

November 4, 2016

Jay Doherty  
Chief Executive Officer  
CCF-BVSHSSF Washington 1 LLC  
c/o Cabot, Cabot & Forbes  
185 Dartmouth Street, Suite 402  
Boston, MA 02143

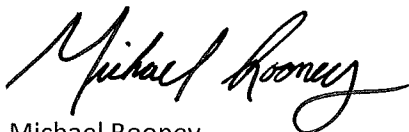
Re: **Scoping Determination for proposed 159-201 Washington St (St. Gabriel's) Project**

Dear Mr. Doherty:

Please find enclosed the Scoping Determination for the proposed St Gabriel's site project located at 159-201 Washington Street, in the Brighton neighborhood of Boston. The Scoping Determination describes information required by the Boston Redevelopment Authority d/b/a The Boston Planning & Development Agency in response to the Project Notification Form, which was submitted under Article 80B of the Boston Zoning Code on July 18, 2016. Additional information may be required during the course of the review of the proposals.

If you have any questions regarding the Scoping Determination or the review process, please contact me at (617) 918-4237.

Sincerely,



Michael Rooney  
Project Assistant

CC: Brian Golden, BPDA  
Sara Myerson, BPDA  
Jonathan Greeley, BPDA  
Viktorija Abolina, BPDA  
Warren O'Reilly, Mayor's Office of Neighborhood Services  
John Sullivan, Cabot, Cabot & Forbes  
Wajeha Qureshi, Cabot, Cabot & Forbes

**BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY**

**SCOPING DETERMINATION  
159-201 WASHINGTON STREET (ST. GABRIEL'S)**

**SUBMISSION REQUIREMENTS  
FOR DRAFT PROJECT IMPACT REPORT (DPIR)**

**PROPOSED PROJECT:** 159-201 WASHINGTON STREET (ST. GABRIEL'S)

**PROJECT SITE:** 159-201 WASHINGTON STREET, BRIGHTON,  
DIRECTLY ADJACENT TO THE ST. ELIZABETH'S  
MEDICAL CENTER TO THE WEST AND BRIGHTON  
HIGH SCHOOL TO THE NORTH.

**PROPONENT:** CABOT, CABOT & FORBES

**DATE:** OCTOBER 28, 2016

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The Boston Redevelopment Authority ("BRA"), d/b/a The Boston Planning & Development Agency ("BPDA") is issuing this Scoping Determination pursuant to Section 80B-5 of the Boston Zoning Code ("Code") in response to a Project Notification Form ("PNF"), which Cabot, Cabot & Forbes (the "Proponent") filed on July 18, 2016 for the proposed 159-201 Washington Street project (the "Proposed Project"). Notice of the receipt by the BPDA of the PNF was published in the Boston Herald on July 18, 2016, which initiated a public comment period with a closing date of August 19, 2016. Pursuant to Section 80A-2 of the Code, the PNF was sent to the City's public agencies/departments and elected officials on July 21, 2016. The initial public comment period was subsequently extended until October 14, 2016, through mutual consent between the BPDA and the Proponent.

On May 18, 2016, the Proponent filed a Letter of Intent ("LOI") in accordance with the Executive Order Regarding Provision of Mitigation by Development Projects in Boston for the redevelopment of the former St. Gabriel's Monetary Site located at 159-201 Washington Street in the Brighton neighborhood of Boston.

On May 19, 2016, letters soliciting Impact Advisory Group ("IAG") nominations for the Proposed Project were delivered to City Councilor Mark Ciommo, State Representative Kevin Honan, State Representative Michael Moran, and Senator William Brownsberger. Additional letters seeking recommendations were delivered to the office of Neighborhood Services and the City Councilors At-Large. Nominations were also sought from the BPDA.

Twelve (12) individuals were appointed to the IAG and have been invited to participate in advising BPDA staff on the determination and consideration of impacts and appropriate mitigation regarding the Proposed Project. The following is a list of the IAG members:

1. Richard Holahan
2. Carol Ridge Martinez
3. Dan Daly
4. Anabella Gomes
5. Athena Laines
6. Patrick Murphy
7. Michael Lombardi
8. Diane Kline
9. Abigail Furey
10. John Bligh
11. James Long
12. Joanne La Plant

The BPDA appreciates the efforts of the IAG and the members should be applauded for their commitment to the review of the Proposed Project.

The notice of the receipt by the BPDA of the PNF along with the PNF were sent to the City's public agencies pursuant to Section 80A-2 of the Code, as well as to the IAG members. Pursuant to Section 80B5.3 of the Code, a scoping session was held on August 10, 2016 with the City of Boston's public agencies/ departments at which time the Proposed Project was reviewed and discussed. Members of the IAG were also invited to attend the scoping session.

Publicly advertised public meetings were conducted on August 12, 2016 at the Brighton Marine Health Center and September 27, 2016 at St. Elizabeth's Health Center. IAG working session meetings were also held on August 8, 2016 at the Brighton Marine Health Center and September 29, 2016 at the Jackson/Mann Community Center. The IAG and the community will continue to have an opportunity to give input regarding the Proposed Project during the Article 80 review process.

Comments received by the BPDA during the comment period are included in **Appendices A, B and C**. The DPIR should include complete responses to all comments included in **Appendices A, B and C** within the framework of the criteria outlined in the Scoping Determination.

Written Comments received from BPDA staff, public agencies/ departments, and elected officials are included in **Appendix A** and must be answered in their entirety.

Specifically, they are:

- Katie Pederson, Boston Planning & Development Agency
- Michael Cannizzo, Boston Planning & Development Agency
- Viktorija Abolina, Boston Planning & Development Agency
- Kristen McCosh, Mayor's Commission for Persons with Disabilities
- William Conroy, Boston Transportation Department

- Carrie Marsh and Liza Meyer, Boston Parks and Recreation Department
- Councilor Mark Ciommo
- State Representative Kevin Honan
- State Representative Michael Moran
- Councilor Annissa Essaibi-George

Written comments in response to the PNF received by the BPDA from the public are included in **Appendix B** and must be answered in their entirety. Written comments in response to the PNF received by the BPDA from the IAG are included in **Appendix C** and must be answered in their entirety.

The Scoping Determination requests information that the BPDA requires for its review of the Proposed Project in connection with Article 80 of the Code, Development Review and Approval, and other applicable sections of the Code.

In addition to the specific submission requirements outlined in the sections below, the following points are highlighted for additional emphasis and consideration:

- Throughout this initial phase of review, the Proponent has taken steps to meet with local residents, elected officials, abutters, and City and State agencies. These conversations must continue, ensuring that what is presented in the DPIR is beneficial to the adjacent neighborhoods and the City of Boston as a whole.
- It is clear in reading through the comment letters that the Proposed Project has simultaneously generated excitement and concern. While many of the letters show desire to see the redevelopment of the St Gabriel's Monetary Site, numerous letters request that additional studies occur in order to evaluate the potential impacts of a project of this magnitude, as well as the potential benefits. The BPDA encourages the Proponent to continue to work with those parties, including the IAG and community, who have expressed concern in order to minimize and mitigate the Proposed Projects impacts.
- The Public along with the IAG has shown concerns in regard to the number of condominium units compared to the number of apartment units, and also the height and density of the buildings throughout the site. The BPDA encourages the Proponent to continue to work with the community to address the concerns in regards to adding more home ownership opportunities while taking into account the density of the overall project.
- The BPDA encourages the Proponent to continue to work with St. Elizabeth's Medical Center as they look to move the parking spaces currently on the St. Gabriel's site; and with the property owners of the adjacent St. Gabriel's Rectory site to work on issues in regards to site access points, pedestrian connections, building footprints, and other impacts that may arise from both projects.
- The Proponent has taken steps to preserve and enhance open space throughout the site. 7.3 acres or 62% of the site will be public open space. The Olmsted Brothers landscaped

buffer will be enhanced as a 3-acre public park, which will include a rosary walk, garden, and paths around the Monastery, forming a quarter-mile loop with scenic views, lighting, and benches. The BPDA encourage the Proponent to continue to work with the IAG, Community and City Agencies on ways to improve the public open spaces and how the community at large can easily access these spaces.

- The Proposed Project features a variety of unit types ranging from 1- to 4-bedroom units. The Proponent intends to include all of the required affordable units on site. The BPDA encourages the Proponent to continue to work with the IAG and community on the unit mix to help meet the demands of the neighborhood.
- The Proponent has been working with the Boston Transpiration Department (“BTD”) to address concerns regarding site access and egress, along with the internal circulation of traffic throughout the site and potential traffic impacts along Washington St. The BPDA encourage the Proponent to continue to work with BTD on these issues.
- The Proponent has been working with the City of Boston’s Parks and Recreation Department to address site access through Monastery Path and access to Fidelis Way Park, which is adjacent to the site. The BPDA encourages the Proponent to continue to work with the Parks and Recreation Department, along with the IAG and community to address access points from both Washington Street and Warren Street.
- As stated in the PNF, the Proponent intends to provide approximately 395 parking spaces. A better understanding of how these spaces will be allocated must be provided in the DPIR. The Proponent should promote alternative modes of transit to new occupants and visitors to the site.
- All development projects have construction impacts. As with any urban development there needs to be a balance of constructions related inconveniences with the daily activities that will continue to occur adjacent to the project site. A detailed approach to the construction management must be included in the PDIR

## **I. PROJECT SITE**

The site of the Proposed Project is an approximately 11.6-acre lot located in the Brighton neighborhood of Boston (the “Project Site”). Directly adjacent to the St. Elizabeth’s Medical Center on Washington Street, the Project Site currently includes St. Gabriel’s Church, a Monastery, and an attached dormitory, all of which have been abandoned and are in significant disrepair. The Project Site also includes a wooded buffer along Washington Street, a cemetery, shrine, a private residence historically known as the Pierce House, and a large surface parking lot.

## **II. PROJECT DESCRIPTION**

According to the PNF the Project Site will be extensively-landscaped and will include new construction and renovations. The Proposed Project will restore St. Gabriel’s Monastery, a

Boston Landmark Building, which is currently in disrepair. Other important existing features on the Project Site will be retained and restored, including the Pierce House, and the verdant landscaping along Washington Street, which will serve as a buffer between the Proposed Project and the nearby residential area. The Fatima Shrine (the "Shrine") will be relocated to a new building that can better accommodate the Shrine's functions. The relocation of the Shrine will be coordinated with the Crusaders of Fatima, a non-profit organization that currently uses the Shrine. Public pedestrian connections to Monastery Path and areas throughout the site will be enhanced with new sidewalks, benches, and street lights. A new approximately 16,700 square-foot raised courtyard space will provide the public with views of Boston and Cambridge.

The Proposed Project includes the construction of approximately 679 units of housing in three new buildings and within the renovated St. Gabriel's Monastery. The St. Gabriel's Church and attached dormitory structures will be demolished. The Proposed Project will provide a variety of unit types including studios, 1-bedroom, 2-bedroom, and 3-bedroom units. Unit sizes will range from approximately 450 - 600 square feet for a studio, 500 - 1,000 square feet for a 1-bedroom, 800 - 1,300 square feet for a 2-bedroom, and 1,200 - 1,600 square feet for a 3-bedroom unit. The Proposed Project will include a variety of supporting amenity spaces, which may include a fitness center, indoor basketball court, common lounges, kitchens, games room, café, outdoor pool, outdoor grills, and a significant amount of hard and soft landscaped areas.

The new construction component of the Proposed Project will be set back from Washington Street, and concentrated at the back and sides of the Project Site, on land that is today primarily used for surface parking. Building 1 will be located on the eastern edge of the Project Site, with a portion of the building containing three to four stories and a portion of the building containing five stories. Building 2 will be located on the northern portion of the Project Site and will have two distinct buildings, Building 2A and 2B, each containing six stories of residential units above a one-story podium that will contain parking. Building 3, on the southwest portion of the Project Site, will consist of one to five stories of residential units over two split levels of parking. In total, the Proposed Project will be 663,000 square feet and will include approximately 395 parking spaces.

This Scoping Determination is based on the Proposed Project as described in the PNF, but due to feedback from the community, the BPDA and other City agencies the project has evolved from its original design. The Proposed Project will now feature the renovation of St Gabriel's Church and Monastery at its core. The Church will incorporate public community space on the ground floor, while the Monastery will be rehabilitated into residences. Public pedestrian connections around and through the site to Monastery Path will be enhanced with new sidewalks, benches, and street lights. A new, approximately 16,700 square-foot, raised public plaza will provide the public with views of Boston and Cambridge. The Proponent has also decreased the number of apartment units from 679 to 578, and added a separate building, which will contain 40 condominium units, bringing the total unit count to 618. Additional changes include the increased setback of Building 1; the separation of Building 2 to now be two separate buildings, which have been reduced in height; and the reduction in mass of Building 3 (The Proponent also created a website, <http://www.courbanize.com/projects/saint-gabriels/information>, on which the presentation on each of the community meetings can be downloaded).

### III. PREAMBLE

The Proposed Project is being reviewed pursuant to Article 80, Development Review and Approval, which sets forth a comprehensive procedure for project review of the following components: transportation, environmental protection, urban design, historic resources, infrastructure systems, site plan, tidelands, and Development Impact Project applicability. The Proponent is required to prepare and submit to the BPDA a Draft Project Impact Report (“DPIR”) that meets the requirements of the Scoping Determination by detailing the Proposed Project’s impacts and proposed measures to mitigate, limit or minimize such impacts. The DPIR shall contain the information necessary to meet the specifications of Section 80B-3 (Scope of Large Project Review; Content of Reports) and Section 80B-4 (Standards for Large Project Review Approval), as required by the Scoping Determination. After submitting the DPIR, the Proponent shall publish notice of such submittal as required by Section 80A-2. Pursuant to Section 80B-4(c) (i) (3), the BPDA shall issue a written Preliminary Adequacy Determination (“PAD”) within ninety (90) days. Public comments, including the comments of public agencies, shall be transmitted in writing to the BPDA no later than fifteen (15) days prior to the date by which the BPDA must issue its PAD. The PAD shall indicate the additional steps, if any, necessary for the Proponent to satisfy the requirements of the Scoping Determination. If the BPDA determines that the DPIR adequately describes the Proposed Project’s impacts and, if appropriate, propose measures to mitigate, limit or minimize such impacts, the PAD will announce such a determination and that the requirements of further review are waived pursuant to Section 80B-5.4(c) (iv). Section 80B-6 requires the Director of the BPDA to issue a Certification of Compliance indicating the successful completion of the Article 80 development review requirements before the Commissioner of Inspectional Services can issue any building permit for the Proposed Project.

### IV. REVIEW/SUBMISSION REQUIREMENTS

In addition to full-size scale drawings, ten (10) copies of a bound booklet and an electronic copy (PDF format) containing all submission materials reduced to size 8-1/2” x 11”, except where otherwise specified, are required. The booklet should be printed on both sides of the page. Bound booklets should be mailed directly to all of the IAG members. A copy of this scoping determination should be included in the booklet for reference. The electronic copy should be submitted to the BRA via the following website:  
<https://attachments.bostonredevelopmentauthority.org/>

#### A. General Information

1. Applicant/Proponent Information
  - a. Development Team
    - (1) Names
      - (a) Proponent (including description of development entity and type of corporation, and the principals thereof)

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

2. Project Area

- a. An area map identifying the location of the Proposed Project
- b. Description of metes and bounds of project area or certified survey of the project area.
- c. Current zoning

3. Project Description and Alternatives

- a. The DPIR shall contain a full description of the Proposed Project and its components, including its size, physical characteristics, development schedule, costs, and proposed uses. This section of the DPIR shall also present analysis of the development context of the Proposed Project. Appropriate site and building plans to clearly illustrate the Proposed Project shall be required.
- b. A description of alternatives to the Proposed Project that were considered shall be presented and primary differences among the alternatives, particularly as they may affect environmental and traffic/transportation conditions, shall be discussed.



4. Public Benefits

- a. Anticipated employment levels including the following:
  - (1) Estimated number of construction jobs
  - (2) Estimated number of permanent jobs
- b. Current and/or future activities and programs which benefit the host neighborhood, adjacent neighborhoods of Boston and the city at large, such as, child care programs, scholarships, internships, elderly services, education and job training programs, public realm/infrastructure improvements, grant programs, etc.
- c. Other public benefits, if any, to be provided.

5. Community Process

- a. A list of meetings held and proposed with interested parties, including public agencies, abutters, elected officials, businesses and community groups.
- b. Names and addresses of project area owners, abutters, and any community or business groups which, in the opinion of the applicant, may be substantially interested in or affected by the Proposed Project.

**B. REGULATORY CONTROLS AND PERMITS**

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

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

**C. TRANSPORTATION COMPONENT**

In addition to the information required to meet the specifications of Section 80B-3 and Section 80B-4 of the Code, the Proponent must also refer to the Boston Transportation Department ("BTD") "Transportation Access Plan Guidelines" and BTD's comment letter, included in **Appendix A** in preparing its studies. Proposed transportation network and infrastructure improvements/mitigation in the impacted area should also be listed and explained in this component.

**D. ENVIRONMENTAL PROTECTION COMPONENT**

The DPIR must address the comments of Katie Pedersen, Senior Land Use Planner/Sustainability Specialist, BPDA, dated August 18, 2016 included in **Appendix A**. The DPIR should also include the most up to date Article 37/Interagency Green Building Committee ("IGBC") documentation.

## Shadow

A shadow analysis shall be required for existing and build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. for the vernal equinox, summer solstice, autumnal equinox, and winter solstice and for 6:00 p.m. during the summer and autumn. It should be noted that due to time differences (daylight savings vs. standard), the autumnal equinox shadows would not be the same as the vernal equinox shadows and therefore separate shadow studies are required for the vernal and autumnal equinoxes.

The shadow impact analysis must include net new shadow as well as existing shadow and must clearly show the incremental impact of the proposed new building. For purposes of clarity, new shadow should be shown in a dark, contrasting tone distinguishable from existing shadow. The shadow impact study area shall include, at a minimum, the entire area to be encompassed by the maximum shadow expected to be produced by the Proposed Project (i.e., at the winter solstice). The build condition(s) shall include all buildings under construction and any proposed buildings anticipated to be completed prior to completion of the Proposed Project. Shadow from all existing buildings within the shadow impact study area shall be shown. A North arrow shall be provided on all figures and street names shall be clearly identified.

Particular attention shall be given to existing or proposed public open spaces, plazas, park areas, sidewalks, pedestrian areas and walkways, adjacent to, and in the vicinity of the Proposed Project. Design or other mitigation measures to minimize or avoid any adverse shadow impact must be identified.

The above shadow analysis shall be required for any alternative required to be studied in accordance with Scoping Determination as well as the preferred development option.

## Wind

A qualitative analysis of the potential pedestrian level wind impacts shall be required for the DPIR. This analysis shall determine potential pedestrian level winds adjacent to and in the vicinity of the project site and shall identify any areas where wind velocities are expected to exceed acceptable levels, including the Authority's guideline of an effective gust velocity of 31 mph not to be exceeded more than 1% of the time.

The qualitative analysis shall evaluate the effects of the major winds for the Boston area, including northwest, southwest, and easterly storm (northeast, east, southeast) winds, as well as annual winds. The evaluation shall include, in addition to the BPDA's effective gust criterion, an analysis of the Melbourne comfort criteria for the locations tested. Tables presenting the wind analysis data and maps clearly indicating analysis locations, anticipated wind flow patterns, existing and future anticipated Melbourne comfort categories and actual wind speeds shall be included in the assessment.

For areas where wind speeds are projected to exceed acceptable levels, measures to reduce wind speeds and to mitigate potential adverse impacts shall be identified.

## Daylight

A daylight analysis for both build and no-build conditions shall be conducted by measuring the percentage of sky dome that is obstructed by the Proposed Project building and evaluating the net change in obstruction. If alternative massing studies are requested as part of the Article 80 development review process, daylight analysis of such alternatives shall also be conducted for comparison. The study should treat the following elements as controls for data comparison: existing conditions, the context of the area, and the as-of-right background zoning envelope.

## Solar Glare

An evaluation of potential solar glare impact is required, if the project incorporates the substantial use of glass-facades.

As applicable, this analysis must measure potential reflective glare from the building onto potentially affected streets and public open spaces in order to determine the potential for visual impairment or discomfort due to reflective spot glare. Mitigation measures to eliminate any adverse reflective glare must be identified. Technical data used for the analysis must be included.

## Air Quality

Existing and projected future air quality in the project vicinity is expected to conform to the National Ambient Air Quality Standards (NAAQS) and U.S. Department of Housing and Urban Development (HUD) requirements for residential and other sensitive receptors.

However, a microscale air quality (carbon monoxide) analysis is required for any intersection (including the proposed garage entrances/exits) where level of service (LOS) is expected to deteriorate to D and the Proposed Project causes a 10 percent increase in traffic, or where the level of service is E or F and the Proposed Project contributes to a reduction of LOS. The methodology and parameters of the traffic-related air quality analysis, if required, must be approved in advance by the BRA and the Massachusetts Department of Environmental Protection, and shall be consistent with U.S. EPA guidance (e.g., *Guideline For Modeling Carbon Monoxide From Roadway Intersections*, US Environmental Protection Agency, Office of Air Quality Planning and Standards, Technical Support Division; Research Triangle Park, NC; EPA-454/R-92-005; November 1992). The results of the air quality analysis shall be compared to the Massachusetts State Implementation Plan to determine project compliance with the Plan. Mitigation measures to eliminate or avoid any violation of air quality standards must be described.

An indirect source air quality analysis of the operation of the proposed modular system parking garage should be prepared to determine potential air quality impacts on nearby sensitive receptors and compliance with air quality standards, as applicable. Emissions should be estimated using appropriate U.S. EPA guidance. The EPA SCREEN3 model should be used to calculate maximum CO impacts from the garage at the various sensitive receptors. CO monitors shall be required for any enclosed parking garage. A description of the monitors and operation of the monitors is required.

A description of the project's heating and mechanical systems and of the parking garage ventilation system, including location of intake and exhaust vents and specifications, and an analysis of the impact on pedestrian level air quality and on any sensitive receptors from operation of the heating, mechanical, and exhaust systems, including the building's emergency generator, shall be required. Measures to avoid any violation of air quality standards shall be described, and sidewalk vents for the garages are prohibited.

#### Solid and Hazardous Wastes

The presence of any contaminated soil or groundwater and any underground storage tanks at the project site shall be evaluated and remediation measures to ensure their safe removal and disposal shall be described.

If asbestos, asbestos-containing materials, lead paint or other hazardous compounds (e.g., PCBs) are identified during the demolition, renovation or removal activities, the handling and disposal must be in compliance with Massachusetts Department of Environmental Protection, the Boston Public Health Commission and the Inspectional Services Department guidelines and requirements.

In addition, the DPIR shall quantify and describe the generation, storage, and disposal of all solid wastes from the construction and operation of the Proposed Project. In addition, measures to promote the reduction of waste generation and encourage recycling, particularly for paper, plastics, glass, metals, and other recyclable products, and compliance with the City's recycling program, shall be described.

#### Noise

The DPIR shall establish the existing noise levels at the project site and vicinity based upon a noise-monitoring program. Calculations of future noise levels after project completion (based on appropriate modeling), and demonstrated compliance with the Design Noise Levels established by the U.S. Department of Housing and Urban Development for residential and other sensitive receptors, and with all other applicable Federal, State, and City of Boston noise criteria and regulations shall be required.

An analysis of the potential noise impacts from project-generated traffic, from the project's mechanical and exhaust systems, as well as the effects of aircraft flyover noise (from Logan Airport), and compliance with applicable regulations of the City of Boston and Commonwealth of Massachusetts shall be required. A description of the project's mechanical and exhaust systems and their proposed location shall be included. Measures to minimize and eliminate adverse noise impacts on nearby sensitive receptors, including the project itself, from traffic noise and mechanical systems shall be described.

#### Storm Water Management

The DPIR shall contain an evaluation of the Project Site's existing and future storm water drainage and storm water management practices. The DPIR shall illustrate existing and future

drainage patterns from the project site and shall describe and quantify existing and future storm water runoff from the site and the Proposed Project's impacts on site drainage. The analysis should be performed based on 2-, 10-, 25- and 100- year rainfall events based on a 24-hour duration. The Proposed Project's storm water management system, including best management practices to be implemented, measures proposed to control and treat storm water runoff and to maximize on-site retention of storm water, measures to prevent groundwater contamination, measures to prevent harbor pollution, and compliance with the Commonwealth's Storm Water Management Policies, also shall be described. The DPIR shall describe the project area's storm water drainage, to which the project will connect, including the location of storm water drainage facilities and ultimate points of discharge.

If the project involves the disturbance of one acre or more of land, a National Pollution Discharge Elimination System (NPDES) General Permit for Construction consistent with the requirements of U.S. Environmental Protection Agency, the Massachusetts Department of Environmental Protection and the Boston Water and Sewer Commission will be required. If such permit is required, a storm water pollution prevention plan must be prepared and submitted prior to commencing construction. A copy of the plan should be provided to the BRA.

#### Geotechnical Impact/Groundwater

To the extent not provided in the PNF, an analysis of existing sub-soil conditions at the project site, groundwater levels, potential for ground movement and settlement during excavation and foundation construction, and potential impact on adjacent buildings, utility lines, and the roadways shall be required. This analysis shall also include a description of the foundation construction methodology (e.g., underground garage if applicable, pier pilings), the amount and method of excavation, and measures to prevent any adverse effects on adjacent buildings, utility lines, roadways and the harbor.

Maintaining groundwater levels in the City of Boston is required. Consultation with the Boston Groundwater Trust regarding potential groundwater impacts in areas influenced by tidal fluctuations is recommended. Measures to ensure that groundwater levels will be maintained and will not be lowered during or after construction shall be described. If on-going pumping is required, the metering of discharge must be conducted with oversight by the Boston Water and Sewer Commission. Levels reported shall be based on Boston City Base (BCB).

#### Construction Impacts

As applicable, construction impact analysis shall include a description and evaluation of the following:

- (a) Potential dust and pollutant emissions and mitigation measures to control these emissions, including participation in the Commonwealth's Clean Construction Initiative.
- (b) Potential noise generation and mitigation measures to minimize increase in noise levels.

- (c) Location of construction staging areas and construction worker parking; measures to encourage carpooling and/or public transportation use by construction workers.
- (d) Construction schedule, including hours of construction activity.
- (e) Access routes for construction trucks and anticipated volume of construction truck traffic.
- (f) Construction methodology (including foundation and piling construction), amount and method of excavation required, disposal of the excavated material, description of foundation support, maintenance of groundwater levels, and measures to prevent any adverse effects or damage to adjacent structures and infrastructure.
- (g) Method of demolition of existing buildings on the site and disposal of the demolition waste, as applicable.
- (h) Potential for the recycling of construction and demolition debris, including asphalt from existing parking lots.
- (i) Identification of best management practices to control erosion and to prevent the discharge of sediments and contaminated groundwater or storm water runoff into the City's drainage system during the construction period.
- (j) Coordination of project construction activities with other major construction projects being undertaken in the project vicinity at the same time, including scheduling and phasing of individual construction activities.
- (k) Impact of project construction on rodent populations and description of the proposed rodent control program, including frequency of application and compliance with applicable City and State regulatory requirements.
- (l) Measures to protect the public safety.

#### Rodent Control

Compliance with city and state rodent control program requirements must be ensured. Rodent inspection monitoring and treatment, if necessary, should be carried out before, during and at the completion of the construction period. Extermination for rodents shall be required for issuance of permits for demolition, excavation, foundation and basement rehabilitation. Licensed exterminators shall indicate before and during construction activity whether or not rodent activity is identified. Compliance with this policy will be monitored by the Rodent Control Unit of the Inspectional Services Department.

#### Sustainable Design

The Proponent must analyze project impacts on the surrounding environment that are attributable to forecasted climate conditions over the full duration of the expected life of the

project. Utilizing the best available science, identify changes in the climate and environment and how such changes will affect the project's environmental impacts including the survivability, integrity and safety of the project and its inhabitants. Climate change conditions may include, but not be limited to, sea-level rise, higher maximum and mean temperatures, more frequent and longer extreme heat events, more frequent and longer droughts, more severe freezing rain and heavy rainfall events, and increased wind gusts. Include analysis of secondary and cascading impacts including more frequent and longer interruptions of utility services including electrical, gas, and telecommunication systems, and disruptions of transportation systems and networks.

The Proponent must incorporate Climate Change Preparedness and Resiliency strategies into all relevant components of the project such as Transportation, Infrastructure Systems, Environmental Protection, Urban Design, Landscape, Sustainable Development, Historic Resources, and Tidelands.

The Proponent must submit an updated and final Climate Change Preparedness and Resiliency Checklist along with a written response to the IGBC. The Final Climate Change Preparedness and Resiliency Checklist and Response must be submitted in conjunction with the submittal of the Final Design and Approval package for review by the IGBC. No Final Design Approval/ Article 80 documents shall be authorized by the BRA until the final Climate Change Preparedness and Resiliency Checklist and Response have been reviewed by the IGBC.

#### **E. URBAN DESIGN COMPONENT**

In addition to the information required to meet the specifications of Section 80B-3 and Section 80B-4 of the Code, the Proponent must address the comments outlined by the BPDA's Urban Design Planning Departments, included in **Appendix A**.

#### **F. INFRASTRUCTURE SYSTEMS COMPONENT**

An infrastructure impact analysis must be performed. Please continue to work with the Boston Water and Sewer Commission ("BWSC") and the Boston Groundwater Trust on Infrastructure impacts.

#### **G. PUBLIC NOTICE**

The Proponent will be responsible for preparing and publishing in one or more newspapers of general circulation in the City of Boston a public notice of the submission of the DPIR to the BRA as required by Section 80A-2. This notice shall be published within five (5) days after the receipt of the DPIR by the BPDA. Therefore, public comments shall be transmitted to the BPDA within Seventy Five (75) days of the publication of the notice. A draft of the public notice must be submitted to the BPDA for review prior to publication. A sample of the public notice is attached as **Appendix D**.

Following publication of the public notice, the Proponent shall submit to the BPDA a copy of the published notice together with the date of publication.

## **H. INCLUSIONARY DEVELOPMENT POLICY/ AFFORDABLE HOUSING COMPONENT**

As indicated in the PNF, the Proposed Project will comply with the Executive Order regarding the Inclusionary Development Policy executed on December 10, 2015 ("IDP") and the affordable housing requirements that will be required for a Planned Development Areas that governs this development site. The Proponent intends to meet its affordable housing obligation on-site. The DPIR should include the number of units to be created, the incomes of the households, the sizes and locations of the units, and the anticipated unit mix.

## **I. ACCESSIBILITY CHECKLIST**

As part of the DPIR, the Proponent must include an up to date and completed Article 80 Accessibility Checklist for the Proposed Project. An Accessibility Checklist is attached as **Appendix E**.



**APPENDIX A**  
COMMENTS FROM BPDA STAFF, PUBLIC AGENCIES/DEPARTMENTS AND ELECTED  
OFFICIALS

## BRA MEMORANDUM

TO: Michael Rooney

FROM: Katie Pedersen

DATE: August 18, 2016

RE: 159-201 Washington Street  
Boston, Massachusetts  
Expanded Project Notification Form

---

I have reviewed the Expanded Project Notification Form (the "EPNF") dated July 18, 2016 and submit the following comments for the Environmental Protection component. CCF-BVSHSSF Washington 1 LLC, an affiliate of Cabot, Cabot & Forbes (the "Proponent") proposes to redevelop an approximately 11.6-acre site, which will include the creation of 679 units of housing and 395 parking spaces (the "Proposed Project"). The Proposed Project includes the construction of three new buildings and the renovation of the existing St. Gabriel's Monastery.

### Wind

The Proponent has stated that none of the Proposed Project buildings will be greater than 80 feet in height and thus a quantitative wind analysis of the pedestrian-level wind impacts from both existing (no-build) and build conditions shall not be required. However, the Proponent shall be required to perform a qualitative analysis of the pedestrian level winds (PLW) conditions. The analysis shall include public and other areas of pedestrian use, including entrances to adjacent buildings, sidewalks, and pedestrian walkways adjacent to and in the vicinity of the Proposed Project, and existing and proposed open spaces in the vicinity of the Proposed Project.

For areas where wind speeds are projected to exceed acceptable levels, measures to reduce wind speeds and to mitigate potential adverse impacts shall be identified.

### Shadow

The Proponent conducted a shadow analysis for both existing and build conditions for the hours of 9:00 a.m., 12:00 noon, 3:00 p.m. for the vernal equinox (March 21), summer solstice (June 21), autumnal equinox (September 21), and winter solstice (December 21) and 6:00 p.m. in the summer and the fall.

The shadow impact analysis included net shadow as well as existing shadow (with the exception of the shadow cast onto the Fidelis Way Park, as described below).

The Proponent stated that at 3:00 p.m. during the Vernal Equinox (March 21), Summer Solstice (June 21) and Autumnal Equinox (September 21) new shadow from the Proposed Project will be cast to the northeast onto a small portion of the Fidelis Way

Park, limited to the northwestern corner of the Park. However, the shadow study does not include landscaping, and it is likely that this area is already under shadow due to the numerous large trees surrounding the Park. As a result, the Proponent shall be required to explain why the shadow study did not include landscaping as well as provide a detailed description of the anticipated impact on Fidelis Way Park.

### Daylight

(Please refer to Urban Design's comments)

### Solar Glare

The Proponent has indicated materials are still being studied and glazing of the windows will be determined as the design progresses. If it is determined that a significant amount of glass will be included in the Proposed Project design, the Proponent shall be required to conduct a solar glare analysis. The analysis shall measure potential reflective glare from the buildings onto potentially affected streets and public open spaces and sidewalk areas in order to determine the likelihood of visual impairment or discomfort due to reflective spot glare. Mitigation measures to eliminate any adverse reflective glare shall be identified.

### Air Quality

The Proponent shall be required to conduct a future analysis of the carbon monoxide levels if any of the intersections studied is anticipated to have a level of service (LOS) that is projected to deteriorate to D and cause a 10 percent increase in traffic or where the level of service is E or F and the Proposed Project contributes to a reduction in LOS. The Proponent shall be required to demonstrate that Proposed Project does not create an adverse impact on air quality and demonstrate conformance with the National Ambient Air Quality Standards (NAAQS).

### Noise

The Proponent conducted a noise analysis of the existing noise levels at the Proposed Project site as well as future noise levels, after the Proposed Project is completed. The Proponent also included a description of the Proposed Project's mechanical systems and their location as well.

The Proponent demonstrated that the Proposed Project will be in compliance with the sound level limits set by the Massachusetts DEP Noise Policy, City of Boston Noise Regulations, and HUD's Residential Site Acceptability Standards and but, if anything should change, the Proponent shall be required to include measures designed to minimize and eliminate adverse noise impacts on nearby sensitive receptors.

Sustainable Design/Green Buildings

(Please see the Interagency Green Building Committee (IGBC) Article 37 Comment Letter)

**To:** Cabot, Cabot & Forbes

**From:** BPDA Urban Design and Community Planning

**Date:** November 7, 2016

**RE:** 159 - 201 Washington Street EPNF (received 07.18.2016) Scoping Comments

**ATTACHMENTS:** Urban Design Diagram

Cabot, Cabot & Forbes proposes a project on 11.6 acre site that includes the construction of approximately 679 units of housing, adaptive reuse of the St. Gabriel's monastery, restoration and enhancement of the existing landscape and mature trees along Washington Street, and relocation of an existing Shrine on the site. The proposal is geared towards a demographic that is affiliated with the institutions in the area, including but not limited to graduate students, young professionals, and other university affiliates such as residents, faculty and staff.

BPDA Planning and Urban design have appreciated working thus far with the Cabot, Cabot & Forbes development team on their proposal for St. Gabriel's monastery site in Brighton. The project's scale and historically significant and scenic location will be transformative for the neighborhood. The scoping comments below are accompanied by an urban design diagram and reflect some of the early issues pertaining to site design, access and circulation, and urban design. Due to the scale of the proposal and its' historically significant location the BPDA will continue to provide feedback throughout an iterative and collaborative process with development team, the community, and other City agencies.

#### Urban Design and Planning Comments

We would like to note that we will expect detailed design drawings for the DPIR stage in order to provide in-depth comments on site, landscape, and architectural design, as well as access and circulation. Issues listed below are grouped by topic area:

#### *Zoning*

The site is currently located in two zoning districts: Conservation Protection Subdistrict (CPS) and Institutional Subdistrict (IS). The IS area was part of the St. Elizabeth's Hospital Medical Center institutional master plan. The IS portion of the site will be rezoned and map amendment made in a separate public process sponsored by BPDA. The rezoning and subsequent map amendment of the IS area of the site is necessary to reflect that the land is no longer under institutional ownership.

The intent of the CPS is described in Article 51-10 of the Boston Zoning Code: *"The CPSs are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with well considered plan, and to protect and enhance the natural and scenic resources of Allston-Brighton."* The proposal describes a good initial understanding of the zoning intent and we encourage a continued development of the site plan to preserve, enhance, and add to the scenic nature of the St. Gabriel's Monastery CPS.

### *Site Design*

- The project has demonstrated early ideas for the restoration and preservation of the existing landscape south of the monastery along Washington St. Detailed landscape plan, illustrating existing and proposed trees, (including planned tree removal), and topography should be provided.
- The primary objective of the site design should focus on enhancing the existing historic landscape and creating an environment that is open to the public.
- A site design that puts focus on the public realm, hierarchy of public and private open spaces and the pedestrian connections on the site with respect to programming of the ground floor of all proposed and existing buildings is encouraged.
- Location of buildings should help frame the monastery and create a public plaza that would be accessible and welcome to both current and future residents of the neighborhood.
- The buildings should relate to each other on the site, creating various scale plazas and open spaces for the public enjoyment.
- Building 1 should be reduced in scale to provide a view corridor to the Monastery path to Warren Street and Fidelis Way Park.
- Development footprint should be consolidated to areas identified in the diagram to create people-centric places and to minimize the impact on the existing landscape and the monastery.

### *Site Access and Circulation*

- Provide safe and visually clear access to Monastery path towards Fidelis Way Park.
- Vehicular and pedestrian access at the Monastery Road and Washington Street intersection should be improved to create efficient and safe operations. This primary site access location should be well visible and welcoming to the public.
- Monastery Road entrance should be designed in such a way so as to anticipate future access from the adjacent parcel as an alternative to its existing adjacent access driveway on Washington Street which currently complicates this intersection
- Vehicular circulation should not interrupt pedestrian activities at grade.
- There should be clear signage and wayfinding for all publicly accessible spaces within the proposal.
- Pedestrian paths should provide safe, well lit, and welcoming access throughout the site; the proposal should prioritize access to the Shrine, Monastery and the pedestrian plaza adjacent to buildings 2A and 2B.
- Allow pedestrian access to St. Elizabeth hospital, which is currently accessed through a parking lot at the northern end of the site.

### *Urban Design*

- Reduce the scale of the building podiums for buildings 2A and 2B in order to prioritize at-grade vitality and creation of open space for residents and the public
- Locate active uses in buildings at-grade and screen any at-grade parking with active uses such as lobbies, shared spaces, and uses open to the public.
- Provide a view corridor from the public plaza between Building 2A and 2B.

- Architectural expression of all facades should be clarified.
- Provide alternatives for mitigating the scale of the proposal with design features, such as setbacks, articulation in the façade, and materials.

We reserve the right to add additional comments and concerns during the course of the process of combined BPDA and BCDC review, which may affect the responses detailed in DPIR. The following urban design materials for the Proposed Project's schematic design must be submitted for the DPIR:

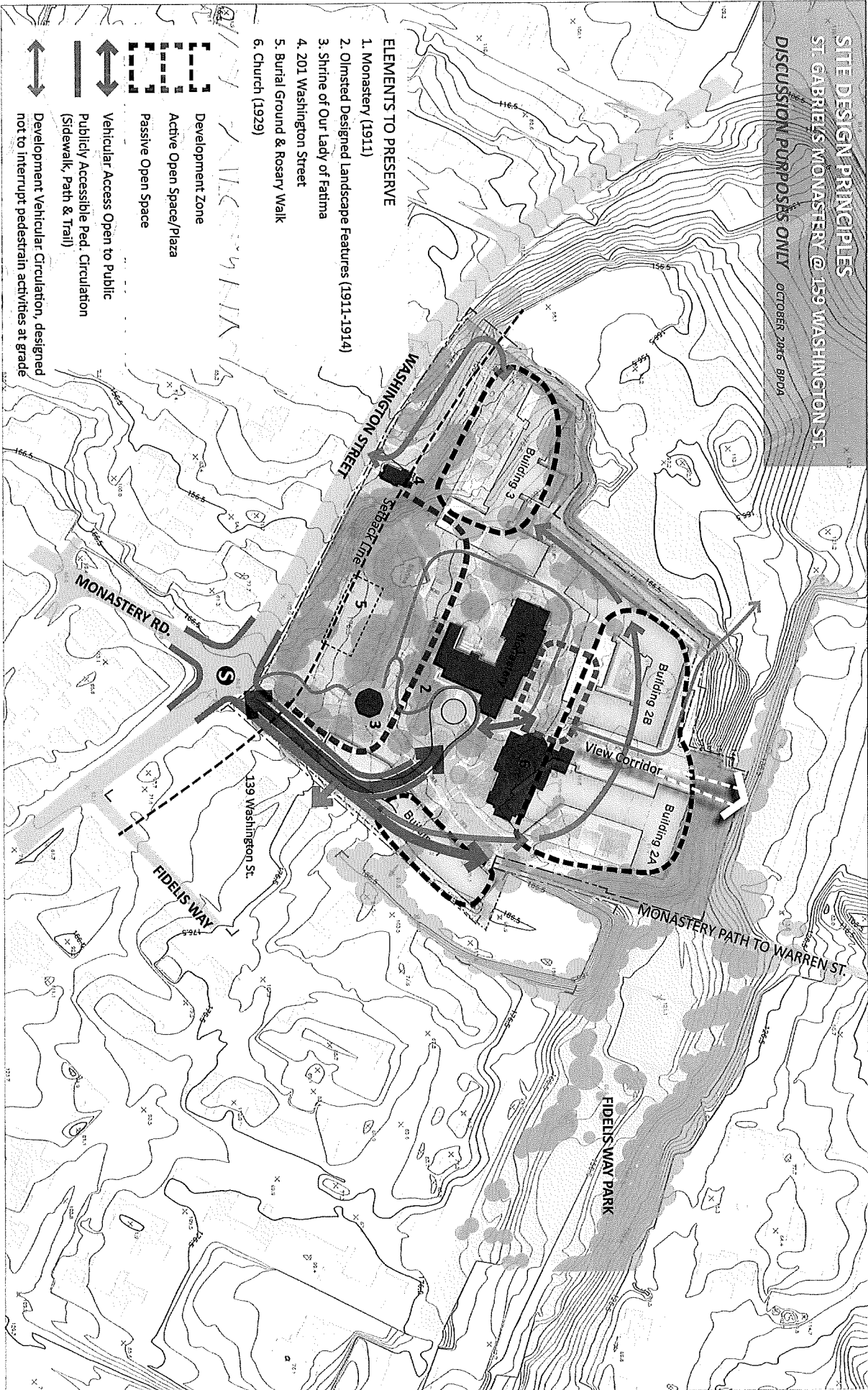
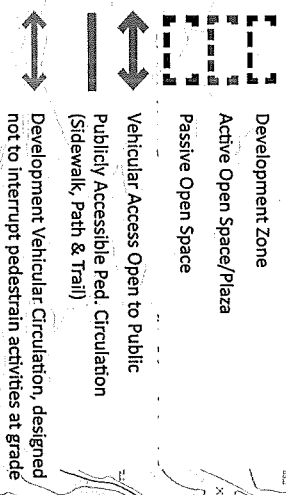
- Written description of program elements and space allocation for each element including space allocation in the monastery.
- Detailed site plan with topography, circulation both pedestrian and vehicular, existing and proposed buildings, and all open space.
- Detailed landscape plan, illustrating existing and proposed trees, (including planned tree removals), and topography.
- Elevations, sections and 3D views illustrating the relationships of the proposed structures to the neighborhood, especially Washington Street.
- Eye-level perspectives showing the proposal, including public areas and plazas.
- Project phasing diagram.

# SITE DESIGN PRINCIPLES

ST GABRIEL'S MONASTERY @ 159 WASHINGTON ST

DISCUSSION PURPOSES ONLY OCTOBER 2016 BPOA

- ### ELEMENTS TO PRESERVE
1. Monastery (1911)
  2. Olmsted Designed Landscape Features (1911-1914)
  3. Shrine of Our Lady of Fatima
  4. 201 Washington Street
  5. Burial Ground & Rosary Walk
  6. Church (1929)







## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

August 18, 2016

**RE: 159-201 Washington Street (St. Gabriel's Development), Brighton MA 02135  
Expanded Project Notification Form  
Boston Redevelopment Authority**

The Disability Commission has reviewed the Expanded Project Notification Form that was submitted for 159-201 Washington Street (St. Gabriel's Development), in Brighton. Since the proposed project is planned to be a vibrant destination area with multiple uses, including open public space and housing. I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

- **Accessible Parking:**
  - We would like to request more information on accessible parking spaces within Building 2A/2B and Building 3, including details about amount, location and how van accessible spots will be distributed.
  - In the Accessibility Checklist, it states that 13 accessible parking spaces are provided, on-site. Does this figure take into account on-street accessible parking spaces, as show in the provided "Accessible Parking & Drop-Off Locations" diagram?
  - We will continue to work with the Boston Transportation Department to determine appropriate locations for possible on-street accessible parking spaces.
  
- **Accessible Residential Units:**
  - We would like to request more information on accessible units (Group 2) within the Project, including details about the amount, location, types and floor plans. If not provided, please explain.
  - Will any of the accessible units be deemed affordable? If not, please explain.
  - Are all provided common use spaces and amenities designed to be fully accessible?
  
- **Accessible Route and Sidewalks:**
  - We support the use of concrete for all accessible walkways, ramps and sidewalks within the site to ensure a smooth and continuous path of travel from building to building.
  - We support the use of concrete for all components of any pedestrian ramps that will be reconstructed, as well as the use of composite yellow detectable warning surfaces.

- **Central Courtyard:**
  - The Central Courtyard (courtyard located between Building 2A and 2B) is described the central gathering space and focal point for the development and surrounding community, however it is not represented as accessible, in the provided “Site Accessible Routes” diagram. Will this area be accessible from the exterior, for easy public access? If so, please elaborate on the grade negotiation strategies that will be implemented to provide accessibility to this courtyard. If not, please explain.
  - Will all courtyards, located within buildings, be fully accessible?
  
- **Monastery:**
  - We would like to request more information on programming intentions for the Monastery portion of the development, including intended uses and types of amenities.
  - Will the restoration project allow for the Monastery to be fully accessible? If not, please explain.
  
- **Construction:**
  - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.
  
- **Community Benefits:**
  - Accessibility extends past compliance through building code requirements. For example, by providing employment opportunities and an overall scheme that allows full and equal participation of persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?
  
- **Wayfinding:**
  - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
  
- **Variances:**
  - We are aware of several landscape and site-related variances that are anticipated to be filed with the Massachusetts Architectural Access Board and reserve further comment on these variances pending ruling from the Board.
  - Are any building-related variances anticipated to be filed with the Massachusetts Architectural Access Board, as well? If so, please identify and explain.

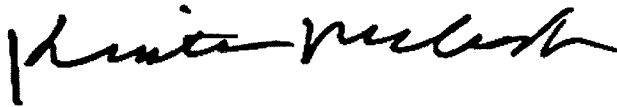
***Commission’s General Statement on Access:***

The Mayor’s Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever “readily achievable” (*“easily accomplishable and able to be carried out without much difficulty or expense”*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.

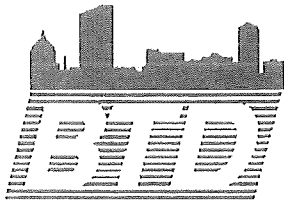


Kristen McCosh, Commissioner  
Mayor's Commission for Persons with Disabilities  
[kristen.mccosh@boston.gov](mailto:kristen.mccosh@boston.gov)  
617-635-3682

*Reviewed by:*

Patricia Mendez, Architectural Access Specialist  
Mayor's Commission for Persons with Disabilities  
[patricia.mendez@boston.gov](mailto:patricia.mendez@boston.gov)  
617-635-252

Sarah Leung, Architectural Access Project Coordinator  
Mayor's Commission for Persons with Disabilities  
[sarah.leung@boston.gov](mailto:sarah.leung@boston.gov)  
617-635-3746



BOSTON  
TRANSPORTATION  
DEPARTMENT

ONE CITY HALL SQUARE • ROOM 721  
BOSTON, MASSACHUSETTS 02201  
617-635-4680 • FAX 617-635-4295

October 25, 2016

Michael Rooney, Project Assistant  
Boston Planning and Development Agency  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: St. Gabriel's ("EPNF")

Dear Michael:

Thank you for the opportunity to comment on the St. Gabriel's Expanded Project Notification Form July 18, 2016. The Project Notification Form is initiating a review of the following proposed Project:

The St. Gabriel's Project is located at 159-201 Washington Street in Brighton MA. The Project involves the construction of approximately 679 units of housing in three new buildings, and within the renovated St. Gabriel's Monastery. The Project will consist of studios, one bedroom, two bedroom, and 3 bedroom units. The Project will also consist of a fitness center, indoor basketball court, common lounges, kitchens, game room, café, outdoor pool, outdoor grills, and landscaped areas. The Project will also consist of 395 parking spaces.

At the time of drafting this letter this Project has recently changed from:

- a) all graduate housing
- b) to some graduate housing and rentals
- c) to recently some condominiums and rental
- d) keeping the monastery removing the church
- e) to recently keeping the monastery and the church

Although the Proponent seems to be in flux as outlined above, The Boston Transportation Department (BTD) has reviewed the EPNF and BTD has identified some concerns in the EPNF below which BTD looks forward in resolving with the proponent.

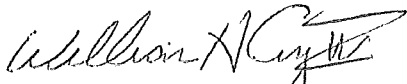
MARTIN J. WALSH, Mayor

1. The proposed egresses of the Project
2. How one proposed egress works with another adjacent Project (Avalon Bay)
3. Internal traffic circulation within the site
4. Loading and unloading within the site
5. Traffic Impacts to Washington Street
6. TDM commitments

The Proponent will also be responsible in the preparation of a Transportation Access Plan Agreement (TAPA). The TAPA is a formal legal agreement between the project proponent and the BTM. The TAPA formalizes the findings of the Transportation Access Plan, mitigation commitments, elements of access and physical design, and any other responsibilities that agreed to by both the proponent and the BTM. Since the TAPA must incorporate the results of the technical analysis, physical design, and assessment of mitigation requirements, it must be executed after these processes have been completed. However, the TAPA must be executed prior to approval of the project's design through the City of Boston's Public Improvements Commission (PIC). An electronic copy of the basic TAPA form is available from BTM. It is the proponent's responsibility to complete the TAPA so that it reflects the specific findings and commitments for the project, and to get BTM review and approval of the document.

BTM looks forward in working with the proponent's from the St. Gabriel's Project and the BPDA in developing a Draft Impact Report (DIR) that will help minimize traffic impacts and improve transportation conditions in the area.

Sincerely,



William H. Conroy IV,  
Senior Planner

- Cc: Vineet Gupta, Director of Policy and Planning
- John DeBenedictis, Director of Engineering



Michael Rooney <michael.rooney@boston.gov>

---

## Fwd: Comments due for St. Gabriel's today (or soon thereafter)

---

Carrie Marsh <carrie.marsh@boston.gov>

Mon, Aug 22, 2016 at 5:35 PM

To: michael.rooney@boston.gov, Jonathan Greeley <jonathan.greeley@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>, Liza Meyer <liza.meyer@boston.gov>

Hello -

The proposed redevelopment at St. Gabriel's will provide about 700 housing units adjacent to Overlook Park which will serve as a significant active recreational open space amenity to the project. BPRD is interested in the potential to strengthen the physical connection between that project and the park (please see the email below from Liza Meyer). These design issues should be resolved with the BRA and the developer during the Article 80 review.

BPRD further respectfully requests that a community contribution be considered as appropriate, toward the future planning for improvements and maintenance to this park.

Thank you.



**Carrie Marsh**, Executive Secretary  
Parks and Recreation Commission  
1010 Massachusetts Avenue, 3rd floor  
Boston, Massachusetts 02118  
617-961-3074 / carrie.marsh@boston.gov

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

From: **Liza Meyer** <liza.meyer@boston.gov>

Date: Mon, Aug 22, 2016 at 1:03 PM

Subject: Re: Comments due for St. Gabriel's today (or soon thereafter)

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

Carrie

The big goal is to improve the connection to the park and through the St. Gabriel's property from the park back out to the street. The property configuration for Overlook Park is really odd and a park without meaningful street frontage is far from ideal. Opportunities with the St. Gabriel's project include improving public access from Washington St up to the park access stair between their property and the one next door. Improving the staircase itself to increase accessibility (might not be possible to do a ramp though) and make that a more comfortable and inviting stair. Improving wayfinding to and through the park. I don't know yet what we'll be able to achieve given the grades out there - but we certainly want to make the most of the opportunity with both adjacent sites undergoing redevelopment.

The developer sent me some info right before vacation showing the challenges of building a ramp in place of the stair. Next step will be a follow up meeting w them and probably the BRA regarding site design solutions to improve access.

Liza

--

**Liza Meyer**

Chief Landscape Architect  
Boston Parks and Recreation

1010 Massachusetts Ave. 3rd Floor  
Boston, MA 02118



MARK CIOMMO  
BOSTON CITY COUNCIL  
DISTRICT 9

October 13, 2016

**Re: Saint Gabriel's Redevelopment at 159-201 Washington Street**

Dear Michael,

We, the undersigned elected officials representing the Allston-Brighton community, offer the following comment letter regarding the Cabot, Cabot and Forbes (CC&F) development at 159-201 Washington Street. The project, also known as Saint Gabriel's, is notable due to its size and presence in a family-oriented residential neighborhood.

The 11.6-acre site features a historic monastery and panoramic views of our city's skyline. The site directly abuts Saint Elizabeth's Medical Center, Brighton High School, Commonwealth Development, Fidelis Way Park, and several residential properties. In a broader context, the redevelopment of Saint Gabriel's will take place alongside other large projects on Washington Street.

The community has presented several concerns regarding this development, including: homeownership, density, traffic and parking. We present these concerns to the Boston Planning and Development Agency (BPDA) so that they may be addressed by the developer. Cabot, Cabot and Forbes should be responsive to the concerns outlined in this letter and all those raised by the community.

### **Homeownership**

In several community meetings involving CC&F and the BPDA, residents have emphasized the importance of balancing home ownership and rental housing. This particular section of Brighton has a high level of owner-occupied properties. While CC&F's addition of 40 condos is a step in the right direction, it represents only 6% of the 618 total units.

The developer has stated current market conditions are not favorable for condo units. We encourage the CC&F team to reconsider and to recognize the success of condos in the Allston-

Brighton area. With a safe neighborhood climate, beautiful views, and proximity to schools, this site is particularly suited for home ownership.

### **Traffic**

The addition of 618 units will contribute to what is already challenging congestion in the neighborhood. The developer has stated many renters rely on public transportation and so will not contribute to traffic. We challenge this assumption for two important reasons.

First, the MBTA's Green Line (B) already struggles to address the needs of Allston-Brighton, and the addition of more units will strain B Line service to an even greater extent.

Second, while younger renters may rely on public transit, many families rely on cars. A development cannot serve the needs of a family-oriented neighborhood without a plan to relieve traffic in an already congested area of Brighton.

We ask the Boston Transportation Department to conduct a comprehensive study of the effects this development may have on the neighborhood, while noting this project is only part of several proposed developments totaling over 1,000 new units on Washington Street.

### **Parking and Access**

The site, combined with the adjacent 139 Washington Street site, has space for roughly 400-450 cars. Steward Health Care should provide a detailed plan for accommodating these cars before CC&F begins construction.

Regarding the parking ratio for the eventual development, it is our understanding that CC&F will continue to work with BPDA and the community to reach an acceptable parking ratio. Given the transit options available to residents of this neighborhood, we feel a 1:1 parking ratio is most appropriate.

It is also important to review access to the site. The developer must explore all means of access and egress to provide an alternative to Washington Street. We suggest Warren Street as a potential option to explore. Pedestrian access on Washington Street should be inviting to the community and access to Fidelis Way Park must be maintained.

### **Density and Green Space**

At 11.6 acres, Saint Gabriel's is a very large site with a prominent position overlooking Boston. We are pleased to see 62% of the site (7.3 acres) will remain as green space. The developer has also committed to construction that will meet LEED Silver standards at a minimum.



## Historic Preservation

Saint Gabriel's Monastery is one of five landmarked buildings in Allston and Brighton. The monastery, built in 1911, is characteristic of the Mission Revival architectural style. Cabot, Cabot and Forbes has informed the community that they prefer rental units in the monastery so as to maintain control over the building's preservation.

We are pleased to see the developer has committed to preserving the church as well. While not designated as historically significant, the church has the support of the community and the devotion of former parishioners, and will continue to be a central feature of the site.

## Conclusion

Although this development presents many challenges to the neighborhood, we feel it offers a unique opportunity to provide homeownership in Allston-Brighton, to preserve a historic landmark, and to retain green space. Cabot, Cabot and Forbes should address all concerns presented by the community.

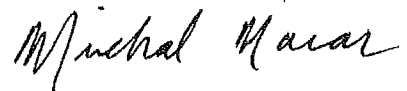
Sincerely,



Mark Ciommo  
Boston City Councilor  
District 9



Kevin Honan  
State Representative  
17<sup>th</sup> Suffolk District



Michael Moran  
State Representative  
18<sup>th</sup> Suffolk District



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

October 14, 2016

Boston Planning and Development Agency  
Michael Rooney  
One City Hall Plaza  
Boston, MA 02108

Dear Mr. Rooney;

Below please find my comments regarding the Cabot, Cabot, and Forbes development at 159-201 Washington Street in Brighton, often referred to as St. Gabriel's.

I have been following this community process closely and I've been heartened by the progress that has been made thus far to improve the project. However, there are still outstanding concerns from constituents regarding the density, traffic impacts, parking and homeownership of the proposed project that need to be addressed.

As Boston grows and thrives we work to preserve affordability, owner occupancy and the character of our neighborhoods. The addition of the condo units and the announcement that Cabot, Cabot and Forbes will comply with the city's inclusionary zoning policy and create on-site affordable housing are steps in the right direction, but we can go further. I hope that careful thought is given to promoting owner occupancy in condo units and that this housing will be accessible to a diversity of income levels.

Adding such a significant amount of housing to this area has brought up a number of concerns regarding the surrounding transportation infrastructure. It is paramount that these concerns be addressed in a reasonable way.

I have been very impressed by the commitment to the historic restoration of the St. Gabriel's Monastery and church. These are beautiful historic assets that should be cherished.

Thank you for your work on this project and I look forward to continuing to be a part of this process.

Sincerely,

Annissa Essaibi-George  
Boston City Councilor At Large

**APPENDIX B**  
COMMENTS FROM THE GENERAL PUBLIC

# BOSTON PRESERVATION ALLIANCE

October 12, 2016

## Board of Directors

Leigh Freudenheim  
Chair

Susan Park  
President

Christopher Scoville  
Treasurer

Beatrice Nessen  
Secretary

Diana Pisciotta  
Vice Chair

Roger Tackeff  
Vice Chair

W. Lewis Barlow IV FAIA

William G. Barry AIA

Daniel Bluestone

Nick Brooks AIA

Ross Cameron

Minxie Fannin

Gill Fishman

Kay Flynn

Peter Goedecke

Miguel Gómez-Ibáñez

Carl Jay

Michael LeBlanc AIA

David Nagahiro AIA

Peter Roth

Regan Shields Ives AIA

Catharine Sullivan

Peter Vanderwarker

Rita Walsh

## Executive Director

Gregory J. Galer, Ph.D.

Mr. Michael Rooney  
Project Manager  
Boston Redevelopment Authority  
Via email: [Michael.Rooney@Boston.gov](mailto:Michael.Rooney@Boston.gov)

Re: 159-201 Wastington Street - St. Gabriel's Monastery, Brighton

Dear Mr. Rooney,

The Boston Preservation Alliance is Boston's primary, non-profit advocacy organization that protects and promotes the use of historic buildings and landscapes in all of the city's neighborhoods. With 40 Organizational Members, 94 Corporate Members, and a reach of 35,000 friends and supporters we represent a diverse constituency advocating for the thoughtful evolution of the city and celebration of its unique character. We appreciate the opportunity to continue to offer comments on projects that impact the historic character of the city.

The Landmarked St. Gabriel's Monastery building as well as the prominent site (in part initially designed by the famed Olmsted Brothers firm), and the adjacent church are important elements of the Allston-Brighton neighborhood. However, the St. Gabriel's campus, given its large size and open space, presents a unique opportunity for development to meet the serious housing shortage in Boston, while demonstrating that such growth can be done in a manner sensitive to the adjacent neighborhood and historic resources.

The Preservation Alliance and the development team from Cabot, Cabot and Forbes have met on several occasions to review the evolving proposal and for the Alliance to offer comments and feedback. I am pleased to report that the CCF team has welcomed a healthy dialog and responded well to our comments and concerns. While the project is actively evolving and we are not yet able to offer clear and complete support until more details are available, we do wish the BRA to know that the evolution we have seen in the plan is quite positive.

After initially proposing to demolish the church on the site and new construction that we felt somewhat crowded the Landmark Monastery, we are pleased the team is now planning on retaining the church and allowing

the monastery and church to act as focal points for the project. We look forward to continued dialog and development of the project. If the progress so far is any indication we feel this can be an important project for the neighborhood and the city that successfully blends unique historic resources with new construction, both creating much needed housing while preserving characteristics that make Boston unique.

Please note that the Monastery is not only a Boston Landmark (and therefore changes to it need to be approved by the Boston Landmarks Commission), but also the Massachusetts Historical Commission hold a Preservation Restriction on the property and they therefore must approve changes to the Monastery as well. We encourage the proponent to keep both agencies fully informed as their planning progresses.

Thank you,

A handwritten signature in black ink, appearing to be 'GA', written in a cursive style.

Greg Galer  
Executive Director

CC:

Rosanne Foley, Boston Landmarks Commission  
Brona Simon, Massachusetts Historical Commission  
Charlie Vasilliades, Brighton-Allston Historical Society  
John Sullivan, Cabot, Cabot & Forbes



ROBERT BUTLER  
Business Manager

RUSSELL BARTASH  
Financial Secretary-Treasurer

Business Agents

EDWARD FOLEY  
RICHARD KEOGH  
JOHN MARTIN  
ROBERT O'BRIEN  
MICHAEL SHEEHAN

Director of Labor Development  
NEAL KELLEHER

Labor Management Director  
EDWARD J. MARENBURG

Labor Management Representative  
DONALD NAZAROFF

RHODE ISLAND LOCAL 17  
22 Amflex Drive  
Cranston, RI 02921  
Telephone: 1-401-944-3515  
Fax: 1-401-944-3591

NEW BEDFORD LOCAL 17  
558 Pleasant Street, Suite 310  
New Bedford, MA 02740  
Telephone: 1-508-999-0001  
Fax: 1-508-997-5609  
WATTS: 800-584-4598

NEW HAMPSHIRE LOCAL 17  
161 Londonderry Turnpike  
Hooksett, NH 03106  
Telephone: 1-603-626-5577  
Fax: 1-603-626-5559  
WATTS: 1-888-757-0086

MAINE LOCAL 17  
19 Enterprise Street  
Lewiston, ME 04240  
Telephone: 1-207-753-9377  
Fax: 1-207-753-9331

SHEET METAL WORKERS' INTERNATIONAL ASSOCIATION LOCAL UNION No. 17  
of Eastern Massachusetts, Rhode Island, New Hampshire and Maine

1157 Adams Street • 2nd Floor • Dorchester, MA 02124-5788  
Telephone: (617) 296-1680-81 • Fax: (617) 296-1295  
WATTS: 1-800-426-6657

August 12, 2016

Mr. Michael Rooney  
BRA  
1 City Hall Square #9  
Boston, MA 02201

Dear Mr. Rooney:

I wish to comment on the St. Gabriel Project. Local 17 Sheet Metal Workers is supporting this project. We believe this is a great project for the city, it answers several needs that we face in the city.

1. Housing

We are in dire need of housing all through our city and this project will supply that housing to the universities, both their staff and students as well as young professionals needing to live in Brighton.

2. Neighborhood Improvements

I think everyone agrees that this property needs work. The property presently is in disrepair and run down. This project will fix this repairing and renovate the monastery to the beautiful structure it once was.

3. Revenue

The taxes and revenue generated by this project will certainly benefit our city.

4. Jobs

I serve as Business Representative of the Sheet Metal Workers Local 17 and I represent Brighton for the Sheet Metal Workers. I have been to numerous BRA meetings in Boston, many of these meetings in Brighton, such as Cleveland Circle project with Cranshaw Construction, The Boston College projects, most recently their athletic complex, also their dormitories and many more. Also the New Balance project and Bruins practice rink and the Celtics facilities and resident projects. John Moriarty residential project a couple of years ago.

10/3/2016

City of Boston Mail - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriels's

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Ruth Segaloff [REDACTED]  
To: michael.rooney@boston.gov

Fri, Aug 12, 2016 at 3:03 PM

Dear Mr. Rooney,

As a member of Unbound Visual Arts, I'm writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It's also consistent with the Boston Creates Cultural Plan to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space. I urge the BRA to approve this project.

Respectfully,

Ruth Segaloff  
[REDACTED]

10/3/2016

City of Boston Mail - 159201 Washington Street (St. Gabriel's)



Michael Rooney <michael.rooney@boston.gov>

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**159201 Washington Street (St. Gabriel's)**

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Edward Greene [REDACTED]  
Reply-To: [REDACTED]  
To: Michael.Rooney@boston.gov

Fri, Sep 2, 2016 at 11:55 AM

Dear Michael,

I have been associated with the property on Washington St. where the Old Passionist Monastery is currently located for the last 30 years. I can't tell you how excited I am to see the property being developed in a very thoughtful way. We as a group (Crusaders of Fatima) were very concerned about what was going to become of the property because of the neglect of the Steward who owns and runs the hospital. They have not been good neighbors, letting the property be run into the ground, my fear was that we would be before you a year from now protesting them tearing down the Monastery because of neglect. I tried contacting the Steward on several occasions and they consistently blew me off and never allowed me to speak to that Patrick Murphy even though I had emailed and called on numerous occasions. It wasn't until Cabot, Cabot & Forbes contacted us directly and explained their plans for the property. They also listened to our concerns and were willing to accommodate us. They even took some of our suggestions and incorporated them into their plan. I have to admit that I was a little suspicious and it wasn't until I saw the presentation at your meeting that I was really impressed with the design and what they had in store for the property. I personally think it will be a huge improvement to the neighborhood, I support what is being proposed especially with the Olmstead portion, public access and preservation of the Monastery. I look forward to the project as it develops. I think the shrine will be beautiful, thank CC&F for the investment into this property and I look forward to seeing it completed.

Thanks,

Ned Greene

VP Crusaders of Fatima



10/3/2016

City of Boston Mail - Development 159/Washington St (St Gabriels Graduate Stud.



Michael Rooney <michael.rooney@boston.gov>

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**Development 159/Washington St (St Gabriels Graduate Stud.**

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Thu, Sep 29, 2016 at 2:43 PM

diane brown [REDACTED]  
To: Michael.Rooney@boston.gov  
Cc: [REDACTED]

Dear Mr. Rooney:

I have been for 43 years a member of the Crusaders of Fatima Shine and belonged to St. Gabriel's Parish. The project development would be a great enhancement to Brighton Area. Mr. Dorothy of Cabot, Cabot & Forbes has shown us respect for our feelings for our shine. He understood the feelings people needed to address and listen to us. We appreciate the kindness and decisions he has chosen for the Brighton people.

Thank You

Diane Brown



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

www.unboundvisualarts.org  
August 2, 2016

617-657-4ART

*exhibiting, educating, sharing art*

Michael Rooney  
BRA Project Assistant  
Boston Redevelopment Authority  
Room 910  
Boston City Hall, 9<sup>th</sup> Floor  
Boston, MA 02201-2043

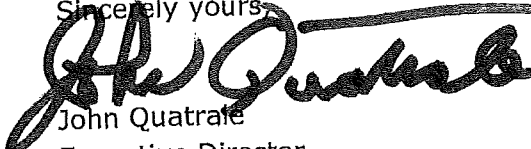
Dear Mr. Rooney:

**Unbound Visual Arts (UVA)**, a non-profit based in Allston-Brighton, has met with representatives of Cabot, Cabot & Forbes, the developers of St. Gabriel's property (159-201 Washington St., Brighton), which has been proposed for housing. We requested that they consider a dedicated art exhibition space managed by Unbound Visual Arts to be located in the historic Monastery building. This would be both a community benefit and a project amenity. The developers like this idea and have included it into their Article 80 application to the BRA. The current language states: *"The Proponent will explore including a dedicated area in the restored Monastery for community based art exhibits."* There are some design and management issues to be addressed but we are confident that the idea will continue to be deemed very appropriate for the project and the community. This is also consistent with the new **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods. As the only 501(c)(3) non-profit organization based in Allston-Brighton that is dedicated to the visual arts, Unbound Visual Arts is very excited about this proposal.

In addition to the new housing, the project has several other noteworthy elements, including the rehabilitation and preservation of the long-neglected historic Monastery building, which is individually listed as a City of Boston Landmark and is included in the National Register of Historic Places. Additionally, the project will construct a new *Our Lady of Fatima* shrine and provide over 7 acres of new open space for the community.

I urge the BRA to approve this project.

Sincerely yours,



John Quatrone  
Executive Director

8/9/2016

City of Boston Mail - Saint Gabriel's Property



Michael Rooney <michael.rooney@boston.gov>

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## Saint Gabriel's Property

1 message

Mon, Aug 8, 2016 at 11:26 AM

Christine Winship [REDACTED]  
Reply-To: Christine Winship [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Dear Mr. Rooney,

My name is Christine Winship and I am a local artist from the Allston area. I'm writing to you as an artist, a resident and also as a member of the board of directors of Unbound Visual Arts to let you know that I believe it would be a great idea to use this property as a dedicated art and exhibit space managed by UVA. This would be an extreme benefit to the community seeing as there are very limited art spaces in that area now. I also think as well as exhibits, we could generate an interest in arts within the community but hosting classes and talks regarding arts and creativity.

I hope that the BRA approves this project.

thank you for your time,  
Christine Winship

Christine Winship is The Pedigree Artist  
<http://www.thepedigreeartist.com/>

8/9/2016

City of Boston Mail - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

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**St. Gabriels's**

1 message

Mon, Aug 8, 2016 at 2:13 PM

Anne Silber [REDACTED]  
To: michael.rooney@boston.gov

Dear Mr. Rooney,

As a member of Unbound Visual Arts and a resident/homeowner of Brighton I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the Boston Creates Cultural Plan to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space.

I urge the BRA to approve this project.

Sincerely,  
Anne Silber

8/9/2016

City of Boston Mall - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

---

## St. Gabriels's

1 message

Mon, Aug 8, 2016 at 2:23 PM

Pauline Lim [REDACTED]  
Reply-To: Pauline Lim [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Dear Mr. Rooney,

As a member of Unbound Visual Arts, I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space. I urge the BRA to approve this project. Thank you.

\*\*\*\*\*

Pauline Lim  
Brickbottom Artists Building  
[REDACTED]  
Somerville, MA 02143-2128

My art and music website: [www.paulinelim.net](http://www.paulinelim.net)

8/9/2016

City of Boston Mail - St. Gabriel's project



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's project

1 message

Mon, Aug 8, 2016 at 2:39 PM

Tsun Ming Chmielinski [REDACTED]  
To: michael.rooney@boston.gov

Dear Mr. Rooney,

I am writing to support the St. Gabriel's project. As a member of Unbound Visual Arts; a member of the Council of Advisers; as well as an artist living in Boston, this project is important to me. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the Boston Creates Cultural Plan to open additional exhibition venues in the neighborhoods of Boston.

I urge the BRA to approve this project.

Very truly yours,  
Tsun Ming Chmielinski

--

Tsun Ming Chmielinski  
[www.tmgallery.org](http://www.tmgallery.org)

8/9/2016

City of Boston Mail - Unbound Visual Arts and St. Gabriel's Project



Michael Rooney <michael.rooney@boston.gov>

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## Unbound Visual Arts and St. Gabriel's Project

1 message

Tue, Aug 9, 2016 at 8:25 AM

Anita Cohen [REDACTED]  
To: michael.rooney@boston.gov

Dear Mr. Rooney,

I am a watercolor artist and a member of Unbound Visual Arts. I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space.

I urge the BRA to approve this project.

Thank you,  
Anita Helen Cohen

--

Anita Helen Cohen  
<http://www.anitahelencohenart.com>

8/9/2016

City of Boston Mail - Support for St. Gabriel's project



Michael Rooney <michael.rooney@boston.gov>

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## Support for St. Gabriel's project

1 message

Mon, Aug 8, 2016 at 11:25 PM

Susanna Hilfer [REDACTED]  
Reply-To: Susanna Hilfer [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Dear Mr. Rooney,

As a member of Unbound Visual Arts, I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be beneficial to all local artists. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space. I urge the BRA to approve this project.

Thank you,

*Susanna Hilfer  
Brookline, MA*



8/9/2016

City of Boston Mail - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriels's

1 message

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Lynda Goldberg [REDACTED]  
To: michael.rooney@boston.gov

Mon, Aug 8, 2016 at 6:29 PM

Dear Mr. Rooney,

As a member of Unbound Visual Arts, an artist, and a resident/homeowner/ in neighboring Newton. I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists and the entire Boston area community. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space.

I urge the BRA to approve this project.

Lynda Goldberg

[www.lyndagoldberg.com](http://www.lyndagoldberg.com)

8/9/2016

City of Boston Mail - St. Gabriel's



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's

1 message

Mon, Aug 8, 2016 at 5:59 PM

Richard Salvucci [REDACTED]  
To: michael.rooney@boston.gov

Dear Mr. Rooney,

I'm sure you'll be receiving a number of these E-mails concerning the possibility of creating a gallery space at the St. Gabriel's development. As well as a gallery space is there any possibility of there being a space where art classes could be taught as well? I'm a lifelong resident of Brighton and an artist. I've taught classes at the Brighton Branch library but a designated area would be great also. An 'Art Center' per say. Just a thought...

Thank you...

Richard Salvucci

As a member of Unbound Visual Arts and a lifelong resident of Brighton. I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space.

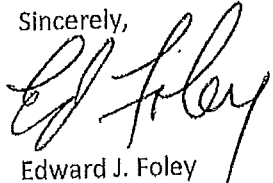
I urge the BRA to approve this project.

Richard Salvucci

What these projects have in common is that they were all built with Union Labor using contractors that support standard wages and benefits, apprentice programs and using local labor hiring women and people of color and veterans , giving all the opportunity to have a good paying job and training to have a long, productive career. Many of my members have worked on these projects and some of them live in Brighton.

Cabot Cabot and Forbes and John Moriarty have committed themselves to building a quality project with area standard wages and benefits and apprenticeship programs. This is why Sheet Metal Workers Local 17 and our membership support this project. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "E.J. Foley". The signature is written in a cursive style with a large, prominent "E" and "F".

Edward J. Foley  
Business Representative

cc: Jay Doherty  
Cabot Cabot and Forbes

8/12/2016

City of Boston Mail - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriels's

1 message

Wed, Aug 10, 2016 at 12:30 PM

LindaClave@aol.com [REDACTED]  
To: michael.rooney@boston.gov

Dear Mr. Rooney,  
As a member of Unbound Visual Arts (if applicable; and a resident of Boston). I am writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It is also consistent with the **Boston Creates Cultural Plan** to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space.

I urge the BRA to approve this project.

*Linda Clave*

[lindaclavearts.com](http://lindaclavearts.com)

[REDACTED]  
Brighton Ma 02135

8/12/2016

City of Boston Mail - St. Gabriel's property, 159-201 Washington St., Brighton



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's property, 159-201 Washington St., Brighton

1 message

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Karen Smigliani [REDACTED]  
To: michael.rooney@boston.gov

Thu, Aug 11, 2016 at 7:35 AM

Dear Mr. Rooney:

As the only 501(c)(3) non-profit organization based in Allston-Brighton that is dedicated to the visual arts, **Unbound Visual Arts (UVA)** is very excited about being included in the housing proposal for St. Gabriel's property (159-201 Washington St., Brighton). UVA has requested that Cabot, Cabot & Forbes, the developers of the St. Gabriel's property, consider a dedicated art exhibition space to be managed by Unbound Visual Arts that would be located in the historic Monastery building.

The Allston-Brighton area is in much need of a dedicated space to exhibit art, engage and educate the community, and to support the large number of artists working and living in the area.

I urge the BRA to approve this project.

Thank you very much.

Sincerely,

Karen Smigliani  
Council of Advisors  
Unbound Visual Arts

8/15/2016

City of Boston Mail - St. Gabriels's



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriels's

1 message

---

Ruth Segaloff [REDACTED]  
To: michael.rooney@boston.gov

Fri, Aug 12, 2016 at 3:03 PM

Dear Mr. Rooney,

As a member of Unbound Visual Arts, I'm writing to support the St. Gabriel's project. The proposal to include an art gallery will be very beneficial to all local artists. It's also consistent with the Boston Creates Cultural Plan to open additional exhibition venues in the neighborhoods of Boston.

This project will also preserve a City of Boston landmark, provide needed housing, and make available much needed public open space. I urge the BRA to approve this project.

Respectfully,

Ruth Segaloff  
[REDACTED]

From: **diane brown** [REDACTED]  
Subject: Development 159/Washington St (St Gabriels Graduate Stud.  
Date: September 29, 2016 at 2:43 PM  
To: Michael.Rooney@Boston.gov  
Cc: [REDACTED]



Dear Mr. Rooney:

I have been for 43 years a member of the Crusaders of Fatima Shine and belonged to St. Gabriel's Parish. The project development would be a great enhancement to Brighton Area. Mr. Dorothy of Cabot, Cabot & Forbes has shown us respect for our feelings for our shine. He understood the feelings people needed to address and listen to us. We appreciate the kindness and decisions he has chosen for the Brighton people.

Thank You

Diane Brown



"...the right to a decent, safe and suitable living environment..."

August 1, 2016

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: St. Gabriel's/Brighton

Dear Michael:

I am writing in support of the proposed housing development on Washington Street by Cabot, Cabot & Forbes. Our firm has been in Brighton for 8 years now, working on the same issues of increasing affordable housing opportunities (and, in fact, all housing opportunities) in Boston and across Massachusetts. We are well aware of the Commonwealth Housing Task Force's Housing Report Cards and the need for more housing of all types in Boston and the surrounding communities for the foreseeable future. Identifying appropriate sites, securing them, having the capital and the staying power for the long battles that often ensue can be handled by few firms – and CC&F is one of them. This is a great site for the types of housing being proposed and we welcome the addition to the housing stock, not only for the neighborhood and the city but for the region as well.

Our firm (in its first iteration as Justin Gray Associates) was commissioned by DHCD to prepare the first Housing Needs Study for the Commonwealth in 1970 and I worked on that study. Reflecting back, I have to admit that the housing needs are greater now than they were even then and it is a testament to how difficult it is to produce housing in a timely manner, even when the need is acknowledged. So, when an opportunity like this comes up, it surely should be supported and I would say, even "expedited" (but I know better...)

Good luck in sheparding this through the permitting process.

Bob Engler  
President  
SEB, LLC



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Dear Michael,

We recently accepted the opportunity to meet with the project's developer and learn more about the project that they are proposing at the St. Gabriel's site. I am a resident of Brighton and work a lot with the local community in and around the neighborhood. While we had comments and questions that we outlined to CC&F, we are generally support of the project that they are proposing. We provided support letters for residents to sign for those who wish to see the site redeveloped. I have attached those letters here. Please feel free to contact me for any additional questions. Thank you.

Sincerely,  
Shujaur Rehman  
Brighton Renew Home



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,



USAMA MUHAMMAD

[Redacted address block]

ALLSTON

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,

ABDUL RAHAMAN

[Redacted signature block]

Brookline MA 02462


Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,

Masood Bhatti

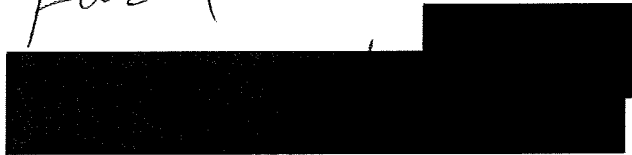
  
Chestnut Hill, MA  
02467

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,

Fazal Sandar  


Brighton MA 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,

Mücahit BUNAY



Newton


Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will get grad students out of housing for families and it will provide lots of public open space and bring more residents to Brighton, improving our neighborhood.

Sincerely,

SAIMA SALEEM

  
WEST ROXBURY, MA, 02132.

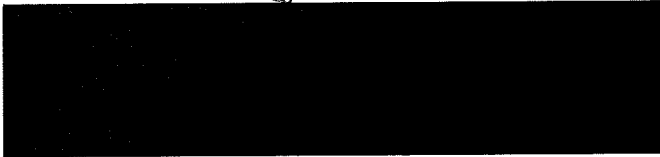
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I live in Allston-Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will provide lots of public open space and bring more residents to Brighton, improving our neighborhood. It will bring much needed customers to Brighton center, provide job, fix an abandoned site for the better and improve property values. I think this is a great project.

Sincerely,

Shojaur Rehman



Brookline MA 02445



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will get grad students out of housing for families and it will provide lots of public open space and bring more residents to Brighton, improving our neighborhood.

Sincerely,

M. A. Abbasi  
[Redacted]  
Brighton MA 02135  
PK also. [Redacted]

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

SHAMLAN SHEIKH

[REDACTED]

[REDACTED]

WEST ROXBURY, MA, 02132.

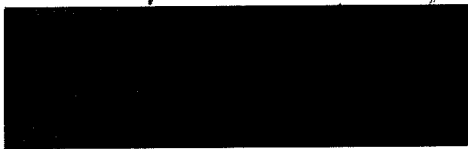
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Ashfaq Rafiq



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Twalant Rami*  
*W. ABBAS*



*BRIGHTON*  
*MA 02131*

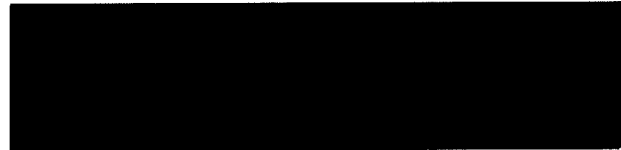
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Alha



Brighton, MA

02131

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Iqbal Khan



Brookline ma. 02467

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Ali SERT



Watertown MA, 02472

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Riaz Hussain*



*Brighton*



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Abdelhakid Elyoungi*  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]  
Framingham 01702

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community and fix the monastery. It will get grad students out of housing for families and it will provide lots of public open space and bring more residents to Brighton, improving our neighborhood and our property values.

Sincerely,

Rudi Gomez



Boston MA 02135


Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Samsul Mahmood

  
Brighton, MA, 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

FATIMA BAJWA  
[REDACTED]  
[REDACTED]  
[REDACTED]  
NEWTON, MA 02465

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Hani Hasan*



*Brighton, 02135*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely, THOMAS WAT



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Safwan Eid



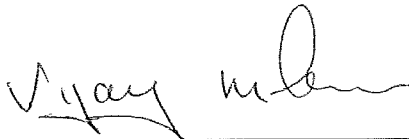
Sharon, MA 02067

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



W. Bridgewater MA 02379




Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Abdesrahim JNOVS*

  
*Watertown, MA 02472*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Tanvir Hossain



Brookline MA 02467

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



Brighton, MA

02135

ABU BAKER . MOHAMED

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

RIAZ UDDIN

[REDACTED]  
FRAMINGHAM, MA 01701

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Malek Osgood



Woburn, MA

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

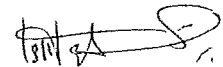
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Sincerely,

Name :

ISHFAQ AHMAD



Address :



Brighton.

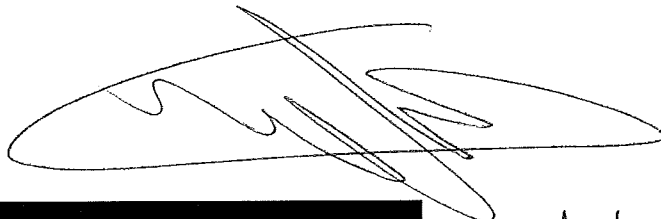
Michael Rooney  
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One City Hall Square | Boston, MA 02201  
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Sincerely,

MABIL ELKRIMI



Brighton MA

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

AHMED BOWDJARANE





Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Hein Anwar*

*Watertown, MA 02472*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



TAHIR HUSSAIN



ALSTON, MA 02134

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Temitayo Tijan,

[Redacted]

[Redacted]

Brighton, MA

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Michael Rooney*

[Redacted]

*Dorchester MA 02121*

*Tel:*

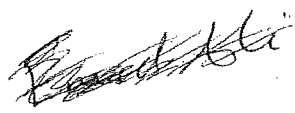
[Redacted]

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

  
Mohammad Salah  
Brighton

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Jim M. Labadie*



*Walden MA 02148*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

Dear Mr. Rooney,

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Sincerely,





Reverend

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

*Darius Keith*

[Redacted]

[Redacted]

Brighton MA



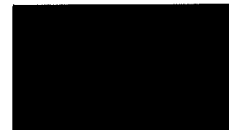
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
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Sincerely,

SALMAN RAHAN



, *Rohan*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Mohamed Alaeddi

[REDACTED]

Chestnut Hill MA 02467

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Abdallah ELKHOURCI



Winthrop MA 02152

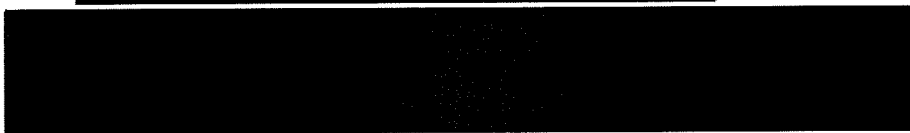
A handwritten signature in cursive script, appearing to read 'Abdallah'.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely, *BASSAM KARAOGLU*




*REVERE MA 02151*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Mohamed, Mahmoud  
 Brighton 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,



DACOSTA VASSINI

REVERE



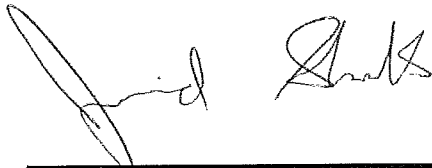
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Sincerely,

TUNAIID Sheehy



BRIGHTON, MA 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

ARDEL HADI, AHMED





Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Abdul <sup>✓</sup> Melem

[Redacted]

[Redacted]

[Redacted]

Nashua, NH 03062

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

Ahmed Abdillahi



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159 Washington street at St Gabriels Monastery. I think it's a great project that will benefit the community. It will get grad students out of housing for families and it will provide lots of public open space and bring more residents to Brighton, improving our neighborhood.

Sincerely,

Mansoor Asif




Woburn MA 02472

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159 Washington Street at St. Gabriel's Monastery. I think it's a great project that will benefit the community and fix the monastery. It will get grad students out of housing for families and it will provide lots of public open space and bring more residents to Brighton.

Sincerely,

Michael Williams  


  
BRIGHTON, MA 02135

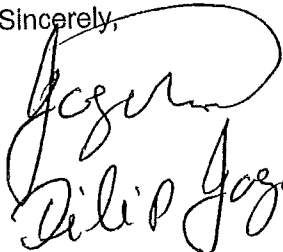
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am writing regarding the graduate student housing project at 159-201 Washington Street in Brighton at the St Gabriel's Monastery.

Brighton center needs more visitors. The economic benefits of this project are widespread. It will have a positive impact on the restaurants, bars and other retailers that depend on local residents to drive their business. And it will help rejuvenate the area by bringing in more customers.

Sincerely,

  
Dilip Gogoi  
OWNER

WASH WINE




Big Mt, MA

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov


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Sincerely,

SAJJAD HAIDER 



 02135  
Brighton MA.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

Dear Mr. Rooney,

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Sincerely,



BESS SLAMIN



BRIGHTON

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

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Sincerely,





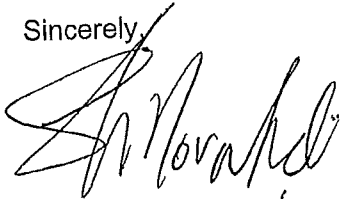
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



*Albston Auto Brokers*

[REDACTED]  
*Albston, MA 02134*

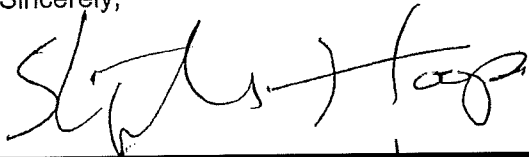
Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



winshy spa



Brighton ma

02131

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,

Jake Gagliardi



Jake Gagliardi

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,

Keith Boivent



A handwritten signature in black ink, appearing to be 'Keith Boivent', written below the typed name.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,



Brighton MA, 02139

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

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Sincerely,

*Joseph J. Charles*  
*Rock City Pizzeria, Inc.*



*Albiston MA 02134*

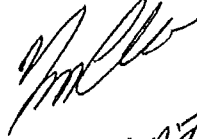


Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

  
MICHAEL M. ROONEY  
  
  
Boston MA 02134

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



CHEEMAN'S MKT. [REDACTED]  
[REDACTED]  
ALLSTOWN MA 02134



Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,



Kevin Whelan



Brighton, MA 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,



PAUL DWYER

DASH CAFE

[REDACTED]

BRIGHTON MA 02135

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,

*Jordan Knight*  
*Jordan Knight*



*Brighton, MA 02135*

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Washington Street at St Gabriels Monastery.

Sincerely,



Brighton MA

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
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Sincerely,

- SAYED.ABDELSALAM

owner - BRICK-HOUSE PIZZA

Brighton 02135

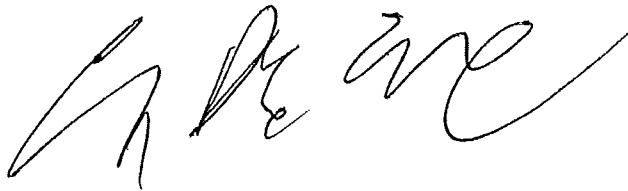
Thanks.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

Dear Mr. Rooney,

I am a resident of Brighton and I wanted to write to support the project at 159  
Washington Street at St Gabriels Monastery.

Sincerely,



Myeanghan Kim



Brighton.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,

A handwritten signature in cursive, followed by a series of black redaction boxes covering the name and address. To the right of the redactions, the address "Brighton MA 02135" is handwritten in cursive.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Brighton



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Sincerely,

  
Stephen J. Conroy  
owner Brighton Barber

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

W Won/Geol Lee OWNER Bright Town cleaners  
[REDACTED] Brighton.

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

*Maya D'Amico*  
Owner

Abbott's Frozen Custard



Brighton

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E- michael.rooney@boston.gov

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Sincerely,

Turan KARAKUS

[REDACTED]

Brighton 02135

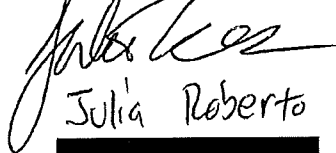
[REDACTED]

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square | Boston, MA 02201  
T - 617.918.4237  
E - michael.rooney@boston.gov

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Sincerely,



Julia Roberto

Brighton MA  
02135

10/11/2016

City of Boston Mail - Comment re. 159-201 Washington Street (St. Gabriel's)



Michael Rooney <michael.rooney@boston.gov>

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## Comment re. 159-201 Washington Street (St. Gabriel's)

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Eva Webster [REDACTED]  
To: Michael Rooney <Michael.Rooney@boston.gov>

Tue, Oct 11, 2016 at 3:02 AM

To the BPDA Development Review Team:

We would like to register our strong objection to the proposed project at 159-201 Washington Street (St. Gabriel's site) due to its predominantly transient nature.

Allston-Brighton is too transient as it is. We think that this site should be used to build high-quality owner-occupied housing.

Thank you.

Eva Webster  
Leland Webster  
Ludwik Gorzanski

[REDACTED]  
Brighton

10/3/2016

City of Boston Mail - St. Gabriel's Development



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's Development

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Sun, Oct 2, 2016 at 11:34 AM

[REDACTED]  
To: Michael.Rooney@boston.gov

Dear Mr. Rooney,

I am writing to let you know how pleased I am about the developers saving St. Gabriel's Church and putting it to use. This is wonderful news. I am also please that the developer is going to reduce the number of units and add a small number of condos. While this is good news the development is still too dense and more opportunities of home ownership are needed. I hope that the Boston Planning and Development Authority will take these two things into to consideration before issuing the final approval.

Thank you.

Mary Regan

[REDACTED]  
Brighton, MA 02135  
[REDACTED]

10/3/2016

City of Boston Mail - Comments on St. Gabriel's Development (159-201 Washington St)



Michael Rooney <michael.rooney@boston.gov>

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## Comments on St. Gabriel's Development (159-201 Washington St)

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Tue, Aug 30, 2016 at 9:24 AM

Emma Hawes [REDACTED]  
To: Michael.Rooney@boston.gov

Hello Mr. Rooney,

My name is Emma Hawes, and I spoke at the August 10th BRA meeting regarding the development at the St. Gabriel's monastery location. First, I wanted to thank you and the rest of the BRA staff for keeping the meeting running fairly smoothly. The gentleman with the microphone (and I apologize, I failed to write down his name) handled a passionate crowd with aplomb, and he certainly deserves many compliments for his efforts. If you could pass along my praise I would greatly appreciate it.

I am writing to encourage the BRA to do two things: first, to organize a special committee to develop an overarching visionary plan for development in the Allston/Brighton area, particularly Washington Street; second, to reject the St. Gabriel's plan as it currently stands.

My first item seems like it should be easy to accomplish, and with at least three active development plans in the works right now for the same small stretch of Washington Street, also seems necessary. For example, the traffic analyses performed now for any one of those developments can't yet take into account the traffic that will be created by the other two developments. I'm personally new to involvement with community action and with the BRA, so I don't know what form this committee or plan would take, but I'm under the impression that such plans have been created for other neighborhoods and developments. Allston-Brighton needs an analysis of what will best serve the neighborhood in the long run, and talking about each development piecemeal seems inefficient and likely not to produce the best results.

My second point ties into one of the reasons I feel we need active, intentional planning in Allston-Brighton. I'm fairly young, all things considered. I live in Allston, and in the years since I graduated, I've watched as many of my college friends, hoping to build wealth by buying property, were forced to move out of the city to find homes in their price range. These are friends who had lived in Allston-Brighton, and who had enjoyed the city life and all it had to offer. Friends who are making plans to start families. Friends with solid middle-class jobs. These friends wanted to stay in Allston-Brighton, and would have been happy with a two-bedroom condominium. Unfortunately, the current real estate market offers few opportunities for young families.

My husband and I were very lucky in that we were able to scrape together a down payment on a tiny condo just as the real estate bubble was popping. Our building, at 244 Brighton Avenue, had been an industrial building, but was renovated to create condos. In our building, there is a mix of owner-occupants and renters. This highlights one of the best parts of condo buildings that seems to be ignored by many people who advocate for apartments: a condo can be rented out, but an apartment can never be owned. A multi-bedroom condo can be occupied by a family or multiple adults for a much more reasonable price than they would pay to rent micro-units. Our building is better maintained than many rental properties in Boston, simply because, for some of us, it's literally our home. Many recent proposed (and approved) developments treat Allston-Brighton not as a place where people can live and put down roots, but as a place where profits can be generated for landlords. That's not what I want to see in my neighborhood. It doesn't promote an involved neighborhood or happy neighbors.

The monastery site is one of the loveliest bits of green property left in Allston-Brighton. That green space is vital to attracting middle-class families back to the city. A development in that space could provide reasonably priced condominiums, with layouts large enough for families. Certainly some of those would be purchased by investors intending to rent them out; I'm not naive enough to deny the likelihood of that. But at least some of them could be purchased by young families hoping to live there.

At the meeting, the feedback from the developer made it seem that he was far more receptive to adding additional parking than he was to changing the development to condominiums. I do feel that additional parking spaces would be a draw for the development, and that those cars wouldn't necessarily all be driven every day (my husband and I have one car, but we use it to leave the city, not to go to work everyday). However, the issue of home ownership is far more important to me than the issue of parking. Currently, it seems as though CCF has an investment partner that has only focused on dorm-like developments in the past. That does not mean that it is impossible for them to build condos, or to change their partnership to a company more amenable to condominiums.



10/3/2016

City of Boston Mail - Comments on St. Gabriel's Development (159-201 Washington St)

I believe that the BRA has a responsibility to encourage home ownership in Boston. This has been a stated goal of the mayor, and was vociferously demanded by the people attending the 8/10 meeting about St. Gabriel's. The current St. Gabriel's plan does nothing to help increase stability in Allston-Brighton. It builds wealth only for the developer, not for community residents.

Please reject the current proposal for the St. Gabriel's development, and work to create an over-arching plan for Washington Street in Allston-Brighton that encourages home ownership.

Thank you very much,  
Emma Hawes

10/3/2016

City of Boston Mail - ST. GABRIEL'S



Michael Rooney <michael.rooney@boston.gov>

---

## ST. GABRIEL'S

---

Diane Kline [REDACTED]  
To: Michael Rooney <michael.rooney@boston.gov>

Sat, Oct 1, 2016 at 4:07 PM

Hi Mike:

CC&F has made modest changes to the project by slightly decreasing density and incorporating 40 condominium units. While I'm personally delighted that the church will be repurposed, my concerns about the project's density and the lack of significant home ownership remain. These concerns were also reflected in the comments from community members at the public meeting last Thursday night, and I hope they can be successfully resolved.

Thanks,  
Diane

8/9/2016

City of Boston Mail - 159-201 Washington St.



Michael Rooney <michael.rooney@boston.gov>

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159-201 Washington St.

---

Sun, Aug 7, 2016 at 8:17 PM

Lisa [REDACTED]  
To: Michael.Rooney@boston.gov

The St. Gabriel's project as currently proposed is without merit and will serve to further destroy a neighborhood already crushed by the weight of colleges and a transient population. We need housing for families, who will have an investment in the community. The city would be remiss to allow this type of housing to be built where housing could be built to attract renters and/or homeowners who would contribute to the vitality of Brighton. The density of this project will cause traffic problems both vehicular and foot and will overload the public transportation system. This is a primo piece of land and should be put to better use. A successful city needs more than just micro-housing, universities, hospitals, and commercial enterprises, it needs people who can establish roots and can call the city home.

Lisa Lieberman

[REDACTED]  
Brighton, Ma  
Sent from my iPad

8/12/2016

City of Boston Mail - St. Gabriel Rectory proposal feedback



Michael Rooney <michael.rooney@boston.gov>

---

## St. Gabriel Rectory proposal feedback

1 message

Wed, Aug 10, 2016 at 7:01 PM

Daniel Aldrich <[REDACTED]>  
To: Tim Davis <tim.davis@boston.gov>, Katelyn Sullivan <katelyn.sullivan@boston.gov>, Michael Rooney <michael.rooney@boston.gov>

Dear BRA / city of Boston,

I remain concern about the proposal for the renovation of the site at St. Gabriel Rectory for two main reasons.

1) As it stands now, the firm has yet to specify if it will provide homes for purchase within this development. Given that only 1/5 of Brighton residents own their homes, I feel that this dormitory-style development is not helping our community. For me to support the development I'd need to see homes for purchase for lower income and middle class families, not just rentals for students.

2) This proposal, with .58 parking spaces per unit, will result in at least 290 people needing to park their cars on local streets. As of now - and we own our condo on Union Street, just a block away - on street parking is at capacity. Where will these additional cars be parked? Washington Street is already full of cars.

Sincerely,

Dr. Daniel Aldrich

---  
Check out my books BUILDING RESILIENCE and SITE FIGHTS  
<https://www.amazon.com/author/danielpaldrich>  
Professor and Director of the Security and Resilience Studies Program, Northeastern University  
<http://daldrich.weebly.com/> Twitter: DanielPAldrich

[REDACTED]  
Allston, MA 02134  
October 10, 2016

Mr. Michael Rooney  
Project Assistant  
Boston Planning & Development Agency

RE: St. Gabriel's and Washington St. Corridor, Brighton

Dear Mr. Rooney:

Thank you for the recent public meeting you held regarding the development of the St. Gabriel's property on Washington St. in Brighton. I share the concerns expressed at that meeting by the many Allston-Brighton residents in attendance. And I hope that the BPDA will address these issues that were raised as the project moves forward:

**Homeownership:** Our Allston-Brighton community is concerned about dwindling opportunities for homeownership. The developer of St. Gabriel's has proposed 555 new rental units and only 40 condominiums. There should be a better mix, with a large increase in the number of condos.

**Demographic Imbalance:** The mayor's recent housing report indicates that Allston-Brighton has the largest student population in Boston, by far! The new St. Gabriel's units should NOT be marketed to students. What we need instead is housing that is affordable and appealing to working adults, retirees, and families. That means providing additional larger units for those who want to stay in the neighborhood or establish roots here.

**Planning the Washington St. Corridor:** There is currently new development being proposed on four sites along a small section of Washington St. These sites stretch from 5 Washington St. to St. Gabriel's. Because there are more than 1,000 new residential units in the pipeline, the entire corridor should be carefully considered and planned as a whole, particularly with regard to the impact on parking, traffic, and public transportation.

**St. Gabriel's:** As several people mentioned at the public meeting, St. Gabriel's is a unique site that offers the possibility for building something really wonderful. This opportunity should not be wasted by erecting a lot of small, standard apartments that simply increase the density of our community. I hope the BPDA will consider building something that will really enhance the neighborhood and support our local businesses. Also, the current proposal does not yet adequately address the need for parking or have a workable traffic pattern within the site.

Thank you for your consideration. My greatest concern is that the BPDA be responsive to Allston-Brighton residents by supporting housing that promotes long-term residency, thereby helping to stabilize our community.

Sincerely,  
Gloria Tatarian

10/11/2016

City of Boston Mail - St. Gabriel's



Michael Rooney <michael.rooney@boston.gov>

---

## St. Gabriel's

---

Mon, Oct 10, 2016 at 7:44 PM

Susan Heideman [REDACTED]  
To: Michael.Rooney@boston.gov

Dear Mr. Rooney,

I have lived in Brighton for 12 years. I live in a condominium that was developed by Hamilton in 2003-4, consisting of one renovated muffler factory of 12 loft units and one brand new four-story bldg. of 24 apt. units. We have considerable land surrounding our two buildings with handsome landscaping. As a trustee of the condo association, I am apprised of the details of all the sales of units in these two buildings.

I have seen the value of these condo units skyrocket. During the last year three units, (one loft unit and two apt. units) have garnered multiple above-asking price offers within a day or two of their crowded open-houses. We have a very restrictive rental policy, and all three of the buyers now live in their units.

On the basis of these sales, I KNOW there is a large and eager population interested in BUYING high-quality condo units in Brighton. Our units are described as "luxury," although with the exception of some of our owners having renovated beyond what the developer offered, the average unit is probably a modest step below those in the Waterworks condo development.

We desperately need more long-term, stake-holder residents in Brighton. Creating high-quality condo developments is one way to do it. PLEASE MAKE THE ST. GABRIEL PARCEL A DEVELOPMENT THAT OFFERS HANDSOME, HIGH-QUALITY CONDO UNITS OF VARYING SIZES, FROM STUDIOS TO THREE BEDROOMS. Buyers are being turned away from Brighton owing to fierce competition over the limited number of high-quality condo units available.

Yours,  
Susan Heideman

[REDACTED]  
[REDACTED]  
Brighton

10/11/2016

City of Boston Mail - st. gabriel's development



Michael Rooney <michael.rooney@boston.gov>

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## st. gabriel's development

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Mon, Oct 10, 2016 at 3:03 PM

Kevin Carragee [REDACTED]  
To: "Michael.Rooney@boston.gov" <Michael.Rooney@boston.gov>

Michael Rooney

Dear Mr. Rooney:

The email indicates my strong opposition of the current development proposal concerning the former St. Gabriel's property in Brighton. I have attended three major community meeting relating to this project and my perspective on the proposal is shaped by the interaction that occurred between the developer and community residents at these meetings.

The current proposal relating to the former St. Gabriel's property represents a significant lost opportunity. The St. Gabriel's property, given its size and attractiveness, provides the City of Boston with an outstanding opportunity to gain a significant number of owner-occupied housing units in a community, Allston-Brighton, that has a very low level of owner-occupied housing. The most significant problem confronting Allston-Brighton is its transient character, a character that directly threatens the development and preservation of a sense of community.

Sadly, the developer proposes a project that would only increase the transient character of the neighborhood, neglecting the potential of the St. Gabriel site. The current proposal, according to the developer, would largely attract graduate students to rental housing; these graduate students likely would not remain in Allston-Brighton for a lengthy period of time as residents. I also should note that I recognize the need to construct additional housing for graduate students in the City of Boston, but this housing should be primarily constructed on university campuses and/or at locations with superb public transportation. The St. Gabriel's site lacks these two significant characteristics.

At all the meetings I attended concerning this project, Allston-Brighton residents repeatedly called for the construction of owner-occupied housing at this location. **I am strongly in favor of the construction of condominiums at this location; these condos should be deed-restricted for owner-occupants.** In my view, the **majority of the units** should be owner-occupied condos, with some units reserved for rental housing.

This housing mix would help increase the number of owner-occupied units in Allston-Brighton, while also producing an attractive mix of housing at the St. Gabriel's location. This mix also would produce the needed, but elusive goal of constructing mixed-income housing in Boston.

The current controversy relating to the St. Gabriel's site needs to be placed within a broader context. Recent housing developments in Allston-Brighton and current proposals for housing development in the neighborhood have been overwhelmingly designed as rental housing. As such, these developments and proposed developments do nothing to increase the owner-occupancy rate in the neighborhood.

We need to seize the opportunity that the St. Gabriel's site represents. Sadly, the current proposal squanders that opportunity. We need to do better to safeguard the Allston-Brighton community.

Cordially,

Kevin M. Carragee  
[REDACTED]  
Brighton, MA 03135  
[REDACTED]

10/11/2016

City of Boston Mail - St Gabriel's Development



Michael Rooney <michael.rooney@boston.gov>

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## St Gabriel's Development

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Sun, Oct 9, 2016 at 8:58 PM

David Rothberg [REDACTED]  
To: Michael.Rooney@boston.gov

Dear Mr. Rooney:

As homeowners and invested, concerned citizens of Brighton, we strongly urge you to examine more closely the devastating long term impacts of yet another multi- hundred unit rental development project scheduled for the St. Gabriel's site.

Please instead consider the many ways in which owner occupied condominiums would benefit our community.

Thank you.  
David & Marilyn Rothberg  
[REDACTED]

Sent from my iPhone



10/11/2016

City of Boston Mail - The Saint Gabriel development



Michael Rooney <michael.rooney@boston.gov>

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## The Saint Gabriel development

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Sun, Oct 9, 2016 at 5:42 PM

James Fitts [REDACTED]

To: michael.rooney@boston.gov

Cc: mark.ciommo@boston.gov, warren.oreilly@boston.gov, kevin.honan@mahouse.gov, [REDACTED]  
[REDACTED]

Dear Mr. Rooney,

I have owned and lived in my condominium in Allston for 27 years, and I am writing to voice my concerns regarding the Saint Gabriel development project.

I have seen my neighborhood go downhill due to developments where the quality of life for the neighborhood was not correctly considered. In order for the Allston-Brighton area to continue to have an acceptable quality of life for the people who live here, the neighborhood's needs to be considered in total.

That means fewer new projects targeted to students and more projects targeted only to people who plan to own and live in the area. Traffic and parking have deteriorated drastically over the last few years due to developments that have added cars to the neighborhood without adding the correct amount of parking spaces.

I have read the information about the Saint Gabriel development and I believe it is yet another large-scale development that will have an adverse effect on people like me that have made a lifelong commitment to my neighborhood. We do not need another development primarily tailored to students. We need developments that are primarily focused on families that will make a commitment, like myself, to living in the neighborhood for a very, very long time.

Promises from developers in the past have meant very little and the results have been consistently negative.

Regards,

Jim Fitts  
[REDACTED]

10/11/2016

City of Boston Mail - Saint Gabriels development.



Michael Rooney <michael.rooney@boston.gov>

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## Saint Gabriels development.

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Sun, Oct 9, 2016 at 5:38 PM

Neal Klinman <[REDACTED]>  
To: Michael.Rooney@boston.gov  
Cc: [REDACTED]

Are you folks out of your minds? I believe the community has spoken out against this kind of development. We are being railroaded by our elected officials, city agencies, and moneyed developers who are laughing at our zoning laws as well as the desires of those committed to creating a stable base in our community. This proposal should be blocked or altered. We should not have to fight so hard over and over again to advocate responsible stewardship of our lands and resources. Please work with us and for us to create more owner-occupied opportunities in our community by rejecting the dense development proposal for transient housing at the Saint Gabriel's site.  
Thank you.

-Neal Klinman

10/11/2016

City of Boston Mail - St. Gabriel's development



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's development

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Sun, Oct 9, 2016 at 4:59 PM

Clamp, Christina [REDACTED]  
To: "Michael.Rooney@Boston.gov" <Michael.Rooney@boston.gov>

I am writing to express my disapproval of the plan for development on the St. Gabriel's site. What Brighton needs is the development of family oriented and senior housing – not more student housing. Students do not have our commitment to the community and the city. Transients create an environment that is vulnerable to fostering higher crime. As a long term resident of the city and a home owner, I recognize that students are and have been a part of the residential pattern here. But the balance has shifted in a way that can lead to a deterioration of this area as an attractive neighborhood for both renters and homeowners. The city does not need more investor owned properties of this sort. We do need more housing that is affordable and attractive to families. Also as my husband and I are approaching retirement, we would like to remain in the neighborhood but may have to leave once we need senior housing. A development that incorporates serves both families and seniors would add value to this neighborhood. Also, given the location and open space on the St. Gabriel's site, preservation of the green space should be an important consideration in any development design.

Sincerely,

A handwritten signature in cursive script that reads "Christina A. Clamp".

Christina A. Clamp  
Professor, School of Arts and Sciences  
Director, Center for Co-operatives & CED  
Southern New Hampshire University  
2500 N. River Rd.  
Manchester, NH 03106  
<http://www.snhu.edu>

[REDACTED]  
[REDACTED]

Please consider the environment before printing this e-mail.

10/11/2016

City of Boston Mail - St. Gabriel's development



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's development

Sun, Oct 9, 2016 at 10:40 AM

bostonmimster [REDACTED]  
To: Michael.Rooney@boston.gov

Dear Mr. Rooney,

I'm writing to tell you how much I disagree with the proposal put forth to build housing that would attract transient residents instead of families and others who would like to call this neighborhood home. Allowing this development is to allow the building of a ghetto which would benefit investors and not home owners. It's time to promote home ownership in this area and stop proposing and building overcrowded rental boxes suitable for investment but not living. Let home owners become part of this neighborhood.

Thank you for your attention.

Sincerely,

Mimi Iantosca  
registered voter in Ward 21

10/11/2016

City of Boston Mail - St. Gabriels



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriels

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Sun, Oct 9, 2016 at 10:14 AM

Redmond Walsh [REDACTED]  
To: Michael.Rooney@boston.gov

St. Gabriels site is way to big for this area. We need owner occupied homes not more rentals.

Redmond C Walsh Jr

10/11/2016

City of Boston Mail - St. Gabriel's Development



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's Development

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nohara3@verizon.net [REDACTED]  
To: Michael.Rooney@boston.gov

Sun, Oct 9, 2016 at 9:52 AM

Dear Mr. Rooney,

We are happy that the St. Gabriel Church will be repurposed but we are still unhappy about the density and the lack of significant home ownership opportunities in this proposed development.

Our community is united in our hope that the beautiful and St. Gabriel's site be developed to provide stable, attractive, long-term, mixed-income homeownership — the kind of housing that is needed in A-B, but remains in such short supply.

Please do what is right for our home town of Brighton.

Sincerely,

Michael and Nancy O'Hara

10/11/2016

City of Boston Mail - Comments on the 159-201 Washington St-St Gabriel's Brighton development



Michael Rooney <michael.rooney@boston.gov>

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## Comments on the 159-201 Washington St-St Gabriel's Brighton development

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Fri, Oct 7, 2016 at 10:23 AM

Leslie Bordonaro [REDACTED]  
To: "michael.rooney@boston.gov" <michael.rooney@boston.gov>

Hi Michael,

I couldn't find a way to put my comments on the Boston Planning & Redevelopment site as noted on our handout for the 159-201 Washington St. Saint Gabriel's in Brighton. I called the office and was given your email. Please let me know if you have received this as this is the last day for comments. Thank you. Comments below.

Leslie Bordonaro

[REDACTED]  
Brighton, MA 02135

I have some major concerns with this housing project.

1. **TRAFFIC:** The traffic along Washington St is already pretty horrendous. I'm afraid that I won't be able to get anywhere when I leave my home after this project is built. We already have to build in 5-10 minutes just to cross Comm Ave, or get past St. Elizabeth in the other direction. The cars are often backed up all the way to Monastery from Comm. Ave, and going the other way, the light at Washington/Cambridge street is always backed up.

In addition, the entrance from the driveway is sure to be dangerous and problematical, but the last thing we need on this stretch is ANOTHER traffic light. We have to take special care every time we come out of Shannon on to Washington. Cars turning left from that driveway will endanger everyone, as it's on a curve and hard to see. I already experience that from crossing the street on foot when getting off the bus.

2. **PUBLIC TRANSPORTATION:** The idea that people will take public transit more than drive from this development is impossible to guarantee. But if 1000 new people are taking the B line at Washington street during rush hour there won't be space to breath on the train. I already had to start going to the stop before Washington to guarantee a seat because I have a long trip in. What's going to happen to us commuters when this development, and maybe two or three others, all funnel into the B train? It's already the worst line in the city. Less service, crowded trains, SLOW trips.

3. **OPEN SPACE:** It's admirable that the developers say they want to leave the landscape along Washington street alone. But I'm not entirely sure I can believe all they promised (see below). And it brings up the fact that Brighton is woefully short of open space and trees. There is not one street tree along the street I live on, Union. Even the one little park along it has recently been renovated -

10/11/2016

City of Boston Mail - Comments on the 159-201 Washington St-St Gabriel's Brighton development

which is nice, but we currently only have small trees, and no shade along Union there now because the mature pines were cut down. It was the only patch of shade along the street. I would much prefer this St. Gabriel's area be designated a permanent open space for quality of life issues for the whole neighborhood - for Brighton Ctr even. We have almost NO PARKS of any size in this part of town. We desperately NEED our tree lungs to keep this town liveable!

4. APARTMENTS vs CONDOMINIUMS: The idea of nearly 600 apartments being put up in this already apartment heavy/student and transient heavy area is really upsetting. Everyone in Brighton who tries to make a home here is already sick of being at the mercy of the student migration and living with young people who have NO idea how to treat neighbors and live as if they were in their own little bubble. Even counting apartments at 500 units, there would very likely be at least 4 people living there plus 4 guests visiting often. If you just count the people living there, that's 2000 more people.

5. TRUST: Finally I have to say I'm not sure I trust these developers. The main speaker from them acted like he had no idea of the value of condominiums. I find this highly unlikely, so I wonder what his deal is. Also, after touting the pedestrian walkway around the buildings they mentioned putting a road through that. Which is it?



# *The Parents and Community Build Group, Inc.*

*Working To Build and Strengthen the Community Through Fundraising, Events and Education  
Advocacy - Stewardship - Education - Community Growth*



October 11, 2016

Re: 159 – 201 Washington Street – St. Gabriel's, Brighton

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

Dear Mr. Rooney,

This correspondence serves as public opposition to the proposed development plan for the St. Gabriel's Site located at 159 – 201 Washington Street in Brighton.

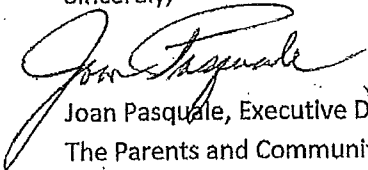
The Boston Planning and Development Agency should be committed to representing and respecting the desires of each Boston Neighborhood. The Allston-Brighton Community has repeatedly expressed a need for more Home Ownership Opportunities. Although 40 condo units are presently being proposed, the historic and scenic St. Gabriel's Site location presents a prime opportunity for a large Condo Complex versus 40 condo units in an oversized rental development complex.

The Allston-Brighton Community needs mixed-income home ownership opportunities.

The St. Gabriel's site would provide multiple Home Ownership opportunities if transformed into a large Condo Development. Please respect the desired needs of the Allston-Brighton Community by not approving the proposed Rental Development for the St. Gabriel's, Brighton site.

Thank you for your consideration.

Sincerely,



Joan Pasquale, Executive Director  
The Parents and Community Build Group, Inc.  
PCBGinc@Mail.com

*1387 Commonwealth Avenue, Suite 402 Allston, MA 02134*

*617-254-0632 pcbginc@verizon.net*

10/14/2016

City of Boston Mail - St. Gabriel's Development Brighton



Michael Rooney <michael.rooney@boston.gov>

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## St. Gabriel's Development Brighton

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Bruce Kline [REDACTED]  
To: Michael.Rooney@boston.gov

Thu, Oct 13, 2016 at 5:26 PM

Dear Mr. Rooney,

While it was encouraging to note some movement on the part of the developer to reduce some density and provide some opportunity for ownership, this should be considered to be a BABY step in the right direction. Traffic issues have yet to be addressed, the density is still excessive and the opportunity for ownership is minuscule. This project is on the right track but needs a lot more adjustment before it is acceptable.

Regards,

Bruce Kline

159-201 Washington Street (St. Gabriel's Graduate Student Housing) via website form

| Date      | First Name | Last Name | City     | State | Zip   | Organization        | Comments  |
|-----------|------------|-----------|----------|-------|-------|---------------------|---|
| 8/8/2016  | Monica     | mcAlpine  | Brighton | MA    | 02135 | Unbound visual Arts | <p>Dear Mr. Rooney,</p> <p>As a member of Unbound Visual Arts and a long-time resident and homeowner on Brooks Street in Brighton, I am writing to support the St. Gabriel's Project. A mixed residential/cultural development is a wonderful idea. In particular, a gallery will provide much needed support to local artists as well as an enriching resource for the project residents and the entire community. The preservation of public open space is most welcome.</p> <p>I urge the BRA to approve this project.</p> <p>Monica McAlpine</p>  |
| 9/19/2016 | Michael    | Dorgan    | Allston  | MA    | 02134 | Homeowner           | <p>I am opposed to this plan as it is currently defined. The scale is too large for the neighborhood. The approval must be subject to the resolution of the parking elimination for St. Elizabeths that this plan calls for. Looking at the overhead picture, I counted about 340 cars that are currently parked on the 11.6 acre space. These cars need a home that is not on the street. Post development, the available parking must be at least 1 space per unit for each unit developed. The plans call for heights of up to 7 stories, most structures in this area are 2 to 3, with the max being 5 stories. The mix of unit size discourages families from settling/staying and increases the car and transportation needs of the overall development. Should be fewer studios and 1 beds. Traffic study is too limited. 1 day and mixed with 2014 data and 2011 seasonal adjustments. Also, don't believe the assumptions on transportation and the mitigating actions are largely meaningless. Also, I don't think any assumptions were made for visitors to the residences which will be high gevine the target demographic. Lastly the proposal is 100% rental. This creates a transit population that is not invested in the community. It is in the interest of the community to make these saleable units. Owners will drive the key decisions and the likely tax base will be significantly higher as individual owned units.</p> |

|           |        |            |          |    |       |  |
|-----------|--------|------------|----------|----|-------|--|
| 9/22/2016 | Marisa | Angilletta | Brighton | MA | 02135 | <p>1-This project is just too massive, 769 unit is outrageous!!</p> <p>2-This project will effect all the people who own two family's in the neighborhood, we won't be able to rent our own units. Look around and see how many "for rent signs are out" after Sept1 (that alone says a lot)</p> <p>3-This project will effect Traffic first. Washington St in the morning &amp; afternoon is bumper to bumper and another 400 + cars? Even if they add parking traffic now is unbearable.</p> <p>4-This project is #1 out of #4. Just across from the shrine that is also going to be more apartments, plus the temple, plus land after Whole Foods all on Washington St. How many apartments do these developers need?</p> <p>5- Who are we kidding ? They started with this is for Grad students ? There won't be enough students to fill these units therefore they will rent to whomever.</p> <p>6- Crime will increase.</p> <p>7- Your driving out us, the families that have lived here for 50+ years.</p> <p>8- I appreciate everything they say about relocating the shrine but, it about land, the trees and all that surrounds this once beautiful property.</p> <p>To the Boston redevelopment authority what are u doing to our community &amp; neighborhood ? PLEASE THINK OF THE IMPACT IN JUST 5-10 years!!! This is a massive mistake.</p> <p>Thank you~</p> <p>On 9/22/16, 3:05 PM, "Development Review at the BRA" &lt;Michael.Rooney@Boston.gov&gt; wrote:</p> <p>Public Meetings hosted by BRA<br/>View this email in your browser</p> <p>159-201 Washington Street (St. Gabriel's)<br/>Impact Advisory Group Meeting<br/>Description: Second Meeting of the 159-201 Washington Street Impact Advisory Group ("IAG") to discuss the Proposed Project. Although the Public is welcome to attend IAG meetings and listen to the discussion, the public meeting on September 29, detailed below, is the more appropriate forum for the broader public to provide feedback about the project.<br/>[more]</p> <p>Time: 09/27/2016 6:00 PM - 8:00 PM<br/>Location: St. Elizabeth's Medical Center, 736 Cambridge Street, Brighton, MA 02135<br/>Public Meeting<br/>Description: On July 18, 2016 a Project Notification Form ("PNF") was submitted pursuant to Section 80B-5 of the Code by Cabot, Cabot &amp; Forbes to the Boston Redevelopment Authority. The PNF describes the construction of 680 units of housing for young professionals, families, graduate students and other university affiliates such as residents, faculty and staff. The PNF also describes the rehabilitation of St. Gabriel's Monastery and a Shrine to Our Lady Fatima. The public comment period for the PNF ends on October 7, 2016.<br/>[more]</p> <p>Time: 09/29/2016 6:00 PM - 8:00 PM<br/>Location: Jackson/Mann Community Center, 500 Cambridge Street, Allston, MA 02134<br/>Michael Rooney<br/>Michael.Rooney@Boston.gov<br/>617.918.4237</p> <p>Submit Your Comments<br/>Share<br/>Tweet<br/>Forward</p> <p>Copyright © 2016 Boston Redevelopment Authority, All rights reserved.<br/>You are receiving this email because you signed up in person or opted in on the BRA website.</p> <p>Our mailing address is:<br/>Boston Redevelopment Authority<br/>One City Hall Square Boston, MA 02201</p> |
|-----------|--------|------------|----------|----|-------|--|

9/27/2016 Liz

Breadon

BRIGHTON MA

02135

159-201 Washington Street, Brighton (St Gabriel's)

Mr. Rooney,  
 Thank you for the opportunity to comment on the proposed development of the 159-201 Washington Street, Brighton.  
 The Saint Gabriel's site is outstanding location on the edge of the commercial district in Brighton Center and it behooves us to take great care to ensure that it's development is beneficial to the commercial, cultural and social life of our community. The St Gabriel's location is an historic and beloved community space with architectural, spiritual and cultural significance to many in our community. It is also one of the few remaining areas of green space in an already densely developed neighborhood of Boston. We have a population of 74,997 people in an area of 4.4 square miles. (2010 Census)

I have several areas of concern with regard to this project

1. Need for a comprehensive neighborhood planning process.  
 Allston-Brighton as been subject to decades of piece-meal projects presented by institutions and developers without any consideration of the "big picture" and long term needs of the community. Without a comprehensive neighborhood plan we has seen an exponential increase in density without commensurate improvements in affordable housing, home ownership, public transit, traffic management safe cycle routes, emergency services, green space, and quality of life. An integrated planning process is essential to identify the problems and come up with creative solutions to all of these issues.

2. We do not need a "dormitory village".

This proposed development of 679 units of housing " designed built and marketed to serve ... graduate students, young and other university affiliates, professionals, staff and faculty" does not reflect the need of our community. Over the course of many years community activists and housing advocates have highlighted the need to increase owner occupancy, and preserve affordable housing for low and middle-income households. What is proposed for this wonderful location is a dormitory village this does not have any real connection or relationship with the surrounding neighborhood. It is targeted at a very narrow demographic and is not what we need in Allston Brighton.

Looking at the 23 recently completed, in process or pending housing developments in the neighborhood the majority of the units were studios and one-bedrooms with a very small percentage of 3 bedroom unit and almost no disabled accessible units.

- 3) A missed opportunity to do something significant!

This proposal represents a missed opportunity to develop an innovative project that would enhance the neighborhood by creating a housing community that is multi-generational, economically diverse, and includes homeowners and renters.  
 The demographic make up of the neighborhood is out of balance. Transient residents who are here for a few years are not invested here and tend not to be engaged in civic life. Many young people would like to put down roots here and stay but the lack of affordable housing options forces them to relocate to the suburbs; this is detrimental to the long-term stability of our community, and needs to be addressed.

- 4) Owner Occupancy

This project does not address the need to increase the levels of owner occupancy, which stands at 19% in Allston Brighton. There is a false perception that there is no demand for condominiums in Allston Brighton are wrong. In July 2016 Brighton, Allston, and Dorchester all tied for the fastest-selling neighborhood at 24 days. The average selling price was \$450,000. If they build it they will come.

In summary, I urge the BRA to undertake a comprehensive neighborhood planning process. We need to increase home ownership; preserve green space; provide more affordable rental accommodation for middle-income families and people with disabilities. Sadly the current proposal falls far short of that.

Sincerely,  
 Liz Breadon  
 Brighton MA 02135

|           |          |           |          |    |       |  |
|-----------|----------|-----------|----------|----|-------|--|
| 10/2/2016 | S        | H         | Brighton | MA | 02135 | <p>As will all the structures being built and all the "plans" about what will happen - this will not free up existing rentals for families - this will bring MORE people to Brighton. With the project in Brighton Center and the existing over-population and traffic, the area will become even more congested. Green spaces are also dwindling and this will take away natural space. I grew up in Brighton and am disgusted at the takeover by students and universities.</p> <p>I am concerned about this project adding to the traffic woes already existing on Union Street. For many years Union Street was Resident Only parking 7 days a week/24 hours. Then the City for some reason changed it to Resident Parking 8 a.m. - 6 p.m. Monday-Friday. The problem is that after 6:00 p.m. and on weekends we have cars parking that the drivers (a) do not live in the area and/or (b) are carrying out state plates. This also applies to other surrounding streets such as Washington Street at Monastery Road; Shepard, Shannon and Snow Streets. Now you want to add housing, etc. and not allow for ample parking that won't interfere with the neighborhoods surrounding it. Why were the streets changed?</p> <p>Good afternoon,</p> <p>I am writing to let the city know that I feel this project at St. Gabriel's has simply too many units. It was noted that only an additional 4 cars will be at each intersection during rush hours. I travel through this area and can say that an extra 4 cars at each intersection each hour may not seem like a lot but when everything is already grid-locked in the area especially on Comm and Washington there is no way that there won't be a perceived impact.</p> <p>There are over 600 units. At least half of those units will likely participate in rush hour. And with the nature of students will cause an overall impact on the area at all hours of the day and night. And that is only counting the cars the building has spots for. There is currently a strain on all street parking for at least 2 miles in ALL directions.</p> <p>In addition, given that the city has decreased the number of B line trains there will be stress added to an already stressed B line. This needs to be addressed as the cars are already packed two stops farther inbound. Where will these people fit on trains? The MBTA needs to add support to the B line if almost 700 units will be added as there will be at least 1400 people added to a small area if each is a 2 bedroom. Also keep in mind students like to pack into units which will increase numbers in this location even further.</p> <p>This is simply can not handle a project of this size. I am all for land use however adding at least 1400 people to an already dense area is just unreasonable and will have a very negative impact on the neighborhood's. If this project is to be approved it should be significantly downsized.</p> <p>While I currently live on Brainerd Rd I used to rent on Random Rd. The traffic 4 years ago was awful and now it is worse. This project needs to be downsized significantly.</p> <p>Thanks,<br/>Samantha Pajak</p> |
| 10/3/2016 | Kathryn  | Markham   | Brighton | MA | 02135 |  |
| 10/4/2016 | Samantha | Pajak     | Allston  | MA | 02134 |  |
| 10/4/2016 | Annette  | Pechenick | Brighton | MA | 02135 | <p>There are still too many apts. and very few condos. The scale of the project needs to be reduced and should include at least two parking spots for each 2 bedroom apt/condo 3 parking spots for 3 bedroom apt/condo and 4 parking spots for each 4 bedroom apt/condo. The traffic to the neighborhood will be too much for the Washington Street exit. There should be an exit on the Warren side of the complex and the developer should include a shuttle from the complex to the medical area in Longwood as well as a shuttle to the downtown area and a shuttle to Kendall Square/Harvard Square. The project as it is currently puts tremendous strain on already overburdened Washington Street. Also there still needs to be more condos on the property perhaps like the Waterworks where there are fewer apartments but excellence in living area. (a good spot for this would be converting the St. Gabriel's church into exclusive condo ownership. The developer does not need to have excessive apartments for rent when there is such a need for family living and families that want to live in the area. Please don't let this project get too ahead of itself and instead let it be a source of pride for families that want to live in the area. Also no buildings should be more than 3.5 stories so that the wonderful skyline view can be seen by all.</p>  |

|           |                   |          |    |       |                              |   |
|-----------|-------------------|----------|----|-------|------------------------------|---|
| 10/7/2016 | Paula Dewar       | Brighton | MA | 02135 | Abutter                      | <p>RE: 159-201 Washington Street Project</p> <p>1. There are not enough parking spaces planned with the project. Currently there is no parking available on Washington Street in the evenings and overnight. With up to 555 units and only .7 parking spaces per unit (which may have numerous residents in one unit each having cars) the neighborhood can not accommodate the additional vehicles that will be looking for parking spaces.</p> <p>2. The access road that is currently used by St Elizabeth's is in the plans as a route both in and out of this project. It is a very dangerous exit trying to get onto Washington Street. The opposite St is Nanasket Avenue which is a private way with no sidewalks. It is very dangerous for the residents of this street to come out of their houses and go to their cars with the increased traffic now with St Elizabeth's use it will only become increasingly dangerous with this road being used as an entry and exit way to the project. The residents of this new project will be going through the neighborhood streets to avoid the traffic lights at Monastery Rd and Cambridge St. Also, the increase in headlights and car noise on the houses that are surrounding the project road will affect the quality of life for the residents. One suggestion would be to have the project road be one way going into the project and have the exit point on Monastery Rd with the signal light. I think this would be a better traffic flow pattern and help alleviate the concerns of congestion and safety with the surrounding residents. Also, this would have the least impact on the safe passageway of emergency vehicles going to the hospital and police station.</p> <p>3. At the meetings the accessibility to public transportation has been a key point of this project. As it stands today both the 57 and 66 buses are at capacity during the rush hours. I have heard the same about the green line. Has there been any discussion with the MBTA to increase the number of runs on each route to accommodate the increased ridership?</p> <p>Thank you and I look forward to future meetings about this project.</p> <p>Paula Dewar<br/>Brighton, MA, 02135</p> |
| 10/7/2016 | Paula Dewar       | Brighton | MA | 02132 | Abutter                      | <p>One additional comment I would like to make re: 159-201 Washington Street Project</p> <p>Is there a plan with the City of Boston regarding the rodent population that is currently residing in the house on 201 Washington Street and on the land that is going to be developed. There has been increased rat activity this past summer in the surrounding neighborhood. I would think that the developer should have a detailed plan to address the rat population that will be looking for new places to live once they begin demolition of garage and disturb the land on this project site.</p> <p>Thank you,<br/>Paula Dewar</p>  |
| 10/6/2016 | Mary Jane Higgins | Brighton | MA | 02135 | Brighton resident, Evans Rd. | <p>Brighton/Allston is a dense community with a large number of rental units, most of which are inhabited by students and 20-somethings.</p> <p>Parking in my neighborhood, which borders Brookline (no overnight parking), is very difficult already and almost impossible when any kind of construction is under way.</p> <p>Our Brighton/Allston community would greatly benefit from the availability of more condominiums, including three-bedroom units that would attract permanent residents and families.</p> <p>Please make the St. Gabriel's development a condo development that includes at least one parking space per unit.</p> <p>Thank you.<br/>M. J. Higgins</p>  |

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| 10/9/2016 Bob   | Pessek | Allston | MA | 02134 | Allston Civic Assoc. | <p>The proposed housing at 159-201 Washington St., Brighton, fails for two important reasons: it is planned for the wrong residents and it is too big. Some 618 units (including 40 condos) are too many on that site. Just look at the illustration on this web site.</p> <p>Most of the housing will be rental; Allston-Brighton has a low percentage of owner-occupied housing and needs more. Thus, the project should be reduced to something less than 500 units total and at least 40 of them should be owner-occupied condos with deed restrictions to ensure compliance. In addition, two buildings at the edge of the site, overlooking Brighton High School, should be steel framed structures of ten or twelve stories. This would give them a smaller foot print while providing views for the residents. For inspiration, the developer should visit 1501 Commonwealth Ave. and the Waterworks.</p> <p>Attempting to place small, boxy, high turn-over rentals at this site is a disgrace and a failure of planning. As has been said many times at public meetings concerning this site, the developer has disrespected the site and the needs of the community with this proposal.</p> <p>On another, related matter: Some 15 or 20 years ago Cabot, Cabot and Forbes developed the former Casey and Hayes storage building at the intersection of the Mass. Pike and Everett St., it was a bust. The building still sits empty, now owned by Harvard University. Thus a suggestion: Cabot, Cabot and Forbes should work with Harvard University to develop graduate student housing in this large and unused building.</p> <p>As stated above, the St. Gabriel's site should be developed as a place where people can make a home and become a part of the Allston-Brighton community instead of a property that will join the September churning of transient residents. Allston-Brighton already has more than enough of such housing.</p> <p>Thank you, Bob Pessek</p> |
| 10/9/2016 Nancy | Grlik  | Allston | MA | 02134 |                      | <p>This project is too big and needs to be deed restricted owner-occupied condominiums that prohibit "flipping" as is the case with the Waterworks development. Visit the Waterworks for the resident stability and the beautiful re-use of the buildings in addition to newly built if you need any convincing this is the best and most stabilizing option for housing.</p> <p>The St. Gabriel's site is a gem; it is one of the last, large undeveloped tracts of green space for development in Brighton. Do not squander it with short-term residential rentals. This development must be looked at with the whole neighborhood in mind. As with your agency's new name, planning is key, and with your motto, transparency is also important. Immediately, adjacent are 2 developments that will add, with these 680 units, 1,003 new units of housing, add nearby 5 Washington brings the total to 1,181, and add the additional two newly proposed Washington St. developments in Brighton Center (former Minihane's and McNamara's), brings the total to 1,251 NEW UNITS. All totaled, additional new parking for cars, 1,054. Additional street parking will be prohibitive. These developments need to have independent traffic studies (not hired by the developers). Traffic is backed up throughout the day. A study of all the MBTA transit modes in this area is critically needed. These transit modes are jammed with riders; adding more than 2,000 new riders without any additional service is unsustainable. These developments must not be looked at separately.</p> <p>As a community, we are relying on the BPDA to represent what is the best for the neighborhood.</p> <p>Thank you, Nancy Grlik</p>  |



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|---|--|
| <p>10/9/2016 Lauren Kreisberg Brighton MA 02135</p> | <p>I've been involved with this project since early this year, going to meetings at the Fatima Shrine. They've been more than gracious, offering at the beginning to rebuild the shrine. Wajeha was wonderful, keeping us up to date via email, and always open to phone calls.</p> <p>That being said, it of great concern to me that this projects seeks to build rental units in a section of the city that is already over dense with temporary housing. I know this opinion has been echoed by other community members. Also of concern, is the impact on traffic and public transportation.</p> <p>Again, repeating what other members of the community have asked, I implore the BPDA to look at development in Brighton as a whole, not per project. I'm aware this is a city, and growth is inevitable. I'm not claiming "not in my backyard!". I'm asking that you look to bring stability to this neighborhood by promoting and supporting projects that bring long term residents and families to the Brighton areas. This means condos, not rentals; houses not student dorms.</p>  |
| <p>10/10/2016 Neal Shanske Brighton MA 02135</p>    | <p>This project should not be allowed to proceed in anything resembling its current form. I live a block away from the proposed site on Union Street. The proposed project would include just 395 parking spots for 679 units, some with multiple bedrooms. This would make street parking in the neighborhood, already difficult, impossible, especially during snow emergencies. It would add congestion to Washington Street which is already often congested. These problems will be even worse if the other two large projects proposed for Washington Street within two blocks are built as well.</p> <p>The project site contains some of Brighton's last green space and this space should be preserved. As well, the proposed project would target transient residents who rent. Our neighborhood needs more owner-occupied housing for families. We have many friends who have left the area after being unable to find appropriate housing for their families in this neighborhood. We want long term residents who will establish deep roots in the area and build our community- not transients who have no vested interest in our neighborhood's future.</p> <p>This project would have a severely negative impact on the quality of life of neighborhood residents and should not be allowed to proceed. I have heard many of my neighbors speak against this project and none in favor. The BPDA should hear the voices of those impacted, act in the best interests of the neighborhood and clearly and firmly inform the developer that this project will not proceed in any form.</p> |

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| 10/11/2016 | Marisa | M | Brighton | MA | 02135 | <p>As a long-time resident of Brighton, I'd like to submit my comments regarding the development project planned for the St. Gabriel's Monastery site at 159-201 Washington Street. While I would strongly prefer that the site remain preserved without further development, I do realize that this is a done deal, and I would approve of the project if the BPDA ensures the following:</p> <ul style="list-style-type: none"> <li>• Preservation of all the existing structures: the shrine, the church, and the monastery building, which is registered as an historical landmark and as such the designation should be respected;</li> <li>• Preservation of the cemetery and other features related to the religious structures and site;</li> <li>• That green space and other landscape features are preserved and even expanded within the site;</li> <li>• That adequate off-street parking is provided for new residents to account for already limited street parking in the neighborhood;</li> <li>• That the development is designed, planned, and constructed with attention to minimizing its impact on traffic in the surrounding neighborhood, particularly Washington Street, which becomes extremely congested during rush hour with cut-through traffic, etc.; and</li> <li>• That the BPDA and/or zoning board places restrictions on the density and height of the proposed structures, and that the new buildings are designed to fit in as seamlessly as possible with the surrounding landscape and current architecture in the neighborhood (i.e., don't build an eye sore).</li> </ul> <p>One other note: it would be helpful for all residents throughout the entire city if, before projects such as this one continue to go forward, that something be done to (and I know this is a reach) FIX THE T! If the BPDA is going to allow new housing to be built to attract more people to already densely populated neighborhoods such as Brighton, assessments should first be made regarding the state of public transportation in the area and whether it can handle additional volume. Many branches of the T are at capacity and are outdated, antiquated, and inefficient. I'm referring specifically to all branches of the Green Line, particularly the B Line, which is just a few steps away from this proposed development and would be an even bigger benefit to the neighborhood than it currently is if it were modernized. This is a significant problem that needs to be addressed citywide. It affects people's quality of life and often turns many people away from living in the city, or certain parts of it.</p> <p>Boston has made some egregious mistakes in the past (e.g., during urban renewal), but given what we know today about the positive influence that green space can have on people's quality of life, the need for access to efficient public transportation to reduce pollution that contributes to climate change, and the benefits of preserving historical structures and spaces (which the city of Boston touts to generate revenue from tourism), projects such as this one provide an opportunity to learn from the mistakes of the past and do things the right way. This is a chance to improve the city with a balanced, well-thought-out, modern development that respects the architectural and other characteristics of the neighborhood in which it is being built rather than burdening it with one in which the planners haven't given much forethought to how the community will be affected and are primarily concerned with maximizing the profits that can be squeezed out of the few small parcels of land still available in an already congested area.</p> <p>Please, if this project goes forward, make sure that it is a benefit for the neighborhood rather than a detriment. Boston is a great city and has the potential to be even better. I have lived in the city my entire life and I have seen many of its neighborhoods grow and improve in the past couple of decades. In addition to its history, architecture, and educational and medical institutions, one of its best (and often overlooked) features is that it is already a very green city, with not only many public parks but areas of green space integrated throughout its neighborhoods—a benefit for its residents as well as the environment. Please don't squander this opportunity by being shortsighted. Don't turn the city into an urban nightmare. Not just with this project in Brighton, but others that may and will arise in other neighborhoods. Make Boston the world-class city of the future it aspires to be, a place that all of its residents can be happy and proud to call home. Thank you.</p> <p>Respectfully,<br/>Marisa M.</p> |
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| 10/13/2016 | Ann      | dePiero    | Brighton | MA | 02135 | <p>The proposed development at St Gabriel's is too large for the area and will not provide the type of stable long term ownership that is needed in Brighton. It is also adjacent to two other proposed developments on Washington Street that will overwhelm the infrastructure of the neighborhood. The former BRA should live up to its new name and perform a comprehensive planning study of this area of Brighton and all proposed development before it approves any new development. Traffic in Brighton Center and along Washington is horrendous and will be exacerbated by this overdevelopment. The proposed housing will also hurt many owner occupants who rent units in their multi family dwellings to graduate students. I urge the BRA to listen to the neighborhood and require further study and paving down of this project.</p> <p>These projects will only add to an already critical problem of street parking in the neighborhood. If these projects proceeds, I would suggest:</p> <ol style="list-style-type: none"> <li>1. Increase the number of parking spaces provided on site, so that all tenants/owners of these new developments have sufficient parking for at least two cars, plus additional spaces for their guests.</li> <li>2. Tenants at these new sites SHOULD NOT be allowed to obtain Allston/Brighton resident parking permits. For current residents of the neighborhood, there are insufficient parking spaces on the streets as it is now!</li> </ol> <p>The Washington Street neighborhood is already burdened with traffic and parking problems. These building projects will only bring the situation from difficult to impossible. Find a solution that will avoid this outcome.</p> |
| 10/13/2016 | Mike     | Panichas   | Brighton | MA | 02135 |   |
| 10/14/2016 | Nunziato | Antonellis | Keene    | NH | 03431 | <p>Grew up in Brighton and went to Saint Gabriel's school. The church is beautiful and historically significant to the area. It should not be demolished. Less development of that property is best for the integrity of the neighborhood. Have some free space for the people who live there.</p>  |

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| 10/14/2016 | Joanne | D'Alcomo | Brighton | MA | 02135 | Ms. | <p>I am writing with a brief comment even though, as a practical matter, the proposal on file is no longer the operative proposal and there is no substitute proposal on file. In general, however, my comments are as follows:</p> <p>I am a longtime owner of a single family home in Brighton, and I am a working professional. I am interested in the quality of life in Brighton and in developing an economically and socially diverse community. We have, however, been steadily heading in the direction of creating -- either by investors buying single-family or multi-family homes and doing conversions, or by building new units -- a community that is primarily transient, and made up of the demographics of renters who are either students or in their 20s. This skewed demographic and composition -- both in terms of age and simply housing for a transient population that is primarily "passing through" with rentals -- is not economically or socially health for our community.</p> <p>In Brighton, we need to encourage longer term residency, and home ownership -- with condominiums w/ deed restrictions that require owner-occupancy or high levels of owner-occupancy. The St. Gabriel's proposal doesn't do that.</p> <p>The proposal on file, and the current proposal, cannot be built as a matter of right. There are all sorts of restrictions on that side -- both in terms of it containing a conservation district, and also numerous zoning variances that would be required.</p> <p>The City should NOT allow lifting of the conservation restrictions and should not allow the variances for that site EXCEPT for a proposal that provides at least 50% home ownership potential -- particularly in the upper middle class to high income level. We need that type of development to re-vitalize Brighton center, which has many vacant storefronts, and to stimulate neighborhood businesses.</p> <p>The St. Gabriel's site is one of the premier undeveloped locations in Brighton because of its greenery, its stunning views of the downtown and its proximity to many major locations. The city should not "blow" this opportunity for a major homeownership location by simply woodenly supporting variances and the lifting of conservation district restrictions.</p> <p>We in Brighton are entitled to count on the city to enforce zoning restrictions and conservation restrictions unless and until the developer comes up with a proposal that is worthy -- from a public policy perspective -- of altering or waiving them.</p> <p>Thank you.</p> |
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**APPENDIX C**  
COMMENTS FROM THE IMPACT ADVISORY GROUP

## St. Gabriel's - 159-201 Washington Street IAG Comment Letter

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

October 14, 2016

Dear Michael:

Re: St. Gabriel's property – 159-201 Washington St project, Brighton

This letter is to provide feedback from a majority of IAG members for the above referenced project. We have attended IAG and community meetings, and reached out to area residents and stakeholders.

We oppose further advancement on this project until our concerns are addressed, and real, substantive changes and improvements have been made to the proposal. Items of particular concern include size and density, need for increased home ownership opportunities, and the ongoing issue with St. Elizabeth's IMP and legality of their sale of the parking lot as a building site for this project.

### Comments and concerns:

1. IAG seeks clarification of the St. Elizabeth's parking lot issue before further advancing this project or process. We expect a full legal explanation as to how St. E's was arbitrarily able to sell the parking lot, a requirement within their IMP, to Cabot & Cabot. If St E's was not legally allowed to do so, the entire project is moot. **The precedence created by allowing this type of a deal to take place has huge implications for our neighborhood given the number of IMPs in the area, and will influence our view of any past or future IMP agreements.** Last week Steward announced the sale of the remaining hospital property raising even more concerns on future plans at the location, implications of the prior sale, and status of the IMP.
2. This property is a jewel in Brighton and in a sensitive area that transitions from Brighton Center, through a stable neighborhood and connects to Fidelis Way. What is built here needs to increase community stability, provide diverse housing options and fit with the neighborhood, not

accelerate the transient aspects of Brighton. We believe the number of units proposed, the building quality and size of units, and the targeted market will not support this goal.

3. Size and massing of buildings: While we appreciate the developer adding condos to the project, this building is an additional structure at the complex, so is increasing number of buildings, not reducing. Also, the church is now being kept (a plus, but still more buildings). This means we have the original 4 high rises, the mansard style house and Monastery, plus the church, and the condo building. This is too much.
4. Density: At the public meetings, residents were clear: this project is too big and too dense. The original plan was 679 units with approximately 1000 bedrooms. The updated plan includes 953 bedrooms. While the unit mix has been improved, the decrease in density is miniscule.
5. Home ownership: While we appreciate the developer's willingness to include condominium opportunities, he has added them by including an additional structure, instead of making part of the originally proposed units condos. We continue to believe this project is too geared to transient residents and will be detrimental to the stability of the neighborhood.

#### Recommendations:

If and when Cabot & Cabot, BPDA and St. E's provide satisfactory proof that that the parking lot can (and has been) legally severed from the St. E's IMP, we would like to see the following incorporated into the plan:

1. Reduce project size by approximately 1/3. Possible ways to accomplish:
  - a) Remove one of the high rise buildings all together
  - b) Remove one floor from each building
2. **Increase home ownership opportunities/condos to a minimum of 25% of final project. This can be accomplished by making one of the high rise structures into condos.**
3. Reduce height of building one and increase upper floor setbacks to better blend with neighborhood.
4. Increase parking ratio. Planning and developers continue to ignore the makeup, commuter paths, lifestyle, driving habits and overcapacity public transit options in Brighton. If even 10% of the proposed new residents without designated parking spaces have cars, that will increase parking demand in the immediate area approx 25 spaces; 20% would be 50 more cars on that block.

5. Planning study for this area: IAG members believe it is impossible to evaluate this project without understanding the rest of the development proposed for the Washington and Commonwealth corridor. We need a comprehensive study of that area in order to ensure our infrastructure – open space, streets, public transit are sufficient to handle the increased capacity of all these units, we are unable to sufficiently determine these issues absent this type of comprehensive review.

A high quality development, with home ownership opportunities, geared towards families, professionals and long term residents would be a transformative project for Brighton. The current proposal does none of these things and will negatively impact and destabilize the community.

Sincerely,

The following 159-201 IAG Members

Abigail Furey  
Anabela Gomes  
Athena Laines  
Carol Martinez  
Dan Daley  
Diane Kline  
James Long  
John Bligh  
Joanne LaPlante  
Rick Hollohan

cc: City Councilor Mark Ciommo  
City Councilor President Michelle Wu  
City Councilor at Large Annisa Assabi George  
City Councilor at Large Ayana Pressley  
City Councilor at Large Michael Flaherty  
State Representative Kevin Honan  
State Representative Michael Moran  
State Senator William Brownsberger



James P. Long

[REDACTED]  
Brighton, MA 02135  
[REDACTED]

October 14, 2015

Michael Rooney  
Project Assistant  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

159-201 Washington Street, Brighton

Dear Mr. Rooney:

As you know I am a member of the Impact Advisory Group for the proposed project at 159-201 Washington Street. This is my personal evaluation of the amended project that was presented to the members of the IAG on September 27, 2016. /1

#### **Summary Statement**

While the redevelopment of this site would be a welcome addition to the neighborhood, as presently proposed the revised project is not an appropriate reuse of the site based on the negative impacts on the community. Based on the reactions and comments expressed at the public meetings this proposed development is strongly opposed throughout the community.

The overall problem with the proposed project is that it is too large for the site and the neighborhood. Creating 618 new units of housing on this size is unreasonable and would impose a significant negative impact on the neighborhood. Among the significant negative impacts are: a lack of onsite parking spaces; overburdening the existing public transportation system; a substantial increase in the neighborhood density; and a failure to account for the total impact of this project in light of the other residential developments that have been built recently or are at different stages of the post approval development.

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1/ *I live on Mount Hood Road which is three blocks from the project site.*

### **Parking**

As a neighbor of the proposed property the lack of onsite parking for this project is a major concern to me. This neighborhood already has a significant lack of on street parking spaces such that on most evenings there are no spaces left within a 1/4-1/2 mile of your home. When it snows this problem increases geometrically. The developer is proposing to add to this problem by not providing a parking space for every proposed unit.

The developer's prior experience seems to be with developments that are in suburban areas that have ample space for parking. They are not in well-established urban neighborhoods such as Brighton Center.

The developer is only providing 432 spaces for the 618 units. Of those units at least 250 will have two or more bedrooms. This means that 186 units will not have onsite parking. I disagree with the developer's assumption that none of these units will have a car. That is an unreasonable assumption. Even if you were to allow for only 10% of the units having a car that means there will be 19 cars looking for on street parking every day. Currently there is no place for these cars to park. This alone would be a reason to oppose the project.

What the developer's proposal also overlooks is the fact that within a quarter mile of this site there are two projects that have recently come on line and a third that is about to start construction. The developer has made no allowance for the negative impact that these new development will have on the community. Instead the developer intends to exacerbate the situation.

### **Project Density**

The density of the revised project remains a major concern that is ignored by the developer. As proposed the project would have a total of 953 bedrooms. The total number of new residents would therefore likely exceed 1,000 people. They would impose a substantial strain on the all means of transportation on both Washington Street and Cambridge Street.

The project should be redesigned so that there are no more than 400 units distributed along the same percentages as proposed for the 618 units. In addition the number of new structures should be reduced by one building.

To whom it may concern,

I am a member of the IAG for the St Gabriel's Project. Since going to the meetings, I have heard two major concerns continually addressed above all others.

First, people in this neighborhood are tired of developers coming in and building only apartment with no condominium units. Long term this will be detrimental to our community because it maintains a transient base rather than with people who have a stake in the community. I am aware they changed the original plans to add some condo units (which I was very happy to see). However, I think that they should have more condo units. In addition, the placements of condos are not appealing, crammed into the front of the development without any views of the city. The better the location, the better sell and resell in the future. In my opinion, the present location would be a difficult sell because they will be completely surrounded by this development basically a "dorm without affiliation to a college". I also believe it is important write into the condo docs that they must be owner occupied. If not, we might as well let the developer rent the units and make the money on them.

The second major concern I have heard at every meeting is the parking/transportation issues. As a member of the St. Elizabeth Task Force, I'm confused by the sale of the back parking lot because I thought that it was locked into their institutional master plan. Aside from that, the new development is low on its parking ratio which would be a concern on its own. We also need to account for all the cars that are going to be relocated from the St. Elizabeth's lot. It's been expressed in the public meetings that the green line is already past capacity which begs the question of how people will get to and from this development. The Cabot group has posted some information about traffic studies online that hasn't been presented to the IAG. I know they have pushed back this comment period more than once and that they have made changes to their plans but I still feel that there is a lot of work to be done before we get to the point of approval.

There are other issues associated with this development including density and final building size. I think the first two issues I laid out are critically and need to be addressed before tackling the rest of the project, to a degree that I think it's premature to be even talking about them.

Thank You,

John Bligh (IAG Member)

**APPENDIX D**  
EXAMPLES OF PUBLIC NOTICE

SAMPLE

**PUBLIC NOTICE**

The Boston Planning & Development Agency (BPDA), acting pursuant to Article 80 of the Boston Zoning Code, hereby gives notice that a Draft Project Impact Report (DPIR) for Large Project Review has been received from \_\_\_\_\_

\_\_\_\_\_  
(Name of Applicant)

for \_\_\_\_\_  
(Brief Description of Project)

proposed at \_\_\_\_\_  
(Location of Project)

The DPIR may be reviewed or obtained at the Office of the Secretary of the BPDA Boston City Hall, Room 910, between 9:00 A.M. and 5:00 P.M., Monday through Friday, except legal holidays. Public comments on the DPIR, including the comments of public agencies, should be transmitted to Michael Rooney, Project Assistant, Boston Planning & Development Agency, Boston City Hall, Boston, MA 02201, within seventy five (75) days of this notice or by \_\_\_\_\_. Approvals are requested of the BPDA pursuant to Article 80 for \_\_\_\_\_.

The BPDA in the Preliminary Adequacy Determination regarding the DPIR may waive further review requirements pursuant to Section 80B-5.4(c)(iv), if after reviewing public comments, the BPDA finds that the \_\_\_\_\_ adequately describes the Proposed Project's impacts.

**BOSTON REDEVELOPMENT AUTHORITY**  
Teresa Polhemus, Executive Director/Secretary

**APPENDIX E**  
**ACCESSIBILITY CHECKLIST**

## Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

### Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
  - a. [http://www.ada.gov/2010ADASTandards\\_index.htm](http://www.ada.gov/2010ADASTandards_index.htm)
2. Massachusetts Architectural Access Board 521 CMR
  - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
  - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
  - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
  - a. [http://www.cityofboston.gov/images\\_documents/sidewalk%20policy%200114\\_tcm3-41668.pdf](http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf)
6. Massachusetts Office On Disability Accessible Parking Requirements
  - a. [www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc](http://www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc)
7. MBTA Fixed Route Accessible Transit Stations
  - a. [http://www.mbta.com/about\\_the\\_mbta/accessibility/](http://www.mbta.com/about_the_mbta/accessibility/)



## Article 80 | ACCESSIBILITY CHECKLIST

### Project Information

Project Name:

Project Address Primary:

Project Address Additional:

Project Contact (name / Title /  
Company / email / phone):

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### Team Description

Owner / Developer:

Architect:

Engineer (building systems):

Sustainability / LEED:

Permitting:

Construction Management:

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### Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

|                                 |  |                                 |
|---------------------------------|--|---------------------------------|
| PNF / Expanded<br>PNF Submitted | Draft / Final Project Impact Report<br>Submitted | BRA Board<br>Approved           |
| BRA Design<br>Approved          | Under Construction                               | Construction just<br>completed: |

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**Building Classification and Description**

What are the principal Building Uses - select all appropriate uses?

|                                 |                                  |               |                            |
|---------------------------------|----------------------------------|---------------|----------------------------|
| Residential – One to Three Unit | Residential - Multi-unit, Four + | Institutional | Education                  |
| Commercial                      | Office                           | Retail        | Assembly                   |
| Laboratory / Medical            | Manufacturing / Industrial       | Mercantile    | Storage, Utility and Other |
| First Floor Uses (List)         |                                  |               |                            |

What is the Construction Type – select most appropriate type?

|            |         |             |          |
|------------|---------|-------------|----------|
| Wood Frame | Masonry | Steel Frame | Concrete |
|------------|---------|-------------|----------|

Describe the building?

|                        |       |                               |          |
|------------------------|-------|-------------------------------|----------|
| Site Area:             | SF    | Building Area:                | SF       |
| Building Height:       | Ft.   | Number of Stories:            | Flrs.    |
| First Floor Elevation: | Elev. | Are there below grade spaces: | Yes / No |

**Assessment of Existing Infrastructure for Accessibility:**

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

List the surrounding ADA compliant MBTA transit lines and the proximity to the development site: Commuter rail, subway, bus, etc.

List the surrounding institutions: hospitals, public housing and

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elderly and disabled housing developments, educational facilities, etc.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

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**Surrounding Site Conditions – Existing:**

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

*If yes above*, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

Are the sidewalks and pedestrian ramps existing-to-remain? *If yes*, have the sidewalks and pedestrian ramps been verified as compliant? *If yes*, please provide surveyors report.

Is the development site within a historic district? *If yes*, please identify.

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**Surrounding Site Conditions – Proposed**

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of

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pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: [www.bostoncompletestreets.org](http://www.bostoncompletestreets.org)

*If yes above*, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

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**Proposed Accessible Parking:**

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See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

What is the total number of accessible spaces provided at the development site?

Will any on street accessible parking spaces be required? If yes, has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

Where is accessible visitor parking located?

Has a drop-off area been identified? If yes, will it be accessible?

Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

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**Circulation and Accessible Routes:**

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all

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abilities that allow for universal access to entryways, common spaces and the visit-ability\* of neighbors.

*\*Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.

Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.

Are the accessible entrance and the standard entrance integrated?

If no above, what is the reason?

Will there be a roof deck or outdoor courtyard space? If yes, include diagram of the accessible route.

Has an accessible routes way-finding and signage package been developed? If yes, please describe.

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**Accessible Units: (If applicable)**

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?

How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?

How many accessible units are being proposed?

Please provide plan and diagram of the accessible units.

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How many accessible units will also be affordable? If none, please describe reason.

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. If yes, please provide reason.

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor's Commission for Persons with Disabilities Advisory Board?

Did the Advisory Board vote to support this project? If no, what recommendations did the Advisory Board give to make this project more accessible?

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Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

[kathryn.quigley@boston.gov](mailto:kathryn.quigley@boston.gov) | Mayors Commission for Persons with Disabilities