	2019-11-30
Kelly Mcgrath	Brighton, MA	2019-11-30
Jake Dempsey	Brighton, MA	2019-11-30
Ca McLaughlin	Brookline, MA	2019-11-30
Amanda Bissaro	Brighton, MA	2019-11-30
Joshua Carrasco	Roslindale, MA	2019-11-30
Wendy Holmes O'Neil	Boston, MA, MA	2019-11-30
Max Rome	Allston, MA	2019-12-01
Terence Burke	Brighton, MA	2019-12-01
Luca Alberti	Kennett Square, US	2019-12-01
Logan Bobenrieth	Saint Marys, US	2019-12-01
Sawyer G	Milwaukee, US	2019-12-01
Bethany Watson	Castroville, US	2019-12-01
Luca Bello	Sarasota, US	2019-12-01

Name	Location	Date
Kenzie Clouse	Akron, US	2019-12-01
Maddie Olson	Eaton rapids, US	2019-12-01
Maggie Simeone	Boston, MA	2019-12-02
Alexis Scargill	Brighton, MA	2019-12-02
Karen Muller	Boston, MA	2019-12-02
Michael Moxley	Dedham, MA	2019-12-02
Syd Romo	Allston, MA	2019-12-02
Mylaika Hennekey-Berman	Brighton, MA	2019-12-02
Jason Macierowski	WORCESTER, MA	2019-12-02
Max New	Allston, MA	2019-12-02
Kenny Jervis	Boston, MA	2019-12-02
BPS parent Lisa Jeanne Graf and BPS teacher Neema Avashia,	Boston, MA	2019-12-02
Micaela Clark	Boston, MA	2019-12-02
Patrick Horan	Brighton, MA	2019-12-02
Kaitlyn Stewart	Somerville, MA	2019-12-02
Robin Jacks	West Roxbury, MA	2019-12-02
Chelsea Wilson	Somerville, MA	2019-12-02
Elizabeth Leclerc	Dorchester Center, MA	2019-12-02
ciara foley	Boston, MA	2019-12-02
Daniel Lander	Somerville, MA	2019-12-02
Isabel Burlingame	Brighton, MA	2019-12-02

Name	Location	Date
Hannah Uebele	Brighton, MA	2019-12-02
Collin Leese-thompson	Boston, MA	2019-12-02
Matt Miller	Somerville, MA	2019-12-02
Kris Haight	Chelsea, MA	2019-12-02
Caitlin Walsh	Boston, MA	2019-12-02
Andrew Lipsett	Woburn, MA	2019-12-02
Kara Adams	Brighton, MA	2019-12-02
Katie Burnett	Boston, MA	2019-12-02
Andrew McNally	Brighton, MA	2019-12-02
Brian Foote	Allston, MA	2019-12-02
Nora Panahi	Boston, MA	2019-12-02
Lukas Phipps	Newburyport, MA	2019-12-02
Jeremy Comeau	Boston, MA	2019-12-02
Alexia Nunez	Cambridge, MA	2019-12-02
Eileen Turpin	Boston, MA	2019-12-02
Marina Weisz	Boston, MA	2019-12-02
Charles Gobert	Washington, US	2019-12-02
chessa mackenzie	Boston, MA	2019-12-02
Justin Helms	Boston, MA	2019-12-02
LAURA VONA	Randolph, MA	2019-12-02
Lisa Celmer	Boston, MA	2019-12-02
Savanna Berman	Brookline, MA	2019-12-02

Name	Location	Date
Katherine Buch	Brighton, MA	2019-12-02
David Cole	Shelton, CT	2019-12-02
Jonathan Goldman	Waltham, MA	2019-12-02
jenna sharpe	boston, MA	2019-12-02
Rebecca Mitchell	Brooklyn, NY	2019-12-02
Aaron Washburn	Boston, MA	2019-12-02
Steve Pomeroy	Boston, MA	2019-12-02
Micayla Mcranor	Jamaica Plain, MA	2019-12-02
Renee Holesovsky	Brookline, MA	2019-12-02
Nicole St.Laurent	Brighton, MA	2019-12-02
Maia Baker	Allston, MA	2019-12-02
Matt Fealy	Boston, MA	2019-12-02
James Joyce	Boston, MA	2019-12-02
Maddie Espinosa	Dover, US	2019-12-02
Jonah Ko	Cambridge, MA	2019-12-02
Matthew O'Connor	Somerville, MA	2019-12-02
Beau Burris	Glassboro, US	2019-12-02
Robin Cohen	Brookline, MA	2019-12-02
Carrie Anne Kelly	Roslindale, MA	2019-12-02
Matthew Kane	Salem, MA	2019-12-02
Max Evans	Lexington, MA	2019-12-02
Heather Walker	Conneaut Lake, US	2019-12-02

Name	Location	Date
Pamela McA'Nulty	Newton, MA	2019-12-02
Huck Vaughan	Brighton, MA	2019-12-02
Paul Espinoza	Allston, MA	2019-12-02
CJ Quines	Cambridge, MA	2019-12-02
Jasmine Taibi	Boston, MA	2019-12-02
Eric Karnowski	Jamaica Plain, MA	2019-12-02
Michelle Stolzoff	Boston, MA	2019-12-02
Ili Lebedev	Norwell, MA	2019-12-02
Ren Rapp	Naples, US	2019-12-02
Maeve Andrews	Watertown, MA	2019-12-02
Faye Duxovni	Somerville, MA	2019-12-02
Jennifer Comeau	Watertown, MA	2019-12-02
Ruth Strange	Ireland	2019-12-02
Alyssa Smith	Somerville, MA	2019-12-02
Kimberly Dauber	Cambridge, MA	2019-12-02
Jan Katz	Belmont, MA	2019-12-02
Allegra Dufresne	Boston, MA	2019-12-02
Jessica Buster	Melrose, MA	2019-12-02
Robin Faraday	Arlington, MA	2019-12-02
Michelle Samuels	Cambridge, MA	2019-12-02
Alana Friedman	Boston, MA	2019-12-02
Juanita Cox	Dorchester, MA	2019-12-02

Name	Location	Date
Rachel Oberright	Rochester, NY	2019-12-02
Connor Gilroy	Somerville, MA	2019-12-02
Alexander Golob	Wellesley Hills, MA	2019-12-02
Sioban Krzywicki	Auburndale, MA	2019-12-02
Rachel Apple	Arlington, MA	2019-12-02
Ethan Donowitz	Somerville, MA	2019-12-02
Kathryn Soderholm	Brighton, MA	2019-12-02
Theo Black	Cambridge, MA	2019-12-02
Marian Heman-Ackah	Boston, MA	2019-12-02
Mika Gray	Somerville, MA	2019-12-02
Richard Meinke	Brighton, MA	2019-12-02
Obed Padilla	Honolulu, US	2019-12-02
Flannery Gallagher	Boston, MA	2019-12-02
Bernadette Garibay	Lansing, US	2019-12-02
Arnelle Kodjo	Brookline, MA	2019-12-02
Rosemary Lavery	Boston, MA	2019-12-02
Mikael Berg	Brooklyn, US	2019-12-02
Taylor Dean	Dorchester Center, MA	2019-12-02
Julie Barnes	Jamaica Plain, MA	2019-12-02
Joan Ilacqua	Plymouth, MA	2019-12-02
Rosalie Norris	Cambridge, MA	2019-12-02
Elana Friedland	Somerville, MA	2019-12-02

Name	Location	Date
Tara Liu	Cambridge, MA	2019-12-02
Emma Delaney	Harvard, MA	2019-12-02
Liam Sullivan	Boston, MA	2019-12-02
Rionna Flynn	Cambridge, MA	2019-12-02
Luis Zabals	Boston, MA	2019-12-02
Mary Evans	Boston, MA	2019-12-02
Shay Urban	Somerville, MA	2019-12-02
Ariel Shvartsman	Allston, MA	2019-12-02
Carolyn Emberley	Somerville, MA	2019-12-02
Avery Dutcher	Boston, MA	2019-12-02
Kelly Phillips	Watertown, MA	2019-12-02
Oren Pilinger	Somerville, MA	2019-12-02
Emilee Witkowski	Boston, MA	2019-12-02
Mads Massey	Boston, MA	2019-12-02
Allison Fernandez	Boston, MA	2019-12-02
Ashley Gaing	Boston, MA	2019-12-02
Yael Webster	Montevallo, AL	2019-12-02
A Hamel	Boston, MA	2019-12-02
Deidre Flanagan	Ventura, CA	2019-12-02
Rea G	Boston, MA	2019-12-02
Patrick Coughlin	Arlington, MA	2019-12-02
Scott Bauman	Oneonta, US	2019-12-02

Name	Location	Date
Carla Lievano	Sudbury, MA	2019-12-02
Axel Cuamani	Madison, US	2019-12-02
Ruby Xiao	New York, US	2019-12-02
Erina Colombo	Boston, MA	2019-12-02
Abigail Vincent	Irvington, US	2019-12-02
Joseph MacDonald	Brookline, MA	2019-12-02
Lydia Harrington	Somerville, CA	2019-12-02
Cam Barta	Worcester, MA	2019-12-02
Desiree Brannon	US	2019-12-02
Katelyn Burkhart	Boston, MA	2019-12-02
Danielle Zelin	Boston, MA	2019-12-02
Ansis Purins	brighton, MA	2019-12-02
Aileen Donohue	Boston, MA	2019-12-02
Brian Sullivan	Brighton, MA	2019-12-02
Tim Miller	Brighton, MA	2019-12-02
John Aleman	Somerville, MA	2019-12-02
E Schlatter	Boston, MA	2019-12-02
Evan Kravette	Allston, MA	2019-12-02
Rachel Zane	Boston, MA	2019-12-02
Rachel Stamler-Jonas	Evanston, IL	2019-12-02
Justin Reddington	Somerville, MA	2019-12-02
Dixie Johnston	Crawfordville, FL	2019-12-02

Name	Location	Date
Stephanie Solari	Allston, MA	2019-12-02
Julia Vogt	Cambridge, MA	2019-12-02
Lesley Silverman	Delray Beach, FL	2019-12-02
Danielle Welte	Boxborough, MA	2019-12-02
Emily McDermott	Cambridge, MA	2019-12-02
Joanne Giannino	Orleans, VT	2019-12-02
Dennis Dobbins Jr.	Allston, MA	2019-12-02
D Kennedy	Dorchester Center, MA	2019-12-02
Tim Martin	Uxbridge, MA	2019-12-02
Joshua Pick	Dorchester Center, MA	2019-12-02
Katherine Pradhan	Somerville, MA	2019-12-02
Kelley McLaughlin	Malden, MA	2019-12-02
Christina Wiech	Boston, MA	2019-12-02
Ann Willever	Norfolk, MA	2019-12-02
Mavis Manaloto	Boston, MA	2019-12-02
Sarah Eley	jamaica plain, MA	2019-12-02
Dana Gretton	Somerville, MA	2019-12-02
Thaddeus O'Connell	Portland, OR	2019-12-02
Jessica Robertson	Allston, MA	2019-12-02
Joanna Ware	Boston, MA	2019-12-02
galen mook	Allston, MA	2019-12-02
Ian Andreotta	Brighton, MA	2019-12-02

Name	Location	Date
hannalea resnik	Brooklyn, NY	2019-12-02
Jeffrey Vachon	Allston, MA	2019-12-02
Kevin Hackett	Brighton, MA	2019-12-02
Susan Weinstein	East Bridgewater, MA	2019-12-02
DANIEL PALIMERI	BOSTON, MA	2019-12-02
Aidan McDonough	Boston, MA	2019-12-02
Andrea Vu	Boston, MA	2019-12-02
Katie Solari	Brighton, MA	2019-12-02
Melissa St. Pierre	Dorchester, MA	2019-12-02
Lauren Ainscow	Allston, MA	2019-12-02
Elizabeth Blake	US	2019-12-02
Ryan Agate	Secaucus, NJ	2019-12-02
Diana McLean	Peterborough, NH	2019-12-02
Kayla Carmicheal	Somerville, MA	2019-12-02
Jessica Feldish	Boston, MA	2019-12-02
Nathan Furey	Sandwich, MA	2019-12-02
Savanna Glick	Cobleskill, US	2019-12-03
Damien Fish	Somerville, MA	2019-12-03
Maura Johnston	ALLSTON, MA	2019-12-03
Betty Gilson	Bridgewater, MA	2019-12-03
Alexandra Hawes	Quincy, MA	2019-12-03
Cherokee Belval	Somerville, MA	2019-12-03

Name	Location	Date
Jessica Palmer	Hyde Park, MA	2019-12-03
Ayo It's me	Levittown, US	2019-12-03
Cory Normand	Brighton, MA	2019-12-03
Lucas Balduf	Newcomerstown, US	2019-12-03
Melanie Yevcinez	Denham Springs, US	2019-12-03
Brenda Arraya	Allston, MA	2019-12-03
Nobody Important	Cortland, US	2019-12-03
Joe Levins	Erie, US	2019-12-03
Susan Freedman	Roslindale, MA	2019-12-03
Rani Schloss	Brighton, MA	2019-12-03
Maddy Schmidt	South Brunswick Township, NJ	2019-12-03
Laurie Lessner	South Easton, MA	2019-12-03
Xin Yi Yap	Quincy, MA	2019-12-03
Atlas Wooster	Dracut, MA	2019-12-03
Alex F	Lutz, FL	2019-12-03
Jess Lorenzana	Dedham, MA	2019-12-03
William Spang	Quincy, MA	2019-12-03
Matthew Spang	Storrs Mansfield, CT	2019-12-03
Morgan Henry	Brooklyn, US	2019-12-03
Brady Ivey	Birmingham, US	2019-12-03
Marianna Martin	Albany, NY	2019-12-03
Hanna Marchesseault	Hyannis, MA	2019-12-03

Name	Location	Date
Siobhan Mc Hugh	Brighton, MA	2019-12-03
Kerry Molloy	Jamaica Plain, MA	2019-12-03
Ciara Sheerin	Brighton, MA	2019-12-03
Lauren Siegert	East Boston, MA	2019-12-03
Melissa Sullivan	Allston, MA	2019-12-03
James Ikeda	Quincy, MA	2019-12-03
Alex Miklowski	Wrentham, MA	2019-12-03
jack mohrbacher	Brighton, MA	2019-12-03
beverly tricco	randolph, MA	2019-12-03
Juli Finestone	Allston, MA	2019-12-03
A Greig	Cambridge, MA	2019-12-03
Teri Cobourn	Kansas City, MO	2019-12-03
Zachary Tweed	Allston, MA	2019-12-03
Mikayla Hopkins	Boston, MA	2019-12-03
Michael Currier	Providence, RI	2019-12-03
Yas Salon	US	2019-12-03
Michael Thornhill	Norwood, MA	2019-12-03
Eli Latto	Dorchester, MA	2019-12-03
Benjamin Tamarin	Allston, MA	2019-12-03
Sam Patti	Allston, MA	2019-12-03
marcia garber	quincy, MA	2019-12-03
Erin Cole	Hopkinton, MA	2019-12-03

Name	Location	Date
John Cormier	Somerville, MA	2019-12-03
Sandra Wood	Toronto, Canada	2019-12-03
ahmad yousefbeigi	seattle, US	2019-12-03
Alex Kim	Brighton, MA	2019-12-03
Taylor Cedar	Eau Claire, US	2019-12-03
Evelyn Jimenez	Candler, US	2019-12-03
Kole Monke	Memphis, US	2019-12-03
Jen Brown	Somerville, MA	2019-12-03
Re PHennell	Stockton, CA	2019-12-03
Evan Hempel	Washignton, DC	2019-12-03
Lisa Smith	Jamaica Plain, MA	2019-12-03
Emily Cruz	New York, US	2019-12-03
Tricia Brennan	Jamaica Plain, MA	2019-12-03
Dina Jacir	Arlington, MA	2019-12-03
Brinna Dessert	Fall River, MA	2019-12-03
Erica Poole	Boston, MA	2019-12-03
Kristine Lessard	Somerville, MA	2019-12-03
Madeleine Daly	Allston, MA	2019-12-03
Jenny Mabee	Watertown, MA	2019-12-03
John McKendry	Ashby, MA	2019-12-03
Peter Brenton	Medford, MA	2019-12-03
Mary Ann Ladd	Malden, MA	2019-12-03

Name	Location	Date
Karen West	Boston, MA	2019-12-03
Andrea Breen	Allston, MA	2019-12-03
Gabby Wales	Allston, MA	2019-12-03
Sam Toabe	Brighton, MA	2019-12-03
Jeanne Hardy	Hingham, MA	2019-12-03
Alison Maurer	Somerville, MA	2019-12-03
Adriana Jacobsen	Cambridge, MA	2019-12-03
Sylvia Soderberg	US	2019-12-03
Ben Sloat	Brookline, MA	2019-12-03
Brenda Wynne	Brighton, MA	2019-12-03
Sandra Teare	Needham, MA	2019-12-03
Jonathan Harlow	Boston, MA	2019-12-03
Gianna Garza	Cambridge, MA	2019-12-03
Em Es	Cambridge, MA	2019-12-03
Evan Smith	Boston, MA	2019-12-03
Aidan Orly	Dorchester Center, MA	2019-12-03
Margaret O'Connell	Allston, MA	2019-12-03
Brian Glaser	Brighton, MA	2019-12-03
Julia Mark	Brighton, MA	2019-12-03
Peter Lake	Boston, MA	2019-12-03
Kari Wilfong	Attleboro, MA	2019-12-03
Josh Artman	Metuchen, NJ	2019-12-03

Name	Location	Date
Pawel Latawiec	Cambridge, MA	2019-12-03
Caroline deBourbon	Boston, MA	2019-12-03
John McCartin	Boston, MA	2019-12-03
Khadija Bangoura	Brighton, MA	2019-12-03
Brittany Botz	Denver, CO	2019-12-03
Tanner Glickman	New Rochelle, NY	2019-12-03
Nick Cook	Boston, MA	2019-12-03
Aoife Barrington-Haber	Canton, MA	2019-12-03
Blair Usedom	Boston, MA	2019-12-03
Andy Caira	US	2019-12-03
Shayne Zaslow	Richmond, VA	2019-12-03
Karen Benson	Chicago, IL	2019-12-03
Christina Spinelli	Allston, MA	2019-12-03
Catherine Bunker	Boston, MA	2019-12-03
Rebekah White	Lowell, MA	2019-12-03
Rebecca Mortensen	Islandia, NY	2019-12-03
Patrick Walsh	Boston, MA	2019-12-03
Dana Rossetti	Belmont, MA	2019-12-03
Abigail Gabrieli	Boston, MA	2019-12-03
Sophie Philibert	Jamaica Plain, MA	2019-12-03
Rachel Ruiz	Allston, MA	2019-12-03
Janet Foote	Shelton, CT	2019-12-03

Name	Location	Date
Adam Visentin	Allston, MA	2019-12-03
Claudia MacDonald	Charlotte, NC	2019-12-03
joan witt	Waitsburg, WA	2019-12-03
Cassandra de Alba	Somerville, MA	2019-12-03
Joanna Hamilton	Jamaica Plain, MA	2019-12-03
Erin Kenney	Wayland, MA	2019-12-03
Maty Cropley	Roxbury, MA	2019-12-03
Naila Karamally	Wellesley Hills, MA	2019-12-03
Lianne Hannaway	Toronto, Canada	2019-12-03
Michael Burke	Brookline, MA	2019-12-03
Sarah Hartwig	Brookline, MA	2019-12-03
NANCY KATTINE	Sardinia, OH	2019-12-03
Kelley Huber	Boston, MA	2019-12-03
Kelly Henderson	Los Angeles, CA	2019-12-03
Erica England Herron	Westerville, OH	2019-12-03
Aylin Camacho	Anaheim, US	2019-12-03
Rachel Craig	Brighton, MA	2019-12-03
michele gianotti	hoboken, NJ	2019-12-03
Ashley Holmes	US	2019-12-03
Juliana Schwartz	Oakland, CA	2019-12-03
Kevin Dua	Reading, MA	2019-12-03
Megan Sargent	West Tisbury, MA	2019-12-03

Name	Location	Date
Michael Jones	Brooklyn, NY	2019-12-03
Gene Buonaccorsi	Somerville, MA	2019-12-03
Melissa Kenny	Ashland, MA	2019-12-03
Becca Ripley	Podgorica, Montenegro	2019-12-03
Jen Titus	Boston, MA	2019-12-03
Shelby Lewis	Brighton, MA	2019-12-03
Daniel sk	Chapin, US	2019-12-03
Jon Neely	Rochester, US	2019-12-03
connor young	Atlanta, US	2019-12-03
Matthew Bowers	Raleigh, US	2019-12-03
Lydia Mccormick	Orlando, FL	2019-12-03
Josh Bhatti	Westwood, MA	2019-12-03
Michelle Nelson	West Bridgewater, MA	2019-12-03
Noah De Amor	Dorchester, MA	2019-12-03
Steve Hoke	Vero Beach, FL	2019-12-03
Lee Fisher	Murrell's Inlet, SC	2019-12-03
Julian Brown	Boston, MA	2019-12-03
Kerry Monahan	Dedham, MA	2019-12-03
Stephan Petrinec	Erie, US	2019-12-03
kellie arnold	Roslindale, MA	2019-12-03
R Feynman	Allston, MA	2019-12-03
Shaben Begum	Birmingham, UK	2019-12-03

Name	Location	Date
Catherine Senghas	Jamaica Plain, MA	2019-12-03
Sarah Braverman	South Hadley, MA	2019-12-03
Nina Goodman	Newton Center, MA	2019-12-03
Juli Sanchez	Troy, MI	2019-12-03
Jess Short	Bramley, UK	2019-12-03
ben rector	Allston, MA	2019-12-03
Athena Hughes	Boston, MA	2019-12-03
Julie Amov	Arlington, MA	2019-12-03
Jessye Kass	Cambridge, MA	2019-12-04
Danielle Coles	Somerville, MA	2019-12-04
Anthony pauley	bel air, MD	2019-12-04
Lynda McNeil	N andover, MA	2019-12-04
Tanya Dias	Needham, MA	2019-12-04
Richard Ferrante	Allston, MA	2019-12-04
Kathleen Whooley	Quincy, MA	2019-12-04
Ebon Luther	Cambridge, MA	2019-12-04
Molly April	Somerville, MA	2019-12-04
Stephen Irving	Montgomery, US	2019-12-04
Kristen Day	Boston, MA	2019-12-04
Kylie Pink	Charleston, US	2019-12-04
Jeremy Schulz	Brighton, MA	2019-12-04
Matt Hughes	MEDFORD, MA	2019-12-04

Name	Location	Date
Emmalie Langan	Chestnut Hill, MA	2019-12-04
Eileen Wynne	Wakefield, MA	2019-12-04
Joseph Gentile	Boston, MA	2019-12-04
Kaushnic Noble	Aurora, US	2019-12-04
Angelina Waldrop	Canyon Country, US	2019-12-04
Kathleen Geigley	Spartanburg, SC	2019-12-04
Ksenia Varlyguina	Somerville, MA	2019-12-04
Reid Savage	Somerville, MA	2019-12-04
Yulia boldyreva	Garland, TX	2019-12-04
Leaf Sama	Sandy, US	2019-12-04
Theavin Pou	Lynn, MA	2019-12-04
Natasha Bumbeck	Pompano Beach, FL	2019-12-04
Jessica Lombardi	Mt Vernon, OH	2019-12-04
Eleanor Bader	Brooklyn, NY	2019-12-04
Hannah Banana	Miami, US	2019-12-04
Carol Martinez	Brighton, MA	2019-12-04
daniel martinez	Brighton, MA	2019-12-04
Jeffrey Griffin	Watertown, MA	2019-12-04
Brent Parrish	Dorchester, MA	2019-12-04
Jesse Pack	Worcester, MA	2019-12-04
Ryan Casey	Boston, MA	2019-12-04
Christa Bohan	Cambridge, MA	2019-12-04

Name	Location	Date
Ariel Berman	Concord, MA	2019-12-04
Tania Richard	Toronto, MA	2019-12-04
Frank Copeland	Portland, OR	2019-12-04
Taire McCobb	Brighton, MA	2019-12-04
Perry King	wake forest, US	2019-12-04
Dana Zircher	Bellevue, WA	2019-12-04
Matt Dibrindisi	Northampton, US	2019-12-04
Brittney Beardsley	Jamestown, US	2019-12-04
Harry Shipps	Boston, MA	2019-12-04
That Guy Over There	North Bend, US	2019-12-04
No nono	Rockville, US	2019-12-04
Leah Nassar	Worcester, MA	2019-12-04
Michelle DiPoala	Allston, MA	2019-12-04
Carrie Sheehan	Allston, MA	2019-12-04
Kaitlin Dute	Boston, MA	2019-12-04
Gina Cogan	Brighton, MA	2019-12-04
Micaela Brody	Allston, MA	2019-12-04
dale quick	dupont, US	2019-12-04
john moore	danvers, US	2019-12-04
Magda Carbajal	Porter, US	2019-12-04
J Curt	Washington, DC	2019-12-04
Nigger Slave	Newark, US	2019-12-04

Name	Location	Date
Kaelyn Tindall	Boston, MA	2019-12-04
Hyder Jafri	Darien, US	2019-12-04
David Osborne	Springfield, US	2019-12-04
Pablo Ussa	Hoboken, US	2019-12-04
Alyssa Doyle	Springfield, MA	2019-12-04
Sarah Choi	Dracut, MA	2019-12-04
Peter Scholnick	Boston, US	2019-12-04
Nicholas Cicchinelli	Somerville, MA	2019-12-04
Amelia Smith	Boston, MA	2019-12-04
Penn Edmonds	Belmont, MA	2019-12-04
Lexie O'Brien	Saint Louis, MO	2019-12-04
Ivan Dent	Australia	2019-12-04
andrea roy	brookline, MA	2019-12-05
Michele LaPorte	Schaumburg, US	2019-12-05
Alix Amante	Chicago, IL	2019-12-05
Gracie Lang	Giddings, US	2019-12-05
hiba babekr	Iselin, US	2019-12-05
Catharine Kump	Rockville, MD	2019-12-05
Lisa DeFreitas	Somerville, MA	2019-12-05
Lynn Small	Boston, US	2019-12-05
Sandra Burr	Cudahy, WI	2019-12-05
David Toh	Petaling Jaya, Malaysia	2019-12-05

Name	Location	Date
Karen Thrasher	Edgerton, WI	2019-12-05
Joann Lee	Allston, MA	2019-12-05
Crista DeLisio	Hudson, US	2019-12-05
Tre'Andre Valentine	Jamaica Plain, MA	2019-12-05
Mdivani Monroe	New York, NY	2019-12-05
Myles Wesley Kent	Vista, CA	2019-12-05
tristan sanford	Jackson, US	2019-12-05
Jazmine Harvey	Kincheloe, MI	2019-12-05
Vaughn Taubenheim	Arroyo Grande,CA, US	2019-12-05
Catlion Murray	New York, US	2019-12-05
Grant Ball	Atlanta, US	2019-12-05
Sarah Millspaugh	San Diego, CA	2019-12-05
bya beustel	Bolingbrook, US	2019-12-05
Nusaiba Abdulaziz Muhammad	Abuja, Nigeria	2019-12-05
MichaelJohn Dutton	Derbyshire, UK	2019-12-05
Joel Symons	Douglas,, AK	2019-12-05
Yudelka Diaz	Orlando, US	2019-12-05
Julio Angel Edgardo Simonetti	Pilar, Argentina	2019-12-05
sherine dacamara	Randolph, MA	2019-12-05
Jayani Wijeratna	Lake Saint Louis, US	2019-12-05
Fari Shakur	Salem, MA	2019-12-05
Riley Mccauley	Whitehall, US	2019-12-05

Name	Location	Date
harjinder singh	Ludhiana, India	2019-12-05
Sierra Williams	Philadelphia, US	2019-12-05
Hannah Bicknell	Boston, US	2019-12-05
Selma Ambole	Windhoek, Namibia	2019-12-05
Rebecca Walterbach	Catoosa, US	2019-12-05
Mykya Peterson	Temple, US	2019-12-05
Diana George	Hancock, NH	2019-12-05
Jessica Eldridge-Young	Shutesbury, MA	2019-12-05
Erin Gilmour	Allston, MA	2019-12-05
Stanislava Banova	Bulgaria	2019-12-05
Alexis Napoliello	Brooklyn, NY	2019-12-05
Valerie Nordberg	Riihimäki, Finland	2019-12-05
Milo Gorter	Alexandria, US	2019-12-05
Lilybeth Avellana	Hilliard, US	2019-12-05
Teresa Grimaldi	Mattapan, MA	2019-12-05
Sean Trask	Worcester, US	2019-12-05
Rez Agimi	Boston, MA	2019-12-05
Matthew Ream	Reading, MA	2019-12-05
Addison Galey	Sioux City, US	2019-12-05
Jennifer Nguyen	Boston, MA	2019-12-05
Tyler Anderson	Elk Grove Village, US	2019-12-05
Laura Eastaugh	Brighton, MA	2019-12-05

Name	Location	Date
Tesla O'Rourke	West Des Moines, US	2019-12-05
Aaron Smith	Shelburne, VT	2019-12-05
Nicole Richard	Toronto, Canada	2019-12-05
Andrew Aubin	Boston, MA	2019-12-05
Max Bumbeck	Saint Albans, VT	2019-12-05
Amy Chang	Hilo, HI	2019-12-05
Urska Jurak	Ljubljana, Slovenia	2019-12-05
atlantis roberts	Newport, US	2019-12-05
Jaddison Jordan	Scottsdale, US	2019-12-05
Reagan Flaherty	Lexington, US	2019-12-05
babyy mama	Fairfax, US	2019-12-05
Jerry Roach	Boston, MA	2019-12-05
Anal Destroyer	Lima, Peru	2019-12-05
Shiloh Alwine	Chicago, US	2019-12-05
Dawn Moore	Chicago, IL	2019-12-05
Mara Knoecklein	Boston, MA	2019-12-06
Rose Dionne	Brighton, MA	2019-12-06
Jaden Jinks	Burbank, US	2019-12-06
m s	Hanson, MA	2019-12-06
Jennifer Torres	78223, US	2019-12-06
Elizabeth Anderon	Honolulu, HI	2019-12-06
Lasha Spigner	Oklahoma City, OK	2019-12-06

Name	Location	Date
Amanda Winston	Brighton, MA	2019-12-06
Stephen Herrera	Brighton, MA	2019-12-06
Joseph. F Bastien	New York, NY	2019-12-06
Cheryl Duddy Schoenfeld	Dedham, MA	2019-12-06
Steve Wage	Worcester, MA	2019-12-06
Diana Arboleda Kindlon	Cambridge, MA	2019-12-06
breana williams	Plano, US	2019-12-06
Ben Edwards Edwards	Kansas City, MO	2019-12-06
Nicole Hudson	Lodi, WI	2019-12-06
Mark Norcera	Latrobe, US	2019-12-06
Lauren Ensminger	Baton Rouge, US	2019-12-06
Kara Rutledge	Saugus, US	2019-12-06
Joseph Kolojejchick	Atlanta, GA	2019-12-06
Michael Walker	Ventura, US	2019-12-06
Cameron Ford	Herculaneum, US	2019-12-06
Tyler Cleveland	Cairo, US	2019-12-06
Daylen Galvez	Miami, US	2019-12-06
Franky hernandez	Philadelphia, US	2019-12-06
Kelly Mattison	Fairfax, VA	2019-12-06
Ken Carey	Boston, MA	2019-12-06
Lamb Parker	Des Moines, US	2019-12-06
Ian Powers	New York, NY	2019-12-06

Name	Location	Date
James Fahey	Boston, MA	2019-12-06
Isabel Greenstein	Boston, US	2019-12-06
Nick Memole	Largo, US	2019-12-06
Naomi Becker	St. Paul, MN	2019-12-06
Gary Sandy	Haysville, KS	2019-12-06
Lauren White	Gainesville, US	2019-12-06
Katherine Wright	Norfolk, US	2019-12-06
Alex Kennedy	Allston, MA	2019-12-06
YADIRA Pollard-Ramos	Woburn, MA	2019-12-06
Mary-Brent Brown	Dorchester Center, MA	2019-12-07
Janet Fox Fox	Allston, MA	2019-12-07
Janet McDermott	Boston, MA	2019-12-07
Nancy Sableski	Dorchester Center, MA	2019-12-07
orly shacham	Somerville, MA	2019-12-07
CAROL GENOVESE	Boston, MA	2019-12-07
Nancy Horowitz	Roslindale, MA	2019-12-07
Cynthia Rawson	Boston, MA	2019-12-07
David Miller	Jamaica Plain, MA	2019-12-07
Wendy Ellertson	Boston, MA	2019-12-07
Sheila Parks	Watertown, MA	2019-12-07
Barbara Myers	Boston, MA	2019-12-07
Caroline Kimball-Katz	Dorchester, MA	2019-12-07

Name	Location	Date
Marcie Osinsky	West Roxbury, MA	2019-12-07
Noble Mondl	Punxsutawney, US	2019-12-07
Amy Mertl	Somerville, MA	2019-12-07
Nina Aronoff	Jamaica Plain, MA	2019-12-07
Isaiah Plovnick	Brookline, MA	2019-12-07
john bookston	Boston, MA	2019-12-07
Osama al Masri	brooklineBrookline, MA	2019-12-07
Susanna Hamilton	Brighton, MA	2019-12-07
Tahir Hussain	Allston, MA	2019-12-07
Angela Brooks	Newton Center, MA	2019-12-07
Corinne Espinoza	Boston, MA	2019-12-07
Eleanor Jones	Cambridge, MA	2019-12-07
Mary Baine Campbell	Cambridge, MA	2019-12-07
Jason McCool	Somerville, MA	2019-12-07
Rosemary Teehan	Medford, MA	2019-12-07
Steve Craine	Newton, MA	2019-12-07
Deborah Abelman	Belmont, MA	2019-12-07
Edith Read	Brighton, MA	2019-12-07
Chris Wrenn	Watertown, MA	2019-12-07
Betsey Chace	Cambridge, MA	2019-12-07
KYRA MONTAGU	Cambridge, MA	2019-12-07
Nicole Raymond	Taunton, MA	2019-12-07

Name	Location	Date
B. NEWMAN	SOMERVILLE, MA	2019-12-07
jude glaubman	cambridge, MA	2019-12-07
Camlyn Smith-Allen	Massachusetts	2019-12-07
Beata Coloyan	Boston, MA	2019-12-07
Benjamin Bell	Orangeburg, SC	2019-12-07
Diana Barlow	Chelmsford, MA	2019-12-07
Wendy Brown	Halifax, Canada	2019-12-07
Rusty Glicksman	Arlington MA, MA	2019-12-07
Evelyn Ophir	Brookline, MA	2019-12-07
sarah freeman	JP, MA	2019-12-07
Joyce Harvey	Dorchester Center, MA	2019-12-07
Silvia Fernandes	Campo Grande, Brazil	2019-12-07
Traci Turner	Dorchester, MA	2019-12-07
Andy Tan	Jamaica Plain, MA	2019-12-07
Raymond G Hardin	Boston, MA	2019-12-07
Dan McLaughlin	Newton Center, MA	2019-12-07
Georgeanne Matranga	Port Jefferson Station, NY	2019-12-07
Rev. Rob Mark	Cambridge, MA	2019-12-07
Lee Farris	Cambridge, MA	2019-12-07
Jess Morgan	US	2019-12-07
Barbara Fox	Medford, MA	2019-12-07
Caroline Coady	Boston, MA	2019-12-07

Name	Location	Date
Adrienne R Benton	Boston, MA	2019-12-07
Andrea Devine	Cambridge, MA	2019-12-07
Travis Berger	defunak springs, US	2019-12-07
Antonio Spivey	Clinton, US	2019-12-07
Laura Beretsky	Somerville, MA	2019-12-07
linda freeman	Boston, MA	2019-12-07
Andrea Clardy	Jamaica Plain, MA	2019-12-07
Marypenelope Boyatt	Medford, MA	2019-12-07
Mary Barton-Lech	Belmont, MA	2019-12-07
Daniel Taitelbaum	Jamaica Plain, MA	2019-12-07
Debra Imperioso	Springfield, MA	2019-12-07
Kathy Brown	Jamaica Plain, MA	2019-12-07
Kathy Roberts	Cambridge, MA	2019-12-07
Deon Williams	Belle Chasse, US	2019-12-07
Jessica Halem	Boston, MA	2019-12-07
LeeAllen Meyer	Medford, MA	2019-12-07
Ewan Dewar	Perth, Australia	2019-12-07
Clare Abreu	Brighton, US	2019-12-07
Anna Thal-Reno	Brookline, MA	2019-12-07
Naomi Mills	Three Rivers, MI	2019-12-07
Pradeep Penumadu	India	2019-12-07
Melodile Adams	Arroyo Grande, CA	2019-12-07

Name	Location	Date
Kathleen Powers	Chicago, IL	2019-12-07
betty turner	raleigh, NC	2019-12-07
Robert Rule	Nashville, TN	2019-12-07
Daniel Benner	Allentown, PA	2019-12-07
Joice Gonçalves Pedruzzi	Vila Velha, Brazil	2019-12-07
Laurine League	Ridgewood, NY	2019-12-07
Beth Carpenter	Duluth, MN	2019-12-07
giovanni salvestrini	Italy	2019-12-07
alaska patterson	Vancouver, WA	2019-12-07
Patricia Lorsch	Cambridge, MA	2019-12-07
Dorothea M. Jones	Cambridge, MA	2019-12-07
Tanoa Claiborne	Port Gibson, MS	2019-12-07
Florine Watkins	Detroit, US	2019-12-07
Olanda Nelson	Columbia, US	2019-12-07
Sarah Fitzgerald	Brookline, MA	2019-12-07
Cheryl Hafferty	Peabody, MA	2019-12-07
Roxanne Mather	Brockton, MA	2019-12-07
Jed Hresko	Boston, MA	2019-12-07
anne Bekkers	Deurne, Netherlands	2019-12-07
beatrice Lee Madrey	Jamaica Plain, MA	2019-12-07
Rhonda Badman	Macksville, Australia	2019-12-07
nicole spectator	Jamaica Plain, MA	2019-12-07

Name	Location	Date
Nykel Floyd	Grayson, US	2019-12-08
George Saulnier	Pittsburgh, PA	2019-12-08
Sue Stromquist	Duluth, MN	2019-12-08
Dawne Young	Cambridge, MA	2019-12-08
Jo Oneill	Gibraltar, CA	2019-12-08
Mario Burgos Garcia	Guayaquil, Ecuador	2019-12-08
Michael Keane	Rohnert Park, US	2019-12-08
Sharon Coutain	Brooklyn, NY	2019-12-08
Robert Petrosyan	Buzzards Bay, US	2019-12-08
Kailey Stephens	Anderson, US	2019-12-08
Bobby Bands	Waynesboro, US	2019-12-08
Christina Boyd	Riverside, US	2019-12-08
Ryan Atkins-delannoy	Springfield, US	2019-12-08
ILTO Poerner	Curitiba, Brazil	2019-12-08
Deborah Barolsky	Arlington, MA	2019-12-08
Nikki Spencer	Somerville, MA	2019-12-08
Angela Izzo	Los Angeles, US	2019-12-08
Shruti Ramanathan	Lexington, MA	2019-12-08
Jaki Waldvogel	Hayden, US	2019-12-08
Paul Makhlouf	Naples, US	2019-12-08
Alice Ahn	Honolulu, US	2019-12-08



Michael Sinatra <michael.a.sinatra@boston.gov>

Regarding Allston Yards

1 message

Ethan Long <ethmlong@gmail.com>

Sun, Dec 8, 2019 at 11:21 PM

To: MICHAEL.A.SINATRA@boston.gov

Cc: Mayor Walsh <MAYOR@boston.gov>, MARK.CIOMMO@boston.gov, "Moran, Michael (Michael.Moran@mahouse.gov)" <MICHAEL.MORAN@mahouse.gov>, Kevin Honan <KEVIN.HONAN@mahouse.gov>, CONOR.NEWMAN@boston.gov, Michael Flaherty <MICHAEL.F.FLAHERTY@boston.gov>, A.E.GEORGE@boston.gov, Michelle Wu <MICHELLE.WU@boston.gov>, ALTHEA.GARRISON@boston.gov

To Mr. Sinatra:

Despite the PDA being publicly available online since late October, quite a few of my neighbors are voicing their opinion that this project should once again be pushed and that it shouldn't be part of the Dec. 12th agenda of the BPDA Board of Directors. I am in support of their request for a delay.

I understand the need for housing to be built and I think there is room for improvement in regards to community engagement during the Article 80 process.

Not every resident is aware of the BPDA's website and the documents it provides. It is apparent that the city should advertise and inform the residents of our neighborhoods about document filings and public meetings in a more direct way. Not everyone is familiar with the BPDA's website and will likely only hear about these things when it's coming down to the last minute.

That being said, Boston is in desperate need of housing, particularly housing that is actually affordable.

There needs to be sweeping change on every level here.

The current Inclusionary Development Policy does not provide sufficient housing that is financially attainable for the average Bostonian. Go into every neighborhood and ask people how much they make. Do the math and see if what they make is enough to live sustainably within city limits. See if they would qualify for affordable housing in any of the city's latest developments.

The future of this city is being set up for failure. Neighbors who are from this city, and who have lived in this city all their lives can't afford to stay here unless there is a sweeping change to this city's Inclusionary Development Policy. There needs to be a deepening range of affordability for those making \$15k - \$45k. Those working in retail, food service, transportation, childcare, delivery, etc are who make this city run and a lot of them either don't make a living wage or are spread paycheck to paycheck. Most of these developments have units that are priced way above what those living in most neighborhoods in the city can afford.

Since there is no land purchase happening, I also personally think Ahold Delhaize could afford to build with impact. I think one of the main reasons why once again there's a vocal need for the delay is because while the developers can likely increase and deepen affordable rentals and homeownership opportunities within the project, they're banking on the neighborhood tiring out because of the desperation of the housing crunch.

According to the Allston Brighton CDC's 2019 report "Rising Rents, Closing Doors":

"The area's 2016 estimated median household income of \$52,795 is slightly lower than the Boston median of \$58,516. However, 29% of Allston Brighton's residents earn below \$25,000."

"In 2016, a household earning the median income would have had to pay 63% of its income to rent a three-bedroom apartment in Allston Brighton. Consider the rent burden that Allston Brighton residents' shoulder. In 2016, the average social worker, secretary, and retail salesperson employed in the statistical area that includes Boston earned \$51,630, \$41,060, and \$27,460, respectively. To rent an average two-bedroom unit in Allston Brighton, these workers would have to apply 50 %, 63%, and 95% of their incomes, respectively, towards their rent. The rent for a one-bedroom apartment in Allston Brighton exceeds the gross earnings of someone in a full-time minimum wage job."

What is going on here?

I don't think anyone can make a decision on any development in Allston-Brighton without reading this report:

<https://allstonbrightoncdc.org/wp-content/uploads/2019/05/FINAL-Rising-Rents-Closing-Doors-Report.pdf>

Allston also needs a boost when it comes to owner-occupied units. It's currently a single-digit percentage. Yikes.

This project should be denser, but the current transportation infrastructure can't handle the number of residents in the city as it is. Again, sweeping change needs to happen, at the state-level, regarding increasing the frequency of rail service, bus service, and the construction of West Station. If this were solved, denser projects along the pike or other major transportation corridors would likely be received more favorably.

What is comes down to is that we need to be building dense and we need to be building with the average incomes of individual neighborhoods in mind, countering the offset caused by the Back Bay, Waterfront, and Charlestown.

We need housing now. We need sweeping changes now. Give the community a little more time to process and have the discussion.

Regarding the one-acre community green space: Please request that it be named after Rita Hester.

Sincerely,
Ethan Long
Allston-Brighton Resident

December 6, 2019

Regarding the Allston Yards development

Dear Mr. Sinatra

Thank you for organizing the public meeting at WGBH on November 21, 2019.

This project, as you know, has been met with considerable community opposition as well as past opposition to the prior iteration of the plan by Councilor Ciommo, State Representative Honan and State Representative Moran.

At the same time, the community process to date has improved the Allston Yards project, but there are still many outstanding issues of concern that need to be resolved, in particular;

- Given the scale and density of this project, the number of income restricted units needs to be increased to 20% on site, across all three residential buildings.
- The monetary value of the Homeowner Fund needs to be significantly increased and front loaded to address the housing challenges, particularly declining owner-occupancy that the community is facing now.

On the issue of process, the latest iteration of the proposal, as presented on November 21st, deserves a thorough public review with adequate time for comments and responses from the developer and the BPDA. This will not be possible if the project goes before the BPDA Board for a vote at the December meeting, just 3 days after the comment period closes. In addition, only one public meeting has been held to discuss the latest iteration of the project.

More time is needed to evaluate the latest proposal in regard to the new *Allston-Brighton Homeowner Fund* to support off-site owner-occupied housing in our community. The proposed fund and how it would work lacks detail. The public needs more information and time to fully evaluate the feasibility and capacity of the proposal to deliver much needed support for home ownership in the neighborhood. For example, we need to know how many homeownership units would be created by this fund over time.

Therefore, it is premature to bring this project to the BPDA Board in December. From the community perspective, more needs to be done to address resident concerns regarding affordability, homeownership, height, traffic mitigation and public transportation improvements.

Given the scale and significance of this project and its impact of future development, I trust that the BPDA will allow more time for a thorough review of this latest proposal and postpone a vote until the new year.

Sincerely,

City Councilor Elect Liz Breadon

State Representative Michael Moran

State Representative Kevin Honan

CC: Mayor Martin Walsh

Councilor Annissa Essaibi George

Councilor Michelle Wu

Councilor Michael Flaherty

Councilor Althea Garrison

Mr. Brian Golden



Michael Sinatra <michael.a.sinatra@boston.gov>

REMOVE Allston Yards from the Dec. 12th agenda

1 message

Emily Manning-Mingle <manningmingle@gmail.com>

Sun, Dec 8, 2019 at 9:07 PM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MARK.CIOMMO@boston.gov, MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov, "MICHAEL.F.FLAHERTY@BOSTON.GOV" <michael.f.flaherty@boston.gov>, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov
Cc: bacommunitycoalition@gmail.com

Dear Elected Representatives,

It is simply UNACCEPTABLE that the Allston Yards project remains on the Dec. 12 th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! The project is not ready to be evaluated as there has been next to NO meaningful community input in the process.

As we have repeatedly pointed out, the BPDA continues to deploy a disingenuous model to gage community reaction to a development project: it schedules meetings at its convenience, allocates the vast majority of time to the developer so that there is plenty of vague slides and marketing going around, and then rushes community input, usually restricted to the last 20 minutes of two-hour long meetings. This is a charade, not a meaningful and collaborative process.

We repeat: take the Allston Yards project off the Dec. 12 th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! It MUST NOT go forward without being FULLY and MEANINGFULLY vetted by the community!

--

Emily Manning-Mingle
manningmingle.weebly.com



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards Development Project

1 message

Susan Heideman <sheidema@smitty.edu>

Fri, Dec 6, 2019 at 10:29 AM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, Mark Ciommo <MARK.CIOMMO@boston.gov>, MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov
Cc: bacommunitycoalition@googlegroups.com

Dear City Officials and Project Manager,

It is unconscionable to omit further public meetings about this mega-project before green-lighting it. For the current administration simply to shut down any further community discussion around one of the largest projects planned in Boston, and certainly the largest in Brighton-Allston, is to pervert local democracy in a manner akin to what we're seeing in Washington DC.

Many aspects of this project remain far too vague. Now with imminent approval by Mayor Walsh, the development company's near carte blanche decision-making on many still-unresolved issues threatens to create an urban monster with regard to density, transportation, open space, and quality of life.

While some progress has been made in design modification, too many issues remain unresolved. I implore you to respect the community this project will affect for decades to come by working with us rather than ignoring us. This is simply too important and massive a development to get wrong, and there remain many things wrong at present.

Respectfully,
Susan Heideman
[165 Chestnut Hill Ave.](#)
[#7](#)
[Brighton](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

1 message

Deborah Valianti <dvalanti@gmail.com>
To: Michael Sinatra <michael.A.SINATRA@boston.gov>

Thu, Dec 5, 2019 at 3:47 PM

Dear Mr. Sinatra:

I stand with my neighbors in requesting the Allston Yards proposal be taken off the agenda of 12 December meeting. Not enough attention is being paid to community input nor has there been adequate time spent discussing ramifications of such a huge development being added to our already over-burdened neighbor hoods.

yours,
Deborah Valianti
Oak Square
Brighton



Michael Sinatra <michael.a.sinatra@boston.gov>

More Time for Allston Yards Approval

1 message

Karen Coyle Aylward <karencoyle@mahouse.gov>

Thu, Dec 5, 2019 at 10:49 PM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MARK.CIOMMO@boston.gov,
MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov

To Our Elected Officials--

I hope you will hear the call of the residents of Allston Brighton to please allow more time for public input on the Allston Yards Stop and Shop Project. It feels like so much massive change is being pushed through so fast in Brighton with little time for public input. The owners aren't going anywhere and we will not lose business if we push them to wait and revise further. Moving too quickly will make a massive change to the area forever and a few more months of public input can only be a benefit.

Thank you,
Karen Aylward



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards: Kindly use your good offices to halt the current tactics of seemingly attempting to FORCE through the approval of Allston Yards and other B-A "development" projects!

1 message

Brenda Gael McSweeney <gael144@gmail.com> Fri, Dec 6, 2019 at 2:35 AM
 To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, MICHAEL.MORAN@mahouse.gov, "Honan, Kevin - Rep. (HOU)" <KEVIN.HONAN@mahouse.gov>, "Brownsberger, William (SEN)" <William.Brownsberger@masenate.gov>, MICHELLE.WU@boston.gov, Mark Ciommo <MARK.CIOMMO@boston.gov>, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, Liz Breadon <Liz@liz4ab.com>, ALTHEA.GARRISON@boston.gov, CONOR.NEWMAN@boston.gov
 Cc: Maria Rodrigues <guadalupemoog@gmail.com>, Ronni Komarow <rkomarow@yahoo.com>, Brenda Gael McSweeney <gael144@gmail.com>, Brighton Allston Community Coalition <bacommunitycoalition@gmail.com>

Hello Everyone,

I wish to endorse the request below of Maria Rodrigues and Ram Rao, also submitted by the Brighton Allston Community Coalition, that the Allston Yards project be taken off of the December 12th agenda of the meeting of the Board of Directors of the Boston Planning & Development Agency. The rationale behind this request is further expanded in our neighbor Ronni Komarow's letter of December 4th to you.

Thank you in advance for your assistance in assuring that the prevailing approach, that frankly comes across as malodorous steamrolling of development projects, is changed immediately! We're *really* counting on you once again, and greatly appreciate your help!

All best — —

Yours sincerely, Brenda

(Dr. Brenda Gael McSweeney, Nonantum Street, Brighton)

On Wed, Dec 4, 2019 at 2:57 PM Maria Rodrigues <guadalupemoog@gmail.com> wrote:

Dear Elected Representatives,

It is simply UNACCEPTABLE that the Allston Yards project remains on the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! The project is not ready to be evaluated as there has been next to NO meaningful community input in the process.

As we have repeatedly pointed out, the BPDA continues to deploy a disingenuous model to gage community reaction to a development project: it schedules meetings at its convenience, allocates the vast majority of time to the developer so that there is plenty of vague slides and marketing going around, and then rushes community input, usually restricted to the last 20 minutes of two-hour long meetings. This is a charade, not a meaningful and collaborative process.

We repeat: take the Allston Yards project off the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! It MUST NOT go forward without being FULLY and MEANINGFULLY vetted by the community!

Sincerely,

Maria G. Rodrigues and Ram Rao
 80 Lake Shore Road

12/6/2019

City of Boston Mail - Allston Yards: Kindly use your good offices to halt the current tactics of seemingly attempting to FORCE through the ...

Board members, Brighton Neighbors United, BNU



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

Lee Nave <lee.naveca@boston.gov>

Fri, Dec 6, 2019 at 9:02 AM

To: bacommunitycoalition@googlegroups.com

Cc: Mark Ciommo <mark.ciommo@boston.gov>, a.e.george@boston.gov, althea.garrison@boston.gov, conor.newman@boston.gov, kevin.honan@mahouse.gov, mayor@boston.gov, michael.a.sinatra@boston.gov, michael.f.flaherty@boston.gov, michael.moran@mahouse.gov, michelle.wu@boston.gov

Dear Elected Representatives,

As the vote for the Allston Yards project approaches us, less than a week away, the concerns from the community have reached a tipping point. Almost three years of work from a project destined to change the landscape of our community, seems to lack its full potential. The potential in this case is how the project could best benefit the community. I as a concerned Brighton resident ask that you **do not allow** the Allston Yards project to be on the **BPDA's Dec. 12th Agenda**.

Additional housing on its own is a massive benefit. Yet accommodating the need for affordable options in a city where prices are high is an even more vital impact. The development team for S & S on this project speaks about 13% affordability in the first building, then an office building, then the next residential building they would finally build 17% (not an actual guarantee). We really need more than that. For several reasons.

1. The S & S team has saved millions by the benefits of this particular area. They bought the land for this project at a mere 10 million years ago. The land value has increased astronomically. Therefore, anything less than 20% affordability is unacceptable.
2. S & S did not invest in the Boston Landing station. They will directly benefit from it however. Folks who look at public transportation as their means of commuting will look to this development in a different light.
3. There needs to be a substantial increase in the community fund for this project. \$2 million is not even pocket change...it is comparative to loose change, lost in the couch cushion, and discovered randomly years later. \$2 million over a 10 year period is not remotely enough. Even \$4 million that some advocates push still seems low. A new figure needs to be re-accessed and the idea of an Allston Brighton joint community fund with various other developers needs to be taken into consideration.
4. The office space building in question, needs to see a massive reduction in parking spots allocated in the current proposal. I would go so far as to say half. To have nearly 500+ additional cars on Allston-Brighton streets, in a city with the worst congestion in all of the country, does not make sense. Once more, the addition of a Boston Landing station should have folks concentrated there. The company needs to not only invest in folks using the "T" but should consider shuttles from greenline stops and union square.

I am hopeful that you all will support a delay for the Allston Yards Project. We have to do it right considering how much this particular project, the largest in Allston-Brighton history would impact us as a community.

Best regards,

Lee Nave Jr.
Brighton resident

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit https://groups.google.com/d/msgid/bacommunitycoalition/CAFQCfv%2BHM_sjRW395JBHc5dpVA%3D6hkxtTvwFnqO%3DhYC9gsB31w%40mail.gmail.com.



Michael Sinatra <michael.a.sinatra@boston.gov>

Fw: Allston Yards Project Meeting on 12/12/19

1 message

O'Dea, Ann M., N.P. ~~oadea@owh.harvard.edu~~
To: "michael.A.SINATRA@BOSTON.GOV" <michael.A.SINATRA@boston.gov>

Fri, Dec 6, 2019 at 9:19 AM

From: O'Dea, Ann M., N.P.
Sent: Friday, December 6, 2019 9:19 AM
To: Mayor@Boston.gov <Mayor@Boston.gov>
Subject: Allston Yards Project Meeting on 12/12/19

Dear Mayor, and city council members,

I am writing in regards to the Dec. 12th meeting with the Board of Directors of the Boston Planning and Development Agency. I am respectfully requesting that there should be NO vote on this project until the public has had a meaningful chance to comprehend and comment on the final plan.

The Brighton community deserves the opportunity to voice concern and have a better understanding of the enormous changes that will be occurring in our neighborhood.

Regards,
Ann O'Dea
[11 Duncklee St.](#)
[Brighton, Ma. 02135](#)



Michael Sinatra <michael.a.sinatra@boston.gov>

Opposition to Sale of Harriet Tubman House to New Boston Ventures

2 messages

Barbara rice [REDACTED]
To: michael.a.sinatra@boston.gov, ebony.darosa@boston.gov

Fri, Dec 6, 2019 at 9:12 AM

Dear Mr. Sinatra and Ms. DaRosa,

I write to express my strong opposition to the sale of the Harriet Tubman House by the United South End Settlements (USES) to the for-profit developer New Boston Ventures.

The Harriet Tubman House was created to serve the people, particularly Black, Brown and all low income, who were displaced or negatively impacted by Urban Renewal and was constructed specifically as a "Community Service Center" (Land Disposition Agreement, February 22, 1974). The proposed sale will violate not only the "letter of the law" – the restriction placed on USES when the site was "designated" (not sold) for community use, but it further violates the intent of the original plan which was to ameliorate the damage wreaked on South End and Lower Roxbury's residents by Urban Renewal.

For 45 years, the Harriet Tubman House has served the community as the preeminent site for numerous social services that saved lives. The Harriet Tubman House has also been a beacon of hope, by the very nature of its name, to the many people living in poverty in our community and who need the Harriet Tubman vision of strength and persistence.

Harriet Tubman's name is a symbol of freedom.

I do not want the House -- the services as well as the vision -- to be destroyed for a few luxury condos.

Sincerely,

Barbara Rice
Friend of a low income SEnd rooming house resident who got lunch and social interaction at the Tubman House for many years.
Director of a nonprofit English program located across the street
Boston resident

Ebony DaRosa <ebony.darosa@boston.gov>
To: Barbara rice <brice26@fastmail.fm>
Cc: Michael Sinatra <michael.a.sinatra@boston.gov>

Hello Barbara,

Thank you for your comment. We will ensure this is sent to the Development team.

Have a great weekend,
Ebony DaRosa
[Quoted text hidden]

--



Ebony DaRosa
Project Manager
617.918.4419

Boston Planning & Development Agency (BPDA)
One City Hall Square | Boston, MA 02201
bostonplans.org



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

Victor franco <franco552@gmail.com>

Thu, Dec 5, 2019 at 11:01 AM

To: bacommunitycoalition@googlegroups.com

Cc: Mark Ciommo <mark.ciommo@boston.gov>, a.e.george@boston.gov, althea.garrison@boston.gov, conor.newman@boston.gov, kevin.honan@mahouse.gov, mayor@boston.gov, michael.a.sinatra@boston.gov, michael.f.flaherty@boston.gov, michael.moran@mahouse.gov, michelle.wu@boston.gov

Dear Elected Representatives,

It is simply UNACCEPTABLE that the Allston Yards project remains on the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! The project is not ready to be evaluated as there has been next to NO meaningful community input in the process.

As we have repeatedly pointed out, the BPDA continues to deploy a disingenuous model to gage community reaction to a development project: it schedules meetings at its convenience, allocates the vast majority of time to the developer so that there is plenty of vague slides and marketing going around, and then rushes community input, usually restricted to the last 20 minutes of two-hour long meetings. This is a charade, not a meaningful and collaborative process.

We repeat: take the Allston Yards project off the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency! It MUST NOT go forward without being FULLY and MEANINGFULLY vetted by the community!

Sincerely,

Victor Franco

[Quoted text hidden]

[Quoted text hidden]

To view this discussion on the web visit <https://groups.google.com/d/msgid/bacommunitycoalition/1582345766.3577087.1575497801371%40mail.yahoo.com>.



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston yards

1 message

Loretta Talios <loretta.talios@gmail.com>

Thu, Dec 5, 2019 at 10:21 AM

To: michael.A.SINATRA@boston.gov

Dear Michael-

The Allston Yards project should be taken off the Dec. 12th agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency. There should be no vote on this project until the public has a meaningful chance to understand and comment on the final plan.

Regards -**Loretta Magee**

December 6, 2019

Regarding the Allston Yards development

Dear Mr. Sinatra

Thank you for organizing the public meeting at WGBH on November 21, 2019.

This project, as you know, has been met with considerable community opposition as well as past opposition to the prior iteration of the plan by Councilor Ciommo, State Representative Honan and State Representative Moran.

At the same time, the community process to date has improved the Allston Yards project, but there are still many outstanding issues of concern that need to be resolved, in particular;

- Given the scale and density of this project, the number of income restricted units needs to be increased to 20% on site, across all three residential buildings.
- The monetary value of the Homeowner Fund needs to be significantly increased and front loaded to address the housing challenges, particularly declining owner-occupancy that the community is facing now.

On the issue of process, the latest iteration of the proposal, as presented on November 21st, deserves a thorough public review with adequate time for comments and responses from the developer and the BPDA. This will not be possible if the project goes before the BPDA Board for a vote at the December meeting, just 3 days after the comment period closes. In addition, only one public meeting has been held to discuss the latest iteration of the project.

More time is needed to evaluate the latest proposal in regard to the new *Allston-Brighton Homeowner Fund* to support off-site owner-occupied housing in our community. The proposed fund and how it would work lacks detail. The public needs more information and time to fully evaluate the feasibility and capacity of the proposal to deliver much needed support for home ownership in the neighborhood. For example, we need to know how many homeownership units would be created by this fund over time.

Therefore, it is premature to bring this project to the BPDA Board in December. From the community perspective, more needs to be done to address resident concerns regarding affordability, homeownership, height, traffic mitigation and public transportation improvements.

Given the scale and significance of this project and its impact of future development, I trust that the BPDA will allow more time for a thorough review of this latest proposal and postpone a vote until the new year.

Sincerely,

City Councilor Elect Liz Breadon

State Representative Michael Moran

State Representative Kevin Honan

CC: Mayor Martin Walsh

Councilor Annissa Essaibi George

Councilor Michelle Wu

Councilor Michael Flaherty

Councilor Althea Garrison

Mr. Brian Golden



Elena Gonzalez <elena.gonzalez@boston.gov>

Fwd: Allston Yards IAG LETTER

1 message

Michael Sinatra <michael.a.sinatra@boston.gov>
To: Elena Gonzalez <elena.gonzalez@boston.gov>

Tue, Dec 10, 2019 at 2:59 PM

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

From: **Anabela** <bela@mail.com>

Date: Mon, Dec 9, 2019 at 10:08 PM

Subject: Fwd: Allston Yards IAG LETTER

To: Michael Sinatra <michael.a.sinatra@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Brian Golden <goldenbp@hotmail.com>

Michael Sinatra, Project Manager**Boston Planning and Development Agency****Boston City Hall****1 City Hall Square****Boston, MA 02201****RE: Allston Yards****Dear Mr. Michael Sinatra,**

This letter is in response to the proposed project Allston Yards from the members of the IAG. At this time we feel this project should move forward. The developer has listened and addressed the community concerns on height, density, connectivity, traffic, transportation, and affordability.

The height and density was addressed by:

- Reducing the office density by 25,000 SF and the residential density by 30 units**
- Reducing the height of Building D by 30 feet and the height of Building B by 10 feet, while also reducing the Building B podium**
- Eliminating a floor of parking in Building B to discourage single occupancy vehicle trips by office tenants**

This project still has building sections that exceed the Guest Street study. We can support that as it is important to allow for some diversity in scale in order not to build a wall of buildings that will bounce the noise back to the other side of the Pike affecting the North Brighton/Allston community.

The connectivity, traffic and transportation was addressed by:

- ***New bus stops for the 64 bus***
- ***\$2,500,000 transit subsidy commitment to the MBTA targeted to increase capacity of commuter rail and improve the 64 Bus route. The Project will work to include an annual monitoring requirement by the MBTA in the Section 61 Finding and have these results shared with the IAG.***
- ***Transit Signal Priority at 3 intersections***
- ***New, unified street grid with Complete Streets bicycle and pedestrian infrastructure***
- ***Enhanced Guest & Everett Street intersection***
- ***Enhanced Guest & Arthur Street intersection***
- ***A \$1,200,000 shuttle and shuttle services funding commitment and the project will commit to fund the shuttle operations after the initial 10-year commitment on an ongoing basis through tenant fees.***
- ***The Project will include restrictions in tenant leases prohibiting tenants from seeking resident parking stickers to protect parking in the neighborhood.***
- ***Eliminated a floor of parking in Building B to discourage single occupancy vehicle trips by office tenants***
- ***Introduced an enhanced Kiss & Ride to supplement the existing Kiss & Ride while also committing to fund and implement the Braintree Street connection if and when needed.***

We still strongly urge the developer and the city of Boston to continue to push the State/MBTA for the implementation of a fast track. The fast track would greatly improve transportation for the community as a whole and truly connect Allston/Brighton to downtown Boston. The train stop was built as a center platform to accommodate a fast track.

The affordability and stability was addressed by:

- ***17% on-site affordable housing commitment, which includes 35 units of workforce housing***
- ***\$3,000,000 Allston Brighton Homeowner Fund to increase housing affordability, accessibility and stability in the Allston Brighton neighborhood to be held by the Brighton Marine. All funds are to be awarded to the qualified residents and no money should be used to pay any salaries or programing.***
- ***The Project will commit the first \$1,000,000 to the Allston Brighton Homeowner Fund at the time of its first building permit (as soon as mid-2020). The second and third building permit will each commit another \$1,000,000 to the fund.***
- ***Committed to at least 70% of the ownership units being restricted, of record, for owner-occupancy***
- ***Commitment to no short term leases with a one year minimum term***

With the 17% affordable housing commitment and the \$3million dollar fund we have pretty much reached 20% affordability with a strong commitment to directly help residents of Allston-Brighton. The homeowner fund will give us the ability to provide grants to lower/middle-income buyers for down payment assistance, gap funding, and elderly/veteran home repairs directly to Allston Brighton residents

We acknowledge that the structure and guidelines for the Allston Brighton Homeowner Fund need to be determined, but do not feel it should be a reason to delay this project. The IAG calls for four meetings to be held by the IAG with the developer and housing advocates to format the best structure for the fund. All meetings are opened to the public. The four meetings should be completed by March 15, 2020 and the IAG will confirm the guidelines. The developer agrees no permit shall be issued prior to the guidelines being determined and that they will be added to the cooperation agreement.

Other important items also addressed:

- A one acre community green will be built with first phase of this project. The one acre will have a permanent restriction on development via easement of public rights to the city of Boston. They coordinate programing with parks and continually maintain the Community Green, at a cost of at least \$100,000 annually. The park will also have free wifi and dedicated dog park area.**
- A 10,000sq ft community room will be built. This will be an arts and community room that will be customized for the end user by the developer. A visioning survey with interested stakeholders will be held to determine programing, equipment purchasing and types of build outs, etc.. Parking will also be available for the community room users.**
- \$160,000 to be provided to the Parks Department be allocated to Ringer Park, not Penniman Park. The Project will coordinate with the Parks Department to have Parks allocate the funds to Ringer Park in coordination with the Master Plan being finalized for such park.**
- \$1,000,000 Community Benefit Fund to be allocated by the IAG yearly in increments of \$100,000 yearly. The IAG will review applications and select. Proceeds limited to organizations/grants/scholarships that benefit Allston/Brighton residents.**
- Rat baiting during construction be performed above and beyond existing requirements. The Project will exceed these requirements and reach out surrounding residents to bait properties**
- The developer agrees that they will not seek to construct any kind of Bill Board on the property.**

At this time we support this project and ask the BPDA to move forward with the approval process. Thank you.

Sincerely,

Anabela Gomes

John Bligh

Bernadette Lally

Daniel Daly

Colin Akerly

John Cusack

Rosie Hanlon

Peter Leis

Andrea Howard



**boston planning &
development agency**

Michael Sinatra, MPA

Project Manager

617-918-4280

michael.a.sinatra@boston.gov

Boston Planning & Development Agency (BPDA)

One City Hall Square, 9th Floor | Boston, MA 02201

bostonplans.org



Elena Gonzalez <elena.gonzalez@boston.gov>

Fwd: Allston Yards

1 message

Michael Sinatra <michael.a.sinatra@boston.gov>
To: Elena Gonzalez <elena.gonzalez@boston.gov>

Tue, Dec 10, 2019 at 2:59 PM

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

From: **Dan Daly** <dd103@comcast.net>
Date: Tue, Dec 10, 2019 at 7:36 AM
Subject: Allston Yards
To: Michael Sinatra <michael.a.sinatra@boston.gov>

Michael Sinatra, Project Manager

Boston Planning and Development Agency

Boston City Hall

[1 City Hall Square](#)

Boston, MA 02201

RE: Allston Yards

Dear Mr. Michael Sinatra,

The development team presented their final presentation to the BAIA last Thursday, December 5, 2019. The BAIA voted to support the project as presented.

This development has gone through several changes over the last couple of years and has reached a point that we can support it. They have lowered the height in two of the buildings, reduced office sq footage, eliminated a floor of parking for the office building, and reduced residential density by 30 units in the last iteration. The developer has committed to 17% affordable housing and an innovative \$3,000,000 Allston Brighton Homeowner Fund to increase housing affordability, accessibility, and stability in the Allston Brighton neighborhood. They have also agreed to front-load \$1,000,000 for the fund at the time of the first permit. A fund like this can truly help Allston Brighton residents have the ability to become home owners.

This project also has a large commitment to transportation with a \$2,500,000 transit subsidy that will be earmarked to improve the capacity on the commuter train and the 64 Bus. In addition, there will be a \$1,200,000 commitment to the Allston Brighton Shuttle, intersection improvements, transit priority signals for the buses, as well as Complete Streets bicycle and pedestrian infrastructure.

The one acre community green will also transform the area and give the surrounding community residents a true place to enjoy the outdoors. At the BAIA meeting it was important to hear residents of North Beacon Street speak to how the area development has really improved their quality of life and how they look forward to the completion of the Guest St/Allston Yards area.

The project also offers a 10,000 sq ft community room that will be built out by the developer to offer community space and artist space. Spaces like this are what help a community thrive and build deep roots.

This letter is a short summary of this project's benefits and why the BPDA board should approve this development.

Thank you.

Sincerely,

Dan Daly

President of the BAIA

Sent from my iPhone

--



**boston planning &
development agency**

Michael Sinatra, MPA

Project Manager

617-918-4280

michael.a.sinatra@boston.gov

Boston Planning & Development Agency (BPDA)

One City Hall Square, 9th Floor | Boston, MA 02201

bostonplans.org



Elena Gonzalez <elena.gonzalez@boston.gov>

Fwd: Stop & Shop Project Comment Letter

1 message

Michael Sinatra <michael.a.sinatra@boston.gov>
To: Elena Gonzalez <elena.gonzalez@boston.gov>

Tue, Dec 10, 2019 at 3:33 PM

One more. Sorry

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

From: **Anthony D'Isidoro** <anthonydisidoro@msn.com>

Date: Tue, Dec 10, 2019 at 3:03 PM

Subject: Stop & Shop Project Comment Letter

To: Michael Sinatra <michael.a.sinatra@boston.gov>Cc: Anabela Gomes <bela@mail.com>, Andrea Howard <ahoward@westendhouse.org>, Bernadette Moran Lally <birdlal@yahoo.com>, Bligh, John <johnjoe75@yahoo.com>, Colin Akerly <cakerly@gmail.com>, Daly, Dan <dd103@comcast.net>, John Cusack <allstoncusacks@yahoo.com>, Leis, Peter <peteleis@gmail.com>, Monica Rodriguez-Hernandez <jacquiline98@yahoo.com>, Rosie Hanlon <Rosie.Hanlon@boston.gov>

Hi Michael,

After careful consideration, I have decided not to sign on to the majority IAG letter and I am formally asking that the BPDA delay Board consideration of this project for the following reasons:

1) I believe the proponents can achieve 20% affordability from the beginning. Back loading affordability from an initial 13% to 17% after all four buildings are built, provides little guarantee that the commitment will be fulfilled (future economic conditions, project sale, PDA changes, etc.) A \$2,000,000 Homeowner Fund would do little to bridge the gap plus the lack of details as to how the fund would be managed is problematic. If an impactful Homeowner Fund is agreed to, funds should be equally held by the Allston Brighton CDC and Brighton Marine.

2) Building C should not exceed 205 feet (Approved for New Balance Boutique Hotel).

3) The proponent should commit to a 50% rental and 50% condominium split for the residential component. 758 rental and 110 Home ownership units is unacceptable.

4) The proponent should commit to a percentage of affordable retail units to attract local small businesses.

5) There must be a detailed agreement between the proponents, MassDOT and the City as to how the \$2.5 million is to be spent locally and how can the community guarantee compliance. The Stop & Shop project is not going to nor should it be asked to address problems on the Framingham Worcester Line. The Allston I90 project and MassDOT rail

vision plan with state and federal funding should assume that responsibility unless the Commonwealth is prepared to ask every development project up and down the rail corridor to make a similar contribution. If the fund is not manageable, the \$2.5 million should be added to the Homeowner Fund or targeted to another community need.

6) Issues revolving around the Allston Brighton TMA and governance and management of the Allston-Brighton shuttle should be resolved before a financial commitment is made.

7) The delta between project commitments and mitigation values appears to indicate minimal project commitments based on the size of the project. (eg. There is no guarantee that Allston Brighton will ever see any of the \$3.3 million in DIP payments to the Neighborhood Housing Trust)

8) The majority IAG letter is well written and thought out, however it contains some aspirational commitments at the same time supporting Board approval. Being a PDA and only requiring Zoning Commission approval afterwards, the forum doesn't exist for the proponent to formally respond.

In summary approval by the BPDA Board significantly reduces the leverage our community would have in addressing what appears to be numerous generalities and provides maximum flexibility to the proponent going forward.

We know that appearance before the Board is simply a rubber stamp of approval and therefore a minimum of 30 additional days could be well spent in providing greater specificity and commitment to the Allston-Brighton community.

Tony

--



Michael Sinatra, MPA

Project Manager

617-918-4280

michael.a.sinatra@boston.gov

Boston Planning & Development Agency (BPDA)

One City Hall Square, 9th Floor | Boston, MA 02201

bostonplans.org



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards Proposal

1 message

Daniel Daly 
To: Michael.A.Sinatra@boston.gov

Mon, Dec 9, 2019 at 4:36 PM

Dear Mr. Sinatra ,

I am writing you in support of the Allston Yards Proposal. I am a lifelong resident and neighbor to this project. Through the many meetings over the last two years, the proponent has made significant changes in density and massing, and major improvements in community benefits. I believe it will be an asset to our neighborhood.

Sincerely,

Daniel Daly
14 Madeline Street
Brighton Ma. 02135

Sent from my iPhone



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO
Steve Poflak, General Manager



December 9, 2019

Michael Sinatra
Project Manager
Boston Planning and Development Agency
One City Hall Square--9th Floor
Boston, MA 02201

Dear Michael:

With respect to the proposed Allston Yards development, adjacent to the MBTA Boston Landing Commuter Rail Station and I-90, and served by MBTA buses, we are writing to summarize a number of discussion items that MBTA and MassDOT teams have raised during review of the development plans. Generally, MassDOT/MBTA is in favor of high-density, mixed-use transit-oriented development near our facilities. We acknowledge the Proponent's efforts to address transportation issues in their proposal, including the relocation of bus route stops, transit signal priority, and other measures. Below we address two specific issues that we want to bring to BPDA's attention.

(1) Property Rights

MassDOT/MBTA understands and concurs with the City of Boston's and the Proponent's commitment to pedestrian safety and enhanced multi-modal access to our Boston Landing Station. It is our understanding that the current plan includes a bike path, along with other improvements such as a bicycle storage area, serving the station—some of which is placed within the MBTA's right of way.

However, MassDOT/MBTA is not in a position to convey permanent rights for this property. Therefore, we want to ensure that the Proponent's permits would not be adversely affected if MassDOT/MBTA were to claim back its right of way for transportation purposes. If the Proponent's permits would be adversely affected, then MBTA would request that the design be reconfigured to provide the bike path within the Proponent's 10.6 acre site, similar to the other proposed infrastructure improvements.

(2) Ongoing Analysis and Comments

MassDOT and the MBTA have previously commented on the proponent's filings made under the Massachusetts Environmental Policy Act and understand that the proponent plans to file a Draft Environmental Impact Report under MEPA in the near future. MassDOT and the MBTA expect to participate in that process. Boston Landing Station and several area bus routes currently experiences a high level of utilization. The proposed new mixed-use development adjacent to the station is expected to create a significant increase in ridership. The Proponent, in response to MassDOT comments on project impacts, undertook a Supplemental Transit Capacity Analysis. The analysis includes a proposed Transit Mitigation Subsidy. The MBTA and MassDOT are reviewing this



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO
Steve Poflak, General Manager



analysis, will provide comments in the MEPA EIR process, and will forward its comments on that filing to the BPDA when they are submitted.

Thank you for attention to these comments, and please feel free to reach out to me if you need clarification or have any questions.

Sincerely,

Roger Mann, Senior Director
MBTA Real Estate
10 Park Plaza, Suite 5720
Boston, MA 02116

Cc: Richard Henderson, Chief of Real Estate, MBTA
Ellen DeNooyer, Senior Project Manager, MBTA
Lionel Lucien, Program Manager Specialist VI
Zack Werth, Business Administrator, Massachusetts Realty Group



Michael Sinatra <michael.a.sinatra@boston.gov>

ALLSTON YARDS FINAL IAG LETTER

2 messages

Anabela <anabela@mail.com>

Wed, Dec 11, 2019 at 12:56 PM

To: michael sinatra <michael.a.sinatra@boston.gov>

Michael Sinatra, Project Manager**Boston Planning and Development Agency****Boston City Hall****1 City Hall Square****Boston, MA 02201****RE: Allston Yards****Dear Mr. Michael Sinatra,**

This letter is in response to the proposed project Allston Yards from the members of the IAG. At this time we feel this project should move forward. The developer has listened and addressed the community concerns on height, density, connectivity, traffic, transportation, and affordability.

The height and density was addressed by:

- Reducing the office density by 25,000 SF and the residential density by 30 units
- Reducing the height of Building D by 30 feet and the height of Building B by 10 feet, while also reducing the Building B podium
- Eliminating a floor of parking in Building B to discourage single occupancy vehicle trips by office tenants

This project still has building sections that exceed the Guest Street study. We can support that as it is important to allow for some diversity in scale in order not to build a wall of buildings that will bounce the noise back to the other side of the Pike affecting the North Brighton/Allston community.

The connectivity, traffic and transportation was addressed by:

- *New bus stops for the 64 bus*
- *\$2,500,000 transit subsidy commitment to the MBTA targeted to increase capacity of commuter rail and improve the 64 Bus route. The Project will work to include an annual monitoring requirement by the MBTA in the Section 61 Finding and have these results shared with the IAG.*
- *Transit Signal Priority at 3 intersections*
- *New, unified street grid with Complete Streets bicycle and pedestrian infrastructure*

- ***Enhanced Guest & Everett Street intersection***
- ***Enhanced Guest & Arthur Street intersection***
- ***A \$1,200,000 shuttle and shuttle services funding commitment and the project will commit to fund the shuttle operations after the initial 10-year commitment on an ongoing basis through tenant fees.***
- ***The Project will include restrictions in tenant leases prohibiting tenants from seeking resident parking stickers to protect parking in the neighborhood.***
- ***Eliminated a floor of parking in Building B to discourage single occupancy vehicle trips by office tenants***
- ***Introduced an enhanced Kiss & Ride to supplement the existing Kiss & Ride while also committing to fund and implement the Braintree Street connection if and when needed.***

We still strongly urge the developer and the city of Boston to continue to push the State/MBTA for the implementation of a fast track. The fast track would greatly improve transportation for the community as a whole and truly connect Allston/Brighton to downtown Boston. The train stop was built as a center platform to accommodate a fast track.

The affordability and stability was addressed by:

- ***17% on-site affordable housing commitment, which includes 35 units of workforce housing***
- ***\$4,000,000 Allston Brighton Homeowner Fund to increase housing affordability, accessibility and stability in the Allston Brighton neighborhood to be held by the Brighton Marine. All funds are to be awarded to the qualified residents and no money should be used to pay any salaries or programming.***
- ***The Project will commit the first \$1,250,000 to the Allston Brighton Homeowner Fund at the time of its first building permit (as soon as mid-2020). The second permit \$1,250,000 and third/fourth building permit will commit \$1,500,000 to the fund. Total of \$4,000,000.***
- ***Committed to at least 70% of the ownership units being restricted, of record, for owner-occupancy***
- ***Commitment to no short term leases with a one year minimum term***

With the 17% affordable housing commitment and the \$4million dollar fund we have reached 20% affordability with a strong commitment to directly help residents of Allston-Brighton. The homeowner fund will give us the ability to provide grants to lower/middle-income buyers for down payment assistance, gap funding, and elderly/veteran home repairs directly to Allston Brighton residents

We acknowledge that the structure and guidelines for the Allston Brighton Homeowner Fund need to be determined, but do not feel it should be a reason to delay this project. The IAG calls for four meetings to be held by the IAG with the developer and housing advocates to format the best structure for the fund. All meetings are opened to the public. The four meetings should be completed by March 15, 2020 and the IAG will confirm the

guidelines. The developer agrees no permit shall be issued prior to the guidelines being determined and that they will be added to the cooperation agreement.

Other important items also addressed:

- A one acre community green will be built with first phase of this project. The one acre will have a permanent restriction on development via easement of public rights to the city of Boston. They coordinate programing with parks and continually maintain the Community Green, at a cost of at least \$100,000 annually. The park will also have free wifi and dedicated dog park area.**
- A 10,000sq ft community room will be built. This will be an arts and community room that will be customized for the end user by the developer. A visioning survey with interested stakeholders will be held to determine programing, equipment purchasing and types of build outs, etc.. Parking will also be available for the community room users.**
- \$160,000 to be provided to the Parks Department be allocated to Ringer Park, not Penniman Park. The Project will coordinate with the Parks Department to have Parks allocate the funds to Ringer Park in coordination with the Master Plan being finalized for such park.**
- \$1,000,000 Community Benefit Fund to be allocated by the IAG yearly in increments of \$100,000 yearly. The IAG will review applications and select. Proceeds limited to organizations/grants/scholarships that benefit Allston/Brighton residents.**
- Rat baiting during construction be performed above and beyond existing requirements. The Project will exceed these requirements and reach out surrounding residents to bait properties**
- The developer agrees that they will not seek to construct any kind of Bill Board on the property.**

At this time we support this project and ask the BPDA to move forward with the approval process. Thank you.

Sincerely,

Anabela Gomes

John Bligh

Bernadette Lally

Daniel Daly

Colin Akerly

John Cusack

Rosie Hanlon

Peter Leis

Andrea Howard



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards/Stop & Shop

1 message

Thomas Crowley ~~tcrowley@mac.com~~

Wed, Dec 11, 2019 at 11:59 AM

To: "MICHAEL.A.SINATRA@boston.gov" <MICHAEL.A.SINATRA@boston.gov>, "MAYOR@boston.gov" <MAYOR@boston.gov>

Cc: Joanne D'Alcomi <dalconi@comcast.net>

I am writing to request that no decision be taken at the Thursday, December 12 board meeting of the Boston Planning and Development Agency regarding the Allston Yards proposal. It is a massive proposal, and the most recent submission is massive as well, at 441 pages. The community benefits section, particularly the fund that may support home ownership, is too vague.

When the Boston Landing development was proposed, New Balance had a vision of what it wanted to create and how it would evolve. The plan included a commuter rail station that added to the transit options of the entire neighborhood. Allston Yards/Stop & Shop, on the contrary, started with a bigger is better mindset that did not consider issues of affordability, scale, or open space. It did not look at the project in the context of the entire community, but designed something that might best be described as Commuter Rail Village, a property that would exist in some kind of bubble completely focused on the train station.

Thank you for your consideration.

Thomas Crowley
Brighton, MA 02135



華人前進會

Chinese Progressive Association

28 Ash Street, Boston, MA 02111

Tel. (617) 357-4499 Fax (617) 357-9611 www.cpaboston.org

December 9, 2019

Michael Sinatra
Boston Planning and Development Agency
1 City Hall Plaza, 9th Floor
Boston, MA 02201

RE: Allston Yards

Dear Mr. Sinatra,

On behalf of the Chinese Progressive Association (CPA), I would like to express our concern for the Allston Yards project already being placed on the December 12th meeting of the Board of Directors of the Boston Planning and Development Agency (BPDA) before the comment period has even ended. We believe that there are major concerns raised by a number of residents concerning affordability, traffic and other matters that have not been properly resolved.

CPA is a more than 40 year old grassroots community organization focused on improving the living and working conditions of Chinese Americans. The biggest issue facing members of our community and many others is the cost of housing. Many families are forced to live in overcrowded, unsafe housing, because there is not enough affordable housing. We support the Brighton Allston Community Coalition's call for at least 20% affordable housing at this project. Furthermore, we would like to ideally see 1/3 of the housing be affordable as put forth by the Inclusionary Development Policy Coalition.

Although there has been improvement, this project still falls well short of this affordability level. We are particularly concerned that the first building scheduled to be built meets only the bare minimum required by the Inclusionary Development Policy. This is the only residential building that the developer expects to build in the first five years after construction begins. With the uncertainty of the economy, this would jeopardize the future of the buildings with higher affordability levels. We have seen with other developments where market-rate units were built first, and the affordable portion be considerably delayed.

Finally, we would like more time to understand and craft the proposed \$2 million given for the Allston-Brighton Homeowner Fund. The details of this are unclear, and we want to ensure that it helps the residents who need it the most and leads to long-term affordability of units in the neighborhood. We also want assurances that the new units built in Allston Yards will be owner-occupied and not be simply used as a tool for wealthy investors to park their money.

To deal with our current housing crisis, we believe this project and our City can do better. We respectfully ask that more time be given to consider the community's input and deepen the affordability of this project.

Sincerely,

Karen Yu-zhen Chen
Executive Director



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

1 message

Bela <bela@mail.com>

Tue, Dec 10, 2019 at 9:32 AM

To: michael.a.sinatra@boston.gov, Jonathan Greeley <jonathan.greeley@boston.gov>

Michael Sinatra, Project Manager

Boston Planning and Development Agency

Boston City Hall

1 City Hall Square

Boston, MA 02201

RE: Allston Yards

Dear Mr. Michael Sinatra,

My understanding of project benefits:

- *New bus stops for the 64 bus*
- *\$2,500,000 transit subsidy commitment to the MBTA targeted to increase capacity of commuter rail and improve the 64 Bus route. The Project will work to include an annual monitoring requirement by the MBTA in the Section 61 Finding and have these results shared with the IAG.*
- *Transit Signal Priority at 3 intersections*
- *New, unified street grid with Complete Streets bicycle and pedestrian infrastructure*
- *Enhanced Guest & Everett Street intersection*
- *Enhanced Guest & Arthur Street intersection*
- *A \$1,200,000 shuttle and shuttle services funding commitment and the project will commit to fund the shuttle operations after the initial 10-year commitment on an ongoing basis through tenant fees.*
- *The Project will include restrictions in tenant leases prohibiting tenants from seeking resident parking stickers to protect parking in the neighborhood.*
- *Eliminated a floor of parking in Building B to discourage single occupancy vehicle trips by office tenants*
- *Introduced an enhanced Kiss & Ride to supplement the existing Kiss & Ride while also committing to fund and implement the Braintree Street connection if and when needed.*
- *A one acre community green will be built with first phase of this project. The one acre will have a permanent restriction on development via easement of public rights to the city of Boston. They coordinate programming with parks and continually maintain the Community Green, at a cost of at least \$100,000 annually. The park will also have free wifi and dedicated dog park area.*

- *A 10,000sq ft community room will be built. This will be an arts and community room that will be customized for the end user by the developer. A visioning survey with interested stakeholders will be held to determine programing, equipment purchasing and types of build outs, etc. Parking will also be available for the community room users.*
- *\$160,000 to be provided to the Parks Department be allocated to Ringer Park, not Penniman Park. The Project will coordinate with the Parks Department to have Parks allocate the funds to Ringer Park in coordination with the Master Plan being finalized for such park.*
- *\$1,000,000 Community Benefit Fund to be allocated by the IAG yearly in increments of \$100,000 yearly. The IAG will review applications and select. Proceeds limited to organizations/grants/scholarships that benefit Allston/Brighton residents.*
- *Rat baiting during construction be performed above and beyond existing requirements. The Project will exceed these requirements and reach out surrounding residents to bait properties*
- *The developer agrees that they will not seek to construct any kind of Bill Board on the property.*
- *17% on-site affordable housing commitment, which includes 35 units of workforce housing*
- *\$3,000,000 Allston Brighton Homeowner Fund to increase housing affordability, accessibility and stability in the Allston Brighton neighborhood to be held by the Brighton Marine. All funds are to be awarded to the qualified residents and no money should be used to pay any salaries or programing.*
- *The Project will commit the first \$1,000,000 to the Allston Brighton Homeowner Fund at the time of its first building permit (as soon as mid-2020). The second and third building permit will each commit another \$1,000,000 to the fund.*
- *Committed to at least 70% of the ownership units being restricted, of record, for owner-occupancy*
- *Commitment to no short term leases with a one year minimum term*
- *Commitment to conserve energy and reduce GHG emissions. with Rooftop Solar PV, study on-site Solar PV generation, solar PV-ready roofs, implement energy optimizing design and systems*
- *Commitment to Electric Vehicle Charging Spaces*
- *Commitment to sustainable/green building design, construction, operational measures*
- *\$3,300,000 DIP Neighborhood Housing Trust payment targeted to AllstonBrighton projects*
- *\$700,000 DIP Neighborhood jobs trust payment*
- *\$1,100,000 contribution to BWSC*
- *2,500 Construction Jobs*
- *2,000 Permanent Jobs*
- *will complete the Guest Street Corridor*

I listed the above as reference for the development. The Allston Yards development currently as purposed does not exceed the density allowed in the Guest St Study. It does have sections of buildings that exceed the height allowed in the study. With that said it is important not to build a wall of 13 story buildings along the pike. This would create wall that would bounce noise across the pike affecting North Brighton/Allston community. The developer instead designed the buildings at different heights in order not to build a wall and to also have a design of scale. The project is consistent to the Guest Street Guidelines except for the height.

With that said above is a list of what good this project will do. I believe that the good this project will do can justify allowing the height to exceed the Guest Street Guidelines.

Most important, the project also offers 17% affordability and \$3,000,000 Housing Fund which together is approximately 20%. Twenty percent affordability is amazing, yet some people still want more and want to delay the project for additional debate. What these residents - who are not project site abutters - don't see is this project brings much more than affordable housing to the community. The low income residents at the Honan Apartments, those most impacted by this decision, are surprisingly quiet. These long time Brighton residents are not asking for more affordable housing. They want the one acre park where they can take their kids to play and enjoy the outdoors. They want a better bigger grocery store. They want a community room for after school tutoring, an art space and a community gathering space. These residents want safer intersections, separate bike lanes, better bus stops, and a shuttle to get to other parts of Allston Brighton as many lack reliable transportation.

This project has features that serve the entire community. The residents on North Beacon St want a park and a dog park they can walk to; better Arthur St intersection; and streets are complete and safe to walk around at night. These residents want to be able to walk to a new Grocery Store, shops, and cafes. I am sure our community stakeholders at Boston Landing would like to see the Guest St corridor complete as well. Commuters are not seeking affordable housing, they just want a better commute; capacity increased on the commuter rail; transit priority lights for faster travel; improvement to the 64 Bus and fully functional Allston Brighton Shuttle to help them get around. Finally, the artists in our community need space and have been supportive of this project,

After 2 years of negotiating, this is a project that serves the diverse needs of a diverse community. I urge the BPDA and City of Boston to approve this project without further delay so the project can begin to address the needs of Allston/Brighton's most vulnerable residents. Thank you.

Sincerely,
Anabela Gomes



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards - current proposal still has areas that are preliminary & not ready for approval!

1 message

Eileen Houben <eileenkh@gmail.com>

Tue, Dec 10, 2019 at 5:40 AM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, CONOR.NEWMAN@boston.gov
Cc: MARK.CIOMMO@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov,
MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov, KEVIN.HONAN@mahouse.gov,
MICHAEL.MORAN@mahouse.gov, Will Brownsberger <willbrownsberger@gmail.com>, Brian Golden
<brian.golden@boston.gov>, Liz Breadon <lzbreadon4allbright@gmail.com>

<letter with correct formatting attached as doc>

December 9, 2019

RE: Allston Yards - current proposal still has areas that that are preliminary & not ready for approval!

Dear Mr. Sinatra, Mayor Walsh, & Mr. Newman,

Allston Yards is a very complex project, to be built over 8-10 years on >10 acres, which would become the development with the largest number of housing units in Allston-Brighton history. While there have been meetings and changes over the past 2+ years -as the developer has stated in his attempt to convince people there has been enough community input and the project should move to the next stage- this is not enough for a project of this complexity. For perspective, the St John of G d development on 5 acres was a much simpler project with relatively few changes to footprints and green space, & no new roads or intersections, yet it required over 2 years of meetings of the developer (Fish & Co.), neighbors, our late City Councilor Brian Honan, and BRA and mayor's office staff, and was built over just 1-2 years (except for the nursing home renovation, as planned).

The current proposal still has problems with:

zoning height & density-even compared with the Guest St. overlay, not our standard art. 81 zoning, the buildings are still too tall. Also no attempt has been made to fit the neighborhood. This lot is a connector

between the low neighborhood buildings across Everett & the New Balance buildings and should provide a transition in height and style as it approaches Everett and N. Beacon.

lack of needed affordability

the 1st building will have 13%, 2nd none (office), and the 3^d and 4th for which they promised 17% in response to the request of BACC & many community members for 20%, will not be built until after 5 years.

climate change & lack of sufficient green space & trees

even with the somewhat expanded park, to be owned by the city the green space is insufficient for the acreage and density, especially since the neighborhood is already underserved for green space & parks.

mitigations: 1. no coordination or plan among the city, developer, New Balance developer, & Mass Pike for sound barriers to relieve the neighbors across the Pike & get them off the ~27 year waiting list plus address the added noise since the WGBH/New Balance development buildings (so far) and projected problems with this development

2. Proposed Allston Brighton housing fund for off-site housing deposits to help neighbors with homeownership now is a great brainstorming draft idea but is neither a plan with details nor a working plan tuned to the actual market conditions (the amounts projected are insufficient for proposed down-payments in the current market).

The current plan was developed by an idea of the developers to which the community had to respond, rather than the developers beginning with what was needed in the community and designing to meet

that. So far, that has meant a missed opportunity for Ahold/Stop & Shop, the developers, the city, city officials, and the community.

Allston Yards still has the potential to be a model development (like the Hamilton Realty project or Charlesview)

for needed workforce owner-occupied and rental housing for current residents as well as the anticipated non-CEO level workforce coming to the area bio-tech businesses and Harvard's Allston campus, businesses, & labs.

Stop & Shop (& now Ahold) has owned the land since long before the current overheated market, which gives them more flexibility than most developers. Allston & Brighton, and other parts of the city, have almost all the developers building luxury cost rentals and condos, rather than the spectrum of housing that meets the neighborhood's needs- the luxury cost level is only a small portion of that spectrum even if the new housing draws an increase in those households. That would be positive for the community, but won't happen while the city's non-support of our zoning adds to the indiscriminate encouragement of developers,

even if almost all their buildings are aimed at a small % of residents

rather than the majority of the workforce. City incentives to encourage building housing for minimum wage to middle class workforce

would help control the current gentrification.

Instead, if not improved, the current proposal is likely to give us more gentrified, semi-rented buildings like Lantana next door and Continuum I (which was one of the buildings where the inability to rent most units led to the unregulated short-term rentals which helped trigger this year's 'air bnb' ordinance).

Meanwhile, workers from minimum wage to middle class are being priced out of Boston and nearby communities leaving them to try finding

housing further out, which will both increase commuting traffic

and leave workers who don't have cars stranded without viable public transportation to get to their Allston, Brighton or Boston area jobs.

At the least, the developers need to

increase “affordable” units to 20% (preferably based on Allston Brighton median incomes in the 42,000-53,000 range rather than the Federal area median that is ~100,000) in **all** the residential buildings, especially the only one being built during the next 5 years,

lower the taller towers,

plan part of the office building

and 1st floors of the later residential buildings to include retail with services a neighborhood needs plus retail and restaurants to serve both neighbors and those who come to the sports complexes and offices,

add additional green space with trees that is not over a garage,

and develop the Housing fund plan into a workable, detailed plan all can support.

However, we hope that the developers will try to meet the challenge of improving their proposal to the level of a model development rather than adding patches of improvement or trying to push through the current proposal prematurely.

The city needs more housing, but the building boom must match the type of housing needed, even if that take a little longer in planning.

Respectfully,

Eileen & Jeffrey Houben

Margarita Montero

Corey Hill, Brighton



Allston Yards.Dec2019.doc

27K



Michael Sinatra <michael.a.sinatra@boston.gov>

Please remove Allston Yards from the 12/12 BPDA agenda

1 message

Eileen Houben <eileenkh@gmail.com>

Tue, Dec 10, 2019 at 1:24 AM

To: MICHAEL.A.SINATRA@boston.gov, MAYOR@boston.gov, CONOR.NEWMAN@boston.gov
Cc: MARK.CIOMMO@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov,
MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov, KEVIN.HONAN@mahouse.gov,
MICHAEL.MORAN@mahouse.gov, Liz Breadon <lzbreadon4allbright@gmail.com>

Dear Michael, Mayor Walsh, & Conor,

We support the request to remove the Allston Yards project from the Dec. BPDA board agenda. Please support and arrange this and confirm it to the community before the meeting.

The Nov. 21st public meeting and the portion of the 400+ pages of the updated plan that we've managed to read reflected many areas that need more definition before it is ready for the BPDA board to consider approval.

Yes, there have been meetings for over 2 years, but this is an extremely large plan, with plan execution proposed over 8-10 years! It requires a longer than average time of interaction with the neighborhood, and seriously listening to and using community comments AT ALL STAGES, not just 'up till now', or until the developers can wear down parts of the community to say 'forget more plan improvement, it's time to build we need more housing' or to give up trying to work with the developers to make it fit the neighborhood in size and cost.

In our neighborhood, when St. John of G d was developed, meetings with the community extended over 2 years for only 5 acres, with a simpler plan and fewer changes from the former footprint and green space.

A Dec. 9th comment deadline to a December 12th pre-planned board agenda does **not** allow such listening and interaction for the current stage.

Thank you to Rep.s Moran & Honan, and councilor-elect Liz Breadon for supporting the many in the community with these concerns.

Respectfully,
Eileen & Jeffrey Houben
Margarita Montero
members, Corey Hill Neighborhood Association, Brighton



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards vote Thursday. AB needs you

1 message

Deborah Reiff <doreiff27@gmail.com>

Tue, Dec 10, 2019 at 1:14 AM

To: brian.golden@boston.gov, Mayor@boston.gov, Michael Sinatra <MICHAEL.A.SINATRA@boston.gov>, MARK.CIOMMO@boston.gov, Michael.Flaherty@boston.gov, A.E.GEORGE@boston.gov, Michelle.Wu@boston.gov, ALTHEA.GARRISON@boston.gov, lydia.edwards@boston.gov, kim.janey@boston.gov, matthew.O'malley@boston.gov, MATTHEW.OMALLEY@boston.gov

At the beginning of process, [#AllstonBrighton](#) residents asked for 3 things:

1. 20% [#Affordability](#) (S&S has owned & profited from property and residents shopping there for 20 yrs)
2. Home ownership opps
3. Green space

We asked for these at every mtg & in comments to [@BostonPlans](#)

The new plans for 1.2 Million sq ft development for 4 buildings on 10+ acres was shared at mtg Thursday before Thanksgiving.

Developers proudly intro'd new plans: but

1st blding: 13% afford; 0 homeownership

2nd blding: 0% afford, 0 ownership (office bld) 500 car garage

3rd & 4th bld 18% afford, (when & if they build them) There are no guarantees.

But Allston-Brighton desperately needs affordable homeownership opportunities now. We are in a housing crisis and can't wait for what may turn out to be never.

And the Green space?

1 Acre! (But part of it is Black Top w/ planters. Developers said Parks approve this as green space. Part of "green space may be used as bus stop.)

This Info was not offered. I asked about it when I saw black where green should be.

This project is a million+ square ft of concrete and thousand of cars. Green space must include trees to sequester the carbon and cool and clean the air. Parks knows this.

Sequence: New Plan = 440 pgs. Comment period ends tonight.

BPDA board vote Thursday.

At meeting many people ask for time to comprehend new plan, \$2 million housing fund and other changes.

Also, No way for board to read & synthesize all comments.

Elected officials are asking for 20% affordability

They are asking for home ownership opportunities.

That are asking for greenspace.

If our words are a mere formality to you, then I hope theirs catch your attention and move you to delay the vote until we have a chance to synthesize changes and our newly elected Allston-Brighton City Council is sworn in. She deserves to have a say in the development.

I understand obfuscation is part of biz 4 developers.

But the BPDA sits rent-free atop City Hall & owes us honesty, if not advocacy. it is a proxy for certain elected officials.

Change is the coin of the realm in Boston and so it should be with this.

Delay the BPDA board vote on Allston Yards and urge the conglomerate Stop & Shop to do what is right for the people who have enabled it to by the parcel to begin with.

Thank you,

DB Reiff

Brighton





Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards should be taken off Dec. 12th BPDA Board of Directors Mtg Agenda

1 message

STEPHEN ELMAN <steveelman@comcast.net>

Mon, Dec 9, 2019 at 11:31 PM

Reply-To: STEPHEN ELMAN <steveelman@comcast.net>

To: MICHAEL.A.SINATRA@boston.gov

Cc: MAYOR@boston.gov, MARK.CIOMMO@boston.gov, MICHAEL.MORAN@mahouse.gov, KEVIN.HONAN@mahouse.gov, CONOR.NEWMAN@boston.gov, MICHAEL.F.FLAHERTY@boston.gov, A.E.GEORGE@boston.gov, MICHELLE.WU@boston.gov, ALTHEA.GARRISON@boston.gov

Dear Mr. Sinatra -

I am writing to urge the removal of Allston Yards from the agenda of the meeting of the Board of Directors of the Boston Planning and Development Agency on Thursday, Dec. 12th. It is far too early to have the latest plan, which was released only on Oct. 25th and which was subject to public comment until today, Dec. 9th, to be put before the Board on Dec. 12th for approval.

One of the most unsettling aspects of the current situation is that there are major aspects of the proposal that are undefined and vague, and yet the city has put the plan for this huge project on the agenda for approval. This approach to such a huge project for Allston-Brighton is not consistent with sound, responsible development policy. Also unsatisfactory is the fact that the proposal for the first residential building scheduled to be constructed in this proposed four-building project continues to have only the minimum amount of affordable units in it, 13%.

There should be no vote on this project until the public has a meaningful opportunity to understand the details of this plan, particularly since some critical details have not even been worked out. The public should have a meaningful opportunity to comment on the plan and the city should not disregard the comments but should take the time to seriously consider public comments on the details.

Thank you.

Stephen Elman, Brighton homeowner



Michael Sinatra <michael.a.sinatra@boston.gov>

Fwd: Allston Yards vote of support

1 message

Anabela <[REDACTED]@gmail.com>
To: Michael Sinatra <michael.a.sinatra@boston.gov>

Mon, Dec 9, 2019 at 6:30 PM

Sent from my iPhone

Begin forwarded message:

From: Chris <[REDACTED]@verizon.net>
Date: December 9, 2019 at 6:15:36 PM EST
To: Anabela <[REDACTED]@gmail.com>
Subject: Allston Yards vote of support

Hi Anabela,

Please consider this email as a vote of support for the Allston Yards development proposal as presented at the Dec 6, 2019 BAIA.

Thanks,

Chris Parisi

Voting member, BAIA



Michael Sinatra <michael.a.sinatra@boston.gov>

Allston Yards

1 message

Carrie Marsh <carrie.marsh@boston.gov>

Wed, Dec 11, 2019 at 5:27 PM

To: Michael Sinatra <michael.a.sinatra@boston.gov>

BPRD previously provided comments during the review of the Allston Yards project at 60 Everett (see attached and below) and in a meeting with the development team in April 2019. BPRD reviewed the Board Memo for the project, particularly related to open space impacts and mitigation. The issues remain the same.

This project will have about 868 units of housing, a one acre passive use community green, and roof amenities. The development will provide 47 sf of open space per person. The one acre community green shared by 1900 employees and 1388 residents results in 13 sf of open space per person. The residents of this development will therefore rely on existing public parks in the neighborhood for their active recreational needs.

The project will provide \$160,000 for impact mitigation to public parks in Allston / Brighton. This amount is low in relation to the scale and density of the project that will be approved under the PDA zoning. Recent projects in this neighborhood have provided up to \$1000 per unit, and more.

Further, the impact mitigation should be contributed to the Fund for Parks in its entirety, not broken into smaller amounts dependent on individual buildings.

Finally, as was expressed during review - the only way to permanently protect open space in perpetuity in Massachusetts - is a fee simple transfer of that land to a Parks Department or Conservation Commission, or a conservation restriction on it that is approved by the Executive Office of Energy and Environmental Affairs. <https://www.mass.gov/service-details/how-is-land-protected> If the land is transferred to a City agency, it can still be maintained by a private entity through a memorandum of agreement.

It is appropriate to consider permanent protection of that open space in exchange for the PDA zoning, given that the project is high density with minimal open space onsite; and that the residents will be reliant on existing heavily used City owned public open space, particularly for active recreation uses.

Thank you.

**CARRIE MARSH DIXON**

Executive Secretary

Boston Parks and Recreation Commission

1010 Massachusetts Avenue, 3rd floor

Boston, Massachusetts 02118

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

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

From: **Michael Sinatra** <michael.a.sinatra@boston.gov>

Date: Thu, Jul 18, 2019 at 2:00 PM

Subject: Re: Allston Yards

To: Liza Meyer <liza.meyer@boston.gov>

Cc: Michael Christopher <michael.christopher@boston.gov>, Carrie Marsh <carrie.marsh@boston.gov>, Ryan Woods <ryan.woods@boston.gov>

Liza,

Great! Thanks so much. I will share this with the Allston Yards team.

On Thu, Jul 18, 2019 at 12:49 PM Liza Meyer <liza.meyer@boston.gov> wrote:

Hi Michael

Here is some additional feedback on how open space protection, programming, and improvements can be implemented through the Allston Yards project.

Boston Parks would like to see the proposed 1 acre open space at the Allston Yards project be permanently protected and publicly accessible. This is best achieved through transferring the property at the end of construction to BPRD and entering into a maint. agreement for long term care of the space. This is the model that was done at A Street Park in South Boston and it has been successful. Another option is establishment of a conservation restriction. If the ownership of this park remains private with public access and protection provided through a conservation restriction, BPRD would hope to work with the Allston Yards development team to come up with a programming agreement that would ensure some level of publicly accessible recreation happens on this site while also retaining the kinds of private programs the developer may be envisioning.

As we review the proposed design and programming for the Allston Yards park, we will look for how this new space can become a complementary park to nearby Penniman and Ringer Parks. At approx 3/4 of an acre in size, Penniman is considered a neighborhood park serving people who live within a 1/4 mile of the park. Currently, that is about 1,517 people. As Allston Yards builds out, the level of pressure on Penniman to serve more nearby users will increase significantly. Ringer Park, at 10 acres, is considered a community park, serving people who live within a 1/2 mile or 10 minute walk of the park. Currently Ringer serves about 15,730 people within that 10 minute walk zone. The additional population at Allston Yards will put further stress on the active recreation features and other valued spaces at Ringer Park. Both of these parks are due for renovation and a higher community benefits contribution that better compensates for these open space impacts is important for the quality of life of Allston residents who depend on these parks.

Thanks and please reach out if there's anything to discuss further

Liza

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

From: **Michael Sinatra** <michael.a.sinatra@boston.gov>

Date: Mon, Jul 8, 2019 at 11:36 AM

Subject: Re: Revised email re: Allston Yards - Updated Open Space Needs Assessment

To: Carrie Marsh <carrie.marsh@boston.gov>

Thanks Carrie!

On Mon, Jul 8, 2019 at 11:32 AM Carrie Marsh <carrie.marsh@boston.gov> wrote:

BPRD has reviewed the *Allston Yards Updated Open Space Needs Assessment* which was provided by the proponent on June 25, 2019. In sum:

- The project is estimated to create approximately 375,000 sf of office, 67,000 sf of grocery, and 50,000 sf of retail and restaurant, and 895 housing units.
- There is expected to be about 1900 employees. The projected number of clients, and shoppers at the grocery store and retail and restaurant space was not provided.
- The proponent is estimating 1.55 persons per unit for 1388 residents total.
- The resident population is projected to be 70% young couples, families, and professionals.
- It is estimated that 6% of the units will have children, with 100 children total in an even distribution of ages infant to 17 years old.
- The project will provide a one acre publicly accessible green space (with a garage underneath), .5 acres of private rooftop space, and 1.5 acres of public realm

Proposed mitigation:

- The proponent has offered \$160,000 (in four payments) to the Fund for Parks for maintenance and programming of parks in Allston/Brighton. This is about \$178 per unit.
- The proponent will create language in the PDA, or an easement to the BPDA to ensure that the one acre community green remains open space.

BPRDs response:

The development will provide 47 sf per person of open space via the community green and private roof top amenity. That does not include the projected 1900 employees and other visitors who will also utilize the development. The one acre passive use community green shared by 1900 employees and 1388 residents results in 13 sf of open space per person.

It can be presumed that the residents of this project will rely on public parks in the neighborhood for their active recreational needs. BPRD respectfully requests that Allston Yards provide impact mitigation at a rate that is commensurate with the scale of the development to the Fund for Parks. Recent projects in this neighborhood have provided up to \$1000 per unit, and more.

A half acre community green is proposed as mitigation for the zoning relief in the PDA. If permanent protection of this negotiated open space is the goal, then a conservation restriction is the only means to ensure its protection in perpetuity. The PDA does not provide permanent protection of open space as it can be amended at any time, and deed restrictions are limited in term.

Thank you.



CARRIE MARSH DIXON
Executive Secretary
Boston Parks and Recreation Commission
1010 Massachusetts Avenue, 3rd floor
Boston, Massachusetts 02118
617-961-3074 (direct) 617-635-4505 (main)



**boston planning &
development agency**

Michael Sinatra, MPA

Project Manager
617-918-4280
michael.a.sinatra@boston.gov

Boston Planning & Development Agency (BPDA)
One City Hall Square, 9th Floor | Boston, MA 02201
bostonplans.org

2 attachments

BPRD Comments for Allston Yards at 60 Everett.pdf
637K



Attachment to BPRD comment letter re Allston Yards 60 Everett.pdf
913K



Michael Sinatra <michael.a.sinatra@boston.gov>

The continued presence of Allston Yards on the Dec. 12th Board Agenda

1 message

Brighton Allston Community Coalition <bacommunitycoalition@gmail.com>

Wed, Dec 11, 2019 at 6:41 PM

To: michael.a.sinatra@boston.gov

Cc: mayor@boston.gov, mark.ciommo@boston.gov, ~~lizbreadon@aol.com~~, michael.moran@mahouse.gov, kevin.honan@mahouse.gov, conor.newman@boston.gov, michael.f.flaherty@boston.gov, a.e.george@boston.gov, michelle.wu@boston.gov, althea.garrison@boston.gov, sheila.dillon@boston.gov, jonathan.greeley@boston.gov, michael.christopher@boston.gov, lauren.shurtleff@boston.gov, tim.davis@boston.gov, michael.cannizzo@boston.gov, rosa.herrerodeandres@boston.gov

Michael Sinatra,
BPDA Allston Yards Project Manager

Dear Michael:

Despite widespread community opposition and the opposition of City Councilor Elect Liz Breadon, State Representative Michael Moran and State Representative Kevin Honan, Stop & Shop's Allston Yards development proposal remains on the Boston Planning and Development Agency's Board agenda for Thursday night where it almost certainly will be approved.

Mayor Walsh's endorsement of this latest plan was revealed in the afternoon of Tuesday, Dec 10th – with the public comment period ending only hours earlier, midnight on December 9th.

Mayor Walsh's actions represent a betrayal of the Allston-Brighton community's compelling need for more affordable rental and homeownership units. The Mayor is pushing through a plan that provides – for at least the first five years of the project -- no more than the city-required minimum of 13% affordable units. And even if, after 10 or more years, the four-building project is totally built according to the latest proposal, the number of affordable units would never reach 20% overall.

The Mayor's betrayal becomes more evident given that this is the largest proposed development project in our community's history -- and it is 100% owned by the Dutch multi-national corporation, Ahold Delhaize, which reported profits of more than \$1.9 billion in 2018.

The Mayor's actions are ominous and set a deeply unfortunate precedent for future large-scale projects in Allston-Brighton, including Harvard University's expansive development plans.

Kevin Carragee, Chair of the Brighton Allston Community Coalition
Joanne D'Alcomo, BACC Vice Chair