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,

[Signature]

Print name

285 Columbus Ave Unit 402
Address

Boston, MA 02116
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,

[Signature]

Print name

[Address]

[Boston, 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,

[Signature]

William Cohen

[Print name]

20 Harriss St

[Address]

Brighton MA 02135

[City, State, Zip Code]
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,

Tahiric Gardner  
Print name

418 Bowden 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: Aliston Yards

Dear Mr. Sinatra,

I am writing in support of the Aliston 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,

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

Dear Mr. Sinatra,

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

Sincerely,

[Signature]

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,

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,

[Signature]

Print name
Shareena Shojai

Address
191 Brookline Pl
Boston, MA

City, State, Zip Code
Boston, MA 02215

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.

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

Sincerely,

[Signature]

Print name

1560 Commonwealth Ave

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,

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

Sincerely,

[Signature]

Print name: [Name]

Address: [Address]

City, State, Zip Code: [City, MA 02118]

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.

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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
Signature

MICARDO KELLY
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,

Yadly Heid

[Signature]

Print name
26 Savseet
Address
Brookline
City, State, Zip Code
December 9\textsuperscript{th}, 2019

Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9\textsuperscript{th} 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,

[Signature]

Print name
31 Cook st
Address
Charlestown, MA 02129
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: Aliston Yards

Dear Mr. Sinatra,

I am writing in support of the Aliston 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 Aliston Yards Project.

Sincerely,

Brendan Keane
Print name

29 Francopia St
Address

Dorchester, MA 02122
City, State, Zip Code

Signature
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,

[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,

Connor O’Connell
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

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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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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,

[Signature]

Glen Considine
Print name

110 Dustin 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,

Mike Campia

Print name

1125 Hyde Park Ave
Address

Boston 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.

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

Sincerely,

[Signature]

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,

[Signature]

Print name
54 Falkland 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

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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,

[Signature]

[Print name]

[Address]

[City, State, Zip Code]
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,

[Print name]

[Address]

[Brighton, Ma 02135]

[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,

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

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,

[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

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,

Raheem Shepard
Print name

63 Imbaco Rd
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.

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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

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,

[Signature]

Grady Eason
Print Name
7 Glover Pl
Address
Boston, 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

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,

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,

[signature]

Print name

10 Floral Pl

Address

Hyde Park, MA 02130

City, State, Zip Code

E

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,

[Signature]

Print name

50 Atherton St

Boston, MA 02119

City, State, Zip Code
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,

[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

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,

[Signature]

Print name

[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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Sincerely,

[Signature]

Print name

[Address]

City, State, Zip Code

[Signature]
December 9th, 2019

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Boston, MA 02201

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

Sincerely,

[Signature]

[Print Name]

[Address]

[Brighton, MA 02135]

[City, State, Zip Code]
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,

[Torn signature]

Print name

26 Walton Street

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,

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

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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,

[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

Dear Mr. Sinatra,

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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,

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: Aliston Yards

Dear Mr. Sinatra,

I am writing in support of the Aliston 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,

[Signature]

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

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,

[Signature]

Print name
78 Fuller st
Dedham,
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,

[Signature]

Print name

22 Saybrook 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,

[Signature]

Print name

[Print name]

Address

12 Franklin St

City, State, Zip Code

[Address]
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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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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Sincerely,

[Signature]

Wayne McCall
Print name

87 Longdale St
Address

Poochgor, 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

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,

[Signature]

Print name

[Name]

Address

[Address]

City, State, Zip Code

[City, State, Zip Code]
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,

[Signature]

Print name

[Address]

[City, State, Zip Code]
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,

/Signature

Print name

Address

City, State, Zip Code
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,

Steven Reddick

Print name

1 Charles St.

Address

Charlestown, MA 02129

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,

[Signature]

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,

Shannon Fallon
Address
42 Frankfort St. #3
East Boston, MA 02128
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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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,

[Signature]

Print name

[Address]

City, State, Zip Code

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.

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

Sincerely,

[Signature]

Print name: Tony Madison  
Address: 36 Aspenwall Rd.  
City, State, Zip Code: Boston, MA 02124
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,

[Signature]

[Print name]

[Address]

[City, State, Zip Code]
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,

[Signature]

Print name

[Address]

[City, State, Zip Code]
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,

[Signature]

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

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

Sincerely,

[Signature]

Arianajohnson
Print name

341 Park 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,

[Signature]

Print name

[Address]

[City, State, Zip Code]
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,

Print name

Address

City, State, Zip Code

Signature
December 9th, 2019

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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,

Michelle Wright

Print name

12 Wellington St

Address

Cambridge MA 02139

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,

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,

Jennifer Rodriguez
Print name

150 Caleb St
Address
Boston 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,

[Signature]

Print name

[Address]

City, State, Zip Code
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,

[Signature]

Print name

[Signature]

Address

[Signature]

City, State, Zip Code
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,

[Signature]

Print name

27 Iftarullah St

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

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

Sincerely,

[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,

[Signature]

Print name: Liam Browne
Address: 20 Avalon Rd
City, State, Zip Code: Boston, 02132 (West Roxbury)
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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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,

[Signature]

Print name

[Address]

[City, State, Zip Code]
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,

[Signature]

Print name: Kristen Bang
Address: 163 E Cottage St., #3
City, State, Zip Code: Dorchester, MA 02125
Signature: Kristen Bang
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,

[Signature]

Print name
Julio Cooper

Address
47 Hammond St 02120

City, State, Zip Code
Boston, MA 02120
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 Pollux 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

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

Sincerely,

[Signature]

Print name

25/27 Rosawood 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

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

Sincerely,

Gordon Gillis

Print name

11 Russell St

Address

Charlestown, MA 02129

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,

DARREN J. MASCALL

Print name

85 Wilmington 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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Print name

Address

City, State, Zip Code

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Boston, MA 02201  

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

Sincerely,

[Signature]

Kimberlee Tgesics  
Print name  
71 Cricket 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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[Signature]

Print name

[Address]

[City, State, Zip Code]

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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,

[Signature]

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

Re: Allston Yards

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Print Name

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City, State, Zip Code
December 9th, 2019

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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,

Kevin Ammal

Print name

18 Lyndon St

Address

Dorchester, MA 02125

City, State, Zip Code

Signature
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
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.

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 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 as a whole.

Key improvements and benefits from the Project include:

- Affordable Housing: The Project will create much needed affordable rental and ownership housing, including 17% of the total units and a new Allston Brighton Homeownership Fund.
- Jobs: The Project will create 2,500 new construction jobs and 2,000 new permanent jobs.
- Linkage: The Project will make Housing and Jobs linkage payments totaling approximately $4,200,000.
- 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.
- Open Space: The publicly accessible Community Green has been increased in size to 1 acre including a 5,000 square foot dog park. The Project will have other public realm space including new sidewalks and landscaping throughout the site.
- 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. Bothwell Rd.  Brighton, MA 02135
Dear Mr. Sinatra,

As a resident, I write 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 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 as a whole.

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Sincerely,

NAME

ADDRESS 1442 Centre St Boston
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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

ADDRESS
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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Sincerely,

NAME (Matthew Sullivan)

ADDRESS 60 Ellison Ave
Boston, MA 02126
Dear Mr. Sinatra,

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

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NAME

ADDRESS 74 BAKER STREET
WEST Roxbury, MA 02132
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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Sincerely,

NAME Adam White

ADDRESS 59 Loring st
Hyde Park, MA 02136
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NAME

ADDRESS 1442 Centre St  
Roslindale MA, 02131
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Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
Boston, MA 02201  

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Michael C. Connolly  
41 Glide Street  
Dorchester MA 02122-2111
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NAME

ADDRESS

270 Park St  West Roxbury  MA  02132
Michael Sinatra, Project Manager  
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 02182
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18 Tiernan St, South Boston, MA
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NAME  David Colon  
ADDRESS  295 Hyde Park Ave  Roslindale, MA 02131
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NAME

Michael Glynn

ADDRESS

12 Coffey St. Apt. 20 Dorchester
DATE 12/4/19

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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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• 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 BRUNO COLANCUONI

ADDRESS 138 METROPOLITAN AVE
ROSNDALE MA 02131
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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DATE 12/4/19
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Sincerely,

NAME  

ADDRESS  
29 Stratton St  
Dorchester, MA 02124
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NAME  TARAYAH BROWN

ADDRESS  319 GEORGETOWN
           HYDE PARK  MA  02136
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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.
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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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NAME Janelle Corley

ADDRESS 80 Carruth St.
Dorchester, MA 02124
Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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NAME

ADDRESS

11 Ruffing St
Hyde Park MA 02136
Michael Sinatra, Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
Boston, MA 02201

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

Greyury Potts

ADDRESS

351 Baker St, West Roxbury MA 02132
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Sincerely,

Christopher Hansen
277 Everett St. Apt. 1
Allston, MA 02134
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Sincerely,

NAME  Dominic Kelly

ADDRESS  119 Train 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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NAME

Salvador Guerra

ADDRESS

126 Sanborn Ave
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Sincerely,

Brandon Fraser  
12/2/19

62 Bostonia Ave  
Brighton, MA 02135
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.

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 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 as a whole.

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Sincerely,

NAME

ADDRESS

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

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14 Train St Unit 2 Boston MA
Michael Sinatra, Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
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169 Glenellen Rd  
Boston MA 02132
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ADDRESS
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Boston Planning and Development Agency
One City Hall Sq., 9th Floor
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DATE: 11-27-2019
Michael Sinatra, Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
Boston, MA 02201

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NAME

ADDRESS 168 Gleave Ave #2

Boston, MA 02135
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Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
Boston, MA 02201

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NAME

ADDRESS

DATE 12/2/19

NAME Stephen Kelly

ADDRESS 20 Homewood Road
Dear Mr. Sinatra,

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NAME

Gerard Potts

ADDRESS

354 Baker St West Roxbury MA 02132
Michael Sinatra, Project Manager  
Boston Planning and Development Agency  
One City Hall Sq., 9th Floor  
Boston, MA 02201

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Patrick Riley

16 Justin Rd, Brighton MA
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Sincerely,

NAME Thomas Ed MACKINNON JR
ADDRESS 1442 Centre St, Roslindale MA 02131
Michael Sinatra, Project Manager
Boston Planning and Development Agency
One City Hall Sq., 9th Floor
Boston, MA 02201

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DATE

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

Dear Mr. Sinatra,

NAME

ADDRESS
December 5, 2019

Michael A. Sinatra
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,

[Signature]

Allison Simmons
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
Wilma Wetterstrom

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
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
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

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.
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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”: 

https://mail.google.com/mail/u/0?ik=Ocbdb5b592&view=pt&search=all&permthid=thread-f%3A1652414516840250374&simipl=msg-f%3A16524145168... 1/2
“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:


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 homeownership 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
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!

Emily Manning-Mingle
manningmingle.weebly.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
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 neighborhoods.

yours,
Deborah Valianti
Oak Square
Brighton
More Time for Allston Yards Approval

1 message

Karen Coyle Aylward

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
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
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 <ronnikomarow@gmail.com>, Brenda Gael McSweeney <bacommunitycoalition@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 and 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
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
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]

To view this discussion on the web visit https://groups.google.com/d/msgid/bacommunitycoalition/CAFQCfv%2BHM_sjRW395JBHc5dpVA%3D6hkxtTvwFnnqO%3DhYC9gsB31w%40mail.gmail.com.
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
Opposition to Sale of Harriet Tubman House to New Boston Ventures

2 messages

Barbara rice <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>
Cc: Michael Sinatra <michael.a.sinatra@boston.gov>
To: Barbara rice <brice26@lresmail.fm>

Hello Barbara,

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

Have a great weekend,
Ebony DaRosa

[boston planning & development agency]

Ebony DaRosa

Project Manager
617.368.4419

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

Sincerely,

Victor Franco

To view this discussion on the web visit https://groups.google.com/d/msgid/bacommunitycoalition/1582345766.3577087.1575497801371%40mail.yahoo.com.
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
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 $3 million 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

--

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
Fwd: Allston Yards
1 message

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

--------- 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

--
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 has to how the $2.5 million is to be spend 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