



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle IAG Member Comment Letter

Mary Cronin <maryjcronin@gmail.com>

Tue, Jun 10, 2014 at 1:46 PM

To: Erico Lopez <erico.lopez@boston.gov>, Ayanna Pressley <Ayanna.Pressley@cityofboston.gov>, Brian Golden <Brian.Golden.bra@cityofboston.gov>, John Laadt <john.laadt@boston.gov>, Kairos Shen <Kairos.Shen.bra@cityofboston.gov>, Kevin Honan <Rep.KevinHonan@hou.state.ma.us>, Mark Ciommo <Mark.Ciommo@cityofboston.gov>, Mark Handley <mark.handley@boston.gov>, Mayor Marty Walsh <mayor@cityofboston.gov>, Michael Flaherty <Michael.Flaherty@boston.gov>, Michael Moran <rep.michaelmoran@hou.state.ma.us>, Michelle Wu <Michelle.Wu@boston.gov>, Stephen Murphy <Stephen.Murphy@boston.gov>, Will Brownsberger <willbrownsberger@gmail.com>, Anabela Gomes <bela@mail.com>, Eva Webster <evawebster@comcast.net>, John Ellis <john_j_ellis@hotmail.com>, Ruth Scheer <ruthscheer3@hotmail.com>, Sharon Cayley <scayley1@gmail.com>, Heather Campisano <heather.campisano@boston.gov>

To: Erico Lopez, Boston Redevelopment Authority

The undersigned IAG members submit these comments and recommendations in response to the proposed redevelopment of two sites at 375-399 Chestnut Hill Avenue in Cleveland Circle, as updated by the developer (BDG) in May 2014. All the issues discussed below have been raised repeatedly at public meetings involving BDG, the BRA, the IAG, Allston/Brighton elected officials and community members. Despite promises from the developer and the BRA, the current project proposal does not incorporate viable solutions for mitigating major problems with the project. The BRA should NOT approve the current version of the project.

Negative Impacts on Cassidy Park

BDG insists it must have 92 residential units to make this project financially viable. Consequently BDG is proposing a six-story apartment building abutting Cassidy Park, resulting in an effective FAR of 3.9 on the Applebee's parcel which is currently zoned for a FAR of 1.0 and building height of one story.

The massing on the Applebee's parcel is far denser than the 0.94 FAR proposed for the Cinema parcel, resulting in a lopsided project design with the majority of construction crowded onto the border of Boston park space while leaving most of the Cinema parcel underutilized. The resulting shadow impact on Cassidy Park will be amplified beyond six stories because the Applebee's parcel is significantly higher in grade than most of Cassidy.

The undersigned IAG members have repeatedly asked the developer to rebalance the site massing in order to reduce the height and density next to Cassidy. As will be explained in the Brookline zoning section below, Brookline zoning requirements and insistence on controlling what happens on the Boston parts of the site have prevented this much-needed site rebalancing.

Other unresolved Cassidy Park issues that have been highlighted in prior comment letters and IAG meetings with BDG and the BRA include:

- Use of Cassidy Park sidewalks as a direct access path to the private residential and hotel north entrances (The Parks Department comment rejected this design in a prior comment letter as infringing on park use.)
- Proposed location of the primary project loading dock and trash facilities on the edge of Cassidy
- Proposed location of a vertical mechanical tower (approx 20 feet high) behind the hotel at ground level on the

edge of Cassidy

- Use of a paved private sidewalk as the setback between the project's six story building and Cassidy Park, with this same sidewalk serving as the designated path between the project loading dock in the rear and the residential elevators in the front of the building that will handle all loading and unloading of deliveries to 92 units. Using the required Cassidy Park setback as the sole delivery route for all large delivery and loading activities is inappropriate for the edge of a heavily used public park.

These are just four of many examples of how the current site massing and design will infringe on Cassidy Park. **In summary, the density and height of the project built on the Applebee's parcel next to Cassidy Park must be reduced.**

Negative Impacts of Brookline Zoning

Brookline passed a highly prescriptive hotel overlay zoning in May 2011, asserting its control over key aspects of the entire project's site massing, density and traffic management even though the Applebee's parcel and the majority of the Cinema parcel are located in Boston.

Brookline zoning dictates the location and use of both the primary site exit onto Chestnut Hill Avenue and the secondary exit through the Waterworks Park. Brookline zoning prohibits any right turn red (heading south onto Chestnut Hill Avenue) for the express purposed of limiting the flow of project traffic onto Brookline streets to the south of the exit.

- The Boston abutters at 2001 Beacon Street, directly across from the Chestnut Hill Ave exit, have urged the BRA to change this inappropriate restriction on right turns and to consider moving the project exit into Boston. They have also expressed concerns about the Brookline-mandated location of a new crosswalk south of the project exit.
- The Boston abutters at 2400 Beacon Street (Waterworks) have objected to Brookline zoning that requires "all shared hotel parking" and all hotel employee, guest and visitor vehicles to exit via the Waterworks driveway, in effect forcing 80% of exiting hotel traffic onto a narrow private road.

At the April 1 public meeting, BDG made a verbal commitment to the community that it would "go back to the drawing boards" if Brookline did not follow through with zoning changes to reduce the negative impacts on Boston project abutters. However, despite repeated promises by BDG that Brookline would amend its zoning, the 2011 Brookline hotel overlay zoning remains in force. If left unchanged, enforcement of Brookline zoning will dictate future traffic flow of all vehicles exiting the project regardless of any mitigation wording that may be inserted into a Boston transportation agreement (TAPA).

Brookline's control of both project exits is a major issue for the Boston community, given that Brookline went to land court in the 1980s to ban all Cinema traffic from exiting onto Chestnut Hill Ave. **The best protection for Boston residents from the future prospect of all project traffic being deflected away from Brookline is for the BRA to require that the primary project exit onto Chestnut Hill be moved 10 feet to the north, thus locating it in Boston. Another essential community protection is for the BRA to make Article 80 project approval contingent on Brookline changing its zoning language to mirror the traffic projections and impacts that BDG has baked into its proposal. Without such Brookline changes, the impacts of exiting traffic on Boston abutters are significantly understated.**

Brookline's zoning also impacts the entire project site massing by specifying that:

- The 16% of the project site on Brookline land must contain at least 40 hotel rooms (The Brookline site actually contains 80 hotel rooms to meet the Brookline FAR requirement)
- Brookline's corner of the site must have a FAR between 2.2 and 2.5
- Building heights on Brookline land are capped at 56 feet with upper story setbacks

More recently (April 11, 2014 letter to the BRA), Brookline has stated that its approval of the project will be contingent on

BDG limiting the length of any building on the Boston portion of the Cinema site as well as on Boston not reducing the number of hotel vehicles forced to use the secondary project exit through the Waterworks.

Restricting both height and FAR on Brookline land and prohibiting further building on the Boston portion of Cinema parcel forces BDG to cram the bulk of its project onto the Applebee's site next to Cassidy Park. As noted above, this is unacceptable. A simple solution would be to optimize the use of the Cinema parcel – but Brookline is blocking this approach even while benefiting from an estimated 35% of the total annual project revenues due to the 80 hotel rooms now slated to be built on its 16% portion of the parcel.

We ask the BRA to require Brookline to change these inappropriate and overly controlling aspects of its hotel overlay zoning for the benefit of the Cleveland Circle community, Cassidy Park users, and the Boston project abutters. Once the Brookline zoning straightjacket is removed, we are confident that BDG will be able to respond quickly and positively to mitigate the project issues highlighted in this letter and discussed at previous meetings.

Objection to Imposing a PDA on Cleveland Circle on Behalf of a Single Project

In crafting Article 51 zoning for Allston/Brighton and designating Cleveland Circle as a Neighborhood Shopping District, the community fought long and hard to exclude PDAs from Brighton - and for good reason. Up-zoning by PDA was a much-criticized hallmark of the prior administration and has contributed to widespread community distrust of the BRA. The combination of Article 80 approval and a PDA that mirrors the current BDG proposal will short circuit a much needed holistic planning effort to redevelop Cleveland Circle. Imposing a PDA on top of already unreasonable Brookline hotel overlay zoning is a double whammy for Boston residents.

On behalf of the Cleveland Circle community, we categorically oppose PDA status for this project and we call on Mayor Walsh and BRA Director Brian Golden to include our Cleveland Circle neighborhood in their stated commitment that new development will be based on neighborhood planning. When it reaches its final form, there is no reason why this project should not go forward through the normal path for zoning variances, which is the Zoning Board of Appeals.

As we have stated in every previous IAG comment letter, we wholeheartedly support the redevelopment of the Cinema and Applebee's parcels. We have devoted enormous personal time to working with the BRA and BDG to reach a positive compromise on the best project for all Boston stakeholders. Since we started this process the developer has made important and welcome project changes but unfortunately, due to chokehold of Brookline zoning, these changes could only be made at the cost of increased negative impacts for Cleveland Circle, Cassidy Park and Boston abutters.

We strongly urge the BRA and the Mayor to work with the neighborhood and the Boston project abutters to address these major outstanding issues BEFORE the project is brought forward for a vote by the BRA Board. Until its negative impacts are further reduced, we must continue to oppose the project.

Sincerely,

Sharon Cayley, Mary Cronin, John Ellis, Ruth Scheer

Cleveland Circle IAG Members

PDF version attached

 **IAG-June 10.pdf**
139K



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle IAG comment letter from Eva Webster

Eva Webster <evawebster@comcast.net>

Mon, Jun 16, 2014 at 9:01 AM

To: Erico Lopez <erico.lopez@boston.gov>

Cc: Mayor Marty Walsh <Mayor@cityofboston.gov>, Brian Golden <brian.golden@boston.gov>, Kairos Shen <Kairos.Shen.bra@cityofboston.gov>, Heather Campisano <heather.campisano@boston.gov>, David Carlson <David.Carlson.bra@ci.boston.ma.us>, Mark Ciommo <mark.ciommo@cityofboston.gov>, Ayanna Pressley <Ayanna.Pressley@cityofboston.gov>, Michelle Wu <Michelle.Wu@boston.gov>, Stephen Murphy <Stephen.Murphy@ci.boston.ma.us>, Michael Flaherty <Michael.Flaherty@boston.gov>, Michael Moran <rep.michaelmoran@hou.state.ma.us>, Kevin Honan <Rep.KeinHonan@hou.state.ma.us>, Will Brownsberger <willbrownsberger@gmail.com>, Jay Walsh <jay.walsh@cityofboston.gov>, John Laadt <john.laadt@boston.gov>, Mark Handley <Mark.Handley@cityofboston.gov>, Alex Chase <alexander.chase@boston.gov>, Anabela Gomes <belamail.com>, Mary Cronin <marycronin@gmail.com>, John Ellis <john_j_ellis@hotmail.com>, Ruth Scheer <ruthscheer3@hotmail.com>, Sharon Cayley <scayley1@gmail.com>, Carlos Montanez <carlos.montanez.bra@cityofboston.gov>

Mr. Erico J. Lopez

Director of Development Review & Policy
Boston Redevelopment Authority

Re.: Comment letter re. 375-399 Chestnut Hill Avenue, Brighton

Dear Erico:

As an IAG member for the Cleveland Circle development project, and a 20-year resident and neighborhood activist in the immediate area, I greatly appreciate that the BDG project is better now than what the original (re-filed) proposal or its various iterations called for.

The BRA's patience and willingness to listen by allowing several rounds of public input, combined with attentiveness and assistance the community has received from Councilor Mark Ciommo's office, have led to improvements in the plan that I'm sure otherwise would not have happened.

Having been immersed in this very challenging process for nearly 4 years, I would like nothing better than to be able to say "Our work is done, the project is ready to go". But I think there are still some aspects and elements of the project that stand in the way of achieving the best possible result. So I ask that the BRA do whatever it takes to get the missing pieces in place.

After such an arduous process, we should take a little extra time to make this development the best it can be, so it can truly elevate and improve the neighborhood. We're close to that point, I believe -- but I doubt that the outstanding issues can be resolved, settled, or clarified in time for the upcoming BRA Board meeting in just a few days.

The truth of the matter is, we are now on the cusp of having a decent project — as good as it can be within the development concept that BDG favored from the start and steadfastly defended, and given the challenges unique to this location that made the review and community process extremely difficult.

Due to the large size and odd shape of the development site, and due to conflicting interests among neighborhood stakeholders, I do not believe that working with another developer who might have a different development concept for this location would be any easier or faster. We would still face the same challenges: complex traffic issues, Brookline's need for more tax revenue, Boston's need for housing and construction jobs, impact on Cassidy Park, as well as the tug of war between those who staunchly resist any use of the existing Waterworks easement, and those who want to prevent congestion/traffic delays on Chestnut Hill Ave. at Cleveland Circle, and insist that the easement be used. Frankly, I cannot bear the thought of going through another process like this again.

My feeling is that an increase in traffic is inevitable, and even if well managed with new signalization, it will be felt by all who use Cleveland Circle -- but I trust that those impacts will be tolerable (including for those who live above the Waterworks easement). What matters is that in return for increased density, we will be getting a significantly more attractive, refreshed, and visually more complete and balanced neighborhood center. I look forward to this. Cleveland Circle needs this upgrade very badly to be on par with other town centers along Beacon Street.

Here is a list of positives, as I see them:

- A full block of new street-level retail, a spacious new restaurant, and a publicly accessible hotel restaurant terrace overlooking the Park (recently added to the plan), will increase Cleveland Circle's appeal as an inviting destination for locals and visitors alike.
- Cassidy Park and Cleveland Circle's streetscape stand to be significantly improved as a result of Community Benefits (if promises are kept).
- The hotel will be seen from Cleveland Circle — and as long as it is

furnished, marketed, and run properly (which Brookline will be motivated to help ensure) -- it should improve Cleveland Circle's image. Also, an infusion of hotel guests into the area may entice the existing Cleveland Circle establishments to vie for customers of all ages and backgrounds, not just the 20s and 30s crowd.

- The Cleveland Circle area's established civic groups will be able to use the new hotel's conference rooms, by appointment, to hold periodic meetings free of charge.
- The housing component — **but only if it is done right** — will bring new residents who will balance Cleveland Circle demographically and economically, and through their presence and interest in the area, strengthen the community.

And here is a list of remaining concerns, unfulfilled objectives, issues that need to be clarified, confirmed or resolved:

(they are organized in groups of related items)

RESIDENTIAL PROGRAM

1. **No. 1 Goal that would provide the greatest value to the neighborhood: Structuring the residential component so it's geared toward HOMEOWNERSHIP (OWNER-OCCUPANCY) from the start** (not at some point in the future as BDG promises, which may or may not materialize). From the neighborhood planning standpoint, this housing development should be viewed as an opportunity to improve the Cleveland Circle neighborhood's low owner-occupancy rates. (Note: I intend to provide a deeper rationale and expand on this issue in a separate letter devoted just to this subject.)

A master deed for a condo association that BDG might form at some point needs to ensure that a majority of units be owner-occupied. This would make the building very desirable for buyers seeking long-term homes, and result in a strong condo association that would manage responsibly what will be a highly visible, high-profile

building - by ensuring impeccable upkeep, compliance with condo rules, respectful coexistence with the adjacent Park, and protection and maintenance of the "CIRCLE" sign (the latter task should probably be shared with the hotel which will be using the ground floor of the building).

Just from a practical/logistical standpoint, we simply cannot have a dense, 92-unit, high-rent, high turn-over, transient building (whether it's rentals or investor-owned condos) — because this building lacks room to accommodate renters' frequent moves in/out via either of its two very public entrances (one is inside the hotel courtyard where hotel guests will be arriving and walking by, and the other door is just a few feet away from Cassidy Park, with another hotel entrance and two restaurant terraces in the immediate proximity, along the same sidewalk). This building can only work well as a stable, majority owner-occupied condo complex.

2. Build 85 units of housing, not 92 (for reasons stated above) -- but do not significantly reduce the overall residential square footage.

BDG has promised that 60% of units will have at least 2 bedrooms (including five 3-bedroom units) — and this proportion should stay in place, or further improve in favor of 2 and 3 bedroom units. This is because the vast majority of apartments in the Cleveland Circle neighborhood are quite small, so the neighborhood has nothing to offer to people who are in the market for 3-bedroom condos to live in — which negatively impacts our demographics — as those people are forced to leave, or we fail to attract them in the first place).

For BDG's residential building to function better, I agree with other IAG members (and many people in the neighborhood) that the density on the Applebee's site should be reduced. But I would not want a reduction in the unit count to translate to a substantial reduction in the total residential square footage. Instead, I would like the developer to make sure that units have generous closets and storage space, larger kitchens and bathrooms, and to add perhaps a third bedroom to some 2-bedroom apartments — thus making the entire building more attractive to buyers seeking long-

term homes.

DESIGN & FUNCTIONALITY ISSUES OF THE BUILDING ON APPLEBEE'S SITE

1. **Add a short, badly needed shoulder lane to the right of the access roadway.** The footprint of the residential building should be slightly reduced along the right side of the access roadway, to create a shoulder lane (reserved/short-term permit parking only) -- to allow restaurant deliveries to take place directly at the restaurant's back door, and to serve at other times as a valet parking area, and a place where occasionally a residential delivery or moving truck could also park in a pinch. (BDG has agreed to create this space in a conversation with me, but the plan that was shown in the last BRA-sponsored meeting did not include that element — so we mustn't let this slip through the cracks.)

2. **Keep the current architectural design – it's a winner.** The traditional, neighborhood-appropriate architectural design (the façade facing Cleveland Circle and the Park) that was last shown to the community should be retained (Cleveland Circle's early 20th century character ought to be respected, emphasized and strengthened, not challenged). The current design is clean, elegant and restrained -- but not boring or simplistic. There is a logic to it, with differentiation in the façade that acknowledges both the Circle and the Park. Bay windows, balconies, and a three-color scheme enhance visual interest. Also, after looking at this design carefully, I think it successfully moderates the building's height on the Park (fortunately, this building will not be casting afternoon shadows on the Park).

3. **Incorporate the "CIRCLE" sign to give the building a landmark presence.** I feel very strongly that the unique, impressive "CIRCLE" sign must be saved, restored, and positioned **at the top of the building facing the Circle** (I strongly oppose placing the sign anywhere on the ground, or facing the Park). I ask that BCDC respect the wishes of the community, which has always asked for the building facing Cleveland Circle to have a landmark quality -- and the visible presence of the "CIRCLE" sign would achieve that. The

sign will make the building memorable and emphasize the gateway character of the location. (Note: preserving the sign and keeping it in good repair needs to be written into some kind of formal agreement, so future owners of the complex cannot just decide to trash it one day.)

4. Designate a short-term parking area in the underground garage for vans that will need direct access to the residential elevator. The area adjacent to the residential elevator in the garage ought to have a few spaces reserved exclusively for delivery, service, and small moving vans that will be low enough to clear the garage ceiling. (BDG has agreed to do this — the garage has enough room for that sort of accommodation -- it just needs to be formally included in the plan).

LANDSCAPE IMPROVEMENTS IN CLEVELAND CIRCLE AS A COMMUNITY BENEFIT

Our neighborhood has been asking and hoping for esthetic and landscape improvements in and around the Cleveland Circle intersection for a long time.

I recently had an opportunity to ask Mayor Marty Walsh in person, when he came to Brighton, if he could be counted on to support "fixing" Cleveland Circle in the context of the BDG project. He said enthusiastically that he is 100% on board with that.

I think it is also in the interest of BDG to have Cleveland Circle look nice because it will help with the hotel's and the residential building's marketability.

BDG has asked their landscape architect to look into this issue, and I am aware that a "wish list" of possible improvements, presented as a mini-master plan, is in the making now. But a wish list is just that. BDG needs to determine which parts of this wish list it is willing to underwrite, and a firm commitment to the community needs to be made.

BROOKLINE MATTERS

1. I believe that members of the community criticizing Brookline

Zoning at this time amounts to a needless distraction and a waste of everyone's time. The assumption on the part of some Waterworks residents that the easement would not have to be used if only Brookline hadn't put the overlay zoning in place, or if BDG was willing to build a Boston-only project, is false.

Brookline is an abutting municipality with legitimate traffic concerns. Chestnut Hill Ave. in Brookline has only one traffic lane in each direction, and is often gridlocked during rush hour. It is also lined with homes that are very close to the road — a much noisier and unpleasant situation than the Waterworks condos will ever experience.

(Additionally, abutting Brookline homes are impacted by the massing of this development much more heavily than anybody else.)

The Town of Brookline could sue for continuing use of the Waterworks easement (and I believe it would win) even if BDG did not build anything, or very little, on the Brookline parcel. Boston BTM, too, believes that a secondary exit in the back is needed. Lawyers on both sides (BDG and the Waterworks) have agreed that the easement is legally valid, and would not be overburdened by use from 60 parking spaces (a reduction from 90, which Brookline agreed to of its own volition).

2. However, to give the Waterworks residents peace of mind that Brookline will never change its mind and require more cars to use the easement, I think that the BRA should ask Brookline to amend its zoning for the Cinema parcel in the next Town Meeting in the fall -- just so the language in that zoning article properly and accurately reflects the final development plan that is going to be approved by Boston and Brookline.

3. Also, we in Brighton/Boston need a guarantee that **Brookline will always allow a "right turn on green" for all vehicles (other than large trucks) exiting the project on Chestnut Hill Ave.** If the exit lane on Chestnut Hill Ave. is in Brookline, as the current plan calls for, please ensure that there is a formal agreement between

Boston and Brookline that prevents Brookline from ever installing a sign that would direct all traffic to turn left to go to Cleveland Circle.

Cars and vans leaving the site need to be able to choose which way they wish to turn (however, heavy trucks are already prohibited from using Chestnut Hill Ave. in Brookline – so any signage to that effect can't be prohibited).

4. Our neighborhood will benefit when Brookline is involved in hotel/bar/restaurant/entertainment licensing on this site. After giving it a lot thought, I do not object to half of the hotel rooms being located in Brookline. I think that the hotel will be better run, remain of a higher caliber in the long term, and much less likely to be at some point converted to a dormitory (or some other use/purpose that is not neighborhood-friendly) if Brookline shares with Boston licensing, police oversight, noise ordinance enforcement, and traffic control -- and if both municipalities have equal amounts of control.

PROPOSED PDA DESIGNATION

I have very mixed feelings about BDG seeking a PDA. I am bothered that it will create a precedent that undermines prohibitions against PDAs in Article 51 -- but I also understand why BDG cannot afford to be at the mercy of a frivolous lawsuit that someone disgruntled over the use of the easement could file. By weighing pros and cons, I think it would be easier for me to come down on the side of the PDA if BDG committed to building condos geared to owner-occupants, not rentals.

Thank you, Erico, for your attention to all these matters, and for your effective management of the review process for this difficult project.

Sincerely,

Eva Webster

Cleveland Circle IAG Member

Board Member & Acting President, Aberdeen-Brighton Residents Association



Erico Lopez <erico.lopez@boston.gov>

Fwd: BAIA letter - Cleveland Circle

Bela <Bela@mail.com>

Sat, Apr 12, 2014 at 5:39 PM

To: Erico Lopez <Erico.Lopez.BRA@cityofboston.gov>

Erico,

Please see attached BAIA letter. We are resubmitting our last letter of support. Thank you.

Sincerely,

Anabela Gomes

President BAIA

Subject: BAIA letter - Cleveland Circle



Clevelandcirclefinal9-4-2013.doc

26K

BRIGHTON ALLSTON IMPROVEMENT ASSOCIATION

76 UNDINE STREET, BRIGHTON MA 02135 (617) 512-5578

September 4, 2013

Mr. Erico Lopez, Senior Project Manager
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Re: 375-399 Chestnut Hill Avenue Proposal

Dear Mr. Lopez:

Please be advised that representatives of Boston Development Group presented their proposal to develop 375-399 Chestnut Hill Avenue at multiple public meetings of the Brighton Allston Improvement Association, most recently on August 1, 2013. In addition Boston Development Group met with our subcommittee at their offices in Newton.

BDG has been receptive to BAIA and community concerns and has incorporated many changes and improvements requested to mitigate impacts of the project on the community, including (but not limited to); altering the exterior design to better compliment our community's vision for Cleveland Circle, removal of all office space/use, increasing the building setback from Cassidy Park (along with commitment to work with the park on future conservation and improvements), and working with the MBTA to facilitate train crossing improvements in the Chestnut Hill Avenue/Beacon Street intersection.

The BAIA recognizes that there are still some concerns about the use of the access road, and we would like a focus on traffic calming and safety improvements for the access road during the design review process.

We are pleased by the developer's long-term commitment and planned investment in our community. We support this project and ask the Board to provide all necessary relief to advance the project at this time.

Sincerely,

Anabela Gomes
President, Brighton Allston Improvement Association

**Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201**

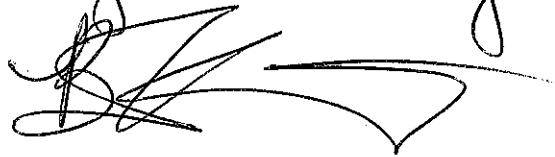
Dear Sir,

I live in Brighton and travel through the Cleveland Circle intersection with great frequency. The current condition of the theatre is an eyesore. The trolleys have long been a big problem in blocking traffic. BDG opened discussions with the MBTA to review and fix this problem. I believe the blockages occur much less than they did in the past. I believe that the developer's plan to improve the intersection will also be successful.

Cleveland Circle needs more high quality housing. The BRA should approve the project, so that the promised traffic improvements can be made and the apartments can be built.

Thanks

Bridget Kinney



14 Orkney Road
Brighton, MA 0435.

Mr. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez,

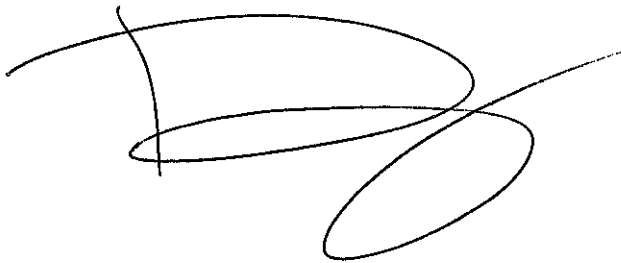
I am living in Brighton, while attending school. When I was looking for an apartment I was disappointed that so many of the apartments were in bad condition. Very few apartments have parking or other services available, like a fitness room.

When my family came into town for parent's weekend, the hotel's were full or very expensive.

I think that the Cleveland Circle project will be good for the neighborhood.

Thank You,

Dana Snay

A large, stylized handwritten signature in black ink, appearing to be 'Dana Snay'.

225 Chestnut Hill Ave

Brighton, MA 02135

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements.

This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,

Amin Mughisoudlou

AMM

48 Trapelo street

Brighton 02135

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
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Erico.Lopez@boston.gov

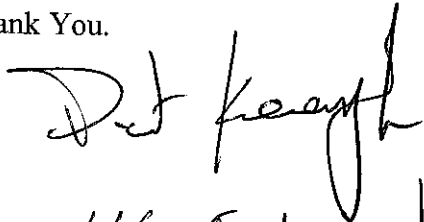
Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.



46 Englewood ave # A
Brighton MA 02135

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

A. Hill
Name Message
358 Chestnut Hill Ave #207
Brighton MA 02135

Mr. Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Erico.Lopez@boston.gov

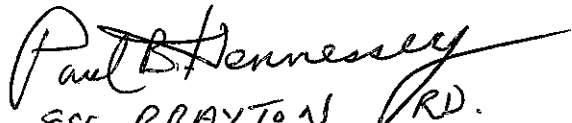
Dear Sir,

I have watched the continued decline of the Circle Cinema building. It is time to remove this nuisance from the community.

The development that has been proposed for the site will provide a great economic boost to Cleveland Circle. The construction jobs will provide an immediate boost to the area. The addition of residential units and a hotel will make Cleveland Circle more vibrant.

Many area residents have been concerned about the impact on Cassidy Playground, but the Parks Department has now spoken to the community about their acceptance of the plan. The developer's contribution to the playground improvements will provide some much needed updates to this key community resource.

Sincerely,


88 BRAYTON RD.
BRIGHTON 02135

Boston Redevelopment Authority
Attn: Erico Lopez
One City Hall Square
Boston, MA 02201

Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,

Sarah Hanis
37 Egremont Rd.
Apt. 5
Brighton, MA.

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

Brandt Gatheson
1988 Commonwealth Avenue
Brighton

Mr. Lopez
Dir. of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Sir,

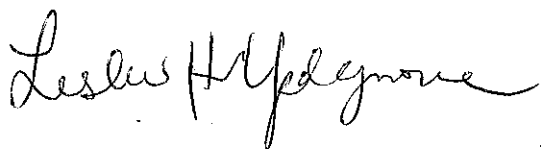
The Cleveland Circle project has gone through many changes during a multi-year process. The elimination of the office space and the addition of apartments makes this project much more compatible with the community. This change reduced the traffic generation by nearly 20%. This was a very positive change and resulted in a mix of uses that is appropriate for the site.

The developer has made many other changes, but my key concern was the design of the building and how it would properly blend into Cleveland Circle cityscape. The contemporary design that was approved by the BCDC is not, in my opinion, the correct solution. BDG had presented a more traditional design at a BAIA meeting last year. This design received very favorable feedback from the many Brighton residents in attendance.

At the recent community meeting three design styles were presented. I urge the BRA to select the traditional design.

I support the project with a traditional design scheme.

Sincerely



35 Chiswick Rd, #8

Erico J. Lopez, Director
Boston Redevelopment Authority
Boston, MA 02201

RE: Cleveland Circle Theatre Development

I would like to cast my vote for the redevelopment of the Cleveland Circle Theatre by Boston Development Group. Their plan seems thorough and the design is very appealing. It would be an exciting addition to the neighborhood and the local community should be thankful to have such a complex in their backyard. I do not see any downside, especially for the cities of Boston and Brookline, as they will benefit from increased taxes.

Respectfully submitted by,


C. ANN RUTTER

19 COLISTON ROAD, BRIGHTON MA

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez,

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements. This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,


Janet Blake

Boston Redevelopment Authority
Attn: Erico Lopez
One City Hall Square
Boston, MA 02201

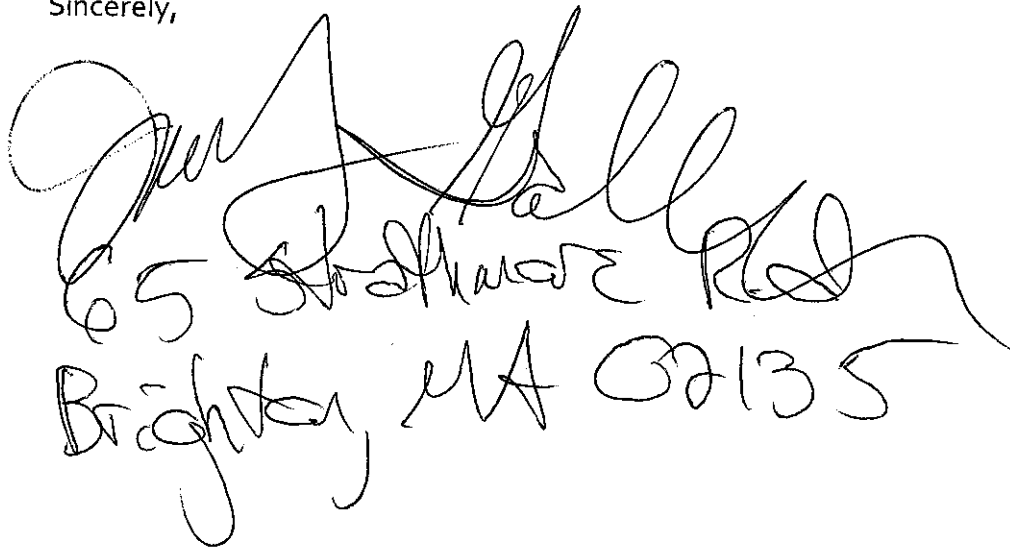
Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,


65 Shawmut Road
Brighton, MA 02135

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

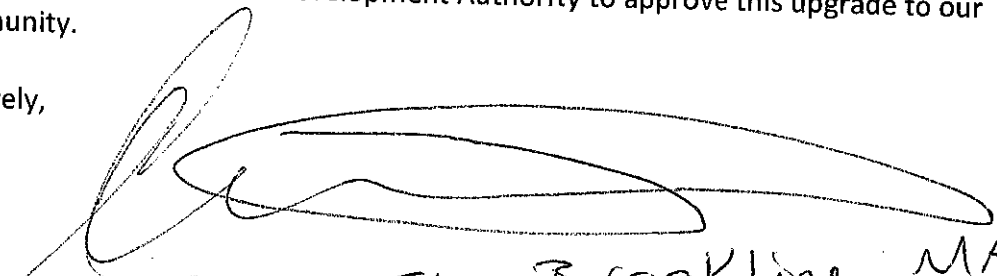
I now support the Cleveland Circle project!

Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,



1530 Beacon St. Brookline, MA

Mr. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez,

I am living in Brighton, while attending school. When I was looking for an apartment I was disappointed that so many of the apartments were in bad condition. Very few apartments have parking or other services available, like a fitness room.

When my family came into town for parent's weekend, the hotel's were full or very expensive.

I think that the Cleveland Circle project will be good for the neighborhood.

Thank You,

Raymond Rojas 47 Okney Rd.

Erico J. Lopez, Director
Development Review & Policy, BRA
One City Hall Square
Boston, MA 02201

Hello,

I want to submit this letter to say that I am for the plan at Cleveland Circle to build a hotel, apartments and restaurant in place of Applebee's and the theatre. I think the community would greatly benefit from having a new development like this.

Thank you,

Christopher A. DeFluneri
Christopher A DeFluneri
2 Ayr Road Apt 24 B
Brighton, MA 02135

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Attn: Mr. Lopez

Dear Mr. Lopez,

As a Brighton resident, I am requesting that the BRA support and approve the Cleveland Circle project.

Cleveland Circle has a majority of businesses that cater to the student population. This business district will be greatly improved by a project that will include a restaurant and retail stores that will focus their services on additional segments of the community.

The new apartment residents and the hotel guests will also create new demand for all of the businesses in the area.

This project will upgrade and diversify Cleveland Circle. I support this significant civic improvement.

Sincerely,

Teresa A. L...
70 Chiswick Rd.
Brighton

Erico J. Lopez, Director
Development Review & Policy, BRA
One City Hall Square
Boston, MA 02201

Hello,

I want to submit this letter to say that I am for the plan at Cleveland Circle to build a hotel, apartments and restaurant in place of Applebee's and the theatre. I think the community would greatly benefit from having a new development like this.

Thank you,

122A Englewood Ave, Brighton, MA 02135

Matt Pressel

Matt Pressel

Boston Redevelopment Authority
Erico Lopez
Director of Development Review & Policy
One City Hall Sq.
Boston, MASS 02201

ATTN: Mr. Erico Lopez

To: Mr. Lopez,

I love the idea of having a hotel and a residential building in replace of the old deteriorating cinema. The cinema is just sitting there, unused for nearly 10 years and the city is currently not utilizing this land properly. Why is the cinema still here? I can't wait for the hotel and the residential building to take place.

In addition, I love to see a courtyard. I love to see a place where people can sit and relax. It's a way for the community to come together and meet each other. Currently, there's aren't any place for me to sit outside in this nice weather and enjoy my food while meeting my friends. The courtyard will create a welcoming environment for Brighton.

I support the Cleveland Circle project and I cannot wait!

Thanks,

 Joe Lavigne

43 ORKNEY RD #3

4

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its way by this key site at the Circle.

The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan

compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,



Ben Madea

1789 Commonwealth Ave

Mr. Erico L. Lopez
Senior Policy Advisor & Property Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Erico.lopez@boston.gov

Attention: Mr. Erico Lopez,

My name is Lauren Cromwell and I am a new resident to Cleveland Circle residing at 11 Orkney St. I think the new developments in Cleveland Circle will really enhance the neighborhood. The neighborhood is outdated and the project will bring a lot of jobs as well as money into the area. It will also allow for people to have the conveniences of Boston but closer to their homes. It will help increase tourism as well as the housing burden which are both a great thing for the area. I am looking forward to the developments. I feel confident it will be beneficial for the area.

Thank you for your time.

Sincerely,

Lauren Cromwell

5

**BST Redevelopment Authority
Attention: E. Lopez
One City Hall Square
BST, Mass. 02201**

To: Erico Lopez

Dear Mr. E. Lopez,

I support the Cleveland Circle project 100%.

Spring is here and I want to go out and enjoy food with my friends. However, there's no place outside for me and my friends to sit and enjoy our food. We always end up having to bring the food back to my torn down apartment in Brighton.

I want to see a courtyard with benches and trees where I can sit and enjoy the food with my friends. I want to enjoy the weather and deserve a good view while I eat. The Cleveland Circle project will make my desire come true.

I write to support the Cleveland Circle project.

Thank you,



PETER ALAMEDA
4 Ayer #4)

Erico Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Erico,

The project will be a big improvement for the Cleveland Circle area by replacing the closed theatre. I used to come to the Cassidy playground and would like to continue using this playground, but I have noticed that many areas of the playground need work.

In the spring when I'd go for a walk, I can't enjoy the playground because a large portion of the field is underwater or too too muddy to walk through. It is difficult to get around the edge of the baseball field and so I have to avoid it altogether. I noticed very few people who actually visit the Cassidy playground. Everyone like me try to avoid getting themselves dirty from walking through the playground.

The Cleveland Circle project will provide money to make repairs that are being ignored.

I support this project.

Thanks,

Jacqueline Sussman *Jacqueli Sussman*
145 Englewood Ave
Brighton, MA
02135

Erico J. Lopez, Director
Boston Redevelopment Authority
Boston, MA 02201

RE: Cleveland Circle Theatre Development

I would like to cast my vote for the redevelopment of the Cleveland Circle Theatre by Boston Development Group. Their plan seems thorough and the design is very appealing. It would be an exciting addition to the neighborhood and the local community should be thankful to have such a complex in their backyard. I do not see any downside, especially for the cities of Boston and Brookline, as they will benefit from increased taxes.

Respectfully submitted by,

Stephanie Curlin
56 Selkirk Rd,
Stephanie Curlin

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I now support the Cleveland Circle project!

Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,

Ryan Darcy
[Handwritten signature]

5.2.14



6 Sutherland Rd.
Brighton, MA 02135

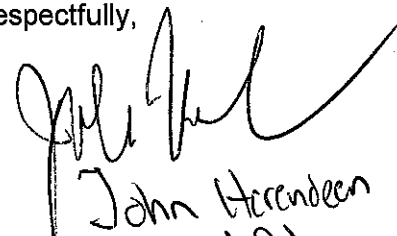
Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

As a resident of Boston, I want to make my opinion known about the Cleveland Circle development. I believe the proposed project by Boston Development Group should go forward. I support the design concept, the mixed use of hotel, apartment and retail space, and I do not see parking as a deterrent. As you are well aware, when new projects are proposed, there are always community members who are either short on vision, are reluctant to change, or feel they have a personal mission. I don't believe it is the intention of the BRA to let the outspoken voice of a few, influence decisions for the benefit of the whole.

Please take my opinion under advisement.

Respectfully,



John Herendeen
29 Sutherland Rd
Brighton, MA 02135

Erico Lopez, Director
Development Review & Policy
BRA
1 City Hall Square
Boston, MA 02201

Dear Erico Lopez,

Please accept this letter as evidence of my support for the Circle Cinema project. The Cleveland Circle area has never had a strong identity and I think the development proposed by Boston Development Group could change that.

More importantly, the theatre becomes more run down the longer it sits vacant and this is not a good reflection on our community, our values, or why we choose to live here.

I hope you will take this into consideration.

Yours truly,

Kevin McPhail

Kevin McPhail

1691 Commonwealth Ave

Brighton, MA 01235

**Mr. Erico Lopez
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201**

Dear Mr. Lopez,

I lived in Brighton through college, and now commute from here to Boston. The theatre has been closed since I moved into Cleveland Circle. The building is falling apart and has no activity.

The new plan for this site has a cool urban design. This will bring a lot of activity and people to Cleveland Circle. The new hotel will provide more rooms for parents and family members during special events and visits.

The revised design will provide restaurant and bar seating that overlooks the park, this will be a great spot to sit and enjoy the good weather and the park.

Thank You, *El Anadi*
Elizabeth Adami
136 Sutherland Rd #2
Brighton MA 02135



Erico Lopez <erico.lopez@boston.gov>

375-399 Chestnut Hill

Kevin McLaughlin <mclhammer@gmail.com>
To: erico.lopez@boston.gov

Mon, Apr 14, 2014 at 4:17 PM

I feel that the changes made are a good move by the developer. Also think they have a great design. I would welcome and look forward to seeing this project built in my city. thank you Kevin McLaughlin Life long brighton resident



Erico Lopez <erico.lopez@boston.gov>

Fwd: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Holly Masek <holly.masek@boston.gov>
To: Erico Lopez <erico.lopez@boston.gov>

Tue, May 27, 2014 at 9:23 AM

Comments for you. Just let us know when the comment period is over and we'll download these for you.

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

From: <kentico@cityofboston.gov>
Date: Wed, May 21, 2014 at 5:41 PM
Subject: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 126

Form inserted: 5/21/2014 5:40:22 PM

Form updated: 5/21/2014 5:40:22 PM

Document Name: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Document Name Path: /Projects/Development Projects/375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Origin Page Url: /projects/development-projects/375-399-chestnut-hill-ave-cleveland-circle-cinema

First Name: Bethany

Last Name: Slater

Organization:

Email: bethany@kavodhouse.com

Street Address: 165 Winthrop Rd Apt B

Address Line 2:

City: Brookline

State: MA

Phone: (480) 234-6639

Zip: 02445

Comments: Looks great! It would bring some needed housing to the area and some more life. The place is an eye sore now. It would be great if there was even more housing but this looks much better than is was before.



Erico Lopez <erico.lopez@boston.gov>

CHESTNUT HILL AVENUE PROJECT

MarieAnthony@RealtyExecutives.com <marieanthony518@gmail.com>
Reply-To: MarieAnthony@realtyexecutives.com
To: erico.lopez@boston.gov

Mon, Jun 9, 2014 at 12:31 PM

Erico Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Dear Mr. Lopez:

I would like to introduce myself, as a lifelong resident and property owner of Brighton, a Realtor (13 years) in the area, as well as an employee of the City of Boston Police Department, D14, Captain's Assistant, (6 years).

I am in full support of the Chestnut Hill Project and very excited and looking forward to seeing what a great impact of growth, expansion, creation of jobs, and the beautification of this tremendous and vibrant area this project will bring to a such a sought after much needed improvement of an area of Brighton that has been long overdue, unnecessarily.

Brighton has a tremendous need for housing and a first class hotel, this will be a great addition for the area and the location is perfect as the demographics desperately needs these this types of venues. With locations of the T lines, buses, universities, sports centers, etc, all create a perfect fit for a first class hotel, housing and restaurants. Not to mention how many jobs will be created both during and after construction. I don't understand the opposition, it's time to move ahead.

We need to bring life back into Cleveland Circle, it's sad after so many years to continue to see such an eyesore in what should be such a vibrant area full of great potential and much needed venues.

Please let me know if I can be of further assistance in making an impact on this project. As a resident of the area, it's frustratingly long overdue. I am looking forward the great transition this project will create for Brighton.

Best regards,

Marie Anthony

13 Morrow Road, Brighton, MA 02135

Marie Anthony
Realtor, Notary Public

Realty Executives Esteemed Properties
MarieAnthony@RealtyExecutives.com

The greatest compliment I can receive is a referral ! If you know of someone who needs exceptional real estate services, I'd be more than happy to assist them with great care.
Thank you.



Erico Lopez <erico.lopez@boston.gov>

375-399 Chestnut Hill Ave

1 message

Michael P. Welsh, Esq. <michael@attorneywelsh.com>

Mon, Jun 9, 2014 at 10:52 AM

To: erico.lopez@cityofboston.gov

Mr. Lopez,

I am a Brighton resident (26 Morrow Rd.) and small business owner. I would like to voice my support for the proposed project at 375-399 Chestnut Hill Ave in Cleveland Circle. We have a great need for housing in the community, especially housing targeted towards professionals. The community would also benefit from the hotel, which will provide a needed-service and many jobs for local residents. The project's location directly on the MBTA makes it especially appealing, and in line with the city's professed goals of promoting use of public transportation to decrease traffic congestion and improve the environment.

This site has been a vacant eyesore for sometime, and this development would be a tremendous improvement that would benefit residents and local businesses. I hope that it will be approved and move forward.

All the best,

Michael P. Welsh, Esq.
Law Office of Michael P. Welsh
8 Academy Hill Rd.
Brighton, MA 02135

(617) 515-6300
www.attorneywelsh.com

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Erico Lopez <erico.lopez@boston.gov>

375-399 CHESTNUT HILL AVE.

1 message

Linda Boyar <lboyar@rcn.com>

Mon, Jun 9, 2014 at 9:01 AM

To: erico.lopez@boston.gov

I fully support the project at above address. It will be an asset to our neighborhood and the area in general. It is long overdue. It will provide additional housing and having a hotel in this area will be great too. The location is perfect in terms of public transportation and it will be a great revitalization of Cleveland Circle. It will offer more jobs to folks in the area too. I see no downside and hope this project will be approved and move forward sooner than later.

Linda C. Boyar

142 Bigelow St.

Brighton, MA



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Site

1 message

Anne grealish <grealish.annie@gmail.com>
To: Erico.lopez@boston.gov

Mon, Jun 9, 2014 at 9:00 AM

Sent from my iPad

Begin forwarded message:

From: Anne grealish <grealish.annie@gmail.com>
Date: June 9, 2014 at 8:58:34 AM EDT
To: "Erico.lopez@boston.gov" <Erico.lopez@boston.gov>

Hello Erico-

I am writing to you today to show my full support for the proposed development in the Cleveland Circle development site. As a resident of the area for over 40 years as well as a business owner, I am in full support of this development because of all of the positive influences it will have an impact on....jobs for the area unemployed - services, accommodations and numerous possibilities for beautifying this part of the city.

Sincerely,

Anne M. Grealish

Sent from my iPad



Erico Lopez <erico.lopez@boston.gov>

(no subject)

1 message

terry oreilly <terryforeilly@yahoo.com>

Sun, Jun 8, 2014 at 9:06 PM

Reply-To: terry oreilly <terryforeilly@yahoo.com>

To: "erico.lopez@boston.gov" <erico.lopez@boston.gov>

Hi,

My name is Terry O'Reilly. I am a Brighton resident and I approve of this development at 375-399 Chestnut Hill Ave. I believe it will be great for the community.

Sincerely,

Terry O'Reilly



Erico Lopez <erico.lopez@boston.gov>

375-399 Chestnut Hill Ave Approval

1 message

Holly O'Reilly <hollyoreilly13@gmail.com>

Sun, Jun 8, 2014 at 8:55 PM

To: erico.lopez@boston.gov

Hi Mr. Lopez,

I hope all is well. My name is Holly O'Reilly and I am a local resident in Brighton and I am contacting you with the hopes that this project on 375-399 Chestnut Hill Ave will be approved. This development would be a great asset to our local community. There is a great demand for housing in the Cleveland Circle area and housing, as well as a hotel, would be great additions to the vibrancy of Brighton, as well as creating many jobs. With its attractive location near the green line T stations, both at Cleveland Circle and Reservoir, this is an ideal location for housing and a hotel.

Yours,
Holly O'Reilly



Erico Lopez <erico.lopez@boston.gov>

Support for Cleveland Circle Hotel and living Project. I spoke at the last meeting. Warren_O'Reilly

1 message

Warren O'Reilly <warren.oreilly@gmail.com>

Sun, Jun 8, 2014 at 7:43 PM

Reply-To: Warren.oreilly@gmail.com

To: Erico.lopez@boston.gov

Enrico

Hello my name is Warren O'Reilly and I'm a Brighton resident for 17 years. I fully support the Cleveland Circle Hotel and living Projects at 375-399 chestnut hill ave I feel it should be approved.

Some points on the project: We have a great need for housing and a hotel and it will be a great addition for the area and that location is great near all the t-lines and buses.

Jobs will be created during and after construction It will bring life back into Cleveland circle instead of having an empty site The building will revitalize Cleveland circle. Much needed improvement.

., Thank you



Erico Lopez <erico.lopez@boston.gov>

support 375-399 project chestnut hill

1 message

Sun, Jun 8, 2014 at 7:13 PM

clonboo@aol.com <clonboo@aol.com>
To: erico.lopez@boston.gov

Hi Erico,
I'm emailing you in support of the 375-399 chestnut hill ave , project.
We have a great need for housing and hotel would be a great addition for
the brighton area. It would be a great location near the t-line and buses.
This would create jobs before and after the project.. This would be an improvement to that cleveland
circle area.. Thanks A. hughes



Erico Lopez <erico.lopez@boston.gov>

Circle Cinema Project

Tom Puglia <tpuglia@nercc.org>

Fri, May 30, 2014 at 7:38 AM

To: "Erico.Lopez@boston.gov" <Erico.Lopez@boston.gov>

Erico Lopez

Project Manager

Boston Redevelopment Authority

Mr. Lopez,

On Behalf of the residents that I represent from the City of Boston and Allston/ Brighton we endorse the proposed project to be constructed at the Circle Cinema property.

We believe it is the highest best use of the Circle Cinema property in Cleveland Circle. The Project will provide jobs and career paths for residents, minorities and women from the city.

After several years of meetings, job growth and an increase in the tax base for the city will be most welcome.

We hope the Boston Redevelopment Authority agrees with us and approves the project.

Respectfully Submitted,

Tom Puglia

Business Representative

Carpenters Local 40



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle

John Cusack <johnrobertcusack@gmail.com>
To: erico.lopez@boston.gov

Wed, May 28, 2014 at 1:27 PM

Mr. Lopez -

This brief message is to convey my support for the most recent changes concerning the proposed project at 375 - 399 Chestnut Hill Avenue, Brighton, MA. I feel the circulation through the courtyard is now 'cleaner', and will add to the hotel experience. The strengthened cornice line gives a solidity to the facade, emphasizing this project's anchor on the Circle. The hotel restaurant's opening out on to Cassidy will give the community an opportunity to enjoy both to their fullest. Finally, though the original theater building will not be missed, I think the re-purposed C I R C L E signage directly facing the Circle itself is a terrific addition to what I think is a now complete effort from the developer, architect, consultants and the City. I am a lifelong Allston-Brighton resident, and I look forward to this development starting.

- John Cusack



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Project

1 message

Abby <abigailfurey@aol.com>

Tue, Jun 10, 2014 at 11:49 PM

To: erico.lopez@boston.gov

Dear Mr. Lopez:

I want to go on record in support of the current proposal for the development of the former Circle Cinema/Applebee's properties. While the community process has been contentious, I believe the developer has worked with the neighborhood for more than two years and made more than reasonable changes to address issues raised throughout the public process.

The project will add some stresses from increased density to the community, but the improvements to the intersection, getting rid of the blighted Cinema, and the added vibrancy for the Cleveland Circle area far outweigh potential negative impacts.

Regards,
Abigail Furey
3 Brayton Rd
Brighton, MA 02135

21 year Brighton resident and Vice President of the BAIA



Erico Lopez <erico.lopez@cityofboston.gov>

Re: 377-395 Chestnut Hill Avenue Development Project

1 message

John Doggett <john@jdoggett.net>
To: erico.lopez.bra@cityofboston.gov

Tue, Jun 10, 2014 at 2:00 PM

Erico Lopez, Snr Project Manager
Boston Redevelopment Authority
City Hall
Boston MA

6/9/14

Dear Mr. Lopez,

I like the latest changes to the project design, particularly those made to improve the building's interface with the Park. Also, I like the fact that the overall design fits in much better with Cleveland Circle architecture. The Hotel's shorter footprint is a good improvement, as it limits the impact of the four story hotel from looming over the abutting residential houses on the lower end of Clinton Road.

The proposed changes to the layout of Cleveland Circle to improve traffic flow look promising and the additional landscaping most welcome. There has been some discussion concerning an additional pedestrian crosswalk between the one planned at the project entrance and one down on Cleveland Circle itself. As one who frequently crosses over Chestnut Hill Avenue walking on my way to Cleveland Circle, I think that adding an additional crosswalk so close to these others would provide little extra convenience, but would most likely impede traffic flows. On balance, I am not in favor of adding this extra crosswalk.

Concerning the Circle Cinema sign, if it is to be used, I would favor a position on top of the building along the Park edge, more or less where it is today.

I look forward to seeing this project getting approval.

Yours Sincerely,

John Doggett
Brookline Town Meeting Member, Precinct 13
8 Penniman Road
Brookline MA 02445



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Cinema/375-399 Chestnut Hill Ave.

1 message

Mary G. <lola592345@gmail.com>
To: erico.lopez.bra@cityofboston.gov

Tue, Jun 10, 2014 at 12:40 PM

Dear Mr. Lopez,

I wish to voice my support for BDG's amended proposal for the above site. I believe they have been responsive to the concerns of the residents as evidenced by the numbers of meetings and design reviews/alterations generated over the past 2-3 years. The hotel and apartment complex as proposed will be an impressive gateway into Brighton from Brookline and I believe the traffic mitigation steps proposed will achieve the results envisioned.

Mary Gacek-Carroll



Erico Lopez <erico.lopez@cityofboston.gov>

375-399 Chestnut Hill Ave: / Cleveland Circle Project Comment Letter

1 message

Saner, Paul (MCB) <paul.saner@state.ma.us>

Tue, Jun 10, 2014 at 12:41 PM

To: "erico.lopez.bra@cityofboston.gov" <erico.lopez.bra@cityofboston.gov>

Erico,

I live on Chestnut Hill Avenue in Brookline less than one-quarter of a mile from the Circle Cinema, which closed in 2008. Over the last several years I have tried to explain to my daughter who lives out of state why this abandoned property hasn't yet been re-developed. I have reviewed for her the significant positive improvements to the proposed development including the elimination of all office, the resultant reduction in projected traffic onto Chestnut Hill Avenue, a more sensitive connection between the proposed residential building and Cassidy Field. And the planned traffic improvements to Cleveland Circle. I have also mentioned the length and height of the proposed hotel along the T tracks has undergone many changes. While not all immediate Clinton Rd. residents are happy with the present proposal, it does seem to have more supporters than opponents amongst directly impacted abutters.

My daughter, like me, is pleased that the present developer continues to propose a development also encompassing the Applebee's parcel since we believe this has the best chance of revitalizing the entire Cleveland Circle commercial district. She is well aware of the Waterworks residents resistance contrary to disclosed legal rights to allowing any exiting traffic using the rear roadway egress and despite the willingness of many in Brookline including me to reduce by 33% from 90 to 60 the number of hotel vehicles using the roadway. She is also aware that several members of the Boston IAG still oppose the proposed development. She has asked where Brookline stands in the permitting process. I have explained that while Brookline's Design Advisory Team has previously met, final design and the permitting process haven't yet begun in Brookline while we await leadership of Boston officials to finally move forward.

I thank the BRA for the improvements that have been made and respectfully request that the BRA conclude this already lengthy Article 80 process by approving this project and the zoning necessary to begin construction. Continued delays may cause the present developer to fail, and could make it even more difficult for both sites to be simultaneously developed.

Sincerely,

Paul Saner

462 Chestnut Hill Ave.

Brookline



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Cinema Site - 375 Chestnut Hill Avenue

1 message

Kenneth Lewis <kg1232@msn.com>

Tue, Jun 10, 2014 at 12:26 PM

To: "erico.lopez.bra@cityofboston.gov" <erico.lopez.bra@cityofboston.gov>

Erico Lopez

Boston Redevelopment Authority

Email: erico.lopez.bra@cityofboston.gov

Dear Mr. Lopez:

I am writing in support of the Boston Development Group's (BDG) proposal for redevelopment of the Cleveland Circle Cinema (CCC) site on Chestnut Hill Avenue.

By way of background, I am a Brookline Town Meeting Member from Precinct 11 and live approximately one-half mile from the CCC site. I have lived in Brookline for 25 years but prior to that was a resident of Brighton for several years; this site, straddling the Brookline/Boston border, is part of my extended neighborhood.

Over the past three years I have attended several public hearings on the proposed redevelopment of this site. These meetings included representatives from both Brighton and Brookline, including abutters from both municipalities. I am proud to be one of the "super majority" of Brookline Town Meeting Members that voted to approve the zoning warrant article required to facilitate redevelopment of the entire site in coordination with the City of Boston.

As you know, the subject property has been vacant for several years and remains an eyesore for the local community. The site has challenges, particularly in its configuration and access. But with direct proximity to the MBTA and adjacent parkland it represents an outstanding opportunity for a well designed, mixed-use transit-oriented development.

The proposed plan by BDG has been modified several times in response to neighborhood concerns, especially those related to building mass, shadow impacts, set-backs, parking ratios, and ingress/egress patterns. The proposed plan, with two buildings comprising 218,000 SF, incorporates intelligent urban design of an appropriate scale. The proposed uses of ground level retail, residential apartments, and hotel rooms will add vitality to Cleveland Circle, and contribute much needed tax revenue for both Boston and Brookline. The frequently noted traffic ingress/egress impacts have been carefully evaluated and equitably distributed.

Brookline has approved the zoning and is ready to move forward with the Special Permit process. This would be

a great project for which Mayor Walsh could demonstrate vision and leadership in promoting smart growth transit oriented development, and regional cooperation. We encourage the BRA to approve the project and move forward as well.

Thanks,

Kenneth G. Lewis

Town Meeting Member – Precinct 11

232 Summit Avenue

Brookline MA 02446



Erico Lopez <eric.lopez@boston.gov>

375-399 Chestnut Hill Ave./Circle Cinema

1 message

carr23@rcn.com <carr23@rcn.com>

Tue, Jun 10, 2014 at 12:04 PM

To: Erico.lopez.bra@cityofboston.gov

Dear Mr. Lopez,

I am writing in support of the above referenced project as currently proposed. I was away and unable to attend the last public meeting at the Hamilton School but I have studied the updated proposal on the BRA's website. It is my opinion that this project has been the victim of unreasonable delays over the years and it is now time to move forward. I acknowledge that some of the changes made to the project over the years will be beneficial, especially from an aesthetic point of view, but the Developer has also been pressured into taking some backward/negative steps which was, in my personal opinion, unfortunate. However, with the building set farther back along the park edge, the hotel restaurant and proposed terrace overlooking the park, the reduction in the number of hotel rooms, the increase in the number of non one bedroom apartments and the increased visibility of the hotel from Cleveland Circle, this project as proposed is responsive to the concerns and wishes of the community as expressed at the many community meetings over the past few years. The use of the "waterwork's driveway" is permissible, reasonable and necessary to limit the flow of traffic that would otherwise be forced to exit onto Chestnut Hill Ave.

The resources committed in the proposal for Cassidy park/ public realm improvements and the proposals to improve traffic flow and address the MBTA trolleys blocking the intersection as they wait to enter the yard are all positive and will benefit all residents of Brighton who travel through or visit the area, in addition to the Cleveland Circle residents.

Thank You.

Donal Carroll
29 Falkland Street,
Brighton, Ma 02135



Erico Lopez <erico.lopez@boston.gov>

375-399 chestnut hill ave.

3 messages

Michael Franks <michael.franks@bc.edu>
To: "Erico.lopez@boston.gov" <Erico.lopez@boston.gov>

Mon, Jun 9, 2014 at 8:10 AM

Good Morning Erico

I would like to let you know that I support the project at 375-399 Chestnut Hill ave and would like to see it approved. I think the project has perpetuated to long. It would bring life back into Cleveland Circle and revitalize it as well.

Thank
Michael Franks
61 Fairbanks St
Brighton

Michael Franks <michael.franks@bc.edu>
To: "Erico.lopez@boston.gov" <Erico.lopez@boston.gov>

Tue, Jun 10, 2014 at 9:46 AM

From: Debra Franks
Sent: Monday, June 09, 2014 8:10 AM
To: Erico.lopez@boston.gov
Subject: 375-399 chestnut hill ave.

Good Morning Erico

I would like to let you know that I support the project at 375-399 Chestnut Hill ave and would like to see it approved. I think the project has perpetuated to long. It would bring life back into Cleveland Circle and revitalize it as well.

Thanks you
Debra Franks
61 Fairbanks St
Brighton

Michael Franks <michael.franks@bc.edu>
To: "Erico.lopez@boston.gov" <Erico.lopez@boston.gov>

Tue, Jun 10, 2014 at 9:48 AM

From: Michael Franks
Sent: Tuesday, June 10, 2014 9:46 AM
To: Erico.lopez@boston.gov
Subject: FW: 375-399 chestnut hill ave.

From: Jacqueline Franks
Sent: Monday, June 09, 2014 8:10 AM

To: Erico.lopez@boston.gov
Subject: 375-399 chestnut hill ave.

Good Morning Erico

I would like to let you know that I support the project at 375-399 Chestnut Hill ave and would like to see it approved. I think the project has perpetuated to long. It would bring life back into Cleveland Circle and revitalize it as well.

Thanks you
Jacqueline Franks
61 Fairbanks St
Brighton



Erico Lopez <erico.lopez@boston.gov>

Fwd: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Holly Masek <holly.masek@boston.gov>
To: Erico Lopez <erico.lopez@boston.gov>

Thu, Jun 5, 2014 at 10:46 AM

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

From: <kentico@cityofboston.gov>
Date: Thu, Jun 5, 2014 at 10:30 AM
Subject: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 131

Form inserted: 6/5/2014 10:28:32 AM

Form updated: 6/5/2014 10:28:32 AM

Document Name: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Document Name Path: /Projects/Development Projects/375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Origin Page Url: /projects/development-projects/375-399-chestnut-hill-ave-cleveland-circle-cinema

First Name: Joshua

Last Name: Eibelman

Organization:

Email: joshua.eibelman@gmail.com

Street Address: 124 Lake Shore rd #1

Address Line 2:

City: Brighton

State: MA

Phone: (617) 816-8531

Zip: 02135

Comments: This development will bring new life into the Cleveland Circle area of Brighton. It will replace a dead theater in a dying area with stores, a hotel, and a restaurant. This is just what Cleveland Circle needs.



Erico Lopez <eric.lopez@boston.gov>

ClevelandCircle

1 message

JT Fraher <jtfrac@ yahoo.com>

Tue, Jun 10, 2014 at 7:50 AM

Reply-To: JT Fraher <jtfrac@ yahoo.com>

To: "Erico.Lopez.bra@cityofboston.gov" <Erico.Lopez.bra@cityofboston.gov>, anabela <bela@mail.com>, "AbigailFurey@aol.com" <AbigailFurey@aol.com>

Good Morning Mr. Lopez,

I was very happy to see the brick on the cleveland circle building again. From the beginning that was a positive for the building and was changed and is now back.. The area although the whole area could use a "cleaning" cleveland circle is basically brick. The new buildings will fit in better because the buildings have a cohesive architecture look for the area with a softend for long life rather than a modern sharp angled building. I was appreciative of the time[after awhile exhausting] and the effort by the builders to fit all the desires of the people of the neighborhood and all of the interested people of Brighton. I hope the city Park and Recreation take full advantage of the good will of the builders to use their expertise and monies for improvement of the park. As a user of the Cleveland Circle Reservoir I am one of many people that use daily and constantly appreciative of the beauty of the area along Beacon St. including the old and beautiful stretch of the Waterwork Museum buildings and the Waterwork building. I am so grateful for all this beauty. Please do not add the CIRCLE sign. It doesnt fit. It is not an antique. I am at my age closer than the CIRCLE sign . The builders tried to include all the desire of everyone in this project. Some are mistakes in trying to appease all the comments by everyone this is a mistake.

I beleive the crossings will be a better and safer crossing at Cl.Circle, . Beacon and Chestnut Hill ave. because the intersection will be like Beacon and Harvard in CooligeCorner I use that intersection a lot and find it easier for pedestrian and cars to see pedestian crossing.The T has been improved by the Builder by working with the T to make it better and fixed problems they hadn't done without the builders help.

Please for the confort and well being could the Park Dept. add Bathroom for the park and reservoir areas it would be such an added bonus.

Thanks to the IAG and large group of neighbors at the WaterWorks and the BAIA for our years of work and help. Thank you for the "good the bad and the lovely at our meetings" You cant help emotions along with tryi.ng to work though the problems

Sincerely,

Janet Tambascio Fraher BAIA, ACA, BC task force ,Brighton neighbor 52 Bennett St. Brighton 02135



Erico Lopez <erico.lopez@boston.gov>

375 - 399 Chestnut Hill Ave

dd103@comcast.net <dd103@comcast.net>

Mon, Jun 9, 2014 at 10:46 PM

To: erico.lopez.bra@cityofboston.gov

Dear Mr. Lopez ,

My name is Daniel Daly , a life long resident of Allston / Brighton , I Am Writing this letter in support of the proposed Cleveland Circle project . This area of Brighton is truly in need of housing , hotel , & retail space . The proposal , located on the Green Line , & major bus lines is ideal for the the type of development this project can bring to our community. It will make this a destination point it once as a bustling theater , and more . The development will also bring with it much needed jobs for many local residents like myself , a member of the Electricians Union , Local 103 . There will also be much needed traffic mitigation improvements , & community benefits that will help our community . Thank you for your time and consideration of my comments .

Sincerely , Daniel Daly

14 Madeline Street , Brighton Ma .

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

Dennis ERDMAN

91 ORKney Rd

Dennis Erdman

**Mr. Erico Lopez
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201**

Dear Mr. Lopez,

I lived in Brighton through college, and now commute from here to Boston. The theatre has been closed since I moved into Cleveland Circle. The building is falling apart and has no activity.

The new plan for this site has a cool urban design. This will bring a lot of activity and people to Cleveland Circle. The new hotel will provide more rooms for parents and family members during special events and visits.

The revised design will provide restaurant and bar seating that overlooks the park, this will be a great spot to sit and enjoy the good weather and the park.

Thank You,

Josh Bob
41 Sellick Rd 02135
Brighton, MA

Erico Lopez, Director
Development Review & Policy
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am writing to give my support to Boston Development Group and the project at Cleveland Circle. The cinema has sat vacant for too long and the entire area is prime for a renewal. Please take this into consideration when you review this project, as it is imperative that we move forward, not backwards.

Respectfully,


Robert King

1800 Commonwealth #10

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

James Andaralo



79 Sutherland Road

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA. 02201

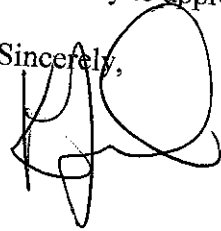
Dear Mr. Lopez,

The current design of the project allows for on-site deliveries and parking. The parking is underground or enclosed with a fenced/screened area. I think that these design elements help make the project very community friendly, especially as an abutter to Cassidy Playground. I would like to see the playground improvements include a paved pathway around the inside perimeter of the park.

The new apartment building will add some new and larger rental units to the area, which should help retain young families in the Brighton Community. The hotel and retail space will bring new service options to Cleveland Circle.

I support this new addition to the neighborhood. I ask the Boston Redevelopment Authority to approve this project.

Sincerely,



Katya France
225 Chestnut Hill Ave #1
Brighton, MA
02135

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

Auth. [Signature]

10 Seikirk Rd

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
(f) 617-742-7783
Erico.Lopez@boston.gov

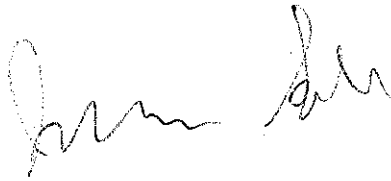
Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.



103 Cleveland

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Sir,

I live in Brighton and travel through the Cleveland Circle intersection with great frequency. The current condition of the theatre is an eyesore. The trolleys have long been a big problem in blocking traffic. BDG opened discussions with the MBTA to review and fix this problem. I believe the blockages occur much less than they did in the past. I believe that the developer's plan to improve the intersection will also be successful.

Cleveland Circle needs more high quality housing. The BRA should approve the project, so that the promised traffic improvements can be made and the apartments can be built.

Thanks



Sara Jelenffy
119 Sotherland Rd #4
Brighton MA 02135

**BRA
Attn: Mr. Lopez
1 City Hall Square
Boston, MA. 02201**

Dear Mr. Lopez,

I support the project that is planned at Cleveland circle. The new residents and hotel guests will probably increase the restaurant and bar business in the area, creating more jobs for students.

I will have graduated before the new project opens, but these new businesses, especially the hotel, will create a large number of part-time jobs in non-school hours. This will provide more chances for students that are trying to work and earn money, around their school schedules.

I hope that the BRA will approve this project.

Thnaks

TerryAnn Masters
1850 Commonwealth Ave
Brighton, MA

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

The proposal set forth by Boston Development Group stands to have a profound economic benefit to the community. With superior access to public transit, the site is perfect for a well-conceived mixed-use development.

I support this project and look forward to taking a big step to improve Cleveland Circle.

Regards,

Julian Thibault
Sullivan Thibault 21 Sutherland Rd.

Boston Redevelopment Authority
Attn: Erico Lopez
1 City Hall Square
Boston, MA 02201

Dear Sir,

The old theatre building has been closed for nearly 10 years, Cassidy Playground is deteriorating, and the intersection at Cleveland Circle is congested.

The plans for the Cleveland Circle project include:

- 1) Removal of an abandoned building
- 2) Construction of a new development with full time residents
- 3) Funding for playground improvements
- 4) Improvements and upgrades to the intersection and traffic control system

This project will create many positive benefits for the Brighton community. I support this project and request that the BRA makes it a reality by approving it.

Thank You,

Chris Skaflos

1816 Corn Ave


Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

 1719
Commonwealth
Brian Ruhl

Erico Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

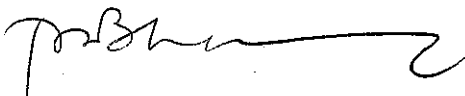
Dear Erico,

The project will be a big improvement for this area by replacing the closed theatre. I like to use the playground, but I have noticed that many areas of the playground need work.

In the spring a large portion of the field is underwater or too muddy to walk through. It is difficult to get around the edge of the baseball field. The project will provide money to make repairs that are being ignored.

I support this project.

Thanks,

PRAKASH BHAVE


288 Chestnut Hill Av.
Brighton.

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
(f) 617-742-7783
Erico.Lopez@boston.gov

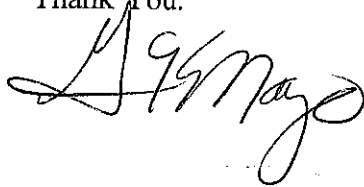
Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.

 1710 Comm Ave #1

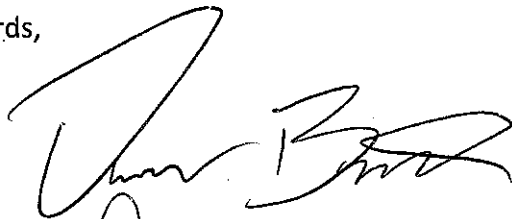
Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

The proposed development at Cleveland Circle is a welcomed addition to the neighborhood. The area is in need of both apartments and hotel rooms. The proposed development will replace the now decaying cinema building and add life to Chestnut Hill Ave. I encourage the BRA to move forward with the project as proposed by Boston Development Group.

Regards,


Owen Broderick

1719 COMMONWEALTH AVE

Mr. Lopez
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I lived in Brighton through college, and now commute from here to Boston. The theatre has been closed since I moved into Cleveland Circle. The building is falling apart and has no activity.

The new plan for this site has a cool urban design. This will bring a lot of activity and people to Cleveland Circle. The new hotel will provide more rooms for parents and family members during special events and visits.

The revised design will provide restaurant and bar seating that overlooks the park, this will be a great spot to sit and enjoy the good weather and the park.

Thank You,

Kate Huh

Kauh 2014 May 5th

25 Sutherland Rd. Apt 38

Brighton, MA 02135.

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

Please accept this letter as support for the proposed development at Cleveland Circle. I welcome the revitalization of the abandoned cinema site and feel the proposed design will greatly enhance Cleveland Circle and the surrounding neighborhood.

Regards,

A handwritten signature in black ink, appearing to read "Jeremiah Sazama". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Jeremiah Sazama
85 Sutherland Rd

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements.

This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,

Michelle Simone
37 Egremont Rd.
Brighton, MA

Mr. Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Erico.Lopez@boston.gov

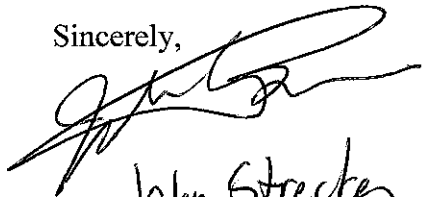
Dear Sir,

I have watched the continued decline of the Circle Cinema building. It is time to remove this nuisance from the community.

The development that has been proposed for the site will provide a great economic boost to Cleveland Circle. The construction jobs will provide an immediate boost to the area. The addition of residential units and a hotel will make Cleveland Circle more vibrant.

Many area residents have been concerned about the impact on Cassidy Playground, but the Parks Department has now spoken to the community about their acceptance of the plan. The developer's contribution to the playground improvements will provide some much needed updates to this key community resource.

Sincerely,



John Strecken
57 Beaconsfield Rd
Brookline, MA 02445
631-905-5177 (mobile)

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its way by this key site at the Circle.

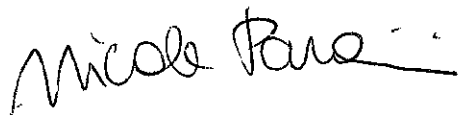
The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan

compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,



NICOLE PARONZI

77 CHISWICK ROAD
02135

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I now support the Cleveland Circle project!

Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,

Mariana Vaccari
9 Egremont Rd, Brighton MA 02135

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

GINA CAMPO
37 Egremont Rd.
Brighton, MA

Boston Redevelopment Authority
Attn: Erico Lopez
1 City Hall Square
Boston, MA 02201

Dear Sir,

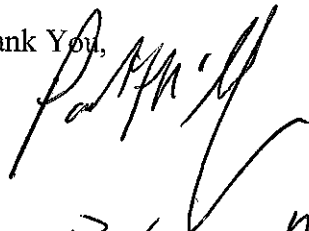
The old theatre building has been closed for nearly 10 years, Cassidy Playground is deteriorating, and the intersection at Cleveland Circle is congested.

The plans for the Cleveland Circle project include:

- 1) Removal of an abandoned building
- 2) Construction of a new development with full time residents
- 3) Funding for playground improvements
- 4) Improvements and upgrades to the intersection and traffic control system

This project will create many positive benefits for the Brighton community. I support this project and request that the BRA makes it a reality by approving it.

Thank You,



Patrick McGlynn
88 Strathmore Rd.
Unity
Brighton MA 02135

Boston Redevelopment Authority
Erico Lopez
Director of Development Review & Policy
One City Hall Sq.
Boston, MASS 02201

ATTN: Mr. Erico Lopez

To: Mr. Lopez,

I love the idea of having a hotel and a residential building in replace of the old deteriorating cinema. The cinema is just sitting there, unused for nearly 10 years and the city is currently not utilizing this land properly. Why is the cinema still here? I can't wait for the hotel and the residential building to take place.

In addition, I love to see a courtyard. I love to see a place where people can sit and relax. It's a way for the community to come together and meet each other. Currently, there's aren't any place for me to sit outside in this nice weather and enjoy my food while meeting my friends. The courtyard will create a welcoming environment for Brighton.

I support the Cleveland Circle project and I cannot wait!

Thanks,



Abraham Kimmelman
75th Street Apt.

Brighton, MA 02135

BRA
Mr. Lopez
Project Manager & Dir. Of Development Review
One City Hall Sq
Boston, MA 02201

Dear Mr. Erico Lopez,

I am a resident in Brighton and I support the Cleveland Circle project. I am requesting that the Boston Redevelopment Authority support and approve of this project.

I would love to see more retail stores, particularly restaurant options. The restaurants here currently doesn't offer much options and I am tired of eating in Brighton that I usually drive out of here to get food. *outside*

There's hardly any space here to enjoy my food. During the spring and summer, I'd love to bring my food outside to eat. The space around Cleveland Circle isn't welcoming and doesn't allow me to sit outside and enjoy my food. Sometimes, because the restaurants are so limited, it's so full and I would have to carry my food home.

I support this project and want to see a courtyard and a place that allows me to eat outside and enjoy the weather and the view.

Sincerely,

Amy Shugh *Avery Shugh*
77 Chesick

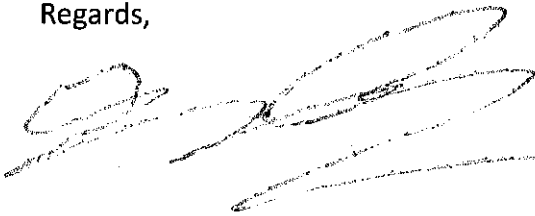
Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

Please accept this letter as support for the proposed development at Cleveland Circle. I welcome the revitalization of the abandoned cinema site and feel the proposed design will greatly enhance Cleveland Circle and the surrounding neighborhood.

Regards,

A handwritten signature in black ink, appearing to read "Andrew Bower". The signature is stylized and somewhat cursive, with a long horizontal stroke at the end.

Andrew Bower

81 Sutherland Rd

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its way by this key site at the Circle.

The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,

Francisca O'Brien
9 Egremont Rd, Brighton MA 02135

Erico Lopez, Director
Development Review & Policy
BRA
1 City Hall Square
Boston, MA 02201

Dear Erico Lopez,

Please accept this letter as evidence of my support for the Circle Cinema project. The Cleveland Circle area has never had a strong identity and I think the development proposed by Boston Development Group could change that.

More importantly, the theatre becomes more run down the longer it sits vacant and this is not a good reflection on our community, our values, or why we choose to live here.

I hope you will take this into consideration.

Yours truly,

Edivaldo J. Souza

Souza

18 GLENCOE ST #12

EDIVALDO J. SOUZA

BRIGHTON MA

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

As a resident of Boston, I want to make my opinion known about the Cleveland Circle development. I believe the proposed project by Boston Development Group should go forward. I support the design concept, the mixed use of hotel, apartment and retail space, and I do not see parking as a deterrent. As you are well aware, when new projects are proposed, there are always community members who are either short on vision, are reluctant to change, or feel they have a personal mission. I don't believe it is the intention of the BRA to let the outspoken voice of a few, influence decisions for the benefit of the whole.

Please take my opinion under advisement.

Respectfully,

Aaron Wohl
1789 Commonwealth Ave
Aaron Wohl

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Erico Lopez,

Count me in to support the Cleveland Circle project. I can't wait for it to start. I am fascinated with condominiums! The Cleveland Circle project to implement hotels and residential building is great for the community! I love that there will be a courtyard where people can sit and enjoy the view while they eat or relax. That is such a great idea. I'd love to see a resident common roof terrace and balconies along park edge. The overall residential structure will make Brighton look and feel more like home than it is now.

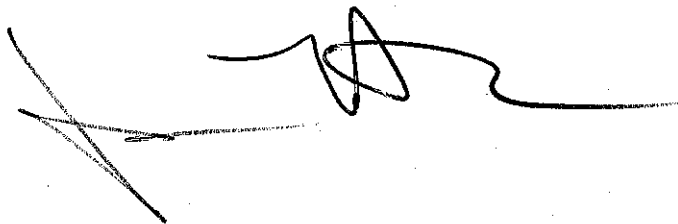
There will also be more restaurants choices which create more variety and diverse food. I'd love that! It will offer me more choices to stay in Brighton when my friends and I go out to eat.

From what I hear and learn, I support the Cleveland Circle project.

Thanks so much,

Jerry Reyes

119 Sutherland Rd. Apt M



Boston Redevelopment Authority
Mr. Erico Lopez
1 City Hall Square
Boston, Massachusetts 02201

ATTN: Mr. Erico Lopez

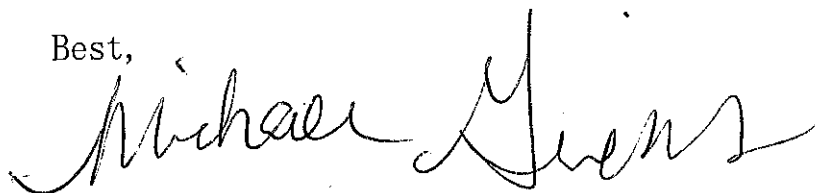
To: Mr. Lopez,

I am a resident of Brighton and I support the Cleveland Circle project wholeheartedly. I want to see more retail stores such as restaurants in the Brighton community. My food options are so limited here, it's sad. During the spring and summer, I'm not able to enjoy the spring and summer air, the view, and meet other people in the Brighton community. It currently does not feel like a community here. Half of the time, I have to head back to my torn down apartment and eat.

When my family comes to visit, it's quite embarrassing. We are healthy people and I can't bring them to a burger or pizza place. In other words, my choices are limited.

I support the Cleveland Circle project because I want to see more retail stores such as restaurants. I want to enjoy the weather and have a place to sit and eat.

Best,



70 Stratmore Rd (#4B)

Michael Givens.



SKM TITLE & CLOSING SERVICES, PC

www.WeCloseTheLoan.com

Alan B. Sharaf
Michael R. Maloney
Paula B. Olender
Charles W. Clark
Dustina M. Bennett
Anne B. Bennette
Christa Mansholt-Choy
Christopher Crowley
Christopher Marovelli

From the Brookline Office

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
Erico.Lopez@boston.gov

Reply To:
619 Washington Street,
South Easton, MA 02375
Tel: (508) 230-8060
Fax: (508) 230-8107
***Scheduling & Title
Orders**

Reply To:
1583 Beacon Street,
Brookline, MA 02446
Tel: (617) 277-7887
Fax: (617) 734-9593
***Purchase & Sales
Agreements**

Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan B. Sharaf', written over a horizontal line.

Alan B. Sharaf

Boston Redevelopment Authority
Mr. Erico Lopez
1 City Hall Square
Boston, Massachusetts 02201

ATTN: Mr. Erico Lopez

To: Mr. Lopez,

I am a resident of Brighton and I support the Cleveland Circle project wholeheartedly. I want to see more retail stores such as restaurants in the Brighton community. My food options are so limited here, it's sad. During the spring and summer, I'm not able to enjoy the spring and summer air, the view, and meet other people in the Brighton community. It currently does not feel like a community here. Half of the time, I have to head back to my torn down apartment and eat.

When my family comes to visit, it's quite embarrassing. We are healthy people and I can't bring them to a burger or pizza place. In other words, my choices are limited.

I support the Cleveland Circle project because I want to see more retail stores such as restaurants. I want to enjoy the weather and have a place to sit and eat.

Best,

 Kevin McElroy

50 Choate Hill Ave
Brighton, MA 02217

**BST Redevelopment Authority
Attention: E. Lopez
One City Hall Square
BST, Mass. 02201**

To: Erico Lopez

Dear Mr. E. Lopez,

I support the Cleveland Circle project 100%.

Spring is here and I want to go out and enjoy food with my friends. However, there's no place outside for me and my friends to sit and enjoy our food. We always end up having to bring the food back to my torn down apartment in Brighton.

I want to see a courtyard with benches and trees where I can sit and enjoy the food with my friends. I want to enjoy the weather and deserve a good view while I eat. The Cleveland Circle project will make my desire come true.

I write to support the Cleveland Circle project.

Thank you,



ADAM KUTZEN

135A SUTHERLAND ROAD BRIGHTON, MA

BRA
Mr. Lopez
Project Manager & Dir. Of Development Review
One City Hall Sq
Boston, MA 02201

Dear Mr. Erico Lopez,


I am a resident in Brighton and I support the Cleveland Circle project. I am requesting that the Boston Redevelopment Authority support and approve of this project.

I would love to see more retail stores, particularly restaurant options. The restaurants here currently doesn't offer much options and I am tired of eating in Brighton that I usually drive out of here to get food.

There's hardly any space here to enjoy my food. During the spring and summer, I'd love to bring my food outside to eat. The space around Cleveland Circle isn't welcoming and doesn't allow me to sit outside and enjoy my food. Sometimes, because the restaurants are so limited, it's so full and I would have to carry my food home.

I support this project and want to see a courtyard and a place that allows me to eat outside and enjoy the weather and the view.

Sincerely,


Marlee Dorsey
11 Chiswick

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

The proposal set forth by Boston Development Group stands to have a profound economic benefit to the community. With superior access to public transit, the site is perfect for a well-conceived mixed-use development.

I support this project and look forward to taking a big step to improve Cleveland Circle.

Regards,

Michael Tischsteadt

85 Sutherland Rd Apt 47

Brighton, MA 02135

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Re: Cleveland Circle Development

Mr. Lopez,

The proposed development at Cleveland Circle is a welcomed addition to the neighborhood. The area is in need to both apartments and hotel rooms. The proposed development will replace the now decaying cinema building and add life to Chestnut Hill Ave. I encourage the BRA to move forward with the project as proposed by Boston Development Group.

Regards,

Nicole Paz Nicole Paz
93 Strathmore Road

Boston Redevelopment Authority
Attn: Erico Lopez
1 City Hall Square
Boston, MA 02201

Dear Sir,

The old theatre building has been closed for nearly 10 years, Cassidy Playground is deteriorating, and the intersection at Cleveland Circle is congested.

The plans for the Cleveland Circle project include:

- 1) Removal of an abandoned building
- 2) Construction of a new development with full time residents
- 3) Funding for playground improvements
- 4) Improvements and upgrades to the intersection and traffic control system

This project will create many positive benefits for the Brighton community. I support this project and request that the BRA makes it a reality by approving it.

Thank You,

NIKI PELICCIO
37 EAVEMONT RD.
Brighton, MA

**Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201**

Dear Sir,

I live in Brighton and travel through the Cleveland Circle intersection with great frequency. The current condition of the theatre is an eyesore. The trolleys have long been a big problem in blocking traffic. BDG opened discussions with the MBTA to review and fix this problem. I believe the blockages occur much less than they did in the past. I believe that the developer's plan to improve the intersection will also be successful.

Cleveland Circle needs more high quality housing. The BRA should approve the project, so that the promised traffic improvements can be made and the apartments can be built.

Thanks

Martin Javell
57. Strathmore Rd # 2
Brighton, MA, 02135

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its way by this key site at the Circle.

The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan

compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,

A large, stylized handwritten signature in black ink, appearing to read 'T. J. White'. The signature is written over a horizontal line.

T. J. White

11 Babcock St. #2 Brookline, MA

Bos. Redevelopment Authority
Attn: Erico Lopez
One (1) City Hall Square
Boston, MA 02201


Dear Mr. E Lopez,

I ask that you listen to my voice today. The houses in Brighton are torn down. Not only is it unappealing and unsafe, the rent is too high for many recent graduates like me. I support the Cleveland Circle project because it will provide 12 affordable housing units to the Brighton community. This project will allow recent graduates, like me, to get started on their career without having the high rent burden on their shoulders.

In addition, when my friends come to visit, they can easily find a room in a hotel to stay in instead of sleeping on the floor as I don't have an extra bed or mattress. These are expensive and they are here for only a few days. We can all enjoy our time without worrying about the living situation.

Furthermore, this project will make me proud that I am a resident of Brighton. The neighborhood will look upbeat as I learned that the project will build their residential structural system from wood frame to concrete/steel. I highly support that. GONE with the OLD and IN with the NEW!

Thanks,

 Chelsea Nickerson
43 Orkney Rd, Brighton

Boston Redevelopment Authority
Erico Lopez
Director of Development Review & Policy
One (1) City Hall Squ.
Boston, MA 02201


Dear Mr. E J Lopez,

I am writing to let you know that I support the Cleveland Circle Project. I have been a long time resident of Brighton and I want to see this happen. Honestly, I am not proud to say that I am from Brighton. When friends ask me where I live, I feel ashamed to say I'm from here. Why? Because when I tell them I live in Brighton, the first thing that comes to their mind is, "Oh, that boring place with the old broken down theatre?"

I don't want to feel ashamed that I live in Brighton anymore. The Cleveland Circle project will help the Brighton community as a whole look great and welcoming. I'd love to see modern urban edge hotels and residential building. Mr. Lopez, I ask you, "Who wouldn't want that for their community?"

I firmly stand by the Cleveland Circle project! The time is now!

Thanks for reading,

 Craig M. Barnes

131 Washington St.
Brighton, MA

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
(f) 617-742-7783
Erico.Lopez@boston.gov

Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.

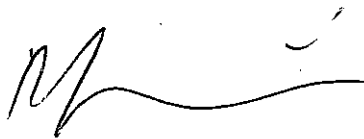
Stephanie Ward
37 Egremont Rd.
Apt 5
Brighton MA

Erico Lopez, Director
Development Review & Policy
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am writing to give my support to Boston Development Group and the project at Cleveland Circle. The cinema has sat vacant for too long and the entire area is prime for a renewal. Please take this into consideration when you review this project, as it is imperative that we move forward, not backwards.

Respectfully,



1868 Commonwealth Ave

Brighton, MA

Marcus Oliverly

BRA
Attn: Mr. Lopez
1 City Hall Square
Boston, MA. 02201

Dear Mr. Lopez,

I SUPPORT THE PROJECT THAT IS PLANNED AT CLEVELAND CIRCLE. THE NEW RESIDENTS AND HOTEL GUESTS WILL PROBABLY INCREASE THE RESTAURANT AND BAR BUSINESS IN THE AREA, CREATING MORE JOBS FOR STUDENTS.

I WILL HAVE GRADUATED BEFORE THE NEW PROJECT OPENS, BUT THESE NEW BUSINESSES, ESPECIALLY THE HOTEL, WILL CREATE A LARGE NUMBER OF PART-TIME JOBS IN NON-SCHOOL HOURS. THIS WILL PROVIDE MORE CHANCES FOR STUDENTS THAT ARE TRYING TO WORK AND EARN MONEY, AROUND THEIR SCHOOL SCHEDULES.

I HOPE THAT THE BRA WILL APPROVE THIS PROJECT.

Thanks

MAISSA CAMPO
37 E GLENMONT RD.
BRIGHTON MA.

Mr. Lopez
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I lived in Brighton through college, and now commute from here to Boston. The theatre has been closed since I moved into Cleveland Circle. The building is falling apart and has no activity.

The new plan for this site has a cool urban design. This will bring a lot of activity and people to Cleveland Circle. The new hotel will provide more rooms for parents and family members during special events and visits.

The revised design will provide restaurant and bar seating that overlooks the park, this will be a great spot to sit and enjoy the good weather and the park.

Thank You,

BRET BOWSER 1762 COMM AVE APT B BRIGHTON MA
B20

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

Dennis ERDMAN

91 ORKney Rd

Dennis Erdman

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

A Hill
Mama Message
358 Chestnut Hill Ave #207
Brighton MA 02135

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA. 02201

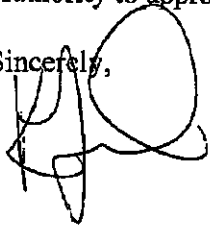
Dear Mr. Lopez,

The current design of the project allows for on-site deliveries and parking. The parking is underground or enclosed with a fenced/screened area. I think that these design elements help make the project very community friendly, especially as an abutter to Cassidy Playground. I would like to see the playground improvements include a paved pathway around the inside perimeter of the park.

The new apartment building will add some new and larger rental units to the area, which should help retain young families in the Brighton Community. The hotel and retail space will bring new service options to Cleveland Circle.

I support this new addition to the neighborhood. I ask the Boston Redevelopment Authority to approve this project.

Sincerely,



Katya France
225 Chestnut Hill Ave #1
Brighton, MA
02135

Boston Redevelopment Authority
Attn: Erico Lopez
One City Hall Square
Boston, MA 02201

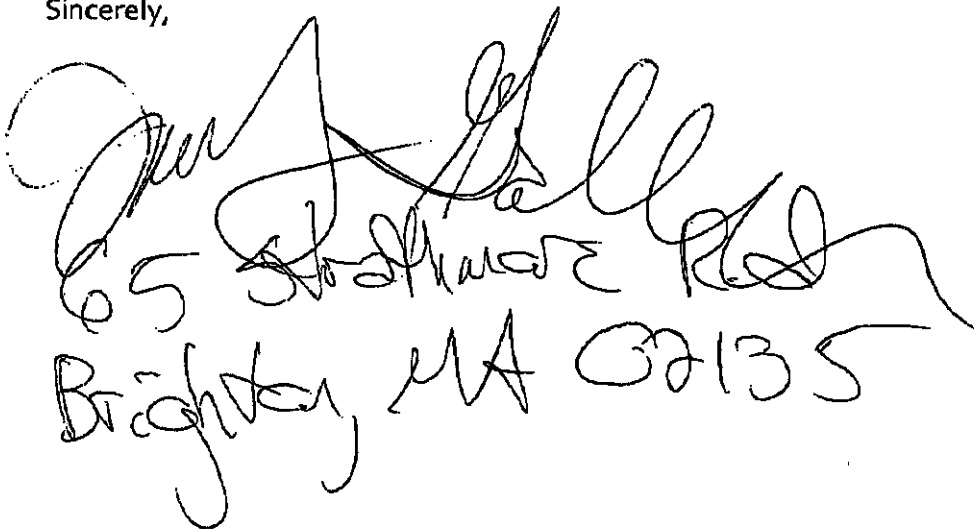
Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,



Erico Lopez
65 Shawmut Road
Brighton, MA 02135

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

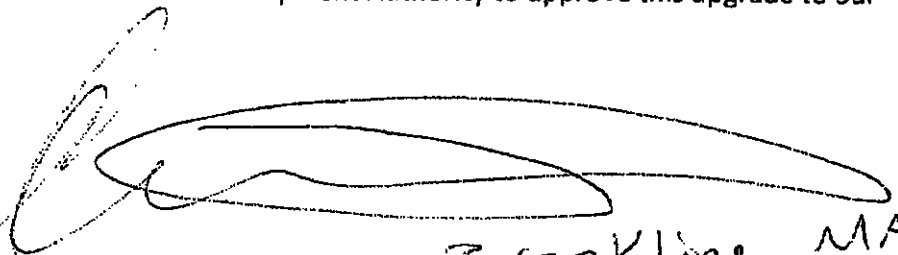
I now support the Cleveland Circle project!

Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,



1530 Beacon St. Brookline, MA

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

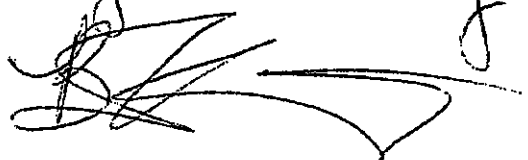
Dear Sir,

I live in Brighton and travel through the Cleveland Circle intersection with great frequency. The current condition of the theatre is an eyesore. The trolleys have long been a big problem in blocking traffic. BDG opened discussions with the MBTA to review and fix this problem. I believe the blockages occur much less than they did in the past. I believe that the developer's plan to improve the intersection will also be successful.

Cleveland Circle needs more high quality housing. The BRA should approve the project, so that the promised traffic improvements can be made and the apartments can be built.

Thanks

Bridget Kinney



14 Orkney Road
Brighton MA 0435.

Mr. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez,

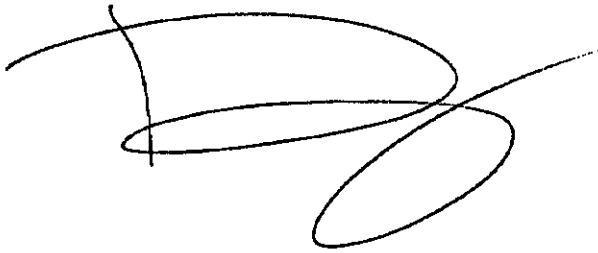
I am living in Brighton, while attending school. When I was looking for an apartment I was disappointed that so many of the apartments were in bad condition. Very few apartments have parking or other services available, like a fitness room.

When my family came into town for parent's weekend, the hotel's were full or very expensive.

I think that the Cleveland Circle project will be good for the neighborhood.

Thank You,

Dana Snay



225 Chestnut Hill Ave

Brighton, MA 02135

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Attn: Mr. Lopez

Dear Mr. Lopez,

As a Brighton resident, I am requesting that the BRA support and approve the Cleveland Circle project.

Cleveland Circle has a majority of businesses that cater to the student population. This business district will be greatly improved by a project that will include a restaurant and retail stores that will focus their services on additional segments of the community.

The new apartment residents and the hotel guests will also create new demand for all of the businesses in the area.

This project will upgrade and diversify Cleveland Circle. I support this significant civic improvement.

Sincerely,

Aubrey Morrissey
22 Orkney Road
Brighton, MA. 02135

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I now support the Cleveland Circle project!

Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,

Mariana Vaccari
9 Egremont Rd, Brighton MA 02135

Boston Redevelopment Authority
Attn: Erico Lopez
One City Hall Square
Boston, MA 02201

Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,

Sarah Harris
37 Egremont Rd.
Apt. 5
Brighton, MA.

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the BRA to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to the traffic control system and improvements to Cassidy playground.

Thank You,

Brandt Satherson
1988 Commonwealth Avenue
Brighton

Mr. Lopez
Dir. of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Sir,

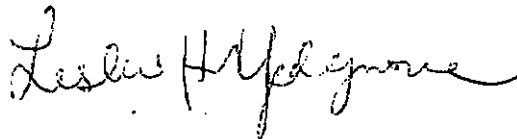
The Cleveland Circle project has gone through many changes during a multi-year process. The elimination of the office space and the addition of apartments makes this project much more compatible with the community. This change reduced the traffic generation by nearly 20%. This was a very positive change and resulted in a mix of uses that is appropriate for the site.

The developer has made many other changes, but my key concern was the design of the building and how it would properly blend into Cleveland Circle cityscape. The contemporary design that was approved by the BCDC is not, in my opinion, the correct solution. BDG had presented a more traditional design at a BAIA meeting last year. This design received very favorable feedback from the many Brighton residents in attendance.

At the recent community meeting three design styles were presented. I urge the BRA to select the traditional design.

I support the project with a traditional design scheme.

Sincerely



35 Chiswick Rd, #8

Mr. Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Erico.Lopez@boston.gov

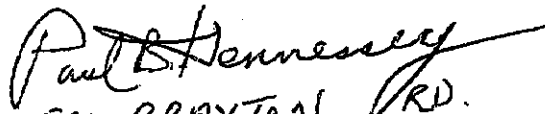
Dear Sir,

I have watched the continued decline of the Circle Cinema building. It is time to remove this nuisance from the community.

The development that has been proposed for the site will provide a great economic boost to Cleveland Circle. The construction jobs will provide an immediate boost to the area. The addition of residential units and a hotel will make Cleveland Circle more vibrant.

Many area residents have been concerned about the impact on Cassidy Playground, but the Parks Department has now spoken to the community about their acceptance of the plan. The developer's contribution to the playground improvements will provide some much needed updates to this key community resource.

Sincerely,


88 BRAYTON RD.
BRIGHTON 02135

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its way by this key site at the Circle.

The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan

compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,

Francesca Cullen
9 Egremont Rd, Brighton MA 02135

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
(f) 617-742-7783
Erico.Lopez@boston.gov

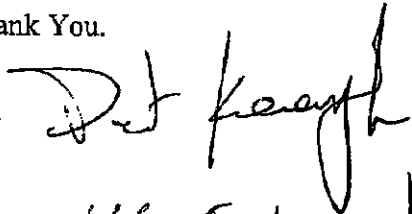
Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.



46 Englewood ave # 19
Brighton MA 02135

BRR

From: Mr. Lopez

1 City Hall Square

Boston, MA. 02201

Dear Mr. Lopez,

I SUPPORT THE PROJECT THAT IS PLANNED AT CLEVELAND CIRCLE. THE NEW RESIDENTS AND HOTEL GUESTS WILL PROBABLY INCREASE THE RESTAURANT AND BAR BUSINESS IN THE AREA, CREATING MORE JOBS FOR STUDENTS.

I WILL HAVE GRADUATED BEFORE THE NEW PROJECT OPENS, BUT THESE NEW BUSINESSES, ESPECIALLY THE HOTEL, WILL CREATE A LARGE NUMBER OF PART-TIME JOBS IN NON-SCHOOL HOURS. THIS WILL PROVIDE MORE CHANCES FOR STUDENTS THAT ARE TRYING TO WORK AND EARN MONEY, AROUND THEIR SCHOOL SCHEDULES.

I HOPE THAT THE BRR WILL APPROVE THIS PROJECT.

YMAKS

*MANSSA Campo
37 Eglemont Rd.
Brighton MA.*

Boston Redevelopment Authority
Attn: Erico Lopez
1 City Hall Square
Boston, MA 02201

Dear Sir,

The old theatre building has been closed for nearly 10 years, Cassidy Playground is deteriorating, and the intersection at Cleveland Circle is congested.

The plans for the Cleveland Circle project include:

- 1) Removal of an abandoned building
- 2) Construction of a new development with full time residents
- 3) Funding for playground improvements
- 4) Improvements and upgrades to the intersection and traffic control system

This project will create many positive benefits for the Brighton community. I support this project and request that the BRA makes it a reality by approving it.

Thank You,

NIKI PELICCIO
37 EAVENMOUNT RD.
BRIGHTON, MA

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements.

This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,

Michelle Simone
37 Egremont Rd.
Brighton, MA

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201
(p) 617-918-4429
(f) 617-742-7783
Erico.Lopez@boston.gov

Dear Mr. Lopez,

As a longtime resident of Brighton, I have followed the community review process for the Cleveland Circle Project.

The current proposal presents many positive improvements for our community. I think that the improvements that will be made to the Cleveland Circle Intersection will outweigh the additional traffic from the project.

This project will be good for the Brighton Community, I support approval of this project.

Thank You.

Stephanu Ward
37 Egremont Rd.
Apt 5
Brighton MA

**Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201**

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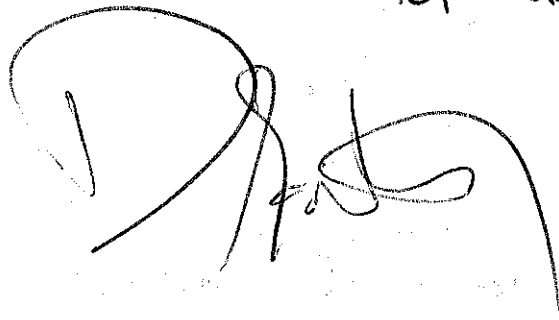
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The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,

DIEGO SARTORI



**6 SUTHERLAND RD
BRIGHTON MA 02135**

5/2/14

*Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201*

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

*Cina Campo
37 EAVEMONT RD.
BRIGHTON, MA*

Pino's Pizza
1920-A Beacon Street
Brighton, MA 02135
617-566-6468

May 7, 2014

Mr. Erico Lopez

Boston Redevelopment Authority

One City Hall Place
Boston, MA 02201

Dear Mr. Lopez:

I am writing to express my support for the redevelopment at the Circle Cinema and Applebee's site in Cleveland Circle. In the past when the cinema was operational, it brought people into the area. Since the theater has closed there have been less customers in the area, which has negatively affected the local businesses.

The proposed redevelopment plan for a hotel and an apartment building at this site will be a plus for the Cleveland Circle area. A new restaurant, with its own niche that will appeal to the local demographics would be a plus!

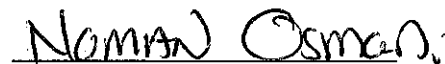
I understand the neighbors and local businesses have a lot of concern about the parking. Parking and traffic are already a problem in Cleveland Circle. Hopefully the Boston Redevelopment Authority will look into the parking and traffic concerns and work out a reasonable solution for the area.

Having reviewed the latest plan for the development, I believe this will be a great improvement to the area and will bring (much needed) new customers to all the local businesses

Sincerely,



Signature



Name

City Realty Group
370 Chestnut Hill Avenue
Brighton, MA 02135
617-206-5203

May 7, 2014

Mr. Erico Lopez
Boston Redevelopment Authority
One City Hall Place
Boston, MA 02201

Dear Mr. Lopez:

I am writing to express my support for the redevelopment at the Circle Cinema and Applebee's site in Cleveland Circle. In the past when the cinema was operational, it brought people into the area. Since the theater has closed there have been less customers in the area, which has negatively affected the local businesses.

The proposed redevelopment plan for a hotel and an apartment building at this site will be a plus for the Cleveland Circle area. A new restaurant, with its own niche that will appeal to the local demographics would be a plus!

I understand the neighbors and local businesses have a lot of concern about the parking. Parking and traffic are already a problem in Cleveland Circle. Hopefully the Boston Redevelopment Authority will look into the parking and traffic concerns and work out a reasonable solution for the area.

Having reviewed the latest plan for the development, I believe this will be a great improvement to the area and will bring (much needed) new customers to all the local businesses

Sincerely,

Signature



Stephen Whalen, Owner

Fred Starikov

City Realty Group
370 Chestnut Hill Avenue
Brighton, MA 02135
617-206-5203

May 7, 2014

Mr. Erico Lopez
Boston Redevelopment Authority
One City Hall Place
Boston, MA 02201

Dear Mr. Lopez:

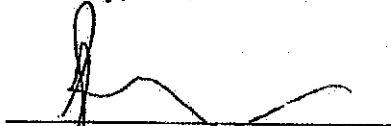
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Having reviewed the latest plan for the development, I believe this will be a great improvement to the area and will bring (much needed) new customers to all the local businesses

Sincerely,



Signature

Stephen Whalen, owner
City Realty Group
370 Chestnut Hill Ave.
Brighton, MA 02135
(617) 206-5203

Reservoir Wine & Spirits

1922 Beacon Street
Brighton, MA 02135
617-566-5588

May 7, 2014

Mr. Erico Lopez

Boston Redevelopment Authority

One City Hall Place
Boston, MA 02201

Dear Mr. Lopez:

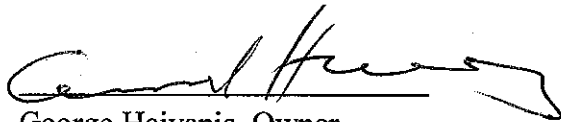
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Having reviewed the latest plan for the development, I believe this will be a great improvement to the area and will bring (much needed) new customers to all the local businesses

Sincerely,



George Haivanis, Owner

7 - Eleven
2000 Beacon Street
Brighton, MA 02135
617-738-9692

May 7, 2014

Mr. Erico Lopez
Boston Redevelopment Authority
One City Hall Place
Boston, MA 02201

Dear Mr. Lopez:

I am writing to express my support for the redevelopment at the Circle Cinema and Applebee's site in Cleveland Circle. In the past when the cinema was operational, it brought people into the area. Since the theater has closed there have been less customers in the area, which has negatively affected the local businesses.

The proposed redevelopment plan for a hotel and an apartment building at this site will be a plus for the Cleveland Circle area. A new restaurant, with its own niche that will appeal to the local demographics would be a plus!

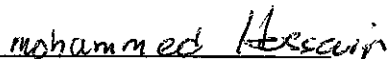
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Having reviewed the latest plan for the development, I believe this will be a great improvement to the area and will bring (much needed) new customers to all the local businesses

Sincerely,



Signature



Print Name

Erico Lopez
Senior Policy Advisor
BRA
1 City Hall Square
Boston, MA 02201

p617-918-4429
f617-742-7783

Mr. Lopez:

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements.

This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,

RICHARD ROSEL
109 STRATHMORE RD. #2
BRIGHTON, MA. 02135

BRA

Attn: Mr. Erico Lopez

1 City Hall Square

Boston, MA. 02201

Dear Mr. Lopez,

I support the project that is planned at Cleveland Circle. The new residents and hotel guests will probably increase the restaurant and bar business in the area, creating more jobs for students.

I will have graduated before the new project opens, but these new businesses, especially the hotel, will create a large number of part-time jobs in non-school hours. This will provide more chances for students that are trying to work and earn money, around their school schedules.

I hope that the BRA will approve this project.

Many thanks,

James Goding

1848 Commonwealth Ave Apt 32

Brighton MA 02135

BRA

Attn: Mr. Erico Lopez
1 City Hall Square
Boston, MA. 02201

Dear Mr. Lopez,

I support the project that is planned at Cleveland Circle. The new residents and hotel guests will probably increase the restaurant and bar business in the area, creating more jobs for students.

I will have graduated before the new project opens, but these new businesses, especially the hotel, will create a large number of part-time jobs in non-school hours. This will provide more chances for students that are trying to work and earn money, around their school schedules.

I hope that the BRA will approve this project.

Thank you so much,

Michael Molino Molino
324 Chestnut Hill Ave
Brighton, MA

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA. 02201

Dear Mr. Lopez,

The current design of the project allows for on-site deliveries and parking. The parking is underground or enclosed with a fenced/screened area. I think that these design elements help make the project very community friendly, especially as an abutter to Cassidy Playground. I would like to see the playground improvements include a paved pathway around the inside perimeter of the park so people could walk.

The new apartment building will add some new and larger rental units to the area, which should help retain young families in the Brighton Community. The hotel and retail space will bring new service options to Cleveland Circle.

I support this new addition to the neighborhood. I ask the Boston Redevelopment Authority to approve this project.

Sincerely,

Mary A Irvin

Mary A Irvin
78 Arlington St.
Brighton MA 02135

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

Pete Sinnards - (Peter Sinnards)
71 Colborne Road,
Brighton, MA, 02135

Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The Cleveland Circle project represents an immediate opportunity to create jobs and a new project in an area of the city that needs an upgrade to the housing inventory. The other components of the project; a hotel, restaurant, retail, and on-site parking, will be a great improvement to the neighborhood.

Being able to eliminate a closed and declining building; and replacing it with new businesses that will meet current demands is a great improvement.

I hope that the BRA will approve this project.

Thank You,

Ali Ghayour *AG*
Statham rd.
Brighton

Erico J. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

617-918-4429
617-742-7783

Mr. Lopez

The Cleveland Circle project has been under review for years. It is a good project for the overall community. The area will be improved by having a hotel and new retail space on that side of Cleveland Circle. The current building on the site has not been maintained and it is a safety hazard.

The existing apartment buildings and retail stores at Cleveland Circle are very dated. I think that the new project will encourage the existing properties to make improvements.

This new project can be a great "jump start" for our business center.

The developer's plan to fund improvements to the traffic system, the playground, and the Circle's landscape design will result in a great improvement to the area.

I support the project and encourage the BRA to approve the plan.

Sincerely,

Raya Sanioff

*1844 Commonwealth Ave
Brighton MA 02135*

Erico Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Erico,

The project will be a big improvement for this area by replacing the closed theatre. I like to use the playground, but I have noticed that many areas of the playground need work.

In the spring a large portion of the field is underwater or too muddy to walk through. It is difficult to get around the edge of the baseball field. The project will provide money to make repairs that are being ignored.

I support this project.

Thanks,


Mark Scott

17 Kinkross rd

Erico Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Erico,

The project will be a big improvement for the Cleveland Circle area by replacing the closed theatre. I used to come to the Cassidy playground and would like to continue using this playground, but I have noticed that many areas of the playground need work.

In the spring when I'd go for a walk, I can't enjoy the playground because a large portion of the field is underwater or too too muddy to walk through. It is difficult to get around the edge of the baseball field and so I have to avoid it altogether. I noticed very few people who actually visit the Cassidy playground. Everyone like me try to avoid getting themselves dirty from walking through the playground.

The Cleveland Circle project will provide money to make repairs that are being ignored.

I support this project.

Thanks,

Jacob Lyons



11 Kinross Rd Apt 3
Brighton, MA 02135

Director of Development Review
Erico Lopez
Boston Redevelopment Authority
One City Hall Sq.
Boston, MA 02201

Attention: Erico Lopez

Mr. Erico Lopez,

I am a Brighton resident who is in support of the Cleveland Circle project. Right now, the vacant and unutilized cinema is not only a waste of space, but it's an eyesore. It's like a white box just sitting there. Every time I walk past it to head to the train station, I wonder when it's getting replace by something more urbanized and modern.

The Cleveland Circle project is the answer to my question. The hotel and residential building is a great idea and it will revitalize the Cleveland Circle area. As you know the Cleveland Circle is a gateway to the Brighton community and it's the first impression that people get when they enter.

The Cleveland Circle project will be perfect.

I appreciate your time,



Banty Aranja

11 KINROSS RD, APT 2

Brighton, MA, 02135

Director of Development Review
Erico Lopez
Boston Redevelopment Authority
One City Hall Sq.
Boston, MA 02201

Attention: Erico Lopez


Mr. Erico Lopez,

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The Cleveland Circle project will be perfect.

I appreciate your time,

Danny Hernandez  1820 Commonwealth Ave Apt 25

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Sq.
Boston, Massachusetts 02201

Dear Mr. Erico Lopez,

I highly recommend the Cleveland Circle project. As a long time resident, I have raised my children here. Over the year, I began to see many people relocating to another part of Boston because they became bored with what's currently here. Restaurants are limited and very very few retail stores.

The Cleveland project will revive the Brighton neighborhood for sure and create excitement and traffic into Brighton. Let's bring back the lively and popular Brighton that I know. Let's create jobs for people in Brighton! The project will create an estimated 100 construction jobs and 120 full time jobs. I wholeheartedly support this.

Let's get the Cleveland Circle project started!

Best,



Carl Venezia

125 Chiswick Rd #509

Boston Redevelopment Authority (BRA)
ATTENTION: Erico Lopez
Dir. Of Development Review & Policy
1 City Hall Sq.
Boston, MA 02201

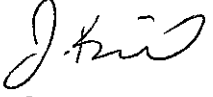
Sir,

I am writing to support the Cleveland Circle project. The project will bring together the Brighton community. The improvement to the Cassidy playground will allow not only me but also my community members to utilize the park fully such as walking our dogs or hang out.

The addition of the hotel to our community will give my family and friends an incentive to stay for a few nights rather than leaving as the night draws near. They also wouldn't need to spend a lot of time researching for hotel options. It is clear that my family and friends will go to this hotel.

Lastly, the residential building will bring in more people to live here, making this place more lively and energetic. I look forward to seeing this happen.

I appreciate your time,

 35orkney road
Joseph Baird

Boston Redevelopment Authority (BRA)
ATTENTION: Erico Lopez
Dir. Of Development Review & Policy
1 City Hall Sq.
Boston, MA 02201

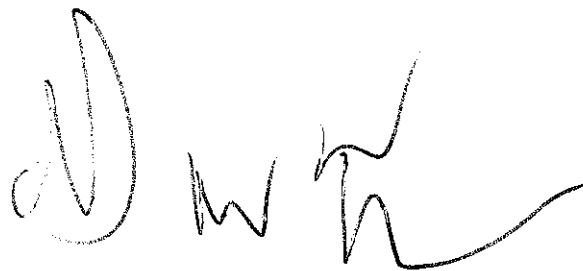
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Lastly, the residential building will bring in more people to live here, making this place more lively and energetic. I look forward to seeing this happen.

I appreciate your time,

A handwritten signature in black ink, appearing to read 'Paul Fellowes', written in a cursive style.

11 Kinross Rd
Paul Fellowes

Mr. Lopez
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

I lived in Brighton through college, and now commute from here to Boston. The theatre has been closed since I moved into Cleveland Circle. The building is falling apart and has no activity.

The new plan for this site has a cool urban design. This will bring a lot of activity and people to Cleveland Circle. The new hotel will provide more rooms for parents and family members during special events and visits.

The revised design will provide restaurant and bar seating that overlooks the park, this will be a great spot to sit and enjoy the good weather and the park.

Thank You, *Darcy Randall*
Darcy Randall
136 Sutherland RD
Brighton, MA 02138

Mr. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Mr. Lopez,

I am living in Brighton, while attending school. When I was looking for an apartment I was disappointed that so many of the apartments were in poor condition. Very few apartments have parking or other services available, like a fitness room or pool.

When my family came into town for parent's weekend, the hotels were all booked and very expensive. My family ended up leaving earlier than expected because they didn't have a place to stay for the night. The hotel would be such a great idea to have for people like me.

I think that the Cleveland Circle project will be good for the neighborhood.

Thank You,

TERENCE VILLARDEL
Terence Villardel

15 BRAEMORE RD
BRIGHTON, MA. 02135

Mr. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

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I think that the Cleveland Circle project will be good for the neighborhood.

Thank You,

Emily Chen

Emily Chen

Stratmore Rd

Boston MA 02130

Boston Redevelopment Authority
Attn: Erico Lopez
One City Hall Square
Boston, MA 02201

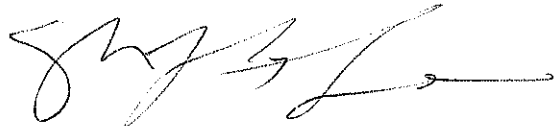
Dear Sir,

Cleveland Circle is a key gateway of the Brighton community. This area needs a stimulus to refresh the look and to generate new business activity. The Cleveland Circle project can provide this positive impact.

The addition of a hotel and apartments at this site will increase the level of activity on a 24-hour basis. This will improve the safety and security of the immediate area. The new apartments will provide high quality housing in an area that has many outdated apartments.

The Boston Redevelopment authority's approval of this project will allow a great improvement to this area.

Sincerely,

 5/2/14

12 Sutherland Rd Unit 2.

Boston Redevelopment Authority
1 City Hall Sq.
Boston, MA 02201

Attention: Erico Lopez
Project Manager
617-918-4429

Dear Mr. Lopez,

I am writing in support of the Cleveland Circle project. I would like the Boston Redevelopment Authority to approve this project.

The Cleveland Circle project will improve the Brighton community, economically and socially. Not only will this project create many new jobs, it will also fund improvements to the otherwise horrible traffic we have now and also fund improvements to the Cassidy playground.

Thank you for reading,

Tyson Shelby
90 Chiswick Rd
Brighton, MA 02135

Boston Redevelopment Authority
1 City Hall Sq.
Boston, MA 02201

Attention: Erico Lopez
Project Manager
617-918-4429

Dear Mr. Lopez,

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The Cleveland Circle project will improve the Brighton community, economically and socially. Not only will this project create many new jobs, it will also fund improvements to the otherwise horrible traffic we have now and also fund improvements to the Cassidy playground.

Thank you for reading,



1914 Beacon St
Tina Montag

BST Redevelopment Authority
One City Hall Sq.
Boston, Massachusetts 02201
Erico Lopez
Project Manager
Erico.lopez@boston.gov

Dear Mr. Lopez,

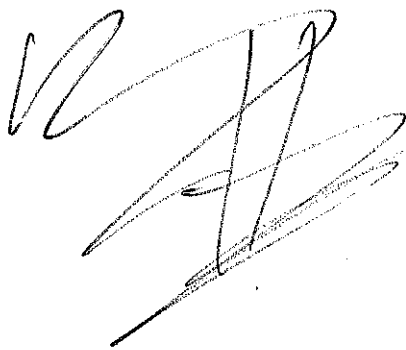
As a resident of Brighton, I would like to see the vacant, unoccupied cinema go! I would love to see more retail stores and restaurants. I would love to see a courtyard where residents could come and hang out. I want to see improvements for the Cassidy playground. I would like to see the Cleveland Circle come back to live again.

Therefore, I support the Cleveland Circle project. The project will remove abandoned building, such as the dead cinema, build retail stores and restaurants, which increases variety, and fund the Cassidy playground.

This project will benefit the Brighton community as a whole. I support this project and request the BRA to approve it so it becomes a reality.

Sincerely,

Franklin Harvey



35 Oakney Rd. #1
Brighton

Attn: Mr. E. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
1 City Hall Sq.
Boston, MA 02201
617-918-4429

Dear Erico Lopez

As a resident of Brighton, I support the Cleveland Circle project. I don't like the Circle Cinema building at all and hope it goes away. It's a waste of space for a cinema that has no activity. It is time to get rid of this from our Brighton community. Seriously!

I used to frequent the Cassidy Playground, but as of lately, I have not. My friends and I used to stop by and hang around here, but not anymore. This playground definitely needs improvements.

The Cleveland Circle project is what the Brighton community needs. It will improve the Cassidy playground, replace the cinema with hotels and residential buildings, and make the Cleveland Circle more aesthetically pleasing.

Best,


SHANE NIES

116 Englewood Ave

Attn: Mr. E. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
1 City Hall Sq.
Boston, MA 02201
617-918-4429

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Best,

Alexander (Alexander
Morse)
21 Sutherland Rd

BST Redevelopment Authority
One City Hall Sq.
Boston, Massachusetts 02201
Erico Lopez
Project Manager
Erico.lopez@boston.gov

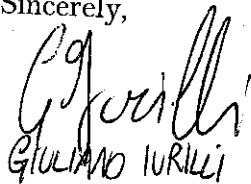
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Sincerely,


GIULIANO IURILLI

, 21 Sotherland Rd Brighton MA

Erico Lopez
Dir. Of Development Review & Policy
Boston Redevelopment Authority
1 City Hall Sq.
Boston, Mass. 02201

Mr. Erico Lopez

I highly support the Cleveland Circle project. I am currently living in Brighton and I would like to see the Cleveland Circle area come to life. Right now, it looks dead and there's nothing going on around there.

I want to see more retail stores and restaurants. I want to see more jobs being created here in Brighton and would love to see the vacant cinema building being replaced with a hotel and residential building as well as restaurants and retail stores. I would love to bring out my food during the spring and summer season and eat in the courtyard while enjoying the view and the weather. I can't do that right now because there's no place to sit. It's either in the restaurant, which gets crowded during lunch hours or go home.

I believe the Brighton community needs a change. I want to see the changes that the Cleveland Circle project will bring.

Thanks for listening,

David Caine

21 Scitberland Road

Brighton MA 02135

Erico Lopez
Dir. Of Development Review & Policy
Boston Redevelopment Authority
1 City Hall Sq.
Boston, Mass. 02201

Mr. Erico Lopez

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I believe the Brighton community needs a change. I want to see the changes that the Cleveland Circle project will bring.

Thanks for listening,

James F. Azavedo
JA

60 Colborne Road, Brighton MA

BST Redevelopment Authority
1 City Hall Square
Boston, MA 02201
ATTN: Erico Lopez
Project Manager

Dear Mr. Lopez,

I am a Brighton resident and I am requesting that the Boston Redevelopment Authority support and approve the Cleveland Circle project.

I have noticed that most of the businesses here in the Cleveland Circle area cater to the student population. The Cleveland Circle project will include other segments of the community by including a restaurant and retail stores.

I also support the residential building. I believe hotel guests and new apartment residents will create greater demand for all business in the area.

This project will make Cleveland Circle a more distinctive and urban place. I support this project immensely.

Best,



83 Englewood Ave Apt 2
Brighton, MA 02135
Joanna Michalski

BST Redevelopment Authority
1 City Hall Square
Boston, MA 02201
ATTN: Erico Lopez
Project Manager

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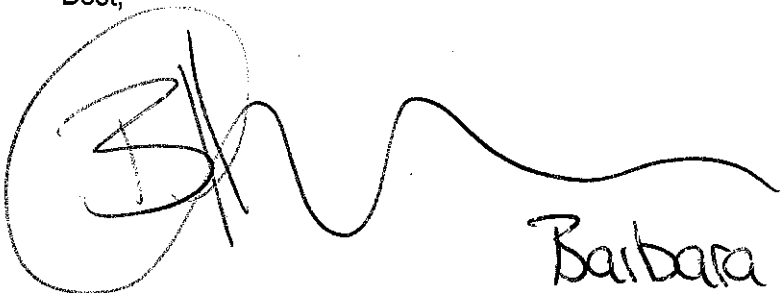
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This project will make Cleveland Circle a more distinctive and urban place. I support this project immensely.

Best,



Barbara Hicks

1800 Comm. Ave

Mr. Lopez
Senior Planner
BRA
1 City Hall Square
Boston, MA 02201

Erico.Lopez@boston.gov

Dear Mr. Lopez

I would like the BRA to approve the Cleveland Circle Development Project.

This project plan will provide a very significant investment into the Cleveland Circle community at a time when jobs are needed, both the construction jobs and then the service jobs at the new hotel, restaurant, and retail units.

As a Brighton resident, I am concerned about the traffic in Cleveland Circle. The plan to split the traffic flow between Chestnuthill Ave. and Beacon Street seems to be practical. With the elimination of the office space component, I believe that the traffic plan improvements will offset any negative impact from the project.

It is time to get this project get underway!

Thank you,

Jacquelyn Sharp

31 ORKhey Rd #25
Brighton MA, 02135

jacquelyn.danielle.Sharp@gmail.com

Mr. Lopez
Dir. of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Sir,

The Cleveland Circle project has gone through many changes during a multi-year process. The elimination of the office space and the addition of apartments makes this project much more compatible with the community. This change reduced the traffic generation by nearly 20%. This was a very positive change and resulted in a mix of uses that is appropriate for the site.

The developer has made many other changes, but my key concern was the design of the building and how it would properly blend into Cleveland Circle cityscape. The contemporary design that was approved by the BCDC is not, in my opinion, the correct solution. BDG had presented a more traditional design at a BAIA meeting last year. This design received very favorable feedback from the many Brighton residents in attendance.

At the recent community meeting three design styles were presented. I urge the BRA to select the traditional design.

I support the project with a traditional design scheme.

Sincerely



31 O'Rourke RD

Mr. Lopez
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Erico.Lopez@boston.gov

Dear Sir,

I have watched the continued decline of the Circle Cinema building. It is time to remove this nuisance from the community.

The development that has been proposed for the site will provide a great economic boost to Cleveland Circle. The construction jobs will provide an immediate boost to the area. The addition of residential units and a hotel will make Cleveland Circle more vibrant.

Many area residents have been concerned about the impact on Cassidy Playground, but the Parks Department has now spoken to the community about their acceptance of the plan. The developer's contribution to the playground improvements will provide some much needed updates to this key community resource.

Sincerely,



21 Sutherland Rd, Brighton, MA 02135

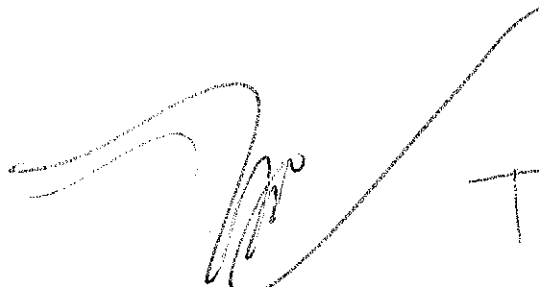
Erico Lopez
Director of Development Review & Policy
BRA
One City Hall Square
Boston, MA 02201

Dear Sir,

I live in Brighton and travel through the Cleveland Circle intersection with great frequency. The current condition of the theatre is an eyesore. The trolleys have long been a big problem in blocking traffic. BDG opened discussions with the MBTA to review and fix this problem. I believe the blockages occur much less than they did in the past. I believe that the developer's plan to improve the intersection will also be successful.

Cleveland Circle needs more high quality housing. The BRA should approve the project, so that the promised traffic improvements can be made and the apartments can be built.

Thanks


TAM NGUYEN
1778 Commonwealth Ave

ep

Erico J. Lopez, Director
Boston Redevelopment Authority
Boston, MA 02201

RE: Cleveland Circle Theatre Development

To Erico Lopez

I would like to cast my vote for the redevelopment of the Cleveland Circle Theatre by Boston Development Group. Their plan seems thorough and the design is very appealing. It would be an exciting addition to the neighborhood and the local community should be thankful to have such a complex in their backyard. The hotel and residential building would be a great backdrop for the Cleveland circle area. I do not see any downside, especially for the cities of Boston and Brookline, as they will benefit from increased taxes.

Respectfully submitted by,

Michael Ognick

Michael Ognick

35 Orkney Road #12A

Erico J. Lopez, Director
Development Review & Policy, BRA
One City Hall Square
Boston, MA 02201

Hello,

I want to submit this letter to say that I am for the plan at Cleveland Circle to build a hotel, apartments and restaurant in place of Applebee's and the theatre. I think the community would greatly benefit from having a new development like this.

Thank you,

Jody Jackson Jody Jackson
30 Kinross Rd
Brighton
02135

Erico J. Lopez, Director
Boston Redevelopment Authority
Boston, MA 02201

RE: Cleveland Circle Theatre Development

To Erico Lopez

I would like to cast my vote for the redevelopment of the Cleveland Circle Theatre by Boston Development Group. Their plan seems thorough and the design is very appealing. It would be an exciting addition to the neighborhood and the local community should be thankful to have such a complex in their backyard. The hotel and residential building would be a great backdrop for the Cleveland circle area. I do not see any downside, especially for the cities of Boston and Brookline, as they will benefit from increased taxes.

Respectfully submitted by,



Rishi Gupta
116 Englewood Ave #5
Boston, MA 02135

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

As a resident of Boston, I want to make my opinion known about the Cleveland Circle development. I believe the proposed project by Boston Development Group should go forward. I support the design concept, the mixed use of hotel, apartment and retail space, and I do not see parking as a deterrent. As you are well aware, when new projects are proposed, there are always community members who are either short on vision, are reluctant to change, or feel they have a personal mission. I don't believe it is the intention of the BRA to let the outspoken voice of a few, influence decisions for the benefit of the whole.

Please take my opinion under advisement.

Respectfully,

Will Soske

William Soske

29 Sutherland road

Erico J. Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

As a resident of Boston, I want to make my opinion known about the Cleveland Circle development. I believe the proposed project by Boston Development Group should go forward.

I support the design concept, the mixed use of hotel, apartment and retail space, and I do not see parking as a deterrent. As you are well aware, when new projects are proposed, there are always community members who are either short on vision, are reluctant to change, or feel they have a personal mission. I don't believe it is the intention of the BRA to let the outspoken voice of a few, influence decisions for the benefit of the whole.

Please take my opinion under advisement.

Best,

William Carr
45 Southmore
William Carr

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

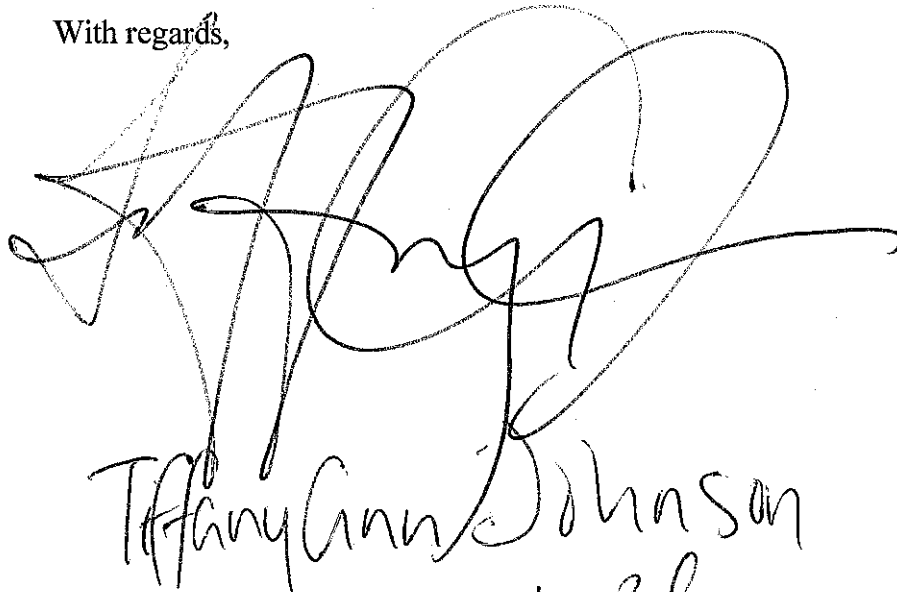
I am a resident of Brighton, and I am committed to the continuing improvement of our community. Cleveland Circle is overshadowed by the closed theatre building. The use of the old marquee for advertising jobs in other communities highlights that time has passed its' way by this key site at the Circle.

The Proposed Cleveland Circle project has been long debated, and subsequently changed to the current proposal. This version of the plan compliments Cleveland Circle. The apartments and retail space will add a new supply of housing and business locations. The hotel will be a welcome addition to a business center that has lacked this service.

The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

With regards,

A large, stylized handwritten signature in black ink, appearing to read 'Tiffany Ann Johnson'.

Tiffany Ann Johnson
70 Chiswick Rd
APT 22
Brighton MA 02135

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

This letter is to confirm my support of the Cleveland Circle project. I encourage the Boston Redevelopment Authority to approve this project.

This development will be a great economic boost to the Brighton community. In addition to creating new jobs, the project will fund improvements to both the traffic control system and the Cassidy playground.

Thanks so much,

Porfirio Htz. Moya



47 Onkney Road 2nd Floor
M.A Boston

Mr. Erico Lopez
Director of Development Review
BRA
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

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Thank You,

Morgan CHEVALLIER

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

47 Onkney Road 2nd Floor
MA Boston

Mr. Erico Lopez
Director of Development Review
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

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The location of this project at the junction of two significant public transportation lines will reduce the level of new vehicular traffic to and from the project. I believe that this project has been well planned, and will greatly enhance the community.

I encourage the BRA to approve this project.

Best regards,

Justin Lorenc
Justin Lorenc
1715 Commonwealth Ave
Apt #2

Mr. Lopez
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

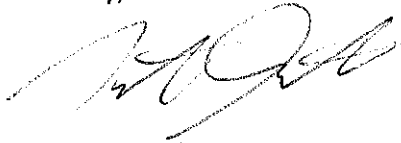
I now support the Cleveland Circle project!

BDG or Boston Development Group has made nearly all of the needed changes to this project. All of the office space has been eliminated and replaced with residential units. The Cleveland Circle area needs more residential units. The addition of these new, high quality apartments will help strengthen the Brighton community by providing housing that will keep more long time Brighton residents in Brighton.

I am not worried about traffic. I think that the traffic plan has been improved to the point that the new project will not negatively impact the intersection.

I encouraged the Boston Redevelopment Authority to approve this upgrade to our community.

Sincerely,



11 Kinross Road

Nate Spector

Mr. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Mr. Lopez,

I am a Brighton resident and I have not seen any changes or new businesses in Cleveland Circle since I started to live here. The closed Theatre shows that the area is not an exciting place to be or to live.

The new project that is planned will put new life into this area. We need new stores and new apartments. The hotel will allow the many young professionals in the area to have friends and family stay nearby during their visits.

The Boston Redevelopment Authority should approve this project.

With Regards,

Vanessa Moore
Vanessa Moore
24B Chiswick Road
Brighton, MA 02135

Mr. Lopez
Senior Policy Advisor
BRA
1 City Hall Square
Boston, MA 02201

Mr. Lopez,

Since moving here, I have not seen any changes or new businesses in Cleveland Circle since I started to live here. The closed cinema shows that the area is not an exciting place to live.

The new project that is planned will put new life into this area. We need new stores and restaurants and new apartments. The hotel will allow the many young professionals in the area to have friends and family stay nearby during their visits.

The Boston Redevelopment Authority (BRA) should approve this project.

Have a nice day,

Erin Christman
Erin Christman
50 Sutherland Rd
Brighton, MA 02135

Mr. Lopez
Senior Policy Advisor
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Lopez,

The playground and the traffic system at Cleveland Circle need to be improved. The developer of this project has plans to make improvements to these two important problems in Cleveland Circle. This alone will make the area better.

In addition to these improvements this new project will provide a new neighborhood place to gather and enjoy the park view and the services of the new hotel and apartments. The Courtyard design and the glass walls will allow good views of the park. I think this is a good addition to the Urban Design of the area.

Sincerely,

Kimberly Patmji
50 Sutherland Rd
Brighton MA 02135

Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Attn: Mr. Lopez

Dear Mr. Lopez,

As a Brighton resident, I am requesting that the BRA support and approve the Cleveland Circle project.

Cleveland Circle has a majority of businesses that cater to the student population. This business district will be greatly improved by a project that will include a restaurant and retail stores that will focus their services on additional segments of the community.

The new apartment residents and the hotel guests will also create new demand for all of the businesses in the area.

This project will upgrade and diversify Cleveland Circle. I support this significant civic improvement.

Sincerely,

Aubrey Morrissey
22 Orkney Road
Brighton, MA. 02135

ATTACHED ARE LETTERS FROM 76 WATERMARK RESIDENTS

Amy Burdick	Watermark 101	Vitality Gassel	Watermark 401
Aaron Kleiner	Watermark 103	Zina Gassel	Watermark 401
Samuel Kleiner	Watermark 103	Gretchen Callaghan	Watermark 402
Suzanne Kleiner	Watermark 103	Patrick Callaghan	Watermark 402
Hadar Safar	Watermark 104	Mark Lewis	Watermark 403
Manja Miles	Watermark 106	Robert Capalbo	Watermark 407
Marc Miles	Watermark 106	Howard Glaser	Watermark 408
Roger Komins	Watermark 108	Edna Pressler	Watermark 409
Diane Rosenbaum	Watermark 109	Leslee Winston	Watermark 410
Neal Solomon	Watermark 110	David A. Kazis	Watermark 411
Ilene Solomon	Watermark 110	Marjorie Gold	Watermark 412
Mildred Rein	Watermark 112		
Marcello Pasquatti	Watermark 114		
		Anthony Grillo	Watermark 501
Faye Ruopp	Watermark 201	Elaine Grillo	Watermark 501
Charles Ruopp	Watermark 201	Kurt Bloch	Watermark 502
Betsy Wise	Watermark 202	Margot Bloch	Watermark 502
Beth Kemler	Watermark 203	Chris Murphy	Watermark 503
James P. Lemonias	Watermark 204	Esther Silverstone	Watermark 504
Anna G. Lemonias	Watermark 204	Dr. Leslie Silverstone	Watermark 504
Alicia Lawless	Watermark 206	Charlotte Knox	Watermark 507
Samira Bustillo	Watermark 207	Ken Stein	Watermark 507
Scott B. Guthery	Watermark 208	Pamela Manolakis	Watermark 508
Mary Cronin	Watermark 208	Arlene J. Wolk	Watermark 509
Deanna Lee	Watermark 212	Michael Nathan	Watermark 511
Vesna Besarabic	Watermark 213	Chris Russo	Watermark 513
Howard Goldsweig	Watermark 213	Elaine Russo	Watermark 513
Sunil Patel	Watermark 214	Barbara Adler	Watermark 514
Ellen R. Berezin	Watermark 301	Florence Young	Watermark 602
Lewis A. Shepard	Watermark 301	Lionel Young	Watermark 602
Alex Poulos	Watermark 302	Jonathon Benjamin	Watermark 603
Betty Poulos	Watermark 302	Marina Peters	Watermark 604
Ken O. Bloch	Watermark 303	Joseph Dattilo	Watermark 607
Jeanine Wong	Watermark 305	Chris Dattilo	Watermark 607
Louis Shuster	Watermark 307	Neil S. Hyman	Watermark 608
Lily Levith	Watermark 309	Elsa Ramin	Watermark 609
Patricia Grandieri	Watermark 311	Gerald Ramin	Watermark 609
William Thomson	Watermark 313		
Richard Summers	Watermark 313		
Alice Jahns	Watermark 314		
Chris Jahns	Watermark 314		
Paula Korman	Watermark 315		

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

We respectfully request a meeting with you as soon as possible to discuss moving this project forward in a way that benefits the City of Boston and the Brighton residents of Cleveland Circle.

It is our considered opinion that the best way forward is to build this development entirely in Boston, using the 84% of the proposed project site that is located in Boston. Boston Development Group (BDG) has more than once publicly expressed their willingness to build a Boston-based project. In fact the developer asked the BRA to approve a Boston project option in summer 2012. But, for reasons we do not understand, the BRA has supported Brookline's insistence on locating a substantial part of the proposed new hotel on the small corner of the land (just 18,186 sq ft, or 16% of the total parcel) that is located in Brookline.

Brookline approved a Hotel Overlay District for Cleveland Circle in 2011 explicitly to exercise strong control over key aspects of the project and its tax revenues. The Brookline Hotel Overlay zoning has been a barrier to progress ever since. This premature Brookline up-zoning created a rigid template for the project site design that has made a mockery of Boston community planning. It has prevented BDG from making project improvements that have repeatedly been requested by the Cleveland Circle neighborhood – including improvements that would benefit Boston abutters and protect the open space in Cassidy Park.

Brookline's control of the project extends even to the massing of the buildings on Boston land, and has resulted a lopsided site design with much too much density (a FAR of 3.9, and 67 feet in building height) on the Applebee's parcel bordering Cassidy Park, and underutilization of the Circle Cinema parcel along the MBTA tracks (a FAR of only 0.94 with building heights limited to 56 feet by Brookline zoning). Brookline zoning also dictates the use of all project entrances and exits, resulting in a disproportionate traffic burden on Watermark abutters.

If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Watermark unit #

101

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

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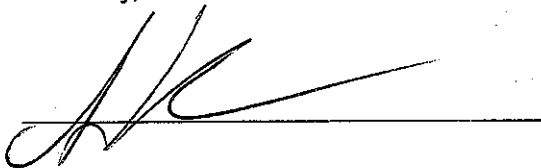
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Sincerely,



Watermark unit #

103

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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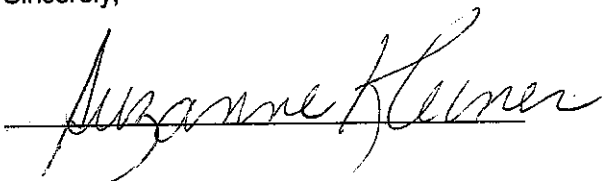
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Sincerely,



Watermark unit #

103

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

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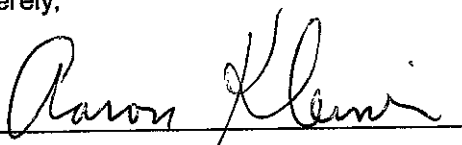
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Sincerely,

Hadar Safar

Watermark unit # 104

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Watermark unit # 106

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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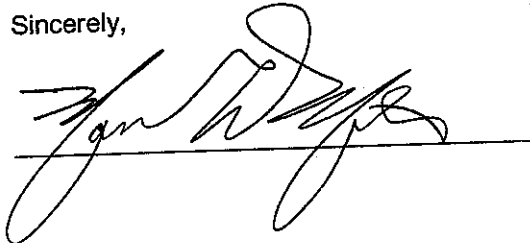
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Watermark unit #

106

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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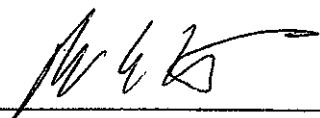
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2400 BEACON STREET

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Deane Rosenbaum

Watermark unit # 109

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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110

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

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CHESTNUT HILL/BRIGHTON

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Watermark unit # 112

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

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Sincerely,

Marcello Pasquatti

Watermark unit # WM # 114

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

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Watermark unit # 201

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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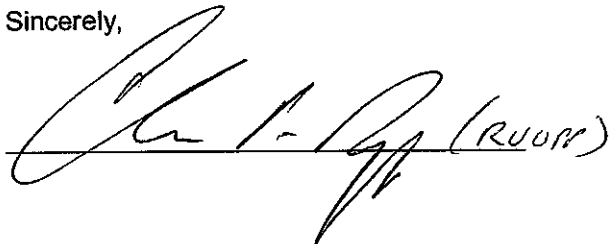
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If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Watermark unit # 201

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Watermark unit # 202

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2400 BEACON STREET

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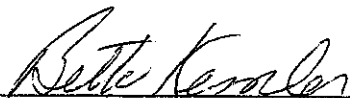
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2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

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Watermark Resident Group

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2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

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2400 BEACON STREET

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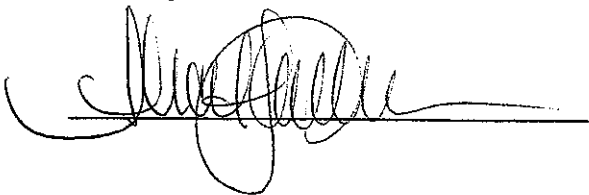
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WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

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Watermark unit # 207

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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From: The Watermark Resident Group

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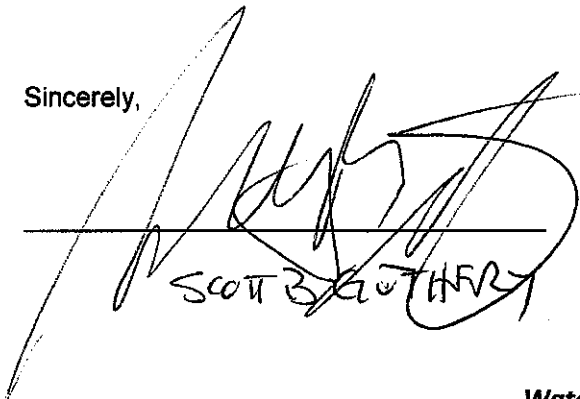
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SCOTT BROTHERTON

Watermark unit #

208

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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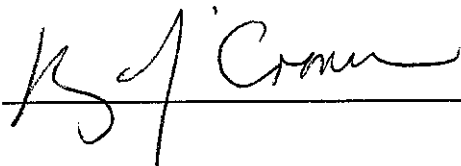
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Watermark unit #

212

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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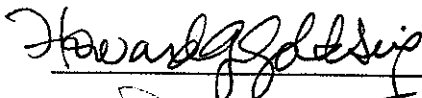
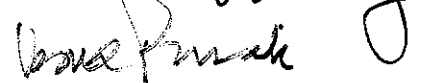
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Watermark unit # 23

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2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

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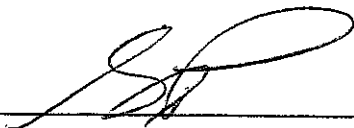
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If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Sunil Patel

Watermark unit #

215

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

We respectfully request a meeting with you as soon as possible to discuss moving this project forward in a way that benefits the City of Boston and the Brighton residents of Cleveland Circle.


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Sincerely,


Ellen Berezin

Watermark unit # 301

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Lewis A. Shepard

Watermark unit #

301

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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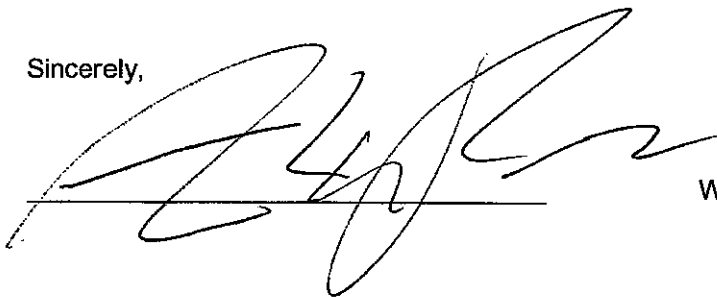
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Sincerely,



Watermark unit #

302

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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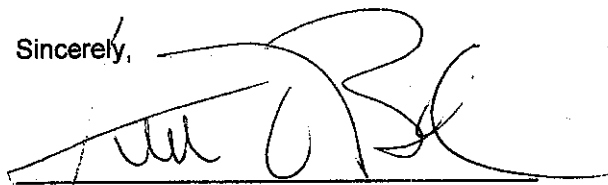
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Sincerely,



Kenneth D. Bloch

Watermark unit # 303

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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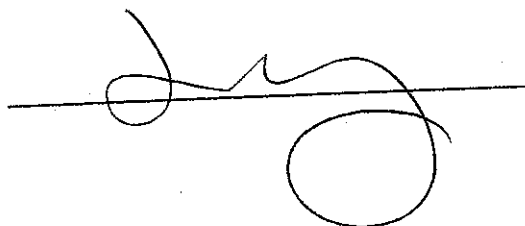
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Sincerely,



Watermark unit #

305

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,

Louis Sheebee

Watermark unit # 307

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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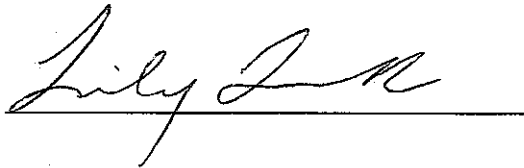
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Sincerely,



Watermark unit # 309

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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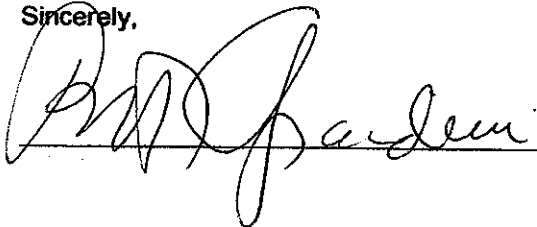
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Sincerely,



Watermark unit # 311

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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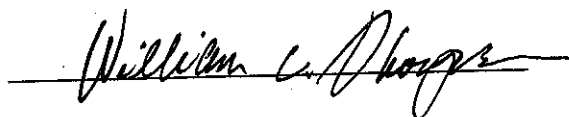
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Sincerely,



Watermark unit # 313

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Richard Summers

Watermark unit # 313

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,

Alison & Chris Johns

Watermark unit # 314

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

We respectfully request a meeting with you as soon as possible to discuss moving this project forward in a way that benefits the City of Boston and the Brighton residents of Cleveland Circle.

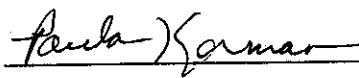
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Brookline approved a Hotel Overlay District for Cleveland Circle in 2011 explicitly to exercise strong control over key aspects of the project and its tax revenues. The Brookline Hotel Overlay zoning has been a barrier to progress ever since. This premature Brookline up-zoning created a rigid template for the project site design that has made a mockery of Boston community planning. It has prevented BDG from making project improvements that have repeatedly been requested by the Cleveland Circle neighborhood – including improvements that would benefit Boston abutters and protect the open space in Cassidy Park.

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If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Watermark unit # 315

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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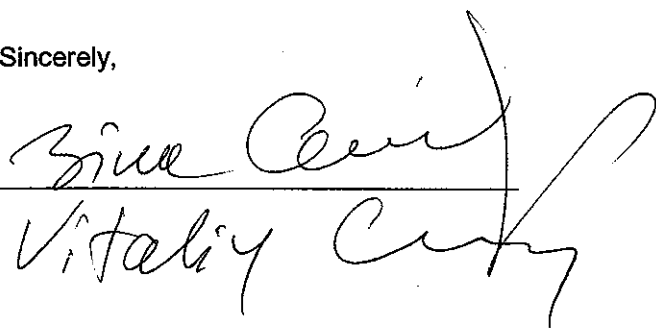
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Sincerely,


Zina Gassel
Vitaliy Gassel

Watermark unit # W01

Watermark Resident Group

Zina + Vitaliy Gassel

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

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From: The Watermark Resident Group

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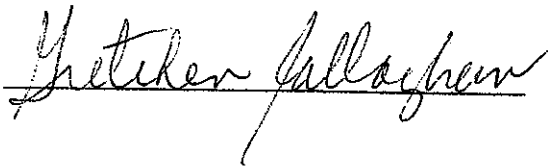
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Sincerely,



Watermark unit #

402

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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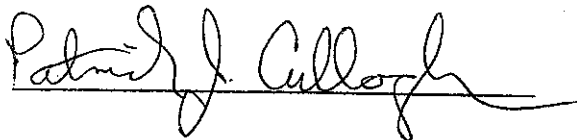
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Sincerely,



Watermark unit # 402

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

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Sincerely,



Watermark unit #

403

MARK S. LEWIS, MD.

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Watermark unit #

409

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Watermark unit #

410

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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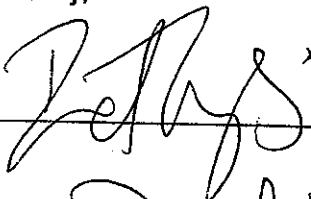
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Sincerely,



David Kazis

Watermark Resident Group

Watermark unit #

411

Owner

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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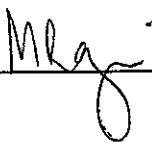
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Watermark unit # 412

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

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From: The Watermark Resident Group

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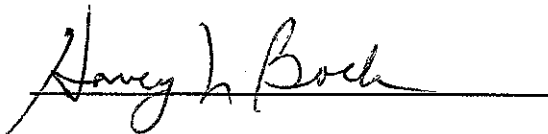
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Watermark unit # 414

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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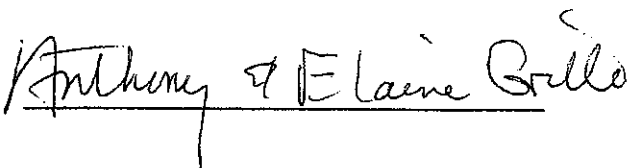
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Sincerely,



Watermark unit #

501

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,

Kurt J. Blodt MD

Watermark unit # 502

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

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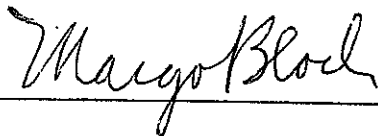
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Watermark unit #

502

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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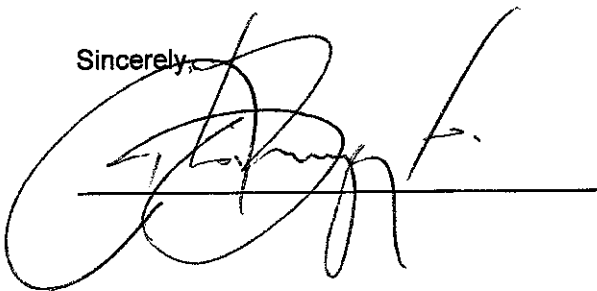
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Watermark unit #

503

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

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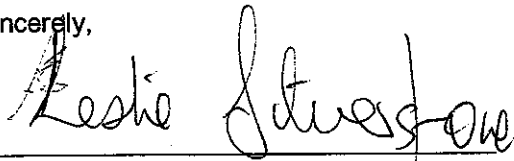
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Watermark unit # 504

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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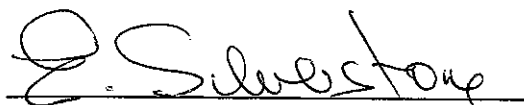
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2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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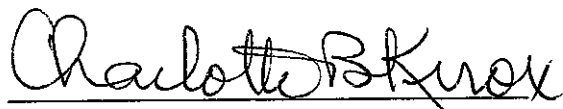
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Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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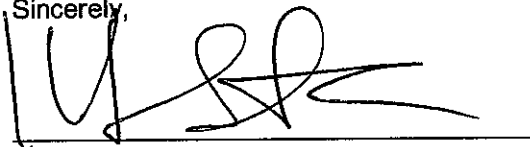
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Watermark unit #

507

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

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Sincerely,


Patricia A. Mondak

Watermark unit #

508

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

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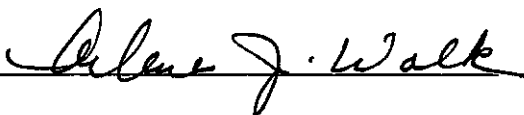
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Watermark unit # 509

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

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Watermark unit # 511

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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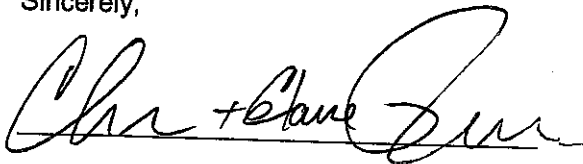
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Watermark unit # 513

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

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If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,

Barbara Adler

Watermark unit #

514

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

We respectfully request a meeting with you as soon as possible to discuss moving this project forward in a way that benefits the City of Boston and the Brighton residents of Cleveland Circle.

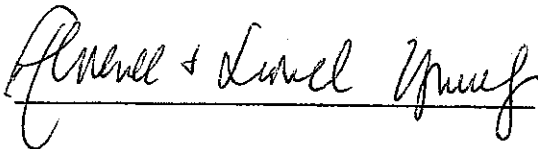
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Sincerely,



Watermark unit # 602

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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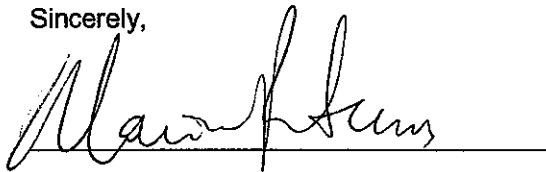
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Watermark unit #

PH 604

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Watermark unit #

607

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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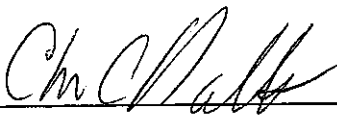
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Sincerely,



Watermark unit #

602

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Watermark unit # 608

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,

Elsa Roman

Watermark unit #

609

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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Sincerely,



Watermark unit # 669

Watermark Resident Group



Erico Lopez <erico.lopez@boston.gov>

Cleveland circle project

1 message

Jkibrick <jkibrick@comcast.net>

Mon, Jun 9, 2014 at 6:29 PM

To: "Erico.Lopez.bra@cityofboston.gov" <Erico.Lopez.bra@cityofboston.gov>

To Erico Lopez

Thank you for your continued support of making sure this development is the right fit and a positive reflection for this neighborhood

We have an opportunity to make this a quality effort and and a positive reflection of everyone's efforts

We all would like to see, not just something done with this site, but a place for all to enjoy and be proud of.

Every new plan proposed by BDG (which doesn't changed much from earlier plans) has numerous flaws and leaves issues of enforcement up for interpretation.

At the very least there should be a physical model to scale with the surrounding buildings in Cleveland Circle

BDG's traffic ideas are grossly out of sync with what will happen in this area.

And there should be stop gaps to all unforeseen problems so it's not left up to the residents of the area to call with enforcement issues i.e. Noise traffic lights etc

In addition I completely agree with my neighbors'

Ron and Celine with their Positions posted here

One story should be removed from the top of the hotel building: this would help protect the neighborhood and residential characteristic of the area. Scaling back the project would not hurt the developer and would go a long way to preserve our neighborhood. Since Cleveland Circle is not a commercial area but a neighborhood the current proposal is simply too massive for the location.

We are against a PDA for this project.

The design of the façade facing Cleveland Circle should be redesigned to be on par with the other buildings facing the Circle. The design of the façade facing the train track is very long, massive and monotonous. It should be modified to address these issues. A green buffer should be planted along the train tracks to provide more privacy and limit the noise and light pollution for the abutters. The housing component should be modified. The design should be improved to allow space for moving trucks to safely load and unload their cargo. The developer needs to provide all impacted abutters with a green buffer: between MBTA property and ours: mature evergreen trees (at least 10 feet tall) with a long term contract with a tree company that would replace any trees what would die. A green easement on the Cleveland Circle parcel along the train tracks is recommended as well

Thank you

I am resident of this area for 55 years, a tax payer in both Brookline and Boston

And completely invested in Cleveland Circle

Please help make this a quality project

Thank You

John D. Kibrick

381 Clinton Rd

617-834-7367

jkibrick@comcast.net

Hamilton Cleveland Circle, LLC
398 Chestnut Hill Avenue
(k/a 2001 Beacon Street)

Watermark Board of Trustees
2400 Beacon Street

B.R.A.

June 12, 2014

Dear Mayor Walsh,

2014 JUN 12 P 1:40

As the managing partners of the office building at 398 Chestnut Hill Avenue and Trustees of the Watermark condominium at 2400 Beacon St, we are the Boston abutters as well as the neighborhood residents who will be most directly impacted by the proposed redevelopment of the parcels at 375-399 Chestnut Hill Ave. in Cleveland Circle

While we welcome development of the combined Cinema/Applebee's parcel, we continue to have serious concerns about this project's impact on our properties. These concerns have been presented to the BRA in prior comment letters, but they have not been addressed. We are writing this joint letter to ask your support for critical changes to the location and traffic management of the project's main entrance/exit on Chestnut Hill Ave.

We respectfully request that the BRA require the following changes before the proposal is brought before the BRA Board for approval

- Permit a right turn on red onto Chestnut Hill Ave (currently prohibited by Brookline zoning)
- Shift the project's Chestnut Hill Ave. exit approximately 10 feet to the north so that it is located wholly in Boston on the Applebee's parcel

We believe the current Brookline zoning prohibiting right turn on red is an improper use of zoning. Designating an intersection "No Turn on Red" is not a zoning issue, it's a traffic safety issue. The new intersection should be subject to the same safety review as to the appropriateness of a "No Turn on Red" designation as every other intersection.

Turning right toward Route 9 is the preferable flow for traffic heading toward Boston to relieve congestion in Cleveland Circle and adjacent Boston streets. This change is essential to prevent project traffic regularly blocking the entrance to the garage at 398 Chestnut Hill Ave.

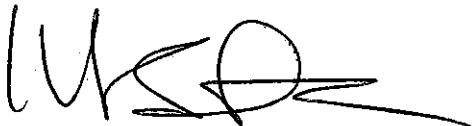
Locating the project exit in Brookline puts Boston abutters at risk that even more project traffic will be directed to turn left toward Cleveland Circle in the future. The solution is to shift the exit a few feet across municipal lines into Boston to utilize the existing Applebee's curb cut.

Thank you for your attention to the concerns we have as Boston taxpayers, property owners and project abutters. We look forward to hearing from you.

Sincerely,



Harold Brown and Robert A. Marks, Managers, Hamilton Cleveland Circle LLC



Kenneth Stein, Chair, Watermark Board of Trustees

COPY



Erico Lopez <erico.lopez@boston.gov>

Comments Cleveland Circle project

1 message

celine sellam <celinesellam@gmail.com>

Sun, Jun 8, 2014 at 9:25 PM

To: erico.lopez.bra@cityofboston.gov

Dear Mr. Lopez,

My name is Celine Sellam and I have lived at 385 Clinton for over 7 years with my husband and 3 young children. Before buying our house there, we lived in Brighton for 7 years where we owned our condo. We are abutters to the proposed project.

I would like to acknowledge that there have some improvements in the project but I am afraid that several changes still need to be made to make it a great asset to the area.

1. One story should be removed from the top of the hotel building: this would help protect the neighborhood and residential characteristic of the area and make the overall fell resemble less a cruise ship docked in our backyard. Scaling back the project would not hurt the developer and would go a long way to preserve our neighborhood. Since Cleveland Circle is not a commercial area but a neighborhood the current proposal is simply too massive for the location.
2. We are against a PDA for this project.
3. We would like a provision that would either prevent or at least limit to less than 10% the numbers of units that could be occupied by undergrad students
4. The design of the façade facing Cleveland Circle should be redesigned to be on par with the other buildings facing the Circle.
5. The design of the façade facing the train track is very long, massive and monotonous. It should be modified to address these issues.
6. A green buffer should be planted along the train tracks to provide more privacy and limit the noise and light pollution for the abutters.
7. The housing component should be modified to provide a majority of 2 bedrooms and 3 bedrooms units which is very rare in the area, as opposed to one bedrooms which are abundant.
8. the design should be improved to allow space for moving trucks to safely load and unload their cargo.
9. The developer needs to provide all impacted abutters with a green buffer: between MBTA property and ours: mature evergreen trees (at least 10 feet tall) with a long term contract with a tree company that would replace any trees what would die. A green easement on the Cleveland Circle parcel along the train tracks is recommended as well.

I thank you for taking our concerns into consideration, our goal if more a project to enhance the area.
Celine and Rony Sellam

--
Celine Sellam, esq., REALTOR
Coldwell Banker Residential Brokerage
1375 Beacon Street
Brookline MA 02446
(617) 304-2270

The best compliment I can receive are the referrals from my clients and friends!



Erico Lopez <eric.lopez@boston.gov>

Cleveland Circle redevelopment proposal

1 message

Raymond S. Koff, M.D. <rkoff@comcast.net>

To: Erico.Lopez@boston.gov

Mon, Jun 9, 2014 at 3:21 PM

Dear Director Lopez,

I write to express my concerns about the redevelopment proposal and cinema project as a resident of 2420 Beacon St. There are issues concerning use of the Waterworks driveway, which for older citizens such as myself and my wife (75 and 74 years, respectively) may make leaving our building hazardous. I believe it is premature for the BRA to consider approval until these unresolved concerns are dealt with.

Thank you for listening and hearing my comments.
Ray and Elissa Koff



Erico Lopez <erico.lopez@boston.gov>

Fwd: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Holly Masek <holly.masek@boston.gov>
To: Erico Lopez <erico.lopez@boston.gov>

Mon, Jun 9, 2014 at 4:02 PM

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

From: <kentico@cityofboston.gov>
Date: Mon, Jun 9, 2014 at 3:24 PM
Subject: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 140

Form inserted: 6/9/2014 3:23:57 PM

Form updated: 6/9/2014 3:23:57 PM

Document Name: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Document Name Path: /Projects/Development Projects/375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Origin Page Url: /projects/development-projects/375-399-chestnut-hill-ave-cleveland-circle-cinema

First Name: Raymond

Last Name: Koff

Organization:

Email: rkoff@comcast.net

Street Address: 2420 Beacon St.

Address Line 2:

City: Chestnut Hill

State: MA

Phone: (617) 232-4298

Zip: 02467

Comments: Dear BRA, I write to express my concerns about the redevelopment proposal and cinema project as a resident of 2420 Beacon St. There are issues concerning use of the Waterworks driveway, which for older citizens such as myself and my wife (75 and 74 years, respectively) may make leaving our building hazardous. I believe it is premature for the BRA to consider approval until these unresolved concerns are dealt with. Thank

6/17/2014

City of Boston Mail - Fwd: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

you for listening and hearing our comments. Ray and Elissa Koff

—

Holly L. Masek

Web Content Manager | Boston Redevelopment Authority

O: (617) 918-4443 | F: (617) 742-4464



Erico Lopez <erico.lopez@boston.gov>

Brighton's Circle Cinema Project Comments

1 message

Char <charbk21@yahoo.com>

Mon, Jun 9, 2014 at 4:55 PM

To: Erico Lopez <erico.lopez@boston.gov>

Cc: "Mark.Ciommo@cityofboston.gov" <Mark.Ciommo@cityofboston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "Rep.KevinHonan@hou.state.ma.us" <Rep.KevinHonan@hou.state.ma.us>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "john.laadt@boston.gov" <john.laadt@boston.gov>

Good afternoon Erico,

Please think about the possibility of having the Cleveland Circle BDG development be solely in Boston. I want the revenues to flow to my city and our community.

I keep feeling BDG's plans are a bit like a bowl of jelly. The plans keep changing and nothing seems clear.

I want the cinema project to be an entrance to Brighton or an exit from Brighton that will reflect well on the beauty of our ever growing city. A seriously dense project, with an unfair balance of revenues is not just something to be placed in an area that is now an eye sore. It shouldn't just happen!

Property in Boston is a treasure and we need to use our Cleveland Circle treasured property with the utmost care.

Of course I care about the use of the Watermark's driveway, but this project is needs to help Brighton in multiple ways.

1. I am not sure I understand why limited parking will help Brighton? I have spoken to many students or people I assume who are under thirty living in my neighborhood. Many say they live with an average with 3 roommates. They mentioned their apartment has 2+cars parked in the neighborhood . Why? It is difficult getting to and from jobs or to school. Why? Using transportation makes getting to their desired location very lengthy. Several people told me there is no convenient public transportation to their jobs outside the city.

2. Is it reasonable to expect employees to use lengthy public transportation to get to work in BDG's development?

3. Will the restaurant attract customers if there is very limited parking or no parking? Right now Cleveland Circle has multiple "pick up or quick meal" places to eat, but there are no dining establishments that I am aware of. Wouldn't a dining restaurant attract businesses and revenue to our neighborhood?

4. Since condo sales seem to be on the rise, why can't BDG's residential property focus on condo sales with very limited rental units?

5. Does the BDG just have to make their plans look different to have the BRA approve their plans? I feel the construction's cosmetics are pleasant, but our community needs to become a prized destination or a financially attractive location for businesses and residents. I am not sure BDG has made significant changes to their basic design.

Please help Brighton grow and prosper with the right development.

Just say, "NO" to BDG's plans.

Thank you,
Charlotte

Charlotte Knox, 2400 Beacon Street, Unit 507, Chestnut Hill, MA 02467 (Brighton)

Sent from my iPad



Erico Lopez <erico.lopez@boston.gov>

(no subject)

1 message

Mon, Jun 9, 2014 at 4:48 PM

Sunil Patel <svp131@yahoo.com>

Reply-To: Sunil Patel <svp131@yahoo.com>

To: "Erico.Lopez@boston.gov" <Erico.Lopez@boston.gov>

Hello Erico,

I am writing as a concerned owner/resident of the Watermark building at the Waterworks in Chestnut Hill. The Cleveland Circle Cinema redevelopment project as it is currently proposed would utilize a small driveway between my building and the Cassidy Playground. The driveway exits into Beacon Street at a major pedestrian crosswalk which is heavily utilized by foot traffic between the playground and reservoir's recreational trail. Adding significant commercial traffic to the intersection will pose safety risks to foot and bicycle traffic at that intersection.

While I support the redevelopment and revitalization of the old cinema site, I strongly disagree with the use of the driveway as it is currently planned and oppose the establishing of a Planned Development Area as part of the plan approval.

Thanks and Regards,
Sunil V Patel
2400 Beacon St Unit 215
Chestnut Hill, MA 02467



Erico Lopez <erico.lopez@boston.gov>

Circle Cinema Project Comments

1 message

Charlotte <charbk21@yahoo.com>

Mon, Jun 9, 2014 at 4:15 PM

To: "Erico.Lopez@boston.gov" <Erico.Lopez@boston.gov>

Dear Mr. Lopez;

Here we are again. Three years. How many public meetings? How many promises to fix a flawed plan?

After the previous series of meetings and public responses, it seemed to me that the BRA, and the Mayor's office said that project would be "fixed".

The May 7 article by Ignacio Laguarda that was headlined "BRA to Circle Cinema Developer: Try Again" led us to believe that a comprehensive review and reworking of the plan was in order.

But what has happened is more of the same: a few cosmetic changes, and unsupported promises, followed by another BRA scheduled vote.

If done properly, this project would be a winner for all concerned, and provide a much needed revitalization of Cleveland Circle. I fully support that objective. However, the current plan, in my opinion, will squander a once-in-a-lifetime opportunity to make Cleveland Circle into a successful gateway to Boston and a destination business area.

The details have been discussed in great detail in numerous public meetings and communications between neighbors and the BRA, and don't need to be repeated in this letter.

Please send this back to the planning phase by rejecting BDG's "one more cosmetic change" proposal. Please don't accept the empty promises and unrealistic project details that will likely severely damage everyone associated with the Cleveland Circle neighborhood, while providing an unjustified tax bonus to Brookline. We are getting closer to a good plan. Please don't accept a "this is the best we can do" approach.

Thank you for your consideration.

Kenneth Stein
Waterworks at Chestnut Hill
2400 Beacon St

Sent from my iPad



Erico Lopez <eric.lopez@boston.gov>

Cleveland Circle Project

1 message

Faye Ruopp <faye.ruopp@gmail.com>

Mon, Jun 9, 2014 at 4:02 PM

To: Erico.Lopez@boston.gov

Dear Erico,

We are writing to you as residents of Brighton and abutters to the proposed Cleveland Circle redevelopment project. We strongly urge you to delay any BRA vote on the project until continuing project concerns are addressed. BDG has publicly stated that they would not go forward with the project until Brookline changed its zoning to reflect a more balanced use of the Waterworks driveway. Their zoning demands have not changed since the inception of the project, and the BRA should not approve this project until Brookline has clearly stated that it will define a maximum number of cars to traverse the driveway as opposed to its current position of a minimum number of cars.

It is also unclear why the BRA has supported Brookline's demand on locating a substantial part of the proposed new hotel on their 16% of the total particle. Brookline's up-zoning has been a barrier to any sort of compromise. Why should Brookline get 35% of tax revenues? In addition, Brookline's demands have created an imbalanced site design with too much density on the Applebee's parcel and too little along the MBTA tracks.

Please support Boston residents by postponing a vote to approve this project at your June 19th meeting. Boston residents need to have their needs addressed; the BRA should be viewed as an advocate for Boston, not Brookline. It is premature to vote on this project at this time.

Sincerely,

Faye and Charlie Ruopp

2400 Beacon St.



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle project

1 message

e.ramin@comcast.net <e.ramin@comcast.net>

Mon, Jun 9, 2014 at 3:43 PM

To: "Mark.Ciommo" <Mark.Ciommo@cityofboston.gov>, mail to <Erico.Lopez@boston.gov>

By all means require Brookline to concede in changing their exit requirements for this project to prevent a traffic nightmare on Beacon St. Let's have a less dense, more attractive project on this site to enhance Cleveland Circle.

Thank you.

Elsa and Gerald Ramin

2400 Beacon St.



Erico Lopez <erico.lopez@boston.gov>

Cinema project

1 message

Aaron Kleiner <aaron@kurzweiltech.com>

Mon, Jun 9, 2014 at 3:23 PM

To: "Erico.Lopez@boston.gov" <Erico.Lopez@boston.gov>

We are owners and residents of unit 103 in the Watermark condominium building, part of the Waterworks Project and direct abutters of the "Cinema" property. To reiterate the points my neighbors and I have made repeatedly, we are opposed to the proposed PDA as it will circumvent the proper zoning process and we would like a Boston only development as Brookline has taken inordinate control of this project getting revenue that is out of proportion to the land area in Brookline and making zoning demands that are unreasonable.

We do not oppose any development, we oppose the proposed development because it overburdens our driveway (please note we say "driveway" not "roadway") and it is far too large a project for the site generating far too much traffic for the Cleveland Circle area to bear.

As we said our driveway which the developer proposed to use as a means of egress from the development has been characterized as a roadway when, in fact, it is a narrow winding and potentially dangerous driveway. We are concerned about the safety of our residents as well as the safety of park goers and safety of the proposed development's guests who would use our driveway.

The traffic studies presented at the various public meetings we attended clearly indicated that the Cleveland Circle intersection is currently creating unacceptable traffic congestion. Beyond any doubt adding close to 300 units of hotel and residential development and restaurant space, will create an even more problematic situation in the future.

We are in favor of rational development that does not endanger us and our neighbors.

Thank you for your consideration in this matter.

Sincerely,

Aaron and Suzanne Kleiner



Erico Lopez <eric.lopez@boston.gov>

FW: 375-399 Chestnut Hill Avenue

Bloch, Kurt J., M.D. <KBLOCH@mgh.harvard.edu>
 To: "Erico.Lopez@boston.gov" <Erico.Lopez@boston.gov>

Wed, Jun 4, 2014 at 12:01 PM

Erico Lopez

Director of Development Review and Policy

Boston Redevelopment Authority

One City Hall Plaza

Boston, MA 02201

June 2, 2014

Re:375-399 Chestnut Hill Avenue

Dear Mr. Lopez:

We strongly oppose the development currently planned by Boston Development Group at the above site. The developer should reduce the project to either residential housing (which we favor) or to a hotel, but not both. We will limit our objections to two aspects of the project.

1. Parking: The developer plans for 188 parking spaces. Of these 92 will be committed to 92 residential units; 81 will be available for hotel guests - of these 60 will be restricted to hotel use, 21 will be available to hotel guests or, when not occupied by the hotel guests, will be available at times to the owners, chefs, restaurant guests, shoppers in the retail stores. Even if we count all 21 "swing spaces" as available for non-hotel use, that makes 36 spaces available to customers and owners of the stores and restaurants. If any moderate or up scale restaurant were to be so foolish as to open, despite the limited parking, it will soon fail and be replaced by smaller pizza parlors, bars and liquor stores that would degrade the project to the level of the rest of Cleveland Circle.

2. The inner courtyard: a planned traffic disaster:

Were the developer ever to show the courtyard to scale and show actual cars, trucks and buses

(to scale, perhaps on a magnetic board) which are expected to maneuver the courtyard on an ordinary busy day, it would clearly show the impossibility of it.

Entry and exit to the courtyard is via a 25ft. wide curb cut on Chestnut Hill Avenue. Here will enter cars bearing hotel registrants, residents parking or picking up/dropping off, restaurant guests, shoppers, taxicabs, service

vehicles, delivery trucks for the hotel and shops and dumpsters. Almost all of these vehicles will leave via a

single traffic lane that passes through the area in which cars are actively parked in 15 spaces distributed on either

side of the one traffic lane.

The above is one example of the planning BDG required of its architects to jam hotel, residential housing, retail shopping and restaurants onto 2.65 acres. This development will not enhance Cleveland Circle, it will further degrade it.

Please stop this development now and provide Boston with the new residential housing that it needs.

Sincerely,

Kurt and Margot Bloch

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Partners Compliance HelpLine at <http://www.partners.org/complianceline> . If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

We are owners and residents at the Watermark, an 81 unit condominium next to Cassidy Playground in Cleveland Circle. As the closest Boston residential abutters of the proposed Cleveland Circle redevelopment project, we support a high-quality development on the Chestnut Hill Ave. site.

We respectfully request a meeting with you as soon as possible to discuss moving this project forward in a way that benefits the City of Boston and the Brighton residents of Cleveland Circle.

It is our considered opinion that the best way forward is to build this development entirely in Boston, using the 84% of the proposed project site that is located in Boston. Boston Development Group (BDG) has more than once publicly expressed their willingness to build a Boston-based project. In fact the developer asked the BRA to approve a Boston project option in summer 2012. But, for reasons we do not understand, the BRA has supported Brookline's insistence on locating a substantial part of the proposed new hotel on the small corner of the land (just 18,186 sq ft, or 16% of the total parcel) that is located in Brookline.

Brookline approved a Hotel Overlay District for Cleveland Circle in 2011 explicitly to exercise strong control over key aspects of the project and its tax revenues. The Brookline Hotel Overlay zoning has been a barrier to progress ever since. This premature Brookline up-zoning created a rigid template for the project site design that has made a mockery of Boston community planning. It has prevented BDG from making project improvements that have repeatedly been requested by the Cleveland Circle neighborhood – including improvements that would benefit Boston abutters and protect the open space in Cassidy Park.

Brookline's control of the project extends even to the massing of the buildings on Boston land, and has resulted a lopsided site design with much too much density (a FAR of 3.9, and 67 feet in building height) on the Applebee's parcel bordering Cassidy Park, and underutilization of the Circle Cinema parcel along the MBTA tracks (a FAR of only 0.94 with building heights limited to 56 feet by Brookline zoning). Brookline zoning also dictates the use of all project entrances and exits, resulting in a disproportionate traffic burden on Watermark abutters.

If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Watermark unit # 407

Watermark Resident Group

WATERMARK RESIDENT GROUP

2400 BEACON STREET

CHESTNUT HILL/BRIGHTON

MA 02467

June 2, 2014

To: Mayor Marty Walsh and BRA Executive Director Brian Golden

From: The Watermark Resident Group

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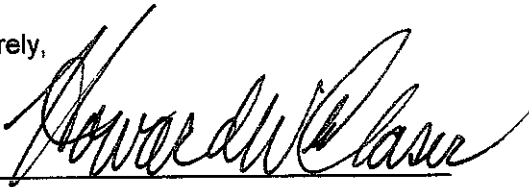
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Brookline's control of the project extends even to the massing of the buildings on Boston land, and has resulted in a lopsided site design with much too much density (a FAR of 3.9, and 67 feet in building height) on the Applebee's parcel bordering Cassidy Park, and underutilization of the Circle Cinema parcel along the MBTA tracks (a FAR of only 0.94 with building heights limited to 56 feet by Brookline zoning). Brookline zoning also dictates the use of all project entrances and exits, resulting in a disproportionate traffic burden on Watermark abutters.

If this project is built as currently proposed, Boston's Cleveland Circle neighborhood will suffer and Brookline will reap 35% of the tax benefits without assuming its fair share of project impacts related to residential and municipal services and traffic. There is an easy and neighborhood-friendly solution – build the project in Boston. We look forward to discussing the benefits of this solution with you.

Sincerely,



Watermark unit #

408

Watermark Resident Group



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle BDG proposal

Lewis Shepard <lewisashepard@gmail.com>

Wed, Jun 4, 2014 at 7:29 AM

To: erico.Lopez.bra@cityofboston.gov

Dear Mr. Lopez,

As you know I have been in attendance at most meet g concerning this development.

Along with my neighbors I am still concerned that the BDG proposal has not yet reached a point where it should be considered fully resolved. There are two issues that are of concern:

First is the use of a PDA, which takes continuous oversight away from the neighborhood, especially since it allows for spot zoning on the site.

The second matter is the continuing failure of the Town of Brookline to re-adjust the disproportionate zoning demands which has a direct and damaging impact on the residents of all of the 121 units here at the Waterworks complex. We are responsible for the continuous maintenance of the the landscape and roadways, that is not limited to the building footprints. These costs, which include landscaping, snow removal etc., are part of our monthly fees. Beyond that, we donate funds every month for the support of the Waterworks Museum, which is an obligation and a privilege of every resident. The Town of Brookline has no part in any of this support. Please note the complete intransigence on Brookline's continuing failure to bring this matter up at their Town Meeting. Until they do so we ask that the BRA withhold the permission to approve the project.

I believe Mr. Meunier is incorrect when he states that Boston alone can impose limitations which would then bind Brookline's ruling.

Lewis Shepard
2400 Beacon Street
Unit 301
Chestnut Hill, MA 02467



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Cinema Project Comment Letter

1 message

Amy Burdick <amy@amyburdick.com>

Tue, Jun 10, 2014 at 11:59 PM

To: Erico.Lopez@boston.gov

Dear Erico,

As a Boston homeowner and taxpayer, I am writing to request your help with the following key issues in regard to the Circle Cinema Project at Cleveland Circle:

1. The PDA would allow the developer to circumvent current neighborhood zoning requirements that are designed to protect the neighborhood. I request your support in opposing the PDA for Cleveland Circle.
2. Please support Boston residents by requiring Brookline to change the zoning that requires "all shared hotel parking" and "all hotel users" in shared parking spaces to use the Waterworks driveway. The Waterworks driveway is located in Boston, not Brookline. Brookline should not be allowed to control the use of land outside of its boundaries.
3. The developer is unqualified to build this project. In fact, BDG has never built a project of this size before. This type of mixed use development is not their expertise. The fact that it has taken BDG 4 years to understand the needs of the community should tell you that they are not the right developer for this project. With the right developer, this project could have been built long ago.

In summary, it is premature for the BRA to approve this project at their June 19th meeting and for any action to be taken on a PDA for Cleveland Circle..

Sincerely,

Amy Burdick, MSW, MBA

2400 Beacon Street, #101

Chestnut Hill, MA 02467

Mobile: 617-877-0549

amy@amyburdick.com

[<http://www.peabodyproperties.com/cms/images/ppi-logo-new.jpg>]

t: 781 794-1000



Erico Lopez <erico.lopez@boston.gov>

BDG's Cleveland Circle redevelopment proposal

1 message

Susan Cohen <scohen303@gmail.com>

Tue, Jun 10, 2014 at 9:46 PM

To: Erico.Lopez@boston.gov

Dear Sir, I am writing to express my concern and dismay regarding the BDG Cleveland Circle redevelopment proposal. In particular, I do not feel that there has been enough thought to the use of the Waterworks driveway which is planned for exiting from the new development. This poses a danger to the Waterworks residents and a level of traffic and noise unacceptable for a residential setting.

In view of the unresolved problems with Brookline zoning controlling the use of this driveway I strongly urge you to delay this proposal until changes are made. We need Brookline to remove the requirement that "all shared hotel parking" and "all hotel users" in shared parking spaces must use the Waterworks driveway. This stipulation is not acceptable and it is premature for the BRA to approve this project on June 19 unless this Brookline driveway requirement is removed.

Thank you.

Susan Cohen
2420 Beacon St. Unit 303
Chestnut Hill, MA 02467



Erico Lopez <eric.lopez@boston.gov>

Cleveland Circle Cinema Project

1 message

Rick Summers <rgsbichou@gmail.com>

Tue, Jun 10, 2014 at 1:59 PM

To: Erico.Lopez@boston.gov

Dear Erico,

Thank you for your continued work on the Circle Cinema project. I know the project has had a long patch, but I continue to see improvements and I hope we are getting close to a design that will address the community's concerns. I wanted to add my comments below to the community comments.

I have continuing concerns about the Cleveland Circle Cinema project, including unresolved problems with Brookline zoning controlling use of the Waterworks driveway, the massing of the project along the side of Cassidy Park, and the proposed use of a PDA. At a minimum, Boston should be requiring Brookline to change the zoning that requires "all shared hotel parking" and "all hotel users" in shared parking spaces to use the Waterworks driveway before the BRA approves the project; the project should be scaled back further so it is not "hulking" over Cassidy Park; and the request for a PDA should be denied as unnecessarily skirting the normal approval processes and denying community input over the course of the project. I continue to also advocate for a Boston-only project that would address all of the above concerns and result in a better project for all concerned.

Thank you for considering the community's concerns with this project and I hope you agree that the project is still not ready for BRA approval.

Best regards,

-Rick Summers

2400 Beacon St. #313

Chestnut Hill/Brighton, MA



Erico Lopez <erico.lopez@boston.gov>

BDG Proposal

1 message

Ellen Berezin <Ellen@ilenesolomon.com>

Tue, Jun 10, 2014 at 10:50 AM

To: "erico.lopez@boston.gov" <erico.lopez@boston.gov>

Cc: "brian.golden@boston.gov" <brian.golden@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>,

"Mark.Ciommo@cityofboston.gov" <Mark.Ciommo@cityofboston.gov>, "Ayanna.Pressley@boston.gov"

<Ayanna.Pressley@boston.gov>

Dear Erico,

In all honesty, I am sorry to be writing to you yet again. My comments will sound familiar because they are. While BDG has made some positive changes to its proposal, it remains unacceptable to many of us at The Waterworks who are next door neighbors to it.

To summarize:

-Like many, I resent that Brookline has mandated the use of the driveway of The Waterworks and yet will receive a disproportionate amount of revenue from the project. We at The Waterworks already pay, through our condo fees, the maintenance of the Boston Park land we reside upon, the upkeep of the driveway, and subsidize the Museum. BDG continuously has stated that it is investing \$80 million in this project; we at the The Waterworks invested over \$100 million of our own money either in cash or as mortgage loans. We come from all different walks of life and different income brackets, but we all felt that this gateway to Boston was worthy of our personal resources. How can this be happening to us? And why isn't the BOSTON redevelopment authority helping us?

-The Waterworks driveway has a blind curve, is two feet in some places from our building and weaves through a park where children play. How can this be safe? Those of us who live here know the driveway and when to slow down. I narrowly escaped a head-on collision with someone who had never been on the drive before. In addition, we are a pet friendly complex, and day and night residents walk their pets along the drive. Only people who will use the driveway regularly should be allowed to use it from this development, not hotel guests who come and go. Who will assume responsibility for accidents? Brookline? BDG? BRA?

-The size of the project is too large for this neighborhood. Traffic already is difficult. BDG indicated that the Cleveland Circle intersection was rated "F." How then can the addition of 92 residential units, 162 hotel rooms, a restaurant, and retail space NOT make the situation worse? Yes, there are parking spaces, but those cars will need to use the local roads. In addition, there will be deliveries throughout the day.

-I understand why some people want this project. The deteriorating cinema is an eyesore. I agree.

However, that doesn't mean that we should accept what has been submitted. Too many critical components of the project have not been resolved and need to be before it is approved for a PDA. The site currently is NOT considered suitable for a hotel. Before that changes, the issues that I am raising should be worked through in more detail.

Please, Erico, let's work out the issues before us and make this a development project that all of us can support, one that we will be proud of for generations to come. I understand why the BDG wants a large project, but the neighborhood should be more important than the BDG's profits. When the BDG came forward, we were in the midst of the Great Recession. The economy has changed. A number of developers have expressed interest in the site to residents and trustees. If the BRA is unable to do what is in the best interest of this neighborhood, there are others who will and would find it an honor.

Respectfully submitted,

Ellen Berezin

2400 Beacon Street

Unit 301

Chestnut Hill, MA

**Charlotte Knox & Kenneth Stein
2400 Beacon Street #507
Chestnut Hill, MA 02467**

April 14, 2014

Brian Golden
Acting Director
Boston Redevelopment Authority
One City Hall Square 9th Floor
Boston, MA 02201

2014 APR 16 A 11:09
B.R.A.

Re: 375-399 Chestnut Hill Avenue (Cleveland Circle Cinema Redevelopment)

Dear Mr. Golden,

We are owner / residents of Unit 507 in the Watermark condominium building, part of the Waterworks Project, direct abutters of the "Cinema" property. We have made the Cleveland Circle / Brighton neighborhood our home for the past seven years, and have participated in civic, community, and political activities to make our neighborhood a better place to live.

For the past three years, we have been actively participating in community efforts to help make sure that the project proposed to redevelop the Circle Cinema site with a dense, complex, mixed use project does, in fact benefit all of the parties involved. We have submitted our opinions and recommendations regarding the most recent project plan to the BRA, and to several of our elected officials.

These comments are summarized below:

- We agree with many of our neighbors that the project design has made a great deal of progress. However, **the progress achieved does not mean that the current plan is ready for BRA approval.** We think that there is more to be done.
- The project should not be approved until Brookline changes its zoning. We would like to point out that Brookline hasn't committed to changing the wording of its zoning to eliminate the "all hotel guests, visitors and employees" requirement. Until that happens (along with eliminating the wording that shared parking will use the Waterworks driveway) the number of parking spaces is immaterial.

- A "PDA" should not be recommended or approved for this site.
We communicated with a number of Boston civic groups, who all advise us to oppose a PDA for this project. A PDA will put all power in the hands of the developer, even before all of the issues are ironed out with the community and the abutters.
- The proposed building is too close to Cassidy Playground, and the portion of the building adjacent to the playground is too high.
- If Brookline is intransigent in the manner of making appropriate changes to the zoning related to the project (including the 40 parking space issue), it should be built entirely in Boston.
- If the BRA decides to move forward in the approval of this project, we need to see the "numbers" and the related "language" before the project goes on the BRA Board agenda for possible approval.
- Any project plans presented for BRA approval must include language that only overnight hotel guests will be permitted to use the Waterworks driveway.

Our goal is to make the Cinema Project a development that will equally benefit the City of Boston, the Allston-Brighton community, the Waterworks owners / residents, and the Developers. We hope that the Waterworks residents, and all of our neighbors in Cleveland Circle / Brighton have not been forgotten. **We feel that it is vital that there should not be a Cleveland Circle vote at the April 17th meeting, since the critical remaining issues have not been resolved**

Yours truly,

Handwritten signatures of Charlotte Knox and Ken Stein. The signature for Charlotte Knox is on the left, and the signature for Ken Stein is on the right.

Ken Stein and Charlotte Knox
2400 Beacon Street

cc: Mark Ciommo

2400 Beacon Street
Unit 403
Chestnut Hill, MA 02467
June 3, 2014

Mr. Erico Lopez
Director of Development Review & Policy
Boston Redevelopment Authority
One City Hall Plaza
9th Floor
Boston, MA 02201

Re: 375-399 Chestnut Hill Avenue (Cleveland Circle Cinema Redevelopment)

Dear Mr. Lopez,

I am the owner of Unit 403 in the Watermark condominium building, part of the Waterworks Project, and a direct abutter of the "Cinema" property. I very much am in favor of development of this piece of property. If done properly, such a project will enhance the neighborhood and add value to our lives and our properties.

That I am aware, I've attended every community meeting related to this project, and appreciate that Boston Development Group (BDG) is listening to community concerns. However, I do not believe that this project is ready yet for approval.

My thoughts are:

1. The project should not be approved until Brookline changes its zoning.
2. A "PDA" should not be recommended or approved for this site. A PDA will put all power in the hands of the developer, even before all of the issues are ironed out with the community and the abutters.

3. If Brookline is intransigent in the manner of making appropriate changes to the zoning related to the project, the project should be built entirely in Boston. 16% of the property is in Brookline. Brookline will command more than its share of the taxes, and is exerting undo influence over the project. I oppose allowing "the tail to wag the dog." I do not understand why Boston in the entity of the BRA is not protecting its citizens.

4. The current plan as envisioned continues to jeopardize the safety of children and other persons straying onto the narrow driveway adjacent to our building by drivers using the easement.

Please send this back to the developer to return with an all Boston project which could be put in place and approved in a more rapid manner.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Lewis". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Lewis

Erico Lopez
Director of Development Review and Policy
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

June 2, 2014

Re:375-399 Chestnut Hill Avenue

Dear Mr. Lopez:

We strongly oppose the development currently planned by Boston Development Group at the above site. The developer should reduce the project to either residential housing (which we favor) or to a hotel, but not both. We will limit our objections to two aspects of the project.

1. Parking: The developer plans for 188 parking spaces. Of these 92 will be committed to 92 residential units; 81 will be available for hotel guests - of these 60 will be restricted to hotel use, 21 will be available to hotel guests or, when not occupied by the hotel guests, will be available at times to the owners, chefs, restaurant guests, shoppers in the retail stores. Even if we count all 21 "swing spaces" as available for non-hotel use, that makes 36 spaces available to restaurant and customers of the hotel. stores and restaurants. If any moderate or up scale restaurant were to be so foolish as to open, despite the limited parking, it will soon fail and be replaced by smaller pizza parlors, bars and liquor stores that would degrade the project to the level of the rest of Cleveland Circle.

2. The inner courtyard: a planned traffic disaster:

Were the developer ever to show the courtyard to scale and show actual cars, trucks and buses (to scale, perhaps on a magnetic board) which are expected to maneuver the courtyard on an ordinary busy day, it would clearly show the impossibility of it.

Entry and exit to the courtyard is via a 25ft. wide curb cut on Chestnut Hill Avenue. Here will enter cars bearing hotel registrants, residents parking or picking up/dropping off, restaurant guests, shoppers, taxicabs, service vehicles, delivery trucks for the hotel and shops and dumpsters. Almost all of these vehicles will leave via a single traffic lane that passes through the area in which cars are actively parked in 15 spaces distributed on either side of the one traffic lane.

The above is one example of the planning BDG required of its architects to jam hotel, residential housing, retail shopping and restaurants onto 2.65 acres. This development will not enhance Cleveland Circle, it will further degrade it.

Please stop this development now and provide Boston with the new residential housing that it needs.

Sincerely,
Kurt and Margot Bloch

Kurt Bloch
Margot Bloch

2400 Beacon St Unit 502
Chestnut Hill, MA 02462

June 10, 2014

Re: 375-399 Chestnut Hill Ave. Project

Dear Mr. Lopez,

I offer my reactions to the most recent set of changes discussed at the community meeting on May 27, 2014:

The Retail/Residential Component

1. The newest design iteration of the building has a classic elegance that many meeting attendees seemed to appreciate. I believe it's the best design of all the versions to date, and feel that its basic elements are likely to be well-received by the current and future community (height and top floor setback notwithstanding).

While neighborhood citizens are unlikely ever to reach consensus on the elements that constitute "good design" or "landmark quality," I believe Mr. Meunier's team has come up with something that really does embody their stated aspiration of timelessness.

2. While the newest plan indicates a top floor setback, the depth of the setback remains unclear and appears too shallow. As I've written previously, I believe twelve ft. would significantly help reduce the visual and "shadow" weight of the building. And although I'm pleased to see the addition of a common rooftop terrace, in the absence of a true "green roof" I urge the developer to include on the terrace permanent perimeter plantings of shrubs and trees selected for year-round hardiness in this climate.

3. I'm pleased to see the increased number of two bedroom residential units, but that change is not sufficient to attract families and long-term stakeholders. For that we need many more three-bedroom units. Two bedroom units cannot accommodate families with any but the youngest of children. Over the last twenty years middle class families have increasingly sought homes with enough bedrooms to afford each child his/her own. Unless there are many more three-bedroom units added to this development we'll see the usual Brighton pattern of families moving out (if they ever move in!) once their children approach the mid- elementary school age. Moreover empty-nesters, the other demographic anchor we hope for, want bedroom-sized dens/offices as well as guest rooms. More three-bedroom units are essential for facilitating the neighborhood-stabilizing potential of this development. We need it to be a residential anchor for Brighton, not another revolving residential door.

Given the attractiveness of two and three bedroom units to undergraduate students in this area, the BRA simply must come up with a "creative way," acceptable to the developer and his investors, to bar rentals to undergraduate students. The last thing we need is a development of this size becoming yet another magnet for absentee investor/owners who see students as a lucrative income stream.

Traffic

The newest plan does seem promising in its improved mitigation measures. However I'm not enthusiastic about elimination of the existing crosswalk. I am one of many pedestrians who use it all the time not because it's the only one there but because it is a natural place to cross, and much more convenient and direct than the locations of the other two planned crosswalks. I'm afraid that eliminating it will not keep pedestrians from continuing to try to cross there, creating an extremely dangerous corner and a traffic disaster.

PDA Designation

I remain adamantly opposed to this benefit. I see no justification for the community to give up certain types of control over this project in order to allow the developer to bypass the need for variances. (I do understand what we would be giving up and what we would retain, and I see no reason for us to give up the first layer of control even if we do indeed have further recourse.) As I wrote previously, BDG, hardly a development naïf, knew from the first that it would be dealing with all of the complicated challenges a two-city site entails. While Mr. Meunier may have gone into this deal hoping that PDA designation would expedite a cumbersome process, it is not our job to reduce his problems. It seems clear that the neighborhood is intransigent on this issue.

Cleveland Circle Landscaping

CC is not an existing landscape that merely needs filling in to further beautify it, but no landscape at all. As an experienced gardener I understand the meeting presenter's philosophy of judiciousness in filling in appropriate plantings in a streetscape to ensure that everything survives in complementary fashion. But there's essentially nothing to fill in here—merely a few trees and if we're lucky some potted plants in the summer near the CC clock. We need from the developer a specific, comprehensive landscape plan starting from the area's near zero condition. A detailed design with earmarked dollar amount is imperative, as is a budget and approved plan/budget for maintenance into the foreseeable future. That maintenance plan might well consist of a public/private alliance between the City of Boston and the development, since it is as much in the development's interests as the neighborhood's to have an attractive CC. The developer owes us this amenity in exchange for the long period of inconvenience we users of CC will endure.

The "Circle" Sign

This sign is a wonderful example of Late Art Deco period style (1940's) and should definitely become a prominent feature of the development. I am delighted that the developer agrees. I liked all three of the placements the developer showed at the meeting, but I think the one showing the sign displayed on the roof is a fantastic choice. It has my vote for the unique and memorable visibility it will offer the project.

A Final Note

I am the meeting attendee who spoke up on May 27th about the divisiveness of Waterworks residents and their poor understanding of the obligations of their easement. (As I indicated, we have a public easement at my condominium, 163-165 Chestnut Hill Ave., and neighborhood children play and ride their bicycles well beyond the confines of the sidewalk easement, in fact all over our parking lot, and neighborhood folks walk their dogs all over our landscaping. We have learned to be extremely careful exiting our lot and garage to avoid the children, and we tolerate the dog walkers, all to serve the greater good. Nobody complains.) At meeting after meeting the exclusivity-minded Waterworks residents have appeared as a block and railroaded the process with their intransigence and selfishness. The same people say the same things over and over. The idea that a WW self-described real estate agent mentioned that the easement was originally one designed to bestow on them a benefit and then it was reversed to require they give up a benefit is simply ridiculous; she should have her license revoked if indeed as she claims she first sold Waterworks units promising the owners that the easement was to their benefit.

It would be laughable if not infuriating that WW residents now blame Brookline's lack of cooperation on their problems and wish to see an all-Boston project, as if such a parcel were even available, let alone likely to spawn a project with the low density they propose. In fact such a dream development would obviously have far greater density, and the non-Waterworks community would never stand for that. I for one am tired of attending meetings in which the easement becomes a major discussion feature. Can we not bar that issue from discussion in future public meetings, as was the case in the meeting prior to this one? Otherwise we are wasting our time and I'm afraid my patience is seriously frayed.

Yours sincerely,
Susan Heideman



Erico Lopez <erico.lopez@boston.gov>

Feedback from May 27 meeting

bostonmimster <bostonmimster@aol.com>

Wed, May 28, 2014 at 9:49 AM

To: erico.lopez@boston.gov

Good morning,

I am a life long resident of the Aberdeen section of Brighton, now living at 1933 Commonwealth Avenue. My husband and I attended the meeting last night at the Hamilton School, and rather than speak at the meeting I prefer to email you .

Let's go from the negative to the positive:

I join others is finding the height of the building one floor too much.

No one has addressed parking for meetings and conferences which will be held at the hotel.

Obviously the Waterworks residents are very vocal, and I would be too if I was an abutter of the property to be developed. The driveway should not be used by hotel residents.

I would prefer the development be located in Boston only.

The possibility of the residential building becoming an unofficial dorm of BC should be carefully considered, thus the request to not rent to undergrads. While BC is building a dorm where Thomas More Hall is located, they plan to raze Edmunds Hall, which houses more than the new dorm will accommodate. Also consider that the new residence at the Circle will be across the street from the BC bus and around the corner from MaryAnn's. How convenient!

On the bright side, this project has come so far! The design is fitting for the area (except for the height), I like the blend of residential and commercial space, the courtyard design is so much better, and the elimination of the medical office space is a great plus, and I'm happy that a hotel is included in the plan.

Please listen to the community. We're vocal because we're interested in the neighborhood.

Thank you for all that you do.

Sincerely,

Mimi lantosca



Erico Lopez <erico.lopez@boston.gov>

375-395 Chestnut Hill Ave Cinema Development comments

1 message

Jenny Doggett <jenny@jdoggett.net>

Mon, Jun 9, 2014 at 5:59 PM

To: erico.lopez.bra@cityofboston.gov

Dear Erico,

I attended the meeting 5/27 and have reviewed the most recent changes to the project.

I am pleased that the redesign of the Cassidy Park edge makes it potentially useable by people in the neighborhood, especially in the summer, and think the architectural changes are better in keeping with the rest of Cleveland Circle architecture.

The current shorter length of the hotel makes the development feel more compact and less "motel-like" than the previous longer building. However, I am somewhat disappointed as I would have preferred to see a smaller hotel, with less total rooms and less height and more green space allowing better screening from the Clinton Rd houses. Given the proposed height and position I hope the developer will do everything possible to minimize the loss of privacy those facing the hotel fear, and will consider the effects of light and noise pollution on the surrounding neighborhoods.

I would like to see the renovated Circle sign positioned high up on the park edge where it is now.

I am concerned that adding a crosswalk between the planned crosswalks (discussed briefly at the meeting) will create a traffic flow/ backup problem on Chestnut Hill Avenue.

Sincerely

Jennifer Doggett

8 Penniman Rd
Brookline, MA 02445

Sent from my iPad



Erico Lopez <erico.lopez@boston.gov>

Fwd: Contact Us Submission: # 574

1 message

Holly Masek <holly.masek@boston.gov>
To: Erico Lopez <erico.lopez@boston.gov>

Tue, Jun 10, 2014 at 5:01 PM

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

From: <kentico@boston.gov>
Date: Tue, Jun 10, 2014 at 4:58 PM
Subject: Contact Us Submission: # 574
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 574

Form inserted: 6/10/2014 4:58:42 PM

Form updated: 6/10/2014 4:58:42 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: Susan

Last Name: Legere

Organization: Long Live Circle Cinema

Email: legeres@bc.edu

Street Address: 358 Boston Road

Address Line 2:

City: Chelmsford

State: MA

Phone: (617) 548-1767

Zip: 01824

Comments: As the sociologist/researcher half of the "Two Susans" team creating an archive of Circle Cinema memorabilia and reminiscences, I have spoken to many community members and former employees and patrons. The feeling that the CIRCLE sign should not only be preserved, but kept in the neighborhood as some kind of welcoming beacon to Cleveland Circle, seems universal. We would be so grateful if you could keep this in

mind as you make your decisions on final plans.

—
Holly L. Masek

Web Content Manager | Boston Redevelopment Authority

O: (617) 918-4443 | F: (617) 742-4464



Eric Lopez <erico.lopez@boston.gov>

public comment on Circle Cinema

1 message

Susan Legere <susan.legere@bc.edu>
To: "erico.lopez@Boston.gov" <erico.lopez@boston.gov>

Tue, Jun 10, 2014 at 5:00 PM

Not sure where to enter this...

As the sociologist/researcher half of the "Two Susans" team creating an archive of Circle Cinema memorabilia and reminiscences, I have spoken to many community members and former employees and patrons. The feeling that the CIRCLE sign should not only be preserved, but kept in the neighborhood as some kind of welcoming beacon to Cleveland Circle, seems universal. We would be so grateful if you could keep this in mind as you make your decisions on final plans.



Erico Lopez <erico.lopez@boston.gov>

Fwd: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Holly Masek <holly.masek@boston.gov>
To: Erico Lopez <erico.lopez@boston.gov>

Tue, Jun 10, 2014 at 8:47 AM

This one is specifically about the sign...

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

From: <kentico@cityofboston.gov>

Date: Mon, Jun 9, 2014 at 6:27 PM

Subject: Project Comment Submission: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 141

Form inserted: 6/9/2014 6:27:05 PM

Form updated: 6/9/2014 6:27:05 PM

Document Name: 375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Document Name Path: /Projects/Development Projects/375-399 Chestnut Hill Ave-Cleveland Circle Cinema

Origin Page Url: /projects/development-projects/375-399-chestnut-hill-ave-cleveland-circle-cinema

First Name: Susan

Last Name: Bregman

Organization: Long Live Circle Cinema

Email: susan.bregman@gmail.com

Street Address: 83 Hunnewell Avenue

Address Line 2:

City: Brighton

State: MA

Phone: (617) 783-8630

Zip: 02135

Comments: We are Susan Bregman and Susan Legere, a Brighton-based photographer and Boston College-trained sociologist, respectively. With a passion for mid-century commercial signs, we have teamed up on a project called Long Live Circle Cinema with two goals: (1) assemble a collection of memories, photos, and artifacts related to the theater and (2) find a new home for the C-I-R-C-L-E sign that overlooks the reservoir and

dates back to the original 1940 structure. We are delighted that the BRA has shared three options for incorporating the C-I-R-C-L-E sign into the proposed development. Giving new life to this neighborhood icon will allow Cleveland Circle to move into the future while respecting its past. There is national and local precedent for integrating commercial icons into private development projects. In the Long Island City neighborhood of Queens, New York, a massive Pepsi-Cola sign has been incorporated into an apartment complex. "Once regarded as an eyesore," The New York Times wrote in a July 2013 story about the project, "the sign is generally embraced today as a symbol of Long Island City's industrial past." Locally, of course, the CITGO sign sits on private property in Kenmore Square, welcoming Boston Marathon runners as they near the end of the race. And just this spring, MarketStreet Lynnfield relocated three fiberglass cows from the now-closed Hilltop Steak House into an outdoor display which serves as a marketing opportunity for the shopping center. The Circle Cinemas had a long and storied history at its location at the intersection of Brighton and Brookline. Here are some highlights: -- Billed as "Boston's Finest Suburban Theatre," the Circle Theatre (as it was originally called) first opened as a single-screen theater in October 1940. -- The original theater was designed by the architecture firm of Krokyn & Browne, which also designed the West Newton Cinema and Mattapan's Oriental Theater. -- Redstone Theaters acquired the cinema in 1964 and hired prominent local architect William Riseman to redesign the property. The renovated theater opened in 1965 as the Cleveland Circle Cinema and shared its so-called "Brutalist" style with Boston City Hall. Incorporating the C-I-R-C-L-E sign into the proposed BDG development will provide a highly visible link to this once-grand theater while also creating a unique gateway to the Cleveland Circle community. Boston loses a little bit of its commercial and cultural history every day, and we urge you to save this piece of Cleveland Circle's past before it is gone forever.

—
Holly L. Masek

Web Content Manager | Boston Redevelopment Authority

O: (617) 918-4443 | F: (617) 742-4464



Erico Lopez <erico.lopez@boston.gov>

Cleveland Circle Redevelopment

1 message

Michael DeMarco <michaelgdemarco@gmail.com>

Fri, Jun 6, 2014 at 1:24 PM

To: erico.lopez.bra@cityofboston.gov

Cc: mayor@cityofboston.gov, jm@bdg1.com

Erico,

Hi, this email is in support of the Cleveland Circle redevelopment plan and follows on up previous emails. I am a seven year resident of Orkney Road in Brighton and frequently pass by the site.

The last meeting had a number of long-term Brighton residents who spoke up in support of the project and the benefits it will bring such as jobs, increased patrons for local business, the elimination of a broken down building, and numerous improvements to the area. A local resident who lives on Chestnut Hill Avenue and who has an easement on her property spoke and strongly supports the project. Cleveland Circle is not exactly rich with restaurants now and local residents look forward to having more options and a hotel will make it easier for visitors to stay locally in our neighborhood. With the exception of the Waterworks, the majority of current residents support the redevelopment plan.

Since 2010, the developer has made numerous compromises and has listened to the community. The size of the project has decreased, medical space has been eliminated, there is an option to restore and display the circle sign, outdoor restaurant seating has been added, 60% of units will now be two or more bedrooms, and there have been various other changes. I am impressed by the effort and collaboration that the developer has shown to improve the intersection and work with the MBTA. I am also impressed by the professionalism of the development team when they have remained calm while literally being yelled at, pointed at, interrupted, and threatened with lawsuits from some residents!

I am also a cyclist who frequently rides through the current dangerous intersection, and I strongly believe the improvements will make the intersection safer for all users. Cleveland Circle would be a great spot for a Hubway bike rack and this is an improvement I would like to see in the project, and I failed to mention this as the last meeting.

I feel we have a responsibility to our fellow citizens to grow in smart ways. This means we put large projects in areas that are rich in public transportation, like Cleveland Circle. I said at the meeting that placing this development someplace else where every trip has to be taken by car would probably make some people happy, but this is not how we should be developing as it leads to sprawl and more pollution. Yes, the number of additional cars driving to this site is an important question and it has been discussed and debated for the past few years. However, the question how many car trips are *not* needed due to public transportation is an equally valid question.

Boston has a housing shortage and we should be doing everything we can to put more units on the market in a responsible manner, like this project. People have extremely difficult times finding housing in the neighborhood and we should not be decreasing the number of proposed units. Our neighborhood is growing and we must think about current *and* future residents.

Density gets thrown around at almost every meeting for any new development in Brighton. Density is not the enemy; sprawl that requires every trip to be taken by car and takes away open space is what we should be planning against. Cleveland Circle is already home to 1920s era dense 100+ unit buildings that have very little, if any parking. Much of this existing housing stock from the 1920s has studios in the 350 sq. ft. range. The new

development will be less dense than the vast majority of existing apartments/condos in the area.

I am not sure how the proposed six story project is "too tall" as Waterworks is six stories tall and there is the current six story apartment building on the north side of the circle

It is quite clear now that the Waterworks residents will oppose any project that has cars exit via the easement, whether it is this project, a puppy shelter, nursing home, restaurant, shopping center, etc. I also feel the opposition from the Waterworks is having a disproportionate influence on this project. It was very noticeable that Waterworks residents who spoke all referred to this area of land as "the Waterworks driveway" not as an existing easement. To their credit, Waterworks residents are very well organized, prepared, unified for each meeting, and they have their own attorney. In fact, one Waterworks resident told the developer that they would sue him. Waterworks residents said they feel "hoodwinked" and "victimized" by the potential of the easement being reopened. They also claimed the easement is very dangerous now and feared children and others will be killed and injured. The solution here is to have traffic engineers look at this easement and think of ways to make it safer. Everybody wins in this case.

There was also animosity from the Waterworks residents towards the town of Brookline and a brand new idea was pitched by Waterworks residents to chop off the Brookline part of the development and build only in Brighton with all cars exiting via the main entrance on Chestnut Hill Avenue. We should not "take our ball and go home," but rather we should be collaborating and compromising with our neighbors in Brookline. A diminished project that does not distribute traffic as efficiently is not in the best interest of the neighborhood. Without compromise the Waterworks would never have been built as there was also community opposition to aspects of that development and not everyone got what they wanted, but in the end and overall we ended up with a development that adds value to our community.

I strongly support this project and hope to see it approved as quickly as possible as it will improve our neighborhood and the city of Boston. I also urge the city to vehemently and quickly fight the potential lawsuit from the Waterworks. Please feel free to contact me with any questions.

Thank you for your time,

Mike DeMarco