

## Read, John

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**From:** Doreen Miller [doreenemiller@yahoo.com]  
**Sent:** Tuesday, September 15, 2009 12:03 PM  
**To:** Read, John; Fitzgerald, James; Shurtleff, Lauren  
**Cc:** George Cahoon; CSHCA-news@yahoogroups.com; DorchesterReporter; Dotcrimereport; Kim Galle; Boston Globe; Karen Jackson; Mark Kniffen; Chi Le; Mary Lynch; Maureen; Mary Ellen Miller; Bob Miller; John Pearsall; Anne Riley; SavinHillProductions; Rose Senatore; Bill Walczak; Andy Warot  
**Subject:** Columbia Point Master Plan

253 Savin Hill Avenue  
Dorchester, MA 02125  
September 15, 2009

RE: Columbia Point Master Plan

To the attention of BRA Project Managers: John Read, James Fitzgerald, Lauren Shurtleff

Dear Sirs and Madame:

As a life-long resident of Savin Hill, I have just reviewed the plans for the development of Columbia Point and the northern section of Morrissey Boulevard. To put it bluntly, I am in the state of shock as to the height, scope and density of the development you are proposing.

I find it particularly telling that your sketches show the development at high noon, obscuring the actual length of shadows a twenty-story building together with the other nearly as tall apartment blocks on both sides of the roadway would cast, not to mention the wind tunnel effects such high buildings would create.

Given the density of building placement as well as the large numbers of people who would occupy the new development, the allotted park space is simply pitiful. In fact, the very narrow parcel of land, wedged between the expressway and the boulevard, seems to have the greatest congestion and height of buildings, yet is given the tiniest of parks!

While I appreciate your thinking that close proximity to the public transportation system would translate into the majority using that system, I wonder what country you think we actually live in. Americans, as a rule, are married to their beloved automobiles, and the addition of thousands of residents with their cars only promises to add to the traffic nightmare that already exists along the boulevard. In addition, instead of keeping the JFK T stop visually open and inviting to the public, you are, in fact, blocking it in with your skyscrapers.

One of the main reasons people choose to live and settle in the Savin Hill area, which lies directly west and south of your proposed development site, is because of its small-town atmosphere and suburban-like appeal. We boast a real community of mostly one to three family houses where people know and talk to their neighbors and truly enjoy the preserved open spaces and fresh air that are so hard to come by in city living.

Your proposed development plan totally disregards the true character of this unique neighborhood by placing at our doorstep a new "Boston Bronx," an utterly unacceptable urban jungle of high rises. The plan's height and density, which are completely out of proportion to the rest of the area, will only worsen air quality and add to congestion and potential crime in this area. Your design does nothing to create and encourage a

healthy, interactive, authentic community, for high rises are not conducive to creating true, close-knit neighborhoods. Rather, your proposal speaks volumes about maximizing profit in a limited area. And for you I suppose that's the bottom line.

Sincerely,  
Doreen E. Miller  
[doreenm@bu.edu](mailto:doreenm@bu.edu)

## Read, John

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**From:** Smyth, Lauren  
**Sent:** Tuesday, September 15, 2009 4:53 PM  
**To:** Read, John  
**Subject:** FW: Horrifying plan for Columbia point and Morrissey Blvd.

not sure how you are handling this type of public comment but please note.

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**From:** McGonagle, Daniel **On Behalf Of** Mayor  
**Sent:** Tuesday, September 15, 2009 4:36 PM  
**To:** Smyth, Lauren  
**Subject:** FW: Horrifying plan for Columbia point and Morrissey Blvd.

Correspondence Staff  
Mayor's Office  
One City Hall Plaza  
Boston, Ma 02201

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**From:** Heidi M. [mailto:photoheidi@yahoo.com]  
**Sent:** Monday, September 14, 2009 10:51 PM  
**To:** savinhillproductions@yahoo.com  
**Subject:** Fw: Horrifying plan for Columbia point and Morrissey Blvd.

Wow- Check this out.

I've lived in Savin Hill for 24 years because it's such a great neighborhood and not in the city. If these high rises go up, it will just change everything. What kind of community would we change into? Will we still know our neighbors? Just think how many new people will be living here. It'll be so crowded! Can't they just build a few normal houses? That's what neighborhoods are- houses. High rises are in the city, not in neighborhoods. Not in Savin Hill. Savin Hill is a historic neighborhood, and I like to think we have some class. High rises are, in my book, not classy- not for a neighborhood anyway. And what will these buildings actually look like? Have you seen those condos over by Umass? Those are just hideous. Just imagine them all along the blvd.

And what about the Globe? Will they really tear down such a beautiful building? Can't some other business use it? I feel it is a big part of Boston's history.

It's just a shame the things that will happen if we don't take a stand against all this. I know I don't want to live next to such a development, do you?

Anyway- check out the development plan below. And try to make the meeting on the 26th. I know I sure am.

-Heidi

--- On Mon, 9/14/09, Doreen Miller <[doreenemiller@yahoo.com](mailto:doreenemiller@yahoo.com)> wrote:

From: Doreen Miller <doreenemiller@yahoo.com>  
Subject: horrifying plan for Columbia point and Morrissey Blvd.  
Date: Monday, September 14, 2009, 10:20 PM

For the master development plan for Columbia Point AND Morrissey Blvd. go to:

<http://www.bostonredevelopmentauthority.org/Planning/PlanningInitsIndividual.asp?action=ViewInit&InitID=126>

Scroll down and download/open "Executive Summary - June 2009" (It may take a few minutes.)

Horrifying - 20 story high rises along the boulevard! Do you really want to live next to the new Boston Bronx?  
Think you have traffic problems and crime now? You just wait!

There will be a public viewing on Sept. 26 at BC High (?) in the morning. Let your Civic Association know how you feel about this plan which promises to destroy our unique neighborhood and its "small town" charm by turning it into pure urban/downtown style living.

Doreen

## Read, John

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**From:** cindy rosner [original\_cin@yahoo.com]  
**Sent:** Tuesday, September 15, 2009 9:30 PM  
**To:** Read, John; Fitzgerald, James; Shurtleff, Lauren  
**Cc:** Rep.MartinWalsh@hou.state.ma.us; John.Hart@state.ma.us; Mayor; Feeney, Maureen; Yoon, Sam; Flaherty, Michael (City Council)  
**Subject:** Proposed development at Columbia Point

To whom it may concern,

And, of course, it concerns the neighborhood most of all. I appreciate the intent of this project, and probably can't begin to imagine how much work everyone's done just to get this far. As an urban resident, I further fully recognize that in a geographically-limited city with only so much room available, more housing is always on people's minds, but - I absolutely deplore the scope of this proposal. Seriously - 20-story buildings? In that location? *Twenty stories?!?! That is almost inconceivable. Do people really think that that looks fine? Is a welcome addition to the skyline? Has anyone actually been out here in person to look around??*

I work in the city but live in Savin Hill - I wanted to live here because of the neighborhood feel and amenities like proximity to the T, the local stores and restaurants, Malibu Beach, and Savin Hill Park. I imagine that a "selling point" for residents will be these very things - as long as people can get to them, that is. A highway or busy road cuts people off from activities more than just physically. If you lived there, would you think to do that - want to take the elevator down 15 floors (or even 8), walk across or down busy Morrissey Boulevard to take a walk around the neighborhood as opposed to getting in your car to go to South Bay Plaza or the mall? People who want to experience a neighborhood, shop at the stores, go to yard sales and neighborhood meetings buy a house, or a condo in a triple-decker - they don't live in a skyscraper - it's a totally different mindset. Think about it a little - see what I mean?

I very much hope that this is not the only email of this kind you've gotten, and that more people take the time to voice their concerns. "Concerns" is putting it mildly, to be blunt.

Respectfully yours,

Cindy Rosner  
Sagamore Street, Savin Hill

## Read, John

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**From:** Erin Hayes-Kenneally [ehayeskenneally@gmail.com]  
**Sent:** Saturday, September 19, 2009 4:51 PM  
**To:** Heidi M.  
**Cc:** Read, John; doreenmiller@yahoo.com  
**Subject:** Re: Comments from residents

Hi Heidi,

Thanks for acting as the point person on this issue.

One of my biggest concerns is the connection of Savin Hill at Wave Avenue. We have a lot of through traffic already that does not yield to pedestrians, follow posted speeds, etc. There is no reason for that kind of back way connection that *will* affect our neighborhood and make it a type of thoroughfare for people going to this new "fabulous" development. Not to mention the fact that given the little parking available in the new area, and the fact that it probably will be for a fare, people will undoubtedly use our little neighborhood as an area to park.

A bigger picture matter: instead of focusing on the grand development of Columbia Point, why doesn't the BRA focus its efforts on the development and re-development of areas such as:

- 1) National Wholesale Liquidators and the adjacent area around Lambert's. There is a ton of prospective retail space in that already strip mall made area, and lots of parking. As it stands, that area, just a few hundred yards away, is a wasteland.
- 2) The empty "Marketplace on Morrissey" that was newly built and remains largely vacant of retailers (foreshadowing of what is to come???)
- 3) The entire Newmarket area (adjacent to Target), that is and remains, a wasteland. It shares many of the same attributes as Columbia Point. Why not consider that area for this development? It has the additional benefit of being even closer to the city and already having some retail there in the form of the South Bay shops.

I am also concerned about the accessibility to the new development. As you are aware (and anyone who attempts to drive down Morrissey any morning or evening during rush hour), Morrissey Blvd. at present cannot accommodate its current capacity for traffic, despite the fact that it is 3 lanes in both directions for large sections of this road. The new development does nothing to alleviate the present concerns, and the problem will be horribly compounded by the additional retail/residential space. The only references to this problem I saw in the summary were to encourage individuals to car pool and the T.

The gentleman requested an alternative: Here it is: Tailored, smaller scale, mixed-use development that better reflects the actual size of this tract of land, *and* only that type of development after the areas needing re-development surrounding the tract have been addressed (i.e., 1-3 above). This is not rocket science -- before diving into a new development project, why not address the issues of the areas that have been developed, and have turned into either eyesore wastelands or ghost towns (again, 1-3 above??)

Thanks.

Bill Kenneally and Erin Hayes-Kenneally, Savin Hill residents

On Sat, Sep 19, 2009 at 12:59 PM, Heidi M. <[savinhillproductions@yahoo.com](mailto:savinhillproductions@yahoo.com)> wrote:  
An email I received from a supporter of the project. What do you think? Send comments.  
Also see attached document for a few comments from concerned residents.  
Thanks.

-Heidi

----- Forwarded Message -----

From: [hollydonald@comcast.net](mailto:hollydonald@comcast.net)  
To: [doreenmiller@yahoo.com](mailto:doreenmiller@yahoo.com)  
Cc: "john read bra" <[john.read.bra@cityofboston.gov](mailto:john.read.bra@cityofboston.gov)>  
Sent: Friday, September 18, 2009 7:49:03 PM GMT -05:00 US/Canada Eastern  
Subject: Columbia Point Master Plan

Reenie

As Chairman of the Columbia Point Master Plan Task Force, I received from the BRA copies of e-mails from you and Heidi to friends. I think I should give you my reasons for supporting the proposed plan. I hope you share this with anyone you feel would be interested.

The biggest issue we (Columbia Savin Hill residents) will face as neighbors to Columbia Point (including the strip on Morrissey Blvd from the JFK station to Old Colony Terrace) is change. We will see some kind of change. No one can really tell what will happen to UMass Boston (dorms?), the Corcoran Jennison parcels (including the expo center), St Christophers, the MBTA land at and over the bus terminal, the supermarket, the radio stations, the vacant TV station or the Globe. They are all candidates for some type of development. I will guarantee you that once the current recession abates, we'll see multiple development proposals for some, most or all of these sites.

The Master Plan exercise is an attempt to consider the cumulative impacts of potential development rather than deal with any individual development. We can shape future development, individually and collectively, on our neighboring peninsula. That is a great opportunity for us.

From our perspective, then, what would we want?

As someone who grew up on Savin Hill Ave, raised my family here (you were a great babysitter!) and continues to live here, I am very concerned.. Our neighbors on Columbia Point will change. The Master Plan that is now in draft form provides the opportunity for the creation of a new neighborhood of mixed uses (jobs, retail, housing) where there is currently a market, office building and a newspaper.

The design standards in the Master Plan are important. There will be only one 20 story building at the JFK station to capitalize on the current "in thing" in urban planning: Transit Oriented Development. Next to that building (going south on Morrissey) will be a series of successively shorter buildings that have mixed uses (retail, office, residential) that are built around a new street (actually an extension of Old Colony Ave) and several cross streets so that there is a new urban grid created, including a park. The southernmost blocks (closest to Savin Hill) will be residential and four stories. There is a road connecting to Savin Hill at Wave Avenue.

The area across Morrissey, now occupied by the expo center, has a similar grid structure with their tallest buildings (not 20 stories) closest to the boulevard.

The height question is a legitimate concern. It is a radical change from what we now have. The task force and the team of professionals involved spent a lot of time on this. I'm convinced, after hearing a lot of discussion and information from the planners, that height is necessary to attract the kind of

investment that will result in quality development. If we limit height to current levels (55 feet at the MBTA station), we'll get mediocre projects. I would rather an attractive neighborhood, even with some height, than a second rate neighborhood next door.

It is not far-fetched to envision a Walmart type of activity in the Globe building if the Globe ceases to print newspapers there. That type use is not an attractive neighbor.

I'm starting from the perspective that we're going to see some kind of change so what change would be beneficial to us? I'm not sure of what will happen but I like the opportunity to set the stage through the Master Plan design standards. Come to the BRA planning session and get a better understanding of what is proposed and why. Also, the real facts that we've relied upon will be available.

Your opinions (Heidi and others included) can be incorporated into the final Master Plan document. I like what is proposed because it locks in what I consider to be a good neighbor—a mixed use neighborhood geared toward the MBTA station. What is your alternative?

We will see change. What's an acceptable, even desirable, change?

Don



**Read, John**

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**From:** Shurtleff, Lauren  
**Sent:** Tuesday, September 29, 2009 7:54 PM  
**To:** Read, John; Fitzgerald, James  
**Subject:** Fw: 20 story buildings

FYI

Lauren Shurtleff  
Boston Redevelopment Authority  
617.918.4353

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**From:** "Donna"  
**Date:** Tue, 29 Sep 2009 18:46:11 -0400  
**To:** <Lauren.Shurtleff.BRA@cityofboston.gov>  
**Subject:** 20 story buildings

my name is jay mcMahon and i live at the end of crescent ave near sydney i think a 20 story building is foolish . its a neighborhood not downtown boston. i saw the plan and its way to big. the housing is a dead market why would anyone build now. its all about profit with these big guys .they dont give a damn about our side . thank you for reading this i will be at the next meeting

## Read, John

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**From:** Shurtleff, Lauren  
**Sent:** Tuesday, September 29, 2009 7:55 PM  
**To:** Read, John; Fitzgerald, James  
**Subject:** Fw: Columbia Point Master Plan Community Meeting#4

FYI

Lauren Shurtleff  
Boston Redevelopment Authority  
617.918.4353

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**From:** KyleIngrid@aol.com  
**Date:** Tue, 29 Sep 2009 18:39:23 EDT  
**To:** <Lauren.Shurtleff.BRA@cityofboston.gov>  
**Subject:** Columbia Point Master Plan Community Meeting#4  
Dear Lauren ~

I am a Crescent Avenue resident who was unable to attend the community meeting last Saturday as I was out of town.

I am in cautious support of the project at this point, but just want to make sure that the developer can do some linkage with the T so as to create better access for those of us on the "other side." It is three, long sets of stairs up to the T platform and then down on the other side in order to access Shaw's Market, Carson Beach, the Expo Center, etc. I would truly love to have some more development around here, but there needs to be an elevator and a wheelchair ramp on the Crescent Avenue/Sidney Street side.

Is there a way you can put me on some sort of mailing list so that I can keep on top of what is happening and perhaps attend a meeting to give the project my tentative support in the future?

Thank you.

*Kyle Ingrid Johnson*  
64 Crescent Avenue  
Dorchester, MA 02125  
617-288-0164  
[KyleIngrid@aol.com](mailto:KyleIngrid@aol.com)

## Read, John

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**From:** bsvalentine@comcast.net  
**Sent:** Wednesday, September 30, 2009 10:14 PM  
**To:** Read, John  
**Subject:** Columbia Pt.

Dear Mr. Reed,

I have attended 3 of the community meetings and continue to have one overriding concern. It is that much of the community representation comes from Savin Hill residents and only one person identified himself as representing Harbor Point, and he is an employee. The interests of Harbor Point residents are seriously under represented.

\ Harbor Point is a mixed income rental community. It is ethnically, economically, and racially diverse. People of color make up a majority of our renters. It is a shame that these people seem to be under represented on the community committee.

In the last four years, Harbor Point has raised its rents considerably. Mine has gone up by over \$200 in the last four years.

I am concerned that there seems to be no safeguards to protect Harbor Point residents from being charged more and more rent as plans to gentrify the neighborhood are undertaken and more upper middle class residents are brought into the area.

The proposal seems to ignore the needs and the rights of the poorer residents, the residents of color, and the older residents on fixed incomes and offers us no protection from C.J.

Sincerely,

Bill Valentine

## Read, John

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**From:** Campbell, Lance  
**Sent:** Thursday, October 01, 2009 3:04 PM  
**To:** Read, John  
**Subject:** FW: Regarding Support for the Proposed Project By JFK Station

Tad: I believe this email is referring to your Planning Process in Dorchester! Please see email below...

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**From:** KyleIngrid@aol.com [mailto:KyleIngrid@aol.com]  
**Sent:** Thursday, October 01, 2009 1:19 PM  
**To:** Campbell, Lance  
**Subject:** Regarding Support for the Proposed Project By JFK Station

Dear Lance -

I was given your name by Jay Rourke. I am a Crescent Avenue resident who was unable to attend the community meeting last Saturday as I was out of town. I wanted to be in touch with someone regarding the proposed project near Shaw's and the Boston Globe on Morrissey Boulevard.

I am in cautious support of the project at this point, but just want to make sure that the developer can do some linkage with the T so as to create better access for those of us on the "other side." It is three, long sets of stairs up to the T platform and then down on the other side in order to access Shaw's Market, Carson Beach, the Expo Center, etc. I would truly love to have some more development around here, but there needs to be an elevator and a wheelchair ramp on the Crescent Avenue/Sidney Street side, and the T does not, I understand, have the money to do this.

Can you let me know whether you are working with someone at the T on this? I hope so. Also, when is the next meeting? Perhaps I can attend to give the project my tentative support. Or, I would be willing to write a letter of support once I have it confirmed that the T will be working with you and the developer on some better access from the Crescent Ave/Sydney Street side.

Thank you.

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Kyle

*Kyle Ingrid Johnson*  
64 Crescent Avenue  
Dorchester, MA 02125  
617-288-0164  
[KyleIngrid@aol.com](mailto:KyleIngrid@aol.com)

## Read, John

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**From:** margaristr [margaristr@verizon.net]  
**Sent:** Friday, October 02, 2009 1:31 PM  
**To:** Read, John  
**Cc:** Shurtleff, Lauren  
**Subject:** columbia point master plan and Morrissey blvd.

Dear John,

I am a resident of Savin Hill. I would be quite adversely affected by this huge plan. I think your original premise to recreate Columbia Point as a better neighborhood was a good start but this is far too large scale. High rise buildings cut people off from the water, not include. The 'green' space and bicycle ideas are nice but there is no plan for all the increased traffic all of this would bring. I use Morrissey Blvd every day and it's a traffic nightmare already. I think you should downscale the magnitude of this plan at least 100 times. The information we recently received about this all has been kept awfully quiet from the residents in Savin Hill, whether you've had 4 supposedly public meetings or not. I feel this plan would destabilize abutting neighborhoods, which really doesn't go along with your original intent.

Sincerely,

Robin Margaris

## Read, John

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**From:** Doreen Miller [doreenemiller@yahoo.com]  
**Sent:** Monday, October 05, 2009 8:04 AM  
**To:** Read, John; Shurtleff, Lauren  
**Cc:** DorchesterReporter; savinhillcanineservices@gmail.com; Karen Jackson; Mary Ellen Miller; Bob Miller; John Pearsall; SavinHillProductions; Rose Senatore; Bill Walczak; Karen/Sean Abbott; Devin Callahan; Marta Carney; John Carney; Donna Waldron Crisostano; David Desjardins; keating; Kelly; Dianne Lescinskas; Rosemary Powers; Bea Slezas; Romas Slezas; Susan Wadlington; Andy Warot  
**Subject:** Columbia Point Master Plan

October 5, 2009

Tad Read, Senior Planner  
Lauren Shurtleff, Planner

Dear Sir and Madame:

I am writing concerning the proposed Master Draft Plan for Columbia Point and Morrissey Boulevard, which includes a 20-story skyscraper and other very tall high rises. I am in favor of keeping the 4-story height restriction in place as per the current zoning, as it was established for several important reasons. Tall structures in this area would serve as a cavernous echo chamber of the heavily traveled I-93 and train tracks, leading to a burdensome increase in the level of noise pollution for people in the surrounding communities. Such tall buildings would also create an overwhelming density of people and their cars in a small area, which in turn would add to increased traffic congestion and a subsequent rise in unhealthy air quality. Finally, the buildings in this plan remain totally out of proportion to the surrounding Savin Hill community of one to three family dwellings.

~~At a recent neighborhood gathering of more than 2 dozen neighbors, task force members Bill Cotter and Don Walsh encouraged us to write to you to share our vision of what that we would like to see in this area. I would like to see a type of development that would compliment the surrounding community and be more befitting of Boston's historic heritage. A mixed retail and residential development of classy brownstones a la South End or Back Bay with fine restaurants, quaint shops, small parks and historic street lighting would be a catalyst to a bustling tourist industry in this historic and oldest section of Boston. The restoration and revitalization of Faneuil Hall and other historic areas of this fine city have proven that unequivocally.~~

We are Boston residents who love this city because of its historic value and strong neighborhoods. We do not wish to be turned into another New York City with its mazes of cold, uninviting skyscrapers. I say we scrap the current proposal and plan something we can be proud of. If the developers are unable or unwilling to abide by the present height restrictions for this area, perhaps we need to find more amenable developers who will.

Sincerely,

Doreen Miller

Doreen E. Miller, Senior Lecturer  
Boston University, CELOP  
[doreenm@bu.edu](mailto:doreenm@bu.edu)

## Read, John

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**From:** Cristi Rinklin [cristirinklin@yahoo.com]  
**Sent:** Monday, October 05, 2009 10:01 AM  
**To:** Read, John; System Administrator (BRA)  
**Cc:** Andy  
**Subject:** Columbia Point/Savin Hill Development Master Plan

Dear Tad and Lauren,

As homeowner residents of Savin Hill, we would like to submit our comments to the BRA on the proposed Master Plan for developing the Columbia Point/Savin Hill peninsula.

We are in favor of added amenities, such as new grocery stores, restaurants, coffee shops, etc. We also support the idea of mixed use, in terms of residential, retail and office. However like many in the neighborhood, we are concerned about the height and density proposed in the Draft. Although a 20 story building at the MBTA is what is necessary to attract developers, we are concerned that this opens up for continued height and density in that relatively small stretch between the T and the Globe, and that it would be excessive in comparison to the surrounding area. Perhaps another solution for the air space above the T can be explored (non-residential), and a smaller/lower residential building can be built in the empty lot between the T and Shaws. I would also assume that Shaws would be moved or replaced with another newer grocery store, so that leaves ample land to build a lower, perhaps 10 story residential building that would hopefully be the tallest, and descend in height from there back to the Globe.

We are also concerned about the proposed development that would abutt the Savin Hill neighborhood. Savin Hill is an historic neighborhood with a high density of ownership. We feel it is important to be sensitive, both asthetically as well as demographically, to adding a development that connects and integrates with Savin Hill. We would like to see a high percentage of ownership, rather than rental property, and that the housing closest to the neighborhood be no more than 3 stories rather than 4. Townhouses or triple decker condos could be a nice addition, however compounds of 4 story buildings with parking lots between them become imposing structures that seem out of character with the neighborhood. We already have the Linda Lane development within the neighborhood, which is a hideous eyesore, and completely out of place with its surroundings. We'd like to avoid having more developments like that nearby.

We are also concerned about the proposed "cut through" at Wave Avenue. We live two streets away from Wave Ave, and we see a lot of cars speed through the neighborhood seeking a shortcut to 93, in order to bypass Dorchester Ave or Morrissey Blvd. Many times we see cars drive down our street (Savin Hill Court) stop when they realize it is a dead-end, and reverse at a high speed and speed off down Savin Hill Ave. We feel strongly that there needs to be traffic studies done within Savin Hill itself to determine solutions to alleviate the speeding and high traffic that not only currently exists, but will potentially get worse when there becomes a more convenient way to access 93. We have heard that speed bumps are not an option because of the fire trucks (I'm not sure why since fire trucks typically do not speed through a residential neighborhood) so perhaps some other creative solutions can be applied here.

And finally, we are concerned about the parking situation that could potentially affect Savin Hill with a proposed housing development that includes .75 parking spaces per unit. Unfortunately people will still own cars, most likely more than 1 per household, and the spillover due to lack of parking would most likely end up on our streets. It already is a problem with commuters who park on Savin Hill Ave to take the T. A solution could be to create residential sticker parking specifically for the residents of Savin Hill, so excess cars do not get "dumped" on our streets.

Thanks for taking our concerns into consideration.

Best  
Cristi Rinklin and Andrew Mowbray

Cristi Rinklin  
<http://www.cristirinklin.com>



## Read, John

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**From:** KyleIngrid@aol.com  
**Sent:** Monday, October 05, 2009 2:09 PM  
**To:** MBoyle@MBTA.com  
**Cc:** GTalbot@MBTA.com; KCox@MBTA.com; JCosgrove@MBTA.com; MFesta@MBTA.com; Read, John; gad@transitrealty.com  
**Subject:** Re: FW: Sub.RL.Facility.Any T Involvement at Planned JFK/UMASS Development? K...

Mark ~

Thank you for your response to my inquiry regarding how the T is working with the developer of the proposed project near Shaw's and the Boston Globe at JFK station. I am very pleased to hear that the T will be asking for help from the developer regarding access improvements (wheelchair ramp and elevator) on the Sydney Street side of JFK Station. It is my general feeling that the neighbors around here are not going to object too much to a large building on the other side of JFK as long as they have a more comfortable way to access the proposed amenities on the other side (and access the T as well).

Thank you for your response.

Kyle

*Kyle Ingrid Johnson*  
64 Crescent Avenue  
Dorchester, MA 02125  
617-288-0164  
KyleIngrid@aol.com

In a message dated 10/5/2009 1:55:28 P.M. Eastern Daylight Time, MBoyle@MBTA.com writes:

Kyle:

Pursuant to your inquiry, please be advised that as part of any transit oriented development at JFK/UMass station, the designated developer will be required to provide a fully accessible entrance from Sydney Street, including an elevator. Please note that the MBTA has not yet put the project out to public bid, nor selected any developer. One reason for the project's planned height is to help pay for this improvement, among several others.

Thank you and please contact me if you have any further questions.

Mark E. Boyle  
Assistant General Manager for Development  
MBTA  
Ten Park Plaza  
Boston, MA 02116  
Tel: 617-222-3255  
Fax: 617-222-6181  
E-mail: mboyle@mbta.com

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

From: do\_not\_reply@mbta.com [mailto:do\_not\_reply@mbta.com]  
Sent: Friday, October 02, 2009 4:28 PM  
To: SWA, SWA-complaints

Subject: Other.Facility.Any T Involvement at Planned JFK/UMASS  
Development. K I Johnson - ID# 01910600

This call has been categorized as a priority 2  
Has the customer requested a response back from the MBTA: Yes

On 2009-09-29 at 18:51:59 Kyel Ingrid Johnson contacted the customer  
service center and provided the following information. Based on this  
information, an assignment has been created for the Accessibility group.

Customer Information:

Customer Name: Kyel Ingrid Johnson  
Address:  
City: Dorchester  
State: Massachusetts  
Zip: 02125  
Day Phone: NA  
Evening Phone:

Issue Reported by the customer:

Subject: Inquiry  
Mode: Subway  
Line: Red Line  
Incident Date: 9/29/2009  
Incident Time: : AM  
Topic: Service Inquiry  
Sub Topic: Other  
Route: Red Line  
Vehicle:

Additional Comments: This is regarding access. I would like someone to  
contact me to let me know whether the T is working with the developer of  
the Bayside Expo Center/Columbia Point plan. I am a resident of the  
immediate area (Crescent Ave at Sydney Street, back of JFK Station), and  
a  
regular user of the T, both trains and buses. Talks are moving forward  
for  
the large complex on the Bayside Expo side of JFK station for a tall  
apartment complex as well as businesses. I do not object to the plan,  
but

want to be assured that the developer is working closely with the T and  
that the T has a representative at these development meetings. At the  
very  
least, the developer should pay for elevator and wheelchair access to  
the T  
at JFK from the Sydney Street side. Otherwise, residents of this side of  
the station will not be able to access any amenities. As the T knows,  
the  
Sydney Street entrance is currently not accessible by wheelchairs, baby  
strollers or carriages. It presents a tremendous challenge to those of  
us  
with asthma, arthritis, emphysema, or any other debilitating illness  
that  
makes stair climbing difficult. Could someone please call me or email  
me  
back to let me know the name of the person at the T who is working with  
the  
Bayside Expo/Columbia Point project on linkage money? Thank you.  
Kyle Ingrid Johnson  
First Name: Kyel Ingrid

Last Name: Johnson  
Full Name: Kyle Ingrid Johnson  
City: Dorchester  
State: MA  
Zip Code: 02125  
Email: KyleIngrid@aol.com

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Incident Date/Time: 2009-09-29 12:00:00  
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Category: Service Inquiry  
Reason: Other  
Mode of Transportation: Subway  
Line/Route: Red Line  
Station:  
Vehicle Number:  
Employee Number:

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This assignment was created by FJuarbe on 2009-10-02 at 16:27:10

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## Read, John

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**From:** Savin Hill Canine Services [savinhillcanineservices@gmail.com]  
**Sent:** Tuesday, October 06, 2009 9:36 AM  
**To:** Shurtleff, Lauren; Read, John; savinhill@yahoogroups.com; Feeney, Maureen  
**Subject:** Columbia Point Project

October 6, 2009

Tad Read, Senior Planner  
Lauren Shurtleff, Planner

Boston Redevelopment Authority:

I am writing to inform you that the proposed Columbia Point Project will not be proceeding further. I am amazed at the size of the proposed project, the complete disregard of Morrissey Blvd, its sole means of transportation and the complete disregard of the neighborhood.

The argument that this area will be redeveloped so we need a master plans sounds ideal, but fails completely when viewing the BRA's plan in two ways: there is only ONE pressing need and the proposed project is so outrageously out of scale you neglected the composition of the surrounding neighborhood.

Let us take one second here and remove the developer/mayor's office from the area, as well as the BRA. What is the pressing problem with the land that is being bought up by developer? We have stores where we shop, the radio stations, the old WB television station and the Globe that are all living within their zoning. I fail to see an immediate problem here. There is no urban blight, gang violence or any issues that need to be remedied.

Earlier this morning i was walking my dogs along Malibu Beach/Morrissey Blvd and watched while an ambulance tried to move through the parking lot that is Morrissey every morning and every evening. I was walking faster than the progress of that ambulance. When I question your community liaison at a neighborhood meeting what about the huge increase in traffic on a road that is already a parking lot, his response was, "the BRA wrote specifically in that plan that the developer would be responsible for all remediation of Morrissey!" So, screw it up, worry about it later. Thank god you don't live in the neighborhood you're trying to develop!

As far as the Mayor's office and the BRA working with the community here, I can't find one person of the Savin Hill Civic Association to go on record and say this is the plan they support. The neighborhood is now coming aware of this project, we will be involved now, but, not on the developers side.

I would like you to do one thing now. Turn your head to the left and tell the developer on this project that is standing over you, you know the one, the only pressing issue in this development, the zoning the neighborhood will allow is Three stories. "Three Stories is a Neighborhood!" Four and above is the BRA.

Sincerely,

Jeff F. Skiba

## Read, John

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**To:** Fitzgerald, James  
**Subject:** RE: Coumbia Point Project

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**From:** Doreen Miller [mailto:doreenemiller@yahoo.com]  
**Sent:** Tuesday, October 06, 2009 6:56 PM  
**To:** Fitzgerald, James  
**Cc:** SavinHillProductions  
**Subject:** Coumbia Point Project

Dear Mr. Fitzgerald,

I am writing to you to express my objection to the current Columbia Point Morrissey Boulevard Master Plan. Below you may read the reasons I addressed in a letter to John Read and Lauren Shurtleff.

As a life-long resident of Savin Hill, I feel this overblown plan is a direct assault on and insult to our community in so many ways. As a dog owner, I walk all over my neighborhood 2-3 times a day, and of the many people I have spoken to about this development plan, I can find none (other than perhaps Don Walsh) who is in support of this grandiose project idea. Many feel, and rightly so, that this plan is totally out of proportion and out of touch with the historic character of our neighborhood and the people who live here. The only ones who would benefit from this plan are the developers themselves.

It would totally overwhelm our roadways, adding noise, traffic congestion and air pollution. Adding 10,000 plus people to this area while "narrowing" the boulevard "to slow traffic down" is totally illogical and can only lead to major traffic disaster. Hell, we have a traffic nightmare already without adding more people and cars! Perhaps they should narrow the roadway first and see exactly what that accomplishes. I guarantee it won't prevent people from using the roadway because there are so few roads in this area that travel north-south.

Please take the time to read my letter below, which also suggests alternatives.

Sincerely,  
Doreen E. Miller

October 5, 2009  
Tad Read, BRA  
Lauren Shurtleff, BRA

Dear Sir and Madame:

I am writing concerning the proposed Master Draft Plan for Columbia Point and Morrissey Boulevard, which includes a 20-story skyscraper and other very tall high rises. I am in favor of keeping the 4-story height restriction in place as per the current zoning, as it was established for several important reasons. Tall structures in this area would serve as a cavernous echo chamber of the heavily traveled I-93 and train tracks, leading to a burdensome increase in the level of noise pollution for people in the surrounding communities. Such tall buildings would also create an overwhelming density of people and their cars in a small area, which in turn would add to increased traffic congestion and a subsequent rise in

unhealthy air quality. Finally, the buildings in this plan remain totally out of proportion to the surrounding Savin Hill community of one to three family dwellings.

At a recent neighborhood gathering of more than 2 dozen neighbors, task force members Bill Cotter and Don Walsh encouraged us to write to you to share our vision of what that we would like to see in this area. I would like to see a type of development that would compliment the surrounding community and be more befitting of Boston's historic heritage. A mixed retail and residential development of classy brownstones a la South End or Back Bay with fine restaurants, quaint shops, small parks and historic street lighting would be a catalyst to a bustling tourist industry in this historic and oldest section of Boston. The restoration and revitalization of Faneuil Hall and other historic areas of this fine city have proven this unequivocally.

We are Boston residents who love this city because of its historic value and strong neighborhoods. We do not wish to be turned into another New York City with its unending mazes of cold, uninviting skyscrapers. I say we scrap the current proposal and plan something we can be proud of. If the developers are unable or unwilling to abide by the present height restrictions for this area, perhaps we need to find more amenable developers who will.

Sincerely,

Doreen Miller

## Read, John

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**From:** Heidi M. [photoheidi@yahoo.com]  
**Sent:** Tuesday, October 06, 2009 8:40 PM  
**To:** Read, John; Shurtleff, Lauren; Fitzgerald, John BRA  
**Cc:** Feeney, Maureen; Flaherty, Michael (City Council); Yoon, Sam; Smyth, Lauren; Mayor; John.Hart@state.ma.us; Dorchester Reporter  
**Subject:** Draft Master Plan to Redevelop The Columbia Point Peninsula

October 13, 2009

TO: The BRA

Re: Draft Master Plan to Redevelop The Columbia Point Peninsula

We have been residents/home owners in the Savin Hill neighborhood of Boston for 50 plus years, active community participants in the developments that changed the burning dump on Columbia Point to the home of UMass-Boston, the JFK Library, and the State Archives. We have recently become aware of a proposed plan that will most negatively impact our historic neighborhood. We acknowledge, that as a Task Force member stated, we "must be part of the plan or the victims."

Here are our concerns and our suggestions:

- Rezoning the land on the west side of Morrissey Blvd., from the JFK/UMass T stop (formerly known as Columbia) to Pattens Cover, will happen if mixed use developments are to become a reality. Rezone that area for building heights of no more than 4 to 5 stories. Such heights may not make the developers rich, but will integrate the buildings with the 1-2-3 family homes in our abutting Savin Hill community.
- Do Not consider extending Wave Avenue through to Morrissey Blvd. If you lived on Wave Avenue, you, too, would be horrified at the thought.
- Look at the traffic problems, each and every day, on Morrissey Blvd. Speed limits are ignored. "Pleasure vehicles only" means nothing to the Boulevard's daily use by any driver avoiding a backed-up Southeast Expressway.

We look forward to some definitive development plans that will have only a positive impact on our neighborhood, especially for the younger generation of home owners and residents who love Savin Hill as much as we do.

Richard and Dolores Miller  
259 Savin Hill Ave.  
Dorchester, MA 02125  
617-282-5763



## Read, John

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**To:** Fitzgerald, James  
**Subject:** RE: from Steve Durant

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**From:** Steve Durant [mailto:dinorfc@aol.com]  
**Sent:** Tuesday, October 06, 2009 10:25 PM  
**To:** Fitzgerald, John BRA  
**Subject:** Fwd: from Steve Durant

Please see below.  
Steve Durant

Begin forwarded message:

**From:** Steve Durant <dinorfc@aol.com>  
**Date:** October 5, 2009 11:08:57 PM EDT  
**To:** [maureen.feeney@cityofboston.gov](mailto:maureen.feeney@cityofboston.gov)  
**Cc:** [james.fitzgerald@bra.cityofboston.gov](mailto:james.fitzgerald@bra.cityofboston.gov)  
**Subject:** from Steve Durant

Dear Maureen,

I am concerned about zoning issues that could undermine the neighborhood around the Savin Hill Columbia Point area. I agree with the "Three Stories Makes A Neighborhood" concept. 10 and 20 story apartment complexes are most certainly a killer and would head us in a Brighton/Comm Ave direction that would be a death knell for the Savin Hill area. We already have a creeping "Allston/Brighton issue"- i.e. neighborhood becomes nothing more than a college campus adjunct for UMASS.

Steve Durant  
6 Rockmere Street  
Dorchester, MA 02125

Life long Dot resident

=

## Read, John

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**From:** Andrew Donovan [packdogs@msn.com]  
**Sent:** Wednesday, October 07, 2009 6:00 AM  
**To:** Read, John  
**Subject:** public comment re Columbia Point Plan

Dear Sir,

My name is Andrew Donovan.

I live on Savin Hill, 11 Fox Point Road.

I believe the master plan for the Columbia Station area is not only completely inappropriate in scale to the nearby neighborhoods, but also is far bigger and taller than any development project in any other part of Boston.

They wouldn't allow this kind of thning in the South End, South Boston, or even the Back Bay.

This scale of development belongs in the Financial District.

I oppose this plan, as currently drawn, most vehemently.

Please don't wreck our neighborhood.

A Wal-mart would be less offensive!

Thank You,

Andrew Donovan

## Read, John

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**From:** Read, John  
**Sent:** Wednesday, October 07, 2009 9:58 AM  
**To:** 'Savin Hill Canine Services'; Shurtleff, Lauren; savinhill@yahoogroups.com; Feeney, Maureen  
**Cc:** Fitzgerald, James; Hoey, Patrick; Smyth, Lauren  
**Subject:** RE: Columbia Point Project  
**Attachments:** Final Task Force List - updated 10.30.08.pdf

Dear Mr. Skiba,

Thank you for your message.

Attached per your request is the list of the Columbia Point Master Plan Task Force members.

You indicated that the document you were looking at resembled a marketing brochure. I wonder if you have come across the right document. The Draft Columbia Point Master Plan is a detailed, 105-page document with 22 page technical appendices. It is the second document under "Publications" at the following link: <http://www.tinyurl.com/ColumbiaPoint>. Appendix D to the Master Plan contains detailed technical data on the transportation analyses, including:

- Three maps, one showing morning peak hour traffic volumes, a second showing evening peak hour traffic volumes, and a third showing Saturday peak hour traffic volumes at the study area intersections;
- A table showing transit service operations, including headways through JFK/UMass station, station boardings, and peak hour utilization for each transit line;
- A table showing trip generation under existing conditions, buildout under current zoning (no Master Plan), and two alternate (low and high) Master Plan buildout scenarios;
- Two maps, each showing a.m. and p.m. peak link volumes under the different buildout scenarios;
- Table showing intersection traffic volumes under the different buildout scenarios;
- Table showing intersection levels of services under the different buildout scenarios;

If you cannot get access to this and download this information, please let me know and I would be glad to print it for you and send it to you.

If you feel there is additional information that you would like regarding transportation, I'm going to refer you to Jim Fitzgerald who is focusing on the transportation aspects of the Master Plan. Jim can be reached at (617) 918-4327, or [James.Fitzgerald.BRA@cityofboston.gov](mailto:James.Fitzgerald.BRA@cityofboston.gov).

Please let me know if you have any other questions.

Sincerely,

Tad

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**From:** Savin Hill Canine Services [mailto:savinhillcanineservices@gmail.com]  
**Sent:** Wednesday, October 07, 2009 8:16 AM  
**To:** Shurtleff, Lauren; Read, John; savinhill@yahoogroups.com; Feeney, Maureen  
**Subject:** Re: Columbia Point Project

Tad,

Thanks for answering my email. I viewed the web site you sent me to when I asked for a copy of the traffic studies for this project. Unfortunately, the 128 MB file is more a marketing pamphlet with summarizations. Please mail a copy of the independent traffic studies to the address provided below. I would like to view their stats and methodologies so I may understand their conclusions fully.

Also, please provide me a list of the "Community Task Force" and their contact information. I have spoken directly to three members in two different community meetings and one chance encounter. Each said the same thing, the developer drew up the plan, the BRA took the developers plan and called in the BRA's "master plan" and they had little to no input. I was unable to get any of them to say they support this plan.

When you go back to the drawing board, just remember, "3 stories is a neighborhood." Thats what we'll allow here.

sincerely,

Jeff F. Skiba  
11 Fox Point Road  
Savin Hill, MA 02125

## Read, John

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**From:** Fitzgerald, James  
**Sent:** Wednesday, October 07, 2009 3:55 PM  
**To:** Read, John; Shurtleff, Lauren  
**Subject:** FW: Columbia Point Master Plan

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

**From:** Romas Slezas [mailto:romas.slezas@gmail.com]  
**Sent:** Wednesday, October 07, 2009 2:36 PM  
**To:** Fitzgerald, James  
**Subject:** Columbia Point Master Plan

Dear Mr Fitzgerald,

The Master Plan - Draft is comprehensive yet is somewhat disconcerting for me and my family living in the Savin Hill neighborhood. The Plan mentions Savin Hill only tangentially where in reality we will be greatly effected by the extension of Ware St.

I know that the Plan calls for traffic to flow only one way out of Savin Hill but reality in the long run the city will succumb to the pressure of the new residents who will clamor for two way traffic.

I also did not understand why a traffic flow of Old Colony Terrace into Morrissey Blvd. was not done. It is now used by many as a traffic avoidance both AM and PM. The Plan will only increase traffic when people living in the new development will use Wave St. to avoid having to enter the maze near the T stop.

The building of multi-use paths from from Calf Pasture to Patten's Cove will in the long run just send people through Savin Hill to the T stop or more likely college kids to Dot. Ave.

The population growth in the Plan will put pressure on our Savin Hill parks, playgrounds. and beach. The Plan mentions that space should be reserved for playgrounds and such but the landowners will do as little as possible to maximize their investment. The suggestion to have BC High and UMass share their sport facilities is also wish full thinking.

We living in Savin Hill are going to loose some of the very reason we are living here for.

And along with many other people, I too think that the population density is to great. Your transportation study points out that the Columbia/JFK T station at rush-hours is now running at 85% capacity that only leaves 15% for all the additional users that you hope to attract.

I understand that no condition is permanent and that change in inevitable but it should be reasonable and carefully done.

Yours truly,  
Romas Slezas

## Read, John

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**From:** Maureen Marotta [maureen5386@msn.com]  
**Sent:** Wednesday, October 07, 2009 4:25 PM  
**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Fitzgerald, James; mike.manning@cityofboston.gov; Smyth, Lauren; Flaherty, Michael (City Council)

October 7, 2009

To those involved in any way in the **Columbia Point Project**

My family moved to Savin Hill in the late 1940s. As a lifetime member of this community and a member of the newly formed group "3 Stories is a Neighborhood" I would like to express my opinion of the proposed Columbia Point Project. Sheer horror! I will not even begin to speak of the EXISTING traffic nightmare that is Morrissey Blvd and the traffic circle, and it seems the developer did not speak to it either.

There is a reason that the members of this group have such strong ties to this neighborhood. It is the beauty of each home all one, two and three family homes, with yards to care for and parks to gather in. It is the quiet of the neighborhood with the close proximity to the city, without the alienation and lack of community of actually living in the city. We know our neighbors, both new and old and this is something we cherish. We have history and a future here that we want to keep. We need to find a developer who wants to extend this quality of living in combination with the business needs of the Columbia Point/Morrissey Blvd. area and not destroy it in the name of development. GREED is not good.

I believe the proposed development is destructive in so many ways. I will attend every zoning meeting and I encourage those of you in positions of political power to listen to your constituents and prevent this horror from destroying the beauty that has given us the power to fight as hard as we can against this.

Sincerely,

Maureen K. Marotta

[John.Read.BRA@cityofboston.gov](mailto:John.Read.BRA@cityofboston.gov)  
[Lauren.Shurtleff.BRA@cityofboston.gov](mailto:Lauren.Shurtleff.BRA@cityofboston.gov)  
[Maureen.Feeney@cityofboston.gov](mailto:Maureen.Feeney@cityofboston.gov)  
[James.Fitzgerald.BRA@cityofboston.gov](mailto:James.Fitzgerald.BRA@cityofboston.gov)  
[Mike.Manning@cityofboston.gov](mailto:Mike.Manning@cityofboston.gov)  
[Lauren.Smyth@cityofboston.gov](mailto:Lauren.Smyth@cityofboston.gov)  
[Michael.F.Flarty@cityofboston.gov](mailto:Michael.F.Flarty@cityofboston.gov)

## Read, John

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**From:** montanic@aol.com  
**Sent:** Friday, October 09, 2009 12:23 AM  
**To:** Read, John; Shurtleff, Lauren; Fitzgerald, James; Feeney, Maureen; Mayor; michael.christopher@state.ma.us  
**Subject:** Comments on the Current Version of the Columbia Point Master Plan

Dear Mr. Read,

I certainly appreciate the time and effort that has gone into the development of the Columbia Point Master Plan. It is clear that there are many solid design principles at work and it is clear that there are some conceptual improvements to the cityscape in the plan. For example, the idea of smaller city blocks is very attractive including the new cross streets. During the planning effort Columbia Point has been compared to the Back Bay. I think we can all agree that creating another Back Bay type neighborhood would be appealing.

I cannot say that I have studied your plan in detail because I did not have a printout of the document. From what I have reviewed online I feel that there are some potential gaps in the plan that need to be addressed. If you have already addressed these points then I am grateful for your diligence. If not, please consider the following items for inclusion in your plans.

1) The U-Turn that is currently labeled "Malibu Beach" does not seem to be on the new roadway map (as best I can see on the drawings.) Access to Savin Hill via Old Colony Drive by way of Morrissey Blvd North should be preserved. If necessary a turn could be added south of the UMass entrance with a light that is timed to cycle with the traffic at the UMass entrance. In other words, I want to be able to be about to travel on Morrissey Blvd North and access Savin Hill via Old Colony drive as I do today.

2) The plan for a new roadway from Savin Hill into the Boston Globe lot is now shown with housing. While this seems like a good idea for connecting the neighborhoods I am very concerned that this connecting way is being re-designed as a two-way road. We were told that this would be a one-way out of Savin Hill. That alone will increase cut through traffic. Personally, I think the road should be eliminated. A bike way would be sufficient to connect the neighborhood. I would prefer that the earlier plan of a larger park at Patten's cove with all green space to buffer the smaller scale of Savin Hill from the apartment blocks that are envisioned in this plan.

3) While discussing apartment blocks, I feel that all of the apartments should be held to a standard of 1.5-2.0 parking spaces per unit. In Savin Hill we enforce a standard of 1.5 parking spaces for any new housing that is presented to the neighborhood planning committee. As the new buildings envisioned in this plan will likely serve more affluent clientele then it is likely that they will have more vehicles on average. I think the term "Transit Oriented Design" is great, but it does not excuse ignoring the fact that affluent consumers still want their personal cars when they can afford them. A lack of parking for residents and their guests will flood other areas with cars. I think that the residential buildings envisioned in this plan must provide adequate parking for both their residents and guests. Requiring adequate parking in the plan is essential.

4) The new residential buildings should not be rental only. At this time there is 100% rental housing on Columbia point. This is preferable to the housing project that it replaced. However, a gated community is not welcoming to other neighbors or visitors that want to drive / bike/ walk to the waterfront. I think the plan needs to explicitly state that new housing requires condominium ownership to build a vibrant community. I see the goal is 30% owner occupied housing. Given that there are hundreds of existing units on Columbia Point which are rental units it will take a lot of new condominiums to offset the current concentration of rental housing in the area. We have been told that you are building something akin to the Back Bay. Well the Back Bay has a lot of individual residential units that supports a vibrant and diverse neighborhood. A 30% goal seems low to build a vibrant community. What is the percent of owner occupied units in the Back Bay? Is it greater than 30%? I do not think that another corporate owned gated apartment complex is good for Dorchester. We need neighbors that are invested in their neighborhood and plan to be there a long time. So I think all new residential housing should be condominiums owned by residents.

5) This reminds me that the plan must specify that there will not be any gated streets in the redeveloped areas. This is a city neighborhood. It is not a suburban office park. It is not a private enclave that turns its back on the city with fences. It is part of the city and should be accessible just as the Back Bay is. After all, we have been told that this will be like the Back Bay, not the Prudential Center.

6) I do not see any provision for a public parking lot next to the beach front adjacent to the Bayside property. I see tall buildings crowding the beach front. This would make the waterfront feel like a private park. I think the scale near the beach needs to respect the existing vistas that make it appealing to walk, jog and bike along this stretch of the waterfront. This plan does not do respect the open vistas along the waterfront. Also, the change in zoning to allow housing in this area should require improved access for people that want to visit the waterfront parks. As a result, I think that a public parking lot is required and the scale of the buildings along the water should be reduced.

7) I am concerned that there is no provision for dedicated bus / light rail right of ways in the redevelopment. If the MBTA prefers buses, then they need to move quickly and efficiently. Getting the buses stuck in long traffic jams during morning and evening commutes will not serve this neighborhood well. This is especially true as UMass builds out a residential campus. The Back Bay has the green line to connect its neighborhood to other parts of the city and the rest of the MBTA. What will this neighborhood have? Will there only be a few bus routes that can't move because of the rush hour backups? I think the plan must include a dedicated mass transit right of way that runs the length of neighborhood and efficiently connects to an enhanced transit hub at the JFK UMass station. If there is a bus way it could always be upgraded to a green line type train if the traffic demands it... but if there is no right of way that will never be an option.

8) I have not seen any evidence of improved pedestrian access for the existing neighborhoods to the waterfront based on this plan. There are no new crossings of the tracks/highway in this plan. There is no new requirement for elevator access from Sydney Street to the T station. I am also concerned that the elevated pedestrian crossing across Morrissey Blvd that is currently near the Shaw's Market has been removed. I cannot understand the decision to add millions of square feet of buildings to an area that is already saturated with traffic during rush hour and then remove the only safe pedestrian crossing. Do you really want to put students at risk as they walk from the MBTA to BC High? At grade crossings may work on either side of Morrissey Boulevard, but the Boulevard itself remains a major regional thruway. Building several crossings akin to the pedestrian bridges over Boylston Street that connects Copley Place to the Prudential Mall should be included in this plan. That is the only safe way to handle the large traffic volume on Morrissey while permitting the new residents and visitors that seek to access the waterfront, retail stores, residences, parks and the MBTA by foot. I think this plan needs to articulate several wheel chair friendly crossings from Sydney Street to the waterfront. If a wheelchair can make the journey safely then pedestrians can.

9) I think it will be necessary to provide for a central corridor down the middle of Morrissey blvd that would handle at least two lanes of commuter traffic. This corridor could either be just two lanes that would change their direction to match the greater rush hour traffic, or it could be a two way road with 2 lanes in each direction. By separating the through traffic you would permit the neighborhood traffic to flow more smoothly. It may be interesting to consider putting the thru traffic corridor in a trench or on an elevated roadway to allow it to flow quickly while not adding to the congestion in the neighborhood. If the road were put in a trench then it could literally travel under the infamous K Circle and continue along Old Colony Ave without stopping. I imagine this would be akin to building a mini highway through the neighborhood just as Storrow Drive diverts the peak flow commuter traffic from the Back Bay.

10) I think the scale of the towers along Morrissey is too tall. I think the shadows that will be cast in the early morning will further isolate the existing Sydney Street neighborhood from the waterfront. If the city wants to improve the Columbia Point area then it needs to consider the impact on the adjacent neighborhoods. It may be necessary to consider creating new open spaces in the Sydney Street neighborhoods to compensate these neighbors for the crowding they will feel by looking at such large buildings at the ends of their streets. This visual crowding was depicted in one of the slides that your team created. The neighbors along Sydney Street will be able to see the new buildings and have the occupants of the new building looking back into their homes. Even worse, the Sydney Street neighbors will see the buildings but not be able to walk over to them. They will be literally cut off from this new neighborhood. From the Sydney Street resident's point of view they have been separated from the marsh & waterfront by the rail line, then by the causeway, then by the highway and now this plan completes the separation with a series of walls called mid-rise buildings.

Thank you for taking the time to review these comments. I understand that this is a massive task and that any change of this magnitude is difficult. I appreciate the fact that the city is trying to make a plan. Certainly the effort you have made makes these comments seem small, but I feel that it is important to polish the plan now to ensure the successful redevelopment of Columbia point.

Sincerely Yours,

Christopher Montani  
14 Rockmere St  
Dorchester MA 02125



## Read, John

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**From:** kelly [kellykoushan@verizon.net]  
**Sent:** Friday, October 09, 2009 4:48 PM  
**To:** Read, John; Shurtleff, Lauren  
**Subject:** Proposed Master Draft Plan for Columbia Point and Morrissey Boulevard

October 5, 2009

Tad Read, Senior Planner  
Lauren Shurtleff, Planner

Dear Sir and Madame:

I am writing to express my concerns about the proposed Master Draft Plan for Columbia Point and Morrissey Boulevard. As a lifelong resident of this area, I think the current plan, specifically the proposed changes in zoning, is detrimental not only to the existing Savin Hill community but also to the larger Columbia Point peninsula community as well. The proposed changes and the density that comes with it will not only drastically alter the landscape of this historic area but will negatively impact the quality of life for current and future residents as well because of air pollution, noise pollution, and increased traffic.

In addition, attempting to slow down traffic by condensing the lanes on Morrissey Boulevard will only cause even more back-up and traffic flow problems. Similarly, the traffic coming from Old Colony Boulevard and Day Boulevard onto Morrissey Boulevard in front of the JFK/UMass train station already extensively backs up every afternoon. The increased foot, subway, and car traffic in this intersection will pose a traffic and safety nightmare.

Lastly, the number of parking spaces allocated for the proposed mixed-use properties is inadequate. This means that even more people will be using the streets on which we live to park their cars. We do not have enough parking now. A reduction in the size and scope of the plan will also reduce the number of needed parking spots for the project.

The plan favors the developers to the detriment to residents rather than the mutual needs and desires of everyone involved. I urgently hope you will reconsider.

Sincerely,

Kelly Greene

## Read, John

---

**To:** Andrew Donovan  
**Subject:** RE: Update on Draft Columbia Point Master Plan

---

**From:** Andrew Donovan [mailto:packdogs@msn.com]  
**Sent:** Wednesday, October 14, 2009 6:45 PM  
**To:** Read, John  
**Cc:** Shurtleff, Lauren; Fitzgerald, James; Smyth, Lauren  
**Subject:** RE: Update on Draft Columbia Point Master Plan

Dear government officials,

To whom do I request that the present zoning regulations remain in effect?

The reason we have zoning is to protect our neighborhoods from inappropriate developments of which this plan is pretty much the most flagrant example.

I appreciate all the efforts you have made to present this developer's plan, but repetition doesn't make it any shorter of a building.

Three stories is a neighborhood.

Thank you

Andrew Donovan

11 Fox Point Road

Dorchester [by choice] MA 02125

**Printing this email and join us in saving paper.**

## Read, John

---

**From:** martacarney@comcast.net  
**Sent:** Thursday, October 15, 2009 10:20 AM  
**To:** Read, John  
**Subject:** Master Plan Dorchester Columbia

Hi John,

I am writing regarding my concerns for the size and scope of the planned projects for the Dorchester community. I believe the proposals are too massive for the small area. I am concerned about the density on the plans. I was born and raised in Savin Hill and love the urban and country feel of the neighborhood and hope it can be maintained with the project that we will be surrounded with. Please review the plans and hopefully we can all work together with the owner of the property to keep our neighborhood 3 stories!

Thank you  
Marta

617 265 2515

6 Mt. Auburn St., #7  
Cambridge, MA 02138  
October 15, 2009

Attn:

John (Tad) Read, Senior Planner  
Lauren Shurtleff, Planner  
Boston Redevelopment Authority  
Boston City Hall  
One City Hall Square  
Boston, MA 02201

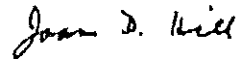
Dear Mr. Read and Ms. Shurtleff:

Thank you for all the work you have done in developing and presenting the proposed plan for the Columbia Point site in Dorchester. I have attended several of the community meetings, and found them very helpful. Although I live in Cambridge, I am a long time member of St. Christopher's parish. I also grew up in JP, graduated from high school there, and for many years lived in Boston, so have many ties to the city.

Enclosed are my comments on the July 2009 plan. Basically it is an interesting plan in the wrong place and at the wrong time. I hope it can be modified to be more neighborhood friendly, and to better serve the needs of ordinary Boston people.

I look forward to following this plan as it develops. Thank you for your concern and interest.

Sincerely,



Joan D. Hill

P.S. Somehow your e-mail addresses get blocked on my machine, so I'll resort to the old-fashioned way and FAX this to you. Thx.

jh

## Comments on BRA plan for Columbia Point, July 2009 version

I am writing as a long time member of St. Christopher's parish. I also have some experience in urban planning, having been both a family relocation worker and a family survey supervisor for the BRA under Ed Logue.

I have three concerns: 1) the lack of fit between the proposed plan and the current makeup of the Columbia Point and Savin Hill neighborhoods that it abuts; 2) the insufficient amount of low-income and affordable housing included in the plan; and 3) the health problems associated with the proposed new road abutting St. Christopher's in combination with the 80-foot housing proposed immediately to the west of this road.

### Lack of fit between proposed plan and current neighborhoods:

Boston is a city of neighborhoods. Although the area proposed for rebuilding is not now residential, it sits between two long-established neighborhoods, Columbia Point and Savin Hill. This proposed plan seems to impose a luxury, high-rise project between them, both out of scale and out of character with these neighborhoods. Not necessarily a bad plan, but in the wrong place. I would like to see it scaled down, and designed to fit in with its neighboring communities, rather than imposing itself on them.

### Insufficient low-income and affordable housing:

Columbia Point for many years has been a diverse community, both ethnically and economically. We like it that way. It provides housing for many different family groups – young couples, growing families, retirees, students. This gives a mix of people who bring different experiences and viewpoints to the neighborhood. I have friends who are American, and have lived at Columbia Point and raised their families there, as well as friends from Liberia and Kenya who are newer to the community. (At one of our International Dinners, I heard that St. Christopher's has parishioners from 26 countries and five continents. And, as an historical note, Christa McAuliffe was born on Columbia Point.) Rather than luxury housing, we need housing to support families at a variety of income levels.

Moreover, the report noted that this project will result in 5,000 new permanent jobs. This is terrific, especially given today's economy. However, I keep hearing that one reason Boston can't keep its young people, and can't keep a workforce,

is the extraordinarily high cost of housing. I would guess that many of these new jobs would pay at the \$20,000 to \$40,000 level – secretaries, hotel staff, restaurant workers. Will they be able to live here? Both to reflect the current neighborhood and to provide for new workers, the plan needs to include substantial on-site rental housing for people at 30% and 60% of the AMI.

### Effect of new cross-peninsula road:

The July 2009 plan shows a proposed road just to the west of St. Christopher's, and a complex of eight-story buildings immediately to the west of that, on the Sovereign Bank site.

First, the road is intrusive, and much too close to nearby buildings. Moreover, traffic generates pollution – carbon monoxide and other gases. We are not troubled too much by this now, from

Mt. Vernon Street, as traffic is relatively light, and, as the area is open, wind blows the fumes away. However, with the addition of an eighty-foot "wall" of housing beside the new road, on the Sovereign Bank site, that all changes. The combination will produce a heavy burden of fumes in an area that has not only the church and rectory, but the Notre Dame Montessori School, the day care center and youth center across the street, the Geiger-Gibson Health Center, and two elementary schools. Either the street should be moved, or the housing plan for the adjacent site substantially modified.

In general, this is the wrong plan for the wrong time for the wrong neighborhood. Dorchester is not Quincy Market, but a collection of family-focused neighborhoods. The proposed site is wonderful, accessible to the "T." I hope the plan will be modified to expand housing for low- and moderate-income families and individuals, build family-friendly stores and restaurants, and in general work to make the neighborhood even more livable and family-friendly, as Boston neighborhoods have proven to be.

Thank you for your consideration.

*Joan D. Hill*

Joan D. Hill

October 15, 2009

Joan D. Hill  
6 Mt. Auburn St., #7  
Cambridge, MA 02138  
671-547-2319

rec'd 10-16-2009

## Comments on Columbia Point Master Plan

My main objection to the plan is that we lose an incredible opportunity to create a model green, sustainable community that could be an example and inspiration for other communities. I believe that this was the only goal unanimously agreed to by committee members early on in the discussions.

Columbia Point uniquely lends itself to creating an alternative transportation system that could virtually eliminate bus and auto traffic within the Point. Putting in new streets, such as "New Street", that would divert potentially tens of thousands of automobiles through a residential area is not creating a model green anything.

Diverting traffic through "Bayside" to Day Boulevard is the opposite of green. We should be looking at ways to restrict traffic along the water not increasing it and further barricading the park and pedestrians from the waterfront.

Columbia Point is unique, not only in the incredible views and waterfront access but also in that regional traffic does not need to travel through the Point to get somewhere else. This isolation could be capitalized on productively. Columbia Point, with the University, could become a virtual 360 day Expo with working technologies. It could become a focal point of green resources and studies, a living, working Green Expo that centralizes information and in position for establishing Massachusetts as a leader in green technology.

Currently, there is not a central resource of green information anywhere. Companies and individuals rely on conventions, conferences and workshops to find sources and ideas. If Columbia Point became a 400 acre green, transit-oriented, sustainable community it could attract foundations and institutes to establish research and resource libraries here and become a permanent expo of working technologies.

There are many ways that Columbia Point could be developed, including substantial residential and commercial building, which would make it a leader in the US and around the world in green innovation. That alone would bring in jobs and investments.

P.S.

Just for the record you would not be able to see the Harbor from Morrissey Blvd, even if there was a multiuse connector. Currently, you can barely see the Harbor from Mt. Vernon because of all the trees lining the boulevard in Harbor Point, there is no way you would be able to see from Morrissey. To appropriate church or school land for this purpose is unnecessary and will not yield the intended result.

Valerie Harms  
40 Westwind Road. Harbor Point  
Dorchester, MA 02125

413 512-0192

## Read, John

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**From:** Kristine Hoag [kristinehoag@comcast.net]  
**Sent:** Friday, October 16, 2009 6:41 PM  
**To:** Shurtleff, Lauren; Read, John; Fitzgerald, James  
**Subject:** Columbia Point

John Read  
Lauren Shurtleff  
James Fitzgerald  
Boston Redevelopment Authority

Dear Mr. Read, Ms. Shurtleff and Mr. Fitzgerald,

I am writing to express my concerns about the proposed plans for 'Columbia Point'. As a longtime resident of the area I am especially horrified by the plans to build an entire city in what is now currently a residential area.

Over the years Dorchester and Savin Hill in particular have historically been accommodating of plans for development making it easier for people from other areas to access the city, to become educated, to learn about the past. We are the largest and most diverse area of Boston housing people of all income levels. The scope of this development however completely overwhelms this historic residential area and is more appropriate for a downtown location. This is obvious given the number of planned changes to the infrastructure to accommodate your projected use.

In short I opposed the scope of the project. I think the area is appropriately zoned. Proposed changes to the zoning reflect a desire to develop the area without concern for existing conditions.

Sincerely,

Kristine Hoag  
210 Savin Hill Avenue  
Dorchester, MA 02125



## Read, John

---

**From:** Karen Fegley & Berton Bremer [fegleybremer@verizon.net]  
**Sent:** Friday, October 16, 2009 7:53 PM  
**To:** Read, John; Fitzgerald, James; Shurtleff, Lauren  
**Cc:** Rep.MartinWalsh@hou.state.ma.us; John.Hart@state.ma.us; Mayor; Feeney, Maureen; Yoon, Sam; Flaherty, Michael (City Council)  
**Subject:** Comments on Columbia Point Draft Master Plan

We are long-time residents of the Savin Hill neighborhood and have the following comments on the proposed Master Plan for Columbia Point. Our comments are in response to the presentation made on Saturday, 26 September at Corcoran Mullins Jennison Community Building in Dorchester.

We concur generally with the development principles and objectives presented:

- The benefits of mixed-use and transit-oriented development
- The need for more fine-grained street patterns
- The usefulness of alternate routes to take some traffic away from Morrissey Boulevard and *Kosciusko* Circle
- The integration of affordable units within mixed-use developments
- Bicycle- and pedestrian-friendly routes
- Reduced parking based on proximity to public transit, available Zipcars, and so forth

However, the planning committee is proposing a development plan that disregards many, if not all, of these principles and objectives. We consider the plan to be disingenuous and perhaps even deceptive.

The presenters showed several examples of existing transit-oriented development, mixed use development, and affordable housing in other Boston-area locations. All were relatively small scale: 3 or 4 stories at Coolidge Corner, 6 stories in the South End, detached 3 family homes and small townhouses in other locations. The densities of these successful transit-oriented and sustainable developments would be acceptable in a development plan for Morrissey/Columbia. In contrast, however, the proposed Morrissey/Columbia plan includes buildings as high as 20 stories (in the vicinity of the JFK/UMass T station).

Since the presenters included no discussion of the heights and densities needed to achieve their stated principles and objectives, we conclude that the densities shown in their plan relate primarily to what developers want for profitability and not to what the Morrissey/Columbia community wants or needs for sustainable development.

The current BRA plan, which shows a high density far in excess of what current zoning allows, sends a message that such dense development is acceptable and desirable, and implies that zoning changes to accommodate high density will be considered. This in turn could realistically be expected to push up the development value of the Globe parcel, which it turn would encourage the Globe to sell out and relocate, with

negative results for the community. It might also encourage the owner of other parcels who are not considering redevelopment to reconsider.

The BRA should revise the existing plan to show the Morrissey/Columbia area fully built out according to the principles and objectives laid out by the planning committee, but *within the current height and floor area ratio limits*. Professional designers could then advise whether such a buildout would achieve the critical mass necessary to achieve the planning committee's principles and objectives.

Karen Fegley & Bert Bremer  
50 Grampian Way, Dorchester, MA 02125  
[fegleybremer@verizon.net](mailto:fegleybremer@verizon.net)  
617.282.0069

**Read, John**

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**From:** Brian DeVellis [bdevellis@comcast.net]  
**Sent:** Tuesday, November 24, 2009 6:40 AM  
**To:** Read, John  
**Subject:** Columbia Point / Morrissey Boulevard Masterplan

Mr. John Read,

As the representative of the Crescent Courts (now DNA Lofts) redevelopment at 942 / 944 Dorchester Avenue, I recently reviewed with Michael Vaughan the Columbia Point / Morrissey Boulevard Masterplan project. After discussions with many of our owners who are new residents to the neighborhood, it is with great excitement that we write in support of this project under consideration by the Boston Redevelopment Authority.

One of the reasons the DNA buyer purchased a home in this community was that they believed in the location, community and neighborhood. The proximity to the JFK train station, Carson beach and the Moakley Park are amenities that benefit all of them. To the extent that this project under your consideration improves those community benefits, you will have overwhelming support throughout the public process.

We believe in the potential of this community, and offer our backing in anything that makes this potential a reality.

Regards,

Brian DeVellis

**Brian V. DeVellis, Esq. RLA**  
Land Planning & Development Consulting  
Post Office Box 632 . Bedford . MA 01730  
telephone 781 879-9210 [bdevellis@comcast.net](mailto:bdevellis@comcast.net)

December 1, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. The Columbia Point Master Plan is an impressive comprehensive plan for the neighborhood, but will only be successful as a result of new investment and development in Columbia Point—exactly what Synergy intends to do. If the goal is to create a more pedestrian-friendly, 18-hour active neighborhood, then we need to embrace new housing, commercial and retail projects. We need to encourage projects that will assist in reconnecting our neighborhood to the rest of Dorchester and the harbor and developments that will contribute to the much needed transit improvements.

As a resident of Dorchester, I support Synergy's proposal, including the proposed density and height, because it will add more residents, at diverse prices and housing options. This proposal appropriately includes a mix of uses that will activate the neighborhood, with an emphasis on neighborhood retail to serve the needs of the existing and new residents and employees. Further, this proposal, coupled with other area development, state and city assistance, will serve as a catalyst for much needed infrastructure and transportation improvements in our community.

I hope that the BRA will appropriately consider the economic feasibility of this project and carefully review any revision that might make this important redevelopment fiscally impossible. Our community needs new development and this site is appropriate for height and density, considering its proximity near the highway and public transportation.

As a resident of Dorchester, I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,



23 Cheverus Rd  
Dorchester MA  
02124

December 1, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

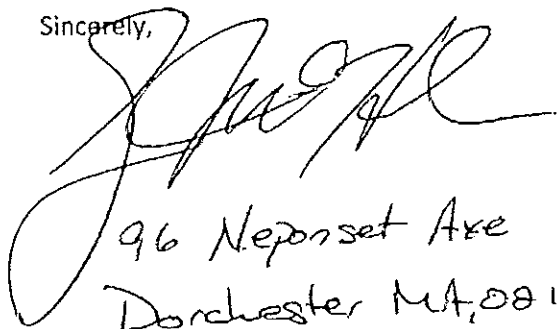
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As a resident of Dorchester, I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,



96 Neponset Ave  
Dorchester MA, 02122

December 1, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

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I hope that the BRA will appropriately consider the economic feasibility of this project and carefully review any revision that might make this important redevelopment fiscally impossible. Our community needs new development and this site is appropriate for height and density, considering its proximity near the highway and public transportation.

As a resident of Dorchester, I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,

*Daniel Galvin*  
94 Piece Ave  
Dorchester MA 02122

## Shurtleff, Lauren

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**From:** raybutler2000@earthlink.net  
**Sent:** Tuesday, December 08, 2009 2:17 PM  
**To:** Read, John  
**Cc:** Shurtleff, Lauren; Feeney, Maureen; Smyth, Lauren; Rep.MartinWalsh@Hou.State.MA.US; John.Hart@state.ma.us  
**Subject:** Synergy's proposed redevelopment

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

Raymond Butler

## Shurtleff, Lauren

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**From:** Karl Halpin [karl.halpin@gmail.com]

**Sent:** Tuesday, December 08, 2009 3:09 PM

**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Smyth, Lauren;  
Rep.MartinWalsh@Hou.State.MA.US; John.Hart@state.ma.us

December 8, 2009

Mr. Tad Read

Senior Planner

Boston Redevelopment Authority

One City Hall Square, 9th Floor

Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,  
Karl Halpin  
80 Harbor View St,  
Dorchester,  
MA 02125

12/10/2009



## Shurtleff, Lauren

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**From:** Oran Mc Gonagle [oranbanshee@gmail.com]  
**Sent:** Tuesday, December 08, 2009 3:21 PM  
**To:** Read, John  
**Cc:** Shurtleff, Lauren; John.Hart@state.ma.us; Feeney, Maureen; Smyth, Lauren; Rep.MartinWalsh@Hou.State.MA.US  
**Subject:** Support for columbia point  
**Attachments:** support+letter.doc

Hi, please see attachment in relation to the development at Columbia Point, Dorchester  
Thanks  
Oran Mc Gonagle

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. The Columbia Point Master Plan is an impressive comprehensive plan for the neighborhood, but will only be successful as a result of new investment and development in Columbia Point—exactly what Synergy intends to do. If the goal is to create a more pedestrian-friendly, 18-hour active neighborhood, then we need to embrace new housing, commercial and retail projects. We need to encourage projects that will assist in reconnecting our neighborhood to the rest of Dorchester and the harbor and developments that will contribute to the much needed transit improvements.

As a resident of Columbia Point, I support Synergy's proposal, including the proposed density and height, because it will add more residents, at diverse prices and housing options. This proposal appropriately includes a mix of uses that will activate the neighborhood, with an emphasis on neighborhood retail to serve the needs of the existing and new residents and employees. Further, this proposal, coupled with other area development, state and city assistance, will serve as a catalyst for much needed infrastructure and transportation improvements in our community.

I hope that the BRA will appropriately consider the economic feasibility of this project and carefully review any revision that might make this important redevelopment fiscally impossible. Our community needs new development and this site is appropriate for height and density, considering its proximity near the highway and public transportation.

As a resident of Columbia Point, I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,

Oran Mc Gonagle  
9 Park Street  
Dorchester, MA  
02122

## Shurtleff, Lauren

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**From:** Derek Tobin [derek\_tobin@yahoo.com]  
**Sent:** Tuesday, December 08, 2009 5:49 PM  
**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Smyth, Lauren;  
Rep.MartinWalsh@Hou.State.MA.US; John.Hart@state.ma.us  
**Subject:** Letter in Support of Columbia Point redevelopment  
**Attachments:** Derek Tobin Letter in Support of Columbia Point Redevelopment.doc



Derek Tobin Letter  
in Support ...

Dear Mr Read

Please find attached a letter from me in support of the proposed development at Columbia Point. i look forward to the upcoming meeting

Derek

December 8, 2009

From:

Mr. Derek Tobin  
51 Sagamore Street  
Dorchester MA 02125

Attn:

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

Derek Tobin  
(Savin Hill Resident & Property Owner)

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center.

Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood; a community that is reconnected back to the rest of the City. Synergy's proposal has a plan to reactivate the neighborhood with a sustainable design and a mix of uses. I am supportive of the development proposal as a result of the following details:

- New, walk-able retail main street with neighborhood oriented shops, restaurants, and services.
- Improved connections between Sydney Street/Crescent Ave neighborhood, the MBTA station and the site—creating a transit and pedestrian-oriented development.
- Diversity of uses, including the addition of much needed senior and workforce housing, something that is presently lacking in our community.
- Creation of jobs, both permanent and construction.

As a resident of Columbia Point, I support Synergy's proposal, including the proposed density and height, because it will add more residents, at diverse prices and housing options. And, it will also serve as the catalyst for much needed redevelopment that will support infrastructure improvements, transit upgrades and open space.

I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,



William Harris

Studio 916

916 Dorchester Ave

Dorchester MA 02125

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,



8 Helena Rd.  
Dorch., Ma. 02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

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Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,



31 PARK

DORCHESTER, MA

02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

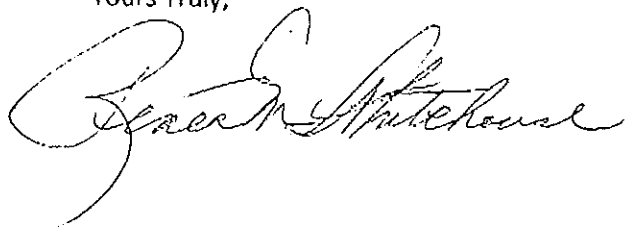
Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

A handwritten signature in cursive script, appearing to read "George N. Statehouse". The signature is written in dark ink and is positioned below the typed name "George N. Statehouse".



December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

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Thank you for consideration of my support.

Yours Truly,

*Gene Galun*  
94 Pierce Ave  
Dorchester MA 02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center.

Columbia Point needs to be transformed into a more pedestrian-friendly, 18-hour neighborhood; a community that is reconnected back to the rest of the City. Synergy's proposal has a plan to reactivate the neighborhood with a sustainable design and a mix of uses. I am supportive of the development proposal as a result of the following details:

- New, walk-able retail main street with neighborhood oriented shops, restaurants, and services.
- Improved connections between Sydney Street/Crescent Ave neighborhood, the MBTA station and the site—creating a transit and pedestrian-oriented development.
- Diversity of uses, including the addition of much needed senior and workforce housing, something that is presently lacking in our community.
- Creation of jobs, both permanent and construction.

As a resident of Dorchester, I support Synergy's proposal, including the proposed density and height, because it will add more residents, at diverse prices and housing options. And, it will also serve as the catalyst for much needed redevelopment that will support infrastructure improvements, transit upgrades and open space.

I look forward to the permitting process of the proposed Synergy development to begin and hope to be an active part of the community process.

Sincerely,



23 Chevrons Rd  
Dorchester MA 02124

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

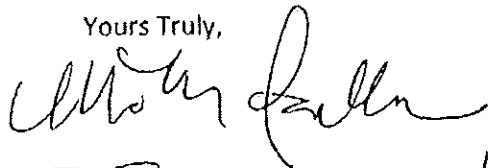
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Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,



5 Francena St  
Dorchester, MA

02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

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Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

*Shelagh Hayes*  
85 WESTBLOW ST  
DORCHESTER MA  
02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

*Ann Nolan*  
*8 Helena Rd*  
*Dorchester, Ma 02122*

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210


Dear Mr. Read:

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Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

  
CHRIS ENGLISH  
494 ADAMS ST BOSTON MA 02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

*Maria English*  
494 Adams St  
Dorchester, Ma  
02122

December 8, 2009

Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02210

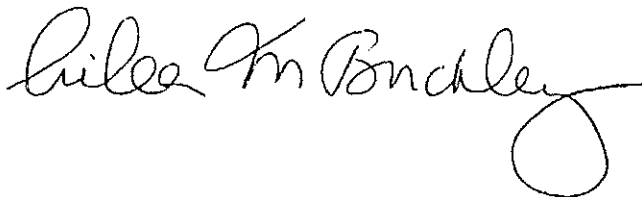
Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants.

Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours Truly,

A handwritten signature in cursive script that reads "Lilee M Buckley". The signature is written in black ink and has a large, circular flourish at the end.

23 Cheverus Road  
Dorchester MA  
02124



**Shurtleff, Lauren**

---

**From:** Cora Flood [coflo@hotmail.com]  
**Sent:** Thursday, December 10, 2009 9:35 AM  
**To:** Shurtleff, Lauren  
**Subject:** Columbia Point

---

Good morning Ms. Shurtleff:

I am writing to you this morning to lend my support to the proposed development at the former WB56 site on Morrissey Blvd, Dorchester. I am a resident of the area and would very much like to see a new development progress in the near future. I understand there is a significant amount of senior housing units included in the proposed plan which in my opinion would be very welcome. I work with many seniors living in and around the area and see the need for more clean, safe, secure, and affordable units close to public transport.

Please add my name to the list of folks who would like to see this project go ahead.

Unfortunately due to a work commitment this evening I cannot attend the public meeting at the Corcoran Jennision building, hence my email correspondance.

Sincerely,  
Cora Flood  
496 Adams Street, Dorchester.

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New Windows 7: Find the right PC for you. [Learn more.](#)

**Shurtleff, Lauren**

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**From:** April Fournier [aprilfournier@gmail.com]  
**Sent:** Thursday, December 10, 2009 1:45 PM  
**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Smyth, Lauren;  
Rep.MartinWalsh@Hou.State.MA.US; John.Hart@state.ma.us  
**Subject:** Columbia Point Task Force

Hello,

I am a current resident of Dorchester Avenue in Dorchester and I'd like to lend my support to the Columbia Point Task Force project. I do the majority of my grocery shopping at Shaws and often take the T from the JFK/Umass Train station and the empty lot that sits there now seems not to do anyone in the area any good. It is an eyesore and seems to welcome suspicious behavior from people who break onto the other side of the fence. I can only imagine how nice the area could be with retail shops, cafes or restaurants and beautiful apartments. While it seems like anything would be an improvement over the current state of the lot, the proposal that this group has made sounds like something that I would value in my neighborhood and also something that would make my life easier and more convenient. Please take this into consideration when discussing the outcome of this project; as a citizen of the neighborhood, I'd appreciate your assistance.

Thank you for your time.

Sincerely,

April Fournier  
823 Dorchester Ave  
781-296-7544

## Shurtleff, Lauren

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**From:** Marc Forchielli [MForchielli@CRReal.com]  
**Sent:** Friday, December 11, 2009 11:02 AM  
**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Feeney, Maureen; Smyth, Lauren; Rep.MartinWalsh@Hou.State.MA.US; John.Hart@state.ma.us  
**Cc:** Forchielli, Jill (IHG-BOSHA)  
**Subject:** Synergy's Proposed Development in Columbia Point

To all:

My name is Marc Forchielli and I am writing to express my support for Synergy's proposed redevelopment of the Shaw's shopping center in Columbia Point. My wife Jill and I have lived at 80 Harbor View Street, on the opposite side of the highway, since 2005.

We believe the proposed redevelopment, with a mix of commercial and residential uses, will activate and enhance our neighborhood. Furthermore, Synergy's desire to make a significant investment in the Columbia Point neighborhood should be embraced, especially during such difficult economic times. Finally, the proposed development will increase tax revenue, create new jobs and assist in funding for much needed transportation upgrades.

Thank you for consideration of my support.

Best regards,

Marc & Jill Forchielli

Marc Forchielli  
Charles River Realty Investors  
2310 Washington Street  
Newton, MA 02462  
Direct: 617.559.5068  
Mobile: 617.596.6444  
Fax: 617.527.0775  
[mforchielli@crreal.com](mailto:mforchielli@crreal.com)  
[www.crreal.com](http://www.crreal.com)



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\*\*\*\*\*  
**Notice:** This message (including any attachments) is confidential and intended only for the use of the intended addressee(s). Any review, disclosure or other use of this transmittal is prohibited except by the intended addressee (s). Please notify the sender immediately by e-mail if you have received this transmittal in error and delete it from your computer system. Nothing in this message is intended to constitute an electronic signature or to otherwise satisfy the requirements for a contract unless an express statement to the contrary is included in this message.

**Shurtleff, Lauren**

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**From:** Brian McCarthy [bmccarthy98@hotmail.com]  
**Sent:** Friday, December 18, 2009 9:40 AM  
**To:** Read, John; Shurtleff, Lauren; Feeney, Maureen; Smyth, Lauren;  
rep.martinwalsh@hou.state.ma.us; john.hart@state.ma.us  
**Subject:** Columbia Point

December 18, 2009  
Mr. Tad Read  
Senior Planner  
Boston Redevelopment Authority  
One City Hall Square, 9th Floor  
Boston, MA 02210

Dear Mr. Read:

I am writing to express my support for Synergy's proposed redevelopment of their property in Columbia Point, the current Shaw's shopping center. Columbia Point needs to be transformed in to a more pedestrian-friendly, 18-hour neighborhood and the Synergy proposal satisfies this community desire. As an area resident, I believe a dense development with a mix of commercial and residential uses will activate the area. And, more housing, especially targeted toward senior citizens and Boston's workforce will create a sustainable community to support area retail and restaurants. Synergy's desire to make a significant investment in the Columbia Point neighborhood and in Boston should be embraced, especially in these economic times. We need the tax revenue, jobs and specifically, in our community, this type of development will assist in funding much needed transportation upgrades.

Thank you for consideration of my support.

Yours,

Brian McCarthy  
80 Harbor View St. #3  
Dorchester, MA 02125

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